

**October 22, 2025 - Planning Commission Meeting for – MUP 1-25 Appeal**  
**Owner/Applicant: Sabine Brunner**

**Introduction:**

After reading through the Staff Report for this meeting I have prepared this package. In the report, the interpretation of production is discussed and it acknowledges my appeal mentions collecting and curating, but neglects to mention my letter's explanation of how I work on my pieces prior to selling them. This presentation illustrates the process of how I produce the pieces I sell in my live/work space.

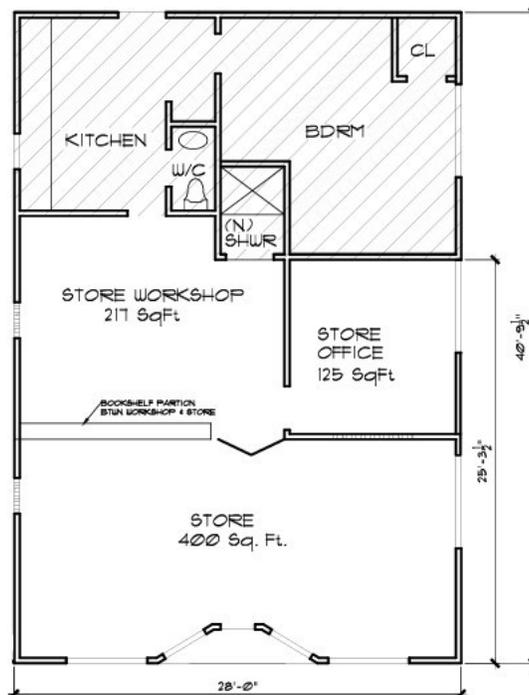
Contents include:

- Floor plan of 223 E Redwood showing store/living ratio and square footage calculations
- Photographs illustrating the 'production' process done in my store's workshop
- Testimonials from antique and collectibles retailers regarding their experience 'producing' items for sale

1. Ronalie Silveria – Market Place Antiques
2. Suzanne Tennyson – Retropolitan
3. Sandy Brown – Pacific Pearl, plus
4. Cynthia Sumner & Randy Tuell, owners of Forrester Bldg, letter in support

**Floor Plan for 223 E. Redwood Live/Work Unit:**

Per the Notice of Final Action dated August 22, 2025 my appeal letter contained a revised floor plan to comply with Special Condition 3 A and B, however the Staff Report for this meeting did not have it so I am submitting it here. It shows my live-work unit having less than 40% of the square footage dedicated to residential use as required. The only thing lacking is the shower.



	INDICATES LIVING SPACE ON FLOORPLANS
SF = SQUARE FEET	
<u>LIVE/WORK SQ FT CALCULATIONS:</u>	
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 IS 35% OF 1142 SF AND IS LESS THAN 456 SF LIMIT	

#223 = 1142 Gross Sq. Ft.

## Photographs:

To give a better idea of what kind of work I do prior to putting items out for sale, following are a few images of items currently in my workshop waiting to be refinished.



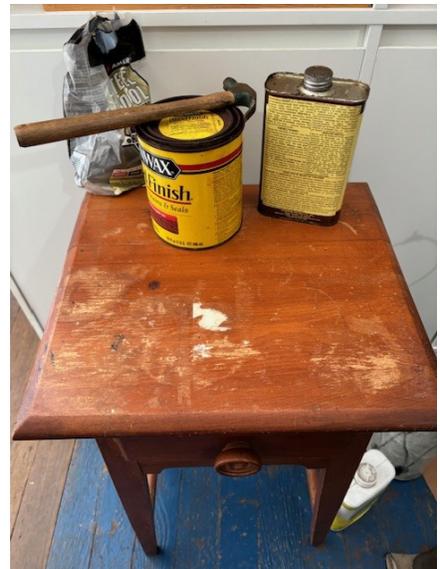
A 'work in progress' image of shelf brackets I'm redoing. Both looked like the one on the right when I started.



Large mirror frame that'll be repaired and refinished



Lamp that I will replace the hard-ware on



Small table that I will be refinishing

Obviously, even though I didn't make these things my work (done on site in the workshop space of the live/work unit) does go towards producing them into something people want to buy.

Following are some letters from current and former antique and vintage retailers detailing their experience preparing merchandise for sale.

Re: Sabine Brunner's Live-Work Space

Dear Planning Commission,

I'm Ronalie Silveria and for 27 years had a store called Market Place Antiques on North Franklin Street here in downtown Fort Bragg. I'm writing to relay my firsthand experience as it relates to getting antiques ready for sale.

Basically, every used item needs some kind of work. Sometimes it's just a quick cleaning but most things require more time and attention. The work needed depends on the piece. Typical fixes I regularly had to do included sanding out scratches from wood and touching up the finish, gluing and clamping loose corners, reframing artwork, changing out broken hardware etc. As you can tell, there was substantial hands-on time with the pieces before putting them out for sale.

I closed my store in 2010 and for a long time many of my regular customers were disappointed at the lack of antiques and collectibles shops in town. So when these shops started opening up on East Redwood, it was a good thing for the town. Not only locals but visitors really enjoy these places.

I personally support people living and working in the same building and ask that you allow Sabine Brunner to have her home and collectibles sales under the same roof. It's a good thing for everyone!

Yours truly,

A handwritten signature in blue ink that reads "Ronalie Silveria". The signature is written in a cursive, flowing style.

Ronalie Silveria  
Owner of Market Place Antiques  
October 20, 2025

Re: Fort Bragg Planning Commission hearing of MUP 1-25

Dear Commissioners,

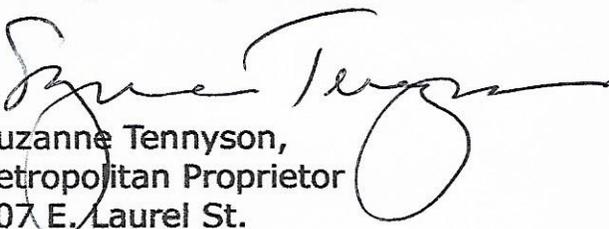
My name is Suzanne Tennyson and I own and operate Retropolitan, a vintage and antique store on 107 East Laurel street in downtown Fort Bragg.

I have been at this current location for about 4 years and prior to that have been in the same business since the late 1990's and can attest that the sale of vintage and antique items more often than not requires the seller to have hands-on time for repair or refurbishing of the items sold. Not many used items are in pristine condition when they reach the resale market and broken or damaged goods are not sale-able so we use our skills, aesthetic and time to fix them and make them so.

I was surprised to learn that Sabine's permit for live/work space at 223 East Redwood is being held up due to the items retailed there not being 'produced' on the premises. Would she have the same problem if she were a patchwork quilt maker, or someone who had a business that refinished wooden tables prior to selling them out of their live/work space? I don't think so and ask you to reconsider what it means to 'produce' something.

Being a business owner in the Central Business District I would very much like to see more live/work units here. Her current business store location is an asset to our retail district and town.

Thank you for your consideration,



Suzanne Tennyson,  
Retropolitan Proprietor  
107 E. Laurel St.  
Fort Bragg CA 95437  
707-813-4630



## PACIFIC PEARL

UPCYCLE MERCANTILE  
ARTISAN CO-OP

Dave and Sandy Brown  
Pacific Pearl Upcycle Mercantile  
327 N Franklin Street  
Fort Bragg CA 95437

October 20, 2025

Dear Fort Bragg Planning Commissioners,

We are a building owner and shop owner of Pacific Pearl. We are a consignment cooperative that sells, among other things, vintage and antique items.

We have become aware of and support Sabine Brunner's application for a live and work minor use permit for her store on East Redwood Avenue.

From what we understand, the basis of the live/work permit being held up is due to Ms. Brunner's business not making or creating the items herself for sale. Surely this is a mistake in interpretation. Producing vs. Processing. Ms. Brunner, as property owner and business owner should have the right to continue retailing in her current space. It is standard practice for vintage and antique retailers to process items by completing the inspection, research, touch ups or fixing before becoming available for sale. Also the layout of the planned residence and retail are within City requirements in regards to square footage per area.

Please take these comments to heart to grant Ms. Brunner's appeal allowing her to keep her shop where it is along with her residence. Please feel free in contacting us for further information.

Thank you for your time and consideration.

Sincerely,

Sandy Brown  
[pacificpearlusa@gmail.com](mailto:pacificpearlusa@gmail.com)  
[pacificpearlusa.com](http://pacificpearlusa.com)  
707.205.7736

# The Forrester Building

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## **Application for Minor Use Permit MUP I-25**

As owners and operators of the Forrester Building, we fully support approving a minor use permit for Live/Work at 223 E. Redwood. Continued occupancy and presence are essential throughout the central business district for Fort Bragg to remain vital and thriving, not only for tourism but also for its residents.

Sabine Brunner, through her studio and store, Little Cup, encourages visitors to explore Redwood Avenue beyond Franklin Street, which benefits all businesses on E. Redwood. She has also collaborated with Larry Spring in promoting community events for all ages. We believe a residential presence at Little Cup will significantly benefit the community as a whole.

Given that Live/Work is a permitted use in the Central Business District, we do not believe there is a legitimate reason to deny MUP I-25.

Cynthia Sumner      Randy Tuell

Owners / Operators  
The Forrester Building