



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, March 12, 2025

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

MEETING CALLED TO ORDER

Chair Jensen called the meeting to order at 6:00 PM

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) Jacob Patterson
- (2) None

2. STAFF COMMENTS

Assistant Director of Engineering O'Neal gave an update on upcoming community events and Administrative Assistant Flynn gave an update on 4Leaf.

3. MATTERS FROM COMMISSIONERS

Commissioners gave a debrief on their experience the previous week at the CalCities Planning Commissioners Academy.

4. CONSENT CALENDAR

Approval of the Consent Calendar

A motion was made by Commissioner Stavely, seconded by Commissioner Bushnell, to approve 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. [25-41](#) Approve Minutes of the February 26, 2025 Planning Commission Meeting

These Minutes were approved on the Consent Calendar.

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

Commissioner Bushnell disclosed that he had a conversation about the public hearing item with

a member of the media.

6. PUBLIC HEARINGS

- 6A.** [25-42](#) Receive a Report, Hold a Public Hearing, and Consider Approval of a Coastal Development Permit (CDP 8-24), Design Review (DR 11-24), Use Permit (UP 9-24), and Sign Permit (SP 20-24) for a proposed eighty-seven unit, three story multi-family project at 1151 S. Main St. (APN 018-440-58). Statutorily exempt from CEQA pursuant to section 15332 - Class 32 In-Fill Development Projects and 15192 - Infill Housing Development.

Chair Jensen opened the Public Hearing at 6:06 PM

Consultant Jones presented the report.

Commissioners asked clarifying questions regarding Harbor Avenue, special conditions, EV charging, frontage improvements, lighting, building facade and height, traffic and pedestrian flow, parking, access to public transportation, Floor Area Ratio (FAR), fencing and soundwall.

Public Comment: Taryn Oakes, Mary Chamberlain, Guy Burnett, Carolyn Morgan, Teresa Skarr, Cynthia Sharon, Kathleen Zarrabi, Hamim Zarrabi, Dave Skarr, Mark Kendra, Andrew Jordan, Paul Clark, Jacob Patterson, Johanna Jensen, Jay McMartin, Anne Marie Weibel.

Chair Jensen called a recess at 8:06 PM

Chair Jensen reconvened the meeting at 8:13 PM

The applicant, Assistant Director of Engineering O'Neal, and Consultant Jones addressed Commissioners' clarifying questions regarding fire safety (ingress/egress), storm water, neighboring wells, ADA requirements, public transportation, deed restrictions of project.

Chair Jensen closed the Public Hearing at 8:34 PM

Discussion: Under deliberation, Commissioners discussed the need for housing, special conditions, density bonus, location and scale of the project, parking, Coastal Commission comments, and California State Law. Commissioners added a special condition regarding a transit stop. Commissioners directed staff to include discussion in the City Council staff report regarding neighboring wells and paving Harbor Ave.

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

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

Enactment No: RES PC06-2025

Commissioners unanimously agreed to continue the meeting past 9:00 PM

7. CONDUCT OF BUSINESS

- 7A.** [25-44](#) Receive Report and Provide a Recommendation to City Council to Accept the Annual 2024 General Plan Report and Annual 2024 Housing Element Progress Report.

Assistant Planner Peters and Administrative Assistant Flynn reviewed the report and noted updates that would be made prior to reporting to the City Council

Commissioners did not have any clarifying questions

Public Comment: Paul Clark

Commissioners directed staff to bring the report forward to City Council as amended.

ADJOURNMENT

Chair Jensen adjourned the meeting at 9:17 PM