

City of Ferndale, Humboldt County, California USA
Minutes for Planning Commission Meeting of August 24, 2011

Call to Order: Chair Jorgen Von Frausing-Borch called the Planning Commission meeting to order at 7:10p.m. Commissioners Trevor Harper and Dan Brown as well as staff City Clerk Nancy Kaytis-Slocum and Planner Vanessa Blodgett were present. Lino Mogni was absent. Those in attendance pledged allegiance to the flag. MOTION: (Harper/Brown): The June 15, 2011 minutes were unanimously approved. Proposed change: move item 5.2 before item 5.1.

The Chair opened the Public Hearing for the Christiansen Lot Line Adjustment, 132 Ocean Avenue: City Planner Vanessa Blodgett, as a representative of the City Engineer, gave an overview of the Lot Line Adjustment. The City Engineer intends to approve the lot line adjustment as proposed, subject to the conditions of approval included in the staff report dated 8/24/11. Commissioner Trevor Harper asked if under Findings of Fact, the third bullet under Item 4 should be changed since it does not seem applicable to this Agriculture-Exclusive project. It now reads "Is compatible with the maintenance of a healthful residential living environment and the predominantly residential character of the area." The Planner agreed to adjust that item on future findings. Comments from the public: Nancy Trujillo, 277 Ocean Ave, inquired if the land is being made available for purchase by ShellWind or the City in order to widen the Wildcat Road. Mr. Uffe Christiansen said that he had no intention to sell it to ShellWind; that he hasn't been contacted by nor has he contacted ShellWind. The Public Hearing was closed.

The Chair opened the Public Hearing for the Historical and Cultural Resources Element. City Planner Vanessa Blodgett commented that the DRAFT Element is on the city's website and has been linked to other local websites. The City Manager and City Planner met with the Bear River Rancheria group regarding the Element; there were no formal comments. The Planner said that there would be some comments from the Design Review Committee. There were no comments from the public.

Navy Housing Acquisition – General Plan Consistency Determination The City Planner summarized the project and explained that the Planning Commission would need to determine that the acquisition is consistent with the General Plan. The Planner had determined that there are no restrictions in the General Plan. Members from the public to speak included Dick Hooley who was concerned with the property's non-compliance with the Zoning Ordinance. Planner Blodgett explained that what is before the Planning Commission is whether the acquisition is compliant with the General Plan, and it is. Nancy Trujillo also spoke regarding who is responsible for lot splits and sewer hookups as well as loan value to ratio. Commissioner Trevor Harper relayed that if there are entities interested in the property, why haven't they been named? The Planner explained that that issue would be brought before the city council. MOTION: (Brown/Harper) Approve Resolution Number PC 2011-34, Navy Housing Acquisition General Plan Consistency Determination. All in favor.

Navy Housing Disposition – General Plan Consistency Determination: The City Planner summarized the Resolution. Nancy Trujillo wondered if the property were to be managed by a third party, not necessarily transferred to a third party. Dick Hooley said that in order for the city to accept the property or transfer the property, the Planning Commission has to determine that it is consistent with the General Plan. The following changes were suggested by the Planning Commission on Resolution Number PC 2011-35:

Second” WHEREAS, the City of Ferndale expects to obtain title to the Property on or before September 30, 2011 and thereafter ~~possibly~~ transfer it to another entity for affordable housing opportunities consistent with the federal appropriation condition ...”. On the fourth WHEREAS “the City’s *possible* disposition of the Property ...” MOTION: (Von Frausing-Borch/Brown) Approve Resolution Number PC 2011-35 Disposition of Housing Property Acquired from US Navy General Plan Consistency Determination as amended. All in favor.

Planning Commission Applicants: MOTION (Von Frausing-Borch/Harper) Wait 90 days per City Ordinance and re-advertise for the Planning Commission Vacancy. All in favor.

Approval of Sign Ordinance Committee Members: Nancy Trujillo pointed out that with the makeup of the committee if the committee reports to the Design Review Committee, who then reports to the Planning Commission, two members of the Planning Commission would have already determined their vote on the sign ordinance before it comes to the Planning Commission. Staff was asked to place on the next agenda: Have the Sign Committee report directly to the Planning Commission. The commission then discussed appointing Diane and Phillip Ostler to the committee. Although our city attorney advised there was nothing legally wrong with a husband and wife on the same committee, the Planning Commission disagreed. MOTION: (Von Frausing-Borch/Brown) Approve the appointment of Phillip Ostler to the Sign Committee. All in favor.

Beginning Sign Ordinance Committee meetings without a full complement of business owner members. MOTION: (Harper/Brown) Approve beginning sign ordinance committee meetings with the current membership. On a future agenda, discuss changing the makeup of the committee to include members of the public.

Correspondence: Commissioner Harper wanted the City Council to go to the government agency for which HCD works and get an elected official to get on board regarding the regional housing needs to include the Navy Housing.

The meeting was adjourned at 8:30 p.m. The next regular meeting will be September 21, 2011

Respectfully submitted:

Nancy Kaytis-Slocum, City Clerk