

CALIFORNIA COASTAL COMMISSION

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W11a

LCP-1-FTB-24-0047-1

(Mill Site Planning Area C- Redesignation/Rezone)

April 9, 2025

APPENDICES

Appendix A – Suggested Modifications to the Implementation Plan

Appendix B – Comparison of uses allowed in the IT, PR, PF, and RM Zoning Districts

Appendix A

SUGGESTED MODIFICATIONS

The Commission suggests the following two modifications to the proposed Implementation Plan (IP) amendment, which are necessary to ensure that the IP conforms with and is adequate to carry out the policies of the certified Land Use Plan (LUP) as amended. All suggested modifications are requested by the City to fix errors, inconsistencies, and clarifications needed for IP conformity. If the City of Fort Bragg accepts the suggested modifications within six months of Commission action, by formal resolution of the City Council, the modified amendment will become effective upon the Executive Director's determination that the City's action is legally adequate and has reported that determination to the Commission at a Commission meeting.

Suggested Modification 1:

Delete changes incorrectly made to IP Industrial Zoning Districts Table 2-10 (IP sec. 17.24.030) to add the "science center" use type as a conditional use in the Harbor District Zoning District and instead modify IP Special Purpose Zoning Districts Table 2-14 (IP section 17.26.030) to add the "science center" use type as a new conditional use allowed in the Public Facility Zoning District and the Parks and Recreation Zoning District.

Suggested Modification 2:

Add the proposed new use type "science center" to the Article 10 Glossary (IP section 17.100, in the "S" section) with a definition suggested by the City as necessary for adequate implementation of the other proposed LCP amendment provisions, as follows:
Science Center: A facility such as a museum, visitor center, or classroom building devoted primarily to scientific education and research, which includes interactive exhibits and technology to educate and provide a hands-on learning experience in one or more science subjects and which may include a research laboratory and incidental housing for researchers.

Appendix B

COMPARISON OF ALLOWED USES IN THE ZONING DISTRICTS

Compilation of allowed land uses and permit requirements for Residential, Industrial, and Special Purpose Zoning Districts extracted and compiled from IP Tables 2-01 (IP sec. 17.21.030), 2-10 (IP sec. 17.24.030), and 2-14 (IP sec. 17.26.030), respectively. Zoning districts are as follows: IT=Timber Resources Industrial; PR=Parks and Recreation; PF=Public Facility; RM=Medium Density Residential. See IP Article 10 for Land Use definitions.

P	<i>Permitted Use; Zoning Clearance required</i>			
MUP	<i>Minor Use Permit required</i>			
UP	<i>Use Permit required</i>			
S	<i>Permit requirement set by Specific Use Regulations</i>			
–	<i>Use not allowed</i>			
Land Use	Permit Required By District			
	IT	PR	PF	RM
<i>Agricultural, Resource & Open Space Uses</i>				
<i>Animal Keeping</i>		S	S	S
<i>Aquaculture</i>	UP			
<i>Crop production, horticulture, orchard, vineyard</i>	P	P	P	P
<i>Industry, Manufacturing, Processing, Wholesaling</i>				
<i>Lumber and wood product manufacturing</i>	P			
<i>Recycling – Reverse vending machine</i>			P	
<i>Recycling – Small collection facility</i>			MUP	
<i>Storage - Outdoor</i>	UP		UP	
<i>Storage – Warehouse</i>			P	
<i>Recreation, Education & Public Assembly Uses</i>				
<i>Equestrian facility</i>		UP		
<i>Health/fitness facility</i>		UP		
<i>Hiking/riding trail</i>	P	P		
<i>Library, museum</i>		UP	UP	
<i>Meeting facility, public or private</i>		UP	UP	UP
<i>Nature preserve¹</i>	P	P	P	
<i>Park, playground</i>	P	P	P	P
<i>Private residential recreation facility</i>				MUP
<i>School – Elementary, middle, secondary</i>			P	
<i>School – Specialized education/training</i>			P	
<i>School – Private</i>				UP
<i>School – Public</i>				P

¹ In Table 2-14 (Special Purpose Zone Districts), Nature preserve is in the Agricultural, Resource & Open Space Uses Land Use category, whereas in Table 2-10 (Industrial Zoning Districts), Nature preserve is in the Recreation, Education & Public Assembly Uses Land Use category.

Theatre		UP	UP	
Residential Uses				
Caretaker quarters		MUP	MUP	
Condominium conversion – 3 units max. per parcel				P
Emergency/transitional shelter			UP	
Home occupation				P
Mobile home park				UP
Mobile/manufactured home				P
Multi-family housing, 2 or 3 units				P
Multi-family housing, 4 or more units				UP
Organizational house (sorority, monastery, etc.)				UP
Residential accessory use or structure				P
Residential care facility for the elderly (RCFE)			UP	UP
Residential care, 6 or fewer clients, in a SFR				P
Residential care, 7 or more clients			UP	UP
Rooming or boarding, 3 or more persons				MUP
Second units				P
Single-family dwelling				P
Retail Trade				
Accessory retail and services		P	P	P
Artisan shop				UP
Neighborhood market				UP
Restaurant, café, coffee shop				UP
Services – Business, Financial, Professional				
Child day care – Small family day care home				P
Child day care – Large family day care home				MUP
Child day care – Day care center				MUP
Medical services – Clinic, urgent care			UP	
Medical services – Hospital			UP	
Office – Accessory	P	P	P	
Office – Government			P	
Personal services				UP
Services – General				
Accessory retail or services		P	P	
Adult day care			UP	
Child day care center			UP	
Public safety facility	P		P	UP
Social service organization			P	
Transportation, Communications & Infrastructure				
Ambulance, taxi, or limousine dispatch facility			UP	
Electric power generation	UP			
Parking facility, public or commercial			P	
Pipeline or transmission line	S	S	S	S
Telecommunications facility	S		UP	
Transit station or terminal	UP		UP	
Utility facility			P	UP
Utility infrastructure				P

<i>Vehicle storage</i>			<i>UP</i>	
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