



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 on Use Permit 6-24 (UP 6-24), Design Review 20-22 (DR 20-22), Variance (VAR 3-24) and Sign Permit 13-24 (SP 13-24) to construct a new restaurant at a regularly scheduled meeting on Wednesday, August 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 items:

APPLICATION: Use Permit 6-24 (UP 6-24), Design Review 20-22 (DR 20-22), Variance (VAR 3-24), and Sign Permit 13-24 (SP 13-24)

FILING DATE: December 20, 2022

APPLICANT: Andrea Mex Media - Café 1 Restaurant

PROJECT: Consideration of Use Permit 6-24 (UP 6-24), Design Review 20-22 (DR 20-22), Variance (VAR 3-24), and Sign Permit 13-24 (SP 13-24) applications requesting to construct a new 3,530 SF Restaurant at 102 South Main Street. The proposed project includes an indoor restaurant of 2,780 SF on the first floor, 750 SF on the second floor, and 990 SF of outdoor dining on a deck and 507 SF of outdoor dining on the patio. The project also includes 3,165 square feet of landscaping, 10 parking spots, including 1 ADA and 1 EV charging space and associated site fencing, sidewalks, utilities, gas tank, and trash enclosures

LOCATION: 102 S. Main Street, Fort Bragg CA

APN: 008-163-10

LOT SIZE: 37,500 Square Feet

ZONING: General Commercial (CG), Inland Zone

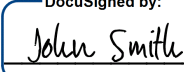
ENVIRONMENTAL DETERMINATION: CEQA Categorically Exempt per 15061(b)(3) known as the "Common Sense" exemption.

Public Comments 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 in person by appointment. 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.

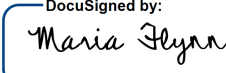
Appeal process and fee schedule: Decisions of the Planning Commission shall be final unless appealed to the City Council in writing within ten (10) days thereafter with a filing fee of \$1,000 to be filed with the City Clerk. If you challenge the above case in court, you may be limited to raising only 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.

DocuSigned by:

795F134449F645E
John Smith, Acting Director
Community Development Department

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

DocuSigned by:

D937F29E970F4EF...
Maria Flynn, Administrative Assistant
Community Development Department

cc: Planning Commission
Owner/Applicant/Agent
'Notify Me' Subscriber Lists
Property Owners within 300'
Residents within 100'



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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 sobre el Permiso de Uso 6-24 (UP 6-24), Revisión de Diseño 20-22 (DR 20-22), Variación (VAR 3-24) y Permiso de Señalización 13-24 (SP 13-24) para construir un nuevo restaurante en una reunión programada regularmente el miércoles 14 de agosto de 2024 a las 6:00 p. m. o tan pronto como se escuche el asunto en el Ayuntamiento, en la esquina de las calles Main y Laurel (363 North Main Street), Fort Bragg, California. La audiencia pública tratará los siguientes temas:

SOLICITUD: Permiso de uso 6-24 (UP 6-24), Revisión de diseño 20-22 (DR 20-22), Variación (VAR 3-24) y Permiso de letrero 13-24 (SP 13-24)

FECHA DE PRESENTACIÓN: 20 de diciembre de 2022

SOLICITANTE: Andrea Mex Media - Restaurante Café 1

PROYECTO: Consideración de las solicitudes de Permiso de uso 6-24 (UP 6-24), Revisión de diseño 20-22 (DR 20-22), Variación (VAR 3-24) y Permiso de letrero 13-24 (SP 13-24) que solicitan la construcción de un nuevo restaurante de 3530 pies cuadrados en 102 South Main Street. El proyecto propuesto incluye un restaurante interior de 2780 pies cuadrados en el primer piso, 750 pies cuadrados en el segundo piso y 990 pies cuadrados de comedor al aire libre en una terraza y 507 pies cuadrados de comedor al aire libre en el patio. El proyecto también incluye 3165 pies cuadrados de jardinería, 10 lugares de estacionamiento, incluido 1 espacio ADA y 1 espacio de carga para vehículos eléctricos y cercas asociadas en el sitio, aceras, servicios públicos, tanque de gasolina y contenedores de basura.

UBICACIÓN: 102 S. Main Street, Fort Bragg CA

APN: 008-163-10

TAMAÑO DEL LOTE: 37,500 Pies Cuadrados

ZONIFICACIÓN: Comercial General (CG), Zona Interior

AMBIENTAL DETERMINACIÓN: CEQA Categóricamente Exento según 15061(b)(3) conocida como la exención de "Sentido Común".

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

