



# City of Fort Bragg

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

## Meeting Minutes Planning Commission

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Wednesday, May 14, 2025

6:00 PM

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

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### MEETING CALLED TO ORDER

Vice Chair Richard Neils called the meeting to order at 6:02 PM

### PLEDGE OF ALLEGIANCE

### ROLL CALL

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

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

- (1) None.
- (2) None.

### 2. STAFF COMMENTS

None.

### 3. MATTERS FROM COMMISSIONERS

Commissioner Richard Neils encouraged public comment on non-agenda items at every meeting.

### 4. CONSENT CALENDAR

#### Approval of Consent Calendar

A motion was made by Commissioner Stavely, seconded by Commissioner Bushnell, that the Minutes were approved on the Consent Calendar. The motion carried by the following vote:

**Aye:** 4 - Commissioner Stavely, Commissioner Turner, Vice Chair Neils and Commissioner Bushnell  
**Absent:** 1 - Chair Jensen

**4A. [25-10](#)** Approve the Minutes of the April 16, 2025 Planning Commission Meeting

These Minutes were approved on Consent Calendar.

- 4B. [25-154](#) Approve the Minutes of the April 30, 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. [25-124](#) Initial Study/Mitigated Negative Declaration - Oneka Desalination Buoy Pilot Project

### **Vice Chair Neils called the Public Hearing to Order at 6:10 P.M.**

Vice Chair Neils announced in the interest of transparency, the hearing is being continued to the May 28, 2025, Planning Commission meeting because the IS/MND and Public Hearing Notice were not uploaded as part of the agenda packet.

Public Comment: None.

Discussion: Commissioner stated IS/MND is very lengthy and glad to have more time to review.

- 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

### **Vice Chair Neils opened the Public Hearing at 6:13 P.M.**

Consultant Marie Jones presented the report.

Commissioner asked clarifying questions regarding Ordinance language referring to 2400 square foot and clarify 60/40 split and density to build on residential lots.

Public Comment: David Jensen.

### **Vice Chair Neils closed the Public Hearing at 6:23 P.M.**

Discussion: There was discussion regarding if the new lot split language would have changed outcomes of prior lot splits before the Commissioners.

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

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

**Absent:** 1 - Chair Jensen

Enactment No: RES PC 9-2025

- 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.

**Vice Chair Neils opened the Public Hearing at 6:25 PM**

Consultant Marie Jones presented Report.

Commissioners had no clarifying questions.

Public Comment: David Jensen, Paul Davis, Jay McMartin.

Discussion: Commissioners asked if any response received from Police Department - Care Response Unit regarding new language and further discussed management plan v. use permit requirements for shelters.

**Vice Chair Neils closed the Public Hearing at 6:40 PM**

**A motion was made by Commissioner Turner, seconded by Commissioner Bushnell, that the Resolution was adopted. The motion carried by the following vote:**

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

**Absent:** 1 - Chair Jensen

Enactment No: RES PC 10-2025

**7. CONDUCT OF BUSINESS**

None.

**ADJOURNMENT**

**Vice Chair Neils adjourned the meeting at 6:42 PM.**

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Richard Neils, Vice Chair

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Diana Paoli  
City Clerk

IMAGED (\_\_\_\_\_)