

**Fort Bragg, California
April 14, 2008 (Special Meeting)
Town Hall**

The City Council of the City of Fort Bragg met in special session on the above date at the hour of 4:08 p.m. in the Town Hall, southwest corner of N. Main and Laurel Streets (363 N. Main Street), Fort Bragg, with Mayor Doug Hammerstrom presiding.

ROLL CALL as acknowledged by Mayor Hammerstrom.

Present: Councilmembers Dave Turner, Meg Courtney, Dan Gjerde, Jere Melo, and Mayor Doug Hammerstrom; Planning Commissioners Burley Cox and Chair Mark Hannon.

Absent: Planning Commissioners Becky Ellis and Georgia Lucas.

NOTE: *The Planning Commission did not have a quorum; the meeting proceeded as a City Council meeting only.*

1. CONDUCT OF BUSINESS

A. Conduct Joint City Council/Planning Commission Workshop on the Coastal Commission's Modifications to the City's Coastal Zone General Plan and Coastal Zone Land Use & Development Code, and Provide Direction to Staff

Community Development Director Jones reviewed the Agenda Item Summary prepared for this item with the Council/Commission noting that an amended table was distributed at this meeting.

Discussion: The following was noted during discussion of this item by the City Council and Planning Commission:

- Jones noted that the .4 Floor Area Ratio (FAR) requirement is more limiting than the 30% view corridor; three stories would be meaningless because the FAR is so low for this area.
- Councilmember Gjerde stated that the meaning behind the three stories was that Council wanted a smaller footprint for these buildings in order to allow more view corridor.

After considerable discussion of this item Council supported staff's recommendation #2 for LC-5.2.1 – Limit applicability of the policy to lots with 135 feet of parcel frontage along Main Street but, following several suggested language changes, agreed on the following wording:

New development north of Pudding Creek and west of Main Street on parcels with total frontage of more than 135', on either the Haul Road or Main Street as determined by the Planning Commission, shall be required to leave a minimum of 30 percent of the project's total parcel frontage free of view-blocking development. The area free of view-blocking development shall not include narrow passageways between buildings on the site, and shall be concentrated.

Public comment on this agenda item was received from: Amy Wynn.

- Jones confirmed that in addition to the above recommendation, Council would like a set of incentives for implementation of this policy and a buyout option for people to purchase property in lieu of creating the view corridor. She also noted that the Council, at some point in the future, would like further discussion of the FAR.

2. CONSENT CALENDAR

Moved by Turner, seconded by Courtney, to approve the consent calendar, as received, with the actions noted namely:

A. Approval of Minutes

- (1) Minutes from Special Meeting of March 12, 2008.
- (2) Minutes from Special Meeting of March 19, 2008.

VOTE: Ayes: Councilmembers Turner, Courtney¹, Gjerde, Melo, and Mayor Hammerstrom²;

¹ Councilmember Courtney abstained from voting to approve the minutes of March 19, 2008 as she was absent from that meeting.

² Mayor Hammerstrom abstained from voting to approve the minutes of March 12, 2008 as he was absent from that meeting.

Mayor Hammerstrom adjourned the meeting at 5:16 p.m.

DOUG HAMMERSTROM, Mayor

ATTEST:

Cynthia M. VanWormer, CMC
City Clerk

INDEXED: _____ (____)

IMAGED: _____ (____)