



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Minutes Planning Commission

Wednesday, October 23, 2019

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

Chair Rogers called the meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 4 - Chair Nancy Rogers, Vice Chair Stan Miklose, Commissioner Michelle Roberts, and Commissioner Jeremy Logan

Absent 1 - Commissioner Jay Andreis

1. APPROVAL OF MINUTES

1A. [19-464](#)

Approve the Minutes of September 25, 2019.

A motion was made by Vice Chair Miklose, seconded by Commissioner Roberts, that these Minutes be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Andreis

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

3. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

Commissioner Roberts disclosed that she has met with City Staff to discuss the findings for this project. Chair Rogers states that she has also met with City Staff to discuss the findings.

4. PUBLIC HEARINGS

4A. [19-462](#)

Continue Public Hearing and Consider Approval and Adoption of Resolution To Deny Coastal Development Permit 9-18 (CDP 9-18), Design Review Permit 3-18 (DR 3-18) and Subdivision 1-18 (DIV 1-18) to Create Two Parcels and Construct a 7,500 SF Retail Store with Associated Infrastructure and Improvements at 1151 S Main Street

Chair Rogers continued the Public Hearing, Assistant Planner McCormick read a memo summarizing actions on Item that occurred during on meeting of September

23, 2019. McCormick referenced a letter submitted by the applicant, Mitch Bramlitt, dated October 23, 2019 and recommended Commissioners grant the applicants request to continue the public hearing to a date certain, so the applicant could be present.

The applicant's agent, LACO Associate Senior Project Manager, Kevin Doble, addressed the Commission from the podium to reiterate the applicant's request to continue the public hearing in order for the AutoZone team to be present as they were unable to attend this meeting. Furthermore, Doble stated the applicant's willingness to modify project to address Planning Commissions concerns and requested Chair Rogers appoint an ad hoc committee to work together. No action was taken to create such an ad hoc committee.

PUBLIC COMMENT:

Jamie Peters spoke in opposition of Auto Zone and the detriment that this project would have on local businesses and the local economy.

Bruce Graves spoke in opposition to Auto Zone project and suggested the Planning Commission deny the project.

Leslie Kashiwada stated that the special meeting City Council will hold on October 24, 2019 will lay the foundation for decision makers regarding future development of franchise businesses. Kashiwada also spoke about inadequacies of the Traffic portion contained in the project's MND.

David Gurney spoke in opposition to the Auto Zone project; he stated the story poles are inadequate and that the Planning Commission should deny the project.

Annemarie Weibel stated that the traffic study was inadequate for the project, and the project should be denied.

Gabrielle Quinn Maroney stated that the proposed project submission is inadequate and that he is hopeful there will be a unanimous vote by the Commission to deny the project.

Jacob Patterson spoke in favor of adopting the resolution to deny the project and to not continue the Public Hearing to a date certain.

Chair Rogers called a 10 minute recess in order to provide an opportunity for the Commissioners to read the letter submitted by the applicant, as it was received late in the day and not all Commissioners had read it. Chair Rogers called the meeting back to order at 6:40 pm. Commissioners individually stated whether they wished to continue the public hearing or move forward with deliberations and a decision. Commissioners unanimously opted to not grant the request to continue meeting to a date certain. Chair Rogers closed the Public Hearing at 6:48 PM.

A motion was made by Commissioner Logan, seconded by Commissioner Roberts, that this Planning Resolution to deny Coastal Development Permit 9-18 (CDP 9-18), Design Review Permit 3-18 (DR 3-18) and Subdivision 1-18 (DIV 1-18) to

Create Two Parcels and Construct a 7,500 SF Retail Store with Associated Infrastructure and Improvements at 1151 S Main Street be adopted. The motion carried by the following vote:

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

Absent: 1 - Commissioner Andreis

Enactment No: RES PC08-2019

5. CONDUCT OF BUSINESS

None.

6. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

Commissioner Logan asks about the recruitment for a new Community Development Director. Assistant McCormick reports that the job has posted. Assistant Planner McCormick states that the Avalon Hotel submitted an application.

Chair Rogers requested information on story pole requirements to talk about at the next meeting. Commissioner Roberts congratulates the city for the birthday celebration.

ADJOURNMENT

Chair Rodgers adjourned the meeting at 6:51 PM.

Nancy Rogers, Chair

Joanna Gonzalez, Administrative Assistant

IMAGED (_____)