



# City of Fort Bragg

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

## Meeting Agenda Planning Commission

---

Wednesday, May 14, 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.*

*When: May 14, 2025 06:00 PM Pacific Time (US and Canada)*

*Topic: Planning Commission*

*Join from PC, Mac, iPad, or Android: <https://us06web.zoom.us/j/86089718765>*

*Phone one-tap: +16694449171,,86089718765# US*

*Join via audio: +1 669 444 9171 US*

*Webinar ID: 860 8971 8765*

*International numbers available: <https://us06web.zoom.us/j/86089718765>*

*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](mailto: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. [25-10](#)** Approve the Minutes of the April 16, 2025 Planning Commission Meeting

**Attachments:** [04162025 PC Minutes](#)

- 4B. [25-154](#)** Approve the Minutes of the April 30, 2025 Planning Commission Meeting

**Attachments:** [04302025 PC Minutes](#)

## **5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**

## **6. PUBLIC HEARINGS**

- 6A. [25-124](#) Initial Study/Mitigated Negative Declaration - Oneka Desalination Buoy Pilot Project

**Attachments:** [Staff Report-Desal Buoy Pilot Study](#)  
[CoFB Iceberg Desal Buoy Final](#)  
[City of Fort Bragg ISMND Response to Comments and Comment Letters](#)  
[PC Resolution xx-2025 MND Oneka](#)  
[Oneka Notice of Availability- ISMND and NOPH](#)  
[Public Comment](#)

- 6B. [25-125](#) Receive a Report, Hold a Public Hearing and Consider Adopting a Resolution Recommending that the City Council Adopt ILUDC and CLUDC Zoning Amendments to the City's Urban Lot Split and Urban Unit Development Ordinances to Comply with Comments Received from Staff of the State Housing and Community Development Department (HCD) and Staff of the California Coastal Commission; Statutorily exempt Gov Code 15265 and 66411.7

**Attachments:** [Staff Report - Urban Lot Split Ordinances 5-15-2025](#)  
[Att 1 - CC CLUDC Lot Split Ordinance 5-14-2025](#)  
[Att 2- CC ILUDC Lot Split Ordinance 5-14-2025](#)  
[Att 3 - PC Recommendation Re Urban Lot Splits 5-14-2025](#)  
[Att 4 - CC - Consistency Analysis 5-14-2025](#)  
[Att 5- HCD's Feb 2025 Comment Letter](#)

- 6C. [25-123](#) Receive a Report, Hold a Public Hearing and Consider Adopting a Resolution Recommending that the City Council Adopt Zoning Amendments (CLUDC 4-25 and ILUDC 4-25) to the Coastal and Inland Zoning Codes to Implement Changes in State Law in New and Revised Regulations Regarding Emergency Shelters, Group Homes, Low Barrier Navigation Centers, Supportive Housing, and the Granting of Density Bonus to Non-Vacant Sites.

**Attachments:** [Staff Report - LCP 5-25, ILUDC 5-25 Emergency Shelters Code Update](#)  
[Att 1- ILUDC - HCD Ordinance 5-14-2025](#)  
[Att 2 - CLUDC HCD Ordinance 5-14-2025](#)  
[Att 3 - PC Recommendation Re HCD Ordinances 5-14-2025](#)  
[Att 4- HCD's Feb 2025 Comment Letter](#)

## **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 May 8, 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](http://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).