

Fort Bragg City Council Members,

12/13/2021

I am the owner of 144 N Franklin Street and I would like to give you my perspective on renting my commercial property.

The alley behind 144 N Franklin St has been a shared mix use alley for many years. Having businesses like the Credit Union, LaBamba, The Men's room, Mendo Litho and The Floor Store all using the alley for our businesses. The majority of McPherson Street residences use McPherson Street for parking and entrance to their homes.

I respectfully disagree with the notion of allowing a business on one side of the street as opposed to the other side of the street in the CBD. This simply doesn't make sense to me. The property at 144 N Franklin St has Franklin St to the west, Alder to the north, a parking lot to the south and an alley in the back. The one person that is the closest to the alley and parking lot (Barbara) approves of the dispensary. I have spoken with her in person and she has called in to your meetings in favor. She has expressed that she feels the alley will be safer with more security and lighting.

As a business owner, I know how challenging it can be for some of the small businesses to stay afloat and survive especially during the difficult times we've had. I would like to have my building rented and my request is for you to consider the property owner, wanting to have a building filled with a viable business as opposed to having a vacant building.

When I first began this process, I was told that it would be treated like other retail businesses. There are many regulations already in place for dispensaries so that they are able to operate within the city limits.

It has been more than a year now since this permit process began.

Thank you for your time,

Sincerely,

A handwritten signature in black ink that reads "Lyndia Pyeatt". The signature is written in a cursive, flowing style with a large, decorative flourish at the end of the name.

Lyndia Pyeatt

From: [Brandy Moulton](#)
To: [Gurewitz, Heather](#); [Lemos, June](#)
Date: Monday, December 13, 2021 4:21:14 PM

Good Afternoon,

This email pertains to agenda item 8A on tonight's agenda.

9.3.50 D:

No direction was given to limit operation from 9am-7pm and such a limitation is discriminatory and inhibits a functional business model.

18.22.030

Direction was given to allow microbusinesses in the Central Business district yet the zoning chart does not allow for this.

Additionally, 18.42.055 C allows accessory uses that would require a Microbusiness license which contradicts the zoning chart and further inhibits a successful business model due to the severe lack of industrial space available. To develop an ordinance that limits the zoning to industrial only is a severe waste of City resources as there is no available zoning to process such a permit for.

18.42.055 D

Nurseries in a commercial zone as an accessory use could not be sold via retail without also having a distribution license making this a redundancy that ultimately ends up as a microbusiness.

18.42.057 C

All accessory uses by the City's current definition would require their own state license which cost over 10 thousand dollars EACH in some instances. A microbusiness license costs less than 10 thousand and this categorization of accessory uses inhibits locals from operating a business as described herein.

C-1 : this table allows accessory uses in the CBD that would be defined as a Microbusiness at the state level but the City's draft ordinance does not allow microbusinesses in the CBD.

Multiple council members have expressed their desire to remain "business friendly" and supportive of locals but this ordinance as it stands encourages large corporations to move in and inhibits a successful business model.

As I have offered many times, please feel free to reach out to clarify these definitions at the state level. I am also available to show my facility in person should anyone need visual clarification.

Thank you,
Brandy Moulton
Chief Executive Officer,
Sovereign