

RESOLUTION NO. 04-2017

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION RECOMMENDING TO CITY COUNCIL THAT DRY SHED 4 NOT BE DESIGNATED A HISTORIC LANDMARK

WHEREAS, The Coastal land Use and Development Code Section 17.74.030 provides a process whereby City Council can designate Historic Landmark Districts based on the evaluation of the age of the subject structure(s); distinguishing characteristics; distinct geographical area; familiar visual features; significant achievement; and/or distinctive features; and

WHEREAS, Dry Shed 4 on the Georgia-Pacific Mill Site is an approximately 70,000 square foot plywood shed with familiar visual features that are visible from many areas of Fort Bragg; and

WHEREAS, After holding a Public Hearing on June 24, 2017 for Coastal Development Permit 11-12/17 (CDP 11-12/17), the Planning Commission directed staff to prepare a resolution for denial of CDP 11-12/based upon a dated 2003 report prepared by TRC, Site Specific Treatment Plan for Cultural Resources. Further the Planning Commission directed staff to work with the applicant to complete an up-to-date historic review of the Dry Shed and identify appropriate mitigation measures; and

WHEREAS, On July 13, 2017, the State Office of Historic Preservation (SHPO) issued a Section 106 consultation letter to the Army Corp of Engineers regarding the proposed implementation of the Operable Unit E Soil and Sediment Removal Action Plan. Section 106 of the National Historic Preservation Act requires the lead agency under NEPA, which is the Army Corp of Engineers, to obtain a determination from SHPO regarding potential impacts to cultural and historic resources. SHPO determined that the GP Mill Site is no longer eligible for listing on the National Register of Historic Places due to lack of integrity because most of the buildings no longer exist and also determined that the Dry Shed 4 does not qualify as a historic resource under federal law; and

WHEREAS, On August 2, 2017 Environmental Science Associates (ESA), a well-regarded CEQA and planning consulting firm, submitted an analysis of Dry Shed 4 that determined that Dry Shed 4 does not qualify as a historic building under State law; and

WHEREAS, Donald Barraza, a structural engineer retained by Georgia-Pacific, prepared a Structural Analysis, which details safety and structural concerns of the dry shed, and

WHEREAS, at the August 23rd Planning Commission meeting, the Planning Commission again considered the Coastal Development Permit for the demolition Dry Shed 4 and staff determined that the only legal basis for denying the CDP would be to establish Dry Shed 4 as a Landmark. This meeting was a conduct of business meeting as the hearing on Dry Shed 4 CDP had already taken place. At this conduct of business meeting the Planning Commission passed a resolution encouraging the City Council to establish Dry Shed 4 as a City landmark in order to provide the City with an avenue to deny the Coastal Development Permit for the demolition of Dry Shed 4; and

WHEREAS, Staff determined that this action required a Public Hearing as it was a separate action from the consideration of the Coastal Development Permit for Dry Shed 4 and therefore Planning Commission met again on this topic on October 11th, with a noticed public hearing and staff report which analyzed the full effects of establishing Dry Shed 4 as a Historic Landmark; and

WHEREAS, Based on prior direction staff had prepared a resolution for the Planning Commission's consideration to establish Dry Shed 4 as a City Landmark, and;

WHEREAS, After considered discussion and hearing comments from the public, the Planning Commission voted four to one that Dry Shed 4 should not be designated a Historic Landmark for the following reasons: 1) the building has been vacant for many years and has deteriorated significantly to the point that it might be a hazard; 2) the City has had years to acquire and reuse the building and has not done so; 3) the building does not qualify as a historic structure; 4) the building does not appear to have a financially viable reuse; and

WHEREAS, the Coastal Land Use and Development Code requires a written recommendation be forwarded to the City Council by the Planning Commission, and a written recommendation not to designate the Dry Shed as a Historic Landmark was not voted upon at the October 11th Planning Commission meeting because one had not been drafted for that meeting; and

WHEREAS, the Project is exempt pursuant to the California Environmental Quality Act ("CEQA") and Title 14, the California Code of Regulations ("CEQA Guidelines"), Section 15301 Existing Facilities; and

WHEREAS, based on all the evidence presented, the Planning Commission finds as follows:

1. On October 11, 2017, the Planning Commission held a properly noticed public hearing to consider recommending Dry Shed 4 for Historic Landmark designation to the Fort Bragg City Council for consideration; and
2. Dry Shed 4 should not be designated a Historic landmark because it does not qualify as a Historic building, and it does not possess distinguishing characteristics; and
3. Dry Shed 4 should not be designated a Historic landmark because it is a potential safety hazard; and
4. Dry Shed 4 should not be designated a Historic landmark because it would be difficult to repair and reuse given its large size, lack of access to public utilities, deteriorated condition, and lack of economic value.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fort Bragg does hereby recommend that City Council does not designate Dry Shed 4 as a Historic Landmark District.

The above and foregoing Resolution was introduced by Planning Commissioner Swithenbank, seconded by Planning Commissioner Miklose, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 8th day of November, 2017, by the following vote:

AYES: Swithenbank, Miklose, Bruchler, Rodriguez

NOES: Hannon

ABSENT: None

ABSTAIN: None

ATTEST:



Sarah Million McCormick
Planning Technician



Teresa Rodriguez
CHAIR

