



RECEIVED  
JUN 17 2021  
CITY OF FORT BRAGG  
CITY CLERK

**FOR CITY USE ONLY:**

File # 387-21/D

Date Filed: 6.17.2021

Received by: Jemo

**APPEAL OF PLANNING COMMISSION DECISION**

**APPELLANT(S):** Ken Armstrong; FB Local Business Matters, 31380 Turner Rd., Ft. Bragg CA 95437

**MAILING ADDRESS:** c/o M. R. Wolfe & Associates, P.C., 580 California St., Ste. 1200

**CITY:** San Francisco **STATE & ZIP CODE:** CA 64104

**TELEPHONE #:** 415-369-9400 **FAX #:** 415-369-9405

**Describe the action being appealed and state the reasons for the appeal.  
(You may attach a letter or other exhibits to describe or justify this appeal.)**

June 9, 2021 approval of Coastal Development Permit 8-19, Design Review 1-19, Merger 1-19 for Grocery Outlet Market, 825, 845, & 851 S. Franklin Street.

City should have required an environmental impact report instead of relying only on a negative declaration under CEQA. Evidence shows the store will have significant environmental impacts. These are documented in comment letters and emails submitted to the City during the public comment period on the initial study/negative declaration, including emails from Ken Armstrong.

**APPELLANT(S) SIGNATURE:** 

**DATE:** June 16, 2021

**DATE:** \_\_\_\_\_

**FOR CITY USE ONLY:**

Fee Paid \$1,000.00 \$1,000.00 (#110-0000-3998)

Receipt # 00436007

Date: 6.17.2021

**Notice of Public Hearing:**

Mailed ( ) Date: \_\_\_\_\_

Published ( ) Date: \_\_\_\_\_

Posted ( ) Date: \_\_\_\_\_

**CITY COUNCIL ACTION:**

**DATE:**

Approve: \_\_\_\_\_

Deny: \_\_\_\_\_

Table: \_\_\_\_\_ Until \_\_\_\_\_

Receive & File: \_\_\_\_\_

June 16, 2021

Via FedEx

June Lemos, City Clerk  
City of Ft. Bragg  
416 North Franklin Street  
Ft. Bragg, CA 95437

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JUN 17 2021

CITY OF FORT BRAGG  
CITY CLERK

Re: Appeal to City Council of Planning Commission Action : Coastal  
Development Permit 8-19, Design Review 1-19, Merger 1-19 for  
Grocery Outlet Market, 825, 845, & 851 S. Franklin Street

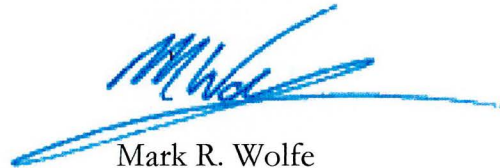
Dear Madame Clerk:

On behalf of Ft. Bragg resident Ken Armstrong and FB Local Business  
Matters, and unincorporated association of Ft. Bragg citizens and businesses, please  
accept the enclosed appeal of the above-referenced action by the Planning  
Commission taken June 9, 2021. A check for \$1,000.00 payable to the City of Ft.  
Bragg is also enclosed as the required filing fee. The appeal is taken in accordance  
with Chapter 18.92 of the Ft. Bragg Municipal Code.

Thank you for your attention, and please notify me if there are problems or  
concerns with this submittal.

Most sincerely,

M. R. WOLFE & ASSOCIATES, P.C



Mark R. Wolfe  
On behalf of Ken Armstrong and FB Local  
Business Matters

MRW:sa  
enclosures

Date Printed: 06/17/2021 15:06  
Receipt Date: 06/17/2021 3:06 PM  
Receipt No. 00436007

City of Fort Bragg  
416 N Franklin St  
Fort Bragg, Ca 95437  
(707)961-2825  
www.fortbragg.com

CR		1,000.00
MiscReven		
Appeal of Plan		
ning Commissio		
n - Grocery Ou		
tlet obo Ken A		
rmstrong		1,000.00
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Total		1,000.00
Cash		0.00
Check	23	1,000.00

Change 0.00

M. R. Wolfe & Associates, P.C.  
Customer #: 017689  
555 Sutter St  
Ste 405  
San Francisco, CA 94102

Cashier: counter  
Station: CH1298