

CALIFORNIA COASTAL COMMISSION

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APPEAL NO. A-1-FTB-18-0021

(GEORGIA-PACIFIC LLC)

JUNE 6, 2018

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APPENDIX A

COMMISSION’S APPEAL JURISDICTION OVER THE PROJECT

After certification of Local Coastal Programs (LCPs), the Coastal Act provides for limited appeals to the Coastal Commission of certain local government actions on CDPs (Coastal Act Section 30603). Section 30603 states that an action taken by a local government on a CDP application may be appealed to the Commission for certain kinds of developments, including developments located within certain geographic appeal areas, such as those located between the sea and the first public road paralleling the sea, or within 300 feet of the inland extent of any beach, or of the mean high tide line of the sea where there is no beach, or within 100 feet of any wetland or stream, or within 300 feet of the top of the seaward face of any coastal bluff, or those located in a sensitive coastal resource area. Furthermore, developments approved by counties may be appealed if they are not designated the “principal permitted use” under the certified LCP. Finally, developments which constitute major public works or major energy facilities may be appealed, whether approved or denied by the city or county. The grounds for an appeal are limited to an allegation that the development does not conform to the standards set forth in the certified LCP and, if the development is located between the first public road and the sea, the public access policies set forth in the Coastal Act.

The subject development is appealable to the Commission pursuant to Section 30603(a)(1) of the Coastal Act because the development approved by the City is between the sea and the first public road paralleling the sea.

APPENDIX B

RELEVANT COASTAL ACT AND LCP POLICIES

Coastal Act Public Access Policies:

Section 30210 of the Coastal Act states

In carrying out the requirement of [Section 4 of Article X of the California Constitution](#), maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212 of the Coastal Act states in part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway...

(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

Section 30214 of the Coastal Act states in part:

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

Other Coastal Act Policies Raised in Appeal:

Section 30612 Application for permit to demolish a structure:

An application for a coastal development permit to demolish a structure shall not be denied unless the agency authorized to issue that permit, or the commission, on appeal, where appeal is authorized by this division, finds, based on a preponderance of the evidence, that retention of that structure is feasible.

City of Fort Bragg certified Coastal Land Use Plan Policies

1. INTRODUCTION

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C. Coastal General Plan

This document establishes the Land Use Plan portion of the City of Fort Bragg Local Coastal Program (LCP), and was prepared in accordance with the California Coastal Act. The Land Use Plan is defined as “the relevant portion of a local government’s general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and where necessary, a listing of implementing actions” (PRC Section 30108.5). The policies contained in the portion of the Coastal General Plan that constitute the LCP described in subsection (2) below govern the use of land and water in the Coastal Zone within the City of Fort Bragg.

This Coastal General Plan update, following certification by the Coastal Commission, will supersede the City’s 1983 certified Land Use Plan.

1. Area Covered by the Coastal General Plan

The Coastal General Plan establishes policies for all land within the Fort Bragg Coastal Zone. Approximately one-third of the City of Fort Bragg is located within the Coastal Zone, including all of the lands west of Highway One and most of the lands on the east side of the highway, south of Walnut Street as described in Coastal Act Section 30150 and generally depicted on General Plan Map LU-1. The City administers a separate General Plan and Land Use and Development Code that governs development outside of the Coastal Zone.

2. Organization and Content

The policies contained within the Coastal General Plan constitute the Land Use Plan portion of the City’s Local Coastal Program and govern the review and approval of coastal development permits include the following:

2.a: Policies that are part of the Certified Local Coastal Program

<i>Land Use Element:</i>	<i>Policy LU-4.4</i>	<i>Policy LU-6.3</i>
<i>Policy LU-1.1</i>	<i>Policy LU-5.1</i>	<i>Policy LU-6.4</i>
<i>Policy LU-1.2</i>	<i>Policy LU-5.2</i>	<i>Policy LU-7.1</i>
<i>Policy LU-3.1</i>	<i>Policy LU-5.3</i>	<i>Policy LU-7.2</i>
<i>Policy LU-3.2</i>	<i>Policy LU-5.4</i>	<i>Policy LU-7.3</i>
<i>Policy LU-3.3</i>	<i>Policy LU-5.5</i>	<i>Policy LU-7.4</i>
<i>Policy LU-3.4</i>	<i>Policy LU-5.6</i>	<i>Policy LU-7.5</i>
<i>Policy LU-3.5</i>	<i>Policy LU-5.7</i>	<i>Policy LU-8.1</i>
<i>Policy LU-4.1</i>	<i>Policy LU-5.8</i>	<i>Policy LU-8.2</i>
<i>Policy LU-4.2</i>	<i>Policy LU-6.1</i>	<i>Policy LU-8.3</i>
<i>Policy LU-4.3</i>	<i>Policy LU-6.2</i>	<i>Policy LU-8.4</i>

<i>Policy LU-9.1</i>	<i>Policy LU-9.9</i>	<i>Policy LU-10.1</i>
<i>Policy LU-9.2</i>	<i>Policy LU-9.10</i>	<i>Policy LU-10.2</i>
<i>Policy LU-9.3</i>	<i>Policy LU-9.11</i>	<i>Policy LU-10.3</i>
<i>Policy LU-9.4</i>	<i>Policy LU-9.12</i>	<i>Policy LU-10.4</i>
<i>Policy LU-9.5</i>	<i>Policy LU-9.13</i>	<i>Policy LU-10.5</i>
<i>Policy LU-9.6</i>	<i>Policy LU-9.14</i>	<i>Policy LU-10.6</i>
<i>Policy LU-9.7</i>	<i>Policy LU-9.15</i>	<i>Policy LU-10.7</i>
<i>Policy LU-9.8</i>	<i>Policy LU-9.16</i>	
	<i>Policy LU-9.17</i>	
<i>Public Facilities Element:</i>	<i>Policy PF-1.4</i>	<i>Policy PF-2.5</i>
<i>Policy PF-1.1</i>	<i>Policy PF-2.2</i>	<i>Policy PF-2.6</i>
<i>Policy PF-1.2</i>	<i>Policy PF-2.3</i>	
<i>Policy PF-1.3</i>	<i>Policy PF-2.4</i>	
<i>Conservation, Open Space, & Parks Element:</i>	<i>Policy OS-6.3</i>	<i>Policy OS-15.3</i>
<i>Policy OS-1.1</i>	<i>Policy OS-9.1</i>	<i>Policy OS-16.1</i>
<i>Policy OS-1.2</i>	<i>Policy OS-9.2</i>	<i>Policy OS-16.2</i>
<i>Policy OS-1.3</i>	<i>Policy OS-9.3</i>	<i>Policy OS-16.3</i>
<i>Policy OS-1.4</i>	<i>Policy OS-9.4</i>	<i>Policy OS-16.4</i>
<i>Policy OS-1.5</i>	<i>Policy OS-9.5</i>	<i>Policy OS-16.6</i>
<i>Policy OS-1.6</i>	<i>Policy OS-10.1</i>	<i>Policy OS-16.7</i>
<i>Policy OS-1.7</i>	<i>Policy OS-10.2</i>	<i>Policy OS-16.8</i>
<i>Policy OS-1.8</i>	<i>Policy OS-10.3</i>	<i>Policy OS-16.9</i>
<i>Policy OS-1.9</i>	<i>Policy OS-10.4</i>	<i>Policy OS-16.10</i>
<i>Policy OS-1.10</i>	<i>Policy OS-10.5</i>	<i>Policy OS-16.11</i>
<i>Policy OS-1.11</i>	<i>Policy OS-10.6</i>	<i>Policy OS-16.12</i>
<i>Policy OS-1.12</i>	<i>Policy OS-11.1</i>	<i>Policy OS-16.13</i>
<i>Policy OS-1.13</i>	<i>Policy OS-11.2</i>	<i>Policy OS-16.14</i>
<i>Policy OS-1.14</i>	<i>Policy OS-11.3</i>	<i>Policy OS-16.15</i>
<i>Policy OS-1.15</i>	<i>Policy OS-11.4</i>	<i>Policy OS-16.16</i>
<i>Policy OS-1.16</i>	<i>Policy OS-11.5</i>	<i>Policy OS-16.17</i>
<i>Policy OS-2.1</i>	<i>Policy OS-11.6</i>	<i>Policy OS-16.18</i>
<i>Policy OS-2.2</i>	<i>Policy OS-11.7</i>	<i>Policy OS-16.19</i>
<i>Policy OS-3.1</i>	<i>Policy OS-11.8</i>	<i>Policy OS-16.20</i>
<i>Policy OS-4.1</i>	<i>Policy OS-11.9</i>	<i>Policy OS-16.21</i>
<i>Policy OS-4.2</i>	<i>Policy OS-11.10</i>	<i>Policy OS-16.22</i>
<i>Policy OS-4.3</i>	<i>Policy OS-12.1</i>	<i>Policy OS-17.1</i>
<i>Policy OS-4.4</i>	<i>Policy OS-12.2</i>	<i>Policy OS-17.2</i>
<i>Policy OS-4.5</i>	<i>Policy OS-13.1</i>	<i>Policy OS-17.3</i>
<i>Policy OS-5.1</i>	<i>Policy OS-14.1</i>	<i>Policy OS-17.6</i>
<i>Policy OS-5.2</i>	<i>Policy OS-14.2</i>	<i>Policy OS-18.1</i>
<i>Policy OS-5.3</i>	<i>Policy OS-14.3</i>	<i>Policy OS-19.1</i>
<i>Policy OS-5.4</i>	<i>Policy OS-14.4</i>	<i>Policy OS-19.2</i>
<i>Policy OS-6.1</i>	<i>Policy OS-14.5</i>	<i>Policy OS-19.3</i>
<i>Policy OS-6.2</i>	<i>Policy OS-15.1</i>	
	<i>Policy OS-15.2</i>	
<i>Circulation Element:</i>	<i>Policy C-1.1</i>	<i>Policy C-1.2</i>

Policy C-1.3	Policy C-2.12	Policy C-9.3
Policy C-1.4	Policy C-3.1	Policy C-9.5
Policy C-1.5	Policy C-3.2	Policy C-9.6
Policy C-2.1	Policy C-4.1	Policy C-10.1
Policy C-2.2	Policy C-5.1	Policy C-10.2
Policy C-2.3	Policy C-6.1	Policy C-10.3
Policy C-2.4	Policy C-6.2	Policy C-10.4
Policy C-2.5	Policy C-7.1	Policy C-10.5
Policy C-2.6	Policy C-8.1	Policy C-11.2
Policy C-2.7	Policy C-8.2	Policy C-12.1
Policy C-2.8	Policy C-8.3	Policy C-13.1
Policy C-2.9	Policy C-9.1	Policy C-14.1
Policy C-2.10	Policy C-9.2	
Community Design Element:	Policy CD-1.11	Policy CD-3.2
Policy CD-1.1	Policy CD-1.12	Policy CD-3.4
Policy CD-1.2	Policy CD-1.13	Policy CD-3.5
Policy CD-1.3	Policy CD-1.14	Policy CD-4.1
Policy CD-1.4	Policy CD-2.1	Policy CD-5.1
Policy CD-1.5	Policy CD-2.2	Policy CD-6.1
Policy CD-1.6	Policy CD-2.3	Policy CD-6.2
Policy CD-1.7	Policy CD-2.4	Policy CD-7.1
Policy CD-1.8	Policy CD-2.5	Policy CD-7.2
Policy CD-1.9	Policy CD-2.7	Policy CD-8.2
Policy CD-1.10	Policy CD-2.8	
Safety Element:	Policy CD-3.1	
Policy SF-1.1	Policy SF-1.10	Policy SF-3.3
Policy SF-1.2	Policy SF-2.1	Policy SF-3.4
Policy SF-1.3	Policy SF-2.2	Policy SF-3.5
Policy SF-1.4	Policy SF-2.3	Policy SF-5.1
Policy SF-1.5	Policy SF-2.4	Policy SF-5.2
Policy SF-1.6	Policy SF-2.5	Policy SF-5.5
Policy SF-1.7	Policy SF-2.6	Policy SF-8.1
Policy SF-1.8	Policy SF-2.7	Policy SF-8.2
Policy SF-1.9	Policy SF-3.1	
Housing Element	Policy SF-3.2	
Policy H-1.2	Policy H-2.4	Policy H-3.4
Policy H-1.3	Policy H-2.5	Policy H-3.5
Policy H-2.1	Policy H-2.6	Policy H-3.6
Policy H-2.2	Policy H-2.7	Policy H-3.8
	Policy H-3.2	

2.b: Policies not part of the Certified Local Coastal Program

The policies demarcated with the Fort Bragg City seal: are not part of the certified LCP and do not govern the review and approval of coastal development permits. These policies are not part of the standard of review for coastal development permit purposes, as they are not relevant to

indicate the “kinds, location, and intensity of land uses” as required of Coastal Land Use Plans (PRC Section 30108.5). However, the policies demarcated with the City seal are retained in the Coastal General Plan document as the City will apply these policies within the Coastal Zone under its own separate authority. The following policies and associated programs demarcated with the City seal are not considered part of the City’s certified Local Coastal Program for purposes of the review and approval of coastal development permits:

2. Land Use Element: • Map LU-3 Sphere of Influence • Policies LU-2.1 through LU-2.5 3. Public Facilities Element: • Policy PF-1.5 • Policy PF-2.1 • Policy PF-2.7 • Policy PF-2.8 • Policy PF-2.9 4. Conservation, Open Space, Energy, & Parks Element: • Policy OS-7.1 • Policy OS-7.2 • Policy OS-8.1 • Policy OS-17.4 • Policy OS-17.5 • Policy OS-17.7 • Policy OS-18.2 • Policy OS-18.3	5. Circulation Element: • Policy C-2.11 • Policy C-9.4 • Policy C-9.7 • Policy C-12.1 • Policy C-12.1 • Policy C-12.3 • Policy C-13.1 • Policy C-15.1 6. Community Design Element: • Policy CD-2.6 • Policy CD-3.3 • Policy CD-7.3 • Policy CD-8.1 1 - Introduction Page 1-8 July 2008 Fort Bragg Coastal General Plan	• Policy SF-6.1 • Policy SF-6.2 • Policy SF-7.1 • Policy SF-7.2 • Policy SF-9.1 • Policy SF-9.2 8. Noise Element • Policies N-1.1 through N-1.6 9. Housing Element • Policy H-1.1 • Policy H-2.3 • Policy H-2.8 • Policy H-3.1 • Policy H-3.3 • Policy H-3.7 • Policy H-3.9 • Policy H-3.10 • Policy H-3.11 • Policy H-4.1 • Policy H-4.2 • Policy H-5.1 • Policy H-5.2
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2. LAND USE ELEMENT

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G. Commercial and Industrial Land Use Designations

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Timber Resources Industrial (IT)

This designation is intended primarily for timber resource and forest products related manufacturing. It allows a variety of industrial uses relating to forest products processing such as log yards, manufacturing wood products, planing mills, storage of forest by-products, commercial seedling nurseries, and related support activities including railroad lines, truck shipping facilities, boiler and powerhouse operations, and related uses. In addition, it allows

aquaculture with issuance of a conditional use permit. Open space, public parks, and recreation use types and public facilities are also permitted in this district.

The uses listed below are examples of the types of uses which may be allowed in this designation. Refer to the Coastal LUDC for a more precise definition of permitted and conditional uses.

- *Log Yard Activities - unloading, loading, and storage of logs.*
- *Storage and Inventory of finished product and forest by-products, and storage of finished goods inventory, including chips, bark, and hog fuel. Storage includes indoor and outdoor storage.*
- *Manufacturing and Remanufacturing: sawmills, studmills, veneer plants, plywood and/or layup plants, fence plants, planing mills, portable or fixed wood chip or hog fuel manufacture, dry kilns, and air dry yards.*
- *Product Shipping Operations: includes trucking, rail shipping, and maritime operations, wholesale distribution, re-loading facilities and operations.*
- *Remanufacturing and Secondary, Value-Added Manufacturing of forest products: includes, but not limited to, finger jointing, molding and pattern plants, sash and door plants, window plants, gluelam beams, truss and joint fabrication, engineered forest products such as laminated veneer lumber, particleboard or oriented strand board and pallet plants.*
- *Commercial Seedling Nursery Operations.*
- *Related Support Facilities and Activities Required to Maintain Manufacturing Operations including: railroad lines that include areas for car storage, boiler and powerhouse operations for timber product manufacture, warehousing of products produced on site, maritime docks, shops for maintenance, fabrication and fueling, water collection, storage, transport, and treatment, fire alarm and control systems, security systems, areas for storage of salvage and/or recycling of metals, wood, wire, rubber and other materials, and buffer areas or screening used for industrial purposes but which enable the operation to comply with noise, air quality, water quality, and other environmental standards.*
- *Aquaculture with a conditional use permit.*
- *Public parks and recreation facilities, open space and conservation uses, and public facilities such as stormwater retention ponds and wetland treatment systems.*

...

Policy LU-1.1 *Implementation of the Land Use Designations Map: Implement the Land Use Designations Map by approving development and conservation projects consistent with the land use designations, and ensure consistency between the Coastal General Plan and the Coastal Land Use & Development Code.*

...

Industrial Land

The lumber and fishing industries have played an important role in the formation and growth of Fort Bragg. Both of these industries are in transition, and the local economy is evolving from a natural resource-based economy to a more service-oriented economy. Fort Bragg is the

commercial, educational, medical, and professional service center for a large portion of the Mendocino coast. Future growth in the local economy is projected to occur in the retail, tourism, and service sectors.

The Coastal General Plan is intended to support the growth and vitality of existing industries while ensuring that the community is prepared to actively participate in the decision-making process as new industries develop in Fort Bragg and as current industrial lands transition to other uses. This Coastal General Plan requires that specific plans be prepared when different land uses are proposed for large areas of industrial land. This offers the community the opportunity to: plan for its future, engage in consensus building, and develop comprehensive land use and economic development strategies.

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Policy LU-7.5 Industrial Land Use Standards: Require that industrial development avoid or minimize creating substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.

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Locating New Development

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Policy LU-10.5 Minimize Impacts on Air Quality and Green House Gasses. New development shall: 1) be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development, and 2) minimize energy consumption and vehicle miles traveled.

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4. CONSERVATION, OPEN SPACE, ENERGY, AND PARKS ELEMENT

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Environmentally Sensitive Habitat Areas and Conservation

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Policy OS-1.1 Definition of ESHA. "Environmentally sensitive habitat area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Protection of environmentally sensitive habitat areas is one of the essential aspects of the Coastal Act. Fort Bragg has several environmentally sensitive habitat areas including, but not limited to, portions of coastal bluffs, biologically rich tide pools, nesting grounds, kelp beds, wetlands, riparian habitats, and rare, threatened, or endangered plants or plant communities.

Areas that may contain environmentally sensitive habitat areas include, but are not limited to, areas indicated by Map OS-1: Open Space and Environmentally Sensitive Habitat Areas. The environmentally sensitive habitat areas shown on Map OS-1 are

based on the best information available at the time mapping was done. The boundaries of environmentally sensitive habitat areas identified in Map OS-1 are not intended to be definitive, but to identify the general location of sensitive environmental resources. Detailed locations and boundaries of these resources shall be obtained by the preparation of biological reports described in Policy OS-1.7.

...

Policy OS-1.7 *Development in areas adjacent to Environmentally Sensitive Habitat Areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

Policy OS-1.8 *Development adjacent to ESHA shall provide buffer areas to serve as transitional habitat and provide distance and physical barriers to human intrusion. The purpose of this buffer area is to provide for a sufficient area to protect environmentally sensitive habitats from significant degradation resulting from future development. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect. The width of the buffer area shall be a minimum of 100 feet, unless an applicant can demonstrate, after consultation with the California Department of Fish and Game, other relevant resource agencies, and the City, that 100 feet is not necessary to protect the resources of that particular habitat area and the adjacent upland transitional habitat function of the buffer from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the environmentally sensitive habitat areas and in no event shall be less than 30 feet in width.*

...

Policy OS-1.12 *Drainage and Erosion Control Plan*. *Permissible development on all properties containing environmentally sensitive habitat, including but not limited to those areas identified as ESHA Habitat Areas on Map OS-1, shall prepare a drainage and erosion control plan for approval by the City. The plan shall include measures to minimize erosion during project construction, and to minimize erosive runoff from the site after the project is completed. Any changes in runoff volume, velocity, or duration that may affect sensitive plant and animal populations, habitats, or buffer areas for those populations or habitats, shall be reviewed by a qualified biologist to ensure that there will not be adverse hydrologic or, erosion, or sedimentation impacts on sensitive species or habitats. Mitigation measures shall be identified and adopted to minimize potential adverse runoff impacts. All projects resulting in new runoff to any streams in the City or to the ocean shall be designed to minimize the transport of pollutants from roads, parking lots, and other impermeable surfaces of the project.*

...

Policy OS-3.1 *Soil Erosion*: *Minimize soil erosion to prevent loss of productive soils, prevent landslides, and maintain infiltration capacity and soil structure.*

...

Policy OS-4.1 *Preserve Archaeological Resources*. *New development shall be located and/or designed to avoid archaeological and paleontological resources where feasible, and where new*

development would adversely affect archaeological or paleontological resources, reasonable mitigation measures shall be required.

Policy OS-4.2 Archaeological Resources Report Required.

- A) *Development located within areas of known or potential archaeological or paleontological resources included in (i) – (iv) shall be required to submit a report consistent with the requirements of section B below prior to approval of a building, grading, or coastal development permit for the development.*
- i. *Former Georgia Pacific timber mill. The entire property which comprises the former Georgia-Pacific timber mill site;*
 - ii. *Noyo Bay. The area located along the south side of Noyo Bay (e.g., Todd Point);*
 - iii. *Noyo River. All of the areas located adjacent to the north side of the Noyo River;*
 - iv. *North Fort Bragg Coast. All of the areas located west of Highway 1 and north of Pudding Creek;*
 - v. *Special Review Areas. All Special Review Areas identified on Map OS-2 in the Coastal General Plan; and*
 - vi. *Other areas identified by the Director. Other areas identified by the environmental review process (Chapter 18.72), or brought to the attention of the City through special studies performed after the enactment of this Section, as having the potential for containing archaeological or paleontological resources.*
- B) *Report required. A project specific report shall be prepared by a qualified archaeologist and shall be submitted prior to filing as complete a coastal development permit application. The permit review authority may waive the requirement for a project specific report if the Director determines that an existing report satisfies the requirements of this section. The report shall be prepared consistent with the requirements of Section 18.50.030 of the Coastal Land Use & Development Code.*

Policy OS-4.3 *Halt all work if archaeological resources are uncovered during construction. Require an evaluation by a qualified archaeologist before recommencing construction.*

Policy OS-4.4 *Locate and/or design new development to avoid archaeological resources where feasible.*

Policy OS-4.5 *Mitigation shall be designed in compliance with the guidelines of the State Office of Historic Preservation and the State Native American Heritage Commission.*

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C. Water Quality

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Policy OS-9.1 Minimize Introduction of Pollutants. *Development shall be designed and managed to minimize the introduction of pollutants into coastal waters (including the ocean, estuaries, wetlands, rivers, streams, and lakes) to the extent feasible.*

Policy OS-9.2 Minimize Increases in Stormwater Runoff. Development shall be designed and managed to minimize post-project increases in stormwater runoff volume and peak runoff rate, to the extent feasible, to avoid adverse impacts to coastal waters.

Policy OS-9.3 Maintain Biological Productivity and Quality of Coastal Waters. Development shall be designed and managed to maintain, and restore where feasible, the biological productivity and quality of coastal waters, consistent with sections 30230, 30231, and other relevant sections of the California Coastal Act. The Coastal Act sections set forth below are incorporated herein as policies of the Land Use Plan:

Policy OS-9.4 Maintain, Enhance, and Restore Marine Resources. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Policy OS-9.5 Maintain and Restore Biological Productivity and Water Quality. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

...

Policy OS-14.1 Minimize Polluted Runoff and Pollution from Construction. All development shall minimize erosion, sedimentation, and the discharge of other polluted runoff (e.g., chemicals, vehicle fluids, concrete truck wash-out, and litter) from construction activities, to the extent feasible.

Policy OS-14.2 Minimize Land Disturbance During Construction. Land disturbance activities during construction (e.g., clearing, grading, and cut-and-fill) shall be minimized, to the extent feasible, to avoid increased erosion and sedimentation. Soil compaction due to construction activities shall be minimized, to the extent feasible, to retain the natural stormwater infiltration capacity of the soil.

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E. Public Access and Recreation

...

Policy OS-16.1 Coastal Access: Maximum access and recreational opportunities shall be provided consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse. Provide public open space and shoreline access in the Coastal Zone...

Policy OS-16.2 Right of Public Access: *Development in the Coastal Zone shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation. Public prescriptive rights must be protected wherever they exist.*

...

Policy OS-16.10 *Require, as a condition of development for projects which create significant adverse impacts on public access and where discretionary approval by the City is required, lateral access along the bluffs of the Georgia-Pacific property and adjacent properties, north of the Noyo Harbor area to Pudding Creek as indicated in Map OS-3.*

...

6. COMMUNITY DESIGN ELEMENT

A. Purpose

The Community Design Element is concerned primarily with the protection of the visual resources and quality in the Coastal Zone and the City, or what residents and visitors see. The City's appearance is essential to the quality of life in Fort Bragg. Visual quality and amenities go hand-in-hand with long-term economic development strategies, and strengthen the stability and desirability of the community. To be attractive to residents, visitors, and businesses, the City must be concerned about its appearance, physical character, and livability. Existing residential real estate values and the desirability of businesses that depend on tourism are closely tied to the visual character of the community.

This element contains sections addressing Visual Analyses for development in the Coastal Zone, Design Review, the Central Business District, historic preservation, and public art and spaces.

The Community Design Element also establishes goals, policies, and programs to preserve and enhance Fort Bragg's authentic, small town character. The community is defined in part by its isolated location on the magnificent coastline of Mendocino County. Its sense of place derives from its heritage as a regional center for the timber and fishing industries. As the economy evolves to a more tourism and service-based economy, the community has acknowledged the importance of maintaining the historic identity of downtown and the integrity of the residential neighborhoods, while enhancing views and access to the coastline and planning for continued growth and development.

...

D. Historic Preservation

...

Much of Fort Bragg was built during the first half of the twentieth century, and the built environment in the Central Business District and many of the neighborhoods reflects the architectural heritage of the community. Fort Bragg's architecturally significant buildings and

structures convey a sense of the community's history, providing a link to the past and strengthening the City's identity. From the Sherwood Pomo who lived in the area for over 5,000 years to the more recent European settlers seeking lumber, fish, and fur, the landscape has seen remarkable transformations.

The City has a Historic Building Inventory that identifies buildings, sites, structures, and objects of cultural and historical importance. The purpose of the Inventory is to preserve the community's heritage by facilitating use of the State of California's Historic Building Code. To be included in the Historic Building Inventory, a structure must be at least 40 years old and meet other criteria related to its design and history. The Inventory is not a comprehensive description of all historically or culturally significant buildings or sites in the community, and a property is listed at the owner's request.

...

Policy CD-7.1 *Protect and Preserve Buildings and Sites with Historic and Cultural Significance to the Community.*

Program CD-7.1.1: Update the Historic Building Inventory to include a wider and more comprehensive list of culturally and historically significant sites and buildings. Encourage property owners to list their buildings in the Historic Building Inventory.

Program CD-7.1.2: Consider approval of building permits using the State Historic Building Code, as appropriate.

Program CD-7.1.3: Include regulations in the Coastal LUDC which define historic resources, historic structure, and building styles and which establish procedures to evaluate, protect, and preserve sites, buildings, structures, districts, and objects that reflect significant elements of Fort Bragg's cultural, social, economic, and architectural heritage.

Program CD-7.1.4: Establish incentives for the preservation and restoration of historic buildings and sites. Consider the following incentives: low interest loans for rehabilitation consistent with the original character of historic buildings, tax incentives for the preservation of historic structures, including the use of Mills Act preservation contracts, and awards or grants for the preservation and protection of historic buildings and those with cultural significance.

Program CD-7.1.5: Consider adopting an "Affirmative Maintenance" ordinance for buildings in commercial land use designations.

Program CD-7.1.6: Establish a procedure whereby property owners may initiate a program for preservation of historic structures within their neighborhood.

Policy CD-7.2 Discourage Demolitions: *Discourage the demolition of historic buildings.*

Program CD-7.2.1: Require archival research be carried out determining the cultural and historic significance of buildings proposed for demolition, paid for by the project proponent.

Program CD-7.2.2: Revise the City's Coastal Land Use & Development Code to require the preparation of drawings and/or photographic records and the salvaging or preservation of architectural fixtures of historic structures that are demolished.

7. SAFETY ELEMENT

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Policy SF-5.1 Minimize Fire Risk in New Development: *Review all development proposals for fire risk and require mitigation measures to reduce the probability of fire.*

...

Policy SF-8.1 Protection from Hazardous Waste and Materials: *Provide measures to protect the public health from the hazards associated with the transportation, storage, and disposal of hazardous wastes (TSD Facilities).*

...

Policy SF-8.2 Support Environmental Review of Hazardous Waste Transportation, Storage and Disposal Facilities: *Support a thorough environmental review for Hazardous Waste Transportation, Storage and Disposal (TSD) Facilities, including waste to energy projects, proposed in the Fort Bragg area.*

...

City of Fort Bragg certified Implementation Plan Standards (Coastal Land Use and Development Code)

17.50.030 - Archaeological Resource Preservation

- A. *Purpose. The requirements of this Section are intended to ensure that appropriate safeguards are established and followed in order to protect archaeological and paleontological resources whose potential location is identified, or which are actually discovered as a result of development activity within the City.*
- B. *Applicability. This Chapter shall apply to the review and approval of coastal development permits, grading permits, and building permits for all development located within areas known to contain, or potentially containing, archaeological and paleontological resources including as follows:*

1. *Former Georgia Pacific timber mill. The entire property which comprises the former Georgia-Pacific timber mill site;*

...

D. Mitigation measures required.

1. *Where proposed development activity will adversely affect archaeological or paleontological resources, the City shall require reasonable and necessary mitigation measures.*
2. *Mitigation shall be designed in compliance with the guidelines of the State Office of Historic Preservation and the State Native American Heritage Commission.*

...

17.50.050 - Environmentally Sensitive Habitat Areas

This Section provides requirements for the protection and enhancement of environmentally sensitive habitat areas (ESHAs), when development is proposed adjacent to, or within environmentally sensitive habitat areas.

- A. Applicability. The provisions of this Section apply to the review of coastal development permits for all development proposed on sites that include, are immediately adjacent to, or are within an ESHA defined as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. In addition to compliance with this Section, all development within or adjacent to Wetland ESHA shall comply with Chapter 17.58. In addition to compliance with this Section, all development within or adjacent to River and Stream or Riparian ESHA shall comply with Chapter 17.52.*

...

17.56.030 - Access Location Requirements

Vertical, lateral, and/or blufftop access shall be required by the review authority in compliance with this Chapter, in the locations specified by the Open Space, Conservation, and Parks Element of the Coastal General Plan.

- A. Access Required. As a condition of approval and prior to issuance of a permit or other authorization for any new development identified in 1 - 4 of this section, except as provided in Section 17.56.020 of this Development Code, a 25 foot wide easement for one or more of the types of access identified in Section 17.56.020(B) of this Development Code shall be required and shall be supported by findings required by Section 17.56.070 of this Development Code; provided that no such condition of approval shall be imposed if the analysis required by Section 17.56.070 of this Development Code establishes that the development will not adversely affect, either individually or cumulatively, the ability of the public to reach and use public tidelands and coastal resources or that the access dedication requirement will not alleviate the access burdens identified. For any project where such*

mitigation is required, the preferred implementation should be through a recorded grant of easement to the Executive Director of the Coastal Commission or to a designated private nonprofit association acceptable to the City who is willing to accept the easement and willing to operate and maintain the public accessway or trail. Where grants of easement are not feasible because neither the City nor private nonprofit association is willing to accept, maintain and operate the accessway, implementation of required access mitigation shall be implemented through a recorded Offer to Dedicate (OTD) an easement to a public agency or a designated private nonprofit association acceptable to the Executive Director of the Coastal Commission.

- 1. New Development on any parcel or location specifically identified in the Land Use Plan or in the LCP zoning districts as appropriate for or containing an historically used or suitable public access trail or pathway.*
 - 2. New development between the nearest public roadway and the sea.*
 - 3. New development on any site where there is substantial evidence of a public right of access to or along the sea or public tidelands, a blufftop trail or an inland trail acquired through use or a public right of access through legislative authorization.*
 - 4. New development on any site where a trail, bluff top access or other recreational access is necessary to mitigate impacts of the development on public access where there is no feasible, less environmentally damaging, project alternative that would avoid impacts to public access.*
- B. Protection of existing coastal access. Development shall not interfere with public rights of access to the sea where the rights were acquired through use or legislative authorization. Public access rights may include but are not limited to the use of dry sand and rocky beaches to the first line of terrestrial vegetation.*
- C. Exceptions to access requirements. Coastal access requirements may be waived by the review authority based upon specific findings that the provision of public access would be inappropriate because:*
- 1. It would be inconsistent with public safety, military security needs, or the protection of fragile coastal resources;*
 - 2. Adequate access exists within 500 feet of the site;*
 - 3. Access at the site would be inconsistent with policies of the Coastal General Plan other than those requiring access; or*
 - 4. Requiring or providing the access would be inconsistent with Federal or State law;*
 - 5. Project is excepted from the definition of “new development” contained in Section 17.56.020.*

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17.56.070 - Required Findings and Supporting Analysis for Public Access Dedications

- A. *Required Overall Findings.* Written findings of fact, analysis and conclusions addressing public access must be included in support of all approvals, denials or conditional approvals of projects between the first public road and the sea. Written findings of fact, analysis and conclusions addressing public access must be included in support of all approvals or conditional approvals of where an access dedication is included in the project proposal or required as a condition of approval. Such findings shall address the applicable factors identified by Section 17.56.070(B) of this Development Code and shall reflect the specific level of detail specified, as applicable. Findings supporting all such decisions shall include:
1. *A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to Section 17.56.070(B) of this Development Code. The type of affected public access and recreation opportunities shall be clearly described.*
 2. *An analysis based on applicable factors identified in Section 17.56.070(B) of this Development Code of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act.*
 3. *A description of the legitimate governmental interest furthered by any access condition required.*
 4. *An explanation of how imposition of an access dedication requirement alleviates the access burdens identified and is reasonably related to those burdens in both nature and extent.*

17.74.010 - Purpose of Chapter

- A. *Purpose.* This Chapter provides procedures and requirements that are intended to protect sites and structures identified by the community as culturally and/or historically significant, that contribute to Fort Bragg's character and identity, and that should be preserved and/or restored.
- B. *Benefits to be derived from historic preservation activities.* The following benefits are intended to be illustrative of those available to property owners who participate in historic preservation activities:
1. **State Historic Building Code.** Use of the State Historic Building Code (SHBC) and the Uniform Code for Building Conservation (UCBC), rather than the Uniform Building Code (UBC).
 2. **Secretary of the Interior's Standards for Rehabilitation.** Use of the Secretary of the Interior's Standards for Rehabilitation.

3. Waiver of standards. Waiver of Development Code standards (e.g., reduced off-street parking), in compliance with Section [17.74.080](#) (Rehabilitation Incentives) except that the City shall only grant a Waiver of Development Code standards if the City determines that the means of accommodating the Waiver of Development Code standards: (1) will not have an adverse effect on coastal resources, (2) will ensure adequate services will be provided to serve the proposed development, and (3) will not displace Coastal Act priority uses. If the City determines that the means for accommodating a Waiver of Development Code standards will have an adverse effect on coastal resources, will not ensure adequate services will be provided to serve the proposed development, or will displace Coastal Act priority uses, the City shall deny the Waiver of Development Code standards.

4. Mortgage Program tailored for rehabilitation. The Department of Housing and Urban Development's Federal Housing Administration (FHA) has a flexible loan program that helps developers, investors, and families at all income levels to buy and restore properties in urban and rural historic districts. The program operates through FHA approved lending institutions, and the loans are insured by the FHA.

5. Federal Financial Assistance for rural buildings. The U.S. Department of Agriculture's Rural Housing Service offers funds for the acquisition, construction, rehabilitation, or repair of homes and apartment-style housing for low and moderate-income people in rural areas.

6. Federal Tax Incentives. Federal tax incentives for historic preservation for the rehabilitation of income-producing (commercial, industrial, or rental residential) structures included on the National Register of Historic Places (or those within a National Register district) through the State Historic Preservation Officer (SHPO).

7. Financial Assistance from the National Trust Forum. The National Trust Forum offers financial assistance in the form of grants and loans.

8. State Tax Incentives. California property tax abatement incentives were first enacted in 1972 and are available for use by owner-occupied residential and commercial structures (also known as the Mills Act).

17.74.020 – Applicability

- A. *Compliance with chapter.* No person shall alter the exterior of, construct improvements to, or demolish any historic structure except in compliance with the provisions of this Chapter, which shall include the analysis required by the California Environmental Quality Act (CEQA) and Chapter 17.72 (Environmental Impact Assessment and Mitigation Monitoring) to determine historic significance, and the effects of the proposed alterations. The provisions of this Chapter do not replace, supersede or modify the independent requirement for a CDP approved pursuant to the otherwise applicable policies and standards of the certified LCP.
- B. *Historic resource defined.* For purposes of this Chapter, the term historic resource is defined as a structure or site listed in the National Register of Historic Places (either individually or as contributing to a district), a property designated as a landmark or monument, a property contributing to a district listed in the National Register of Historic Places or a landmark district, or a property identified in an intensive-level historic resources survey as qualifying for a historic designation (either individually or as part of a district).

- C. Definition of other terms and phrases. The terms and phrases used in this Chapter are defined in Article 10 (Glossary & Index).*
- D. Responsibility to maintain. The owner or person in control of a historic resource (e.g., structure or site) has the responsibility to maintain the resource in good repair in compliance with Section 17.74.090 (Duty to Maintain and Repair), below.*

17.74.030 - Historic Landmark Designation

The Council may designate an improvement, natural feature, or site as an historic landmark and any area within the City as an historic district in compliance with this Section, based on the Council's evaluation of the age of the subject structure(s), distinguishing characteristics, distinct geographical area, familiar visual feature(s), significant achievement, and/or other distinctive features.

- A. Procedure. The designation of an historic landmark or district on Fort Bragg's Historic Register, or the removal of an historic landmark or district from the register, shall comply with the procedures established by this Development Code for amendments (Chapter 17.94), including public notice and hearings in compliance with State law, a recommendation by the Commission, and a final decision by the Council.*
- B. Permit issuance during nomination process. No permit for any improvement or structure within a proposed historic district or relative to a nominated historic landmark shall be issued while the nomination process is pending.*
- C. Initiation of nomination process.*
 - 1. Either the City or a property owner(s) may initiate a program for nomination of a historic resource. (Program CD-7.1.6)*
 - 2. Initiation shall comply with the procedures established by this Development Code for amendments in compliance with Chapter 17.94 (Amendments).*
 - 3. The nomination/amendment, if approved, would result in a Historic District designation.*
- D. Placement on the Historic Register. The nominated district, site, or structure shall be placed on the Historic Register after being officially accepted by the Council, and the designation shall be recorded for each affected parcel in the Office of the County Recorder.*

17.74.040 - Certificate of Appropriateness - Requirements

- A. Purpose. A Certificate of Appropriateness (COA) is intended to protect structures, improvements, natural features, objects, and areas of architectural, cultural, economic,*

historic, political, and social importance from unnecessary and/or inappropriate alteration, demolition, or removal.

B. Applicability.

1. COA required. A COA is required for the alteration, demolition, moving, or removal of any landmark or structure designated on the City's Historic Register, any individual historic resource, or any contributing historic resource within a historic district, and for any alteration, demolition, moving, or removal of any potential historic resource identified through the City's review of a land use and/or development permit application or CEQA review, by the City, any agent of the City, or a private party.

2. Activities exempt from a COA. Activities that are exempt from the requirements for a COA are interior remodeling and ordinary repair and maintenance activities that do not alter the physical features or architectural appearance of the exterior of a historic resource.

3. A COA shall:

- a. Be required in addition to and processed concurrently with any other permits required by this Development Code; and
- b. Accompany any permit or any work otherwise altering the exterior architectural features or appearance of the resource.

4. Alteration defined. For the purposes of this Chapter, the term alteration shall be defined as any act or process, through private or public action, that changes the specified character defining a historic resource or significant physical features or architectural appearance of the exterior of a historic resource, including additions, new construction, reconstruction, or removal of any resource.

5. Changes in character defined. For the purposes of this Chapter, the phrase changes in character shall be defined to include modification of the exterior of a structure, architectural detail, surface paving, the addition of new structures, the cutting or removal of trees, landscaping and other natural features, the disturbance of archaeological sites or areas, and the placement or removal of any significant objects (e.g., fences, landscaping, and accessories, light fixtures, plaques, signs) affecting the significant visual or historical qualities of the property.

6. Waiver of development standards. When approving a COA, the review authority may allow, as a form of incentive, a waiver of specified development standards for a designated historic resource, in compliance with Section [17.74.080.C](#). (Types of incentives allowed) except that the City shall only grant a Waiver of development standards if the City determines that the means of accommodating the Waiver of development standards (1) will not have an adverse effect on coastal resources, (2) will ensure adequate services will be provided to serve the proposed development, and (3) will not displace Coastal Act priority uses. If the City determines that the means for accommodating a Waiver of development standards will have an adverse effect on coastal resources, will not ensure adequate services will be provided to serve the proposed development, or will displace Coastal Act priority uses, the City shall deny the Waiver of development standards.

- C. *Application preparation and filing.* A COA application shall be filed with the Department. The application shall include plans and specifications showing the proposed change in architectural appearance, color and texture of materials, the proposed architectural design of the structure, and any additional information identified in the Department handout for Certificates of Appropriateness, or as may be required by the Director. The application shall also show the relationship of the proposed work to the surrounding environs. A COA application may propose discreet alterations of a historic resource or may propose a long-term plan of rehabilitation and preservation of a particular resource.
- D. *Application for demolition.* An application for demolition of a historic resource, a structure within a historic district, or for new construction on a historic resource property shall include plans and specifications for the proposed new structure or addition and shall include information pertaining to landscaping, massing, relationship to site and streetscape, scale, and signs. The application shall be accompanied by any additional information identified in the Department handout for Certificates of Appropriateness, or as may be required by the Director for an informed evaluation of the proposed work.
- E. *Within a historic district.*
 - 1. Both individual resources and contributing resources are subject to all Certificates of Appropriateness findings and requirements.
 - 2. Non-contributing resources are not subject to the requirements of this Section, but will be reviewed to ensure that proposed development on the non-contributing property will not degrade the historical character of the historic district.
- F. *CEQA.* The review and approval of a COA shall require environmental review in compliance with the California Environmental Quality Act (CEQA) and Chapter 17.72 (Environmental Impact Assessment and Mitigation Monitoring), as they relate to historic resources.
- G. *Approval of a COA does not replace, supersede or modify the independent requirement for a CDP approved pursuant to the otherwise applicable policies and standards of the certified LCP other than the standards identified in Section 17.74.080(C).*

17.74.050 - Certificate of Appropriateness -Review and Approval

A public hearing shall be scheduled for a COA as soon as practicable after receipt of the application.

- A. *Public notice and hearing required.* Notice of the public hearing shall be given at least 10 days before the hearing by mailing to the property owner of record and all owners of property within 300 feet of the exterior boundaries of the subject site, and by publication in a newspaper of general circulation within the City in compliance with Chapter 17.96 (Public Hearings).
- B. *Review and approval.*
 - 1. **Authority of the Commission.** The Commission may approve or disapprove a COA, in whole or in part. Notice of the Commission's decision shall be sent to the applicant and owners and occupants of the subject property within 10 days of the date of the decision.

2. Authority of the Director.

- a. The Director may approve a COA for a proposal for minor architectural elements and details, paint or other colorings or finishes, minor site improvements, or signs.*
- b. The Director may also approve fences, replacement in-kind of windows, doors, roofs, or exterior materials, or proposals which are determined by the Director to be ordinary maintenance or repair, and which are conducted in a manner that preserves the archaeological, cultural, and historic value of the historic resource through conformance with any applicable prescriptive standards and/or design guidelines adopted by the City, and/or the guidelines of the Secretary of the Interior's Standards for Rehabilitation.*
- c. Director approval of a COA shall first require making all of the findings required by Subsection D. (Findings for Certificate of Appropriateness).*
- d. Minor changes or modifications to a COA can be approved by the Director, even if the Director was not the review authority.*
- e. The Director may defer action and refer a COA application to the Commission for a hearing and final decision.*

3. Criteria for review.

- a. In evaluating a COA application, the review authority shall use any applicable design guidelines and the Secretary of the Interior's Standards for Rehabilitation and shall consider the factors (e.g., the existing and proposed architectural style, arrangement, color, design, materials, and texture to be used) with regard to the original distinguishing architectural characteristics of the historic resource.*
- b. In addition, the Director may require that the proposed work be reviewed by a preservation architect.*
- c. Wherever feasible, the State Historic Building Code (SHBC) and the Uniform Code for Building Conservation (UCBC) shall be used in allowing any alteration to a historic resource.*

C. Investigation for COA. The review authority may require the applicant to furnish material evidence, including detailed and fully dimensioned plans, architectural drawings and sketches, and data/materials identified in the Department handout for Certificates of Appropriateness, or as may be required by the Director. It is the responsibility of the applicant to provide evidence in support of the findings required by Subsection D (Findings for Certificate of Appropriateness), below.

D. Findings for Certificate of Appropriateness.

1. Alterations, generally. A COA shall be issued for a proposed alteration only if the review authority first finds that:

- a. The proposed work will neither adversely affect the significant architectural features of the historic resource nor adversely affect the character or historic, architectural, aesthetic interest, or value of the historic resource and its site;*

b. The proposed work conforms to any prescriptive standards and design guidelines adopted by the City for the particular resource, and to the Secretary of the Interior's Standards for Rehabilitation, and does not adversely affect the character of the historic resource; and

c. In the case of construction of a new improvement upon a historic resource property, the use and design of the improvement shall not adversely affect, and shall be compatible with, the use and design of existing historic resources within the same historic district.

d. The City shall only grant a COA, if the City determines that the means of accommodating the COA (1) will not have an adverse effect on coastal resources, (2) will ensure adequate services will be provided to serve the proposed development, and (3) will not displace Coastal Act priority uses. If the City determines that the means for accommodating a COA will have an adverse effect on coastal resources, will not ensure adequate services will be provided to serve the proposed development, or will displace Coastal Act priority uses, the City shall deny the COA.

2. Alterations found not to be adverse. *The effect of alteration on a historic resource that would otherwise be found to be adverse may be considered not adverse for the purpose of this Section when the alteration is:*

a. Limited to the rehabilitation or restoration of improvements; and

b. Conducted in a manner that preserves the archaeological, cultural, and historic value of the historic resource through conformance with any prescriptive standards and design guidelines adopted by the City for that historic resource, historic resource property, or historic district, and to the Secretary of the Interior's Standards for Rehabilitation.

E. Conditions for Certificate of Appropriateness. *The review authority may approve a COA subject to any condition deemed reasonable, necessary, or desirable to affect the purposes of this Chapter. The conditions shall be covenants running with the land.*

F. Period of validity of Certificate of Appropriateness.

1. A COA shall become void unless construction is commenced within 24 months from the date of approval.

2. A COA may be extended by the Director for an additional 24 months by applying to the Department a minimum of 30 days before expiration of the COA.

3. A COA may be extended only once, and a new COA is required thereafter.

4. If the project is not completed within 24 months after the expiration of the last Building Permit, a new COA shall be required to complete the work.

17.74.060 - Certificate of Appropriateness - Proposed Demolition

The following requirements shall apply in cases involving the proposed demolition of a historic resource, in addition to all other applicable provisions of this Chapter.

- A. *Research required.* Appropriate archival research shall be conducted to determine the cultural and historic significance of any historic resource proposed for demolition in compliance with this Section. All costs associated with the research effort shall be paid for by the project proponent.
- B. *Required findings.* Following a public hearing conducted in compliance with Chapter 17.96 (Public Hearings), the Commission shall approve a COA for the demolition of a historic resource only in conjunction with the concurrent approval of a proposed replacement project, and only after first making all of the following findings:
1. *The historic resource cannot be remodeled, rehabilitated, or re-used in a manner that would allow:*
 - a. *A reasonable use; or*
 - b. *A reasonable rate of return.*
 2. *The repair and/or renovation of the historic resource is not feasible or the Building Official has determined that the structure represents an imminent safety hazard.*
 3. *Disapproval of the application will diminish the value of the subject property so as to leave substantially no value.*
- C. *Justifiable hardships.* Personal, family, or financial difficulties, loss of prospective profits and Building Code violations shall not justify the issuance of a COA in compliance with Subsection D. (Economic hardship) below.
- D. *Economic hardship.*
1. **Only in cases of economic hardship.** Demolition that is not in compliance with the findings required by Subsection B., above, may be approved only in cases of economic hardship.
 2. **Economic hardship defined.** A substantial cost to the property owner that is patently unreasonable in comparison to the benefit conferred to the community should the owner be limited to following the guidelines for preserving or protecting the subject property.
 3. **Required findings.** In order to approve demolition on the basis of economic hardship, the Commission shall first find all of the following:
 - a. *The sale or rental of the property is impractical when compared to the cost of holding the property for uses allowed in the subject zoning district;*
 - b. *An adaptive reuse study has been conducted and found that utilization of the property for lawful purposes is prohibited or impractical;*
 - c. *Disapproval would substantially diminish the value of the property;*
 - d. *Disapproval would unreasonably damage the owner of the property in comparison to the benefit conferred on the community;*

- e. All means involving City sponsored incentives (e.g., amendments to this Development Code, Building Code modifications, financial assistance, and/or grants) have been explored to relieve the economic hardship;*
- f. Without approval of the proposed construction, demolition, exterior alteration, remodeling, or removal, the reasonable use of or return from a designated landmark or property within an historic district will be denied to a property owner; and*
- g. In the case of a proposed demolition, the Director shall make an additional finding that the designated landmark cannot be remodeled or rehabilitated in a manner that would allow a reasonable use of or return from the property to the owner.*

E. Effect of demolition.

- 1. If approval of a COA will result in the demolition of a historic resource, the applicant shall be required to memorialize the resource proposed for demolition in compliance with the standards of the Historic American Building Survey (HABS).*
- 2. The documentation may include an archaeological survey, floor plans, measured drawings, photographic records, or other documentation specified by the Commission. (Program CD-7.2.2)*
- 3. When appropriate, the Commission may require that a memorialization of the resource be incorporated into the proposed redevelopment of the site including the following:*
 - a. Book or pamphlet;*
 - b. Photographic display;*
 - c. Small museum or exhibit;*
 - d. Use of original architectural fixtures; and/or*
 - e. Other methods deemed appropriate by the Commission.*

- F. 120-day waiting period. If the COA is approved, the demolition shall be allowed only after the 120-day waiting period has expired in order to allow interested parties time to purchase and move the historic resource.*

17.74.070 - Certificate of Appropriateness - Disaster Damage

A COA is required to add to, alter, demolish, reconstruct, repair, replace, or restore, a disaster-damaged historic resource in compliance with this Development Code, except where the Building Official determines that an unsafe or dangerous condition exists in compliance with Section 17.74.100 (Unsafe or Dangerous Condition), below.

17.74.080 - Rehabilitation Incentives

A. Purpose.

- 1. The rehabilitation incentives provided by this Section are intended to encourage the maintenance, preservation, and rehabilitation of historic resources in the City, recognizing that maintaining and rehabilitating a historic resource places increased burdens on the affected property owner.*

2. *These rehabilitation incentives are intended to reduce those burdens so that property owners will be encouraged to invest in maintaining the City's historic resources.*

B. Applicability.

1. *Upon designation of a structure or improvement as a designated historic resource, the property owner may apply to the City for guidance and assistance in rehabilitating the resource.*
2. *The application for rehabilitation incentives is considered the necessary planning permit; the applicant need not submit additional applications for other permits required by this Development Code, but shall comply with any City requirements for a Building Permit, Grading Permit, etc.*

C. Types of incentives allowed. The Commission or Council may grant any or all of the following rehabilitation incentives.

1. *Mills Act Agreements;*
2. *Permit fee waivers; and/or*
3. *Reduction and/or substantial modification in the development standards of this Development Code except that the City shall only grant the reduction and/or substantial modification of the development standards if the City determines that the means of accommodating the reduction and/or substantial modification of the development standards (1) will not have an adverse effect on coastal resources, (2) will ensure adequate services will be provided to serve the proposed development, and (3) will not displace Coastal Act priority uses. If the City determines that the means for accommodating the reduction and/or substantial modification of the development standards will have an adverse effect on coastal resources, will not ensure adequate services will be provided to serve the proposed development, or will displace Coastal Act priority uses, the City shall deny the reduction and/or substantial modification of the development standards.*

D. Application content. Applications shall include the information required by the Director.

E. Review and approval of rehabilitation incentives.

1. Hearing and action.

- a. *The review authority shall hold a public hearing to determine the eligibility of a property for rehabilitation incentives and shall, by resolution, approve or disapprove any incentives.*
- b. *The action of the Commission on a Mills Act agreement shall be a written recommendation to the Council. The Council has final approval authority in Mills Act decisions.*
- c. *Public notice for the hearing shall comply with State law and Chapter [17.96](#) (Public Hearings).*

2. Required findings for approval. The review authority may recommend or grant rehabilitation incentives, only after first making all of the following findings:

a. Findings for all incentives.

- i) Each incentive to be granted serves to compensate the property owner for the increased burden, in terms of maintenance and expense, that the rehabilitation would entail;*
- ii) No approved incentive would impair the aesthetic, architectural, or historic integrity of the resource; and*
- iii) No proposed incentive would be detrimental to the public health, safety, or general welfare.*
- iv) The City shall only grant the rehabilitation incentives if the City determines that the means of accommodating the rehabilitation incentives:*
 - (1) will not have an adverse effect on coastal resources;*
 - (2) will ensure adequate services will be provided to serve the proposed development; and*
 - (3) will not displace Coastal Act priority uses. If the City determines that the means for accommodating the rehabilitation incentives will have an adverse effect on coastal resources, will not ensure adequate services will be provided to serve the proposed development, or will displace Coastal Act priority uses, the City shall deny the rehabilitation incentives.*

3. Conditions of approval. *In approving rehabilitation incentives, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure compatibility between the new use and the surrounding area.*

17.74.090 - Duty to Maintain and Repair

- A. Responsibility to maintain and repair. The owner, occupant, or other person in actual charge of a historic resource shall keep in good repair all of the exterior portions of the improvement, structure, and all interior portions whose maintenance is necessary to prevent deterioration and decay of any exterior architectural feature and any other specifically designated features of the property.*
- B. Failure to maintain. If periodic maintenance and upkeep is not done, and the resource falls into disrepair, the fact that it is in disrepair may not be used as justification for demolition or any other alteration which would cause adverse effect as defined in this Chapter.*

17.74.100 - Unsafe or Dangerous Condition

- A. Imminent hazard. In the case of damage to a structure that is the result of an isolated incident, the Director may approve a COA for a structure for which there is a threat of imminent hazard as determined by the Building Official, without public notice.*
- B. Widespread damage. In the case of widespread damage to structures throughout the City (e.g., from an earthquake), the Director shall stay all notices to demolish designated or potential historic resources, including all structures in designated or potential districts, until a structural engineer with expertise in the restoration of historic structures has evaluated the*

nature and extent of the damage to each structure, and recommended steps to stabilize each structure.

- C. Evaluation of damage. The City shall isolate damaged structures to allow persons with appropriate expertise to further evaluate the damage.*
- D. Action in case structure cannot be stabilized. In cases where a structural engineer with expertise in the restoration of historic structures has determined that the structure cannot be stabilized, the Director may issue a COA for the demolition of one or more structures.*

APPENDIX C
FORT BRAGG HISTORIC BUILDING LIST

City of Fort Bragg Historic Building List

<u>LOCATION</u>	<u>AP-NO.</u>	<u>USE</u>	<u>STYLE</u>	<u>EFFECTIVE DATE</u>
N MAIN STREET, 820 Chao Chian Margaret Wang	008-035-11/12	Driftwood Motel	50's Style Bungalow	1987
W BUSH STREET Jose Maria Gomes	008-043-12	Residence	Craftsman Bungalow	1987
N MAIN STREET, 711 Jan Mary Vrolyk	008-043-16	Commercial	Craftsman Bungalow	1987
N MAIN STREET, 703 Rosemarie Jensen	008-043-17	Commercial	Folk Victorian	1987
N MAIN STREET, 726 Robert Beverly Sallinen	008-044-05	Glass Beach Inn	Folk Victorian	1987
N MAIN STREET, 722 Agnes Scarmella	008-044-07	Residential	Folk Victorian	1987
N MAIN STREET, 700 710 Eugene Marilyn Gundersen	008-044-09/08	Pudding Creek Inn	Queen Anne	1987
W FIR STREET, 127 Laurence E. Castner	008-047-10	Residential	Craftsman Bungalow	1987
N MAIN STREET, 647 Serafina Colombi	008-047-12	Colombi House	Classical Revival	1987
N MAIN STREET, 615 John Colette Bailey	008-047-16	Gray Whale Inn	Colonial Revival	1987
N MAIN STREET, 627 John Colette Bailey	008-047-17	Commercial	Victorian	1987
N MAIN STREET, ~~660~~ 662 August Frances Avila	008-048-01	Residential	Classical Revival	1987
N MAIN STREET, 650 Andrew Johnston	008-048-02	Mendo Realty	Victorian	1987
N MAIN STREET, 612 (actual address: N MAIN STREET, 606) Celeste Colombi	008-048-09	Cal Realty Group	Historic Building	1987
N MAIN STREET, 632 Helen Centeno Miller	008-048-12	Country Inn	Classical Revival	1987
N MAIN STREET, 622 Allan Charlene Petersen	008-048-13	Flowers Etc.	Classical Revival	1987
STEWART STREET, 511 Darrell Galli	008-052-15	Residential	Victorian	5/29/1990
STEWART STREET, ~~521~~ 561 Anne Sorrells	008-052-19	Residential	Victorian	1987
N MAIN STREET, 435 Lotte Moise	008-053-23	Old Print Shop	Victorian	1987
N MAIN STREET, 401 James Cummings	008-053-27	Anchor Ford	Classical Revival	1987
N MAIN STREET, 563 Alvin Marian Parrish	008-054-05	Coastal Property Realty	Craftsman Bungalow	1987
N MAIN STREET, 547 Rose Memorial Park	008-054-06	Residential	Craftsman Bungalow	1987
W FIR STREET, ~~134~~ 136 Sandra Sorenson	008-054-09	Residential	Craftsman Bungalow	1987
STEWART STREET, 524 Andre Arlene Schade	008-054-10	Museum	Italinate	1987
W PINE STREET, 145	008-054-14	Residential	Craftsman Bungalow	1987

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Donald Mary Doeding				
N MAIN STREET, 501 James Cummings	008-054-15	Honda Dynamics	Ranch Style	1987
N MAIN STREET, 536 (actual address: N MAIN STREET, 542) Dow Carol Jacobszoon	008-055-02	Mendocino Chocolate	Historic Building	1987
N MAIN STREET, 524 Jack Ramona Switzer	008-055-03	Tire Center	Mission Style	1987
N MAIN STREET, 520 Alphonse Anne Samas	008-055-15	Blue Rose Inn	Queen Anne	1987
E PINE STREET, 119 Walter JoAnn Peterson	008-055-19	Residential	Victorian	1987
N MAIN STREET 430–432 (actual address: N MAIN STREET, 428) Fort Bragg Masonic Building Association	008-056-04	Masonic Hall	Italinate	1987
N MAIN STREET, 418 James Barbara Larson	008-056-05	The Restaurant	Victorian	1987
LAUREL ST., 109–119 (actual address: N MAIN STREET, 410) Cordelia Shampanier	008-056-07	3 Stores	Western Storefront	1987
LAUREL ST., 121 (actual address: N MAIN STREET, 410) Cordelia Shampanier (?)	008-056-07	Copy Shop	Western Storefront	1987
N MAIN STREET, 400 (actual address: N MAIN STREET, 410) Cordelia Shampanier	008-056-07	Fiddles & Cameras	Victorian Remodel	1987
N FRANKLIN ST., 451 Harold Bainbridge	008-056-10	Residential	Italinate	1987
N FRANKLIN ST., 433 435 Mathew Huber, Jr.	008-056-13	Fort Bragg Disposal	Western Storefront	1987
N MAIN STREET, 444 First Presbyterian Church	008-056-16	College of the Redwoods	Italinate	1987
LAUREL ST., 127 Patricia L. Sprague	008-056-17	Karen Ita's	Western Storefront	1987
LAUREL ST., 131 (actual address: LAUREL ST., 127) Patricia L. Sprague	008-056-17	Barber Shop	Western Storefront	1987
LAUREL ST., 137 (actual address: LAUREL ST., 127) Patricia L. Sprague	008-056-17	Green Parrot	Western Storefront	1987
LAUREL ST., 145 Jeremy Ware	008-056-18	Fort Bragg Floors	Western Storefront	1987
N FRANKLIN ST., 421 James Dianna Sundstrom	008-056-19	Beauty Nook	Bungalow	1987
N FRANKLIN ST., 461 Peter Lit	008-056-20	C.A.A.R.E. Project Offices	Craftsman Bungalow	1987
N MAIN STREET, 412 Cordelia Shampanier	008-056-22/23	(Old Quality Meats)	Western Storefront	1987

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N FRANKLIN ST., 800–900 Jerry Whitehead	008-060-03	Oscar's Enterprises	??	2/23/1994
N FRANKLIN ST., 430 City of Fort Bragg	008-092-04	Old Fort Building	Army Barracks	1987
N FRANKLIN ST., 416 City of Fort Bragg	008-092-05/06/07	City Hall	Classical Revival	1987
N MCPHERSON ST., 423 Martin Kannus	008-092-09	Residential	Victorian	1987
N MCPHERSON ST., 433 (actual address: N MCPHERSON ST., 425) Gilbert Maria George	008-092-10	Residential	Classic Revival	1987
E PINE STREET, 230 Hildred A. Brown	008-092-13	Residential	Craftsman Bungalow	1987
N MCPHERSON ST., 459 463 Frederick Louise Jensen	008-092-14	Residential	Craftsman	1987
N FRANKLIN ST., 460 Charles Luisa Carmona	008-092-18	Residential	Italianate	1987
N MCPHERSON ST., 445 Patricia Hansen	008-092-21	Pat Hansen, D.C.	Folk Victorian	1987
N MCPHERSON ST., 498 Stephen J. Gillette	008-094-01	Gillette Photo Studio	Queen Anne Cottage	1987
N MCPHERSON ST., 442 442 ½ Peter D. Glusker	008-094-03	Doctor's Offices	??	1987
N MCPHERSON ST., 420 Virginia Tolagson	008-094-06	Realty Office	Queen Anne Cottage	1987
N MCPHERSON ST., 404 Jeanette F. Hansen	008-094-07	Residential	Shingle	1987
W FIR STREET, 145 Jean Lucy Sindel	008-147-08	Residential	Craftsman Bungalow	1987
N MAIN STREET, 363 County of Mendocino	008-151-01	Ten Mile Justice Court	Classical Revival	1987
N MAIN STREET, 203 Norma Rhoads	008-151-10	Rhoads Auto Parts	Mission	1987
N MAIN STREET, 319 Ronald Lola Brashear	008-151-14	Title Company	Classical Revival	1987
N MAIN STREET, 303 Don Carol Davis Daly's Eureka Corp.)	008-151-19	Daly's Department Store	Classical Revival	1987
N MAIN STREET, 343 City of Fort Bragg	008-151-21	Guest House Museum	Shingle Victorian	1987
LAUREL ST., 110 120 (actual address: N MAIN STREET, 364) Esther Tregoning Paulsen	008-152-01	Commercial	Victorian	1987
N MAIN STREET, 368 (actual address: N MAIN STREET, 364) Esther Tregoning Paulsen	008-152-01	Berretini's Men's Wear	Victorian	1987
N MAIN STREET, 360 (actual address: N MAIN STREET, 356) Nestoria Breed	008-152-02	Flying Bear	Victorian	1987
N MAIN STREET, 362	008-152-02	The Zipper (clothes store)	Western Storefront	1987

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(actual address: N MAIN STREET, 356) Nestoria Breed				
N MAIN STREET, 336 Robert Quinn	008-152-06	Shoe Store Toy Store Offices	Western Storefront	7/24/1996
LAUREL ST., 128 130 (actual address: LAUREL ST., 124) Linda Valley	008-152-09	KOZT Deli	Victorian Storefront	1987
N FRANKLIN ST. 363 Bob Medina	008-152-10	Milvo's	Greek Revival	1987
N FRANKLIN ST., 345 Ernest Margaret Jarvis	008-152-12	J. C. Penneys	Victorian Storefront	1987
N FRANKLIN ST., 337 Richard Marva Brandon	008-152-13	White House Mall	Victorian	1987
N FRANKLIN ST., 333 Norma A. Hersch	008-152-14	Estates Antiques	Western Storefront	1987
N FRANKLIN ST., 325 Bishop—(Along with 327)	008-152-15	Hair to Pleeze	Western Storefront	1987
N FRANKLIN ST., 327 Roy Virginia Bishop	008-152-15	Coast Cleaners	Western Storefront	1987
N FRANKLIN ST., 321 Terry Arnold	008-152-16	Tip Top Lounge	Western Storefront	1987
N FRANKLIN ST., 319 Ted Rabinowitsh	008-152-17	Mode O'Day	Western Storefront	1987
REDWOOD AVE., 130 132 (actual address: REDWOOD AVE., 128) John Patricia Muncy	008-152-19	Commercial	Folk Victorian	1987
N MAIN STREET, 300–334 Jan Johleen Haagensmit	008-152-20/21/07	10 Businesses in 2 Buildings	Victorian Remodel	1987
N FRANKLIN ST., 349 Leon Helen Reynolds	008-152-22	Reynolds Menswear	Western Storefront	1987
REDWOOD AVE., 131 Mary Handelin	008-152-25	Hair Affair	Victorian	1987
N FRANKLIN ST., 225 Robert Silva	008-153-16	Residential	Folk House	1987
N FRANKLIN ST., 229 (actual address may be 225 ½) William Morgan Matt Huber Jr. owns now (1994)	008-153-16	Residential	Folk House	1987
N FRANKLIN ST., 237 (actual address: REDWOOD AVE., 148—even though it doesn't border Redwood??) Carlos DaSilva	008-153-18	Residential	Historic Building	1987
REDWOOD AVE., 148 (actual address: REDWOOD AVE., 154) Carlos DaSilva	008-153-20	Commercial	Western Storefront	1987
N MAIN STREET, 260 (actual address: REDWOOD AVE., 118) Robert Margaret Quinn	008-153-27	Redwood Cookhouse	Historic Building	1987
N MAIN STREET, 262	008-153-27	(Part remodeled)	Historic Building	1987

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Quinn—(Along with 260)				
REDWOOD AVE., 118 Robert Margaret Quinn	008-153-27	Redwood Cookhouse	Historic Building	1987
N FRANKLIN ST., 362 Harold O. Bainbridge	008-154-01	Fort Bragg Bakery Sears	Western Storefront	1987
N FRANKLIN ST., 344 (actual address: N FRANKLIN ST., 340) Earl Thompson	008-154-04	Racines	Western Storefront	1987
N FRANKLIN ST., 336 Huber—(Along with 338)	008-154-05	Alley Cat Antiques	Western Storefront	1987
N FRANKLIN ST., 334–338 Matt Huber, Jr.	008-154-05	Antiques & Frames	Western Storefront	1987
N FRANKLIN ST., 330 Doug Sutherland	008-154-06	Barracks Mall	Western Storefront	1987
N FRANKLIN ST. 312 Arnold Deborah Jardstrom	008-154-09	Marilyn's	Western Storefront	1987
REDWOOD AVE., 221 (actual address: N FRANKLIN ST., 300) Ernest Rozann Check	008-154-11	Barber Shop	Western Storefront	1987
REDWOOD AVE., 223 (actual address: N FRANKLIN ST., 300) (See 221 Redwood Ave.)	008-154-11	Sunday's Child	Western Storefront	1987
N MCPHERSON ST., 311 L. N. Spring	008-154-14	Attorney's Office	Queen Anne Cottage	1987
N MCPHERSON ST., 321 Dale Kathryn Lynch	008-154-15	Residential	Queen Anne Cottage	1987
N MCPHERSON ST., 333 Edward Louisa Sander	008-154-16	Residential	Bungalow	1987
N MCPHERSON ST., 335 Michael Rose Mihos	008-154-17	Residential	Classical Revival	1987
N MCPHERSON ST., 345–347 James Reynolds	008-154-18	Residential	Victorian	1987
LAUREL ST., ~~246~~ 248 Fort Bragg Footlighters	008-154-21	Footlighter's Theater	Western Storefront	1987
REDWOOD AVE., 225 Larry Spring	008-154-24	Spring Realty	Western Storefront	1987
ALDER STREET, ~~337~~ 237 Dana P Ann Kjeldsen	008-155-07	Residence	Folk House	1987
N MCPHERSON ST., 219 Robert Margaret Quinn	008-155-09	Residential	Folk House	1987
N MCPHERSON ST., 227 Jerry L. Whitehead	008-155-10	Residential	Craftsman Bungalow	1987
N MCPHERSON ST., 237 Bank of America (has since donated it to the Mendocino Hospitality Center)	008-155-11	Residential	Victorian	1987
N MCPHERSON ST., 237 ½ (See 237 N. McPherson St.)	008-155-11	Residential	Folk House	1987
N MCPHERSON ST., 253 Jerry Glover	008-155-12	Residential	Folk House	1987

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REDWOOD AVE., 224 Ralph Dennise Smith	008-155-13	Fort Bragg Glass	Folk Victorian	1987
REDWOOD AVE., 226 288 (actual address: REDWOOD AVE. 234) Jerry Glover	008-155-14		Western Storefront	1987
N FRANKLIN ST., 224 220 Raymond Choy	008-155-16	Residential	Folk House	1987
REDWOOD AVE., 200 204 206 (actual address: N FRANKLIN ST., 244) Eugene Rosita Dwyer	008-155-17	Dwyers Stove Works	Historic Building	1987
N FRANKLIN ST., 244 ½ (actual address: REDWOOD AVE., 220) Quinns	008-155-18	Residential	Folk House	1987
N FRANKLIN ST., 423 William Mottram	008-156-14	Frame Mill	Victorian	1987
N MAIN STREET, 161 David Nancy Crider	008-161-02	North Coast Plumbing (Old Steam Laundry)	Western Storefront	1987
N MAIN STREET, 153 Fort Bragg Police Department	008-161-03	Public Facility	Western Storefront	1987
N MAIN STREET, 141 Fort Bragg Fire Department	008-161-04	Public Facility	Western Storefront	1987
N MAIN STREET, 130 Thomas Nina Carine	008-162-05	Residential	Folk House	1987
N FRANKLIN ST. 119 Christopher Savage	008-162-14	Hair Styling Zida's Letterpress	Remodeled Historic Building	1987
OAK STREET, 101 (actual address: N FRANKLIN ST., 101) _____	008-162-15	Old Coast Hotel	Historic Building	1987
N FRANKLIN ST., 138 Louie Margaret Fratis	008-164-03	Residential	Folk Victorian	1987
ALDER STREET, 220 222 Gwen Matson	008-164-11	Alley Residence	Folk House	1987
ALDER STREET, 248 Henry Gwendolyn Matson	008-164-12	Residence	Folk Victorian	1987
N MCPHERSON ST., 147 Margaret Veenstra	008-164-14	Residential	Folk House	1987
N MCPHERSON ST., 123 125 William Franzmann	008-164-19	Residential	Folk House	1987
N MCPHERSON ST., 121 Robert Lola Balassi	008-164-21	Residential	Folk House	1987
OAK STREET, 229 Robert Lola Balassi	008-164-24	Residential	Folk House	1987
N MCPHERSON ST., 101 Virginia Ornelas	008-164-25	Residential	Folk House	1987
N FRANKLIN ST., 144 Louie Margaret Fratis	008-164-26	Goody's	Folk House	1987
N FRANKLIN ST., 126 ~~130~~ ~~134~~	008-164-27	Commercial	Historic Building	1987

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Robert Balassi 124 126 134				
N MCPHERSON ST., 143 Jeanne Cain	008-164-29	Residential	Folk House	1987
N MCPHERSON ST., 143 ½ (See 143 N. McPherson St.)	008-164-29	Residential	Folk House	1987
S FRANKLIN ST., 100 (actual address: OAK STREET, 200) Romelli	008-165-01	Commercial Bar	Victorian	1987
OAK STREET, 100 (actual address: N FRANKLIN ST., 100) Richard Romelli	008-165-01	Mendo Litho	Folk Victorian	1987
S FRANKLIN ST., 128 Gene Mattiuzzo	008-165-05	Commercial Bookstore	Victorian	1987
S FRANKLIN ST., 150 Felicitia Zaina	008-165-08	Residential	Victorian	1987
S FRANKLIN ST., 160 Robert Rosina Pozzobon	008-165-09	Residential	Victorian	1987
S FRANKLIN ST., 142 Franko Martella	008-165-18	Residential	Victorian	1987
S FRANKLIN ST., 110 Calvin Wilson	008-165-19	Commercial Bar	Victorian	1987
S FRANKLIN ST., 118 (actual address: S FRANKLIN ST., 114) Calvin Wilson	008-165-20	Bar	Victorian	1987
S FRANKLIN ST., 211 Dominic Carine	008-172-04	Residential	Victorian	1987
S FRANKLIN ST., 201 Mabel Bozzoli	008-172-08	Residential	Victorian	1987
S FRANKLIN ST., 200 Ingrams	008-174-01	Residential	Victorian	1987
S FRANKLIN ST., 228 Herman Genevieve Krienhop	008-174-04	Residential	Victorian	1987
S FRANKLIN ST., 242 William Evelyn Pavioni	008-174-06	Residential	Victorian	1987
S FRANKLIN ST., 250 Albert Julia Tamborini	008-174-07	Residential	Victorian	1987
S FRANKLIN ST., 260 Ray Louise Rossi	008-174-08	Residential	Craftsman	1987
S FRANKLIN ST., 300 Frank Lucchesi	008-175-01	Residential	Craftsman	1987
S FRANKLIN ST., 310 Domenica Antinina D'Acquisto	008-175-02	Residential	Craftsman	1987
N MCPHERSON ST., 360 Jeanette F. Hansen	008-181-01	Residential	Craftsman Bungalow	1987
N MCPHERSON ST., 352 Ellen J. Torrence	008-181-02	Residential	Craftsman Bungalow	1987
N MCPHERSON ST., 342 Jaime Maria Mello	008-181-03	Residential	Folk House	1987
N MCPHERSON ST., 334 Ismael Esperanza Madrigal	008-181-04	Residential	Folk House	1987
N MCPHERSON ST., 320	008-181-06	Apartment House	Classical Revival	1987

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Sandra Lee Ferreira REDWOOD AVE., 327 331 337 (actual address: N HARRISON ST., 311) Hsueh Mei Gabara	008-181-11	Commercial	Historic Building	1987
REDWOOD AVE., 301 303 305 309 (actual address: REDWOOD AVE., 309) Warren Lareta Pruet	008-181-18	Cheshire Books	Historic Building	1987
N CORRY ST, 326 David Martin & Nancy Reynolds	008-211-05	Residential	Not Designated	4/22/1991
REDWOOD AVE., 620 Trinity Lutheran Church	008-221-01/02	Church	Finnish Country	11/13/1996
N CORRY ST, 210 Fraternal Order of Eagles, #833 Trustees	008-221-08	Meeting Hall	Vernacular	5/24/2000
S FRANKLIN ST., 501 James Sabine Swallow	018-020-08	Doctor's Office	Craftsman	1987
S FRANKLIN ST., 531 Roland Florinda Servin	018-020-11	Residential	Victorian	1987
S FRANKLIN ST., 568 Joanne Fagerskog	018-020-31	Residential	Craftsman	1987
S FRANKLIN ST., 594 Roy Virginia Bishop	018-020-34	Residential	Craftsman	1987
S MAIN STREET, 510 Leon Helen Reynolds	018-020-43	Residential Commercial	Craftsman	1987
S FRANKLIN ST., 604 James Thelma Paoli	018-030-20	Residential	Craftsman	1987
S FRANKLIN ST., 656 Frederick Hollenbeck	018-030-32	Residential	Craftsman	1987
N HARBOR DRIVE, 561 (actual address: CASA DEL NOYO, 500)	018-140-56	Casa del Noyo	Victorian	1987
HIGHWAY 20, 100 Helen Haun	018-170-39	Antique Store Restaurant Todd's Farmhouse	Craftsman	1987

APPENDIX D
SUBSTANTIVE FILE DOCUMENTS

Appeal File No. A-1-FTB-18-0021, including local record for City of Fort Bragg Coastal Development Permit No. CDP11-12/17

City of Fort Bragg certified Local Coastal Program (Coastal General Plan and Coastal Land Use and Development Code)

City of Fort Bragg Historic Building List