

RESOLUTION NO. 4051-2017

RESOLUTION OF THE FORT BRAGG CITY COUNCIL DECLARING THAT DRY SHED 4 ON THE FORMER GEORGIA-PACIFIC LANDMARK IS NOT A LOCAL HISTORIC LANDMARK

WHEREAS, 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 11-12/17 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 Corps 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 Corps 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 SHPO also determined that 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 23, 2017 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 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 11, 2017 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 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 11, 2017 Planning Commission meeting because one had not been drafted for that meeting; and

WHEREAS, on November 8, 2017, the Planning Commission adopted a written recommendation that Dry Shed 4 not be designated as a Historic Landmark and made the following findings: 1) Dry Shed 4 does not qualify as a historic building; 2) Dry Shed 4 does not possess distinguishing characteristics; 3) Dry Shed 4 is a potential safety hazard; and 4) Dry Shed 4 would be difficult to repair and reuse given its large size, lack of access to public utilities, deteriorated condition, and lack of economic value; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fort Bragg as follows:

Section 1. Based on all of the evidence presented in the record of proceedings, the City Council finds and determines:

1. On November 27, 2017, the City Council held a properly noticed public hearing to consider designating Dry Shed 4 as a Historic Landmark.
2. Dry Shed 4 does not qualify as a Historic building, as it does not possess distinguishing characteristics typical to a historic structure as those characteristics are set forth in the state and federal regulations for recognition of historic structures.
3. Dry Shed 4 is a potential safety hazard due to the current damage to the roof and sidewall areas of the building and structural deficiencies in the building.
4. Dry Shed 4 would be difficult to repair and reuse given its large size, lack of access to public utilities, deteriorated condition, and lack of economic value.
5. The determination of the City Council as to the status of Dry Shed 4 is exempt pursuant to the California Environmental Quality Act ("CEQA") and Title 14, the California Code of Regulations ("CEQA Guidelines"), Section 15301 Existing Facilities.

Section 2. The City Council determines that Dry Shed 4 shall not be designated a historic landmark building.

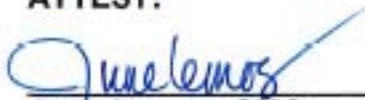
The above and foregoing Resolution was introduced by Councilmember Norvell, seconded by Councilmember Lee, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 27th day of November, 2017, by the following vote:

AYES: Councilmembers Cimolino, Lee, Norvell.
NOES: Councilmember Turner and Mayor Peters.
ABSENT: None.
ABSTAIN: None.
RECUSED: None.



LINDY PETERS
Mayor

ATTEST:



June Lemos, CMC
City Clerk