



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, September 13, 2023

6:00 PM

Town Hall, 363 N. Main Street and
Via Video Conference

MEETING CALLED TO ORDER

Chair Logan called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 4 - Chair Jeremy Logan, Commissioner Jary Stavely, Commissioner Richard Neils, and Commissioner David Jensen
Absent 1 - Vice Chair Scott Deitz

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

Public comment was received from Jay McMartin-Rosenquist and Jacob Patterson.

2. STAFF COMMENTS

Director Cherry gave updates on the Grocery Outlet Environmental Impact Report, Millpond Environmental Impact Reports and responded to Commissioner questions about the CalTrans ADA project.

Assistant Planner Peters provided information about the Downtown Parking Study events and announced that the survey is still open.

3. MATTERS FROM COMMISSIONERS

Commissioners discussed the meeting calendar for the month of October.

4. CONSENT CALENDAR

4A. [23-211](#) Approve Minutes of the March 22, 2023 Planning Commission meeting.

A motion was made by Commissioner Jensen, seconded by Chair Logan that the Minutes of the March 22, 2023 Planning Commission Meeting be approved without amendment. The motion carried by the following vote:

Aye: 3 - Chair Logan, Commissioner Stavely and Commissioner Jensen

Absent: 1 - Vice Chair Deitz

Abstain: 1 - Commissioner Neils

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

6. PUBLIC HEARINGS

6A. [23-283](#)

Adopt a Resolution of the Fort Bragg Planning Commission Recommending that the City Council Submit a Local Coastal Plan Amendment Application to the Coastal Commission to Amend Division 17 to the Fort Bragg Municipal Code to Amend Chapter 17.21.030(B)(C) "Residential District Allowable Land Uses and Permit Requirements" & 17.21.050 "Residential District Site Planning and Building Standards", to Repeal and Replace 17.42.170 "Second Units" and to Amend Chapter 17.71.050 "Design Review" and Chapter 17.100 "Definitions" to Establish Regulations and Standards for Accessory Dwelling Units Pursuant to State Law. Adopt a Resolution of the Fort Bragg Planning Commission Recommending that the City Council Amend Division 18 to the Fort Bragg Municipal Code to Amend Chapter 18.21.030(B)(C) "Residential District Allowable Land Uses and Permit Requirements" & 18.21.050 "Residential District Site Planning and Building Standards", to Repeal and Replace 18.42.170 "Second Units - Accessory Dwelling Unit and Junior Accessory Dwelling Unit" and to Amend Chapter 18.71.050 "Design Review" And Chapter 18.100 "Definitions" to Establish Regulations and Standards for Accessory Dwelling Units Pursuant to State Law

Chair Logan opened the Public Hearing at 6:18 P.M.

Consultant Jones presented and, along with Director Cherry, responded to Commissioners clarifying questions.

Public Comment: Shelley Green, Jay McMartin-Rosenquist, and Jacob Patterson.

Assistant Peters read Chair Deitz comments into the record.

Chair Logan closed the Public Hearing at 6:54 p.m.

Discussion: Under deliberation, Commissioners discussed the following: numbering of additional units for emergency purposes, shared bathrooms, efficiency kitchens, impact fees, not requiring a Minor Use Permit for single residential units in Commercial Districts, interior ADU's in detached structures, limiting ADU size to 1200 square feet, establishing objective development standards vs. Director discretion, height limits, setbacks, parking requirements, window and balcony placement, and limiting capacity fees.

Chair Logan called a recess at 7:45 P.M. to allow time for Consultant Jones to amend the draft resolutions to reflect the preference of the Commission.

Chair Logan called the meeting back to order at 7:55 P.M.

Chair Logan called a recess at 7:56 P.M.

Chair Logan called the meeting back to order at 8:03 P.M.

Commissioner Stavelly moved, and Commissioner Neils seconded the motion, to adopt a Planning Commission Resolution, with changes discussed during the meeting, recommending City Council submit a Local Coastal Plan Amendment Application to the Coastal Commission to Amend Division 17 of the Fort Bragg Municipal Code. The motion carried by the following vote:

Aye: 4 - Chair Logan, Commissioner Stavely, Commissioner Neils and Commissioner Jensen

Absent: 1 - Vice Chair Deitz

Enactment No: RES PC06-2023/RES PC 07-2023

Commissioner Jensen moved, and the motion was seconded by Chair Logan, to adopt a Planning Commission Resolution, with changes discussed during the meeting, recommending City Council Amend Division 18 of the Fort Bragg Municipal Code. The motion carried by the following vote:

Aye: 4 - Chair Logan, Commissioner Stavely, Commissioner Neils and Commissioner Jensen

Absent: 1 - Vice Chair Deitz

Enactment No: RES PC06-2023/RES PC 07-2023

7. CONDUCT OF BUSINESS

None.

ADJOURNMENT

Chair Logan adjourned the meeting at 8:10 P.M.

Jeremy Logan, Chair

Maria Flynn
Administrative Assistant, Community Development Department