



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, May 10, 2023

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 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 5 - Chair Jeremy Logan, Vice Chair Scott Deitz, Commissioner Jary Stavely,
Commissioner Richard Neils, and Commissioner David Jensen

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

Public Comments: Jay Rosenquist

2. STAFF COMMENTS

Assistant Planner Sarah Peters advised the Commission and members of the public of the May 17, 2023 Planning Commission special meeting.

3. MATTERS FROM COMMISSIONERS

Chair Logan held a moment of silence for former Commissioner Miklose. Vice Chair Deitz disclosed that he owns property near (but not within 500 ft) of the Grocery Outlet project. Vice Chair Deitz stated that the Planning Commission's decision to approve the CalTrans ADA project was appealed to the Coastal Commission by Annemarie Weibel and Jacob Patterson on January 18, 2023; however, the Coastal Commission denied their appeal on April 13, 2023. Chair Logan introduced the new Planning Commissioner Neils and covered the Public Hearing procedures. Consultant Jones made clarifications about the Notice of Public Hearing and provided answers to the Commissioners regarding the process of Public Hearing meetings.

4. CONSENT CALENDAR

None.

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

6. PUBLIC HEARINGS

6A [23-124](#)

Receive Report, Hold a Public Hearing and Consider adopting:

- A Resolution of the Fort Bragg Planning Commission

Recommending that the City Council: A) Certify the Environment Impact Report for the Best Development Grocery Outlet (Sc 2022050308); B) Adopt the California Environmental Quality Act Findings; and C) Adopt Mitigation Monitoring and Reporting Program; and

- A Resolution of the Fort Bragg Planning Commission Making Recommendation to City Council for the Approval of the Coast Development Permit 2-22 (CDP 2-22), Design Review 7-22 (DR 22); Parcel Merger 1-2022 (MGR 1-22) for the Grocery Outlet ; 825 845, 851 South Franklin Street.

Chair Logan opened the Public Hearing at 6:10 P.M.

Consultant Jones presented the prepared report recommending that the City Council certify the EIR for the Best Development Grocery Outlet, adopt the California Environmental Quality Act findings, adopt mitigation monitoring and reporting programs. The report included a resolution of the Planning Commission making a recommendation to the City Council for the approval of the Coast Development Permit, design review and parcel merger for the Grocery Outlet. Consultant Jones noted that this project is less than 300 feet from the ocean, making appealable to the Coastal Commission.

Consultant Jones responded to Commissioners clarifying questions related to traffic, transportation, parking spaces, hiding spaces, building materials, requiring off site improvements.

Consultant Laws and Consultant McMurtry from DeNovo presented the Final Environmental Impact Report. Consultants McMurtry and Jones responded to Commissioners questions regarding the traffic analysis, opportunity for public comment, and EIR process.

Prior to opening Public Comment, comment was received from the Applicant represented by James Moose and Veronica Lee Vargas. Commissioners asked about mature trees on the lot, Grocery Outlet business structure, and the proposed building's aesthetics,

Public Comment: was received from Dave, Shelley Green, Paul Clark, Leslie K, Russ Christoff, Jay Rosenquist, Bob Burns, Alyson Blair Bailey, Chris Shook, Dan Rush, Deborah Shook, Anne Marie Weibel, Werner Deitz, Gary Koski, Clara Shook, Dylan Rexrode, Marcy Snyder, Skye Nickell, Judy Valadao, Valerie, Rahsaan Freese, Frank Hartzell, Michelle Roberts, and Jacob Patterson.

Additional questions from Commissioners included appealability to the Coastal Commission, use of CMU as a building material, staffing, parking, vehicle and pedestrian traffic. Consultant Jones responded to comments regarding the proposed trees and building aesthetics. Lisa Kranitz of Jones Mayer noted that the applicant have an opportunity to respond to public comment.

Public Hearing took a recess and was called back to order at 8:50 P.M.

The Applicant represented by Terry Johnson, Veronica Lee Vargas and James Moose responded to public comment and Commissioners questions regarding building aesthetics, vehicle and pedestrian traffic, emergency preparedness, and business structure.

Chair Logan closed the Public Hearing at 9:03 P.M.

Discussion: Under deliberation, Commissioners discussed special conditions including submittal of a site plan with a crosswalk at the customer entrance, a designated place for a generator and an all way stop or walker triggered flashing lights. Discussion also included trees, safely handling pedestrian and vehicle traffic, clarification of the demolition of the existing structure on site, and CDD monitoring of mitigation measures.

A Resolution of the Fort Bragg Planning Commission Recommending that the City Council: A) Certify the Environmental Impact Report for the Best Development Grocery Outlet (Sch: 2022050308); B) Adopt the California Environmental Quality Act Findings; and C) Adopt Mitigation Monitoring and Reporting Program

A motion was made by Vice Chair Deitz, seconded by Commissioner Stavely, that the resolution be adopted. The motion carried by the following vote:

Aye: 5 - Chair Logan, Vice Chair Deitz, Commissioner Stavely, Commissioner Neils and Commissioner Jensen

A Resolution of the Fort Bragg Planning Commission Making a Recommendation to City Council for the Approval of the Coastal Development Permit 2-22 (CDP 2-22), Design Review 7-22 (DR 7-22); Parcel Merger 1-2022 (MGR 1-22) for the Grocery Outlet at 825 845, 851 South Franklin Street.

A motion was made by Commissioner Jensen, seconded by Commissioner Stavely, that the resolution be adopted. The motion carried by the following vote:

Aye: 5 - Chair Logan, Vice Chair Deitz, Commissioner Stavely, Commissioner Neils and Commissioner Jensen

7. CONDUCT OF BUSINESS

None.

ADJOURNMENT

Chair Logan adjourned the meeting at 10:06 P.M.

Jeremy Logan, Chair

Humberto Arellano, Administrative Assistant