



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
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## Meeting Agenda City Council

**THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY  
AS THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT  
NO. 1 AND THE FORT BRAGG REDEVELOPMENT SUCCESSOR  
AGENCY**

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Monday, July 14, 2025

6:00 PM

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

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### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### COUNCILMEMBERS PLEASE TAKE NOTICE

*Councilmembers 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: July 14, 2025 06:00 PM Pacific Time (US and Canada)*

*Topic: City Council Meeting*

*Please click the link below to join the webinar:*

*<https://us06web.zoom.us/j/83469244993>*

*or Telephone Dial: 1 669 444 9171 US (\*6 mute/unmute, \*9 raise hand)*

*Webinar ID: 834 6924 4993*

*To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Mayor or Acting Mayor calls for public comment on the item you wish to address.*

### CLOSED SESSION REPORT

### AGENDA REVIEW

### 1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

- 1A. [25-274](#) Presentation of Mayor's Letter for Retirement of Merle Larson and Commending 21 Years of Service with the City of Fort Bragg  
*Attachments:* [Merle Larson Retirement Letter](#)
- 1B. [25-275](#) Presentation of Proclamation Honoring Nearly 50 years of Ownership and Operation of Coast Cinemas  
*Attachments:* [16 - Coast Cinema](#)
- 1C. [25-276](#) Presentation of Proclamation Honoring the 40th Anniversary of Fort Bragg Feed and Pet  
*Attachments:* [17 - FB Feed & Pet](#)

## **2. PUBLIC COMMENTS ON: (1) NON-AGENDA, (2) CONSENT CALENDAR & (3) CLOSED SESSION ITEMS**

*MANNER OF ADDRESSING THE CITY COUNCIL: All remarks and questions shall be addressed to the City Council; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Mayor or Acting Mayor. 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 Mayor or Acting Mayor 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 Mayor or Acting Mayor, may speak on any topic that may be a proper subject for discussion before the City Council for such period of time as the Mayor or Acting Mayor 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 Council's response to questions and requests made during this comment period.*

*WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Councilmembers 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 after 2:00 PM on the day of the meeting 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 submitted to [cityclerk@fortbraggca.gov](mailto:cityclerk@fortbraggca.gov).*

## **3. STAFF COMMENTS**

## **4. MATTERS FROM COUNCILMEMBERS**

## **5. CONSENT CALENDAR**

*All items under the Consent Calendar will be acted upon in one motion unless a Councilmember requests that an individual item be taken up under Conduct of Business.*

- 5A. [25-297](#) Approve Response to Mendocino County Grand Jury Report of April 17, 2025 Entitled "Homelessness, A County-Wide Issue"
- Attachments:** [FBCC Required Response Grand Jury Report](#)
- 5B. [25-254](#) Resolution of the Fort Bragg City Council Confirming the Pay Rates/Ranges for All City of Fort Bragg Established Classifications, Effective July 13, 2025
- Attachments:** [RESO All Inclusive - July 13, 2025 Master Salary Schedule](#)  
[Exhibit A](#)
- 5C. [25-261](#) Resolution of the Fort Bragg City Council Establishing a Compensation Plan and Terms And Conditions of Employment for Exempt At-Will Executive Classifications
- Attachments:** [RESO Executive Terms and Conditions](#)  
[Exhibit A - Executive Management](#)
- 5D. [25-277](#) Resolution of the Fort Bragg City Council Establishing a Compensation Plan and Terms and Conditions of Employment for Broadband and Digital Infrastructure Employee Classifications Effective July 1, 2025
- Attachments:** [RESO Broadband Terms and Conditions](#)
- 5E. [25-295](#) Resolution of the Fort Bragg City Council Establishing a Compensation Plan, Approving New Positions and Terms and Conditions of Employment for Non-Bargaining and Confidential, Non-Exempt Employees
- Attachments:** [RESO Confidential Non-Bargaining Salary and Terms](#)
- 5F. [25-264](#) Resolution of the Fort Bragg City Council Approving Sixth Amendment to Contract with Marie Jones Consulting for Professional Planning Services and Authorizing City Manager to Execute Contract (Total Contract Amount Not to Exceed \$315,000)
- Attachments:** [RESO Marie Jones Consulting - 6th Amendment](#)  
[Draft Contract, 6th Amendment, Marie Jones Consulting](#)  
[Public Comment](#)
- 5G. [25-294](#) Accept Certificate of Completion for City Hall Flooring Update Project and Direct City Clerk to File Notice of Completion
- Attachments:** [Notice of Completion](#)  
[Certificate of Completion](#)

- 5H. [25-278](#) Adopt, by Title Only, and Waive Further Reading of Ordinance 1011-2025 Amending Division 17 of the Fort Bragg Municipal Code Local Coastal Program Amendment 4-25 (CLUDC 4-25) to Amend Chapter 17.42.200 "Urban Unit Development," and Chapter 17.84.045 "Urban Lot Split," to Incorporate Comments From HCD Into Regulations and Standards for Urban Lot Splits and Urban Unit Residential Development Projects in Low Density Residential Zoning Districts Pursuant to Senate Bill 9

**Attachments:** [ORD 1011-2025 ILUDC Lot Split](#)

- 5I. [25-279](#) Adopt, by Title Only, and Waive Further Reading of Ordinance 1012-2025 Amending Division 18 of the Fort Bragg Municipal Code Land use and Development Code Amendment 4-25 (ILUDC 4-25) to Amend Chapter 18.42.200 "Urban Unit Development," and Chapter 18.84.045 "Urban Lot Split," to Incorporate Comments From HCD Into Regulations and Standards for Urban Lot Splits and Urban Unit Residential Development Projects in Low Density Residential Zoning Districts Pursuant To Senate Bill 9

**Attachments:** [ORD 1012-2025 ILUDC Shelter- HCD](#)

- 5J. [25-280](#) Adopt, by Title Only, and Waive Further Reading of Ordinance 1013-2025 Amending Various Sections of Division 18 (ILUDC) of the Fort Bragg Municipal Code (ZON 4-25) to Implement Changes in State Law for New and Revised Regulations Related to Emergency Shelters, Group Homes, Low Barrier Navigation Centers, Supportive Housing, and the Granting of Density Bonus to Non-Vacant Sites

**Attachments:** [ORD 1013-2025 ILUDC Shelter](#)

- 5K. [25-281](#) Adopt, by Title Only, and Waive Further Reading of Ordinance 1014-2025 Amending Various Sections of Division 17 (CLUDC) of the Fort Bragg Municipal Code (ZON 5-25) to Implement Changes in State Law for New and Revised Regulations Related to Emergency Shelters, Group Homes, Low Barrier Navigation Centers, Supportive Housing, and the Granting of Density Bonus to Non-Vacant Sites

**Attachments:** [ORD 1014-2025 CLUDC New and Revised Regulations](#)

- 5L. [25-282](#) Adopt, by Title Only, and Waive Further Reading of Ordinance 1015-2025 of the Fort Bragg City Council Adopting Coastal Plan Amendment (LCP 1-24), Certified By The Coastal Commission, To (a) Amend Map LU-4 of The Coastal General Plan to Add a Third Plan Area; and (b) Amend Table 2-10 of the CLUDC to Allow a Science Center with a Use Permit in the Public Facilities Zoning District; and (c) Add a Definition of Science Center to the CLUDC; and (d) Amend the General Plan Land Use Map and the Zoning Map To: I) Rezone the Noyo Center Parcel to Public Facilities Zoning District, and II) Rezone the Coastal Trail Parcels to Parks & Recreation Zoning District and III) Rezone the Sherwood Valley Band Of Pomo (SVBP) Parcels as Medium Density Residential Zoning

**Attachments:** [ORD 1015-2025 LCP Amendment](#)

- 5M. [25-299](#) Resolution of the City Council of the City of Fort Bragg Approving Budget Amendment FY 2025/26-01 to Allocate \$58,000 From the Projected FY 2024-25 General Fund Surplus (Unassigned Reserves) to Support Food Bank Services for Fort Bragg Residents

**Attachments:** [RESO Budget Amendment to Support Food Bank](#)

[Att 1 - Exhibit A Budget Amendment FY 2025/26-1](#)

[Att 2 - City Council Ask](#)

[Att 3 - Lay-Offs Budget Cuts Letter](#)

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

### **7. PUBLIC HEARING**

*When a Public Hearing has been underway for a period of 60 minutes, the Council must vote on whether to continue with the hearing or to continue the hearing to another meeting.*

- 7A. [25-181](#) Receive a Report, Hold a Public Hearing for Disclosure of Accomplishments and Closeout of Activities Funded by Community Development Block Grant (CDBG) 20-CDBG-12092, Accept Certificate of Completion for 2021 Water Meter Replacement Project (WTR-00020), and Direct City Clerk to File Notice of Completion

**Attachments:** [Staff Report](#)

[Att 1 - Notice of Completion](#)

[Att 2 - Certificate of Completion](#)

[Att 3 - NOPH](#)

- 7B. [25-273](#) Receive a Report, Hold a Public Hearing, Receive Planning Commission's Recommendation, and Consider Adopting a Resolution Recommending that the City Council Approve Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development

**Attachments:** [Staff Report 1151 S Main Street](#)  
[Att 1 - Resolution - 1151 S Main Street - 83 Unit Mixed](#)  
[Att 2 - 1151 South Main Staff Report 3-24-2025](#)  
[Att 3 - Annotated Coastal Commission Appeals](#)  
[Att 4 - Response to Coastal Commission Appeal](#)  
[Att 5 - Project Market and Feasibility Analysis](#)  
[Att 6 - PC15-2025 Resolution](#)  
[Att 7 - Inclusionary Housing Incentives Staff Report 2024](#)  
[Att 8 - Site Photos](#)  
[Att 9 - Site Plan](#)  
[Att 10 - Project Elevations and Floor Plans](#)  
[Att 11 - Project Colors and Materials](#)  
[Att 12 - Accessory Buildings and Fencing](#)  
[Att 13 - Lighting Plan](#)  
[Att 14- Landscaping Plan](#)  
[Att 15 - 1151 S Main Firefighting plan](#)  
[Att 16 - Civil Plans](#)  
[Att 17 - Fort Bragg Traffic Study Memo](#)  
[Att 18 - Traffic Engineer's email Re 4-way Stop](#)  
[Att 19 - Appellant Attorney Letter with City Response](#)  
[Att 20 - Public Comment](#)  
[Att 21 - NOPH 1151 S Main Street](#)  
[Att 22 - Fort Bragg Three-Way Stop Study Memo](#)  
[Public Comment](#)

- 7C.** [25-250](#) Receive a Report, Hold a Public Hearing, Receive Planning Commission's Recommendation and Introduce, By Title Only, and Waive Further Reading of Ordinances:
- 1) Ordinance 1016-2025 Amending Division 17 of the Fort Bragg Municipal Code (CLUDC 5-25) to Amend Chapter 17.71.050 - Design Review to Make Design Review for Multifamily Projects a Ministerial Process Subject to Objective Requirements per the Housing Accountability Act; Statutory Exemption 15265
  - 2) Ordinance 1017-2025 Amending Division 18 of the Fort Bragg Municipal Code (ILUDC 5-25) to Amend Chapter 18.71.050 - Design Review to Make Design Review for Multifamily Projects a Ministerial Process Subject to Objective Requirements per the Housing Accountability Act; Categorical Exemption 15061(b)(3)
- And Consider Adoption of Resolution of the Fort Bragg City Council to Adopt Objective Standards for Multifamily Development in the Citywide Design Guidelines; Categorical Exemption 15061(b)(3)

**Attachments:** [Staff Report - Pro-Housing Design Review](#)  
[Att 1 - ORD 1016-2025 CLUDC Design Review](#)  
[Att 2 - ORD 1017-2025 ILUDC Design Review](#)  
[Att 3 - RESO Adopt Objective Standards for Multifamily Development](#)  
[Att 4 - Objective Design Standards for Multifamily Design Guidelines 2025](#)  
[Att 5 - PC12-2025 Resolution Recommendation to Adopt Objective Standards fr](#)  
[Att 6 - NOPH Design Review Multi-Family](#)

## **8. CONDUCT OF BUSINESS**

- 8A.** [25-296](#) Receive Report and Consider Resolution of the City Council of the City of Fort Bragg Approving Budget Amendment 2025/26-02 to Increase the FY 2025-26 Allocation to the Humane Society From \$30,000 to \$60,000 to Maintain Animal Care and Shelter Services for the City of Fort Bragg and Provide Direction on the One-Time Funding Increase of \$40,000

**Attachments:** [Staff Report](#)  
[Att 1 - RESO Budget Amendment Humane Society](#)  
[Att 2 - Exhibit B Budget Amendment 2025/26-2](#)

- 8B.** [25-289](#) Receive Report and Consider Authorizing the City Manager to Approve the Increase in Cost for Tribal Monitoring for the Raw Water Line Replacement Project, Project WTR-00016, Amount Not To Exceed \$60,539

**Attachments:** [Staff Report Tribal Monitoring](#)  
[Att 1 - RESO 4822-2024](#)

- 8C. [25-267](#) Receive Report and Consider Adoption of City Council Resolution Approving Budget Amendment and Acceptance of a Grant from the Cannabis Tax Fund Grant Program for the Purchase of an All-Electric Utility Task Vehicle and Special Detail Personnel Costs

**Attachments:** [Staff Report CTFGP Grant Acceptance](#)  
[Att 1 - RESO - CTFGP Grant Acceptance](#)  
[Att 2 - FY25-26 CTFGP Intent to Award - CO Fort Bragg PD](#)  
[Att 3 - FY25-26 CTFGP Grant Agreement - City of Fort Bragg PD](#)  
[Att 4 - Fiscal Tax Payor ID Form](#)  
[Att 5 - Quick-Reference Guide](#)

- 8D. [25-288](#) Receive Report and Consider Adoption of City Council Resolution Authorizing the City Manager to Execute Agreement with Lumos & Associates for Pump Station Redesign for the Raw Water Line Replacement Project, Project WTR-00016, Amount Not To Exceed \$198,600; Categorical Exemption 15061(b)(3)

**Attachments:** [Pump Station Contract Report](#)  
[Att 1 - RESO Pump Station with Lumos](#)  
[Att 2 - Lumos Proposal](#)

**9. CLOSED SESSION**

**ADJOURNMENT**

*The adjournment time for all Council meetings is no later than 10:00 p.m. If the Council is still in session at 10:00 p.m., the Council may continue the meeting upon majority vote.*

**NEXT REGULAR CITY COUNCIL MEETING:  
6:00 P.M., MONDAY, AUGUST 11, 2025**

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 July 9, 2025.

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Diana Paoli  
City Clerk

**NOTICE TO THE PUBLIC:**

**DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:**

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection upon making reasonable arrangements with the City Clerk for viewing same during normal business hours.*
- *Such documents are also available on the City of Fort Bragg's website at <https://city.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).*