



# City of Fort Bragg

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## Meeting Minutes Planning Commission

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Wednesday, June 9, 2021

6:00 PM

Town Hall, 363 N.Main Street

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### MEETING CALLED TO ORDER

The meeting was called to order by Chair Logan at 6:00 P.M.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present** 4 - Chair Jeremy Logan, Vice Chair Jay Andreis, Commissioner Michelle Roberts, and Commissioner Nancy Rogers

**Absent** 1 - Commissioner Stan Miklose

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

(1) Public comments on Non-Agenda items were received from:

\*Jacob Patterson

\*Annemarie Weibel - via Zoom

\*David Gurney - via Zoom

(2) None

### 2. STAFF COMMENTS

Assistant Director O'Neal updated the commissioners on the old Grey Whale Inn building fencing. She reminded commissioners that there are two (2) public hearings scheduled for the June 23 meeting: (1) A use permit for converting a commercial structure into a single family residence at 237 E. Alder Street, and (2) an appeal of the minor use permit for the Sunshine Holistic cannabis dispensary located at 144 N. Franklin Street.

### 3. MATTERS FROM COMMISSIONERS

-Commissioner Rogers asked if there is still no meeting on June 16. Assistant Director O'Neal confirmed that. She also asked what the protocol is if fencing at the old Grey Whale Inn building is not removed by the deadline. Assistant Director O'Neal explained the code enforcement process.

-Chair Logan requested an update on a gas station that had a permit approved over a year ago. Assistant Director O'Neal said there is a building permit submittal in the queue and under review.

#### **4. CONSENT CALENDAR**

##### **Approval of the Consent Calendar**

A motion was made by Commissioner Rogers, seconded by Vice Chair Andreis, to approve the Consent Calendar. The motion carried by the following vote:

**Aye:** 4 - Chair Logan, Vice Chair Andreis, Commissioner Roberts and Commissioner Rogers

**Absent:** 1 - Commissioner Miklose

**4A.** [21-280](#) Approve Minutes of May 26, 2021

These Minutes were approved on the Consent Calendar.

#### **5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**

None

#### **6. PUBLIC HEARINGS**

**6A.** [21-278](#) Receive Supplemental Report, Continue Deliberation, and Consider Adoption of Resolution Approving Coastal Development Permit 8-19 (CDP 8-19), Design Review 1-19 (DR 1-19), Parcel Merger 1-19 (MGR 1-19), and Adopting the Mitigated Negative Declaration (SCH: 2021010142) for a Grocery Outlet at 825, 845, 851 South Franklin Street

Chair Logan opened the Public Hearing at 6:19 P.M. Associate Planner Gurewitz and Assistant Director O'Neal presented the supplemental report on the Grocery Outlet project. Applicant representative Terry Johnson, with Best Development, addressed the commission.

##### **PUBLIC COMMENT:**

###### IN FAVOR:

- \*Paul Clark
- \*Cole Spake
- \*Valerie Spake
- \*Alyson Bailey - Zoom
- \*Andrew Jordan - Zoom
- \*Michelle Norvell - Zoom
- \*Anali Caraballo - Zoom

###### OPPOSED:

- \*Jacob Patterson
- \*David Gurney - Zoom
- \*Annemarie Weibel - Zoom

NO POSITION:

\*Roseanne Miklose

**Public Comments read into the record by staff:**IN FAVOR:

\*Ghulam Ansari

\*Sharon Brennfleck

\*Greg Burke

\*Jesusa Matson

\*A.B. Priceman

\*Petition from Judy Valadao, including signatures of -

-Linda Lowery

-Dulce Sanchez

-Andrew Kendl

-Mary Glanville

-Tim Tibbs

-Kymberlee Nelson

-Naomi Campbell

-Charles Richards

-Steve Hensley

-Lisa Willis

-Ann Rennacker

-Carol Becker

-LIZ beth Naranjo

-Kayla Gaspard

-Valerie Lancaster

-Susan Halvorson

-Judith Bracken

-Mari Edsall

-Philip Cabrera

-Jaleen Wedlow

-Cory Smith

-Divine Flagler

-Tom Sosnovec

-JoAnn Grant

OPPOSED:

\*Minucha Colburn

\*Star Decker

\*Dierdre Lamb

\*Ann Rennacker

\*Kristy Tanguay

\*Jaen Treesinger

NO POSITION:

\*Ray Alarcon

Following public comment, commissioners asked further clarifying questions which were addressed by applicant representatives and staff. Questions concerned the following issues: Building orientation; building height; building corner wrapping; parking design and landscaping; covered areas; pedestrian crossing safety; restroom doors; sign design and illumination; cultured stone design feature; rainwater catchment; gutters at entry; direction of water flow; solar readiness; and skylights.

Chair Logan closed the public hearing at 8:10 P.M.

**DISCUSSION:**

Under deliberation, commissioners discussed the following issues and concerns: Project permitted by right and an allowable use; blue water view; traffic and pedestrian safety; sign materials and colors; Mitigated Negative Declaration; Grocery Outlet community impacts; business competition; building and design; water catchment; loading zone screening; separate sign permit subject to Planning Commission approval; amendments to Special Conditions 20 and 25; and additions to Special Conditions 26 - 32.

**A motion was made by Commissioner Rogers, seconded by Chair Logan, that this Planning Resolution be adopted as amended. The motion carried by the following vote:**

**Aye:** 4 - Chair Logan, Vice Chair Andreis, Commissioner Roberts and Commissioner Rogers

**Recuse:** 1 - Commissioner Miklose

Enactment No: RES PC08-2021

**7. CONDUCT OF BUSINESS**

None

**ADJOURNMENT**

Chair Logan adjourned the meeting at 9:26 P.M.

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Jeremy Logan, Chair

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Sarah Peters, Office Assistant

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