



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, May 25, 2022

6:00 PM

Town Hall, 363 N.Main Street and
via Video Conference

MEETING CALLED TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 5 - Chair Jeremy Logan, Vice Chair Michelle Roberts, Commissioner Stan Miklose, Commissioner Andrew Jordan, and Commissioner Sharon Davis

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

- (1) Public Comments on Non-Agenda items were received from Shelley Green.
- (2) There were no Public Comments on Consent Calendar items.

2. STAFF COMMENTS

Assistant Director O'Neal announced that on June 7 at 5:30 PM, there will be an Environmental Scoping Meeting for the proposed Grocery Outlet Initial Study. It will be held at Town Hall and on-line via Zoom. She also stated that the selection of new City Manager John Ford was announced today and his first day will be July 5, 2022.

3. MATTERS FROM COMMISSIONERS

Vice Chair Roberts expressed concern about the number of trees removed for the Parents and Friends Cypress Street project, and advocated for more specificity with respect to Planning Commission findings and direction. Commissioner Miklose asked clarifying questions about plans for the trees and Assistant Director O'Neal summarized the process that occurred. Commissioner Jordan asked further clarifying questions on this issue and Assistant Director O'Neal responded. Commissioner Jordan then expressed concern about a single standing tree at the site that appears top heavy and potentially dangerous in stormy conditions. Commissioner Davis expressed her appreciation of the Planning Commission and said she is looking forward to giving back to the Community as a Commissioner.

4. CONSENT CALENDAR

Approval of the Consent Calendar

A motion was made by Chair Logan, seconded by Vice Chair Roberts, that the Consent Calendar be approved. The motion carried by the following vote:

Aye: 5 - Chair Logan, Vice Chair Roberts, Commissioner Miklose, Commissioner Jordan and Commissioner Davis

4A. [22-246](#) Resolution to Authorize Telephonic Meetings

This Planning Resolution was adopted on the Consent Calendar.

Enactment No: RES PC10-2022

4B. [22-242](#) Minutes of the May 11, 2022 Planning Commission Meeting

These Minutes were approved on the Consent Calendar.

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

Commissioner Jordan stated that he spoke with Trevor Sharp of MCE Auto and Applicant Dave Cimolino. Commissioner Miklose stated that he spoke with Dave Cimolino. Chair Logan stated he too spoke with Dave Cimolino and that Mr. Cimolino said that too much change to his plan could be a financial hardship.

Chair Logan reminded Commissioners that Ex Parte communication is for facts relevant to the meeting agenda that may not come to light during the meeting but that a Commissioner was privy to in conversations outside of the meeting.

6. PUBLIC HEARINGS

6A. [22-211](#) Receive Report, Conduct Public Hearing, and Consider Adoption of Resolution Approving Coastal Development Permit (CDP 7-21), Design Review (10-21), and Minor Use Permit (MUP 1-22) for Fort Bragg Transmission at 701 S. Franklin Street

Chair Logan opened the Public Hearing at 6:23 PM.

Associate Planner Gurewitz presented the prepared report and responded to Commissioners' clarifying questions, which included questions about screening issues, building height, parking, noise, prior permitting, landscaping, rain garden location, security lighting, design guidelines, lot coverage, and fire sprinkler requirements.

The Applicant responded to Commissioner questions about screening, trees, the possibility of fencing, and potential design improvements.

Public Comment was received from Jacob Patterson.

Chair Logan closed the Public Hearing at 6:56 PM.

Discussion: Under deliberation, Commissioners discussed economic development and the responsibilities of the Commission, design of proposed building vis-a-vis applicable Citywide Design Guidelines, equity issues, transparency, additional screening, landscaping, fencing, building height, and addition of design elements to facade to better align better with design standards.

The hearing was continued to a date certain of June 22, 2022 to give the Applicant an opportunity to come back with additional design elements more in keeping with the Design Guidelines.

A motion was made by Vice Chair Roberts, seconded by Commissioner Miklose, that this Public Hearing be continued to a date certain of June 22, 2022. The motion carried by the following vote:

Aye: 5 - Chair Logan, Vice Chair Roberts, Commissioner Miklose, Commissioner Jordan and Commissioner Davis

6B. [22-212](#) Receive Report, Hold Public Hearing, and Consider Adopting a Resolution to Approve Use Permit 2-22 to Change the Primary Use of 245 E. Laurel St. to Single-Family Residential

Chair Logan opened the Public Hearing at 7:32 PM.

Associate Planner Gurewitz presented the prepared report and responded to Commissioners' clarifying questions. Questions were related to occupancy plans, use as a residence, vacation rental permit status, surrounding neighborhood zoning, short-term rental code enforcement processes, historic evaluation, and the existing 93 year old cherry tree.

The Applicant addressed the Commission providing background on the project and responding to Commissioners' clarifying questions. Questions were related to Applicant's plans for use of the secondary structure on the property and whether or not there originally needed to be permitting to allow a business in that location.

Public Comment was received from Jay McMartin-Rosenquist.

Chair Logan closed the Public Hearing at 7:50 PM.

Discussion: Under deliberation, clarifying remarks were made about permitted use of the secondary structure as a vacation rental. Commissioners also discussed the building's history as a residence, compatibility with the neighborhood, and the City's need for housing.

A motion was made by Vice Chair Roberts, seconded by Commissioner Davis, that this Planning Resolution be adopted. The motion carried by the following vote:

Aye: 5 - Chair Logan, Vice Chair Roberts, Commissioner Miklose, Commissioner Jordan and Commissioner Davis

Enactment No: RES PC11-2022

6C. [22-219](#) Receive Report, Conduct Public Hearing, and Consider Adoption of Resolution Approving Use Permit (UP 1-22) to Allow for a Tasting Room and Wine Bar at 142 E. Laurel Street

Chair Logan opened the Public Hearing at 7:53 PM.

Associate Planner Gurewitz presented the prepared report and responded to Commissioners' clarifying questions. Questions included whether or not there will be food preparation and service, the sign permit process, maximum occupancy, and seating accommodations.

The Applicant addressed the Commission providing background on the project and responding to Commissioners' clarifying questions. Questions for Applicant included, seating accommodations, how the self-serve wine machines work, and planned days of operation.

Chair Logan closed the Public Hearing at 8:06 PM, then reopened the Public Hearing at 8:06 PM for Public Comment.

Public Comment was received from Jacob Patterson.

Chair Logan closed the Public Hearing at 8:08 PM.

Discussion: Under deliberation, Commissioners discussed the self-service wine dispensers, the project conditions, whether the wine and beer served will be local, the sign permitting process, and sign design plans.

A motion was made by Vice Chair Roberts, seconded by Commissioner Davis, that this Planning Resolution, including Special Conditions one through five, be adopted. The motion carried by the following vote:

Aye: 5 - Chair Logan, Vice Chair Roberts, Commissioner Miklose, Commissioner Jordan and Commissioner Davis

Enactment No: RES PC12-2022

7. CONDUCT OF BUSINESS

ADJOURNMENT

Chair Logan adjourned the meeting at 8:13 PM.

Jeremy Logan, Chair

Sarah Peters, Administrative Assistant

IMAGED (_____)