



# City of Fort Bragg

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

## Meeting Minutes - Draft Planning Commission

---

Wednesday, December 18, 2013

6:00 PM

Town Hall, 363 N. Main Street

---

### MEETING CALLED TO ORDER

Chair Hoyle called the meeting to order at 6:01 PM.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present** 5 - Chair Derek Hoyle, Vice Chair Jamie Peters, Commissioner Mark Hannon, Commissioner Teresa Rodriguez (arrived late), and Commissioner Sage Statham

### APPROVAL OF MINUTES

November 13, 2013 minutes

**A motion was made by Commissioner Hannon, seconded by Vice Chair Peters, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 4 - Chair Hoyle, Vice Chair Peters, Commissioner Hannon and Commissioner Statham

**Absent:** 1 - Commissioner Rodriguez

### PUBLIC COMMENTS ON NON-AGENDA ITEMS

*None.*

### 1. PUBLIC HEARINGS

- A.** Receive Report, Conduct Public Hearing, and Consider Adopting Planning Commission Resolution Approving Coastal Development Permit 5-2013 (CDP 5-2013), Design Review 5-2013 (DR 5-2013), Use Permit 4-2013 (UP 4-2013), Lot Line Adjustment 1-2013 (LLA 1-2013) and Mitigated Negative Declaration; Robert Affinito (owner); Walnut Main Group (Applicant); 825 & 845 South Franklin Street (APN 018-120-49 & 018-120-48). Applicant seeks permits for conversion of 11,000 square feet of an existing office building to retail space (tenant: Dollar Tree). The remaining 5,523 sf of the building is not currently proposed for occupancy. A new loading zone and parking area are proposed on an undeveloped lot to the south of the building to serve the proposed retail store and to provide future parking for the unoccupied 5,523 sf portion of building. A use permit is requested for modification to loading area requirements. A lot line adjustment is proposed to eliminate the lot line between the two subject parcels and merge the lots.

Assistant Planner Spade reviewed the Agenda Item Summary Report and answered questions from the Commissioners regarding parking and loading zones.

Chair Hoyle opened the public hearing at 6:14 p.m.

Applicant Robert Affinito spoke in support of his application for change of use from office building to retail store at 825 South Franklin Street. He stated he will comply with all ten special conditions recommended by Staff. Mr. Affinito said the Dollar Tree store will not have a substantial negative effect on local stores. He pointed out the favorable impact the Dollar Tree will have on young people by offering entry level jobs. He presented petitions with over 300 signatures in favor of the project.

Betty Lozano-Bates stated she would like to see a Dollar Tree store in Fort Bragg so she would not have to travel to Willits or Ukiah to purchase items that are too expensive to buy at Safeway or Rite Aid in Fort Bragg.

Vicki Hayes presented petitions with over 160 signatures in support of a Dollar Tree store in Fort Bragg.

Alice Chouteau asked the Planning Commission to deny the application.

Jacqueline Caine spoke in favor of the project and said that for people with low income, a Dollar Tree store is important in order to survive.

Ralph Ascencio said it is difficult for retired persons living on a fixed income to make ends meet and he hoped Fort Bragg would not become "Carmelized" like Mendocino, because it is too expensive to shop there.

Evan Dick was opposed to the project, stating that it is a bad location for such a store and the loading zone would be a problem.

Douglas Chouteau read a statement from Peter Lit regarding the negative impact a Dollar Tree store would have on the Fort Bragg economy. He stated that Dollar Tree products have a proven record of being diluted and cheaply made.

Tammy Davis pointed out that many of the items sold in Dollar Tree stores are made from fossil fuel, which is not a sustainable resource. She urged Fort Bragg to use the resources we have to make the things we need to sustain ourselves.

Chair Hoyle closed the public hearing at 6:44 p.m. and asked for discussion amongst the Commissioners.

Commissioner Hannon stated he is opposed to the project because of the change of use. Commissioner Peters said the location is an issue because of the proximity to the Coast Clinic and the hospital's Emergency Room. She was concerned that customers going in and out of the Dollar Tree parking lot might not be looking out for ambulance and emergency vehicle traffic. Commissioner Rodriguez was also against the project because of the proximity to the hospital and the narrowness of streets. Commissioner Statham said he did not feel the Dollar Tree would hurt local businesses, but was opposed to the location. Chair Hoyle mentioned that Social Services, the previous occupants of the building, had a lot of traffic going in and out of their parking lot and it was not a problem. Assistant Planner Spade said that Public Works determined that the amount of increased traffic at that location would not be significant enough to require a traffic study.

**Moved by Peters, seconded by Statham to adopt a resolution denying permits for the Dollar Tree Store.**

**Aye:** 4 - Vice Chair Peters, Commissioner Hannon, Commissioner Rodriguez and Commissioner Statham

**No:** 1 - Chair Hoyle

- B.** Receive Report and Consider Adoption of Planning Commission Resolution Recommending the City Council Adopt a Negative Declaration and Adopt the Fort Bragg Inland Land Use & Development Code

*Community Development Director Jones reviewed the staff report on the Inland Land Use & Development Code (ILUDC) and summarized the changes made to the Code. Discussion was held regarding formula retail stores and use permit requirements. There was general agreement that the Planning Commission should recommend to the City Council that retail spaces of 5,000 square feet or more in commercial districts be required to obtain a use permit.*

**A motion was made by Commissioner Hannon, seconded by Commissioner Statham, that this Planning Resolution be adopted. The motion carried by the following vote:**

**Aye:** 5 - Chair Hoyle, Vice Chair Peters, Commissioner Hannon, Commissioner Rodriguez and Commissioner Statham

## **2. CONDUCT OF BUSINESS**

*None.*

### **Matters from Chair/Commission/Staff**

*Beginning with the next Planning Commission meeting, iPads will be available for all Commissioners who want them. Administrative Assistant Lemos will order iPads for Chair Hoyle, Commissioners Hannon, Peters and Rodriguez. Commissioner Statham will use his own and receive a monthly stipend.*

## **ADJOURNMENT**

*Chair Hoyle adjourned the meeting at 7:17 p.m.*

---

DEREK HOYLE, Chair

---

June Lemos, Administrative Assistant

IMAGED (\_\_\_\_\_)