



# City of Fort Bragg

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## Meeting Minutes Planning Commission

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Wednesday, June 25, 2025

6:00 PM

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

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### MEETING CALLED TO ORDER

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

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present** 5 - Commissioner Jary Stavely, Chair David Jensen, Commissioner Katie Turner, Vice Chair Richard Neils, and Commissioner Ryan Bushnell

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

- (1) Teresa Skarr and Annemarie Weibel.
- (2) None.

### 2. STAFF COMMENTS

Consultant Marie Jones reminded community of Mill Site meeting at Cotton Auditorium tomorrow at 5:30 PM. City Clerk Diana Paoli reported high resolution photos arriving at 2:00 PM were loaded to public comment which crashed and required staff to delete file and upload current public comment and bring photos to meeting for public and Commissioners. It was also clarified staff is available on Wednesdays by phone or by appointment during working hours.

### 3. MATTERS FROM COMMISSIONERS

Commissioner Katie Turner shared First Annual Pride Parade event and thanked community, Police Department, and City for support and success. She also reassured public she watched prior meeting and read all materials to be ready for Agenda Items and reminded Chair Jensen Item 6B should proceed first. Vice Chair Richard Neils encouraged and thanked everyone for public comment on non-agenda items.

### 4. CONSENT CALENDAR

#### Approval of Consent Calendar

A motion was made by Commissioner Jary Stavely, seconded by Commissioner Richard Neils, that the Minutes were approved on the Consent Calendar. The motion carried by the following vote:

**Aye:** 5 - Commissioner Stavely, Chair Jensen, Commissioner Turner, Vice Chair Neils and Commissioner Bushnell

- 4A. [25-255](#) Approve the Minutes of the May 14, 2025, Planning Commission Meeting  
 These Minutes were approved on the Consent Calendar.

**5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**

Vice Chair Richard Neils disclosed he viewed site and spoke to community members.

**6. PUBLIC HEARINGS**

- 6B. [25-265](#) Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Recommending that the City Council Approve Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development

With no objection from Commissioners, Chair Jensen stated Item 6B to be heard first.

**Chair Jensen reopened the public hearing at 6:14 PM**

Consultant Marie Jones provided updates and clarified concerns and answered questions from prior public comments.

Applicant Kosh Grewal was available to answer questions regarding the project.

Public Comment: Tom Fayat, Teresa Skarr, Paul Clark, Debra Lennox, Annemarie Weibel, Guy Burnett, Mary Chamberlin, Unnamed man with wife named Teresa, Christine Sanchez, Colin Morrow, Jacob Patterson and Jay Rosenquist.

Applicant Kosh Grewal and JTS Engineering Consultant, Omar Siddiqui were available to clarify concerns. Senior Transportation Engineer of Tahoe Design & Engineering, Hari Perugu provided a rebuttal to 4-way stop.

Chair Jensen recessed the meeting at 7:49 PM, for a break and reconvened at 8:00 PM.

Chair Jensen reported the Livestream was having technical difficulties and the meeting was being recorded and would be upload online as soon as possible by staff. It was further reported that the public could interact fully with Livestream after the break.

**Chair Jensen closed the public hearing at 7:13 PM**

Discussion: Commissioners discussed items such as intersection issues, traffic, noise, 4-way stop, bore holes, story poles, biological study, pedestrian access, visitor serving uses, zoning, housing shortage, views, landscaping, 3-way stop, and "keep clear" signage. Consultant Marie Jones clarified studies performed and rebuttal provided to public concerns and explained concessions, special conditions, and incentives.

**A motion was made by Commissioner Turner, seconded by Commissioner Stavelly, that the Planning Resolution be adopted as amended. The motion carried by the following vote:**

- Aye:** 4 - Commissioner Stavelly, Commissioner Turner, Vice Chair Neils and Commissioner Bushnell
- No:** 1 - Chair Jensen

Enactment No: RES PC15-2025

- 6A. [25-235](#) Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Approving a Coastal Development Permit 3-25 (CDP 3-25) for a Proposed Culvert Replacement at 190 Riverview Dr.(APN 018-310-21-00). Statutorily exempt from CEQA pursuant to §15302c (replacement or reconstruction of existing structures and facilities) and §15304a (grading on land with a slope and minor trenching and backfilling where the surface is restored)

**Chair David Jensen opened the Public Hearing at 8:19 PM**

Consultant Marie Jones presented the report.

Commissioners asked clarifying questions.

Public Comments: Scott Garcia, Kathy Garcia and Jacob Patterson.

Discussion: The Commissioners asked further clarifying questions concerning trap capture, inlet connection, size of culvert, and work performed when area dry to avoid frog habitat disruption.

The Commissioners concluded they would like to allow staff time to answer questions and decided to postpone any decision by continuing hearing to a date certain of July 9, 2025, at 6:00 PM.

**7. CONDUCT OF BUSINESS**

None.

**ADJOURNMENT**

**Chair Jensen adjourned the meeting at 8:31 PM**

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David Jensen, Chair

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Diana Paoli, City Clerk

IMAGED (\_\_\_\_\_)