



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
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Meeting Agenda Planning Commission

Wednesday, April 30, 2025

6:00 PM

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

Special Meeting

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PLANNING COMMISSIONERS PLEASE TAKE NOTICE

Planning Commissioners are reminded that pursuant to the Council policy regarding use of electronic devices during public meetings adopted on November 28, 2022, all cell phones are to be turned off and there shall be no electronic communications during the meeting. All e-communications such as texts or emails from members of the public received during a meeting are to be forwarded to the City Clerk after the meeting is adjourned.

ZOOM WEBINAR INVITATION

This meeting is being presented in a hybrid format, both in person at Town Hall and via Zoom.

*When: Apr 30, 2025 06:00 PM Pacific Time (US and Canada)
Topic: Planning Commission*

*Join from PC, Mac, iPad, or Android:
<https://us06web.zoom.us/j/81762425962>*

*Phone one-tap:
+16694449171,,81762425962# US
+17193594580,,81762425962# US*

*Join via audio:
+1 669 444 9171 US
+1 719 359 4580 US*

*Webinar ID: 817 6242 5962
International numbers available: <https://us06web.zoom.us/j/81762425962>*

To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Chair or Acting Chair calls for public comment on the item you wish to address.

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

MANNER OF ADDRESSING THE COMMISSION: All remarks and questions shall be addressed to the Planning Commission; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Chair or Acting Chair. Public comments are restricted to three (3) minutes per speaker.

TIME ALLOTMENT FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Thirty (30) minutes shall be allotted to receiving public comments. If necessary, the Chair or Acting Chair may allot an additional 30 minutes to public comments after Conduct of Business to allow those who have not yet spoken to do so. Any citizen, after being recognized by the Chair or Acting Chair, may speak on any topic that may be a proper subject for discussion before the Planning Commission for such period of time as the Chair or Acting Chair may determine is appropriate under the circumstances of the particular meeting, including number of persons wishing to speak or the complexity of a particular topic. Time limitations shall be set without regard to a speaker's point of view or the content of the speech, as long as the speaker's comments are not disruptive of the meeting.

BROWN ACT REQUIREMENTS: The Brown Act does not allow action or discussion on items not on the agenda (subject to narrow exceptions). This will limit the Commissioners' response to questions and requests made during this comment period.

WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Commissioners as soon as possible after receipt and are available for inspection at City Hall, 416 N. Franklin Street, Fort Bragg, during normal business hours. All comments will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible, except comments that are in an unrecognized file type or too large to be uploaded to the City's agenda software application. Public comments may be emailed to CDD@fortbragg.com.

2. STAFF COMMENTS

3. MATTERS FROM COMMISSIONERS

4. CONSENT CALENDAR

All items under the Consent Calendar will be acted upon in one motion unless a Commissioner requests that an individual item be taken up under Conduct of Business.

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

6. PUBLIC HEARINGS

- 6A. [25-120](#) Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Recommending that the City Council Approve a Coastal Development Permit 1-25 (CDP 1-25), Design Review 1-25 (DR 1-25), Use Permit 1-25 (UP 1-25) and Sign Permit 2-25 (SP 2-25) for a Proposed 49-Unit Senior Housing Project Located at 860 Hazelwood (APN 018-210-29). Statutorily exempt from CEQA pursuant to section 15332 - Class 32 In-Fill Development Projects and 15192 and 15195 Infill Housing Development.

Attachments: [Staff Report 860 Hazelwood 4-30-2025](#)

[Att 1 - PC Recommendation - Hazelwood 49 Unit Senior Project](#)

[Att 2 - Hazelwood Housing Incentives Staff Report 2-24-2025](#)

[Att 3 - Site Plan, Sign Plan](#)

[Att 4 - Floor Plans](#)

[Att 5 - Community Center Plan](#)

[Att 6 - Project Elevations](#)

[Att 7 - Project Renderings Hazelwood 4-7-2025](#)

[Att 8 - Colors and Materials - Hazelwood](#)

[Att 9 - Preliminary landscape plan - Hazelwood](#)

[Att 10 - Lighting Plan - Hazelwood](#)

[Att 11 - Civil Plans](#)

[Att 12 - Stormwater Management Plan - Hazelwood](#)

[Att 13 - Geotechnical Report - Hazelwood](#)

[Att 14 - NOPH 860 Hazelwood 4-30-25 PC](#)

[Hazelwood Project Meeting Powerpoint 4-30-2025](#)

[Public Comment](#)

7. CONDUCT OF BUSINESS

ADJOURNMENT

The adjournment time for all Planning Commission meetings is no later than 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote.

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on Friday, April 25, 2025.

Maria Flynn
Administrative Assistant, Community Development Department

NOTICE TO THE PUBLIC

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 416 North Franklin Street, Fort Bragg, California, during normal business hours. Such documents are also available on the City's website at www.fortbragg.com subject to staff's ability to post the documents before the meeting.

ADA NOTICE AND HEARING IMPAIRED PROVISIONS:

It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.

If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.

This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).