



City of Fort Bragg

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

Wednesday, August 14, 2024

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.

When: Aug 14, 2024 06:00 PM Pacific Time (US and Canada)

Topic: Planning Commission Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/88091126942>

Or One tap mobile :

+16694449171,,88091126942# US

+17193594580,,88091126942# US

Or Telephone:

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

+1 669 444 9171 US

Webinar ID: 880 9112 6942

International numbers available: <https://us06web.zoom.us/j/88091126942>

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.

4A. [24-902](#) Approve the Minutes of the January 31, 2024 Planning Commission Meeting

Attachments: [01312024 PC Minutes](#)

4B. [24-904](#) Approve the Minutes of the February 14, 2024 Planning Commission Meeting

Attachments: [02142024 PC Minutes](#)

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

6. PUBLIC HEARINGS

- 6A. [24-881](#) Receive Report, Conduct a Public Hearing, and Consider Approval of a Use Permit 6-24 (UP 6-24), Design Review 20-22 (DR 20-22), Variance (VAR 3-24) and Sign Permit 13-24 (SP 13-24) to Construct a New 3805 sf Restaurant at 102 S. Main St. Categorically Exempt from CEQA-15061(b)(3) known as the “common sense exemption,” and 15332 - Class 32 In-Fill Development Projects.

Attachments: [Staff Report - Cafe 1 8-14-2024](#)

[Att 1 - Cafe 1 PC Resolution](#)

[Att 2 - Cafe 1 Site Plan](#)

[Att 3 - Cafe 1 Floor Plan](#)

[Att 4 - Cafe 1 Building Elevations](#)

[Att 5 - Cafe 1 Lighting Plan](#)

[Att 6- Cafe 1 Solar Panel and Roof Plan](#)

[Att 7 - Cafe 1 Sign Design Building Colors & Mural](#)

[Att 8 - Cafe 1 NOPH](#)

[Att 9 - Cafe 1 NOE](#)

[Public Comment 24-881](#)

- 6B. [24-829](#) Receive Report, Conduct a Public Hearing, and Consider Approval of 1) a Local Coastal Plan Amendment 1-24 (LCP 1-24), Coastal Development Permit 4-24 (CDP 4-24), Design Review 3-24 (DR 3-24), Use Permit 7-24 (UP 7-24) and Sign Permit 12-24 (SP 12-24) to 1) change a map of the Coastal General Plan to establish a new Plan Area on the Mill Site and to change the zoning for parcels within that Plan Area; and 2) entitle a 2,400 square foot La-bone-atory, and associated access road, sewer and water lines and parking spaces, once the LCP amendment is approved by the Coastal Commission at 331 Jere Melo St. (APN 018-430-15-00). Categorically Exempt from CEQA.

- Attachments:** [Staff Report La-bone-atory 8-14-2024](#)
- [Att 1 - PC Resolution Adopting LCP Amendement 1-24](#)
 - [Att 2 - LCP Amendment Certified LCP Consistency Analysis](#)
 - [Att 3 - Prior Land Use Plans](#)
 - [Att 4 - PC Resolution La-bone-atory](#)
 - [Att 5 - Site Plan](#)
 - [Att 6 - Elevations and Floor Plan](#)
 - [Att 7 - Landscaping Plan](#)
 - [Att 8 - La-bone-atory Sign](#)
 - [Att 9 - Paint and roofing color swatches](#)
 - [Att 10 - Lighting Plan and Fixtures](#)
 - [Att 11 - Noyo Marine Center Bio Report Final](#)
 - [Att 12 - WRA Mill Site Delin Map](#)
 - [Att 13 - NOPH LaBoneAtory](#)
 - [Public Comment 24-829](#)

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 Friday, August 9, 2024.

Maria Flynn

 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 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).