

416 N Franklin Street Fort Bragg, CA 95437 Phone: (707) 961-2823 Fax: (707) 961-2802

Meeting Agenda

Planning Commission

Wednesday, December 11, 2024	6:00 PM	Town Hall, 363 N.Main Street and Via Video
		Conference

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: Dec 11, 2024 06:00 PM Pacific Time (US and Canada) Topic: Planning Commission Please click the link below to join the webinar: https://us06web.zoom.us/j/85852864121 Or One tap mobile : +16694449171,,85852864121# US Or Telephone: Dial(for higher quality, dial a number based on your current location): +1 669 444 9171 US Webinar ID: 858 5286 4121 International numbers available: https://us06web.zoom.us/u/kdW9aCLq6q To speak during public comment participe of the agenda via zoom, place join the meeting and uso

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.

<u>24-976</u>	Minutes of the February 28, 2024 Planning Commission Meeting
Attachments:	02282024 PC Minutes

24-977 Minutes of the March 13, 2024 Planning Commission Meeting

Attachments: 03132024 PC Minutes

<u>24-978</u> Minutes of the March 20, 2024 Planning Commission Meeting

Attachments: 03202024 PC Minutes

<u>24-1074</u> Minutes of the March 27, 2024 Planning Commission Meeting

Attachments: 03272024 PC Minutes

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

6. PUBLIC HEARINGS

6A. 24-998 Receive a Report, Conduct a Public Hearing, and Consider Approval of a Coastal Development Permit 9-24 (CDP 9-24) and Design Review Permit 12-24 (DR 12-24) for the construction of: 1) a new 960 SF Bio-Solids Dryer Building which would be constructed in the same footprint as the existing Bio-Solids Dryer Building: 2) a new 5,000 SF Bio-Solids Storage Building, which would be constructed on the concrete pad of the now decommissioned secondary biofilters; and 3) and installation of a solar PV system which would consist of two modules of 6,250 and 10,850 SF each at 281 Jere Melo St. (101 West Cypress St.); Mitigated Negative Declaration and Mitigation and Monitoring Reporting Plan

Attachments: WWTF Project Staff Report 12-11-2024

Att 1 - PC Resolution- Adopt MND for WWTF

Att 2 - PC Resolution- CDP 9-24, DR 12-24

Att 3 - FB WWTF Biosolids and PV Project - IS/MND 10-31-2024

Att 4 - MMRP WWTF 10-2024

Att 5 - Site Plan & Elevations

Att 6 - Comments from SVBP

Att 7 - FB WWTF- NOA and NOPH

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 December 6, 2024.

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).