

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that at its meeting on March 27, 2024 the Fort Bragg Planning Commission continued the following public hearing to Wednesday, April 10, 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.: Coastal Development Permit (CDP 2-23), Design Review 2-24 (DR 2-24), Variance 1-24 (VAR 1-24), Sign Permit (SP 2-24)

FILING DATE: May 22, 2023

APPLICANT: Ghulam Ansari

LOCATION: 105 S. Main St and APN: 008-161-10

LOT SIZE: 14.374 SF 0.330 acres

ZONING: Heavy Industrial (IH) Coastal

PROJECT DESCRIPTION: A project to 1) remodel an existing 1,536 SF convenience store with an addition of 447 SF into a 1,809 SF convenience store; 2) install 660 SF of new landscaped area; 3) replace and expand an existing gas station canopy; 4) replace gas dispensing units; and 5) replace existing canopy signs and monument sign face located at 105 South Main Street.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA under Section 15303 Class C (3) – New Small Commercial Structures of less than 2,500 SF including on-premise signs.

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 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.

John Smith, Acting Community Development Director