

**Fort Bragg, California
June 24, 2009 (Special Joint Meeting)
Town Hall**

The City Council of the City of Fort Bragg and the Fort Bragg Planning Commission met in special session on the above date at the hour of 6:00 p.m. at Town Hall 363 North Main Street, Fort Bragg, CA.

Present: Councilmembers Dave Turner, Meg Courtney, Dan Gjerde, Jere Melo, and Mayor Doug Hammerstrom; Commissioners Scott Deitz, Becky Ellis, Milt Kuhl, Georgia Lucas and Chair Mark Hannon.

1. CONDUCT OF BUSINESS

A. Receive Oral Report and Discuss Mill Site Specific Plan

Mayor Hammerstrom explained that discussion tonight would be led by consulting firm RRM Design Group and turned the meeting over to Lynette Dias, RRM. Dias stated that tonight's objective is to get feedback from key City leaders to see that RRM is heading in the right direction as they prepare a Specific Plan document. She introduced members of the consulting team present: Debbie Rudd, Dave Javid, and Tim Rood. Also present was Chip Hilarides from Georgia-Pacific (GP). Rudd, Dias, and Rood explained via a PowerPoint presentation the history of the planning process that led to RRM's recommended vision plan for the Mill Site. Dias explained that the vision plan includes 190-200 low density residential units, 250-300 medium density, 50 live/work, 5.4 acres of mixed use commercial, and 4.3 acres of light industrial. The southern portion of the site is not defined to the same level of detail as the northern and central portions. She recommended that the City move forward with a couple of elements in the southern portion.

Discussion: During discussion of this item it was noted that:

- Bioswales will be installed where feasible, and location and number may be limited based on hydrology of site. Other communities have used bioswales that were later declared wetlands. We must be able to maintain them along the edges of streets.
- Plans for windbreak measures, planting of trees, should start immediately. Use of outside space may be limited given winds, fog and temps.
- Land forming should be explored so that the site is less flat. Research the original topography before there was a Mill Site, and daylight Alder Creek.
- The community has indicated that they are interested in less residential and more job generating and visitor serving uses in the southern portion.
- How do we ensure that a certain percentage of land in the southern area is dedicated to light industrial? Commercial land is four to five times more valuable than industrial land.
- Consider zoning for alternative energy production facility (wind or solar power) in southern portion. The southern portion needs more definition of uses. LEED should be standards on buildings.
- Concern about the process for deciding the zoning on the southern side. Concern that only the highest valued uses by the market will happen on the southern area of mill site.
- Will it be difficult to get Coastal Commission approval of light industrial uses later if they are not defined now?
- Interest in seeing 2nd arterial on southern part of side.
- Concern about three stories on Mill Site. Discussion about developing performance standards for percent of buildings that are three story.

Public comment on this agenda item was received from: Jim Tarbell, George Reinhardt, Sheila Dawn Tracy, Dr. Richard Miller, Gabriel Maroney, Joanna Becker, Amy Wynn, Miles Everett, Jeff Wright, Steve Heckerth, Johanna Jensen, David DeSautels, Skip Wollenberg, and Chuck Dotson. Items noted during public comment included:

- Concern that a market based strategy may not benefit the public.
- Alternative energy, green building, passive solar orientation, and sustainable building practices should be mandated.

- Plan has way too much housing. Second homes should not be allowed. Housing should build out from City center towards coast.
- The site should be restored before it is developed.
- Water will be an issue.
- Southern area should be left open for purchase by a community land trust.
- To have a good plan, there must be a clear vision for site remediation and discussion about micro-remediation.
- Hotels and restaurants should be closer to Main Street which would help with parking density.
- Precautions must be taken so capped sites do not crack.
- Get opinions from one or two other consulting firms about other plan alternatives
- Must analyze the impact of the plan on the entire community, especially fire, water, hospital services.
- Need to establish trees and plant on site and deal with the weeds.
- Absentee ownership might not consider local needs.
- Does not like idea of golf course.
- Restrict big box development.
- Pay attention to the flow of traffic to reduce greenhouse gas.
- Neighborhood commercial area depicted in plan not accessible to a majority of residents. Consider having more areas where they could be located.
- Consider medical outreach facility near dense housing area.
- Like Laurel as a non through street. Likes street focused development in extension of Central Business District (CBD).
- Uses should be switched so that the area that is mixed density residential is changed to live/work, which would provide a buffer between the industrial arts and residential. The live/work along Redwood could be medium density residential instead.
- How will development be phased? Large developments don't get very far in Fort Bragg.
- LEED ND should be goal for the site. Would like to see entire specific plan rated according to LEED ND.
- Low and very low income housing should be on site.
- A golf course would gentrify the area.
- Plan is auto-centric and should be designed to serve people, not cars.
- New buildings should have south-facing roofs for photo voltaic panels, and there should be plug-ins for electric cars.
- Consider no or limited parking in the CBD. The plan is very auto-centric. Should look at Village Homes (Davis) as example of a non-auto centric development.
- Biggest residential lots should not all be near ocean. Would like to see a mix of small and large lots throughout. Want to avoid coastal castles. Facilitate co-housing on large lots.
- Leave a wildlife corridor to green area, and do not include traffic artery parallel to Main Street on southern portion.
- Three-story buildings would block views.

Hilarides clarified that there has already been a comprehensive sampling on the Mill Site. Reports will become available this year, and we can figure out what land uses are compatible. Technologies will allow us to remediate the rest of the site. There have been hiccups in the process, but the City and GP will work to keep it moving.

Discussion/Recommendations from City Council/Planning Commissioners:

1. Circulation

- Support for bicycle paths and pedestrian-friendly aspects of plan
- Parking should be centralized so people do not drive all over town. Discourage heavy traffic in downtown area.
- The alternative route to Main Street needs more discussion to understand the pros and cons. Need to consider reconnect the North/South route on southern side of Mill Site, but do not want one-way streets like in Eureka. The level of use should be similar to Franklin (an alternative to Main Street).
- Continue the parkway down through Pine to Redwood. Green connection west of Glass Beach Drive should allow pedestrian and a slow, meandering bike path not meant for commuters.
- Continue the alley from South Pine to Redwood.
- Need more discussion to decide if Redwood should have bike lanes.
- Sidewalk width should be six feet.
- Need more discussion about the continuation of Cypress, Maple, and Madrone Streets onto Mill Site. Do not cross riparian areas.
- Include a wildlife corridor to connect riparian areas to Coastal Trail.
- Mix sizes of lots on ocean front, perhaps with large parcels on corners.
- Plan Coastal Trail so walking/bike trail exits along North Harbor Drive.
- Consider the option of a mass transportation system, perhaps electric or solar powered, that would have smaller vehicles that run more often.
- Design streets in commercial areas so that traffic is slow enough for bikes to travel in traffic lanes instead of bike lanes.
- Likes parking lots surrounded by businesses in CBD.

2. Northern Residential Area

- Need mix of large and small lots on ocean front. Would like to see a variety of home sizes on the coast. Large parcels should be on the corners.
- Need senior housing closer to downtown. Worried about the total number of units on the site (up to 600 units), need to change the housing between Oak Street and Madrone Street to “future housing”
- Strong overall agreement that the light industrial zoning should include Drying Shed #4 so it can be considered for an Industrial Arts Facility. Pick up Laurel Street a block west of Shed. Support for use of Dry Shed #4 for industrial arts center, performing arts facility and museum for logging industry. It should remain to honor the history of the site.
- Overall support for three story buildings in some areas. Regulation should include articulation of building façade, distribution of three stories along the block face, step backs at upper floor, max height of street wall, max height of building, etc. but should not block Redwood Avenue view corridor.

3. Southern Portion

- Overall consensus was that the southern area needs more planning, more public process and more detail. Would like to have two alternatives to consider next time the joint Planning Commission and City Council get together. Directed the ad hoc committee to work with RRM and Mill Site Coordinating Committee to develop two plan alternatives for next joint City Council and Planning Commission meeting in September.
- A majority of Commissioners and Councilmembers expressed concern over the flawed process that has brought us to the preferred alternative presented by RRM. There needs to be more considered thought and an opportunity to prioritize and identify pros and cons of various uses and effective mechanisms to encourage the uses we want and discourage the uses the

community does not want. Definite need for more discussion about the southern area.

- Primary points include the need for high-tech, light industrial and educational jobs. Zoning should allow for high-tech, industrial, educational uses. Some consensus for highway commercial along Main Street and light industrial to the west of the north/south road that parallels Main Street. Some zoning for highway commercial is also needed as the demand for this use is real today. Consider zoning for a small mill.
- There was some concurrence that a portion or all of the southern area should remain Timber Resources Industrial until we know what kind of business type is interested in locating there. Keep our options open.
- Concern was expressed that mixed use zoning would increase the cost of the land to the highest market use within the zone and would discourage a potential buyer from purchasing the land for a less "market valued" use. .
- Holding off on rezoning the southern portion puts the emphasis on interim uses. We do not want it to be an eyesore to people coming to town. We will need an interim uses and maintenance strategy for the site.
- Interim uses could be a site for festivals, community gardens, alternative energy, and open space.
- A golf course would not be feasible in the southern area because it is not large enough, and the weather is not conducive.
- Zone for proposed Noyo Center.
- Hotel development should happen on the northern area first.

Additional items noted included:

- Create a technology committee to find out how to put in infrastructure (fiber optic cables, wireless connections, etc.) needed to lure a high tech business. Create a buzz about the opportunity for a high-tech firm to relocate here and enjoy scenic ocean views.

Mayor Hammerstrom called for a break at 9:55 p.m. It was agreed to continue the meeting past 10:00 p.m. The meeting reconvened at 10:07 p.m.

RRM will bring options to ad-hoc committee prior to the rest of the group including the option to retain current zoning. We will plan another joint meeting in September to focus on the southern area.

2. ADJOURNMENT OF PLANNING COMMISSION

The Planning Commission meeting adjourned at 10:20 p.m.

3. CONSENT CALENDAR

- A. Adopt City Council Resolution Authorizing City Manager to Execute Cooperative Agreement 01-0344 with Caltrans for the Restoration of Otis Johnson Park in the Amount of \$226,059**

Councilmember Turner asked to pull item 3A for further discussion after City Manager Ruffing explained that there were modifications to the cooperative agreement.

ITEM REMOVED FROM CONSENT CALENDAR

- A. Adopt City Council Resolution Authorizing City Manager to Execute Cooperative Agreement 01-0344 with Caltrans for the Restoration of Otis Johnson Park in the Amount of \$226,059**

Moved by Melo, seconded by Turner, to adopt City Council Resolution Authorizing City Manager to Execute Cooperative Agreement 01-0344 with Caltrans for the Restoration of Otis Johnson Park in the Amount of \$226,059. #361-08

VOTE: Ayes: Councilmembers Turner, Courtney, Gjerde, Melo, and Mayor Hammerstrom.

4. ADJOURNMENT OF CITY COUNCIL/REDEVELOPMENT AGENCY

The City Council/Redevelopment Agency adjourned at 10:24 p.m.

DOUG HAMMERSTROM, Mayor

ATTEST:

Cynthia M. VanWormer, CMC
City Clerk

INDEXED: _____ (____)

IMAGED: _____ (____)