



CITY OF FORT BRAGG
Incorporated August 5, 1889
416 N. Franklin Street, Fort Bragg, CA 95437
Phone: (707) 961-2827
www.FortBragg.com

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Fort Bragg Planning Commission will conduct a public hearing to consider approving a Tentative Map, proposing a Minor Subdivision (DIV 1-23) to an existing ±30,784 SF parcel located at 145 Dana St. The public hearing will be held at a regularly scheduled meeting on Wednesday, February 14, 2024 at 6:00 PM, or as soon thereafter as the matter may be heard, 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:

FILE NO.: Minor Subdivision 1-23 (DIV 1-23)

FILING DATE: July 1, 2023

APPLICANT: Heather and Carlos Franco

LOCATION: 145 Dana Street and APN: 008-312-1

LOT SIZE: +-30,784 S

ZONING: Low Density Residential (RL) Inland

PROJECT DESCRIPTION: Adopt a Resolution of the Fort Bragg Planning Commission approving a Tentative Map proposing a Minor Subdivision (DIV 1-23) of a 30,874 SF parcel into three parcels of ±10,665 SF, ±12,119 SF and ±8,000 SF in the Low Density Residential (RL) zone located at 145 Dana Street. The property is developed with an existing single-family residential unit with a detached garage, paved driveway, and city water and sewer. The undeveloped portions are landscaped.

ENVIRONMENTAL DETERMINATION: CEQA Categorical Exemption 15315 Minor Land Division

Public Comment regarding this Public Hearing may be made in any of the following ways: (1) Emailed to the Community Development Department, at cdd@fortbragg.com (2) Written comments delivered to City Hall, 416 N. Franklin Street before 2:00 PM on the day of the meeting; or (3) Verbal comments made during the meeting, either in person at Town Hall or virtually using Zoom if a Zoom link is provided at the time of agenda publication.

Staff reports and other documents that will be considered by Planning Commissioners will be made available for review 72 hours prior to the Planning Commission meeting, on the City's website: <https://cityfortbragg.legistar.com/Calendar.aspx>, and during normal office hours at Fort Bragg City Hall. To obtain application materials or for more information, please contact Community Development Department staff via email at cdd@fortbragg.com. At the conclusion of the public hearing, the Planning Commission will consider a decision on the above matter.

Appeal process and fee schedule: Decisions of the Planning Commission shall be final unless appealed to the City Council in writing within ten (10) days thereafter with a filing fee of \$1,000 to be filed with the City Clerk. If you challenge the above case in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.



Juliana Cherry, Community Development Director

POSTING/MAILING ON OR BEFORE: February 1, 2024
PUBLICATION DATE: February 1, 2024

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 Community Development Department; and that I caused this notice to be posted in the City Hall Notice case on or before February 1, 2024.



Juliana Cherry, Community Development Director

cc: Planning Commission
Owner/Applicant/Agent
Property owners within 300' radius
'Notify Me' Subscriber Lists



CIUDAD DE FORT BRAGG
Incorporada el 5 de agosto de 1889
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Teléfono: (707) 961-2827
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AVISO DE AUDIENCIA PÚBLICA

POR EL PRESENTE SE NOTIFICA que la Comisión de Planificación de Fort Bragg llevará a cabo una audiencia pública para considerar la aprobación de un Mapa Tentativo, proponiendo una Subdivisión Menor (DIV 1-23) para una parcela existente de $\pm 30,784$ pies cuadrados ubicada en 145 Dana St. La audiencia pública será se llevará a cabo en una reunión programada regularmente el miércoles 14 de febrero de 2024 a las 6:00 p. m., o tan pronto como se pueda escuchar el asunto, en el Ayuntamiento, en la esquina de las calles Main y Laurel (363 North Main Street), Fort Bragg, California. La audiencia pública se referirá al siguiente punto:

NÚMERO DE ARCHIVO: Subdivisión menor 1-23 (DIV 1-23)

FECHA DE PRESENTACIÓN: 1 de julio de 2023

SOLICITANTE: Heather y Carlos Franco

UBICACIÓN: 145 Dana Street y APN: 008-312-1

TAMAÑO DEL LOTE: ± 30.784 S

ZONIFICACIÓN: Residencial de Baja Densidad (RL) Interior

DESCRIPCIÓN DEL PROYECTO: Adoptar una Resolución de la Comisión de Planificación de Fort Bragg aprobando un Mapa Tentativo que propone una Subdivisión Menor (DIV 1-23) de una parcela de 30,874 SF en tres parcelas de $\pm 10,665$ SF, $\pm 12,119$ SF y $\pm 8,000$ SF en la Zona de Baja Densidad Zona residencial (RL) ubicada en 145 Dana Street. La propiedad se desarrolla con una unidad residencial unifamiliar existente con garaje independiente, entrada pavimentada y agua y alcantarillado municipal. Las partes no desarrolladas están ajardinadas.

DETERMINACIÓN AMBIENTAL: CEQA Exención Categórica 15315 División de Tierras Menores

Los comentarios públicos sobre esta audiencia pública se pueden hacer de cualquiera de las siguientes maneras: (1) enviados por correo electrónico al Departamento de Desarrollo Comunitario, a cdd@fortbragg.com (2) comentarios escritos entregados al Ayuntamiento, 416 N. Franklin Street antes de las 2: 00 horas del día de la reunión; o (3) Comentarios verbales realizados durante la reunión, ya sea en persona en el Ayuntamiento o virtualmente usando Zoom si se proporciona un enlace de Zoom en el momento de la publicación de la agenda.

Los informes del personal y otros documentos que serán considerados por los Comisionados de Planificación estarán disponibles para su revisión 72 horas antes de la reunión de la Comisión de Planificación, en el sitio web de la Ciudad: <https://cityfortbragg.legistar.com/Calendar.aspx>, y durante la oficina normal. horas en el

