



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 regularly scheduled meeting on **WEDNESDAY, August 23, 2017 at 6:00 PM**, or as soon thereafter as the matter may be heard at the 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:

APPLICATION NO. : Use Permit Modification (USP 9-03/17)
OWNER: Mendocino Coast Hospitality Center (MCHC)
AGENT: Lynelle Johnson
REQUEST: City initiated modification of Use Permit to address Use Permit violations and nuisance conditions resulting from the operation of the Hospitality House.

The Use Permit violation is comprised of violations of:

1. Special Condition 1: An unpermitted expansion of the number of beds from 24 to 35 in violation of USP 9-03; and
2. Standard Condition 6: This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety or as to be a nuisance.

The City has identified the following nuisance conditions that relate to operation of the Hospitality House emergency shelter, in violation of various Fort Bragg Municipal Code Sections and Standard Condition 6 of the Use Permit:

- a. Between June 2016 and June 2017, the Fort Bragg Police Department received 196 confirmed calls for service to respond to the Hospitality House to address a variety of issues, including: disturbance, assault, battery, fighting, verbal threats, suspicious people/vehicle, trespass, drunk in public, etc.;
- b. During this time period, the City has received numerous complaints from residents and business owners regarding the following issues:
 - I. Urination, feces, vomit, pet waste on public and private property;
 - II. Aggressive panhandling, loitering, shouting, arguing, cursing in the public right of way;
 - III. Littering;

- IV. Public drinking and drug use in the public right of way and on private property;
- V. Trespassing, shoplifting, vandalism and fighting on private property;
- VI. Sleeping on sidewalks, in vehicles, and on private property; and
- VII. Obstruction of sidewalks and alleys with personal property.

LOCATION: 237 North McPherson Street
APN: 008-155-11
ZONING: Central Business District (CBD)
LOT SIZE: 7,000 Square Feet

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 and mailed until the date of the hearing to allow sufficient time for submission of comments by mail. Staff reports and other documents that will be considered by Commissioners are available for review at Fort Bragg City Hall, 416 North Franklin Street during normal business hours and are also available on the City's website:

<https://cityfortbragg.legistar.com/Calendar.aspx>.

Written communications must be received no later than the meeting date. At the conclusion of the public hearing, the Planning Commission will consider a decision on the above permit.

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.

Sarah McCormick
Community Development

POSTING/MAILING DATE: August 11, 2017
PUBLICATION DATE: August 11, 2017

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 August 11, 2017.

Sarah McCormick
Community Development

cc: Property owners within 300' radius/ Residents within 100' radius
Planning Commission
Owner/Applicant/Agent