



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, May 14, 2025

6:00 PM

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

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

Aye: 4 - Commissioner Stavelly, 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 Stavely, that the Resolution was adopted as amended. 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 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.

Richard Neils, Vice Chair

Diana Paoli
City Clerk

IMAGED (_____)