



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, April 16, 2025

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

Special Meeting

MEETING CALLED TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 4 - Chair David Jensen, Commissioner Katie Turner, Vice Chair Richard Neils, and Commissioner Ryan Bushnell
Absent 1 - Commissioner Jary Stavelly

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

(1) Non-Agenda: Jary Stavelly
(2) Consent Calendar: None

2. STAFF COMMENTS

Consultant Jones gave an update regarding an appeal to the Coastal Commission of the project at 1151 S. Main St. Assistant City Engineer Huerta gave an update on upcoming construction at Town Hall.

3. MATTERS FROM COMMISSIONERS

Vice Chair Neils gave an update on Grocery Outlet and inquired about an update on 105 S. Main St. building permit.

4. CONSENT CALENDAR

Approval of the Consent Calendar

A motion was made by Vice Chair Neils, seconded by Commissioner Turner, that the Consent Calendar be approved. The motion carried by the following vote:

Aye: 4 - Chair Jensen, Commissioner Turner, Vice Chair Neils and Commissioner Bushnell

Absent: 1 - Commissioner Stavelly

4A. [25-85](#) Approve Minutes of the March 12, 2025 Planning Commission Meeting

These Minutes were approved on the Consent Calendar.

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None

6. PUBLIC HEARINGS

- 6A. [25-95](#)** Memorandum Regarding 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 Infill Housing Development.

Consultant Jones noted the reason for the cancellation of the public hearing.

Public Comment: Jacob Patterson

- 6B. [25-96](#)** Receive a Report, Hold a Public Hearing, and Consider Approval of a Request to Subdivide an Existing 12,000 SF Undeveloped Parcel Into Two Parcels of 6,000 SF Each. Categorically Exempt From CEQA Under Section 15315 Minor Land Divisions

Chair Jensen opened the Public Hearing at 6:11 PM

Consultant Jones and Assistant Planner Peters presented the report.

Commissioners asked clarifying questions regarding the address of the parcel and frontage improvement requirements.

Applicants Linda Jo Stern and Shannon Underhill answered Commissioners clarifying questions and gave background on their ownership of the parcel.

Public Comment: Jacob Patterson, Jonathon Webb, Marilyn Zwak

Assistant City Engineer Huerta and Consultant Jones answered Commissioners final clarifying questions regarding frontage improvements, Low Impact Development (LID) features, fencing, storm water, neighbor concerns, and code enforcement violations.

Chair Jensen closed the Public Hearing at 6:51 PM

Under deliberation, Commissioners discussed fencing the wetland (Special Condition 1); challenges of the site; neighboring property; potential to increase housing stock by creating the subdivision; Subdivision Map Act.

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

Aye: 4 - Chair Jensen, Commissioner Turner, Vice Chair Neils and Commissioner Bushnell

Absent: 1 - Commissioner Stavelly

Enactment No: RES PC07-2025

7. CONDUCT OF BUSINESS

None

ADJOURNMENT

Chair Jensen adjourned the meeting at 7:01 PM