



CITY OF FORT BRAGG

Incorporated August 5, 1889

416 N. Franklin Street, Fort Bragg, CA 95437

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www.FortBragg.com

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Fort Bragg City Council will conduct a public hearing at a regular meeting on **Monday, December 11, 2017 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 NUMBER(S)/DATE: DR 5-17, USP 2-17, & CDP 3-17; 11/22/2017

OWNER: Rossi

APPLICANT: Danco Communities

AGENT: Chris Dart, Danco

REQUEST: The applicant is requesting two "affordable housing incentives" for a reduction of the front yard setbacks and a reduction of required parking for a mixed-income project consisting of 30 affordable senior units and 14 market-rate family units. The proposed project consists of: 1) 30 single-story affordable senior residential cottages ranging from 616 to 830 square feet, a 1,200 square foot commons building, a 440 square foot common utility building, walkways and a 35-space parking area and associated driveway; and 2) seven market-rate two-story, residential duplex units with the 14 units ranging from 1,000 to 1,200 square feet (2 and 3 Bedrooms), landscaping and a 14-space covered parking area and associated driveway.


LOCATION: 441 South Street; APN 018-340-04; the project is in the Coastal Zone.

LOT SIZE: 7.9 acres

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 Councilmembers 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 City Council will consider a decision on the above permit.

Appeal process and fee schedule: Decisions of the City Council shall be final. 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.



June Lemos, CMC
City Clerk

POSTING/MAILING DATE: November 30, 2017
PUBLICATION DATE: November 30, 2017

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 November 30, 2017.



June Lemos, CMC
City Clerk

cc: Property owners within 300' radius/ Residents within 100' radius
City Council
Owner/Applicant/Agent/Appellant