

RESOLUTION NO. *PC* -2022

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION FOR APPROVAL OF USE PERMIT 1-22 FOR A WINE BAR AND STORE AT 142 E. LAUREL STREET

WHEREAS, there was filed with this Commission a verified application on the forms prescribed by the Commission requesting approval of a Use Permit under the provisions of Chapter 18 Article 7 of the Inland Land Use Development Code to permit the following Use:

Operate a wine bar and store at 142 E. Laurel Street.

On that certain property described as follows:

Assessor's Parcel No. 008-152-10, as shown on the Fort Bragg Parcel Map and addressed as 142 E. Laurel Street.

WHEREAS, the Planning Commission upon giving the required notice did, on the 25th day of May, 2022, conduct duly noticed public hearing as prescribed by law to consider said application; and

WHEREAS, the public hearing included evidence establishing the following:

1. The applicant is requesting approval of a Use Permit to allow for the operation of a wine bar and store at 142 E. Laurel St.
2. Findings necessary for approval of a use permit are as follows:
 1. The proposed use is consistent with the General Plan and any applicable specific plan;
 2. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Development Code and the Municipal Code;
 3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
 4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.
 5. The proposed use complies with any findings required by § 18.22.030 (Commercial District Land Uses and Permit Requirements).

3. Pursuant to Section 15303 of the California Environmental Quality Act (CEQA), the proposed project is Categorical Exempt (Class 3, Conversion of Small Facilities) in that it consists of a minor change of use and no alterations to the existing structure.

NOW, THEREFORE, BE IT RESOLVED that the Fort Bragg Planning Commission makes the following findings and determinations for this Use Permit 1-22 to allow for the operation of a wine bar and store at 142 E. Laurel St.:

1. *The proposed use is consistent with the General Plan and any applicable specific plan.*

The proposed project, as conditioned is consistent with Land Use Policies LU-3.1 and 3.6, Public Facilities Policy PF-1.1, Public Facilities Program PF-1.2.1, Public Facilities Policy PF-2.1, Public Facilities Program PF-2.2.5, Circulation Policy C-3.3, Community Design Policy CD-2.5, Noise Policy N-1.2, Safety Policy SF-5.1, Sustainability Policy S-1.1, Safety Program SF-7.1.3, and Sustainability Policy S-4.1 and Policy S-3.1 and does not conflict with any General Plan goals, policies, or programs per the analysis incorporated herein by reference to the project staff report, dated May 25, 2022.

2. *The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Development Code and the Municipal Code.*

A bar/tavern is an allowable use with a Use Permit in the Central Business District. As allowed under discretionary approval of the parking in-lieu fee, the proposed project complies with the provisions of the Development Code and the Municipal Code per the analysis incorporated herein by reference to the project staff report, dated May 25, 2022.

3. *The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.*

The proposed use is a wine bar and shop that will cater to visitors and locals. Per the analysis incorporated herein by reference to the project staff report, dated May 25, 2022, the operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.

4. *The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste*

collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.

The proposed project is a wine bar/store in the downtown CBD zoning district. It will be situated with other retail businesses, restaurants, and cafes and will have similar operating hours and conditions as other retail operations in the vicinity. Thus, as conditioned and per the analysis incorporated herein by reference to the project staff report, dated May 25, 2022 the proposed site is physically suitable in terms of design, location, shape, size, operating characteristics and will not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.

5. *The proposed use complies with any findings required by § 18.22.030 (Commercial District Land Uses and Permit Requirements). ILUDC §18.22.030(C)(3) CBD (Central Business District) district requires that the use complements the local, regional and tourist-serving retail, office and services functions of the CBD, and will not detract from this basic purpose of the CBD. Uses proposed for the intense pedestrian-oriented retail shopping areas of the CBD, which include the 100 blocks of East and West Laurel Street, the 300 block of North Franklin Street*, and the 100 and 200 blocks of Redwood Avenue, shall be limited to pedestrian-oriented uses on the street-fronting portion of the building.*

Per the analysis incorporated herein by reference to the project staff report, dated May 25, 2022, the proposed project complements the local, regional, and tourist-serving retail, office and services function of the CBD and will not detract from this basic purpose of the CBD.

BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission does hereby approve Use Permit Application 1-22 to allow the operation of a wine bar and store at 142 E. Laurel Street subject to the following conditions:

Standard Conditions

1. This action shall become final on the 11th day following the decision unless an appeal to the City Council is filed pursuant to ILUDC Chapter 18.92 - Appeals.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the ILUDC.

3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 100 feet of the discovery; and 2) notify the Director of Public Works within 24 hours of the discovery. Evidence of an archaeological site may include, but is not necessarily limited to shellfish, bones, flaked and ground stone tools, stone flakes produced during tool production, historic artifacts, and historic features such as trash-filled pits and buried foundations. A professional archaeologist on the list maintained by the Northwest Information Center of the California Historical Resources Information System or Listed by the Register of Professional Archaeologists shall be consulted to determine necessary actions.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - (a) That such permit was obtained or extended by fraud.
 - (b) That one or more of the conditions upon which such permit was granted have been violated.
 - (c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.
 - (d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Inland Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with ILUDC Subsection 18.76.070 (B).
9. The Standard and Special Conditions of Approval shall be incorporated and printed in the Construction Plans submitted at the time of building permit application.
10. Applicant shall indemnify, hold harmless, and defend the City of Fort Bragg against any claim brought against the City stemming from the City's approval of this project.

Special Conditions

1. Any new sinks, toilets, or plumbing fixtures must be low-flow or have other water conservation measures to minimize the use of the City's potable water.

2. The proposed project shall comply with the requirements in the Fort Bragg Fire Department letter dated May 18, 2022.
3. Hours of operations shall not begin before 10:30 am and shall not operate after 10:00 pm.
4. Beverages sold on site shall be limited to wine, beer, cider, hard and similar beverages. The sale of distilled spirits is not allowed.
5. If amplified music is played it shall not exceed 75 decibels from the sidewalk in the front of the building and may not be played after 10:00 pm. Doors and windows shall remain closed while amplified music is playing.

NOW, THEREFORE, BE IT FURTHER RESOLVED that pursuant to all the evidence presented, both oral and documentary, and further based on the findings and conditions, Use Permit 1-22 is approved subject to the provisions of the City of Fort Bragg Municipal Code Title 18 Inland Land Use Development Code.

The above and foregoing Resolution was introduced by Commissioner , seconded by Commissioner , and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 25th day of May, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

DATE: May 25, 2022

Jeremy Logan
Planning Commission, Chair

ATTEST:

Sarah Peters, Administrative Assistant
Community Development Department