



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, May 28, 2025

6:00 PM

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

MEETING CALLED TO ORDER

Vice Chair Neils called the meeting to order at 6:07 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 3 - Commissioner Jary Stavely, Commissioner Katie Turner, and Vice Chair Richard Neils

Absent 2 - Chair David Jensen, and Commissioner Ryan Bushnell

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

(1) None.

(2) None.

2. STAFF COMMENTS

Assistant Planner Sarah Peters reminded the community about the upcoming joint event with the Blue Zone Project, titled "Wellness by the Waves," scheduled for May 30th from 4 to 6 PM. The event aims to gauge public interest in adding fitness equipment along the coastal trail.

Additionally, Economic Development Manager Sarah McCormick invited the community to the Noyo Harbor Blue Economy open house, which will take place at the Noyo Center Marine Field Station on June 7th from 11 AM to 3 PM.

3. MATTERS FROM COMMISSIONERS

Commissioner Stavely inquired about the City Staff. Vice Chair Neils asked for updates on the 4Leaf contract. He also mentioned that the American Legion Post will be hosting a pancake breakfast fundraiser at the Veterans Memorial on June 7th from 8 AM to 11 AM. Additionally, he reported a successful Memorial Day event and expressed his gratitude to the community for their support.

4. CONSENT CALENDAR

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

6. PUBLIC HEARINGS

- 6A. [25-192](#)** Receive a Report, Hold a Public Hearing and Consider a Resolution for the Adoption of the Initial Study/Mitigated Negative Declaration and the Adoption of the Mitigation and Monitoring and Reporting Plan for the Oneka Desalination Buoy Pilot Project

Vice Chair Neils opened the Public Hearing at 6:15 PM

Economic Development Manager Sarah McCormick introduced Co-Founder and CEO Dragan Tutic, who presented the report alongside consultants Eric Miller and Tim Hogan. Commissioners asked clarifying questions regarding the Initial Study/Mitigated Negative Declaration and its potential effects on marine life. They also inquired about the components that make up the desalination buoy.

Public Comment: David Jensen and Paul Clark.

Vice Chair Neils closed the Public Hearing at 7:07 PM

Discussion: During the subsequent discussion, the Commissioners deliberated on water quality issues and expressed general support for the project.

A motion was made by Commissioner Turner, seconded by Commissioner Stavely, that the Planning Resolution be adopted. The motion carried by the following vote:

Aye: 3 - Commissioner Stavely, Commissioner Turner and Vice Chair Neils

Absent: 2 - Chair Jensen and Commissioner Bushnell

Enactment No: RES PC 11-2025

- 6B. [25-122](#)** Receive Report, Hold a Public Hearing, and Consider Adopting a Resolution Recommending that the City Council Adopt Objective Design Review Standards and a Ministerial Design Review Process for Multifamily Housing Projects, Including Changes to the Coastal and Inland Zoning Codes and the Citywide Design Guidelines, and in Compliance with the Housing Accountability Act and The State's Pro-Housing Criteria.

Vice Chair Neils opened the Public Hearing at 7:16 PM

Consultant Marie Jones presented the report. Commissioner asked clarifying questions and wanted to modify some of the Objective Design Review Standards.

Public Comment: Paul Clark and David Jensen.

Vice Chair Neils closed the Public Hearing at 7:25 PM

Discussion: The Commissioners discussed this item and provided feedback to modify some of the design guidelines. They also showed interest in creating a waiver that allows for more creative criteria in this review.

A motion was made by Commissioner Stavely, seconded by Vice Chair Neils, that the Planning Resolution be adopted. The motion carried by the following vote:

Aye: 3 - Commissioner Stavely, Commissioner Turner and Vice Chair Neils

Absent: 2 - Chair Jensen and Commissioner Bushnell

Enactment No: RES PC12-2025

- 6C. [25-175](#)** Receive a Report, Hold a Public Hearing, and Consider Approval of a Request

to Construct a New Residential Dwelling with an Uncovered Deck, Small Shed, Driveway, Fencing and Two Uncovered Parking Spaces; Categorically Exempt from CEQA, Under Sections 15303(a) and 15332

Vice Chair Neils opened the Public Hearing at 7:45 PM

Assistant Planner Peters presented the report and provided background on this new dwelling for a single family residence. Commissioners asked clarifying questions.

Public Comment: Janice Dunn and Paul Clark.

Vice Chair Neils closed the Public Hearing at 7:46 PM

Discussion: The Commissioners provided updates on some of the special conditions for this item.

A motion was made by Commissioner Turner, seconded by Commissioner Stavely, that the Planning Resolution be adopted. The motion carried by the following vote:

Aye: 3 - Commissioner Stavely, Commissioner Turner and Vice Chair Neils

Absent: 2 - Chair Jensen and Commissioner Bushnell

Enactment No: RES PC13-2025

7. CONDUCT OF BUSINESS

- 7A. [25-178](#)** Receive Report and Consider Adoption of a Resolution Determining that the Proposed 2025-2026 Multi-Year Capital Improvement Program and Fiscal Year Capital Improvement Projects Budget are consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

Assistant Planner Peters presented this staff report and Public Works Director John Smith was on hand to answer any questions.

Public Comment: Dave Jensen and Jacob Patterson.

Discussion: The Commissioners discussed all the great projects that the City is undertaking with the proposed Capital Improvement Program for FY 2025-2026.

A motion was made by Commissioner Stavely, seconded by Commissioner Turner, that the Planning Resolution be adopted. The motion carried by the following vote:

Aye: 3 - Commissioner Stavely, Commissioner Turner and Vice Chair Neils

Absent: 2 - Chair Jensen and Commissioner Bushnell

Enactment No: RES PC14-2025

ADJOURNMENT

Vice Chair Neils adjourned the meeting at 8:01 PM

David Jensen, Chair

Cristal Muñoz, Administrative Analyst

IMAGED (_____)