



CITY OF FORT BRAGG
COMMUNITY DEVELOPMENT DEPARTMENT
416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE 707/961-2827 FAX 707/961-2802

MEMORANDUM

DATE: DECEMBER 11, 2019
TO: PLANNING COMMISSION
FROM: SARAH MCCORMICK, ASSISTANT PLANNER
SUBJECT: STORY POLES

At the regularly scheduled Planning Commission meeting of September 11, 2019, Chair Rogers requested that the topic of story poles be placed on the agenda for discussion. Staff prepared this memo to help inform the discussion.

Scenic and visual qualities of coastal areas are considered a resource of public importance and protected by the Coastal Act. As such, new development must be sited and designed to protect views to and along the ocean and scenic coastal areas.

Coastal Development Permit applications for development identified in Map CD-1, "Potentially Scenic Views Toward the Ocean and Noyo River," of the City's Coastal General Plan require a Visual Analysis (Attachment 1 – Map CD 1-10). Per Coastal Land Use and Development Code (CLUDC) 17.50.070, information required for Visual Analysis include the following:

- a. Photographs of scenic views as seen from public lands and rights-of-ways;
- b. Photographic simulations wherein proposed structures are superimposed on these photographs by means of lines, blocked out areas of shading, or other means in a manner that accurately identifies the location, height, and bulk of the structures;
- c. Provisions for the erection of story poles to show the height and footprint of the building (the height at the ridgeline and at all corners); and**
- d. A site map and elevations of proposed structures with an explanation of how the scenic views would be affected by the proposed development, and what mitigations are proposed.

The City's Local Coastal Program does not provide any guidelines or regulations pertaining to story poles beyond what is stated above. So long as poles are erected in all corners and ridgelines of the proposed structure and accurately reflect height, the story poles would comply with City requirement.