



# City of Fort Bragg

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

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Wednesday, April 10, 2024

6:00 PM

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

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### 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: Apr 10, 2024 06:00 PM Pacific Time (US and Canada)*

*Topic: Planning Commission*

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

*<https://us06web.zoom.us/j/87286064154?pwd=oAwkkBll6VVLS57hs8Tu6AWn89SXfA.SJl4Ea8NW6lfbc2l>*

*Passcode: 280037*

*Or One tap mobile :*

*+16694449171,,87286064154#,,, \*280037# US*

*Or Telephone:*

*Dial(for higher quality, dial a number based on your current location):*

*+1 669 444 9171 US*

*Webinar ID: 872 8606 4154*

*Passcode: 280037*

*International numbers available: <https://us06web.zoom.us/j/87286064154?pwd=oAwkkBll6VVLS57hs8Tu6AWn89SXfA.SJl4Ea8NW6lfbc2l>*

*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. [24-686](#)** Approve Minutes of the December 13, 2023 Planning Commission Meeting

**Attachments:** [12132023 PC Minutes](#)

- 4B. [24-689](#)** Approve Minutes of the January 10, 2024 Planning Commission Meeting

**Attachments:** [01102024 PC Minutes](#)

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

## **6. PUBLIC HEARINGS**

- 6A. [24-614](#) Receive a Report, Continue a Public Hearing, and Consider Approval of Coastal Development Permit 2-23 (CDP 2-23), Design Review 3-24 (DR 3-24), Sign Permit 2-24 (SP 2-24), and Variance 1-24 (VAR 1-24), proposing to remodel an existing 1,536 SF convenience store with an addition of 447 SF into a 1,809 SF convenience store; install 660 SF of new landscaped area; replace and expand an existing gas station canopy; replace gas dispensing units; and replace existing canopy signs and monument sign face located at 105 South Main Street.

**Attachments:** [Eel River Staff Report 4.10.2024](#)

[Attachment 1 - Existing Site Plan for 105 S Main St Gas Station](#)

[Attachment 2 - Proposed Site Plan for 105 S Main St Gas Station](#)

[Attachment 3 - Landscaping Plan for 105 S Main St Gas Station](#)

[Attachment 4 - Canopy Elevation for 105 S Main St Gas Station](#)

[Attachment 5 - Proposed Floor Plan 105 S Main St Gas Station](#)

[Attachment 6 - Proposed Elevations for 105 S Main St Gas Station](#)

[Attachment 7 - 3D Elevations for 105 S Main St Gas Station](#)

[Attachment 8 - Lighting Plan for 105 S Main St Gas Station](#)

[Attachment 9 - Existing Building Elevations & Floor Plan](#)

[Attachment 10 - Trash Enclosure and Details](#)

[Attachment 11 - PC Resolution](#)

[Public Hearing Notice 105 S. Main](#)

[Newspaper Public Hearing Notice 105 S. Main](#)

[Public Comment 24-614](#)

**6B. [24-678](#)**

Receive a Report, Continue a Public Hearing, and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that the City Council Amend Chapter 18.42.175 - "Tiny Homes", of Division 18 of the Fort Bragg Municipal Code to Modify Regulations and Standards for Tiny Homes; Approve Mitigated Negative Declaration

Receive a Report, Continue a Public Hearing, and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that the City Council Submit an LCP Amendment Application to the Coastal Commission to Amend Chapter 17.42.175 - "Tiny Homes", of Division 17 of the Fort Bragg Municipal Code, to Modify Regulations and Standards for Tiny Homes; Approve Mitigated Negative Declaration

**Attachments:** [Tiny Homes Staff Report 4-10-2024](#)

[Attachment 1 - Tiny Home Ordinance ILUDC 4-10-2024](#)

[Attachment 2 - Tiny Home Ordinance CLUDC 4-10-2024](#)

[Attachment 3 - Tiny Home Consistency Analysis 10-31-2023](#)

[Attachment 4 - Track Changes New Compared with Existing Ordinance](#)

[Attachment 5 - Appendix Q of the UBC - Tiny Houses](#)

[Public Comment 24-678](#)

**6C. [24-679](#)**

Receive a Report, Continue a Public Hearing, and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that the City Council Repeal Chapter 18.42.110 "Mobile Home Parks" of Division 18 of the Fort Bragg Municipal Code and Replace it with Chapter 18.42.110 "Tiny Home Communities" to Establish Standards for Tiny Home Communities; Approve Mitigated Negative Declaration.

Receive a Report, Continue a Public Hearing, and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that the City Council Submit an LCP Amendment Application to the Coastal Commission to Repeal Chapter 17.42.110 "Mobile Home Parks" of Division 17 of the Fort Bragg Municipal Code and Replace it with Chapter 17.42.110 "Tiny Home Communities" to Establish Standards for Tiny Home Communities; Statutory Exemption.

**Attachments:** [Tiny Home Communities Staff Report 4-10-2024](#)

[Attachment 1 - Photo Illustrations](#)

[Attachment 2 - Tiny Home Community ILUDC 4-10-2024](#)

[Attachment 3 - Tiny Home Community CLUDC 4-10-2024](#)

[Attachment 4 - Consistency Analysis 10-31-2023](#)

[Public Comment 24-679](#)

**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 April 5, 2024.

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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).