



CITY OF FORT BRAGG

Incorporated August 5, 1889

416 N. Franklin Street, Fort Bragg, CA 95437
Phone: (707) 961-2827 Fax: (707) 961-2802
www.FortBragg.com

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Fort Bragg Planning Commission will conduct a public hearing at a special meeting on **Wednesday, April 24, 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 NUMBER: CDP 1-24, UP 1-24, and DR 1-24
FILING DATE: January 9, 2024
APPLICANT: South Harrison Street Development, LLC
LOCATION: 620 S. Franklin Street and APN 018-030-22
LOT SIZE: 7,030 square feet, 0.162 acres
ZONING: Commercial General (Coastal)
PROJECT: Construct a 3,781 sq. ft. multi-family residential structure to include three apartments, a dedicated storage space and associated parking

ENVIRONMENTAL
DETERMINATION: CEQA Categorical Exemption 15332, Class 32, In-Fill Development Projects

The hearing will be opened for public participation. All interested persons are invited to appear at that time to present their comments. 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.

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, before 12:00 am on the day of the meeting; or (3) Verbal comments made during the meeting, either in person at the City of Fort Bragg 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 the Planning Commission will be made available for review on the City's website and in person by appointment, 72 hours prior to the public hearing. For more information, please contact Community Development Department staff via email at CDD@fortbragg.com. Following 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 Fort Bragg City Council in writing within ten (10) days after the decision is rendered. An appeal shall be submitted by an interested party, in writing along with the

appeal fee of \$1,000.00 to the Community Development Department and shall specifically state the pertinent facts and the basis for the appeal. Appeals shall be limited to issues raised at the Public Hearing, or in writing before the public hearing, or information that was not known at the time of the decision.

Sarah Peters
Sarah Peters, Assistant Planner
Community Development Department

POSTING/MAILING DATE: April 11, 2024
PUBLICATION DATE: April 11, 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 April 11, 2024.

Maria Flynn
Maria Flynn, Administrative Assistant
Community Development Department

- cc: Property owners within 300' radius/ Residents within 100' radius
- Planning Commission
- Owner/Applicant/Agent
- Sherwood Valley Band of Pomo
- North Coast District of the California Coastal Commission
- 'Notify Me' Subscriber Lists



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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 en una reunión especial el **miércoles 24 de abril de 2024 a las 6:00 p. m.** o tan pronto como el asunto pueda ser escuchado en el Ayuntamiento, en la esquina de Main. y calles Laurel (363 North Main Street), Fort Bragg, California. La audiencia pública se referirá al siguiente punto:

NÚMERO DE ARCHIVO: CDP 1-24, UP 1-24 y DR 1-24

FECHA DE PRESENTACIÓN: 9 de enero de 2024

SOLICITANTE: South Harrison Street Development, LLC

UBICACIÓN: 620 S. Franklin Street y APN 018-030-22

TAMAÑO DEL LOTE: 7,030 pies cuadrados, 0.162 acres

ZONIFICACIÓN: Comercial General (Costera)

PROYECTO: Construir una estructura residencial multifamiliar de 3781 pies cuadrados que incluya tres apartamentos, un espacio de almacenamiento exclusivo y estacionamiento asociado.

AMBIENTAL

DETERMINACIÓN: Exención categórica CEQA 15332, Clase 32, Proyectos de desarrollo de relleno

La audiencia estará abierta a la participación del público. Se invita a todas las personas interesadas a presentarse en ese momento para presentar sus comentarios. El período de comentarios públicos se extiende desde la fecha de publicación de este aviso hasta la fecha de la audiencia para permitir tiempo suficiente para enviar comentarios por correo.

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, antes de las 12:00 am del día de la reunión; o (3) Comentarios verbales realizados durante la reunión, ya sea en persona en la ciudad de Fort Bragg 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 la Comisión de Planificación estarán disponibles para su revisión en el sitio web de la Ciudad y en persona con cita previa, 72 horas antes de la audiencia pública. Para obtener más información, comuníquese con el personal del Departamento de Desarrollo Comunitario por correo electrónico a CDD@fortbragg.com. Una vez concluida la audiencia pública, la Comisión de Planificación considerará una decisión sobre el asunto anterior.

