



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 City Council will conduct a hybrid public hearing at a special meeting on **Monday, June 5, 2023 at 5:00 PM** or as soon thereafter as the matter may be heard. The hearing will be live at Town Hall, at the corner of Main and Laurel Streets (363 North Main Street), Fort Bragg, California and can also be accessed via ZOOM with the information to be posted on the agenda. The public hearing will concern the following item:

APPLICATION: Coastal Development Permit 2-22 (CDP 2-22), Design Review 7-22 (DR 7-22), Parcel Merger 1-2022 (MGR 1-22); The City Council will also consider certification of the Environmental Impact Report prepared for this project.

APPLICATION DATE: 3-14-2022

APPLICANT: Best Development

PROJECT: Grocery Outlet Market

DESCRIPTION: Coastal Development Permit, Design Review and Parcel Merger to construct a Grocery Outlet Market (retail store). The proposed project includes the demolition of an existing 16,436 SF vacant former office building and associated 47-space parking lot and wooden fencing along the property line, and the construction and operation of a 16,157 SF, one-story, retail store with a proposed 55-space parking lot and associated improvements and infrastructure.

LOCATION: 825, 845, & 851 S. Franklin Street, Fort Bragg CA 95437

APN: 018-120-47, 018-120-48, & 018-120-49

LOT SIZE: 1.63 Acres (total)

The proposed project is located in the Coastal Zone and is appealable to the Coastal Commission.

Public comments regarding this Public Hearing may be made in any of the following ways: (1) Emailed to the City Clerk, at cityclerk@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 comment during the meeting, either in person at Town Hall or virtually using the Zoom information provided at the time of agenda publication.

Staff reports and other documents that will be considered by City Council will be made available for review on the City’s website: <https://cityfortbragg.legistar.com/Calendar.aspx>, at least 24 hours prior to the City Council meeting. At the conclusion of the public hearing, the City Council will consider a decision on the above matter.

Permit Process: The Planning Commission recommended that the City Council certify the EIR, make the required CEQA findings, and approve the requested Coastal Development Permit, Design Review Permit and Parcel Merger for Grocery Outlet Market. The City Council will consider certifying the EIR, making the required CEQA findings, and approval of the requested Coastal Development Permit, Design Review Permit and Parcel Merger for Grocery Outlet Market. The project is appealable to the Coastal Commission. 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 hearings described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the public hearing for the Planning Commission and/or the City Council.

Cristal Muñoz, Acting City Clerk

POSTING/MAILING DATE: May 25, 2023
PUBLICATION DATE: May 25, 2023

STATE OF CALIFORNIA)
) ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this notice to be posted in the City Hall Notice case on May 25, 2023.

Cristal Muñoz, Acting City Clerk

cc: Property owners within 300’ radius/ Residents within 100’ radius
City Council
Owner/Applicant/Agent
Caltrans
Department of Fish and Wildlife
North Coast District of the Coastal Commission
Sherwood Valley Band of Pomo