

**From:** [Jacob Patterson](#)  
**To:** [cdd](#); [Peters, Sarah](#)  
**Cc:** [O'Neal, Chantell](#); [sarah.mccormick](#)  
**Subject:** Public Comment -- 7/27/2022 PC Mtg., Item No. 6A  
**Date:** Monday, July 25, 2022 11:11:48 AM

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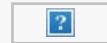
Planning Commission,

I would like to draw your attention to ILUDC § 18.70.030, which clearly requires that all applications for the same project are reviewed concurrently and by the same review authority.

<https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC187/FortBraggLUC1870.html#18.70>

It reads as follows:

## 18.70.030 - Multiple Permit Applications



**A. Concurrent filing.** An applicant for a development project that requires the filing of more than 1 application (e.g., Tentative Map, Use Permit, etc.), shall file all related applications concurrently, together with all application fees required by § [18.70.050](#) (Application Fees), unless these requirements are waived by the Director.

**B. Concurrent processing.** Multiple applications for the same project **shall be processed concurrently**, and shall be reviewed, and approved or disapproved **by the highest review authority** designated by this Development Code for any of the applications (e.g., a project for which applications for Zoning Map amendment and a Use Permit are filed shall have both applications decided by the Council, instead of the Commission acting upon the Use Permit as otherwise provided by Table 7-1). [Emphasis added.]

You should note that this staff report attempts to improperly separate and delegate the Design Review for the exterior modifications of the building to a subsequent staff-level administrative design review in conflict with ILUDC § 18.70.030. One of the reasons for the concurrent processing requirement is that an appeals are also held concurrently otherwise improperly segmented project reviews would have several distinct appeal processes, which is unfair and unnecessarily burdensome to the applicant who would then have to cover the additional expenses for each of those processes rather than a single consolidated process, as is required by the City's own codes.

Who is harmed by this apparently negligent planning work? The applicant. I suspect that this is another example of our underqualified planning staff failing to disclose critical information to the project applicant to his detriment, much like staff's apparent failure to even notify Fort Bragg Transmission that there were Citywide Design Guidelines that applied to his project so he proceeded with a design that was problematic causing avoidable delays.

This project cannot be approved without the concurrent approval of the associated design review by the same review authority (i.e., you, the Planning Commission). I am not commenting on the merits of this project, which I support as a great addition to our CBD, but I certainly object to an improper review process that conflicts with the clear requirements of the ILUDC concerning how permit applications must be processed. This should not be tolerated. Moreover, even if the requested use permit is approved, and I believe it should be approved, such a piecemeal approval would be subject to appeal and reversal on procedural grounds.

Regards,

--Jacob

**From:** [Megan Caron](#)  
**To:** [cdd](#)  
**Subject:** 362 N Franklin st. Use permit  
**Date:** Tuesday, July 26, 2022 9:27:35 AM

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Hello commissioners,

As you are all aware, downtown Fort Bragg has been in desperate need of investment for so long. A new brewery/restaurant on Franklin Street is exactly what we need, as well as being a major step in the downtown revitalization process.

As a downtown business owner, I can assure you that everyone I've spoken with is elated at the prospect of having a new brewery/dining establishment in our CBD.

Please do whatever you can to help expedite the process.. we've been waiting far too long for something great to happen. This very well may be the thing that brings downtown Fort Bragg back to life.

Thank you,

Megan Caron  
Redwood Ave.

Sent from my iPhone

**From:** [Jacob Patterson](#)  
**To:** [cdd; Peters, Sarah](#)  
**Subject:** Additional Public Comment for Tall Boy public hearing on 7/27/2022  
**Date:** Monday, July 25, 2022 1:16:52 PM

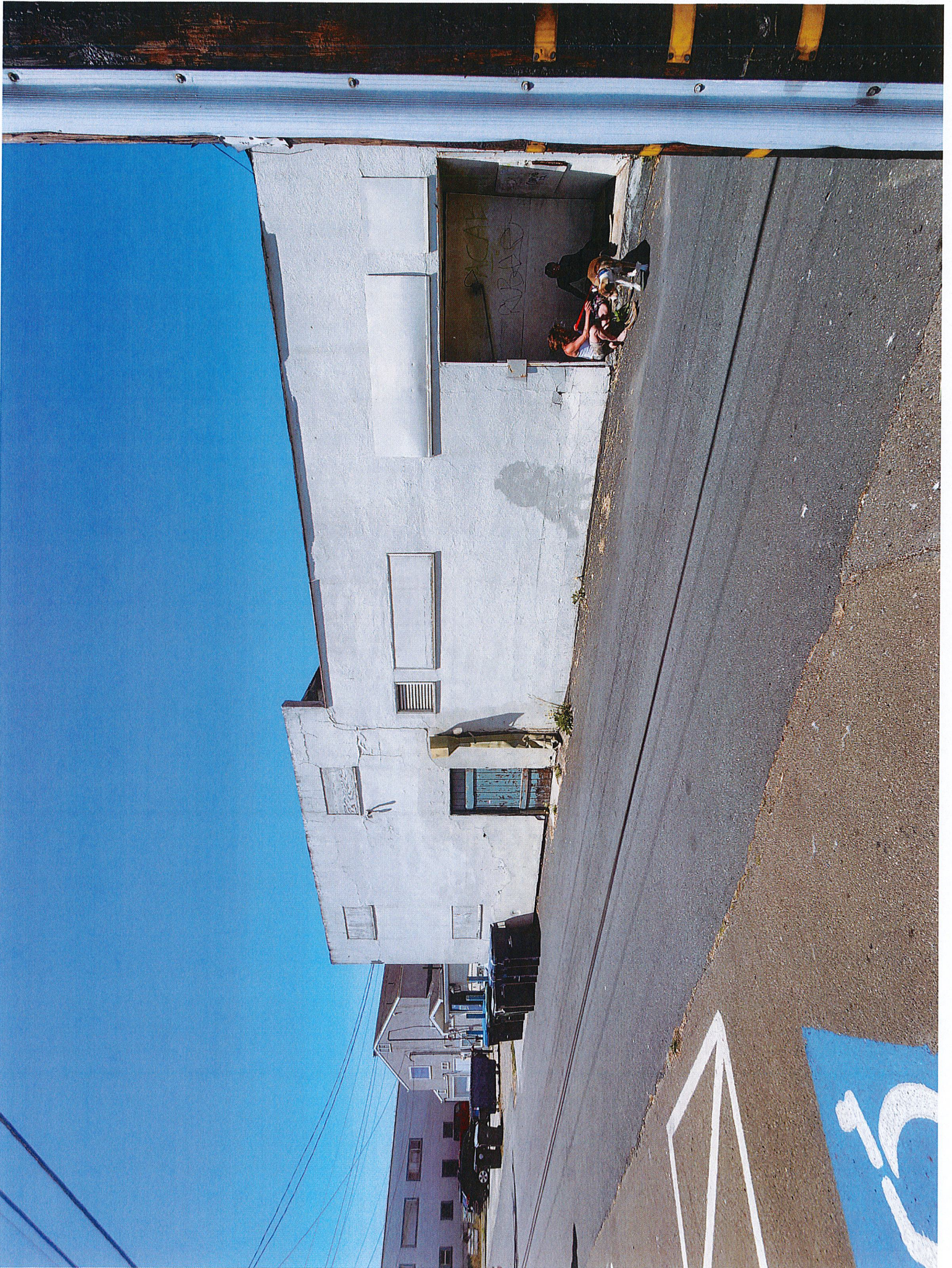
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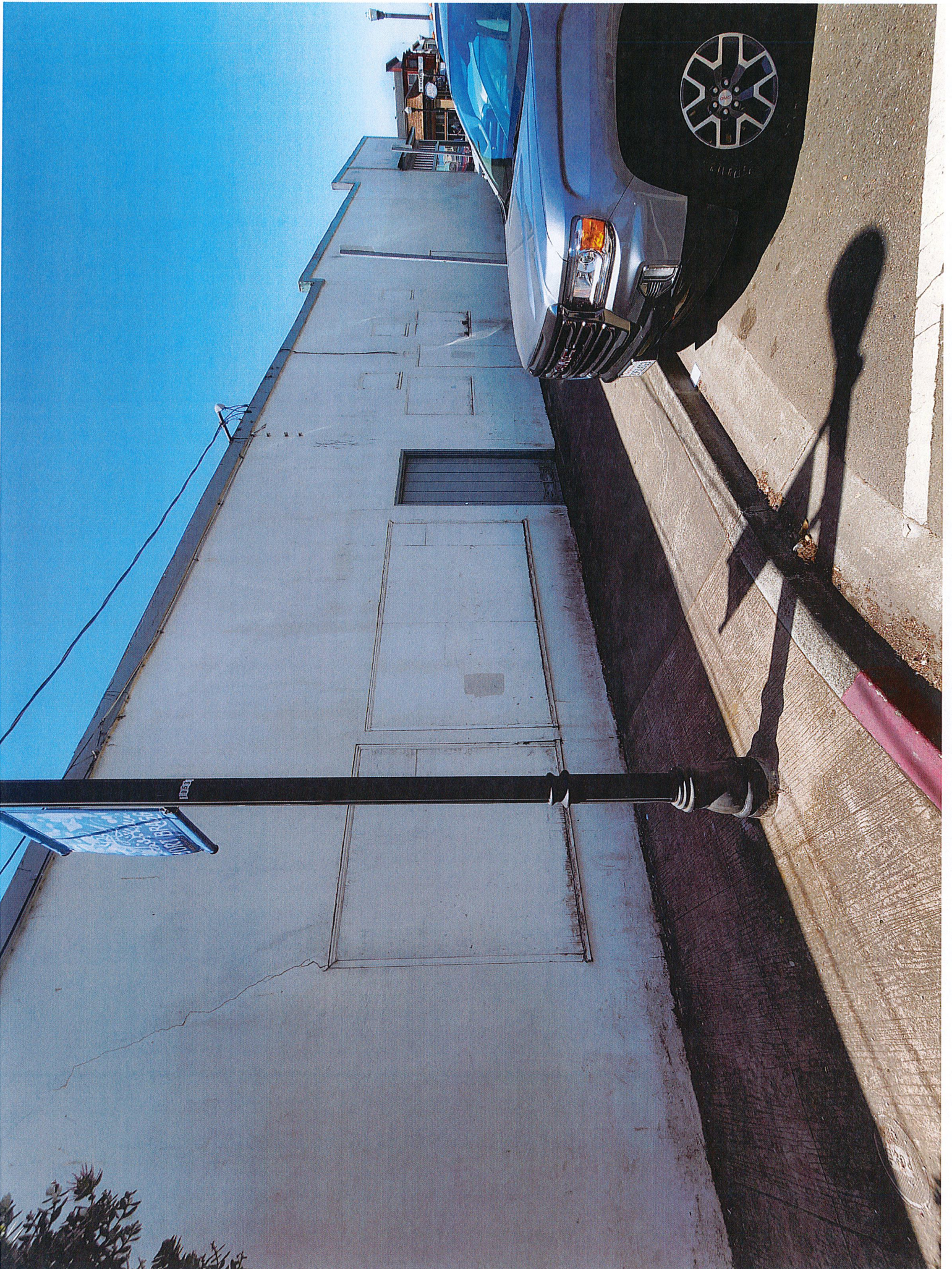
Planning Commission,

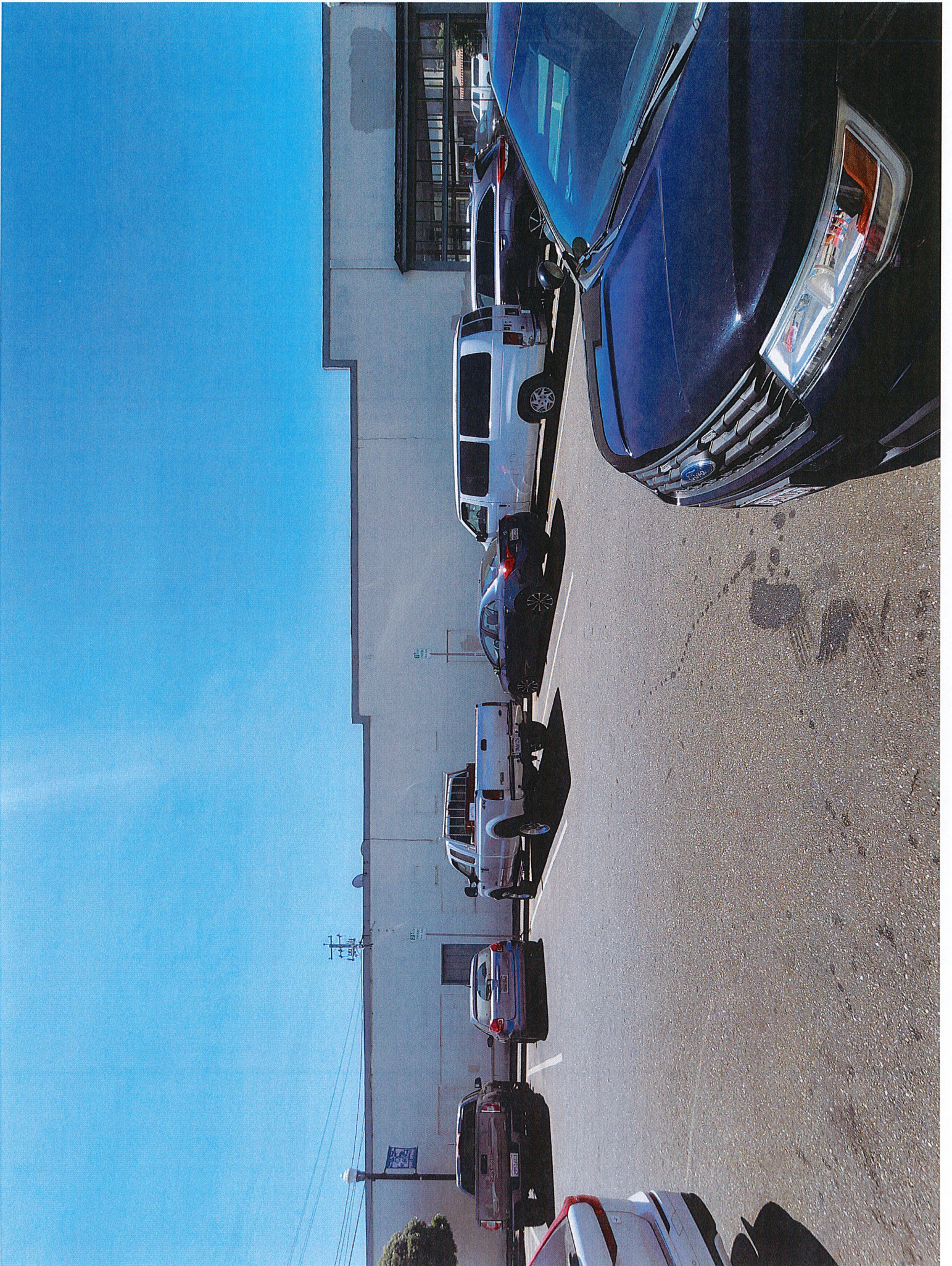
Please see the attached photos of the current conditions of the site that present nuisance conditions due to a lack of maintenance and boarded over windows and doors. These issues should be corrected as part of the necessary design review for the exterior modifications that are proposed as a component of this development project.

Regards,

--Jacob









**From:** [Anne Maureen McKeating](#)  
**To:** [cdd](#)  
**Subject:** 362 N Franklin st. Use permit  
**Date:** Tuesday, July 26, 2022 9:54:05 AM

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As a business and property owner in downtown Fort Bragg, I fully support Tall Man Brewery! Franklin Street is desperately in need of reactivation and the prospect of having a brewery/restaurant to bring life to the area is exciting. We have waited long enough.

To paraphrase Jane Jacobs, density, engagement and sidewalk life brings a flow of life to downtown areas. Mingling a diversity of use to neighborhood streets results in delight.

Please grant their use permit!

Kindly,

Anne Maureen

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Anne Maureen McKeating

Executive Director

707 962 3131

she/her/hers

[larryspringmuseum.org](http://larryspringmuseum.org)

The Larry Spring Museum is a registered 501(c) (3) organization EIN #32-0604596  
A guest on traditional, unceded Pomo land



**From:** [Lemos, June](#)  
**To:** [Peters, Sarah](#)  
**Cc:** [jay@mcn.org](mailto:jay@mcn.org)  
**Subject:** FW: Planning Commission re Tall Man Brewery Public Comment  
**Date:** Wednesday, July 27, 2022 12:51:03 PM

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Hi Sarah,

Here is an email from Jay McMartin-Rosenquist that I believe is intended for the Planning Commission meeting tonight.

June Lemos, MMC  
City Clerk  
City of Fort Bragg  
416 N Franklin St  
Fort Bragg CA 95437  
707.961.2823 ext. 104

-----Original Message-----

From: [jay@mcn.org](mailto:jay@mcn.org) <[jay@mcn.org](mailto:jay@mcn.org)>  
Sent: Wednesday, July 27, 2022 12:20 PM  
To: Lemos, June <[jlemos@fortbragg.com](mailto:jlemos@fortbragg.com)>  
Subject: Planning Commission re Tall Man Brewery Public Comment

I am very much in favor of Pat Broderick's plan to open and operate a Brewery downtown. I have known Pat for 30 years and I know that he is very passionate as a brewer and will do an outstanding job. I believe this project will enhance our downtown and draw people to our area. As a Couchsurfing host I have had several guests who have come to Fort Bragg just to visit our current breweries. Adding one more will make our town even more of a destination for beer aficionados.

I hope you will look favorably on his project and approve it with your blessings. I feel very confident you won't be disappointed.

It will be wonderful to have another vacant building in our CBD occupied. Another plus is food will be available also.

Kind Regards,  
Jay McMartin-Rosenquist