



City of Fort Bragg

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Meeting Minutes City Council

Monday, March 24, 2025

6:00 PM

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

CALL TO ORDER

Mayor Godeke called the meeting to order at 6:01 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: 5 - Mayor Jason Godeke, Vice Mayor Marcia Rafanan, Councilmember Tess Albin-Smith, Councilmember Lindy Peters and Councilmember Scott Hockett

CLOSED SESSION REPORT

Mayor Godeke reported no reportable action had been taken on the Closed Session items.

AGENDA REVIEW

Mayor Godeke announced Item 5H is pulled for discussion.

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

1A. [25-84](#) Introduction of the City's Emergency Management Program-Volunteers (EMP-V)

Mayor Godeke introduced Captain Thomas O'Neal who reported on the work of the City's Emergency Management Program acknowledging work of volunteers, Leslie Krongold, Laurie Starr, Teresa Skarr and Mary Rose Kaczorowski. Volunteer Leslie Krongold spoke regarding her role.

2. PUBLIC COMMENTS ON: (1) NON-AGENDA, (2) CONSENT CALENDAR & (3) CLOSED SESSION ITEMS

- (1) Marcie Sneider, Jacob Patterson, and Annemarie Weibel.
- (2) Jacob Patterson, Andrew Jordan and Jay McMartin.
- (3) N/A.

3. STAFF COMMENTS

City Manager Isaac Whippy announced the State Fire Marshal has released Fire Hazard Severity Zone maps and City must adopt an Ordinance within 120 days. Maps are available online for public review and comment. Next Business Roundtable is April 2 at City Hall during Town Hall Construction.

4. MATTERS FROM COUNCILMEMBERS

Councilmember Lindy Peters shared next Fire Protection meeting is March 25, 2025, at 5:00 PM. He also shared concerns about the federal funding cuts affecting senior lunches, funding remains stable for now and lunches are not being discontinued due to social media rumors. Councilmember Tess Albin-Smith shared next meeting for Mendocino Transit Authority "MTA" is Thursday, March 27, 2025, at 1:30 p.m. at Elm Street office and reported Whale Festival and Whale Run took place both successful events featuring chowder, beer tasting, whale watching and more. Vice Mayor Marcia Rafanan toured the areas near Mill Site including rail train garage, dry shed and daylight area and reflected on historic train. Mayor Godeke acknowledged recent transfer of \$100,000 from Mendocino Coast Recreation and Park District ("MCRPD") to CV Starr Aquatic Center from the Jack B. and Mary W. Thomas Trust. Kylie Felicich read a statement on behalf of MCRPD Chair, David Kischack.

5. CONSENT CALENDAR

Mayor Godeke pulled Item 5H to be brought to a future Consent Calendar.

Approval of the Consent Calendar

A motion was made by Councilmember Peters, seconded by Councilmember Albin-Smith, to approve the Consent Calendar with the exception of Item 5H. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

- 5A. [25-60](#)** Adopt by Title Only and Waive the Second Reading of Ordinance 999-2024 Amending Chapter 6.14 (Licensing of Tobacco Sellers) Of the Fort Bragg Municipal Code

This Ordinance was adopted on the Consent Calendar.

Enactment No: ORD 999-2024

- 5B. [25-61](#)** Adopt by Title Only and Waive the Second Reading of Ordinance 1000-2025 Amending Division 17 Of The Fort Bragg Municipal Code (CLUDC Amendment LCP 4-23) To Adopt Chapter 17.42.175 "Tiny Homes, Model Park RVs & Mobile Homes", Of Division 17 Of The Fort Bragg Municipal Code, To Establish Regulations And Standards For Tiny Homes, Model Park RVs & Mobile Homes; CEQA Exemption 15282 and Public Resources Code Section 21080.17

This Ordinance was adopted on the Consent Calendar.

Enactment No: ORD 1000-2025

- 5C. [25-62](#)** Adopt by Title Only and Waive the Second Reading of Ordinance 1001-2025 Amending Division 17 Of The Fort Bragg Municipal Code (Zoning Amendment LCP 5- 23) To Repeal Chapter 17.42.110 "Mobile Home Parks" Of Division 17 Of The Fort Bragg Municipal Code And Replace It With Chapter 17.42.110

“Tiny Home Communities” To Establish Standards For Tiny Home Communities

This Ordinance was adopted on the Consent Calendar.

Enactment No: ORD 1001-2025

5D. [25-63](#)

Adopt by Title Only and Waive the Second Reading of Ordinance 1002-2025 Amending Division 17 Of The Fort Bragg Municipal Code (Zoning Amendment LCP 3- 23) To Amend Chapter 17.42.190 - Restaurants Of Division 17 Of The Fort Bragg Municipal Code To Establish Regulations And Standards For Outdoor Dining

This Ordinance was adopted on the Consent Calendar.

Enactment No: ORD 1002-2025

5E. [25-64](#)

Adopt by Title Only and Waive the Second Reading of Ordinance 1003-2025 Amending Division 17 Of The Fort Bragg Municipal Code (Zoning Amendment LCP 6- 23) To Amend 17.71.090 - Planned Unit Development Permit Of Division 17 Of The Fort Bragg Municipal Code To Allow Planned Unit Development Permits On Parcels Of 1 Acre Or More; CEQA Exemption 15265(c)

This Ordinance was adopted on the Consent Calendar.

Enactment No: ORD 1003-2025

5F. [25-65](#)

Adopt by Title Only and Waive the Second Reading of Ordinance 1004-2025 Amending Division 18 Of The Fort Bragg Municipal Code (ILUDC 2-25) To Amend Chapter 18.21.030(B)(C) & 18.21.050 “Zoning Districts And Allowable Land Uses”, To Repeal And Replace 18.42.170 “Accessory Dwelling Units”, To Amend Chapter 18.71.050 “Design Review” and to Amend Chapter 18.100 “Definitions” To Establish Regulations And Standards For Accessory Dwelling Units Pursuant To State Law

This Ordinance was adopted on the Consent Calendar.

Enactment No: ORD 1004-2025

5G. [25-66](#)

Adopt by Title Only and Waive the Second Reading of Ordinance 1005-2025 Amending Division 17 Of The Fort Bragg Municipal Code (LCP 2-25) To Amend Chapter 17.21.030(B)(C) & 17.21.050 “Zoning Districts And Allowable Land Uses”, To Repeal And Replace 17.42.170 “Accessory Dwelling 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; Statutory Exemption 15265

This Ordinance was adopted on the Consent Calendar.

Enactment No: ORD 1005-2025

5I. [25-78](#)

Resolution of the Fort Bragg City Council Amending the Master Salary

Compensation Plan to add Engineering Technician I and II, Senior Engineer Technician, Maintenance, and Operations Supervisor - Maintenance Classifications, Remove the Operations Supervisor Classification, and Add Public Experience Liaison, and Confirms the Pay Rates and Ranges for All City of Fort Bragg Classifications

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 4912-2025

5J. [25-90](#)

Adopt Joint City Council/Municipal Improvement District Resolution Amending the FY 2024/25 Budget for Mid-Year Budget Adjustments

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 4913-2025/RES 493-2025

ITEM REMOVED FROM CONSENT CALENDAR

5H. [25-67](#)

Adopt by Title Only and Waive the Second Reading of Ordinance 1007-2025 Amending Chapter 3.20 (Purchasing, Procurement, And Leasing) And Chapter 3.22 (Informal Bidding Procedures) Of The Fort Bragg Municipal Code

This Ordinance was not acted on and Mayor Godeke announced Item 5H will be on a future Consent Calendar, date to be determined.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

Councilmember Peters walked the proposed site and watched the Planning Commission meeting in preparation for Item 7A. Vice Mayor Rafanan watched a portion of the Planning Commission meeting online. Mayor Godeke also watched a portion of the Planning Commission meeting recording.

7. PUBLIC HEARING

Councilmember Scott Hockett recuses himself due to financial conflict of interest. City Attorney Baron Bettenhausen states for the record Councilmember Hockett indicated he has some real property interest nearby which is why he is recusing himself.

7A. [25-83](#)

Receive a Report, Hold a Public Hearing, Receive Planning Commission's Recommendation regarding Coastal Development Permit (CDP 8-24), Design Review (DR 11-24), Use Permit (UP 9-24), and Sign Permit (SP 20-24) for a multi-family project at 1151 S. Main St.

Mayor Godeke introduced Item 7A and Consultant Marie Jones presented the staff report. Councilmembers asked clarifying questions concerning parking, traffic safety, no view obstruction, sidewalks, density bonus requirements, inclusionary housing, one unit income verification by City and Special Conditions.

Applicant Gosh Grewal, Mary Woltering, HRT Architects and Omar Siddiqui from JTS Engineering were available to provide additional information regarding height of project, parking,

open space, lighting, and drainage.

Mayor Godeke opened the public hearing at 7:26 PM.

Public Comment: Paul Clark, Kathleen Zarabi, Patty Pats, Tim Bosma, Judy Mesher, Brittney, Guy Burnett, Hamid Zarabi, Jacob Patterson, Mary Chamberlain, Pam Kell, Sharon Shaw, Sheila Stratford, Andrew Jordan, Jenny Shattuck, Anne Marie Weibel, and Jay McMartin.

Applicant Gosh Grewal, Architect Mary Woltering and Engineer Omar Siddiqui had no rebuttal at this time.

Mayor Godeke closed the public hearing at 8:16 PM.

Mayor Godeke recessed the meeting at 8:16 PM. The meeting reconvened at 8:24 PM.

Discussion: Councilmembers discussed project regarding special conditions and incentives and the need for housing. The Resolution was amended to include storm drain improvement as special condition and incentive to reduce balcony.

A motion was made by Councilmember Peters, seconded by Vice Mayor Rafanan, that the amended Resolution be adopted. The motion carried by the following vote:

Aye: 4 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith and Councilmember Peters

Recuse: 1 - Councilmember Hockett

Enactment No: RES 4914-2025

7B. [25-46](#)

Receive a Report, Hold a Public Hearing, Receive Planning Commission's Recommendation, and Introduce, by Title Only, and Waive the First Reading of Ordinances:

1) Ordinance 1009-2025 Amending the Coastal Land Use and Development Code Chapter 17.36 "Parking and Loading" to 1) Match the Changes that have Already been Approved for the Inland Land Use and Development Code by City Council; and 2) Address Inconsistencies in Landscaping Requirements for Parking Lots.

2) Ordinance 1008-2025 Amending the Inland Land Use and Development Code Chapter 18.36 "Parking and Loading to Address Inconsistencies in Landscaping Requirements for Parking Lots.

CEQA Exemption 15061(b)(3)

Mayor Godeke opened the public hearing at 9:06 PM.

Consultant Marie Jones presented the Staff Report.

Public Comment: None.

Mayor Godeke closed the public hearing at 9:06 PM.

Direction: Council directed Consultant Marie Jones to keep use permit requirement.

A Motion was made by Councilmember Peters, seconded by Councilmember Albin-Smith, that Ordinance 1009-2025 was introduced by title only, waiving further reading. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

A motion was made by Councilmember Albin-Smith, seconded by Vice Mayor Rafanan, that Ordinance 1008-2025 be introduced by title only, waiving further reading. The motion was carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

8. CONDUCT OF BUSINESS

8A. [25-91](#) Presentation by NHA Advisors on the Broadband Financing Plan and Request City Council Direction

City Manager Isaac Whippy introduced Eric Scriven of NHA Advisors who presented Broadband Financing Plan. Economic Development Manager Sarah McCormick answered clarifying questions from Council.

Public Comment: Jacob Patterson and Andrew Jordan.

Direction: Council directed staff to engage with EverBank for broadband financing.

8B. [25-22](#) Presentation from Hoch Consulting: Recycled Water Feasibility Study Overview and Information on Community Involvement

Public Works Director John Smith introduced Cari Dale and Skylar Stephens of Hoch Consulting who presented Recycled Water Feasibility Study.

Public Comment: Jacob Patterson.

This Study was referred to staff.

Mayor Godeke calls for a motion to extend meeting after 10:00 PM. A motion is made by Councilmember Albin-Smith, seconded by Vice Mayor Rafanan, to extend meeting after 10:00 PM. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

8C. [25-80](#) Receive General Plan Annual Progress Report 2024 and Housing Element Annual Progress Report to Housing and Community Development and Provide Comments Prior to Submittal to Housing and Community Development

Assistant Planner Sarah Peters presented General Plan Annual Progress Report 2024 and Housing Element Annual Progress Report.

Public Comment: None.

These Reports were referred to staff.

9. CLOSED SESSION

None.

ADJOURNMENT

Mayor Godeke adjourned the meeting at 10:09 PM.

JASON GODEKE, MAYOR

Diana Paoli, City Clerk

IMAGED (_____)