



CITY OF FORT BRAGG

Incorporated August 5, 1889

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NOTICE OF FINAL ACTION

On January 13, 2023, final action was taken by the City on the following Design Review application:


PERMIT TYPE & NO.: Design Review DR 1-23
APPLICANT/OWNER: Lia Wilson Morsell Alleyway Art Project / Terrence Patrick Broderick
LOCATION: 362 N. Franklin St.
APN: 008-154-01
DESCRIPTION: Install mural on north facing wall of the building.

DATE OF ACTION: January 13, 2023

ACTION BY: City Manager

ACTION TAKEN: Approved (See attached Findings and Conditions)
 Denied (See attached Findings)

THIS PROJECT IS: Appealable to the City of Fort Bragg Planning Commission. Decisions of the Community Development Director shall be final unless appealed to the Planning Commission within ten (10) days after the decision is rendered. An appeal shall be submitted in writing along with the appeal fee of \$375.00 to the Community Development Department, and shall specifically state the pertinent facts and the basis for the appeal. Appeals shall be limited to issues raised at the administrative public hearing, or in writing before the public hearing, or information that was not known at the time of the decision.



Peggy Ducey
City Manager

1/13/2023
Date

Permit Findings

1. The proposed project complies with the purpose and requirements of this Section, that *“Design Review is intended to ensure that the design of a proposed project assists in maintaining and enhancing the small-town, coastal, historic, and rural character of the community. The City of Fort Bragg has been a center for art on the Mendocino Coast for many years with no less than three art galleries,”* because the provision of public art furthers the cultural character and enhances and maintains the artistic image of the community.
2. The proposed mural is attractive and provides an attractive and desirable site layout and design that will enhance the exterior appearance of the building.
3. The proposed project is consistent with the Inland General Plan, specifically Community Design Policies CD-2.5 and CD-7.1 and Land Use Goal LU-3.
4. The proposed project complies and is consistent with the City's Design Guidelines because it will provide an aesthetic and artistic feature on a currently blank wall facing the public right of way.

STANDARD CONDITIONS

1. This action shall become final on the 11th working day following the decision unless an appeal to the City Council is filed pursuant to Chapter 18.92.030. This action is appealable to the California Coastal Commission pursuant to Chapter 18.92.040.
2. 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.
3. 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 required permit applications shall be consistent with this approval.
4. 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.
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 100 feet of the discovery; and 2) notify the Director of Public Works within 24 hours of the discovery. Evidence of an archaeological site may include, but is not necessarily limited to shellfish, bones, flaked and ground stone tools, stone flakes produced during tool production, historic artifacts, and historic features such as trash-filled pits and buried foundations. A professional archaeologist on the list maintained by the Northwest Information Center of the California Historical Resources Information System or Listed by the Register of Professional Archaeologists shall be consulted to determine necessary actions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. This Design Review approval shall lapse and become null and void 24 months from the date of approval unless before the passing of 24 months an extension is requested and obtained.
9. The Standard and Special Conditions of Approval shall be incorporated and printed in the Construction Plans submitted at time of a building permit application.