



City of Fort Bragg

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

Wednesday, February 12, 2025

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.

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/86462484926>

Phone one-tap:

+16694449171,,86462484926# US

+17207072699,,86462484926# US (Denver)

Join via audio:

+1 669 444 9171 US

Webinar ID: 864 6248 4926

International numbers available: <https://us06web.zoom.us/j/86462484926>

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.

- 4A. [25-3](#)** Approve Minutes of the January 29, 2025 Planning Commission Meeting

Attachments: [01292025 PC Minutes](#)

- 4B. [25-4](#)** Planning Commission Resolution 03-2025: Schedule for Regular Planning Commission Meetings

Attachments: [Memo re 2025 Meeting Schedule](#)

[Att. 1- Resolution PC 03-2025 Meeting Schedule](#)

[Att. 2- 2025 PC Meeting Schedule](#)

- 4C. [25-5](#) Planning Commission Resolution 04-2025: Planning Commission Bylaws

Attachments: [Memo re 2025 Bylaws](#)

[Att. 1- PC Resolution 04-2025 Bylaws 2025](#)

[Att. 2- PC Bylaws 2025](#)

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

6. PUBLIC HEARINGS

- 6A. [25-6](#) Receive a Report, Continue a Public Hearing, and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that the City Council:
- (1) Adopt an Ordinance Amending Division 17 of the Fort Bragg Municipal Code (LCP 1-25) to Amend Chapter 17.36 "Parking And Loading" to: 1) Eliminate Minimum Parking Requirements for Residential Uses; 2) Amend the Parking Regulation of The CLUDC to Match the Changes That Have Already been Approved for the ILUDC by City Council; and 3) Address Inconsistencies in Landscaping Requirements for Parking Lots, and
- (2) Adopt an Ordinance Amending Division 18 of the Fort Bragg Municipal Code (ILUDC 1-25) to Amend Chapter 18.36 "Parking And Loading" to: 1) to Eliminate Minimum Parking Requirements for Residential Uses; and 2) Address Inconsistencies in Landscaping Requirements for Parking Lots. CEQA Exemption 15061(b)(3)

Attachments: [Staff Report Pro-Housing Parking Code Amendment 2-12-2025](#)

[Att. 1 - PROHOUSING List 2-12-2025](#)

[Att. 2 - PC Resolution Recommending Parking Ordinance Adoption 2-12-2025](#)

[Att. 3 - CLUDC Parking Ordinance 2-12-2025](#)

[Att. 4 - ILUDC Parking Ordinance 2-12-2025](#)

[Public Comment 25-6](#)

7. CONDUCT OF BUSINESS

- 7A. [25-13](#) Receive Report and Consider Approval of Sign Permit 2-24 (SP 2-24) for New Signage at Gulf Oil Service Station, 105 S. Main Street

Attachments: [Staff Report - Gulf Oil Signage](#)

[Att. 1 - Application](#)

[Att. 2 - Site Plan](#)

[Att. 3 - Sign Plan](#)

[Public Comment 25-13](#)

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, February 7, 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).