



# City of Fort Bragg

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

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Wednesday, April 16, 2025

6:00 PM

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

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### Special Meeting

#### 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.*

*Join from PC, Mac, iPad, or Android:*  
<https://us06web.zoom.us/j/85809312855>

*Phone one-tap:*  
+16694449171,,85809312855# US  
+12532050468,,85809312855# US

*Join via audio:*  
+1 669 444 9171 US

*Webinar ID: 858 0931 2855*  
*International numbers available: <https://us06web.zoom.us/j/85809312855>*

*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. [25-85](#)** Approve Minutes of the March 12, 2025 Planning Commission Meeting

**Attachments:** [03122025 PC Minutes](#)

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

## **6. PUBLIC HEARINGS**

- 6A.** [25-95](#) Memorandum Regarding a Coastal Development Permit 1-25 (CDP 1-25), Design Review 1-25 (DR 1-25), Use Permit 1-25 (UP 1-25) and Sign Permit 2-25 (SP 2-25) for a Proposed 49-Unit Senior Housing Project Located at 860 Hazelwood (APN 018-210-29). Statutorily exempt from CEQA pursuant to section 15332 - Class 32 In-Fill Development Projects and 15192 Infill Housing Development.

**Attachments:** [Public Hearing Postponement Memo](#)

[Att. 1 - Hazelwood Housing Incentives Staff Report 2-24-2025](#)

[Att. 2 - Site Plan, Sign Plan](#)

[Att. 3 - Floor Plans](#)

[Att. 4 - Community Center Plan](#)

[Att. 5 - Project Elevations](#)

[Att. 6 - Project Renderings](#)

[Att. 7 - Colors and Materials](#)

[Att. 8 - Preliminary Landscape Plan](#)

[Att. 9 - Lighting Plan](#)

[Att. 10 - Civil Plans](#)

[Att. 11 - Stormwater Management Plan](#)

[Att. 12 - Geotechnical Report](#)

[Att. 13 - Public Hearing Notice 860 Hazelwood 4-16-25 PC](#)

- 6B.** [25-96](#) Receive a Report, Hold a Public Hearing, and Consider Approval of a Request to Subdivide an Existing 12,000 SF Undeveloped Parcel Into Two Parcels of 6,000 SF Each. Categorically Exempt From CEQA Under Section 15315 Minor Land Divisions

**Attachments:** [Staff Report for 104 Dana St. Minor Subdivision](#)

[Att. 1 - Parcel Map Division #1-10](#)

[Att. 2 - Grading Permit](#)

[Att. 3 - Tentative Map](#)

[Att. 4 - Public Works Comment Memo](#)

[Att. 5 - Pryor Development Permit and Conditions](#)

[Att. 6 - Resolution for DIV 1-24, 104 Dana St.](#)

[Att. 7 - Notice of Exemption](#)

[Att. 8 - Public Hearing Notice DIV 1-24](#)

[Att. 9 - Public Comment](#)

[104 Dana - Minor Subdivision Presentation](#)

## **7. CONDUCT OF BUSINESS**

