

From: [Star Decker](#)
To: [CDD User](#)
Subject: Re: public comment on box stores
Date: Thursday, May 27, 2021 11:07:41 AM

TWIMC;

We are local, coastal shoppers who do not want to see a grocery outlet or other kinds of big box stores selling cheap products in our town of Fort Bragg. We support Harvest Market, Safeway, Down Home Foods and farmers markets. Let folks who want to buy cheap goods go to Willits or Ukiah like they always do. Our vacant stores need to be filled with interesting products that are useful and attract tourists. Landlords need to be encouraged and helped (with funds?) to fix up their property. Local industry making biodegradable products?

Please take in to consideration that our town is unique and quaint. Don't turn it into "every other strip mall look". When tourists ask for Walmart we say go back to the strip malls where you live and buy that cheap land fill crap!

We love our town and SHOP LOCAL!!! And we are not rich! We grow food as well. Times are changing and we need to get on board.

Thank You,

Star Decker

Sent from [Mail](#) for Windows 10

From: [Minucha Colburn](#)
To: [CDD User](#)
Subject: Im against discount shopping stores permission to build and sell cheap products in our Fort Bragg area
Date: Thursday, May 27, 2021 11:32:23 AM

I vote no to discount store's no permission to sell discount product's in our Mendocino /Fort Bragg area
Absolutely NO

Minucha Colburn

From: [Jesus's Matson](#)
To: [CDD User](#)
Subject: Opening of grocery outlet
Date: Friday, May 28, 2021 10:17:42 AM

I would like to support the idea of putting a grocery outlet in Fort Bragg.
Thank you, Jesusa

Sent from my iPhone

From: [ghulam murtaza](#)
To: [CDD User](#)
Subject: Grocery outlet
Date: Saturday, June 05, 2021 4:01:40 PM

Hello, I am writing in regard to the grocery outlet coming to Fort Bragg I think there's a need for such outlets to cater our low income families it would be a good addition to Fort Bragg.

Ghulam Ansari
Cell;7074892323

From: [Sharon Brennfleck](#)
To: [CDD User](#)
Subject: Grocery Outlet
Date: Wednesday, June 09, 2021 2:43:09 PM

I would like to say that I approve Grocery Outlet, this town has so many residents that can't afford Safeway and Harvest Market. A Grocery Outlet would be much appreciated by many.

Sharon Brennfleck

From: [Annemarie](#)
To: [CDD User](#)
Cc: [O'Neal, Chantell](#)
Subject: public comment non agenda item June 9, 2021
Date: Wednesday, June 09, 2021 2:50:11 PM
Attachments: [Grocery Outlet public comment June 9, 2021.pdf](#)

Dear Commissioners,

Thank you for considering my input.

Sincerely, Annemarie Weibel

--

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>

Dear Commissioners,

There are a few issues that I want to bring to your attention today. They all make clear that it is not in accordance with CEQA to not abide by them. Transparency; access to information in a timely manner; public participation; quality of MND, CDP, and Design Review.

By now you have been able to read my review of the Mitigated Negative Declaration (MND) as it was uploaded to the Amended version of Attachment 6 on the agenda for today. Some public comments were omitted including an e-mail and photos by Jacob Patterson, comments by Michele Herrick, and Judith Valadao.

The public does not have the same chance as Commissioners have as they can not comment now on the many recent updates. Some public comments were not downloaded until the day of the last public hearing (May 26) or have been spread out over 3 individual parts of the 6 public comment parts of Attachment 11. The excuse that it is due to the software is not acceptable. Public comments to commissioners should automatically be forwarded to them as they come in.

PUBLIC RESOURCES CODE – DIVISION 20 of the CALIFORNIA COASTAL ACT was designed to protect the “widest opportunity for public participation.” According to Section 65033 of the State Planning, Zoning, and Development Law (Government Code) the Legislature recognizes the importance of public participation at every level of the planning process. It is therefore the policy of the state and the intent of the Legislature that each state, regional, and local agency concerned in the planning process involve the public through public hearings, informative meetings, publicity and other means available to them, and that at such hearings and other public forums, the public be afforded the opportunity to respond to clearly defined alternative objectives, policies, and actions.

The public has not been able to respond to clearly defined alternative objectives, policies, and actions. The new staff report along with the Superseded Site Plans; Amended Signage Plans; an Addendum to the Traffic Impact Analysis; Amended CEQA Comments; new Elevations; and a new Resolution need to also include the public’s input.

Based on Public Resource Code 21082.2 a & d clearly state: (a) “that the lead agency shall determine whether a project may have a significant effect on the environment based on substantial evidence in light of the whole record” and (d) “If there is substantial evidence, in light of the whole record before the lead agency, that a project may have a significant effect on the environment, an environmental impact report shall be prepared.”

(a) “The whole record” can not be determined as in the Special Conditions # 5, 6, 16, 17, 18, 20, and 24 the whole gets separated into pieces (piecemealing is not allowed under CEQA) and delegated to City staff which are not all aware of CEQA requirements and not charged with approval or disapproval of the MND as a whole. In addition, many are vague; do not establish a specific timeline; are tied to other documents like the Design Review for example; do not tie in with the MND; do defer and delegate into the future without meeting the explicit criteria how to evaluate it with confidence now to have less than a significant quantitative and qualitative threshold to meet the MND. #5, the Bioretention features might effect the roots of the mature trees that are not mentioned under # 18 Landscaping Special Condition. Neither is how to protect them during construction. # 6 the Water and Water Pressure situation needs to

be analyzed prior to the review & approval of City Engineer as it was clear that water is a finite resource in Fort Bragg and water pressure especially in the area close to the hospital (as mentioned by John Smith at the recent City Council meeting about the Capital Improvement Project not a given in the area close to the hospital. #16 the "Fair Share" agreement needs to be used for a clearly defined purpose. # 17 what are the Dark Sky Standards referred to? #20 the commissioners need to decide what signs should be used, not the applicant who wants to be flexible or the City. Maybe we want no internal lighting, no corporate branded, but locally made signs. This needs to tie in with the Design Review. #24 Stormwater infrastructure needs to be more specific.

By not specifying these integral parts of the "whole" the applicant saves money. They basically submit a preliminary plan as I was explained by a City staff member. The MND can not be adopted based on a preliminary plan, and the public has a right to comment on all this additional information.

"If there is substantial evidence, in light of the whole record before the lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared." I believe it does need an EIR along with many others who submitted public comments in regards to the CEQA document. Only an EIR will analyze the cumulative (as well as direct) impacts of the project (including the project as a whole) on the environment and protected resource.

LACO commented that "these comments have been considered and none of these comments change the conclusions of the MND. Additionally, no further changes to the project were made as a result of these comments. Multiple comments expressed concern that the project is unsuitable in this location. This is an opinion and does not raise impacts which have not been addressed." Additionally "Multiple public comments were received regarding the capacity of the area not being able to support an additional grocery store. This is an opinion and does not raise impacts which have not been addressed."

A quote from a book called "Understanding Environmental Impact Assessment, A Layperson's Guide to Environmental Impact Documents & Processes written by Grossetti Environmental Consulting" available at City Hall it says that: "Keep in mind that impact assessment requires projection, which by its very nature can be subjective. Even quantitative models that profess to provide definitive analytical data often have large margins of error and can be manipulated by "tweaking" the inputs to result in the desired output. Further subjectivity enters into the process in determining the significance of an impact". In other words, opinion.

Public participation (see above as well):

The town hall was not a big enough venue to hold the May 26 hearing. The public wanting to speak was not provided enough chairs (don't know about outside sound system & lights) and spoke before they heard all the comments by the representatives (if they heard them). Now the public is told that the public comment period is closed.

The CEQA Guidelines, at Title 14, California Code of Regulations Section 15201 about PUBLIC PARTICIPATION, or any of the CEQA (Public Resources Code section 21000 and after) contain many specific provisions about required notice of environmental documents, and opportunities for public comments on them relating to the a project proposal. Each public agency should include provisions in its CEQA procedures for wide public involvement, formal

and informal, consistent with its existing activities and procedures, in order to receive and evaluate public reactions to environmental issues related to the agency's activities.

General Findings: The project is not consistent with all the necessary documents or compatible with existing & future land uses in the area. As far as emergency vehicle and safety is concerned it is not physically suitable, neither does it protect the public from being endangered as far as health, safety, convenience, and welfare is concerned.

CEQA Findings: Many of the public comments agree that there are significant impacts that have not been sufficiently mitigated yet with this project. The same is true for the Design Review, Standard & Special Conditions.

The CDP Findings would adversely affect coastal resources.

Please reopen public comment!

Sincerely, Annemarie Weibel

aweibel@mcn.org

6-9-2021

From: [Jaen Treesinger](#)
To: [CDD User](#)
Subject: Grocery Outlet
Date: Wednesday, June 09, 2021 4:11:42 PM

Please do not vote in favor of allowing Grocery Outlet to open a store in Ft. Bragg.
It will change the character of the town forever.

Jaen Treesinger

From: [Alarcon Ins](#)
To: [CDD User](#)
Subject: Formula business
Date: Wednesday, June 09, 2021 4:15:23 PM

To whom it may concern,

I am a 25yr Coastal resident formerly living in the Ft Bragg but now residing in Mendocino.

I am a frequent shopper in Fort Bragg and my biggest concern is making sure there are adequate parking spots for a grocery store.

I look at how Safeway frequently uses the 4 spots immediately in front of their store for sale items and how they have now allocated 4 or 5 spots for curbside pickup.

My opinion is this should not be allowed after the fact without city approval. Please also consider having the a firelane (No parking) marked not just on the curb in front of the store but on both sides of that area.

I frequently see people park opposite the firelane curb which cause a pedestrian hazard.

Regards,

Ray Alarcon
Alarcon Ins Agency
PO Box 2539
Mendocino, CA 95460
707-937-5050
CA Lic#0B68172

From: [Ann Rennacker](#)
To: [Peters, Sarah](#)
Subject: Planning for Grocery Outlet
Date: Wednesday, June 09, 2021 4:50:45 PM

Please consider holding off on public comments about the placement of Grocery Outlet and it's parking lot at tonight's meeting because the public notice wasn't well publicized. I cannot attend tonight's meeting but wish to oppose the location of this store and it's parking lot on Franklin Street.

Thank you,
Ann Rennacker, Fort Bragg

From: [Judith Valadao](#)
To: [CDD User](#)
Subject: additional support for Grocery Outlet
Date: Wednesday, June 09, 2021 6:23:17 AM
Attachments: [support Grocery Outlet.pdf](#)

Please add to agenda for 6/09/2021 signatures in favor of Grocery Outlet

Continued support in favor of Grocery Outlet

Please sign the petition:

We care deeply about the future of our City and the folks who live here. That is why we support reasonable growth in Fort Bragg. While we support local businesses we also support allowing other businesses to come into Fort Bragg for those who otherwise shop online or travel over the hill for more affordable shopping.

It makes no sense to be labeled an “economically depressed City” and not have affordable shopping for those who are hurting financially and barely making ends meet. In a City where so many depend on the Food Bank and Thrift Shops: shouldn't there be more shopping options?

The proposed Grocery Outlet will not hurt our existing businesses, like Harvest Market, Colombi's Nellos and Purity. These are the “go to places” for many and that won't change. What Grocery Outlet and even Dollar General will do is: make it possible for local folks to shop at home instead of traveling over the hill or shopping online.

The argument that 851 South Franklin is a bad location for the Grocery Outlet because so many will be traveling there to shop is proof in itself that it is needed. Why would so many shop there otherwise?

In their own words “hundreds of cars going in and out of this grocery store at this busy intersection, each and every day.” It is possible the folks in those cars may be the ones who would have been traveling over the hill or shopping online. It makes very little sense to oppose a business because it will be busy.

Much of the traffic in and around Fort Bragg are tourists. Does it make sense to tell locals because there are so many tourists in town, our community should keep businesses out that may help the many in our community who otherwise can't afford to shop locally?

WE SUPPORT reasonable growth. **WE SUPPORT** Grocery Outlet and **WE SUPPORT** the location at 851 South Franklin Street.

Thank you for signing this petition and for supporting the community who live and work here.

Name	Location	Date
Linda Lowery	OCEAN SPRINGS, US	2021-05-22
Dulce Sanchez	Fort Bragg, CA	2021-05-22
Andrew Kendl	US	2021-05-23
Mary Glanville	Fort Bragg, CA	2021-05-23
Tim Tibbs	Paragould, AR	2021-05-23
Kymerlee Nelson	US	2021-05-23
Naomi Campbell	Fort Bragg, CA	2021-05-23
Charles Richards	Sacramento, CA	2021-05-23
Steve Hensley	Fort Bragg, CA	2021-05-23
Lisa Willis	Rio Vista, CA	2021-05-23
Ann Rennacker	Ft Bragg, CA	2021-05-23
Carol Becker	Fort Bragg, CA	2021-05-23
LIZ beth Naranjo	Medford, CA	2021-05-23
Kayla Gaspard	Fort Bragg, CA	2021-05-23
Valerie Lancaster	Lakeport, CA	2021-05-23
Susan Halvorson	Fort Bragg, OR	2021-05-23
Judith Bracken	Kent, US	2021-05-23
Mari Edsall	Fort Bragg, CA	2021-05-23
Philip Cabrera	San Jose, US	2021-05-24
Jaleen Wedlow	Los Angeles, US	2021-05-24
Cory Smith	Alliance, US	2021-05-24
Divine Flagler	New York, US	2021-05-24

Name	Location	Date
Tom Sosnovec	Mendocino, CA	2021-05-24
Jo Ann Grant	Mendocino, CA	2021-05-24
Kimber McCandless	Prineville, OR	2021-05-24
Arlene Crandall	Medford, OR	2021-05-24
Ginger Johnston	Boonville, CA	2021-05-24
Athena Holmes	Annapolis, CA	2021-05-24
Robin Holmes	Gualala, CA	2021-05-24
Chris Cross	Mendocino, CA	2021-05-24
Debra Halter	Palo Cedro, CA	2021-05-24
Carolyn Schaller	Sacramento, CA	2021-05-24
Adrienne Bazor	Fort Bragg, CA	2021-05-24
Sarah Ochoa	Portland, OR	2021-05-24
louise tuffin	spokane, WA	2021-05-24
Ericha Eagleton	Fort Bragg, CA	2021-05-24
Susie Levoe	Ukiah, CA	2021-05-24
Jenifer Holmes	Mendocino, CA	2021-05-24
Joan Fuller	Portland, OR	2021-05-24
allison henriquez	Los Angeles, US	2021-05-24
Doreen Waymire	Fremont, CA	2021-05-24
Ron Bushby	Napa, CA	2021-05-24
Trina Taylor	Fort Bragg, CA	2021-05-24
Ellen Albrecht	Ft. Bragg, CA	2021-05-24

Name	Location	Date
Lana Duncan	Viera, FL	2021-05-24
Serena Yoder	Hartville, US	2021-05-24
James McElroy	De Queen, US	2021-05-24
Cheryl Carpenter	Fort Bragg, CA	2021-05-24
Tang Solky	Costa Mesa, US	2021-05-24
Jarred Berdine	Mooresville, US	2021-05-24
Carl Mechling	Mendocino, CA	2021-05-24
Ashley Estrada	Rohnert Park, CA	2021-05-24
Erin Casey	Fort Bragg, CA	2021-05-24
Sally cheney Cheney	Vancouver, WA	2021-05-24
Pete Morgan	Kelseyville, CA	2021-05-25
Gayla Huckaby	Andover, US	2021-05-25
Ella Auerbakh	Bronx, US	2021-05-25
William M. Koliba	Karnes city, US	2021-05-25
Veronica Mata	Elk, CA	2021-05-25
Angela Ferrari	Point Arena, CA	2021-05-25
Tina Raymond	Hidden Valley Lake, CA	2021-05-25
Gaylyn Curti	Chehalis, WA	2021-05-25
Aza Mcneal	Fort Bragg, CA	2021-05-25
Shauna Peeler	fort bragg, CA	2021-05-25
Nadav Liberman	San Jose, US	2021-05-25
Patricia Fernandez	Fernandez, CA	2021-05-25

Name	Location	Date
Terrance Pringle	Oakland, US	2021-05-25
Stacie Fraser	Brooklyn park, MN	2021-05-25
Maria Cienega	Fremont, CA	2021-05-25
tracy wesley	Fort Bragg, CA	2021-05-25
Heather Hug	Fort Bragg, CA	2021-05-25
Brenda Costa	Fort Bragg, CA	2021-05-25
Reva Costa	Ukiah, CA	2021-05-25
Lydia Baker	Fort Bragg, CA	2021-05-25
Caitlin Hogan	Fort Bragg, CA	2021-05-25
Amelia Cabrera	Point Arena, CA	2021-05-25
Amanda Watkins	Albion, CA	2021-05-25
Bethany Morgan	Olive Branch, US	2021-05-25
Josh Cannon	Washington, US	2021-05-25
Matthew Green	Manteca, US	2021-05-25
Darren Puryear	Arlington, US	2021-05-25
Stella Wells	Mendocino, CA	2021-05-26
Susan Fuller	Santa Ana, CA	2021-05-26
Gabrielle Addison	Fort Bragg, CA	2021-05-27
Scott Perkins	Fort Bragg, CA	2021-05-27
William Casey	Fort Bragg, CA	2021-05-28
Janice Van Horn Janice Van Horn	Caspar, CA	2021-05-31
Whitney Katherine Whitney Katherine	Albion, CA	2021-06-07

Name	Location	Date
Andrea Lippincott	Fort Bragg, CA	2021-06-08

From: [O'Neal, Chantell](#)
To: [Peters, Sarah](#)
Subject: FW: Dear Ms O'Neal,
Date: Wednesday, June 09, 2021 7:20:34 PM

From: Ann Rennacker [mailto:annrennacker@gmail.com]
Sent: Wednesday, June 9, 2021 4:44 PM
To: O'Neal, Chantell <COneal@fortbragg.com>
Subject: Dear Ms O'Neal,

Please consider giving more time for public comments on the issue of the planning for the Grocery Outlet on Franklin Street because there wasn't enough publicity about the meeting tonight being the chance to weigh in on the issue.

I personally don't approve of that location for a parking lot and store.

Thank you for considering my opinion.

Ann Rennacker, Fort Bragg

From: [Deirdre Lamb](#)
To: [CDD User](#)
Subject: Grocery Outlet comment
Date: Wednesday, June 09, 2021 11:02:02 AM

June 9, 2021

To Whom it May Concern:

I am thinking a Grocery Outlet is appropriate for Fort Bragg City, however, I am not convinced the proposed spot is the best location. This will increase traffic immensely in the area, Noyo Harbor road is a small road on lane each way road that reaches Noyo Harbor, which is a busy port and getting busier with new restaurants and housing being recently added. It is only going to get busier. To compound matters, Noyo Harbor Drive going west is a right turn only, the chances are there will be additional traffic zooming through the gas station to take a left in a location of the Noyo Bridge coming into town. There is a reason it is right turn only, it is a potentially dangerous and high traffic spot since this is where Highway 1 turns into Main street in Fort Bragg. Going the other direction, South Street is the road to the Fort Bragg Clinic and Coast District Hospital, as well as many dental and doctor offices. Then there are a number of residential apartment complexes for seniors and low income housing that already bring in a high volume of traffic.

While I commend the Grocery Outlet for choosing a dilapidated building which is an eye sore, the larger and long term picture is that when a store that is sure to be popular, Grocery Outlet, is added to a compressed high traffic area, the long term effects outweigh the immediate needs for a busy store to be approved in this location.

For this reason, I oppose the Grocery Outlet to be located on South Franklin street just north of Noyo Harbor Drive.

Thanks,
Deirdre Lamb

Deirdre Lamb, Broker
Mendocino Realty Company
45005 Ukiah St., Box 897
Mendocino, CA. 95460

Office (707) 937-4040
Cell (707) 324-9401
Home (707) 937-9999

www.mendocinorealtycompany.com

Ca. BRE #01841638

From: [A.B. PRICEMAN](#)
To: [CDD User](#)
Subject: Grocery Outlet
Date: Wednesday, June 09, 2021 11:30:57 AM

I am in favor of a new Grocery Outlet in our Town. I think this would be a benefit.

Sincerely Yours, A.B.

It's a Good Life

A.B. Priceman
Your Real Estate Agent for Life!
REALTOR, GRI (Graduate Realtor Institute)
CRS (Certified Residential Specialist) e-Pro (Electronically Proficient)

BRE # 01262172

Cell: 707-357-1801
Fax: 707-202-0228

Garden Ranch Real Estate
124 E. Pine Street
Fort Bragg, CA 95437

www.AB-SEA.com

Oh by the way, I'm never too busy for your referrals

From: [Greg Burke](#)
To: [CDD User](#)
Subject: Grocery Outlet
Date: Wednesday, June 09, 2021 11:32:20 AM

Dear Planning Commission Members,

Having to bring back the solid show of support for Grocery Outlet that was present at the last meeting is not good planning. I hope the past support is taken into consideration as much as the repeat anti growth and opportunity people who show up at every meeting, not wanting any improvement to this city.

I am in favor of affordable housing and affordable living choices. If you do not agree then I think the city should abandon the false appearance that they are for the people of this community and just say you do not want any of these.

Fort Bragg Resident and Business Owner

Greg Burke

From: [Kristy Tanguay](#)
To: [CDD User](#)
Subject: Grocery outlet
Date: Wednesday, June 09, 2021 12:53:18 PM

I am writing about the proposed Grocery Outlet store and location on South Franklin St. I understand that some members of the community may want this shopping option.
I am not in favor of the proposed location.

As this area is the only entrance to the N. harbor, and restricted directional access to Highway 1 south, I request that a full traffic study be conducted and presented before any decisions are made.

Respectfully,

Kristy Tanguay
Fort Bragg resident

From: [Alyson Bailey](#)
To: [CDD User](#)
Subject: Letter - Grocery Outlet Item - Planning commission 6/9/2021
Date: Wednesday, June 09, 2021 11:59:36 AM
Attachments: [Letter to Fort Bragg CC - GO \(1\).docx](#)

Hello,

Please include the attached letter with tonight's records.

Thank you,

Alyson Bailey

AGENDA ITEM: 8B. 21-146 and to add to the record
Monday, April 12, 2021

Dear Fort Bragg City Council Members;

I was approached regarding a possible moratorium on the completion of the Grocery Outlet in Fort Bragg. I have also read that you agreed to spend at least \$13,000 with LACO on the site alone in January, which leads me to believe that this project is moving forward.

Politics aside, I will share my story about Grocery Outlet and how I think it will benefit your citizens.

I was a resident of Fort Bragg and the Mendocino Coast from 2005 - 2007 and again from 2010 - 2016. I now live in Willits largely due to a cost-of-living preference and the Grocery Outlet is part of that equation.

From 2010 - 2013, I was a single parent, working a full-time job, paying for daycare, sharing rent and utilities with a roommate, and getting half or more of the week's groceries from the Fort Bragg Food Bank: a godsend to the community.

Even with the Food Bank, there were times when I had to choose between food or heat.

I would choose food and burned what I could gather.

There were times when I had to choose between medication and food, or laundry detergent. I wore dirty clothes then.

Times were not often so dire, but when they did occur they set us back for weeks and sometimes months at a time and they always revolved around the same necessities: medication, daycare, housing (rent), utilities (heat and light), transportation (gas/other), hygiene, and food.

By 2016, I was not able to find a job locally that paid enough for our life on the coast, I took employment inland which was when I discovered the Grocery Outlet. The first time I shopped there I left work on a Friday and went to the Willits location on South Main St.

It was expansive but friendly. I was surprised at the supplement section, happy-hen eggs, vegetables and cheeses, even meats: it was a real grocery store!

When I returned home that night, I brought five bags of groceries to my family for under \$100. I'll never forget it. I was so proud of myself.

We had been eating less because we needed the gas to get me to and from work, and the \$80 a week grocery budget was difficult to stretch on the coast. The increased income of the new job had not brought us to the tipping point then, and we were making painful sacrifices again.

A few months later we moved to Willits and though we have been here for five years now, we begin each weekly shop at the Grocery Outlet saving hundreds of dollars on feeding our family.

We also shop at the specialty market (Mariposa), Safeway, Ukiah CoOp, and Costco because each location has something unique to offer.

I imagine that Purity, Harvest, Corners of the Mouth, and Downhome Foods would experience a similar relationship with their customers if Grocery Outlet became a part of the food resource matrix in the area, and competition often inspires further organizational growth and innovation. The Grocery Outlet will always be thought of as the resource that cared for me and my family when we needed it, as it has been for others.

Though it is important that the City of Fort Bragg maintain an aesthetic, it is certainly more important to ensure that the thousands of Hospitality workers who make the area a tourism destination can afford to work here, and that the retired population can continue their lives in their long-time homes. Inviting the Grocery Outlet is a good-faith effort and message to those residents that they are wanted, and that you as their elected officials will ensure that they can continue to live in Fort Bragg.

As an aside, thank you for the Plateau project. The Grocery Outlet dovetails with those intentions and actions.

Thank you for your time, and I look forward to seeing more.

Alyson Bailey
Former Fort Bragg Resident

From: [O'Neal, Chantell](#)
To: [Peters, Sarah](#)
Cc: [Gurewitz, Heather](#)
Subject: FW: Grocery Outlet Parking Lot Design
Date: Thursday, June 10, 2021 11:14:02 AM

Sarah,

Please include this email in the republished public comment packet as it was received prior to the hearing.

Chantell O'Neal

From: Jay Andreis [mailto:andreisjay@gmail.com]
Sent: Thursday, June 10, 2021 8:54 AM
To: Gurewitz, Heather <Hgurewitz@fortbragg.com>; O'Neal, Chantell <COneal@fortbragg.com>
Subject: Fwd: Grocery Outlet Parking Lot Design

Could you please keep this email in your records or post it... whatever the proper protocol is for this type of public comment. I would've sent it earlier but with my work and kid schedules I was unable to address it until this morning.

Thanks,
Jay A

Begin forwarded message:

From: Jacob Patterson <jacob.patterson.esq@gmail.com>
Subject: Grocery Outlet Parking Lot Design
Date: June 9, 2021 at 2:48:39 PM PDT
To: andreisjay@gmail.com

Jay,

In my review of the meeting materials for tonight, I was reminded of some of your comments last time concerning the parking lot design. I recall you discussing the need for additional pedestrian paths of travel within the parking lot. I interpreted that as wanting pedestrian-only walkways between the parking aisles (the one in the middle) so pedestrians don't have to walk to and from their cars in the vehicle aisles. That is a common parking lot feature and actually incorporated into the Citywide Design Guidelines. Unfortunately, staff decided to spend their time trying to convince the PC not to worry about that issue and just approve the parking lot without them. I recommend that you stick to your guns and require design and layout modifications to the parking lot to accommodate what our Design Guidelines identify as a necessary feature. That may mean slightly reducing the size of the proposed building to reduce the number of

parking spaces, which are based on building area, or it might be possible without that. The architects and engineers would need to figure that out. Regardless, that is the kind of direction I think the PC should be providing applicants, ideally through Preliminary Reviews rather than at the public hearings themselves. In any case, please take the time to "fix" this project rather than bowing to staff pressure to just approve it anyway. I was annoyed that the supplemental staff report seemed to try to rationalize away your expressed concerns rather than trying to figure out how to address the concerns.

I look forward to the discussion tonight.

Regards,

--Jacob