We May Disagree, but We Will Be Respectful of One Another

All Comments Will Be Directed to the Issue at Hand, and Addressed to the City Council

Personal Attacks are Unacceptable

I. CALL TO ORDER / FLAG SALUTE/ ROLL CALL

<table>
<thead>
<tr>
<th>Council</th>
<th>Staff</th>
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<tbody>
<tr>
<td>Council Member Tiara Brown</td>
<td>City Manager Regan Candelario</td>
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<td>Council Member Linda Gardner</td>
<td>Deputy Director of Community Development Liz Shorey</td>
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<td>Council Member Douglas Strehl</td>
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<td>Mayor Pro Tem Tami Trent</td>
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<td>Mayor Sue Long</td>
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II. ORAL COMMENTS FROM THE PUBLIC

Members of the Public may be heard on any item on the Special Meeting Agenda. Speakers addressing the Council will be limited to 3 minutes per speaker. Be advised, by law the City Council cannot deliberate or take action on issues presented during Oral Comments that are not shown on the Agenda.

III. BUSINESS ITEM

A. Appeal of the Planning Commission’s Decision Denying Design Review Approval of a 9,600 Square Foot Building at 101 Gulliksen Drive; Resolution 2016-06.

IV. REPORT OUT AND ADJOURN

Pursuant to Government Code Section 54957.5, any non-confidential documents or writings that the City distributes, less than 72 hours before a regular meeting, to all or a majority of the legislative body's members must be made available to members of the public at the same time as the distribution. Documents and information related to the agenda topics are available for review at City Hall, 621 11th Street, between the hours of 8:00 AM to 5:00 PM. Members of the public are invited to come to the meeting and comment. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 725-7600. Notification prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Linda McGill
City Clerk
DATE: February 9, 2016

TO: Honorable Mayor and Council Members

FROM: Liz Shorey, Deputy Community Development Director

THRU: Regan M. Candelario, City Manager

SUBJECT: Appeal of the Planning Commission’s Decision Denying Design Review Approval of a 9,600 Square Foot Building at 101 Gulliksen Drive; Resolution 2016-06.

STAFF RECOMMENDATION:

Hold a public hearing and uphold the Planning Commission’s decision by adopting Resolution 2016-06 (Option #1).

EXECUTIVE SUMMARY:

Project Information:

Project Description: Construction of a 9,600 sq. ft. metal commercial building
Applicants/Property Owners: Wally Wright and Dennis Wendt
Assessor's Parcel No.: 202-093-002
Project Location: 101 Gulliksen Drive; SE corner Rohnerville Rd. and Gulliksen Dr.
Zoning: Commercial Thoroughfare (C-T)
General Plan: Commercial (COM)

Background:

The design review application for the Wendt/Wright metal building located at 101 Gulliksen Drive was first considered by the Planning Commission at a public hearing on November 22nd, and then continued to hearings on December 8th, 14th, and 22nd. At the December 22nd hearing, after lengthy discussion and careful consideration, the Planning Commission voted to deny the design review permit. An appeal was filed by the applicants on January 4, 2016. The Planning Commission’s design review actions are appealable to the City Council (FMC Sec. 17.07.004.D). The Council may vote to uphold the Commission’s decision, overturn the Commission’s decision and approve the design of the building, overturn the Commission’s decision and approve the design of the building with different conditions, continue the matter for further discussion, or refer it back to the Planning Commission.

The proposed project is the construction of a 9,600 square foot commercial building (60 feet by 160 feet and 26 feet in height) on a vacant 1.93 acre parcel. Six bays are proposed, with 6 roll-up doors and office windows and doors on the north and south ends where two bay doors were eliminated. The project is located on Rohnerville Road and Gulliksen Drive, in an area of...
Commercial Thoroughfare (C-T) zoning that fronts the east side Rohnerville Road. Surrounding uses include Residential Estates (RE-20 and RE-43) to the east, and Residential Single Family (R-1-6) and Residential Multifamily (R-M) to the west across Rohnerville Road. The project is principally permitted in the Commercial Thoroughfare (C-T) zoning district; proposed uses, as described on the applicant’s site plan, include retail/commercial (T-shirt screening), commercial (auto tinting), and auto repair (FMC Sec. 17.02.022). The purpose statement of the C-T zone states that the zone is intended for “…retail, wholesale, highway, and heavy commercial uses, along with …warehousing and distribution, maintenance, repair and servicing activities” (FMC Sec. 17.24.010).

At the initial Planning Commission hearing on November 22nd, 2015, public and Commission comments focused on building design, landscaping, parking, colors, size of the building, and its relationship to the neighborhood. Concern was especially expressed regarding the height (27 feet), setback (20 feet from the east boundary), and mass of the building adjacent to the residential zone to the east. While the height and setbacks of the submitted building fall within the permitted range in the CT zone, Fortuna Municipal Code grants design review the latitude to address both building height and location within the parcel boundaries (Sections 17.07.100.B.1 and 17.07.100.B.3).

Following each of the first three hearings, the applicant responded to concerns by resubmitting plans showing modified building design and colors, additional landscaping including trees for screening the east side, and additional parking. Specific Planning Commission request also included moving the building from the east property line to a distance twice the height of the building. At the final meeting, the building height and location within the parcel and their corresponding impact on the neighboring residences remained as overriding issues unchanged by the applicant. A Planning Commission motion to approve the design review of the Wendt/Wright metal building failed to pass (3-4), resulting in a project denial.

Following the Commission’s December 22nd denial of design review, the applicants submitted an appeal application. The appeal application was submitted within the 15-day appeal period prescribed by the Fortuna Municipal Code (Sec. 17.07.004.D.3), accompanied by a letter describing the reasons why the applicant felt the appeal should be approved (attached).

Design Review Findings and Considerations:

While the building size and location meet the minimum height and setback standards of Fortuna Municipal Code, the Planning Commission carefully considered and based their decision on General Plan policies and Fortuna Municipal Code guidelines. The following sections of the Fortuna Municipal Code provide scope and findings for design review projects.

**B. Scope of Design Review.** Where design review is prescribed for a use or structure by the zoning regulations, review and approval shall be directed to the following considerations:

1. The proposed location of the structure on its site in relation to the location of buildings on adjoining sites, with particular attention to view considerations, privacy, and topographic or other constraints on development imposed by particular site conditions;

2. The extent to which the site plan attains the minimum amount of grading and/or removal of trees and vegetation in creating a building site, including access drives and off-street parking areas;
3. The size or bulk of the proposed building in relation to the character of existing buildings in the vicinity;

4. Details of proposed site plan, architectural, and landscaping treatment to ensure that while originality in site planning, architecture, landscaping, and graphic design are not suppressed, ugly, inharmonious, or monotonous design is avoided. Review shall include exterior design materials, texture, colors, illuminations, signing, and landscaping, but need not consider elements of the design that are not visible beyond the boundaries of the site;

5. Improvements to existing buildings and site features on the same site;

6. Details of design required to achieve the purposes of this title;

7. Compliance with objectives, policies, or standards of any plan adopted by the city council.

I. Findings in Support of Decision.

1. The decision-making authority shall make appropriate findings of fact in support of each final design review decision, including, but not limited to, findings regarding each of the following matters:

   a. The consistency of the project design with the Fortuna general plan and zoning ordinance;

   b. Compliance of the project with the California Environmental Quality Act; and

   c. Consistency of the project with policies set forth in the design review manual.

2. The decision-making authority may not base any final decision upon consideration of the following matters:

   a. Design details such as the color, shape, volume, texture, or construction materials to be used on a project, except where such details are of a magnitude that will significantly affect the overall appearance of the project or the compatibility of the project with its surroundings or where such details are inconsistent with adopted policies contained within the design review manual;

   b. The interior design of a fully enclosed building.

The General Plan policies for community design are attached in the City’s Design Guidelines (Attachment 14). The Guidelines also list the City’s Zoning Code sections regarding landscaping and screening (required widths, height, etc.). While the submitted plans meet the minimum zoning requirements, design review scope and findings allow a broader consideration of harmony with the neighborhood and impact on neighborhood character. In addition to the design features of the building which the applicant responded to, the Planning Commission also considered within its scope the height, mass, and location of the building in relation to its context within the residential neighborhood to the east and the distance from residences on the adjoining lots to the east, including these and other policies:

I. Fortuna Municipal Code:

B. Scope of Design Review. Where design review is prescribed for a use or structure by the zoning regulations, review and approval shall be directed to the following considerations:

1. The proposed location of the structure on its site in relation to the location of buildings on adjoining sites, with particular attention to view considerations, privacy,
and topographic or other constraints on development imposed by particular site conditions;

3. The size or bulk of the proposed building in relation to the character of existing buildings in the vicinity;

II. Fortuna General Plan

CD-1.1 Community Character/Identity. The City shall promote community character and identity and elements that make up the “essence of the city as a whole” by:

- Maintaining ... scale of development;
- CD-1.13 Environmental Conformity. The City shall require development project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities, building intensities, and lot patterns should be determined by these and other factors.
- CD-1.16 Building Spacing. The City shall require adequate spacing or insulation between buildings so that residents have separation from neighbors and adequate privacy consistent with appropriate neighborhood and building scale and design.

The City’s adopted policies and standards have been compiled as a set of guidelines (attached) which create a foundation for project design and development by the applicant and provide review standards for the Planning Commission during project review. Staff recommends upholding the Planning Commission’s decision, because their decision was based on and is supported by City codes and policies and as such is within the authority of their role in design review. If the Council makes different findings and wishes to overrule the Commission’s decision, the alternate draft resolution is attached and which would need to include the findings in support of the project.

FINANCIAL IMPACT

There is no impact to the City.

RECOMMENDED COUNCIL ACTION

1. Receive staff presentation and review Council questions with staff.
2. Open Public Hearing.
3. Close Public Hearing
4. Motion to adopt Resolution No. 2016-06 shown in Attachment 1 and to read it by title only. Roll call vote.

Option 1—Staff Recommendation—Uphold the Commission’s Project Denial: To support the Planning Commission's decision denying the project as proposed, the following motion should be made (Attachment 1):
“Motion to adopt Resolution No. 2016-06, a Resolution of the City Council of the City of Fortuna Upholding the Planning Commission’s Denial of Design Review of the Wendt/Wright 6,900 Square Foot Commercial Metal Building”. Roll call vote.

Option 2—Overturn the Commission’s Project Denial: To overturn the Planning Commission's denial of the project design and approve the project, the findings in support of the project should be stated for the record, and the following motion should be made (Attachment 2), including incorporation of the findings:

“Motion to adopt Resolution No. 2016-06, a Resolution of the City Council of the City of Fortuna Overturning the Planning Commission’s Denial of Design Review of a Metal Commercial Building at 101 Gulliksen Drive”. Roll call vote.

Other options:

1. Conduct the hearing, overturn the Commission’s decision and approve the design of the building with different conditions,
2. Conduct the hearing, consider testimony from all parties, request further information from any of the parties and/or staff and continue this matter to a future date for consideration of the requested information.
3. Conduct the hearing, consider testimony from all parties, provide direction to staff and/or the applicant and refer the item back to the Planning Commission for further consideration.

Any requirements and/or modifications of the design should be included in the motion.

Attachments:

Attachment 1: City Council Resolution 2016-06 (Option #1—Uphold Denial)
Attachment 2: City Council Resolution 2016-06 (Option #2—Overturn Denial)
Attachment 3: Aerial Photo
Attachment 4: Assessor Parcel Map
Attachment 5: Zoning Map
Attachment 6: 3D Rendering
Attachment 7: Exterior Elevations
Attachment 7: Site Plan
Attachment 8: Future Plan and Parking Calculation
Attachment 9: Additional 3D Rendering
Attachment 10: Landscape Plan
Attachment 11: Outdoor Lighting Plan
Attachment 12: Elevations—Original Submittal
Attachment 13: Appeal Application
Attachment 14: Design Guidelines
Resolution 2016-06
A Resolution of the City Council of the City of Fortuna Upholding the Planning Commission’s Denial of Design Review of the Wendt/Wright 6,900 Square Foot Commercial Metal Building

WHEREAS, Dennis Wendt and Wally Wright have applied for design review approval of a 6,900 square foot metal commercial building located at 101 Gulliksen Drive;

WHEREAS, on December 22nd, 2015 the Planning Commission denied the design review request;

WHEREAS, on January 4, 2016, Dennis Wendt and Wally Wright submitted an application for appeal, requesting that the City Council overturn the Commission’s design review denial;

WHEREAS, the Planning Commission discussed and considered the project and discussed the General Plan policies in the Community Design Element and the Fortuna Municipal Code’s Scope of Design Review and found that the size and height of the building were excessive to such an extent that it was not harmonious with the neighboring residential neighborhood;

WHEREAS, the City Council has considered this appeal at a duly noticed public hearing on this date, and based on information presented and findings made at the public hearing, determined that the Planning Commission’s denial is appropriate and the project is not in the public interest based on the following findings:

1. The proposed design is inharmonious and not visually compatible with nearby residential uses;
2. The project size is inconsistent and out of scale with surrounding uses to such a degree that it will result in visual blight;
3. The overall project design and size is industrial in nature and thus not appropriate for or compatible with surrounding commercial and residential uses;
4. The large garage bays are not consistent with the type of design normally seen in commercial uses identified in Section 17.03.022(B) of the Fortuna Municipal Code;
5. The overall visual inconsistency with surrounding uses is of such magnitude that the project will be visually detrimental and incompatible with the surrounding neighborhood.

NOW, THEREFORE, BE IT RESOLVED that the City Council affirms the Planning Commission's design review denial and denies the appeal.

PASSED AND ADOPTED on this _____ day of __________, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
Mayor, City Council

ATTEST: ______________________________
Secretary, City Council
Resolution 2016-06
A Resolution of the City Council of the City of Fortuna
Overturning the Planning Commission’s Denial of Design Review of the Wendt/Wright
6,900 Square Foot Commercial Metal Building

WHEREAS, Dennis Wendt and Wally Wright have applied for design review approval of a 6,900
square foot metal commercial building located at 101 Gulliksen Drive;

WHEREAS, on December 22nd, 2015 the Planning Commission denied the design review request;

WHEREAS, on January 4, 2016, Dennis Wendt and Wally Wright submitted an application for
appeal, requesting that the City Council overturn the Commission’s design review denial;

WHEREAS, while the Planning Commission denied the project after consideration of General
Plan Community Design Element policies and the Fortuna Municipal Code’s Scope of Design
Review and found that the size and height of the building were excessive to such an extent that it
was not harmonious with the neighboring residential neighborhood, the City Council has
considered the project and public comments and makes the following findings in support of
project design:

1. (Insert findings);

WHEREAS, the City Council has considered this appeal at a duly noticed public hearing on this
date, and based on information presented and findings made at the public hearing, found that the
project meets the objectives and policies of the Fortuna General Plan and Fortuna Municipal
Code, and approval of the project is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the City Council overturns the Planning
Commission’s denial and grants the appeal.

PASSED AND ADOPTED on this _____ day of __________, 2016 by the following vote:

AYES: 

NOES: 

ABSENT: 

ABSTAIN:

_____________________________
Mayor, City Council

ATTEST: _______________________
Secretary, City Council
Wendt/Wright Design Review
101 Gulliksen
Elevations—Original Submittal

Business Agenda Item A
Page 19 of 21
APPEAL OF A DECISION

1. Applicant Name: Dennis Wendt & Holly Wright
   Address: 1660 Newburg Rd Phone: 725-5641

2. Project Title: 9,600 sf Building at 101 Guillotson Drive

3. Date of Meeting Wherein Decision was Rendered: 12-22-2015
   Body that Made Decision: (Check One)
   Zoning Administrator
   Planning Commission ✓

4. Decision that was Made: Deny plans for commercial building for:
   (1) building location on lot; (2) size & height of building

5. Objections to Decision and Reasons for Objection: C-T Zone in the FMC
   Clearly states in E'48 feet maximum height; 'E' clearly
   states 20 foot setback to residential zones. Design Review guidelines
   are in conflict with the C-T Zone standards

6. You may submit with your application any additional information you feel pertinent to the decision.

7. A filing fee of $425.00

I hereby certify that the above statements and other information submitted herewith, are true and
correct to the best of my knowledge and belief. I understand that acceptance of this application
and payment of fees does not certify completion of the application, and agree to supply any
further information required by the City for the purposes of review.

Signature: Holly Wright Date: 12-31-2015

O/ComDev/Forms&Procedures/Planning/Appeal REV. 7/15
Design Review Appeal

The City of Fortuna's Zoning Ordinances are no longer clear and concise due to its adoption of Design Review Guidelines.

The City of Fortuna's General Plan, under Community Development describes in:
- ED-1.8: Zoning Flexibility - The City shall build flexibility into the Zoning Code in order to allow development to adequately respond to market conditions.
- ED-1.9: Removing Regulatory Obstacles - The City shall minimize hindrance and obstacles to business establishment by streamlining the development approval process and providing clear direction about entitlements.

On page O-21 of the General Plan, "Architectural Quality of New Development", it says "The City of Fortuna has a design review process for development proposals, but lacks specific design guidelines that it can follow to ensure consistency and provide clear and straightforward guidance for applicants".

Now the City has adopted Design Review Guidelines although I do not remember those "guidelines" going through a Planning Commission and City Council review process. Where are the "findings" that the Design Review Guidelines are consistent with the City's goal of encouraging a "Diversified Economic Base" ED-1.1, "The City shall support business owners in opening new business facilities or relocation existing businesses within the City."

Someone who wants to buy a parcel of land and construct a building on it will look at the Zoning Code for what the requirements are. The C-T zoning standards are pretty clear. Along with the permitted uses, maximum height is 48 feet, with the exception of FMC17.05.070, which allows more height, and the setback to residential zones is 20 feet. Simple and "clear direction about entitlements". Then under "Other Regulations", (7) "Design review procedures as prescribed in FMC 17.07.100." No where in the C-T Zoning 17.03.022 is there a warning that the Design Review Board can completely change the height of the building and where that building is located on the lot and, not to mention, whether the building is "ugly, inharmonious or monotonous in design and decide the exterior design materials, texture, colors, illuminations, signs and landscaping." Design Review certainly removes "clear direction about entitlements".

In reviewing "Design Review Findings and Considerations" (B) Scope of Design Review, I have the following comments:
1. Location of building on its site: The building is located where it is to allow further development on the remainder of the lot. View considerations: What views are residential lots guaranteed and what views have the existing residential lots aquired? Privacy: Is being addressed through landscaping.
2. Grading: The lot is flat and there are no trees to be removed, good access and plenty of parking.
3. Bulk of Building: This is C-T zoned lot, our building is consistent with buildings within our neighboring C-T zoned parcels, Pryor Court, Haberstock, Clydes Towing, Lewis Logging.
4. Details of Plans: Detailed plans similar to A&I Roofing plans have been submitted.
5. NA
7. Compliance: Interpretation by the City Council.

Respectfully submitted by
Wallace Wright
12-31-2015
City of Fortuna

Design Guidelines—Adopted through the Fortuna Zoning Ordinance and Fortuna General Plan 2010-2030

Contact Information:

City of Fortuna Community Development
Department
621 11th Street
Fortuna, CA 95540
Liz Shorey, Deputy Director of Community Development
(707)725-1408
lshorey@ci.fortuna.ca.us
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**Introduction**

The City of Fortuna, recognizing the opportunity to guide the visual quality of future development within the City, identified the need for Design Guidelines. As new construction, renovation of existing buildings, redevelopment, and in-fill development occur, the City is interested in ensuring a stable, successful corridor that contributes to the community's quality of life and identity.

These Guidelines represent a collection of adopted standards adopted through the Fortuna Municipal Code and the Fortuna General Plan 2030.

The Design Guidelines are intended to be the framework within which development and improvement projects occur. These standards are set as a planning guide for future design projects and development in the City. They also establish a means by which City officials may measure the quality, effectiveness, and cohesiveness of a project being proposed by a development team.

Design review is required for any new development, exterior building modifications, including building colors, parking lots, signage, and landscaping plans, by the Fortuna Municipal Code for:

**Commercial Zoning Districts**
- Neighborhood Commercial (N-C)
- Retail Commercial (R-C)
- Commercial Thoroughfare (C-T)
- Freeway Commercial (F-C)

**Residential Multifamily Developments**
Design Review Findings and Considerations:

The following sections of the Fortuna Municipal Code describe scope and findings for design review projects. When the Planning Commission considers a development project for design review, the following findings must be made in order to approve a project design. Applicants should take time to consider these findings at the beginning of and during project design, and ensure that their projects meet all of these findings before submitting a project for review. This will minimize or eliminate project revisions and save time and cost.

B. Scope of Design Review. Where design review is prescribed for a use or structure by the zoning regulations, review and approval shall be directed to the following considerations:

1. The proposed location of the structure on its site in relation to the location of buildings on adjoining sites, with particular attention to view considerations, privacy, and topographic or other constraints on development imposed by particular site conditions;

2. The extent to which the site plan attains the minimum amount of grading and/or removal of trees and vegetation in creating a building site, including access drives and off-street parking areas;

3. The size or bulk of the proposed building in relation to the character of existing buildings in the vicinity;

4. Details of proposed site plan, architectural, and landscaping treatment to ensure that while originality in site planning, architecture, landscaping, and graphic design are not suppressed, ugly, inharmonious, or monotonous design is avoided. Review shall include exterior design materials, texture, colors, illuminations, signing, and landscaping, but need not consider elements of the design that are not visible beyond the boundaries of the site;

5. Improvements to existing buildings and site features on the same site;

6. Details of design required to achieve the purposes of this title;

7. Compliance with objectives, policies, or standards of any plan adopted by the city council.
I. Findings in Support of Decisions.

1. The decision-making authority shall make appropriate findings of fact in support of each final design review decision, including, but not limited to, findings regarding each of the following matters:

   a. The consistency of the project design with the Fortuna general plan and zoning ordinance;

   b. Compliance of the project with the California Environmental Quality Act; and

   c. Consistency of the project with policies set forth in the design review manual.

2. The decision-making authority may not base any final decision upon consideration of the following matters:

   a. Design details such as the color, shape, volume, texture, or construction materials to be used on a project, except where such details are of a magnitude that will significantly affect the overall appearance of the project or the compatibility of the project with its surroundings or where such details are inconsistent with adopted policies contained within the design review manual;

   b. The interior design of a fully enclosed building.
LANDSCAPING AND SCREENING

17.05.110 Landscaping and screening.

Source: Fortuna Municipal Code Section 17.05.110

Purpose: To protect property from traffic, noise, heat, glare, and dust and to improve the appearance of neighborhoods and commercial areas providing landscaping and screening.

Considerations: A landscape and screening plan shall be required for all new commercial development and additions to existing commercial buildings.

I. Landscaping Plan requirements:

1. Location of:
   a. Lawn areas, groundcover areas, shrub masses, and existing and proposed tree locations.
   b. A planting schedule,
   c. Names of plants and their locations.
   d. Each plant should be shown in scale at its ultimate anticipated diameter, with a cross placed in the center showing the precise location.
   e. The plant’s name or a symbol identifying the plant, the number of plants used, and the distance on center shall be shown on the landscaping plan.

   a. The plant material selected shall be capable of healthy growth within the given range of soil and climate.
   b. Where trees are required, they shall be of a species, degree of maturity, and spacing acceptable to the approving body.
   c. A minimum size of five gallons for each tree is required.
   d. Where dense landscaping to a specified height is prescribed, the landscaping shall be of a type that will provide a year-round barrier at the prescribed height and shall be so spaced that vision of objects on the opposite side is effectively eliminated.
   e. The height requirement should be reached in a maximum of five years.

3. Gates. All gates or doors in fences, walls, or hedges shall open inward, if located within three feet of a street or public walk.

II. Area Screening Requirements.

1. Dense landscaping or solid wall or fence of a minimum height of six feet shall be provided:
   a. Along the rear and side property lines of any nonresidential use that abuts a residential use, with the exception that the height shall be between two and
one-half and three and one-half feet on the side property line for a distance of 20 feet, as measured from the street right-of-way;

b. To screen any open area used for the storage of goods, materials, or wastes from view from abutting properties and from public rights-of-way. All openings for access ways shall be provided with solid gates or other devices constructed of view-obscuring materials;

c. To screen any open area used to display goods or materials for sale from abutting properties;

d. To screen manufacturing uses from view from public rights-of-way.

e. Fencing shall be constructed so that the structural members shall not be visible from a public street.
III. Parking Lot Landscaping.
   a. Adjacent to a residential use: A screening device shall be required along all interior property lines from all off-street parking spaces abutting a residential use:
      i. Not less than six feet in height, as measured from the top of the existing adjacent street, curb, or, where no curb exists, as measured from the average cross-section elevation of the street
      ii. The height shall be between two and one-half and three and one-half feet on the side property line for a distance of 20 feet as measured from the street right-of-way.
      iii. Said screening shall be a wall, grill constructed of solid fencing material, or dense landscaping. All off-street parking areas having four or more spaces shall be provided with screening and landscaping according to the following standards:
   b. Parking lots located within 20 feet of a street right-of-way shall be screened from the street by a landscaped strip of not less than five feet in width and a visually solid fence or hedge three feet in height on the side of the landscaped strip opposite the street.
   c. One tree shall be provided for every eight parking spaces, except that parking areas of five or more spaces shall also require at least one tree.
   d. Trees shall be planted in a tree-well measuring at least four feet by four feet in a location approved by the zoning administrator and shall be provided with a means of irrigation, if necessary, and maintained in a living condition.
Parking lot landscaping (17.05.140 Off-street parking and loading).

L. Screening.

1. Every parking facility containing four or more spaces abutting a city street shall be separated from such street by a decorative wall, view-obscuring fence, permanently maintained compact evergreen hedge, berm, or a combination of the preceding treatments, not less than 30 inches and not more than 42 inches in height.

2. Every parking facility abutting property located in R districts shall be separated from such property by a decorative wall, view-obscuring fence, or permanently maintained evergreen hedge not less than five nor more than six feet in height.

3. Notwithstanding the requirements of this subsection (L), no screen, wall, fence, or hedge on a corner lot shall exceed a height of three feet above the established grade of either street, within an area formed by the street property lines of such lot and a line joining points on such lines located a distance of 33 feet from this intersection; nor shall such screening exceed a height of three feet above the established grade of the street within 33 feet of a driveway.

4. For any commercial or industrial use directly across a street other than a freeway from an R district designated for future residential use in the Fortuna land use diagram, the parking facilities shall be set back at least 20 feet. The setback area shall be landscaped in accordance with this subsection (L).
**Plot Plan**

Scale: 1" = 16'-0"

**Plant List**

- **Botanical Name**: Ficus Nitida
  - **Common Name**: Indian Laurel
  - **Size**: 15 Gal.
  - **Spacing**: Shown
  - **Quantity**: 5

- **Botanical Name**: Zelosma Senticosa
  - **Common Name**: Shiny Zelosma
  - **Size**: 5 Gal.
  - **Spacing**: 7'-0" C.
  - **Quantity**: 50

- **Botanical Name**: Hedera Canariensis
  - **Common Name**: Algerian Ivy
  - **Size**: Flats
  - **Spacing**: 18'-0" C.
  - **Quantity**: ---

**New Warehouse**

- **Story**: 1
- **Size**: 15,000 sq. ft.
- **Employees**: 23
- **Vehicles**: 3

**Sample Parking & Landscaping Plot Plan**

Date: 3/19/62

Drawn: --- Sheet 1
MULTIFAMILY DEVELOPMENTS

Source: Fortuna Municipal Code Section 17.03.012

Purpose: The RM district is intended to be applied in areas of the city where it is reasonable to permit and protect medium-high density apartment, townhouse, and condominium development. The RM district is intended to be applied in existing medium-high density areas, as well as other developed areas to encourage higher-density development and in undeveloped areas to allow for large-scale development projects.

Considerations:

17.05.110 Landscaping and screening.
Off-street common parking areas for multifamily dwellings shall be screened from street view by the means of berms, landscaping, fencing, or some combination thereof. All planters and tree wells shall be enclosed by a curb composed of concrete or other durable material not less than six inches in height, as measured from the top of the existing adjacent street curb, or, where no curb exists, as measured from the average cross-section elevation.

17.05.141 Open space for multifamily development.
A. Purpose. These regulations are intended to set forth standards for the development of usable open space within multiple-family residential projects in both the RM district and commercial districts to ensure that a minimum amount of common and private open space is available for the exclusive use of the residents of the development project in order to fulfill their needs for outdoor leisure and recreational opportunities.

B. Open Space Regulations.

1. Open space includes land that is accessible and available to all residents of a particular multifamily residential development. The provision of recreation facilities such as tot lots, lounges, gardens, basketball courts, and similar facilities may be considered open space. Greenhouses, glass-covered patios, and similar clear-roofed structures may be considered open space.

2. Open space does not include proposed street rights-of-way, buildings, open parking areas, driveways and access ways for the dwellings, land area utilized for garbage and refuse disposal, or other service maintenance.

3. Land in a multifamily development that is greater than 25 percent slope, or occupied by creeks, sloughs, marshes, or other waterways, may not be used to provide more than half of the open space requirement as established in each zone.
4. All required open space shall be permanently controlled and maintained by either the owner of the property or by an incorporated nonprofit homeowners' association. Open space shall remain fully usable, with no obstructions over ground level space except for devices to enhance its usability.

5. Decks on roof spaces, garages, carports, or accessory buildings may be credited toward open space requirements.

6. The city may, as a condition of approval, require the applicant to employ any appropriate method(s) to ensure the permanent status and maintenance of open space.

C. Private Open Space.

1. Private open space is that open space devoted exclusively to the recreation and leisure use of one dwelling and is located immediately adjacent to such unit.

2. All properties containing more than two dwelling units may be required to provide private outdoor space for each unit in the development equal to at least eight percent of the residential floor area of the related unit for non-ground floor units and 10 percent of the residential floor area of the related unit for ground floor units. Private open space shall be counted as part of the required open space of a lot.

3. Not more than 60 percent of the space devoted to private open space may be covered by a private balcony projecting from a higher story. A screening device not greater than six feet in height and constructed of dense landscaping, or of a fence, wall, grill, or other screening device, may be required to abut private usable open space if, in the judgment of the zoning administrator, design review board, or planning commission, the need for establishing a pleasant outdoor leisure and recreation environment would thereby be facilitated. (Ord. 2011-692 § 2 (Exh. A)).
GENERAL PLAN DESIGN GUIDELINES

Source: Fortuna General Plan, Community Design Element

**CD-1.1 Community Character/Identity.** The City shall promote community character and identity and elements that make up the “essence of the city as a whole” by:

- Maintaining historic grain and scale of development;
- Encouraging use of local architecture themes;
- Encourage use of River Lodge’s architectural design as an anchor for new development design concepts;
- Encouraging use of historic building forms and materials;
- Maintaining importance of adaptive reuse of facilities;
- Promoting attractiveness of the community to pass-through visitors & related economic benefits;
- Promoting importance of the Riverfront District and the River Lodge;
- Physically and visually reconnecting the west and east sides of Highway 101;
- Honoring grain of development and continued use of natural separations of creeks and bluffs to help maintain the individuality of the various neighborhoods or districts; and
- Maintaining specific character and attributes of individual neighborhoods and districts.

**CD-1.5 Use of Professionals.** The City shall encourage the use of professional architects, landscape designers, and/or residential designers for commercial, multifamily residential, and planned development projects.

**CD-1.7 Historic Preservation.** The City shall encourage the preservation of historic structures, including the conservation and renovation of existing housing.

**CD-1.8 Transit/Pedestrian-Oriented Design.** The City shall encourage project sites to be designed to increase the convenience, safety, and comfort of people using public transportation, walking, or cycling.
CD-1.9 Pedestrian Circulation. The City shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas.
CD-1.13 Environmental Conformity. The City shall require development project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities, building intensities, and lot patterns should be determined by these and other factors.

CD-1.14 Lighting. The City shall review lighting and landscaping plans to ensure that they are compatible with adjacent uses, respond to public safety concerns, and reduce light emissions into nighttime sky. The City shall also prohibit continuous all night lighting except for security purposes.

CD-1.15 Tree Planting. The City shall encourage and support the planting of trees throughout the City to increase property values and provide habitat for plants, birds, and other animals.

CD-1.16 Building Spacing. The City shall require adequate spacing or insulation between buildings so that residents have separation from neighbors and adequate privacy consistent with appropriate neighborhood and building scale and design.
CD-1.18 Industrial Design and Landscaping. The City shall encourage industrial development to have the following features:

- Attractive building frontages that are readily visible from the public street;
- Variation in the roofline;
- Articulation in the walls (e.g., insets, projections, canopies, wing walls, trellises);
- Large parking areas with tree coverage separated into a series of smaller parking areas by the use of landscaping and location of buildings;
- Outdoor service areas, loading bays, and outdoor storage areas that are not readily visible to the public;
- Attractive landscaping (e.g., berms) to enhance the business by softening buildings and parking areas; and
- Public art.

**CD-1.19 Passive Solar Design.** The City should encourage new developments to be sited, as feasible, to respond to climatic conditions, such as solar orientation, wind, and shadow patterns.

**CD-1.20 Glare.** The City shall require that new building exteriors be constructed with non-glare or low-glare materials and paints, and minimize the use of reflective glass in exterior facades.

**CD-6.** The City shall require exterior lighting to use the lowest intensity lamp/wattage for security and safety purposes, and be shielded and directed downward so there is no direct illumination of adjacent properties.

**CD-3.2 Corridor Identity.** The City shall require that renovated and new commercial buildings and centers be planned and designed so that the location and shape of buildings contribute to the corridor’s identity and urban design concepts. This includes the orientation of buildings, composition of roof forms, and architectural treatments.

**CD-3.3 Setbacks.** The City shall require that building and parking setbacks be designed as an extension of the urban design concept for the corridor and adjacent neighborhoods. This includes the depth, edge treatment, pedestrian facilities and landscaping of setback areas.
CD-3.4 Landscape Buffers. The City shall encourage well-designed landscaped buffers/planting strips along major corridors to increase pedestrian safety, enhance neighborhood aesthetics, improve air quality, and provide space for street trees.

CD-3.9 Minimum Building Design Requirements. The City should encourage new development along major corridors to comply with the following minimum building requirements:

- All outdoor storage of goods, materials, and equipment and loading dock areas shall be screened from major roadways;

- Developments with multiple buildings should have a uniform design theme and sign program;

- Earth tones shall be used as the dominant color; colors such as white, black, blue, and red should be used as accents. Building surfaces should have color schemes that reduce their apparent size;

- Metal buildings shall be allowed only with enhanced architectural and landscaping treatment (such as use of trim bands, wing walls, parapets, and reveals); and

- All exterior elevations visible from major roadways should have architectural treatment to alleviate long void surfaces. This can be accomplished through varying setbacks, breaking buildings into segments, pitched roof elements, columns, indentations, patios, and incorporating landscaping into architectural design.