



## PLANNING COMMISSION STAFF REPORT HEARING CONTINUATION

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**TO:** Planning Commission **DATE:** November 12, 2025

**DEPARTMENT:** Community Development Department

**PREPARED BY:** Sarah Peters, Associate Planner

**PRESENTER:** Sarah Peters, Associate Planner

**AGENDA TITLE:** **CONTINUED PUBLIC HEARING**  
Receive Report, Conduct Public Hearing and Consider Appeal of  
Administrative Decision on Minor Use Permit 1-25 (MUP 1-25),  
Special Conditions 5, 11 and 12

**APPLICATION NO:** Minor Use Permit 1-25 (MUP 1-25)

**APPLICANT:** Sabine Brunner

**OWNER:** Sabine Brunner

**REQUEST:** Minor Use Permit to allow a change of use and associated construction  
to convert 669 square feet of office space to residential space and  
permit a live/work Use.

**LOCATION:** 221-223 E. Redwood Avenue, Fort Bragg, CA

**APN:** 008-154-28

**ENVIRONMENTAL  
DETERMINATION:** Categorically Exempt from CEQA pursuant to Section 15301 Existing  
Facilities

**SURROUNDING  
LANDUSES:** NORTH: Rear section of parcel (no building) / Central Business  
District  
EAST: Retail Commercial / Central Business District  
SOUTH: Retail Commercial / Central Business District  
WEST: Vacant Lot / Central Business District

**APPEALABLE  
PROJECT:** ☒ Planning Commission decision can be appealed to City Council

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## **BACKGROUND**

On April 17, 2025, Sabine Brunner submitted an application for a Minor Use Permit (MUP 1-25) to establish a mixed use unit at 223 E. Redwood Avenue in the Central Business District. As this property did not qualify for a mixed use, the applicant subsequently modified the application to establish a live/work unit.

On August 11, 2025, a public hearing was held to consider Minor Use Permit 1-25 (MUP 1-25) to allow a change of use and associated construction to convert 669 square feet of office space located behind an existing retail store to residential space and to permit a live/work use at 221-223 E. Redwood Avenue. It was initially proposed that the two buildings, 221 E. Redwood and 223 E. Redwood, be joined via a covered, enclosed hallway for tenant access to the shower at the back of the building at 221 E. Redwood Ave. The business at 223 E. Redwood Avenue is Little Cup, a vintage store; the business at 221 E. Redwood Avenue is a letterpress studio and gallery/sales space.

At the August 11, 2025, hearing, the Acting Director received a report from staff, considered testimony from interested parties, deliberated and advised attendees that a determination would be made within ten (10) calendar days. On August 21, 2025, a decision was rendered approving the project with nine (9) standard conditions and thirteen (13) special conditions and a Notice of Final Action with findings and conditions was sent to the applicant (Attachment 3 – NOFA 08212025).

On September 2, 2025, the Community Development Department received a timely appeal of the Acting Director's determination from the applicant, Sabine Brunner in accordance with Inland Land Use and Development Code (ILUDC) Section 18.92.020. On September 9, 2025, a subsequent appeal letter was received that corrected a few typos in the original letter (Attachment 4 – Appeal Letter).

On October 22, 2025, the Planning Commission received the report, heard testimony from staff, Applicant and the public, and provided direction to return with a resolution that would allow the live/work unit to be developed at 223 E. Redwood Avenue in conjunction with the vintage store at that location, and allow Applicant to continue to reside in the structure under a Limited Term Permit (LTP) during the building permit application review and subsequent construction process, for up to twelve months, revocable if Applicant has not received a Certification of Occupancy within that 12-month period. The public hearing was continued to November 12, 2025.

After the public hearing staff reached out to the County Building Official who stated that the building could not be used for a residential occupancy until all life-safety measures are in place and until completion of final inspection.

## **DISCUSSION**

In accordance with Planning Commission direction, a resolution is attached for Planning Commission consideration which contains findings to justify the removal of Special Conditions 11 and 12. However, because the Planning Commission may not override

building code requirements, Special Condition 5 has not been modified and the conditions attached to the resolution contain the original language.

For all the proposed Standard Conditions and Special Conditions placed on Minor Use Permit 1-25, refer to Exhibit A of the attached Resolution.

**ATTACHMENTS:**

1. MUP 1-25 Appeal Approval Resolution
2. Exhibit A – Exhibit to MUP1-25 Appeal Resolution
3. Public Comment

**NOTIFICATION:**

1. Applicant, Sabine Brunner
2. City of Fort Bragg Planning Commission
3. Property Owners within 300 feet
4. Notify Me subscriber lists: Current Planning Permits, Fort Bragg Downtown Businesses, Public Hearing Notices