

Planning Commission Meeting

From littlecup223@icloud.com <littlecup223@icloud.com>

Date Wed 11/12/2025 10:23 AM

To Peters, Sarah <speters@fortbraggca.gov>

Cc cdd <cdd@fortbraggca.gov>

 4 attachments (1 MB)

November meeting final.pdf; suggested photos for 11-12-25.pdf; Littlecup Vintage (electrical).pdf; Sabine's_11-12-25 PLANS (ANNEX).pdf;

Good morning Sarah,

Attached are all my documents for tonights meeting at 6pm. Please forward/make copies for the commissioners.
Thank you, Sabine Brunner

Alexander's Plumbing

106 RATHBURN WAY
SANTA CRUZ, CA. 95062
831-818-7653
LIC. # 808957

for 223 Redwood

Strap water heater & remove black iron pipe feeding water heater.

Also extend pressure relief pipe to ground.

Noted cold supply PVC piping

install P-trap for washing machine

Fort Bragg Electric, Inc.

Mail: PO Box 1578, Fort Bragg, CA, 95437

License #391464

Tel: (707)964-9118 Fax: (707)964-1404 Email: michael@fortbraggelectric.com

TIME AND MATERIALS PROPOSAL

To: Littlecup Vintage Date: 11/5/2025
Attn: Sabina
Address: 223 E Redwood Phone: 925-818-4291
Fort Bragg, CA 95437 Email: Littlecup223@icloud.com

JOB NUMBER		JOB ADDRESS	
26063		223 E Redwood Ave, Fort Bragg, CA 985437	
PROPOSAL SUMMARY		BID AMOUNT	APPROVED AMOUNT
T&M BUDGET:		\$500	
Total >>>>>		\$500	

Fort Bragg Electric is pleased to present the following proposal subject to the following inclusions, exclusions and qualifications:

INCLUSIONS

Provide & install GFCI protected receptacles for kitchen area.

- Two receptacles behind stove will need to be raised up above counter height. Existing boxes will be used to splice and extend circuits up to two new box locations.

Install two new light fixtures or new led bulbs in existing fixtures (customer supplied).

- One fixture in bedroom and one in office.

Provide & install new GFCI receptacle in bathroom.

- Bathroom located in 2nd building.

Labor and materials for the above scope of work.

*Work will be completed as time and materials. Labor rate is \$112/hr for electrician.

EXCLUSIONS

- 1 Carpentry, painting
- 2 Permitting fees
- 3 Substandard wiring
- 4 Warranty, replacement, repair of customer provided items
- 5 Work not outlined above

QUALIFICATIONS

- 1 This proposal is valid for 30 days from the above date.
- 2 Payment due upon completion of work.

We look forward to working with you on this project. If you have any questions, please do not hesitate to call.

PROPOSAL OF TERMS BY Michael Mercado Date November 5, 2025
FORT BRAGG ELECTRIC

ACCEPTANCE OF TERMS _____ Date _____
CUSTOMER

**November 12, 2025 - Planning Commission Meeting for MUP 1-25 Appeal Owner/
Applicant: Sabine Brunner**

I have prepared this package to address the issues that were discussed during last month's meeting regarding my appeal. After reviewing the video of the meeting, the items to be determined for today's meeting were identified as:

1. Are my two buildings on one legal parcel and can they be connected
2. Health and Safety for continued residential use of 223 E Redwood
3. Limited Term Permit for 223 E Redwood

On November 10th I asked for and received the staff report for this meeting. Out of the three directives listed above it only addressed number 3 but 1 & 2 are both part of 3 so I will address each in order to give a comprehensive perspective as we move forward with this.

1) Are my two buildings on one legal parcel and can they be connected

Attached are copies of the Assessor's Parcel map, a Record of Survey map and tax bill for my property on East Redwood Avenue. All clearly show the one legal parcel with two buildings. As I mentioned previously the administrative staff report done by George Leinen (can be found in ATT 2 for package of 10-22-25 mtg) recommended a fully enclosed connection between the two buildings to make the bathing facility in 221 usable. I am enclosing a new floor plan showing how this can work via use of an annex while maintaining the 60-40 square footage ratio required. There was no explanation of why the City choose to go against Mr. Leinen's recommendation. The public comment submitted by Jacob Patterson is in ATT. 2 appears to be the only thing the City relied on for its decision to deny connection of the buildings. It cites EPA verbiage which I don't think applies to my project as EPA is not a planning agency and the projects used as examples in the citation are clearly large scale commercial ones.

2) Health and Safety concerns for 223 E Redwood

During the 10-22-25 meeting, the health and safety of my residence at 223 was discussed and the commission mentioned forming an Ad Hoc Committee to assess these issues. A day or so after the meeting Commissioner Richard Neil made a site visit to my property and I showed him around both buildings. I subsequently arranged inspections by:

Greenwood Construction: On 11/4/25 I had a consultation with Ryan "Rosco" Tuomala from Greenwood Construction. He is a well known builder in this area. He met with me and inspected my property. We developed a plan to connect the two buildings and get the necessary inspection. ***He pointed out that the building is in good solid condition. It sits on a partial foundation. The work will not be happening over night and none of the improvements to the code inspections will interfere with me living here.***

Fort Bragg Electric: On 11/4/25 I had Michael Mercado from Fort Bragg Electric at my building and he pointed out that my electrical is in good condition and only needs minor changes to the kitchen area. ***The electrical panel is a commercial panel and in good (new) condition and does not need any upgrades.*** I have smoke and carbon detectors throughout the building and in addition have a fire extinguisher in each building. The minor improvements have been scheduled for Thursday, November 13, 2025.

Alexander Plumbing: On 11/4/25 I had Alexander Plumbing at my building and he pointed out that ***the overall plumbing is in working condition.*** There are some improvements to be done. See letter attached.

Additional health and safety facts include:

- The main bathroom in the 221 building is completely up to code.
- The bedroom in 223 exceeds square footage and ceiling height requirements for bedrooms and has egress windows and a closet. There is a full kitchen and water closet in 223
- Each room in 223 has direct emergency egress to the exterior through either windows or doors. I am attaching a floor plan to connect the 2 buildings with an annex. Both buildings are on one parcel. Connecting the 2 buildings is the best solution

3) 223 E Redwood is an eligible for a limited term permit

The ILUDC allows for limited term permits under section 18.71.030. My building at 223 E. Redwood is a de facto an existing dwelling. **The portion I currently occupy is configured in the exact same way as it was when I purchased the property. The kitchen was in place, the half bathroom has always been there and so has the bedroom. All these spaces are habitable.** A customer of mine stated a while ago that she used to live at 223 E. Redwood Ave when the shop was a book store before I purchased the property. And the space has been used by me and my family since the purchase of the property as an occasional secondary residence when we didn't feel like making the drive from Fort Bragg to our Little River home (which is now owned by my former husband).

Most buildings in the CBD are old historic buildings and most of them are not up to code. Some buildings are in terrible shape posing safety risks and need a lot of work. Others are in terrible shape and are used as un-permitted residences. Is the City holding the same health and safety standards up to those other buildings and people who are living behind their stores?

Conclusion: Since the process started in April, **I have dealt in good faith with the City's Community Development department, but do not feel that they have dealt in good faith with me.** Here is one example: staff reports have lacked important information and lacked sending the information to me or keeping me informed. I can provide other examples if needed.

I am asking you today to approve a one year temporary living permit to give me the time to bring my current living space up to code. Most of the work is minor work and does not interfere with the living space since this has always been a dwelling. As I mentioned before, I do not have the money to pay for my living expenses, bring the building up to code and pay additional rent. As you can see in the attached photos, my living space is comfortable and safe. I have smoke detectors in all rooms and keep multiple fire extinguishers in both buildings and every room in 223 provides direct access to the exterior through either windows or doors.

Thank you for your time and consideration!

SITE DOCUMENTATION & FLOOR PLANS
FOR MINOR USE PERMIT (REV. 11-12-25)

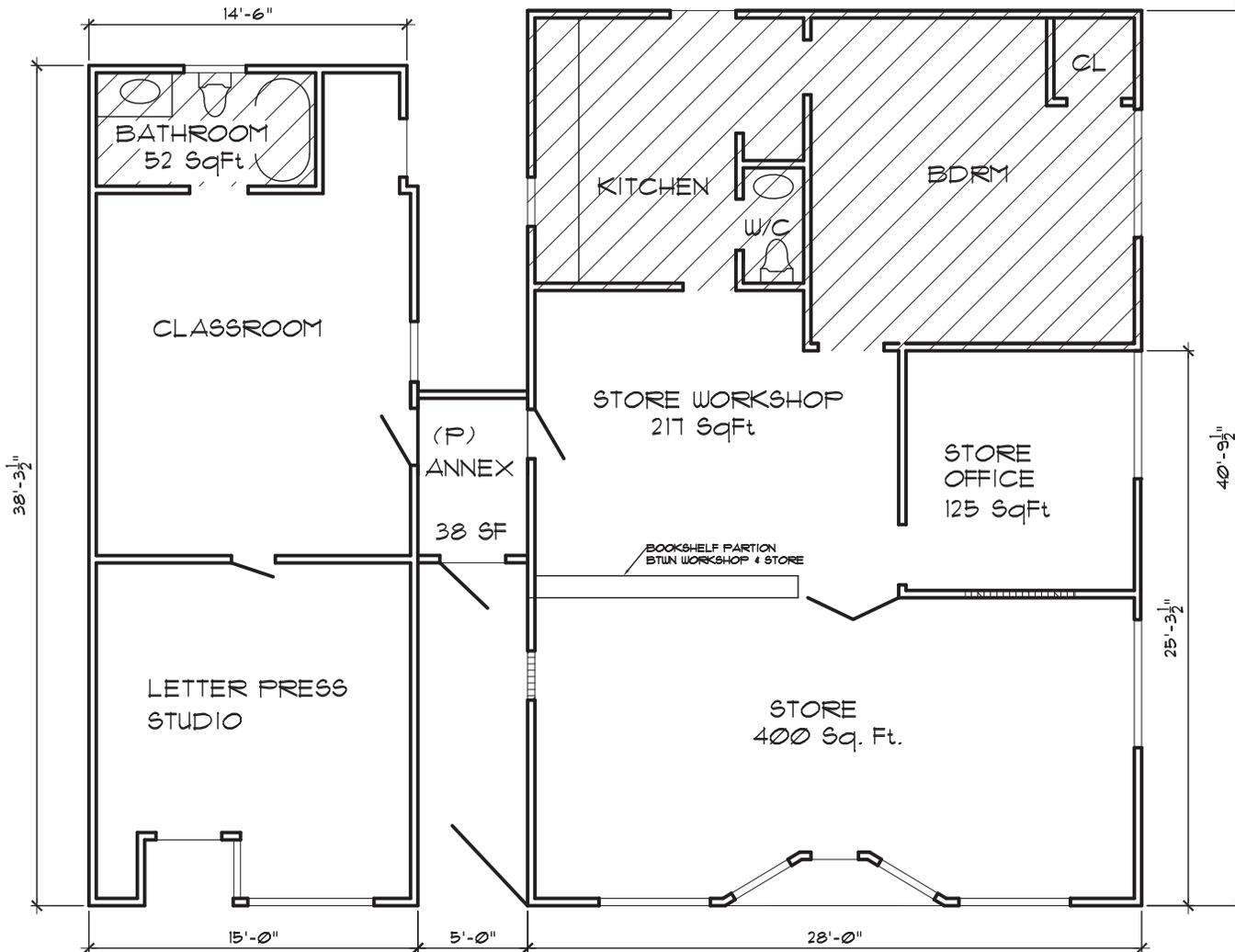
FOR SABINE BRUNNER
221 & 223 E REDWOOD AVE
FORT BRAGG CA

W/C = WATER CLOSET
W/ TOILET &
HAND SINK

▬ = EXISTING WALL

▬ = EXISTING WALLED IN
OPENING

SCALE: 1/8" = 1'



SF = SQUARE FEET

▨ INDICATES LIVING SPACE
ON FLOORPLANS

THIS 11-12-25 REVISION PROPOSES
AN ENCLOSED ANNEX TO CONNECT
BLDG'S 223 & 221.

LIVE/WORK SQ FT CALCULATIONS:

BLDG #223 = 1,142 SF GROSS
40% OF 1142 SF FOR RESIDENTIAL
USE = 456 SF

*223 RETAIL STORE SF	400 SF
*223 STORE OFFICE SF	125 SF
*223 STORE WORKSHOP	217 SF
*223 TOTAL RETAIL SF	742 SF

*223 RESIDENTIAL SF	+ 400 SF
	1,142 SF

400 SF RESIDENTIAL USE IN 223
52 SF RESIDENTIAL USE IN 221
452 SF RESIDENTIAL USE TOTAL
IS LESS THAN THE 456 ALLOWED
FOR 223 ALONE.

THE (P) ANNEX CONNECTS THE
STORE WORKSHOP TO CLASSROOM
& IS NOT RESIDENTIAL SF



#221 = 559 Gross Sq. Ft.

#223 = 1142 Gross Sq. Ft.



Chamise Cubbison
Auditor-Controller/Treas.-Tax Collector
501 Low Gap Rd, Room 1060
Ukiah, CA 95482
www.mendocinocounty.gov/ttc

PROPERTY INFORMATION

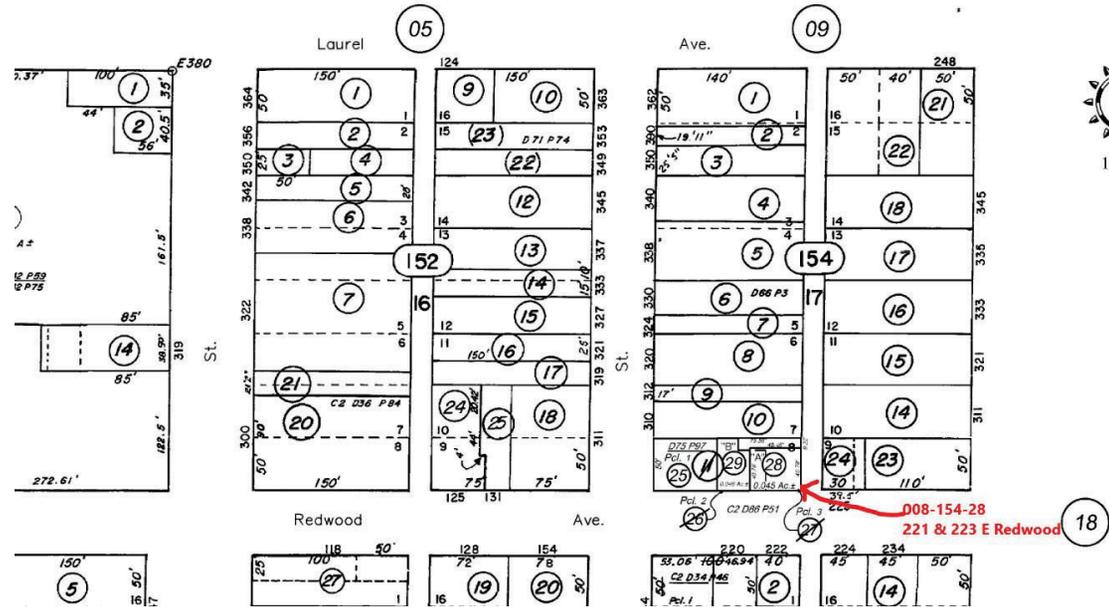
BILL NUMBER: 1882652 TAX RATE A
PARCEL NUMBER: 0081542800 AC
LOCATION: 300 N FRANKLIN ST FORT BRAGG CA
LIEN DATE OWNER: BRUNNER STEPHAN & SABINE T
*****AUTO**SCH 5-DIGIT 95472 AA 4424
SABINE HAHNBUECK
223 E REDWOOD AVE
FORT BRAGG CA 95437-3521

Above:
Property Tax bill for 008-154-28 and AP Map for same

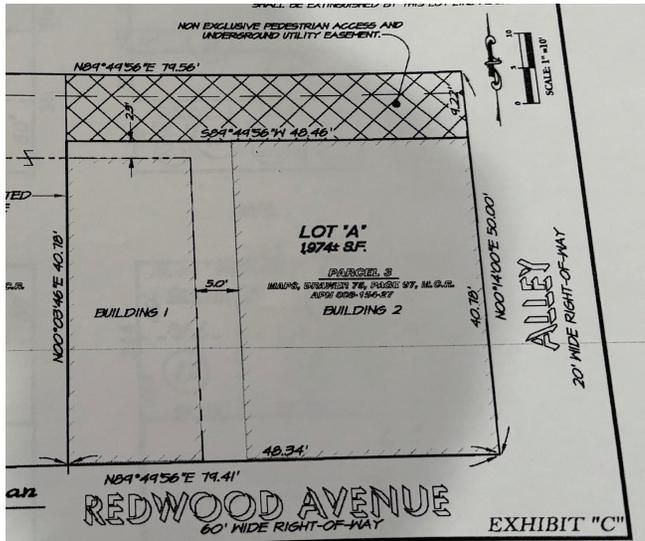
Blks. 16,17,20,21,22 City of Fort Bragg

1-015

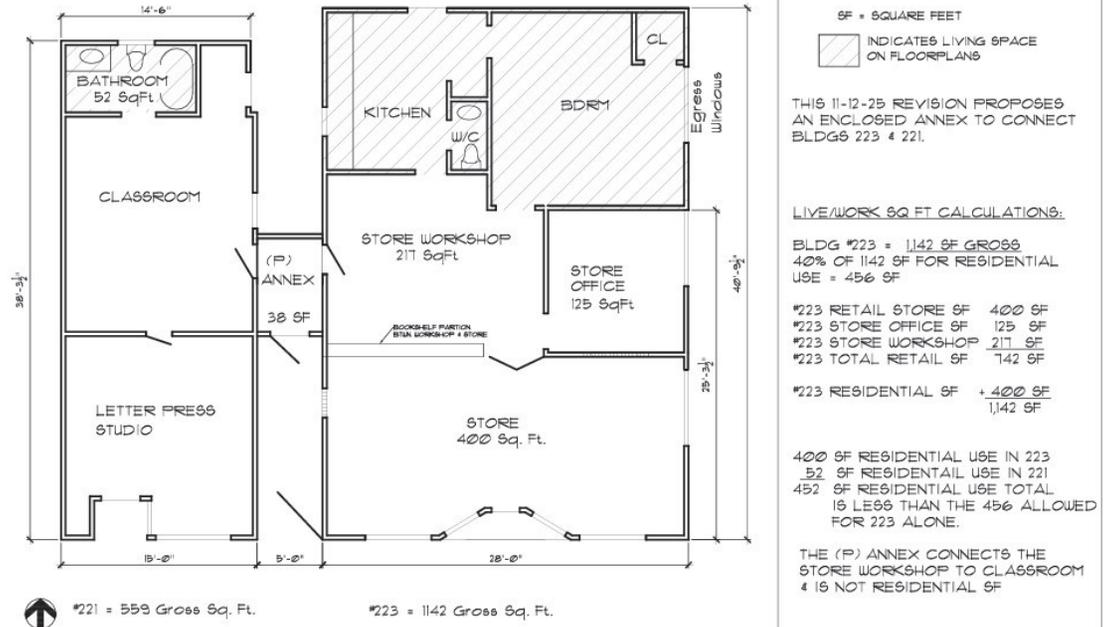
8-1'



Below: Record of Survey Map showing 2 bldgs on the parcel



Revised Floor Plan showing Proposed Annex Connecting the two buildings





Above:
Egress windows along east side of 223



Full Kitchen in 223



Full Code Compliant Bath in 221



Code Compliant
Elect. Panel in 223



Typ. Fire Extinguisher
throughout 2 bldgs



Typical Fire Alarm
throughout 2 bldgs

Photos of Code Compliant Features

< produced



Dictionary

Thesaurus

produce

 1 of 2 verbpro·duce prə-ˈdüs prō-, -ˈdyūs

produced; producing

[Synonyms of produce >](#)*transitive verb*

- 1 : to offer to view or notice
- 2 : to give birth or rise to : **YIELD**
- 3 : to extend in length, area, or volume
produce a side of a triangle
- 4 : to make available for public exhibition or dissemination: such as
 - a : to provide funding for
search for backers to *produce* the film
 - b : to oversee the making of
will *produce* their new album
- 5 a : to cause to have existence or to happen : **BRING ABOUT**
b : to give being, form, or shape to : **MAKE**
especially : **MANUFACTURE**
- 6 : to compose, create, or bring out by intellectual or physical effort
- 7 : to cause to accrue



Dictionary

Thesaurus

produce

 2 of 2 **noun**pro·duce 'prō-(,)düs *also* 'prä- -(,)dyüs

- 1 **a** : something **produced**
b : the amount produced : **YIELD**
- 2 : agricultural **products** and especially fresh fruits and vegetables as distinguished from grain and other staple crops
- 3 : the progeny usually of a female animal

Verb

Relevance

create

generate

cause

bring

do

prompt

Noun

production

yield

product

work

[See All Synonyms & Antonyms in Thesaurus](#)



Dictionary

Thesaurus

The tree **produces** good fruit.

Honey is **produced** by bees.

[See More](#) ▾

Recent Examples on the Web

 Examples are automatically compiled from online sources to show current usage. [Read More](#)

Verb

Maintain a safe distance from large vehicles - Trucks or buses can **produce** a water spray that hampers visibility.

– Nc Weather Bot, *Charlotte Observer*, 10 Nov. 2025

The company currently **produces** 15 hybrid nameplates for the United States, providing a wide variety of affordable, eco-friendly options.

– Charles Singh, *USA Today*, 9 Nov. 2025

Noun

Consider Tupperware's FridgeSmart Container Set your secret weapon to extending the life of your **produce**, organizing your food, and adding money back to your pocket.

– Alicia Geigel, *Southern Living*, 11 Nov. 2025

Increase purchasing power for high-demand items (fresh **produce**, proteins, shelf-stable staples) through OneGenAway's bulk buying and food rescue partnerships.

– Gabrielle Chenault, *Nashville Tennessean*, 10 Nov. 2025

[See All Example Sentences for produce](#)



Dictionary

Thesaurus

Verb

Middle English (Scots), from Latin *producere*, from *pro-* forward + *ducere* to lead — more at [TOW entry 1](#)

First Known Use

Verb

15th century, in the meaning defined at [transitive sense 1](#)

Noun

1657, in the meaning defined at [sense 1a](#)

Time Traveler

The first known use of *produce* was in the 15th century

[See more words from the same century](#)

[co-produce](#)

[mass-produce](#)



Dictionary

Thesaurus

conduce

deduce

diffuse

disuse

excuse

footloose

[See All Rhymes for *produce*](#)

prodrug

produce

producent

[See All Nearby Words](#)

Style

MLA

"Produce." *Merriam-Webster.com Dictionary*, Merriam-Webster, <https://www.merriam-webster.com/dictionary/produce>. Accessed 12 Nov. 2025.

 [Copy Citation](#)



Dictionary

Thesaurus

produce

 1 of 2 verbpro·duce (prə-ˈd(y)üs )

produced; producing

- 1** : to bring to view : **EXHIBIT**
produce evidence
produced a permit when asked
- 2** : to give birth or rise to
a tree *producing* good fruit
the offspring an insect can *produce*
- 3** : to prepare to present to the public
produce a play
- 4** : to cause to be or happen : **BRING ABOUT**
the insect bite *produced* a rash
this will *produce* results
- 5 a** : to bring something out by work
produced a magazine article
b : **MANUFACTURE entry 2 sense 2**
a factory *producing* steel



Dictionary

Thesaurus

pro·duce 'präd-(,)üs 'prōd- *also* -(,)yüs

- 1 : something produced
- 2 : fresh fruits and vegetables

English: [Translation of *produce* for Spanish Speakers](#)

Last Updated: 10 Nov 2025 - Updated example sentences

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MERRIAM-WEBSTER UNABRIDGED



Dictionary

Thesaurus

Quordle

W	O	R	D	Y
L	O	V	E	R
P	L	A	Y	S
D	A	I	L	Y

Can you solve 4 words at once?

Play

WORD OF THE DAY

abide

[See Definitions and Examples »](#)

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Dictionary

Thesaurus

Skibidi, Mog & More: Gen Alpha Slang

Ten More Words from Taylor Swift Songs

Quordle

Can you solve 4 words at once?

Play

Blossom

Pick the best words!

Play



Dictionary

Thesaurus

The Missing Letter

A daily crossword with a twist

Play

Synonym Sandwich Quiz

Connect two unrelated words by picking a word syn...

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Public Comment -- 11/12/25 PC Mtg., Item No. 6A, Continued Public Hearing for MUP 1-25

From Jacob Patterson <jacob.patterson.esq@gmail.com>

Date Wed 11/12/2025 1:05 PM

To cdd <cdd@fortbraggca.gov>

Cc Peters, Sarah <speters@fortbraggca.gov>

 1 attachment (928 KB)

PRODUCED Definition & Meaning - Merriam-Webster.pdf;

Planning Commission,

In light of the somewhat confusing discussion and direction last time that was based, in large part, on the cherry-picked photos submitted by the applicant of a few items that she restored or altered prior to sale in her vintage retail shop, I thought I should submit photos of the inventory that is much more representative of the vintage merchandise offered for sale in Little Cup. These photos are from today when it was not open so they are through the windows but they still illustrate the types of retail sales going on there. There is a rack of vintage clothing that is often placed outside when the shop is open. None of these items appear to be altered in any way nor are they custom pieces, rather, they have tags from their original manufacture demonstrating their original production source. At best, they have been cleaned and perhaps minor mending (e.g., reattaching loose or missing buttons). There is also vintage china, like "little cups" with matching saucers and large platters. There are also nicknacks, children's furniture like the rocking chair in the window, vintage pickling crocks, vintage toys, vintage wire egg baskets, and the like. In fact, the vast majority of items offered for retail sale are just that, unaltered vintage items. Are there a few items that have been restored or altered by the applicant like those shown in the pictures she submitted at your last meeting? Sure, and those items could arguably be said to be "produced" even though that interpretation is more than a stretch, in my opinion, and certainly not according to the dictionary definition of production from Merriam Webster that the City uses to provide definitions of terms that are not defined in our code (see attached).

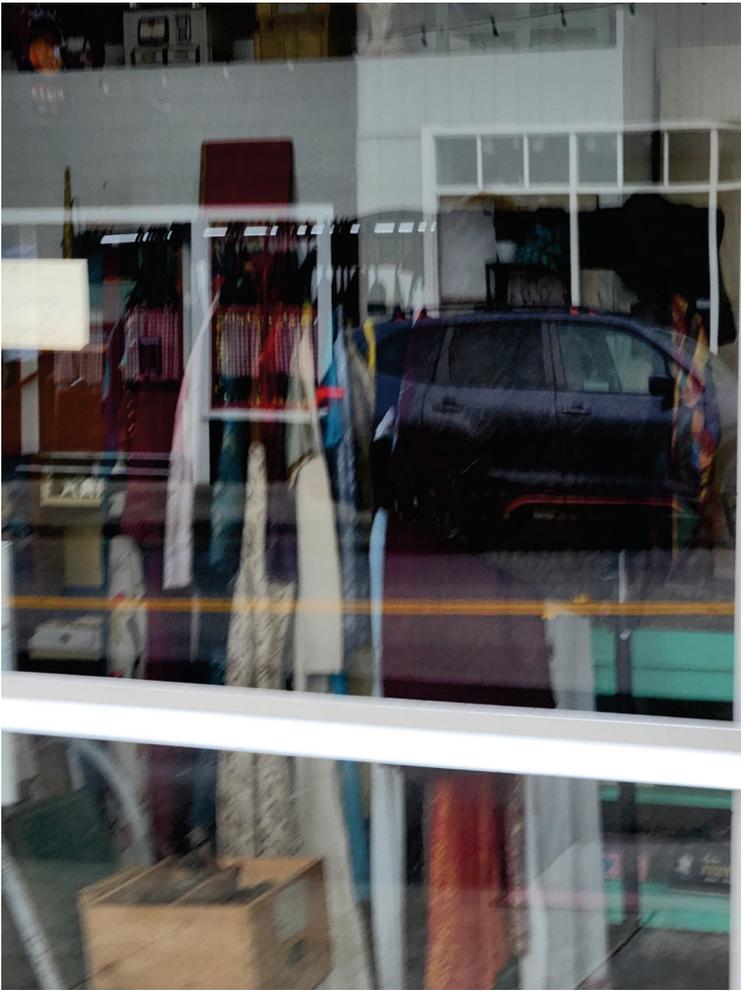
However, that small subset of items doesn't change the nature of the rest of the inventory in any way, which happens to be the majority of the inventory offered for retail sale, including what is depicted in the photos that I took myself earlier today. Those inventory items haven't been altered or "produced" on the premises or elsewhere since their production elsewhere by the original manufacturer. These issues are reflected in the new draft resolution that staff prepared for the four of you who asserted that they felt what the applicant showed in her photos amounted to "production" in your eyes and we didn't need the two related special conditions as a result. None of you actually explained your reasoning and the resolution reflects that because the assertion that those items are "produced" on site is not supported by any reasoning explaining how what she does amounts to production. Even more troubling is how the majority (and the new draft resolution) completely ignores the other part of the requirement, which is that any retail activity of items that are produced on site is merely incidental to the on-site production. Chair Jensen highlighted this issue in your deliberations but the rest of you totally ignored it. In order to support the majority's preliminary direction to staff, you not only need to

explain how the work done by the applicant amounts to production but how ALL the retail sales on site are merely incidental to the on-site production activity. Basically, the live/work unit is required to be used primarily for producing art or artisan items on site, like the letter press or the subset of vintage items that have been altered enough to be considered produced there, and ALL retail activity, not just the retail activity of the items that were produced there, is incidental (i.e., accessory, minor, and relatively insignificant) to the production activities. Of course, the issues of compliance with the permit conditions and the code requirements not addressed by the permit itself, are outside the purview of the Planning Commission and will be the responsibility of the Community Development Department after the permits are in effect and the live/work unit is operational.

If the majority adopts the new draft resolution as written (as opposed to the fully supported resolution prepared by staff and the City Attorney's office), you aren't supporting your finding, or really even making a finding at all because you simply assert the conclusion but don't explain the necessary underlying analysis as to how you came to that conclusion. That isn't principled or defensible planning and all you are doing (besides abusing your discretion) is creating an administrative record for this entitlement review that sets up a further appeal or legal challenge that would end up harming the applicant because she would be on the hook for additional expenses compared to just allowing the approval to stand with all the special conditions. This observation is in no way a reflection of staff's work, which was solid. It isn't staff's fault that the majority failed to give them adequate direction last time to come up with a legally defensible resolution because none of you (except Chair Jensen) adequately explained your reasoning, the majority simply asserted and unsupported conclusion that what you saw and heard about amounted to production. I recommend you adopt the original resolution upholding the reasoned and supported determination of the Acting Community Development Director.

Thank you for your consideration,

--Jacob







SUGGESTED REPLACEMENT FOR SPECIAL CONDITIONS 11 AND 12:

There are two alternative approaches to addressing the issue of Special Conditions Nos. 11 and 12 and to still respect our existing ILUDC requirements.

The first option is to replace the two special conditions with a single special condition that addresses the converse of prior #12 (i.e., "5. The applicant shall limit any retail sales of items created or procured off-site to 221 E. Redwood Avenue."

My suggested language is as follows:

11. Retail sales within the live/work unit located at 223 E. Redwood Avenue are limited to items produced on site within the live/work unit until such time as the ILUDC requirements in Section 18.42.090, subdivision G. 3. are amended to remove the prohibition on on-premises sales (i.e., "On-premises sales of goods are limited to those produced within the live/work unit, provided the retail sales activity shall be incidental to the primary production work within the unit.").

This language change is much more flexible than the special conditions imposed by the Acting Community Development Director. Specifically, it does not limit all of the vintage retail business to 221 E. Redwood, and it allows the sunseting of the code requirement once the code itself is amended without having to seek a formal permit amendment process. Based on the improvements that will be required by the Fire Code and Fire Marshall, that could even be prior to the live/work unit being ready for occupancy.

The second option is simply to delete only Special Condition No. 11 that required all the vintage retail to be relocated to 221 E. Redwood because it is not necessary in light if the majority of the Planning Commission who feel that some of the applicant's restoration and modification activities for vintage items falls within the definition of "production". Because some vintage items offered for retail are produced within the live/work unit under the majority's interpretation, it would be too restrictive to require ALL vintage items to only be sold outside the live/work unit in 221 E. Redwood.

That said, Special Condition No. 12 remains important to ensure consistency with the ILUDC and is not as restrictive as it first seemed, also based on the interpretation of the majority of the Planning Commission regarding production. Special Condition 12 would still continue to permit the applicant to sell any vintage items out of the live/work unit at 223 E. Redwood that she produces there through her restoration and modifications of those items. Moreover, in light of a lack of a dedicated Code Enforcement Officer at the City of Fort Bragg, I suspect monitoring the inventory mix of a particular retail store will not be addressed because it hardly presents a high priority code enforcement case. Moreover, the City is not required to enforce its codes and would not choose to invest scarce staff time strictly enforcing a special condition that would not be on anyone's priority list, particularly when the City is considering removing the restriction.