



CITY OF FORT BRAGG

416 N. Franklin Street, Fort Bragg, CA 95437

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Fort Bragg City Council will conduct a public hearing on ILUDC Zoning Amendment 2-23 and LCP Amendment 2-23 to consider and introduce by title only an ordinance for Urban Lot Splits and Two Unit Development at a regularly scheduled meeting on **Monday, December 11, 2023** at Town Hall, at the corner of Main and Laurel Streets (363 North Main Street), Fort Bragg, California. The public hearing will concern the following item:

Zoning Amendments to the Inland and Coastal Land Use and Development Codes Article 4 “Standards for Specific Land Uses” and Article 8 “Subdivision Regulations & Procedures” to Establish Consistency with Gov. Code, § 66411.7 Parcel Map for Urban Lot Splits: Requirements

FILE NUMBER: ILUDC 2-23 and LCP 2-23. (Former file number ZON 1-23)

FILING DATE: 1/3/2023

APPLICANT: City of Fort Bragg

LOCATION: Residential and Commercial Zoning Districts in the Coastal Zone and the Inland Area.

APN: Various

LOT SIZE: Various

ZONING: Rural Residential, Suburban Residential, Low Density Residential

ENVIRONMENTAL DETERMINATION: Statutorily Exempt from CEQA

PROJECT DESCRIPTION: (1) Introduce, by title only, and waive further reading of Ordinance 897-2023 amending Division 18 to the Fort Bragg Municipal Code to adopt amendments to the Inland Land Use and Development Codes (Division 18 of the Fort Bragg Municipal Code) to comply with recent changes in State of California Housing Law Related to Urban Lot Splits and Two Unit Development and (2) Adopt a Resolution of the City Council to submit a Local Coastal Plan Amendment Application to the Coastal Commission amending the Coastal Land Use and Development Code (Division 17 of the Fort Bragg Municipal Code) to Comply with Recent Changes in State of California Housing Law Related to Urban Lot Splits and Two Unit Development.

The hearing will be opened for public participation. All interested persons are invited to appear at that time to present their comments, either in person at Town Hall or virtually using the Zoom information provided at the time of agenda publication. The public comment period runs from the date this notice is published until the date of the hearing to allow sufficient time for submission of comments by mail.

The document is available for review and/or copying during normal office hours at Fort Bragg City Hall, 416 North Franklin Street, Fort Bragg, California. The Agenda Item Summary and supporting documents that will be considered by Councilmembers will be available for review after publication of the agenda packet at Fort Bragg City Hall and also on the City's website: <https://www.city.fortbragg.com/>.

Written communications must be received no later than the meeting date. At the conclusion of the public hearing, the Fort Bragg City Council will consider the recommended environmental determination.

DATED: November 22, 2023

Cristal Munoz, Acting City Clerk

POSTING/MAILING ON OR BEFORE: November 30, 2023
PUBLICATION DATE: November 30, 2023

STATE OF CALIFORNIA)
) ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg in the City Clerk’s Office; and that I caused this notice to be posted in the City Hall Notice case on or before November 30, 2023.

Cristal Munoz, Acting City Clerk