



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, May 26, 2021

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

Chair Logan called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 5 - Commissioner Nancy Rogers, Commissioner Stan Miklose, Vice Chair Jay Andreis, Commissioner Michelle Roberts, and Chair Jeremy Logan

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

(1) Public comments on non-agenda items were received via Zoom from Jacob Patterson, Andrew Jordan, Judy Valadao, Annemarie Weibel, Jay McMartin Rosenquist, David Gurney, and Mary Rose Kaczorowski. (2) No comments received on Consent Calendar.

2. STAFF COMMENTS

Assistant Director O'Neal gave a brief summary of upcoming meetings and items to be heard by the Planning Commission. On June 2, the Formula Business Ordinance is coming before the Planning Commission. There are currently no items scheduled for June 9, nor later in the month, but there may be a use permit for changing a commercial structure into a single family residence. Assistant Director O'Neal also commented on noticing and public comment for this meeting.

3. MATTERS FROM COMMISSIONERS

- Commissioner Rogers wanted to know if there is anything that needs to be considered from the public comments in terms of the legality of proceeding with the hearing. City Attorney Collins affirmed that the planning commission is able to properly hold this hearing tonight.
- Commissioner Miklose asked for an update on the appeal to the Planning Commission decision on the Caltrans project and an update on the STIP project. Assistant Director O'Neal provided the update.
- Commissioner Roberts expressed concern about the serious water crisis in Fort Bragg due to the drought and encourages decision makers to keep this in the forefront of their minds.
- Chair Logan encouraged persons sending public comments, to do so early and to provide links for large documents to cut down on the volume of public comments.

4. CONSENT CALENDAR

A motion was made by Commissioner Miklose, seconded by Commissioner Rogers, that these minutes be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Rogers, Commissioner Miklose, Vice Chair Andreis, Commissioner Roberts and Chair Logan

4A [21-260](#) Approval of the Minutes of May 19, 2021

Attachments: [Minutes of May 19, 2021](#)

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

6. PUBLIC HEARINGS

6A [21-249](#) Receive Report, Conduct Public Hearing, and Consider Adoption of Resolution Approving Coastal Development Permit 8-19 (CDP 8-19), Design Review 1-19 (DR 1-19), Parcel Merger 1-19 (MGR 1-19), and adopting the Mitigated Negative Declaration (SCH: 2021010142) for a Grocery Outlet at 825, 845, 851 South Franklin Street

Attachments: [05262021 Grocery Outlet Report](#)

[ATT 2 - Site Plans](#)

[ATT 3 - Civil Plans](#)

[ATT 4 - Signage Plan](#)

[ATT 5 - CEQA Initial Study](#)

[ATT 6 - CEQA Public Comments](#)

[ATT 7 - Wetland Report](#)

[ATT 8 - Parcel Merger Submittal](#)

[ATT 9 - Caltrans Correspondence](#)

[ATT 10 - Approval Resolution](#)

[Att 11 - Public Comment - Part 1](#)

[Att 11 - Public Comment - Part 2](#)

[Att 11 - Public Comment - Part 3](#)

[Att 11 - Public Comment - Part 4](#)

[Att 11 - Public Comment - Part 5](#)

[Att 11 - Public Comment - Part 6](#)

[ATT 12 - Presentation Power Point](#)

Chair Logan opened the Public Hearing at 6:30 PM. Commissioner Miklose recused himself

from the matter and left the meeting as a panelist. City contract planner Turner presented the prepared report on the Grocery Outlet project to the commission. The commissioners asked clarifying questions and the applicant's representatives were also available to respond to questions.

PUBLIC COMMENT:Public comments made in person and in favor of the project:

Victoria Biddle, Cheryl Schuessler, Anthony Grim, Julio Segura, Scott Garcia, Catherine Garcia, Lucille Patricia, Karen Gallo, Tyler Buschbacher, Tabetha Connell, Tasha Stuckey, Shirley Trammel, Taylor Brisbee, Valerie Spake, and Cole.

Public comments made via Zoom and in favor of the project:

Michelle Norvell, Andrew Jordan, Anali Caraballo, Paul Clark, Ingrid Noyes, Judy Valadao, Rahsaan Freese, Clara Shook, Amanda Friscia, Marianne McGee, and Deborah Shook.

Public comment made via Zoom and in favor but with certain corrections:

Jacob Patterson.

Public comment made in person and opposing the project:

Margaret Paul.

Public comments made via Zoom and opposing the project:

Mary Rose Kaczorowski and Annemarie Weibel.

Neutral public comments made via Zoom:

Gabriel Quinn Maroney, and Jay McMartin-Rosenquist.

Following public comment, commissioners asked further clarification questions which were addressed by applicant representatives and staff. Questions concerned the following issues: 2016 CBC referenced but should be 2019 code, rear and side setbacks appear different from code, orientation of building, loading area screening, bike rack locations, rooftop for mechanical screening, inadequate visibility at corner of South and Franklin, bike rack drawing contradictions, plans for parts of windows called "solid windows", fencing, color board which was not included in packet, wood paneling for trim work, composite wood paneling, plans for a generator, definition of locally owned and operated, screening process, and financial agreement, inconsistencies with the sign plan, and location of charging stations.

Chair Logan closed the Public Hearing at 8:45 P.M.

DISCUSSION:

Under deliberation, commissioners discussed the following issues and concerns:

In person attendance vs. challenges with hybrid meeting; planning decisions are made based allowable uses and plan consistency; fish scales on east elevation; tables in front of building; traffic issues at the South St. and South Franklin St. and Harbor Dr. and South Franklin St. intersections; blue water views; concerns about analyses with regards to water, trees, water quality, traffic, visual resources, parking location, and permeable pavement materials; local ownership; concerns about uniformity of the building; preference to preserve the character of Fort Bragg through architecture; the orientation of the building on the lot; concerns about safety pedestrian crossing; signage colors, size, lighting, and setback; and the proposed color of the building.

Commissioner Roberts made a motion to continue the meeting to a date certain of June 9, 2021. Vice Chair Andreis seconded the motion, and the motion passed by the following vote:

Aye: 4 - Commissioner Rogers, Vice Chair Andreis, Commissioner Roberts and Chair Logan

Recuse: 1 - Commissioner Miklose

7. CONDUCT OF BUSINESS

None.