



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
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Meeting Agenda Planning Commission

Wednesday, May 28, 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.

You are invited to a Zoom webinar!

When: May 28, 2025 06:00 PM Pacific Time (US and Canada)

Topic: Planning Commission

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/86320839310>

Phone one-tap:

+16694449171,,86320839310# US

+12532050468,,86320839310# US

Webinar ID: 863 2083 9310

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.

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.

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

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

Attachments: [Planning Commission Staff Report - Desal Buoy Pilot Study](#)
[ATT. 1 - ISMND Oneka Desalination Buoy Pilot Project](#)
[ATT. 2 - ISMND Response to Comments and Comment Letter](#)
[ATT. 3 - PC Resolution xx-2025 - ISMND Oneka](#)
[ATT. 4 - Notice of Availability ISMND and NOPH](#)
[ATT. 5 Presentation Oneka Fort Bragg](#)
[ATT. 6 - Public Comment](#)

- 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.

Attachments: [Staff Report - Pro-Housing Design Review](#)
[Att 1 - PC Recommendation Design Review 5-28-2025](#)
[Att 2- CC ILUDC Design Review 5-28-2025](#)
[Att 3- CC CLUDC Design Review 5-28-2025](#)
[Att 4 - RESO Multifamily Design Guidelines Update 5-28-2025](#)
[Att 5- Multifamily Design Guidelines 2025](#)
[Att 6 - Public Hearing Notice 5-28-2025](#)

- 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

Attachments: [Staff Report - CDP 10-24 - 321 W. Bush St.](#)
[Att. 1 - Location and Site Plan](#)
[Att. 2 - Design Set - Floor Plan and Elevations](#)
[Att. 3 - Biological Scoping Survey](#)
[Att. 4 - Preliminary Geotechnical Report](#)
[Att. 5 - Draft Resolution -CDP 10-24](#)
[Att. 6 - NOPH 321 W Bush](#)
[Att. 7 - Public Comment](#)

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

Attachments: [Agenda Item Summary Report - Multi-Year Capital Improvement Plan \(CIP\)](#)

[ATT 1 - Table 1 CIP Consistency Analysis FY 2025-26](#)

[ATT 2 - DRAFT CIP SUMMARY FY 2025-26](#)

[ATT 3 - Resolution](#)

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 23, 2025.

Sarah Peters
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 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).

