



CITY OF FORT BRAGG

Incorporated August 5, 1889

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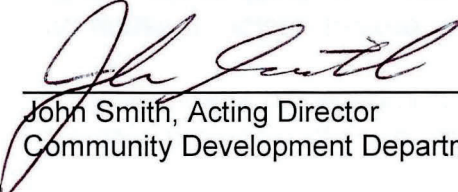
NOTICE OF FINAL ACTION

On May 28, 2025, final action was taken by the City of Fort Bragg on the following Permit:

PERMIT TYPE & NO.: Coastal Development Permit 10-24 (CDP 10-24)
OWNER/ APPLICANT: Janice Dunn and Jon Lee
AGENT: N/A
LOCATION: 321 W. Bush St. Fort Bragg, CA 95437
APN: 008-041-06-00
DESCRIPTION: Coastal Development Permit to construct a new residential dwelling with an uncovered deck, small shed, driveway and two uncovered parking spaces.

DATE OF ACTION: May 28, 2025
ACTION BY: Planning Commission
ACTION TAKEN: X Approved (See attached Findings and Conditions)

THIS PROJECT IS: X Appealable to the Fort Bragg City Council. Decisions of the Planning Commission shall be final unless appealed to the City Council within ten (10) calendar days after the decision is rendered. An appeal shall be submitted in writing along with the appeal fee of \$1,000.00 to the City Clerk and shall specifically state the pertinent facts and the basis for the appeal. Appeals shall be limited to issues raised at the public hearing, or in writing before the public hearing, or information that was not known at the time of the decision. **This project is appealable to the California Coastal Commission;** only after local appeals are exhausted (as explained in Coastal Land Use and Development Code (CLUDC) Section 17.92.040 B), and within ten (10) working days of Coastal Commission receipt of the Notice of Final Action, and by persons described in CLUDC 17.92.040 A.1. Failure by a person to request a public hearing on this action may result in the loss of a person's ability to appeal the action to the California Coastal Commission.



John Smith, Acting Director
Community Development Department

Date

6/5/2025

GENERAL FINDINGS

1. Single-family dwellings are permitted by right in the Coastal Low Density Residential (RL) zoning district. As described in the staff report and attachments, the proposed project complies with RL district zoning standards per CLUDC 17.21.030. The proposed project is consistent with the purpose and intent of the Low Density Residential Zoning District, as well as all other provisions of the Coastal General Plan, Coastal Land Use and Development Code, and the Fort Bragg Municipal Code;
2. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
3. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located; and
4. For the purposes of the environmental determination, the project has been found to be exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303(a), one single family residence in a residential zone, and 15332, infill development projects.

COASTAL DEVELOPMENT PERMIT FINDINGS

1. The proposed development as described in the application and accompanying materials, as modified by any conditions of approval, is in conformity with the City of Fort Bragg's certified Local Coastal Program and will not adversely affect coastal resources;
2. The project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code);
3. The proposed use is consistent with the purposes of the zone in which the site is located;
4. The proposed development is in conformance with the City of Fort Bragg's Coastal General Plan;
5. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;
6. Services, including but not limited to, water supply, sewage disposal, solid waste, and public roadway capacity have been considered and are adequate to serve the proposed development;
7. The project, as proposed, will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site, or other reasons;
8. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood, or fire hazards due to required project modifications, landscaping, or other conditions;
9. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity; and
10. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline.

STANDARD CONDITIONS

1. This action shall become final on the 11th calendar day following the decision unless an appeal to the City Council is filed pursuant to CLUDC Chapter 17.92 - Appeals.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the CLUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with stakeholders such as Native American groups that have ties to the area.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - (a) That such permit was obtained or extended by fraud.
 - (b) That one or more of the conditions upon which such permit was granted have been violated.
 - (c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.
 - (d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Coastal Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with CLUDC Subsection 17.76.070 (B).

SPECIAL CONDITIONS

1. A Grading Permit – is required for any earthwork/grading within the coastal zone in compliance with the Coastal Land Use and Development Code (17.60.030). All work shall be done in compliance with all federal, state and local laws, including the approved plans, and shall be conducted in compliance with all conditions required by the City of Fort Bragg Municipal Code (FBMC) Grading Ordinance; Coastal Land Use and Development Code Chapter 17.60 - Grading Permit Requirements and Procedures, Coastal Land Use Code Chapter 17.64 – Stormwater Runoff Pollution Control, the stormwater runoff control checklist, and the conditions provided at the time of building permit approval.

2. Stormwater runoff shall be minimized by the incorporation of Low Impact Development (LID) strategies that minimize impermeable areas, maximize permeable areas, and that slow, spread, and sink runoff so as to recharge groundwater and minimize runoff. Runoff that is expected shall be collected at vegetative swales or bio retention facilities and overflow finally conveyed by a storm drain system approved by the City Engineer.
3. If construction is to be conducted between October and April (the rainy season) approval from the Public Works Department and additional construction BMP's will be required.
4. It is not permitted for construction debris and soil to be placed in the City right-of-way. All construction debris/soil shall be properly disposed of.
5. Applicant to adhere to the stormwater measures outlined in the 4-page Storm Water Control Plan that was provided by the applicant.
6. Applicant shall complete the 2-page Stormwater Checklist prior to issuance of the building permit.
7. Applicant is to ensure that there is no increase in runoff to adjacent properties or to the Public Right-of-Way.
8. Applicant shall install curb, gutter, and sidewalk along the North side of W. Bush Street along the public right of way. This includes the installation of an ADA Curb Ramp. Additionally, the first 20 feet of the driveway measured from the Public Right of Way shall be paved per Municipal Code Section 17.36.100 B3.
- ~~9. All plantings shall consist of drought tolerant plant species native to northern California coastal habitats and shall be obtained from local genetic stocks. The installation of any irrigation systems shall utilize water efficient drip or micro spray irrigation systems.~~
10. The Applicant/Property Owner will be responsible for ensuring existing water and sewer connections are adequately sized and serviceable. New connections will be subject to the current fee schedule. Backflow devices will be required on any water line associated with the fire sprinklers. Backflow requirements will be enforced via Fort Bragg Municipal Code Section 14.05.060. Prior to issuance of the Building Permit the applicant shall pay appropriate sewer and water capacity and connection charges to the City of Fort Bragg. A sewer cleanout is required.
11. Due to the nature of the site having previous structures that are now demolished, the applicant will be required to hire a California licensed engineer or geotechnical engineer to inspect all foundation excavations to verify they are capable of supporting the proposed structures and to provide a letter to the Mendocino County Building department prior to the County Building Department's foundation inspection.
12. The property owner will be required to pay all impact fees outlined in the April 8, 2025 Public Works memo.
13. The applicant will be required to obtain an Encroachment Permit for any activity occurring in the public right-of-way. This includes the installation of sidewalk or other frontage

improvements, placement of a dumpster, ladders for painting, construction vehicles not parked in conformance with parking codes, etc.

14. Applicant shall contact Underground service Alert (USA) at least 48 hours prior to construction. Dial 811 or 1-800-227-2600.