



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, March 22, 2017

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

Commissioner Rodriguez called the meeting to order at 6PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 5 - Commissioner Stan Miklose, Vice Chair Teresa Rodriguez, Commissioner Curtis Bruchler, Commissioner Nancy Swithenbank, and Commissioner Mark Hannon

1. APPROVAL OF MINUTES

[17-161](#) Approve Minutes of March 8, 2017

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

Aye: 5 - Commissioner Miklose, Vice Chair Rodriguez, Commissioner Bruchler, Commissioner Swithenbank and Commissioner Hannon

2. PUBLIC COMMENTS ON NON-AGENDA

ITEMS None.

3. PUBLIC HEARINGS

3A. [17-139](#) Receive Report, Hold Public Hearing and Adopt Resolution Recommending City Council Adopt Amendments to Title 18 of the Municipal Code (the Inland Land Use and Development Code) and Certify the ILUDC Negative Declaration

Associate Planner Perkins gave report on background of Inland Land Use and Development Code (ILUDC) update and current status describing aims to be more business friendly, consistent, usable, and compliant with state laws. This followed with a question and answer period from the commissioners.

Discussion:

Commissioner Swithenbank stated there are several new planning commissioners and city council members to whom much of this material is very new. Swithenbank asked specific questions about emergency shelter zoning, cannabis manufacturing, school/care taker zoning in industrial zoning, home occupation in commercial districts, design review process, and adding vacation rentals in

Central Business District.

Commissioner Miklose inquired about article 7 change from 10% to 25% for administrative waive by director and where a slaughterhouse is permitted.

Commissioner Bruchler asked about definition of adult daycare.

Commissioner Rodriguez opened the Public Hearing at 7:35 PM

John Scott - owner of 400 N Main Street and spoke in favor of vacation rentals downtown being good for local businesses and vibrant downtown (in effort for public disclosure Swithenbank disclosed previous conversation with speaker about his project).

Commissioner Rodriguez closed the Public Hearing at 7:37 PM

Motion to continue conversation to April 26, 2017 with request for more information on the State Regulatory Fees involved with Cannabis Manufacturing, thinking behind Emergency Shelters in the Office Commercial District and where a Slaughterhouse might be permitted. This decision was also made to allow more time for details of this ILUDC update to be understood.

3B. [17-129](#)

Receive Report, Conduct a Public Hearing, and Consider Approval of a Use Permit (U 1-17) to Convert an Existing Vacant Commercial Property to Mixed Use. Project Components Include a Wellness Clinic, Sauna, Teaching Kitchen, Accessory Retail and Two Residential Units.

Associate Planner Perkins presented staff report including historical uses of building and the activities the business/applicant is requesting to conduct. Mixed use and medical services require a use permit in the highway visitor zoning district. Staff finds project consistent with the CLUDC, is visitor serving and recommends approval of use permit with special conditions.

Discussion:

Swithenbank asks questions of staff regarding timeline and lighting of structures.

Commissioners asked questions of Lisa Deans-Tan (applicant) about details of proposed activities of business and intended use for back residences.

Commissioner Rodriguez opened Public Hearing at 6:25 PM.

Stuart Cohen- lives across alley from proposed business and is concerned about parking in alley and general use of alley for delivery trucks. Alley narrow and doesn't want to be blocked.

Gabriel Maroney - speaks in support of business and approval of up 1-17. Wants fort Bragg to embrace this applicant's project and similar natural medicine practices.

Motion to include all special conditions with the addition to special condition #2 to include lighting on exiting residences.

Commissioner Rodriguez closed Public Hearing at 6:34 PM.

A motion was made by Commissioner Swithenbank, seconded by Commissioner Hannon, that these Planning Staff Report be approved including all Special

Conditions with added verbiage to Special Condition #2 to include lighting for residential units. The motion carried by the following vote:

Aye: 5 - Commissioner Miklose, Vice Chair Rodriguez, Commissioner Bruchler, Commissioner Swithenbank and Commissioner Hannon

4. CONDUCT OF BUSINESS

[4A](#) [17-152](#) General Discussion about General Plan and Land Use and Development Code Regulations and CEQA.

Conduct of Business Item 4A. moved to next Regular Scheduled Meeting of Planning Commission when Director Jones is present.

This Conduct of Business was postponed until next Regularly Scheduled Meeting of Planning Commission when Director Jones is present.

[4B](#) [17-153](#) Select Planning Commission Chair and Vice Chair.

A motion was made by Commissioner Miklose to nominate Commissioner Rodriguez as Chair and Commissioner Hannon as Vice-Chair. Both Rodriguez and Hannon accept nominations. The motion carried by the following vote:

Aye: 5 - Commissioner Miklose, Vice Chair Rodriguez, Commissioner Bruchler, Commissioner Swithenbank and Commissioner Hannon

5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

Commissioner Swithenbank inquired about term of Chair and Vice-Chair positions. Planning Technician McCormick answered the Planning Commission Bylaws state nominations for said positions are voted on annually at the first Regularly Scheduled Meeting of Planning Commission in January, or first thereafter.

ADJOURNMENT

Chair Rodriguez adjourned the meeting at 7:52 PM.