

- Program H-5.3.3. Monitor Units At-Risk. No units are currently at risk in the City of Fort Bragg. All units are guaranteed to remain affordable through 2031. The City will monitor the units that are at risk in the 2030 decade to ensure that they remain affordable.
- Program H-5.3.4 Work with Potential Purchasers. Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at-risk in the 2030 decade to inform them of the status of these projects. Where feasible, provide technical assistance and support to these organizations with respect to acquisition. Consider reducing or waiving development fees associated with preservation or replacement of at-risk units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation, and gap funding for affordable development. Access funding resources such as tax-exempt bonds, housing tax credits, Community Development Block Grants, HOME funds for the preservation of affordable housing units.
- Program H-5.3.5 List of Projects. Actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.
- Program H-5.3.6 Tenant Education & Assistance. Require property owners to give a 12-month notice of their intent to opt out of low-income use restrictions. Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. Assist tenants of existing rent restricted units to obtain priority status on housing choice voucher waiting list.

G. REGIONAL HOUSING NEEDS ALLOCATION

Table 4.13 combines an analysis of the City's 2014 Regional Housing Needs Allocation of 20 units, with progress towards achieving those units on the ground. As illustrated in the table the City exceeded the 2014 RHNA, achieving an extra 31 units above the RHNA over the 5-year Housing Element period.

Table 4.13 Achieved Housing Needs (2014-2019), Fort Bragg

Income Category	2014 RHNA	Progress Towards 2014 RHNA	Remaining 2014 RHNA	Projected 2019-2027 RHNA
Extremely Low (0-30% of area median-income)	3	24	-21	30
Very low (31-50% of area of median-income)	2	0	2	30
Low income (51-80% of area median income)	3	0	3	31
Moderate-income (81-120% area median income)	3	8	-5	23
Above-moderate (over 120% area median income)	9	19	-10	23
Total	20	51	-31	137

Source: Community Development Department, City of Fort Bragg, 2019

Table 4.14 illustrates the RHNA for the next 8 years and the 2019 Housing Element.

Table 4.13 - Fort Bragg Regional Housing Needs Assessment Allocation

Income	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Housing Units	30	30	31	23	23	107

Source: MCOG, Draft Mendocino County Regional Housing Needs Assessment Plan, 2018

SECTION 5: SITE INVENTORY ANALYSIS & ZONING

Section 5 and 6 analyze the land, financing and regulatory constraints to the successful production of housing. They inform the City's housing goals, policies and programs. Specifically, the information presented in these sections includes the following:

1. Inventory of land suitable for housing development and how it satisfies the ability to comply with the Regional Housing Needs Assessment
2. Environmental constraints to development of vacant land
3. Zoning for a variety of housing types, including emergency shelters
4. Analysis of potential and actual government constraints on maintenance improvement and development of affordable housing, including annexation standards, land use controls, infrastructure, development fees, building codes processing time, and community sentiment
5. Analysis of potential and actual nongovernmental constraints, including financing, land prices, cost of construction.

A. RESIDENTIAL LAND INVENTORY

This residential site inventory identifies parcels potentially suitable for residential use, especially multiple-family units. Staff utilized a recent aerial photo, the parcel inventory from the 2008 Housing Element, and staff knowledge to create an updated map and table with up-to-date vacant land which can accommodate residential development. All parcels are located in developed areas within the City with water and sewer service.

Regional Housing Needs Assessment

As shown in Table 5.1, the City's share of the regional housing need is 137 units. The City is responsible for identifying the land that is both suitable for and can accommodate this level of residential development. The City is not responsible for the actual construction of the units.

Table 5.1 - Fort Bragg Regional Housing Needs Assessment Allocation by Income Group

Income	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Housing Units	30	30	31	23	23	137

Source: MCOG, Mendocino County Regional Housing Needs Assessment Plan, 2018

B. SUITABILITY AND AVAILABILITY OF AVAILABLE LAND

The City undertook a comprehensive GIS-based analysis to identify the size and number of vacant parcels in each zoning district. Overall there are approximately 94 acres of vacant and underutilized residential and mixed-use parcels which are between 0.5 and 10 acres in size and available for development, as shown in Table 5.2. The residential development potential for each parcel noted in Table 5.2 was calculated in two ways:

- Potential Maximum Units illustrates the maximum number of units that are developable on the site given the site size and units/acre allowed under the zoning. This calculation

identifies a theoretical maximum if all land use and infrastructure constraints were removed and the property built out to its fullest extent.

- Likely Units Given Development Constraints estimates total likely potential unit build-out given all known site constraints (slope, soils condition, botanical resources, access issues, etc.). The Likely potential units were calculated by taking the estimated area available for residential use and multiplying it by 80% of the maximum density possible for residential zoning district and by 50% of the maximum density for commercial zoning districts which allow residential development. The analysis of constraints is necessarily a best estimate given staff's current knowledge of potential geotechnical, botanical, archaeological and other constraints. More (or less) development may be feasible than is estimated in the table. However the actual amount of feasible development can only be determined through the completion of all relevant studies for each parcel.

All sites in the analysis are currently served by City water and sewer services. Some of the parcels are sufficiently large that they will require the development of internal circulation (streets) which is a significant expense to development and may reduce overall feasibility of some of the sites.

Table 5.2: Vacant Land Analysis for Residential Development Potential, Fort Bragg, 2019				
General Plan Designation	Maximum Units Per Acre	Acres of Vacant Land	Maximum Units	Likely Units Given Development Constraints
Low Density Residential (RL)	6	23.3	280	189
Medium Density Residential (RM)	12	5.9	81	55
High Density Residential (RH)	15	5.0	75	35
Very-High Density Residential (RVH)	24	14.7	354	112
Highway Visitor Commercial (CH)	24	2.8	47	34
General Commercial (CG)	24	1.1	25	13
Office Commercial (CO)	24	6.1	147	40
Central Business District (CBD)	40	-		
Total		58.9	1,019	478

Source: Community Development Department, City of Fort Bragg, 2019

Table 5.2 and the Vacant Parcel Inventory (appendix B) does not include the following three projects which the City is fairly confident will be constructed and help to achieve new low income housing development for the 2019 Housing Element cycle, namely: the Danco Project at 441 South Street, the Parents & Friend's project at 350 Cypress Street and the Habitat for Humanity project at 630 Debois Ave. The 7.9 acre 441 South Street parcel has permitting for a 69 project (68 affordable and one manager's unit), furthermore about three acres of the site could be developed with an additional 57 units of housing (80% of 24 units/acre on 3 acres). The City has secured a \$3 million CDBG grant to construct three 4-bedroom units at 350 Cypress Street for developmentally disadvantaged people. Finally the 630 Dubois property, owned by Habitat for Humanity, has a Coastal Development Permit for the construction of two moderate units. For more details about these projects please see page 10-63.

Several conclusions can be drawn from Table 5.2. First, the City has sufficient vacant and underdeveloped land to meet its regional housing allocation of 137 units, since a maximum of 1,019 units could be built within City limits given current zoning. Additionally, it is likely that 478 units could be built on vacant and underutilized parcels given known and likely environmental constraints. The majority of these units could be higher-density multi-family units in very high density and mixed use zoning districts.

For complete details on all vacant properties including: parcel number, address, zoning, parcel size, max and min housing density requirements, likely CEQA analysis, site constraints, and maximum and minimum number of units, and minimum units given parcel constraints, on a per parcel basis please see Appendix B. The total acreage of available multi-family land and the total number of units has declined from the 2014 housing element, because the regulations for which constitutes an eligible vacant site have narrowed such that sites less than 0.5 acres and more than 10 acres can no longer be counted as available sites. Additionally, some parcels have been developed for housing and new environmental constraints have been discovered on some parcels. However, despite sufficient vacant and underdeveloped land, our remote location contributes to a relatively high cost of construction which when combined with relatively low wages actually limits the number of units built each year.

Typical mitigation measures to address site constraints include the following generic measures:

1. Exclude development within known ESHAs (Environmentally Sensitive Habitat Area) which include: botanical, riparian, and special status animal habitat.
2. Require a 50- to 100 foot buffer area free of development surrounding the known ESHA per the requirements of Fish and Wildlife.
3. Exclude development from areas with known cultural resource areas and implement various mitigations such as Native American Monitoring during construction per CEQA document and consultation with the Sherwood Valley Band of Pomo.
4. Street and transportation improvements such as: sidewalk installation, stop sign installation, turn pocket installation, etc. where required by a CEQA document.

As shown in Table 5.3, the City has an adequate array of sites which have the appropriate densities and are unencumbered by development constraints to meet the current Regional Housing Needs Assessment (RHNA) requirements. In total the City has sufficient vacant property that once developed would result in at least 233 low income units. The City's RHNA low income unit allocation is 91 units.

BEFORE THE CITY COUNCIL OF THE CITY OF FORT BRAGG

AN ORDINANCE AMENDING DIVISION 18 OF THE FORT BRAGG MUNICIPAL CODE (ILUDC 1-25) TO AMEND CHAPTER 18.36 "PARKING AND LOADING" TO: 1) REDUCE MINIMUM PARKING REQUIREMENTS FOR MULTIFAMILY HOUSING; AND 2) AMEND CHAPTER 18.35 "LANDSCAPING STANDARDS" TO ADDRESS INCONSISTENCIES IN LANDSCAPING REQUIREMENTS FOR PARKING LOTS.

ORDINANCE NO. 1008-2025

WHEREAS, California Constitution Article XI, Section 7, enables the City of Fort Bragg (the "City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, the City of Fort Bragg ("City") adopted a General Plan in 2002 which established policies for all lands within Fort Bragg city limits and its sphere of influence; and

WHEREAS, the City adopted an Inland General Plan and certified an Environmental Impact Report Addendum ("EIR Addendum") for the General Plan on December 2, 2012; and

WHEREAS, the City adopted an Inland Land Use and Development Code and Negative Declaration on February 10, 2014; and

WHEREAS, the adoption of an Inland Land Use and Development Code is necessary to: 1) provide a regulatory framework for implementation of the Inland General Plan; 2) to implement new State planning and land use requirements; and 3) update zoning regulations in accordance with City Council policy direction; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") pursuant to Pursuant to CEQA Guidelines Section 15061(b3), this project is exempt from CEQA by the commonsense exemption; and

WHEREAS, the Planning Commission held duly noticed public hearings on January 29 and February 12, 2025 to consider the Zoning Code Amendment, accept public testimony and adopted a resolution recommending that City Council adopt a zoning amendment to modify the City's parking regulations; and

WHEREAS, the City Council held a duly noticed public hearing on March 24, 2025 to consider the Zoning Code Amendment, and accept public testimony regarding a zoning amendment to modify the City's parking regulations; and

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg City Council, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Inland General Plan; the Fort Bragg Inland Land Use and Development Code; the Project application; all reports and public testimony submitted as part of the City Council meeting of March 24, 2025 and City Council deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the City Council does hereby make the following findings and determinations:

SECTION 1: LEGISLATIVE FINDINGS

1. The foregoing recitals are true and correct and made a part of this Ordinance.
2. On January 29, 2025 and February 12, 2025 the Planning Commission held a properly noticed public hearing to consider recommending the proposed minor amendment to the Inland Land Use and Development Code to the Fort Bragg City Council for adoption and adopted a resolution in support of the City Council's adoption of the amendment to the ILUDC pursuant to Gov. Code Section 65355; and
3. On March 25, 2025, the City Council held a properly noticed public hearing to consider adoption of the minor amendment to the Inland Land Use and Development Code; and

SECTION 2: ILUDC AMENDMENT FINDINGS

Pursuant to Fort Bragg Municipal Code Section 18.94.060, the City Council makes the following findings for adoption of the proposed amendments to the Fort Bragg Inland Land Use and Development Code:

- 1) The proposed amendment is consistent with the General Plan and any applicable specific plan; and
- 2) The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- 3) The proposed amendment is internally consistent with other applicable provisions of this Development Code.
- 4) The project is exempt from CEQA, pursuant to Section 15061(b3) "the commonsense exemption"
- 5) The documents and other material constituting the record for these proceedings are located at the Community Development Department.

SECTION 3: *Based on the foregoing, the City Council does hereby Amend the residential parking requirements of Table 7 of chapter 18.71.080 Planned Development as follows:*

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE

Land Use Type: Recreation, Education, and Public Assembly	Vehicle Spaces Required	
	Minimum	Maximum
Mobile home	1 space for each unit. No spaces	-
• Outside of mobile home park • Within a mobile home park or Tiny Home Community	1 space for each unit, plus 0.5 guest parking space.	-

Land Use Type: Recreation, Education, and Public Assembly	Vehicle Spaces Required	
	Minimum	Maximum
Multifamily housing, live/work unit, co-housing, residential component of a mixed-use project	Zero to 1 bedroom: 1 space per unit. 2 bedrooms or more: 1.5 spaces per unit.	2.25 spaces per unit.
Organizational house, rooming or boarding house, residential care facility	0.5 spaces per bedroom.	1 space per bedroom.
Second dwelling unit	See § 18.42.170(M).	See § 18.42.170(M).
Single-family dwelling	Zero to 1 bedroom: 1 space per unit. 2 bedrooms or more: 1.5 spaces per unit.	4 spaces

Notes:

- (1) Recreational vehicle parking spaces may also be required. See Subsection (D) of this Section (Recreational vehicle (RV) parking spaces).

SECTION 4. Based on the foregoing, the City Council does hereby Amend Section 18.71.090A2b as follows:

18.36.090 - Parking Design and Development Standards

Required parking areas shall be designed, constructed, and properly maintained in compliance with the following requirements. Except where noted, the Director may modify the requirements of this Section through Minor Use Permit approval (§ 18.71.060).

A. Location of parking. Parking areas shall be located as follows:

1. **Residential.** Residential parking shall be located on the same parcel as the uses served. Temporary (overnight) parking is allowed within required setback areas only on a paved driveway.
2. **Nonresidential.** Nonresidential parking shall be located on the same parcel as the uses served or within 300 feet of the parcel if shared parking or public parking facilities are used to meet parking requirements.
 - a. Nonresidential parking shall not be located within a required front setback.
 - b. Parking may be located within a required side or rear setback; provided, that it is separated from the side or rear property line by a minimum 5-foot-wide landscaped area. The Director of Public Works may waive this landscaping requirement for parking spaces accessed directly from an alley.
 - c. Parking between the primary structure and the fronting street should be avoided.
3. **Within the Downtown.** Parking within the Downtown area identified by § 18.36.080(C), Figure 3-7 (CBD Special Parking Combining Zone), shall not be located between a primary building and the fronting street.

SECTION 4. Based on the foregoing, the City Council does hereby Amend Section 18.34.050(C) as follows:

18.34.050 (C) Parking Areas. All parking areas shall be landscaped as follows:

4. **Perimeter parking lot landscaping.** All surface parking areas shall be provided a fence, or landscape buffer between the parking area, and streets and adjoining properties, and the open areas between the property line and the public street right-of-way shall be landscaped.
 - a. Adjacent to streets and only where allowed by § 18.36.090 or preexisting conditions.
 - i) A parking area for a nonresidential use adjoining a public street where allowed by § 18.36.090(A) (Parking Design and Development Standards - Location of parking) shall be designed to provide a landscaped planting strip between the street right-of-way and parking

area equal in depth to the setback required by the applicable zoning district or 15 feet, whichever is more.

b. **Adjacent to side or rear property lines.** Parking areas for nonresidential uses shall provide a perimeter landscape strip at least 5 feet wide (inside dimension) where the parking area adjoins a side or rear property line. The Director of Public Works may waive this landscaping requirement for parking spaces accessed directly from an alley. Trees shall be provided at the rate of 1 for each 25 linear feet of landscaped area, or other spacing as determined

SECTION 7. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council of the City of Fort Bragg hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases may be held invalid or unconstitutional.

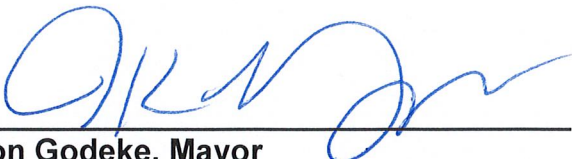
SECTION 8. Effective Date and Publication. This ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage. Within fifteen (15) days after the passage of this Ordinance, the City Clerk shall cause a summary of said Ordinance to be published as provided in Government Code §36933, in a newspaper of general circulation published and circulated in the City of Fort Bragg, along with the names of the City Council voting for and against its passage.

SECTION 9. Fort Bragg City Council does hereby recommend that the Coastal Commission approve Zoning Amendment 1-25 (ILUDC 1-25) to Amend Chapter 18.36 "Parking And Loading" to: 1) Eliminate Minimum Parking Requirements for Multifamily Housing; and 2) Amend Chapter 18.35 "Landscaping Standards" of Division 18 to Address Inconsistencies in Landscaping Requirements for Parking Lots.

BE IT FURTHER RESOLVED that this Ordinance shall become effective immediately upon its passage and adoption.

The foregoing Ordinance was introduced by Councilmember Albin-Smith at a regular meeting of the City Council of the City of Fort Bragg held March 24, 2025, and adopted at a regular meeting of the City of Fort Bragg held on April 14, 2025, by the following vote:

AYES: Councilmembers, Albin-Smith, Hockett, Peters, Rafanan, and Mayor Godeke.
NOES: None.
ABSENT: None.
ABSTAIN: None.
RECUSE: None.



Jason Godeke, Mayor

ATTEST:



Diana Paoli
City Clerk

PUBLISH: April 3, 2025, and April 24, 2025 (by summary).
EFFECTIVE DATE: May 14, 2025.

BEFORE THE CITY COUNCIL OF THE CITY OF FORT BRAGG

AN ORDINANCE AMENDING DIVISION 17 OF THE FORT BRAGG MUNICIPAL CODE (CLUDC AMENDMENT LCP 4-23) TO ADOPT CHAPTER 17.42.175 "TINY HOMES, MODEL PARK RVS & MOBILE HOMES", OF DIVISION 17 OF THE FORT BRAGG MUNICIPAL CODE, TO ESTABLISH REGULATIONS AND STANDARDS FOR TINY HOMES, MODEL PARK RVS & MOBILE HOMES.

ORDINANCE NO. 1000-2025

WHEREAS, California Constitution Article XI, Section 7, enables the City of Fort Bragg (the "City") to enact local planning and land use regulations; and

WHEREAS the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS the City of Fort Bragg ("City") adopted a General Plan in 2002 which established policies for all lands within Fort Bragg city limits; and

WHEREAS, the City adopted a Coastal General Plan ("Coastal GP") as the Land Use Plan portion of the Local Coastal Program on May 12, 2008 which established policies for all land within the Fort Bragg Coastal Zone; and

WHEREAS, in August 2008 the California Coastal Commission certified the City's Local Coastal Program (LCP) which includes the Coastal GP as the Land Use Plan; and

WHEREAS, The City Council adopted Resolution 3162-2008 on May 12, 2008 adopting the Coastal General Plan; and

WHEREAS, the City adopted a Coastal Land Use and Development Code in 2008 as the implementing portion of the Local Coastal Program on May 12, 2008, which established all land use regulations for the Coastal Zone; and

WHEREAS, the Coastal General Plan includes policies to: (1) advance the orderly growth and development of the City's Coastal Zone; (2) protect coastal resources; (3) incorporate sustainability into the development process so that Fort Bragg's coastal resources and amenities are preserved for future generations; (4) respond to current environmental and infrastructure constraints; (5) protect the public health, safety and welfare; and (6) promote fiscally responsible development; and

WHEREAS, the availability of housing is a substantial concern for individuals of all demographics, ages, and economic backgrounds in communities throughout the

State of California; and

WHEREAS the City desires to ensure that residential development occurs in an orderly manner, in accordance with the goals and objectives of the General Plan and reasonable land use planning principles; and

WHEREAS, in 2019, the City of Fort Bragg amended the Housing Element of the General Plan for conformance with State Housing Law. The 2019 Housing Element includes the following non-mandatory program regarding Tiny Homes. *Program H-1.3.5 Allow Tiny Homes as Second Units. Consider revising the zoning ordinance so that people can park mobile residencies (residences built under the vehicle code) as a second unit, so long as the residence looks like a house (e.g., external siding that is compatible with the residential neighborhood, skirted if the wheels would otherwise be visible from the public right of way, etc.); and*

WHEREAS, The project is exempt from CEQA, as a zoning amendment to implement the provisions of Sections 65852.1 and Section 66411.7 of the Government Code is exempt from CEQA by those code sections; and

WHEREAS, the “activities and approvals by a local government necessary for the preparation and adoption of a local coastal program or long range development plan” pursuant to the California Coastal Act are statutorily exempt from compliance with CEQA, and this statutory exemption “shifts the burden of CEQA compliance from the local agency to the California Coastal Commission (CEQA Guidelines § 15265 (c)); and

WHEREAS, On April 22, 2022, the City Council adopted Ordinance 980 establishing a Tiny Home Ordinance for the ILUDC, and the ordinance was subsequently found to have some conflicts with State law; and

WHEREAS, on May 17 of 2023, the Community Development Committee received a Tiny Home presentation from Marie Jones Consulting and discussed this item without providing recommendations regarding ordinance revisions; and

WHEREAS the Planning Commission held a duly noticed public hearing on March 27, 2024, to consider the zoning amendment, accept public testimony and provided direction to the consultant to revise the resolution and ordinance language; and

WHEREAS, the Planning Commission continued the Public Hearing to April 10, 2024, to review and consider the final resolutions and ordinance language; and

WHEREAS, the City Council held a duly noticed public hearing on May 13, 2024, to consider the Zoning Amendment, accept public testimony; and formally submit the draft Language of the Ordinance to the Coastal Commission as an LCP Amendment; and

WHEREAS, the Coastal Commission staff reviewed the Draft Language and provided questions and comments which have been incorporated into this Ordinance; and

WHEREAS, the Coastal Commission staff requested that the City adopt the proposed language in ordinance form prior to bringing it forward to the Coastal Commission for consideration; and

WHEREAS, the City Council has considered all public comments and a staff report dated February 24, 2025 regarding the proposed ordinance; the staff report is incorporated herein by reference and available for review at City Hall during normal business hours; and

WHEREAS, the proposed minor modification to the Coastal Land Use and Development Code is set forth in its entirety in Section 2 – Section 4 below; and

WHEREAS, the “activities and approvals by a local government necessary for the preparation and adoption of a local coastal program or long-range development plan” pursuant to the California Coastal Act are statutorily exempt from compliance with CEQA, and this statutory exemption “shifts the burden of CEQA compliance from the local agency to the California Coastal Commission (CEQA Guidelines § 15265 (c)).

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg City Council, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Inland General Plan; the Fort Bragg Inland Land Use and Development Code; the Project application; all reports and public testimony submitted as part of the City Council meeting of February 24, 2025 and City Council deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Fort Bragg City Council does ordains as follows:

SECTION 1. Legislative Findings. The City Council hereby finds as follows:

1. The foregoing recitals are true and correct and are made a part of this Ordinance.
2. On April 10, 2024, and January 27, 2024, the Planning Commission held properly noticed public hearings to consider recommending the proposed minor amendment to the Coastal Land Use and Development Code to the Fort Bragg City Council for adoption, and adopted a resolution in support of the City Council’s adoption of the minor amendment to the CLUDC pursuant to Gov. Code Section 65355.
3. On February 24, 2025, the City Council held a properly noticed public hearing to consider adoption of the minor amendment to the Coastal Land Use and Development Code.
4. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City and seeks to be consistent with recently adopted State Laws as codified in California Government Code sections 66310 through 66342; and
5. The proposed amendment is consistent with the General Plan and any applicable specific plan; and
The proposed amendment is consistent with the following applicable General Plan policies: Policy LU-10.2, Policy LU-10.4, Policy LU-10.6, Policy LU-5.7, Policy LU-10.1, Policy PF-1.2, Policy PF-2.1, Policy CD-1.1, CD-2.5, Program H-1.3.5, Program H-2.3.2, Policy H-1.6, Program H-3.2
6. The proposed amendment is in the public interest to permit alternative opportunities for housing, which will provide for better convenience and welfare for the residents of the City of Fort Bragg, as it will result in additional housing. The proposed amendment requires conformance with applicable building and vehicle codes, which will ensure healthy and safe housing.
7. The proposed amendment is internally consistent with other applicable provisions

of the Coastal Land Use Development Code, including its Chapters 17.42, 17.71, 17.100, and others; and the LCP Amendment is consistent with the California Coastal Act.

8. The project is exempt from CEQA, as a zoning amendment to implement the provisions of Sections 65852.1 and Section 66411.7 of the Government Code is exempt from CEQA by those code sections; and
9. Pursuant to Coastal Act Section 30510(a), the City of Fort Bragg will carry out the Local Coastal Program as amended in a manner fully in conformity with the California Coastal Act; and
10. The documents and other material constituting the record for these proceedings are located in the Community Development Department.
11. The amendments to the Local Coastal Program shall take effect automatically upon Coastal Commission approval and certification pursuant to Public Resources Code Section 30512, 30513, and 30519.

SECTION 2. Based on the foregoing, the City Council does hereby:

Amend Title 17.21.030(B) Table 2-1 Allowable Land Uses and Permit Requirements for Residential Zoning Districts:

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P	Permitted Use, Zoning Clearance required					
	MUP	Minor Use Permit required (see Section 17.71.060)					
	UP	Use Permit required (see Section 17.71.060)					
	S	Permit requirement set by Specific Use Regulations					
	—	Use not allowed					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	
RESIDENTIAL USES							
Tiny Home	P	P	P	P	P	P	17.42.175

Amend 17.22.030(C) Table 2-6 Allowable Land Uses and Permit Requirements for Commercial Zoning Districts:

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required				
	MUP	Minor Use Permit required (see Section 17.71.060)				
	UP	Use Permit required (see Section 17.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
RESIDENTIAL USES						
Primary Residential Unit	P(3)	--	P(4)	P(4)	--	
Tiny Home	P(6)	—	—	P(6)	UP(6)	17.42.175

(6) Use permitted only on parcels with existing single residential unit or existing/proposed multifamily development, and only in compliance with § 17.42.175.

SECTION 3. Based on the foregoing, the City Council hereby repeal and replace

Chapter 17.42.175 is hereby in its entirety as follows:

17.42.175 Tiny Homes, Model Park RVs & Mobile Homes

A. Applicability. Where allowed by Article 2 (Zoning Districts and Allowable Land Uses), Tiny Homes, Park Model RVs and Mobile Homes shall obtain an administrative Coastal Development Permit and comply with the standards of this section.

B. Tiny Home and Park Model RV Standards. Tiny Homes and Park Model RVs shall be subject to all of the following additional criteria:

1. Limitations on Location & Timing & Permit Requirements

- a. Accessory to a Primary Residence.** A Tiny home or Park Model RV is allowed as an accessory residential use to a Primary Residential Unit and may be constructed/installed before, during or after the Primary Residential Unit. If installed prior to the primary residential unit, the Tiny Home or PMRV must be installed in the back half of the parcel.
- b. As an ADU Equivalent in Multifamily.** One tiny homes or one Park Model RV is permitted in Multifamily Residential Zoning Districts as a type of detached ADU under Section 17.42.170 or as part of a Tiny Home Community under Section 17.42.110.
- c. Permit Requirements.** A Tiny Home shall be subject to a Coastal Development Permit if it is located on a permanent foundation or if site improvements are required to establish it.

2. Development Standards. Tiny Homes and Park Model RVs (Unit) shall conform with the following requirements:

- a. Height.** The unit shall have a maximum height of 13' 6" to comply with Department of Motor Vehicles (DMV) towing requirements.
- b. Setbacks.** A unit shall comply with front and street side setbacks but may have a 4+-foot setback from the inside or rear parcel lines. The unit must be located a minimum distance of 10 feet from all other structures.
- c. Size.** Units shall be at least 150 square feet in compliance with the California Health & Safety Code, but no more than 400 square feet.
- d. Number of Units Allowed.** Units are allowed on a parcel in the following configurations:
 - i. On a parcel with an existing primary unit, a maximum of one Tiny home or Park Model RV unit is permitted. One tiny home or Park Model RV is permitted in addition to one detached ADU on the property. Neither is permitted if there are four or more residential units on a low density residentially zoned parcel.
 - ii. Tiny homes and Park Model RVs are permitted in Tiny Home Communities, and the maximum allowed is determined by Section 17.42.110.
- e. Foundation.** Tiny Homes shall not be placed on a temporary or permanent foundation unless the Tiny Home has been constructed in compliance with the Appendix Q Tiny Houses of the UBC. Park Model RVs may be placed on a permanent foundation.
- f. Fire Inspection.** Prior to occupancy, each Tiny home and Park Model RV

shall be inspected by the Fire Marshal to ensure adequacy of the smoke alarm and fire extinguisher.

3. Design Standards. A Tiny Home and Park Model RV shall maintain a residential appearance through the following design standards.

- a. **Skirting.** The undercarriage (wheels, axles, tongue and hitch) shall be hidden from view with a solid wood, metal or concrete apron when parked.
- b. **Paved Pad.** A paved parking pad shall be required, unless that Tiny Home or Park Model RV are placed on a permanent foundation (per C2e above), and include bumper guards, curbs, or other installations adequate to prevent movement of the unit. Alternative paving methods may be permitted at the discretion of the Community Development Director.
- c. **Mechanical Equipment.** Mechanical equipment shall be incorporated into the structure and not be located on the roof (except for solar panels).
- d. **Materials.** Materials for the exterior wall covering shall include wood, hardipanel or equivalent material as determined by the Community Development Director.
- e. **Windows.** Windows shall be double pane glass or better, labeled for building use, and be trimmed out.
- f. **Utility Connections.** The unit shall be connected to City water and sewer utilities through dedicated pipes. The unit shall be connected to electrical power in compliance with the Building Code.

4. Ownership. Ownership of the Tiny Home or Park Model RV is not required.

5. Short Term Rentals. Tiny Homes and Park Model RV shall not be used as short-term rentals of less than 30 days.

C. Parking Requirements.

1. **Parking Exemptions & Requirements:** No parking is required unless the Tiny Home is located in a neighborhood, which provides public parking and public access to the coast. In Fort Bragg this includes all residential parcels that directly abut Glass Beach Drive. All other parcels are not required to provide parking.
2. **Replacement Parking Exemption.** No replacement parking space(s) are required for the primary unit, when a garage, carport, or covered parking structure is demolished in conjunction with the construction of a Tiny Home.

D. Tiny Homes and Park Model RV's Proposed for Sensitive Habitats, Scenic Areas, and areas subject to Sea Level Rise.

1. **Visual Resources.** Tiny Homes and Park Model RVs shall be reviewed for impacts to visually resources in visually sensitive areas as designated in Map CD-1 of the Coastal General Plan.
2. **Sensitive Habitat.** Tiny Homes and Park Model RVs shall be reviewed for impacts to sensitive habitats in areas as designated in Map OS-1 of the Coastal General Plan.
3. **Areas Sensitive to Sea Level Rise.** Tiny Homes and Park Model RVs that are proposed for areas that are vulnerable to sea level rise and other coastal hazards shall meet all LCP requirements for new development to be safe from such hazards, but that also addresses the need for future sea level rise adaptations

including future removal and risk disclosure.

E. Mobile Home Outside of a Mobile Home Park.

1. **Development Standards.** The site, and the placement of the mobile home on the site shall comply with all zoning and development standards applicable to a conventional single-family dwelling or ADU on the same parcel.
2. Mobile homes are permitted as ADUs and/or as the primary residence.
3. **Mobile home design and construction standards.** A mobile home outside of a mobile home park shall comply with the following design and construction standards.
 - a) The exterior siding, trim, and roof shall be of the same materials and treatment found in conventionally built residential structures in the surrounding area and shall appear the same as the exterior materials on any garage or other accessory structure on the same site.
 - b) The roof shall have eave and gable overhangs of not less than 12 inches measured from the vertical side of the mobile home, and the roof pitch shall be no less than 3:12.
 - c) The mobile home shall be placed on a foundation system, subject to the approval of the Building Official; and
 - d) The mobile home is certified under the National Mobile Home Construction and Safety Standards Act (42 USC Section 4401 et seq.).

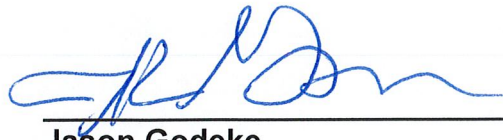
SECTION 4. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council of the City of Fort Bragg hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases may be held invalid or unconstitutional.

SECTION 5. Effective Date and Publication. This Ordinance shall become effective upon its certification by the Coastal Commission. Within fifteen (15) days after the passage of this Ordinance by the Coastal Commission, the City Clerk shall cause a summary of said Ordinance to be published as provided in Government Code §36933, in a newspaper of general circulation published and circulated in the City of Fort Bragg, along with the names of the City Council voting for and against its passage.

SECTION 6. Fort Bragg City Council does hereby approve the Zoning Amendment LCP 4-23 to amend Division 17 to the Fort Bragg Municipal Code and Adopt Chapter 17.42.175 "Tiny Homes, Model Park RVs & Mobile Homes", of Division 17 of The Fort Bragg Municipal Code, to Establish Regulations and Standards for Tiny Homes, Model Park RVs & Mobile Homes.

The foregoing Ordinance was introduced by Councilmember Peters at a regular meeting of the City Council of the City of Fort Bragg held February 24, 2025, and adopted at a regular meeting of the City of Fort Bragg held on March 24, 2025, by the following vote:

AYES: Councilmembers Albin-Smith, Hockett, Peters, Rafanan, and Mayor Godeke.
NOES: None.
ABSENT: None.
ABSTAIN: None.
RECUSED: None.



Jason Godeke
Mayor

ATTEST:

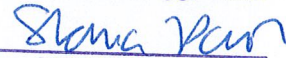


Diana Paoli
City Clerk

PUBLISH: Upon Certification by the Coastal Commission.
EFFECTIVE DATE: Upon Certification by the Coastal Commission.

The foregoing instrument is a
correct copy of the original on
file at City Hall, Fort Bragg, Calif.

ATTEST


CITY CLERK

BEFORE THE CITY COUNCIL OF THE CITY OF FORT BRAGG

An Ordinance Amending Various Sections of Division 18 (ILUDC) of the Fort Bragg Municipal Code (ZON 4-25) to Implement Changes in State Law for New and Revised Regulations Related to Emergency Shelters, Group Homes, Low Barrier Navigation Centers, Supportive Housing, and the Granting of Density Bonus to Non-Vacant Sites.

ORDINANCE NO. 1013-2025

WHEREAS, California Constitution Article XI, Section 7, enables the City of Fort Bragg (the "City") to enact local planning and land use regulations; and

WHEREAS the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, the City of Fort Bragg ("City") adopted a General Plan in 2002 which established policies for all lands within Fort Bragg city limits and its sphere of influence; and

WHEREAS, the City of Fort Bragg ("City") adopted an Inland General Plan and certified an Environmental Impact Report Addendum ("EIR Addendum") for the General Plan on December 2, 2012; and

WHEREAS, the City of Fort Bragg ("City") adopted an Inland Land Use and Development Code and Negative Declaration on February 10, 2014; and

WHEREAS, the adoption of an Inland Land Use and Development Code is necessary to: 1) provide a regulatory framework for implementation of the Inland General Plan; 2) to implement new state planning and land use requirements; and 3) update zoning regulations in accordance with City Council policy direction; and

WHEREAS, the City of Fort Bragg adopted a new Housing Element in 2019 which was certified by the State Housing and Community Development Department; and

WHEREAS, the housing Element included the following mandatory programs which must be implemented per State Law: Program H-1.6.3 Redevelopment of Non-Vacant Sites; Program H-2.4.7 Supportive Housing; Program H-2.5.8 Maximize Housing Density by Right for projects with 20%+ Affordable Units; Program H-2.8.7 Emergency Shelters Regulatory Changes; and Program H-2.8.10 Define Group Home.

WHEREAS, the project is exempt from CEQA under Section 15061.b.3 the Common Sense exemption and 65583.a.4.D, as the zoning amendment will implement the provisions of Sections 65650, 65583, 65660 and of the Government Code; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 14, 2025, to consider the zoning amendments, accept public testimony; and adopted a resolution recommending that the City Council adopt the mandatory zoning amendments to implement programs of the City's Housing Element.

WHEREAS, the City Council held a duly noticed public hearing on June 9, 2025, to consider the Zoning Amendment, accept public testimony; and

NOW, THEREFORE, BE IT RESOLVED that the Fort Bragg City Council, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Inland General Plan; the Inland Land Use and Development Code; the Project application; all reports and public testimony submitted as part of the City Council meeting of June 9, 2025 and City Council deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Fort Bragg City Council does hereby make the following findings and determinations:

SECTION 1: LEGISLATIVE FINDINGS

1. The foregoing recitals are true and correct and made a part of this Ordinance.
2. On May 14, 2025, the Planning Commission held a properly noticed public hearing and adopted a resolution in support of the City Council's adoption of the proposed amendments to the Inland Land Use and Development Code.
3. On June 9, 2025 the City Council held a properly noticed public hearing to consider adoption of the amendments to the Inland Land Use and Development Code.
4. The proposed ILUDC 4-25 amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the amendments will make the zoning code consistent with adopted State laws; and
5. The proposed amendment is consistent with the General Plan and any applicable specific plan.

The proposed amendment is consistent with and implements the following applicable General Plan programs: Program H-1.6.3, Program H-2.4.7, Program H-2.8.7 and Program H-2.8.10.

6. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed amendment is mandated by State Law as such it is in the public interest and will provide for better convenience and welfare for the residents of the City of Fort Bragg. The proposed amendment requires conformance with all applicable building codes which will ensure healthy and safe housing.

7. The proposed amendment is internally consistent with other applicable provisions of this Development Code.

The Proposed Amendment is consistent with ILUDC standards.

8. The project is exempt from CEQA under Section 15061.b.3 the Common Sense exemption and 65583.a.4.D, as a zoning amendment will implement the provisions of Sections 65650, 65583, 65660 and of the Government Code.
9. The documents and other material constituting the record for these proceedings are located at the Community Development Department.

SECTION 2.

Based on the foregoing, the City Council does hereby Amend 18.31.030 - Density Bonus and Incentives Eligibility to include subsection B "Development of Non-Vacant Sites" as follows:

18.31.030 - Density Bonus and Incentives Eligibility

In order to be eligible for a density bonus and/or other incentives as provided by this Chapter, a proposed housing development shall comply with the following requirements, and satisfy all other applicable provisions of this Development Code and State law, except as provided by § [18.31.040](#) (Types of Density Bonuses):

- A. Housing development.** In order to qualify for a density bonus and incentives, the housing development shall meet Government Code Section [65915](#)(b) requirements with regard to affordability, household income levels, and senior housing.
- B. Redevelopment of Non-Vacant Sites.** Per Government Code Section 65915(c)(3)(A), to qualify for a density bonus and/or incentives a project proposed for a non-vacant site shall be ineligible for a density bonus, incentives or concessions if the housing development is proposed on property that includes parcel(s) with affordable rental dwelling units (subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income or are occupied by lower or very low income households) or which had affordable rental dwelling units that have been vacated or demolished in the five-year period preceding the application; unless the proposed housing development replaces those units, and either of the following applies:
 - (i) The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in Government Code 65915(b), or
 - (ii) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.
- C. Minimum project size to qualify for density bonus.** The density bonus shall be available only to a housing development that provides affordable housing in compliance with Chapter [18.32](#) (Inclusionary Housing Requirements), or in compliance with State law.
- D. Condominium conversion projects.** A condominium conversion project is eligible for a density bonus or incentives, if it complies with the eligibility and other requirements in State law (Government Code Section [65915.5](#)).

E. “Sweat equity” developments. A “sweat equity” housing development is eligible for incentives in compliance with § [18.31.045](#)(B)(5) (Incentives for affordable housing projects – Incentives for “sweat equity” developments).

F. Donations of land. The donation of land makes a project eligible for a density bonus if it satisfies all of the requirements of Government Code Section [65915](#)(g).

SECTION 3.

Amend Chapter 18.21.030 - Residential District Allowable Land Uses and Permit Requirements Table 2-1 as follows:

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P Permitted use, Zoning Clearance required Minor Use Permit required (see MUP § 18.71.060) UP Use Permit required (see § 18.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	

RESIDENTIAL USES

Group Home(s)	P	P	P	P	P	P	18.42.077
Low Barrier Navigation Center	—	—	—	P	P	P	18.42.093
Supportive Housing	—	—	—	P	P	P	18.42.167

SECTION 4.

Amend 18.22.030 - Commercial District Land Uses and Permit Requirements Table 2-6 as follows:

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P Permitted use, Zoning Clearance required Minor Use Permit required (see MUP § 18.71.060) UP Use Permit required (see § 18.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

RESIDENTIAL USES

Emergency shelter	—	—	—	P/UP	—	18.42.075
Group Home(s)		P	P	P	P	18.42.077
Low Barrier Navigation Center		P	P	P	P	18.42.093
Supportive Housing	—	P/UP	P/UP	P/UP	P/UP	18.42.167

SECTION 5. *Add Chapter 18.42.075 Emergency Shelter in its entirety:*

18.42.075 Emergency Shelter

- A. **Applicability.** Where allowed by Article 2 (Zoning Districts and Allowable Land Uses) emergency Shelters shall comply with the standards of this Section. These standards apply in addition to the other provisions of this Development Code.
- B. **Definitions.** Definitions of the Emergency Shelters regulated by this Section are in Article 10 (Definitions) under “Emergency Shelter.”
- C. **Permitting.** An emergency shelter with a capacity of 30 occupants or less shall be approved ministerially if it complies with the standards in 18.42.075D. An emergency shelter, with a capacity greater than 30 occupants, shall require a use permit approval.
- D. **Standards for Emergency Shelters.** An Emergency Shelter shall be approved if it complies with the following standards:
1. **Location.** Emergency shelter facilities shall not be less than 300 feet from any other emergency shelter, as measured from the property line.
 2. **Maximum Number of Beds.** In order to avoid the concentration of impacts on residential neighborhoods, maintain residential character, and compatibility with adjacent residential uses, Emergency Shelters shall be allowed two beds times the maximum residential density of the zoning district.
 3. **Parking.** Off-street parking shall be required based upon the demonstrated need by the applicant and approved by the Director of Community Development. Absent a demonstration of a lower need, parking shall be provided at the rate of 0.25 spaces/bed and one space/employee.
 4. **Waiting and Intake Areas.** Adequate waiting areas must be provided within the premises for clients and prospective clients including 10 square feet per bed, minimum 100 square feet, to ensure that public sidewalks or private walkways are not used as queuing or waiting areas.
 5. **On Site Management.** An on-site manager is required during all hours when the Emergency Shelter is open. The on-site manager shall be a person employed by the organization hosting the shelter. A shelter management plan shall be submitted as a part of the permit application and shall be followed during shelter operations. The Shelter Management Plan shall address the following:
 - a) **Staffing.** A minimum of one staff member per 15 beds shall be awake and on duty while the facility is open. Facility staff shall be trained in operating procedures, safety plans, and assisting clients. The facility shall not employ staff who have been convicted of a felony or who are required to register as a sex registrant under Penal Code 290.

- b) **Hours.** The facility shall operate on a first-come, first-served basis with clients only permitted on site and admitted to the facility between 4:00 p.m. and 7:00 a.m. Clients must vacate the facility by 8:00 a.m. A curfew of 10:00 p.m. (or earlier) shall be established and strictly enforced and clients shall not be admitted after the curfew unless escorted to the shelter by a police officer.
- c) **Security.** The facility shall have on-site security during all hours when the shelter is open. The service provider shall comply with the following minimum requirements:
 - I. **Waiting Area Management.** Service providers shall continuously monitor waiting areas to inform prospective clients whether they can be served within a reasonable time. If they cannot be served, the monitor shall inform the client of alternative programs and locations where he or she may seek similar service.
 - II. **Incidents.** Service providers shall establish standards for responding to emergencies and incidents involving the expelling of clients from the facility. Re-admittance policies for clients who have previously been expelled from the facility shall also be established in partnership with the Police Department.
 - III. **Alcohol and illegal drug use.** Service providers shall expel clients from the facility if found to be using alcohol or illegal drugs.
 - IV. **Lighting.** Exterior lighting shall be provided for the entire outdoor and parking area of the property. All lighting shall comply with the City's Lighting Ordinance.
- d) **Referrals and Coordinated Entry integration.** Service providers shall maintain up-to-date information and referral sheets to give clients. Service providers will educate on-site staff to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income, including referrals to outside assistance agencies.
- e) **Screening.** Service providers shall provide criteria to screen clients for admittance, with the objective to provide first service to individuals with connections to the City of Fort Bragg.
- f) **Length of Stay.** Service providers will maintain information on individuals utilizing the facility and will ensure that the maximum length of stay at the facility shall not exceed six months in a 365-day period.
- g) **Avoidance of Nuisance Conditions.**
 - I. Service providers shall provide for the timely removal of litter attributable to clients within the vicinity of the facility every 24-hour period.
 - II. Noise generated from the Emergency Shelter shall not exceed the standards in Chapter 9.44.
 - III. Service providers will maintain good communication and have procedures in place to respond to operational issues which may arise from the neighborhood, City staff, or the general public.
 - IV. All graffiti on the premises shall be removed by the business operator within 24 hours.
- h) **Other Activity Areas.** The facility may also provide the following services:
 - I. Outdoor recreation. Areas shall be enclosed with a six-foot-high fence or wall to separate the residents from neighboring properties.

- II. A counseling center for job placement, educational, life skills, health care, legal services, mental health services, substance abuse treatment, childcare, etc.
- III. Laundry facilities to serve the number of clients at the shelter.
- IV. Kitchen and dining area.
- V. Client storage areas. Areas shall be enclosed and protected from rain and theft.
- VI. Toilets. Service providers shall provide sufficient numbers of male and female toilets to comply with the Building Code.
- i) Other requirements as deemed necessary by the City to ensure that the facility does not create a nuisance.

SECTION 6. Chapter 18.42.077 Group Homes is hereby added in its entirety:

18.42.077 Group Homes

- A. **Applicability.** Where allowed by Article 2 (Zoning Districts and Allowable Land Uses) group homes shall comply with the standards of this Section.
- B. **Definitions.** The definitions of the Group Homes regulated by this Section is in Article 10 (Definitions).
- C. **Permitting Requirements.**
 - a. **Six or Fewer Residents.** Group homes that operate as single-family residences and that provide licensable and/or licensable services to six or fewer residents can locate in any single-family neighborhood, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.
 - b. **Seven or More Residents.** Group Homes that provide licensable or un-licensable services to seven or more residents are subject to a Use Permit.
 - c. If a group home qualifies as either supportive or transitional housing it must comply with Section 18.42.167.

SECTION 7. Chapter 18.42.093 Low Barrier Navigation Center is hereby added in its entirety:

18.42.093 Low Barrier Navigation Center

- D. **Applicability.** Where allowed by Article 2 (Zoning Districts and Allowable Land Uses) Low Barrier Navigation Center shall comply with the standards of this Section. This section implements Government Code section 65660.
- E. **Definitions.** The definitions of the Low Barrier Navigation Center regulated by this Section is in Article 10 (Definitions).
- F. **Low Barrier Navigation Center (Center) Permitting Requirements.** All centers must meet the following minimum requirements:

- a. The Center must connect people to permanent housing through a services plan that identifies services staffing.
 - b. The Center must be linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. “Coordinated entry system” means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.
 - c. The Center must comply with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
 - d. The Center must have a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.
- G. Permit Processing Time.** The City shall notify the developer whether the application is complete within 30 days of receipt of an application. After the application is deemed complete, the City shall complete its administrative review of the application within 60 days for smaller projects (50 or fewer units) and the conditional use permit review with 120 days for larger projects (more than 50 units).

SECTION 8. *Chapter 18.42.166 Supportive Housing is hereby added in its entirety:*

18.42.167 Supportive Housing

- A. Applicability.** Where allowed by Article 2 (Zoning Districts and Allowable Land Uses) emergency Shelters shall comply with the standards of this Section. This section implements Government Code section 65583 and sections 65650 – 65656.
- B. Definitions.** The definition of Supportive Housing regulated by this Section is in Article 10 (Definitions).
- C. Supportive Housing Permitting Requirements.**
 - 1. Supportive housing is allowed by right in multifamily residential zoning districts.
 - 2. Supportive housing is allowed by right in commercial zoning districts where all the following requirements are met, otherwise a Use Permit is required.
 - a) Units are subject to a recorded affordability restriction for 55 years.
 - b) 100 percent of the units (except manager units) are dedicated to lower income households and are receiving public funding to ensure affordability.
 - c) At least 25 percent of the units or 12 units, whichever is greater, are restricted to residents in supportive housing. If development is less than 12 units then 100 percent of units (except manager units) are restricted to residents in supportive housing.
 - d) The project includes less than 50 Supportive Housing Units.
 - e) The developer replaces any dwelling units on the site of the supportive

housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.

3. Supportive housing is eligible for a density bonus, concessions and incentives per Chapter 18.31.

D. Permit Processing Time. The City shall notify the developer whether the application is complete within 30 days of receipt of an application. After the application is deemed complete, the City shall complete its administrative review of the application within 60 days for smaller projects (50 or fewer units) and the conditional use permit review with 120 days for larger projects (more than 50 units).

E. Standards for Supportive Housing. Supportive Housing shall comply with the following standards:

1. **Supportive Services Plan Required.** The Project Applicant shall submit a plan for providing supportive services for approval by the Director of Community Development. The supportive services plan shall include the following:
 - a) Documentation of the supportive services that will be provided on-site.
 - b) The name of the supportive service provider/entity.
 - c) Funding sources for the proposed supportive services.
 - d) Proposed staffing levels for the supportive services.
2. The supportive housing project shall comply with the objective development standards of this Development Code that apply to multifamily housing development.
3. Non-residential floor area shall be provided in the development for on-site supportive services in the following amounts:
 - a) A minimum of 90 square feet for developments that are 20 or fewer units.
 - b) At least 3 percent of the total non-residential floor area for developments that are greater than 20 units.
4. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of the supportive housing units.
5. All units (except manager units) shall include at least one bathroom and a kitchen or other cooking facilities.

F. Parking Exception. No parking is required for supportive housing developments located within one-half mile of a public transit stop.

G. Reduction in number of supportive housing units. The City shall, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

1. The owner demonstrates that it has made good faith efforts to find other sources of financial support.
2. The reduction in the number of supportive housing units is restricted to the minimum necessary to maintain the project's financial feasibility.
3. Change to the occupancy of the supportive housing units minimizes tenant disruption

and occurs only upon vacancy of a supportive housing unit.

SECTION 9.

The Definitions Chapter 18.200 is hereby amended to add the following definitions:

18.200 Definitions

Emergency Shelter. ~~A facility for the temporary shelter and feeding of indigents or disaster victims, operated by a public or nonprofit agency.~~ Emergency shelter is housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. Emergency Shelter also includes other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. Emergency shelter does not include the emergency weather shelter which is set up for a period of less than 14 days and is regulated through the limited term permit process in all zoning districts.

Group Homes. Housing shared by unrelated persons with disabilities that provide peer and other support for their residents' disability related needs and in which residents share cooking, dining, and living areas, and may, in some group homes, participate in cooking, housekeeping, and other communal living activities.

Low Barrier Navigation Center. A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. A Low Barrier Navigation Center may be non-congregate and relocatable. "Low Barrier" means utilization of best practices to reduce barriers to entry, and may include, but not be limited to, the following: 1) allowing the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth; 2) allowing pets, 3) providing space for the storage of possessions; and 4) providing privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.

Section 10. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council of the City of Fort Bragg hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases may be held invalid or unconstitutional.

Section 11. Effective Date and Publication. This ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage. Within fifteen (15) days after the passage of this Ordinance, the City Clerk shall cause a summary of said Ordinance to be published as provided in

Government Code §36933, in a newspaper of general circulation published and circulated in the City of Fort Bragg, along with the names of the City Council voting for and against its passage.

The foregoing Ordinance was introduced by Vice Mayor Rafanan at a regular meeting of the City Council of the City of Fort Bragg held on June 9, 2025, and adopted at a regular meeting of the City of Fort Bragg held on July 14, 2025, by the following vote:

AYES:	Councilmembers Peters, Hockett, Albin-Smith, Vice Mayor Rafanan, and Mayor Godeke.
NOES:	None.
ABSENT:	None.
ABSTAIN:	None.
RECUSE:	None.



Jason Godeke, Mayor

ATTEST:



Diana Paoli, City Clerk

PUBLISH:	July 3, 2025 and July 24, 2025 (by summary).
EFFECTIVE DATE:	15 Days after Certification by the California Coastal Commission

Chapter 18.22 Commercial Zoning Districts

Category 1H 

Category 1L

Sections:

[18.22.010 Purpose](#)

[18.22.020 Purposes of Commercial Zoning Districts](#)

[18.22.030 Commercial District Land Uses and Permit Requirements](#)

[18.22.040 Commercial District Subdivision Standards](#)

[18.22.050 Commercial District Site Planning and Building Standards](#)

[18.22.060 CBD Frontage and Facade Standards](#)

18.22.010 - Purpose

This Chapter lists the land uses that may be allowed within the commercial zoning districts established by § 18.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

(Ord. 930, § 2, passed 06-12-2017)

18.22.020 - Purposes of Commercial Zoning Districts

The purposes of the individual commercial zoning districts and the manner in which they are applied are as follows.

A. CN (Neighborhood Commercial) zoning district. The CN zoning district is applied to areas of the City that are appropriate for small-scale facilities providing convenience shopping and services for adjacent residential neighborhoods. The maximum allowable residential density within the CN district for the residential component of a mixed use project is 12 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CN zoning district implements and is consistent with the CN land use designation of the General Plan.

B. CO (Office Commercial) zoning district. The CO zoning district is applied to areas of the City that are intended to serve the office and institutional needs of the community that cannot be accommodated within the CBD zoning district. Other related and office-supporting uses may also be allowed. The maximum allowable residential density within the CO district for either the residential component of a mixed use project or multifamily dwellings as a primary use is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CO zoning district implements and is consistent with the CO land use designation of the General Plan.

C. CBD (Central Business District) zoning district. The CBD zoning district is applied to the core of the

downtown which is the civic, cultural, and commercial center of the City. The CBD zone is intended to accommodate retail stores, government and professional offices, theaters, and other similar and related uses in the context of pedestrian-oriented development. The maximum allowable residential density within the CBD zone for the residential component of a mixed use project is 40 dwelling units per acre; the maximum floor area ratio (FAR) is 2.0. The CBD zoning district implements and is consistent with the CBD land use designation of the General Plan.

D. CG (General Commercial) zoning district. The CG zoning district is applied to areas of the City that are appropriate for less compact and intensive commercial uses than those accommodated within the CBD zone. Allowable land uses are typically more auto-oriented than pedestrian-oriented, and may include automotive and service-related uses, a wide range of retail stores, including those selling large products (appliances, home furnishings, building materials, etc.). The maximum allowable residential density within the CG district for the residential component of a mixed use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CG zoning district implements and is consistent with the CG land use designation of the General Plan.

E. CH (Highway Commercial) zoning district. The CH zoning district is applied to sites along Highway 1 and arterials at the entry points to the community. Allowable land uses include lodging, restaurants, and retail stores. The maximum allowable residential density within the CH district for the residential component of a mixed use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CH zoning district implements and is consistent with the CH land use designation of the General Plan.

(Ord. 930, § 2, passed 06-12-2017)

18.22.030 - Commercial District Land Uses and Permit Requirements

A. General permit requirements. Table 2-6 identifies the uses of land allowed by this Development Code in each commercial zoning district, and the planning permit required to establish each use, in compliance with § 18.20.030 (Allowable Land Uses and Planning Permit Requirements).

B. Requirements for certain specific land uses. Where the last column in Table 2-6 (“Specific Use Regulations”) includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

C. Findings for Use Permit or Minor Use Permit approval. The approval of a Use Permit or Minor Use Permit for a project within a commercial district shall require that the review authority first make the following findings for the zoning district applicable to the site, in addition to the findings required by § 18.71.060 (Use Permit and Minor Use Permit):

- 1. CN (Neighborhood Commercial) district.** The use is designed and intended to serve the local neighborhood and not a broader service area, and is not of a size as to require a clientele larger than the

neighborhood market area.

2. CO (Office Commercial) district. The use acts to support primary uses in the zone, or clients or visitors of allowable permitted uses.

3. CBD (Central Business District) district. The use complements the local, regional and tourist-serving retail, office and services functions of the CBD, and will not detract from this basic purpose of the CBD. Uses proposed for the intense pedestrian-oriented retail shopping areas of the CBD, which include the 100 blocks of East and West Laurel Street, the 300 block of North Franklin Street*, and the 100 and 200 blocks of Redwood Avenue, shall be limited to pedestrian-oriented uses on the street-fronting portion of the building.

* Code reviser's note: The language in this section has been revised to refer to the intended area of the downtown core.

4. CG (General Commercial) district.

- a. The uses generally require larger display and/or storage areas; and
- b. The use is not dependent on heavy customer traffic per square foot.

5. CH (Highway Commercial) district.

- a. Secondary uses oriented to local clientele may be permitted where the primary use of a site is oriented to or serves visitor, regional, or transient traffic; and
- b. Uses oriented to local clientele may be allowed where visitor-oriented uses are precluded because of environmental concerns or other site specific constraints.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	Permitted use, Zoning Clearance P required Minor Use Permit required (see MUP § 18.71.060) UP Use Permit required (see § 18.71.060) Permit requirement set by Specific S Use Regulations — Use not allowed					
	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
LAND USE (1)						

AGRICULTURAL, RESOURCE AND OPEN SPACE USES

Crop production, horticulture, orchard, vineyard	P	P	P	P	P	
--	---	---	---	---	---	--

INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING

Laboratory - Analytical and testing	—	P	—	P	—	
Artisan/craft product manufacturing with retail sales	—	P(2)	P(2)	P(2)	P(2)	
Brewery/restaurant	—	—	UP	—	—	
Printing and publishing	—	—	P	P	—	
Research and development (R&D)	—	—	—	UP	—	
Recycling - Small facility	P	P	P	P	P	18.42.150
Recycling - Large facility	—	—	—	UP	—	18.42.150

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	Permitted use, Zoning Clearance required P Minor Use Permit required (see MUP § 18.71.060) UP Use Permit required (see § 18.71.060)
--	--

	Permit requirement set by Specific S Use Regulations — Use not allowed					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

Recreational vehicle park	—	—	—	—	UP	
Commercial recreation facility - Indoor	—	—	UP	P	P	
Commercial recreation facility - Outdoor	UP	UP	—	UP	UP	
Conference facility	—	UP	UP	UP	UP	
Health/fitness facility	—	UP	UP	P	UP	
Library, museum, art gallery	UP	UP	P	P	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	
School - Private	UP	UP	UP	UP	UP	
Sports and active recreation facility	—	—	UP	UP	UP	
Studio - Art, dance, martial arts, music, etc.	UP	UP	P	P	P	
Theater	—	UP	P	P	P	

RESIDENTIAL USES

ADU	P(5)	P(5)	P(5)	P(5)	P(5)	18.42.170
Emergency shelter	—	—	—	P	—	
Home occupation	P	P	P	P	P	18.42.080
Live/work unit	MUP	MUP	MUP	MUP	—	18.42.090
Multifamily dwellings	P	UP	UP	UP	UP	18.42.120

Residential care facility for the elderly (RCFE)	—	UP	UP	UP	—	
Residential care facility	—	UP	UP	UP	—	
Residential component mixed use project	P	P	P(2)	P	P	18.42.100
Single-family residential unit	P(3)	—	P(4)	P(4)	—	
Single residential unit	MUP (3)	—	UP(4)	UP(4)	—	
Tiny home	P(6)	—	—	P(6)	UP(6)	18.42.175
Tiny home/manufactured home community	UP	UP	—	UP	UP	18.42.110

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use allowed only on second or upper floors, in compliance with § [18.22.060](#)(B) (Limitation on the Location of Allowable Land Uses).
- (3) Use permitted only for lots in the CN zone that do not front a major collector, as defined in the General Plan.
- (4) Use permitted only for existing nonconforming single-family homes that have the appearance of a single-family home, per the Citywide Design Guidelines.
- (5) Use permitted only on parcels with an existing nonconforming single-family primary unit or existing/proposed multifamily development, and only in compliance with § 18.42.170.
- (6) Use permitted only on parcels with existing single residential unit or existing/proposed multifamily

Key to Zoning District Symbols			
RR	Rural Residential	RM	Medium Density Residential
RS	Suburban Residential	RH	High Density Residential
RL	Low Density Residential	RVH	Very High Density Residential

Category 1L

Category 3D

Notes:

- (1) See Article 10 for land use definitions.

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	Permitted use, Zoning Clearance P required Minor Use Permit required (see MUP § 18.71.060) UP Use Permit required (see § 18.71.060) Permit requirement set by Specific Use S Regulations — Use not allowed						
	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	
LAND USE (1)	RR	RS	RL	RM	RH	RVH	
RESIDENTIAL USES							
Condominium conversion - 3 units maximum per parcel	—	—	—	P	UP	UP	
Duplex	P	P	P	P	P	P	18.42.170 18.42.200
Home occupation	P	P	P	P	P	P	18.42.080
Manufactured home	P	P	P	P	P	P	18.42.110
Multifamily housing, 3 units	—	—	—	P	P	P	18.42.120
Multifamily housing, 4 or more units	—	—	—	UP	UP	P	18.42.120

Co-housing, 4 or more units	—	—	—	UP	UP	P	18.42.120
Organizational housing/care facility (sorority, monastery, residential care, etc.) of more than 3,000 SF or 3 units	—	—	—	UP	UP	UP	
Residential accessory use or structure	P	P	P	P	P	P	18.42.160
Residential care facility for the elderly (RCFE)	—	—	—	UP	UP	UP	
Second unit – ADU/JADU	P	P	P	P	P	P	18.42.170
Tiny home	P	P	P	P	P	P	18.42.175
Tiny home/manufactured home community	—	—	UP	UP	UP	UP	18.42.110
Single-family unit	P	P	P	P	P	P	
Single residential unit	P	P	P	P	P	P	
Urban unit development (4 units)	P	P	P	—	—	—	18.42.200
Urban unit development (2 units) on a parcel created through an urban lot split	P	P	P	—	—	—	18.42.200 18.84.045
RETAIL TRADE AND GENERAL SERVICES							
Accessory retail and services	—	—	—	P	P	P	18.42.020
Artisan shop	—	—	—	UP	UP	UP	
Neighborhood market	—	—	UP	UP	UP	UP	18.21.060
Restaurant, cafe, coffee shop	—	—	UP	UP	UP	UP	18.42.165
Outdoor Dining	—	—	MUP	MUP	MUP	MUP	18.42.165

Category 1 I

	family home and one converted ADU, and 1 detached or attached ADU, and one JADU, where allowed by 18.42.170.		
Setbacks	Minimum setbacks required. See § 18.30.100 for exceptions, reductions, and encroachments. See Chapter 18.42 for setback requirements applicable to a specific land use.		
Front	25 ft	20 ft, but no closer than 25 ft to the street right-of-way or the edge of pavement, whichever is closer	
Side - Interior (each)	20 ft	10 ft	5 ft
Side - Street side	Same as front setback		10 ft
Rear	20 ft		10 ft
Garage	5 ft back from street-facing facade of primary structure		
Accessory structures	See §§ 18.42.030 (Agricultural Accessory Structures) and 18.42.160 (Residential Accessory Uses and Structures)		
Site coverage	Maximum percentage of the total lot area that may be covered by impervious surfaces. See § 18.42.170 for accessory dwelling units/junior accessory dwelling units exemption.		
Maximum coverage	10,000 sf	25%	40%
Additional coverage	The maximum coverage above may be increased by 10% with Minor Use Permit approval, with the review and approval of a drainage plan by the Director of Public Works.		
Floor area ratio (FAR)	Maximum floor area ratio for nonresidential structures. FAR does not apply to residential structures.		
Maximum FAR	N.A.		0.40
Height limit	Maximum allowable height of structures. See § 18.30.060 for		

	height measurement requirements, and height limit exceptions. See Chapter 18.42 for height limits applicable to a specific land use.
Maximum height	28 ft
Fencing	See § 18.30.050 (Fences, Walls, and Screening)
Landscaping	See Chapter 18.34 (Landscaping Standards)
Parking	See Chapter 18.36 (Parking and Loading)
Signs	See Chapter 18.38 (Signs)

TABLE 2-5 - RM, RH, AND RVH DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	RM Medium Density Residential	RH High Density Residential	RVH Very High Density Residential
Density	Minimum and maximum number of dwelling units allowed on a single parcel. See § 18.42.170 for accessory dwelling units/junior accessory dwelling units exemption.		
Minimum and maximum	6 to 12 units per acre	10 to 15 units per acre (1)	12 to 24 units per acre (1)
Setbacks	Minimum setbacks required. See § 18.30.100 for exceptions, reductions, and encroachments. See Chapter 18.42 for setback requirements applicable to a specific land use.		
Front	20 ft, but no closer than 25 ft to a City street		
Side - Interior (each)	5 ft	5 ft; except 10 ft for single-story and 20 ft for multi-story buildings of 3 or more units on a site abutting an RS or RL zone.	
Side - Street side	10 ft		

Rear	10 ft	10 ft	20 ft abutting an RS or RL zone, 10 ft elsewhere.
Garage	5 ft back from street-facing facade of primary structure		
Accessory structures	See §§ 18.42.030 (Agricultural Accessory Structures) and 18.42.160 (Residential Accessory Uses and Structures).		
Site coverage	Maximum percentage of the total lot area that may be covered by impervious surfaces. See § 18.42.170 for accessory dwelling units/junior accessory dwelling units exemption.		
Maximum coverage	50%	75%	90%
Additional coverage	An additional 10% of lot area may be covered with Minor Use Permit approval, with the review and approval of a drainage plan by the Director of Public Works.	An additional 10% of lot area may be covered with Minor Use Permit approval, with the review and approval of a drainage plan by the Director of Public Works.	
Floor area ratio (FAR)	Maximum floor area ratio for nonresidential structures. FAR does not apply to residential structures.		
Maximum FAR	0.40		
Height limit	Maximum allowable height of structures. See § 18.30.060 for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft	35 ft	45 ft
Fencing	See § 18.30.050 (Fences, Walls, and Screening)		
Landscaping	See Chapter 18.34 (Landscaping Standards)		
Parking	See Chapter 18.36 (Parking and Loading)		
Signs	See Chapter 18.38 (Signs)		

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Mendocino

From: (Public Agency): City of Fort Bragg
416 N Franklin Street
Fort Bragg CA 95437

(Address)

Project Title: Fort Bragg Apartments

Project Applicant: City of Fort Bragg

Project Location - Specific:

1151 South Main Street

Project Location - City: Fort Bragg Project Location - County: County

Description of Nature, Purpose and Beneficiaries of Project:

The project includes 83 housing units (75 market rate & 8 affordable units), 1,000 SF of retail and 2,450 SF of hotel rooms in 7 buildings. The project also includes 108 parking spaces, storm-water improvements, landscaping and installation of sidewalk, curb and gutter on Frontage Road and Harbor Ave.

Name of Public Agency Approving Project: City Council

Name of Person or Agency Carrying Out Project: City of Fort Bragg

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15192 Infill Housing, 15332 In-Fill Development
- ☒ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

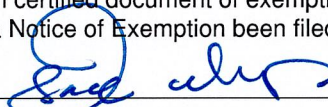
The project meets all threshold requirements (15192) and all requirements for 15192 Infill Housing and 15332 In-Fill Development. The parcel is surrounded by development, is 3 acres, the site can be served by public facilities, has no sensitive resources on site, consists of affordable housing, will not have a significant or cumulative impact on the environment, is not located on a scenic highway, is not a hazardous waste site and has no historic resources.

Lead Agency

Contact Person: Isaac Whippy Area Code/Telephone/Extension: 707-961-2823

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 7/15/25 Title: City Manager

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Mendocino

501 Low Gap Rd Room 1020

Ukiah, CA 95482

From: (Public Agency): City of Fort Bragg
416 N. Franklin St.
Fort Bragg, CA 95437

(Address)

Project Title: Administrative Coastal Development Permit 2-25 (CDP 2-25)

Project Applicant: Manish "Mike" Bhatt

Project Location - Specific:

890 River Dr. Fort Bragg, CA 95437 APN: 018-200-19-00

Project Location - City: Fort Bragg Project Location - County: Mendocino

Description of Nature, Purpose and Beneficiaries of Project:

Administrative Coastal Development Permit to add two ADUs to a parcel with an existing residential duplex.

Name of Public Agency Approving Project: City of Fort Bragg

Name of Person or Agency Carrying Out Project: Manish "Mike" Bhatt

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Categorically Exempt 15303(b)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

15303 (b) A duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units.

Lead Agency

Contact Person: George Leinen Area Code/Telephone/Extension: 707-961-2823 x118

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: 3/25/2025 Title: Assistant Planner/Code Enforcement

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency _____

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Mendocino

501 Low Gap Rd

Ukiah, CA 95482

From: (Public Agency): City of Fort Bragg

416 N. Franklin St.

Fort Bragg, CA 95437

(Address)

Project Title: Use Permit 2-23 (UP 2-23), Design Review 3-23 (DR 3-23); Variance (VAR 2-24) Sign Permit 8-23 (SP 8-23)

Project Applicant: Christina Poos

Project Location - Specific:

228 N. Main Street, Fort Bragg, CA 95437 and APN 018-153-28

Project Location - City: Fort Bragg

Project Location - County: Mendocino

Description of Nature, Purpose and Beneficiaries of Project:

Consideration of Use Permit 2-23, Design Review 3-23, Sign Permit 8-23 and Variance (VAR 2-24) applications requesting to convert an existing commercial building to the following uses: Restaurant with arcade, General Retail, and four Multi-Family Dwelling Units in the inland Central Business District.

Name of Public Agency Approving Project: City of Fort Bragg

Name of Person or Agency Carrying Out Project: Kelly Grimes (Agent)

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Section 15301

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This project is exempt from CEQA under section 15301 Existing Facilities because there will be no substantial changes to the structure and the use is similar to the previous use. There are no relevant exceptions to the exemption and there are no potential significant environmental impacts from this project.

Lead Agency

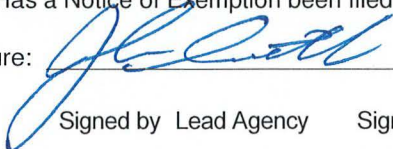
Contact Person: John Smith

Area Code/Telephone/Extension: (707) 961-2823

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: 

Date: 3/7/2024

Title: Acting Community Development Director

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

The Plateau

Summary

SCH Number

2017128460

Public Agency

City of Fort Bragg

Document Title

The Plateau

Document Type

NOE - Notice of Exemption

Received

12/20/2017

Posted

12/20/2017

Document Description

The project includes 30 single story affordable senior residential cottages ranging from 616-830 sf and 7 duplex units, a 1,200 sf commons building, 66 parking spaces and associated improvements.

Contact Information

Name

Marie Jones

Agency Name

City of Fort Bragg

Contact Types

Lead/Public Agency

Address

416 N. Franklin Street
Fort Bragg, CA 95437

Phone

(707) 961-1807

Location

Cities

Fort Bragg

Counties

Mendocino

Notice of Exemption

Exempt Status

Categorical Exemption

Type, Section or Code

19194, 15195

Reasons for Exemption

The project consists of 44 housing units, 30 units of which are affordable. The project is located on a site of less than 4 acres. The site is an infill site, which is zoned for residential and includes development on more than 75% of the surrounding sites. The site has no biologically sensitive species. The site will have an overall housing densities of 11 units/acre.

Disclaimer: The document was originally posted before CEQAnet had the capability to host attachments for the public. To obtain the original attachments for this document, please contact the lead agency at the contact information listed above.



Category 2F

CITY OF FORT BRAGG

Incorporated August 5, 1889

416 N. Franklin Street

Fort Bragg, CA 95437

Phone: (707) 961-2823 Fax: (707) 961-2802

Sept 29, 2025

Megan Kirkeby, Deputy Director
Division of Housing Policy Development
651 Bannon Street
Sacramento, CA 95811

Dear Ms. Kirkeby,

It is the policy of the City of Fort Bragg that all projects with affordable and low-income housing receive first priority for planning and building permit reviews.

The City of Fort Bragg is a relatively small city, which has achieved a relatively speedy permit review processing time for the following affordable housing projects:

Project Name	Application Submittal date	Entitlement Approval Date	Number of Units and Affordability Level
Hazelwood Senior Housing	1/7/2025	5/12/2025	49 affordable senior units for very low income households
Danco South Street Project	11/11/2018	2/12/2019	20 Permanent Supportive Housing Units, 25 senior units, 23 family housing units affordable to low income household.
Danco Cypress Street Project	7/9/2011	2/27/2012	24 units affordable to senior households with incomes at or below 50 percent of the area median income, plus one Manager's unit.

Sincerely,

Isaac Whippy
City Manager

BEFORE THE CITY COUNCIL OF THE CITY OF FORT BRAGG

Category 2H

**AN ORDINANCE AMENDING DIVISION 17 OF
THE FORT BRAGG MUNICIPAL CODE
(CLUDC 5-25) TO AMEND CHAPTER
17.71.050 - DESIGN REVIEW TO MAKE
DESIGN REVIEW FOR MULTIFAMILY
PROJECTS A MINISTERIAL PROCESS
SUBJECT TO OBJECTIVE REQUIREMENTS
PER THE HOUSING ACCOUNTABILITY ACT**

ORDINANCE NO. 1016-2025

WHEREAS, California Constitution Article XI, Section 7, enables the City of Fort Bragg (the "City") to enact local planning and land use regulations; and

WHEREAS the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, the City of Fort Bragg ("City") adopted a General Plan in 2002 which established policies for all lands within Fort Bragg city limits and its sphere of influence; and

WHEREAS, the City of Fort Bragg ("City") adopted an Inland General Plan and certified an Environmental Impact Report Addendum ("EIR Addendum") for the General Plan on December 2, 2012; and

WHEREAS, the City adopted a Coastal General Plan ("Coastal GP") as the Land Use Plan portion of the Local Coastal Program on May 12, 2008 which established policies for all land within the Fort Bragg Coastal Zone; and

WHEREAS, the City adopted a Coastal Land Use and Development Code in 2008 as the implementing portion of the Local Coastal Program on May 12, 2008, which established all land use regulations for the Coastal Zone; and

WHEREAS, in August 2008 the California Coastal Commission certified the City's Local Coastal Program (LCP) which includes the Coastal GP and the ILUDC; and

WHEREAS, the Coastal General Plan includes policies to: (1) advance the orderly growth and development of the City's Coastal Zone; (2) protect coastal resources; (3) incorporate sustainability into the development process so that Fort Bragg's coastal resources and amenities are preserved for future generations; (4) respond to current environmental and infrastructure constraints; (5) protect the public health, safety and welfare; and (6) promote fiscally responsible development; and

WHEREAS the City desires to ensure that residential development occurs in an orderly manner, in accordance with the goals and objectives of the General Plan and reasonable land use planning principles; and

WHEREAS, City Council's 2024-2028 Strategic Plan includes the goal of adding 200+ housing units by 2026; and

WHEREAS, Housing affordability has become a significant challenge, and many residents find it increasingly difficult to purchase and/or rent a home; and

WHEREAS, The community faces a shortage of both rental and for-sale properties, driven in part by Fort Bragg's growing appeal as a place to live, retire, and work; and

WHEREAS, On October 15, 2024, City Council directed staff to obtain Pro-Housing Designation from the State and the City Council directed staff to implement the following Pro-Housing policy "Replace subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing; and

WHEREAS, the proposed amendment to the Coastal Land Use and Development Code is part of the City's Local Coastal Program and will be submitted to the California Coastal Commission for certification. Therefore, the proposed project is statutorily exempt from further environmental review under CEQA Guidelines 15265 Adoption of Coastal Plans and Programsthe project is exempt from CEQA under the "Common Sense Exemption" (Section 15061b3); and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 28, 2025, to consider the Zoning Amendment, accept public testimony; and adopted a resolution recommending a zoning amendment to make multifamily design review a ministerial process; and

WHEREAS, the City Council held a duly noticed public hearing on June 9, 2025, to consider the Zoning Amendment, accept public testimony; and

NOW, THEREFORE, BE IT RESOLVED that the Fort Bragg City Council, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Inland General Plan; the Inland Land Use and Development Code; the Project application; all reports and public testimony submitted as part of the City Council meeting of June 9, 2025 and City Council deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Fort Bragg City Council does hereby make the following findings and determinations:

SECTION 1: LEGISLATIVE FINDINGS

1. The foregoing recitals are true and correct and made a part of this Ordinance.
2. On May 28, 2025, the Planning Commission held a properly noticed public hearing to consider recommending the proposed minor amendment to the Inland Land Use and Development Code to the Fort Bragg City Council for adoption and adopted a resolution in support of the City Council's adoption of the amendment to the CLUDC pursuant to Gov. Code Section 65589.5.
3. On June 9, 2025 the City Council held a properly noticed public hearing to consider adoption of the minor amendment to the Inland Land Use and Development Code.
4. The proposed **CLUDC 5-25** amendment would not be detrimental to the public interest,

health, safety, convenience, or welfare of the City as it intends amendments to be consistent with recently adopted State laws; and

5. The proposed amendment is consistent with the General Plan and any applicable specific plan.
6. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
7. The proposed amendment is internally consistent with other applicable provisions of this Development Code.
8. The project is exempt from CEQA under the "Common Sense Exemption" (Section 15061b3); and
9. The documents and other material constituting the record for these proceedings are located at the Community Development Department, and

SECTION 2. Based on the foregoing, the City Council does hereby:

Amend 17.71.050 Design Review as follows:

17.71.050 - Design Review

A. Purpose. Design Review is intended to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the small-town, coastal, historic, and rural character of the community.

B. Applicability. All new structures, any relocation, exterior addition(s), or changes of or to existing structures, and any other physical improvements shall be subject to Design Review, whether or not a Building Permit is required, unless exempt in compliance with Subsection (B)(3) of this Section (Improvements exempt from Design Review). Design Review shall be required in addition to all other planning permit or approval requirements of this Development Code and the Municipal Code.

1. Improvements subject to Design Review by the Commission.

a. The following improvements shall always require Design Review by the Commission:

~~i) A project resulting in 3 or more residential dwelling units on a single parcel, including apartments, condominiums, townhouses, and other multifamily residential development projects.~~

ii) All nonresidential development projects, including commercial, office, and industrial structures or additions of more than 250 square feet;

iii) The aesthetic impact of grading or filling of land.

b. The following improvements shall require Design Review by the Commission only if in conjunction with a development project:

i) Removal of natural ground cover, trees, or vegetation.

- ii) Installation of a fence, wall, or retaining wall visible from a public right-of-way.
- iii) Landscaping including vegetation, irrigation systems, and low-level lighting.
- iv) Signs included with plans for any project listed above.
- v) Exterior lighting.

2 Improvements subject to Design Review by the Director.

- a. The following improvements shall be subject to Ministerial Design Review by the Director:
 - I. A project resulting in 3 or more residential dwelling units on a single parcel, including apartments, condominiums, townhouses, the residential component of a mixed-use project, and other multifamily residential development projects; and
 - II. The construction or rehabilitation/remodeling/addition of any detached accessory structure or garage that exceeds 16 feet in height **if approved by Minor Use Permit.**
- b. The following improvements shall be subject to Design Review by the Director, ~~except when in~~ **when not in** conjunction with a **new** development project. ~~If in conjunction with a development project, each of the following shall be subject to review and approval by the Commission:~~
 - I. Removal of natural ground cover, trees, or vegetation;
 - II. Installation of a fence, wall, or retaining wall visible from a public right-of-way;
 - III. Landscaping including vegetation, irrigation systems, and low-level lighting;
 - IV. Signs included with plans for any project listed above, and that do not require Commission review; or
 - V. Exterior lighting.

3. Improvements exempt from Design Review. The following improvements are exempt from Design Review:

- a. The construction or rehabilitation/remodeling of any ADU, JADU or duplex;
- b. One single-family dwelling on a single parcel, including any related accessory structures **and landscaping**;
- c. Structural improvements not visible from a public right-of-way;
- d. Signs in compliance with Chapter [18.38](#) (Signs), and which are to be located on an existing structure, or as approved under another development permit;
- e. Work determined by the Director to be minor or incidental within the intent and objectives of this Section; and
- f. Ordinary maintenance and repair of structures.

Section 3. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council of the City of Fort Bragg hereby declares that it would have passed this Ordinance and each section, subsection, sentence,

clause and phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases may be held invalid or unconstitutional.

Section 4. Effective Date and Publication. This Ordinance shall become effective upon its certification by the Coastal Commission. Within fifteen (15) days after the passage of this Ordinance by the Coastal Commission, the City Clerk shall cause a summary of said Ordinance to be published as provided in Government Code §36933, in a newspaper of general circulation published and circulated in the City of Fort Bragg, along with the names of the City Council voting for and against its passage.

The foregoing Ordinance was introduced by Councilmember Albin-Smith at a regular meeting of the City Council of the City of Fort Bragg held July 14, 2025, and adopted at a regular meeting of the City of Fort Bragg held on August 11, 2025, by the following vote:

AYES: Councilmembers Peters, Hockett, Albin-Smith, Vice Mayor Rafanan, and Mayor Godeke.
NOES: None.
ABSENT: None.
ABSTAIN: None.
RECUSE: None.



Jason Godeke
Mayor

ATTEST:



Diana Paoli
City Clerk

PUBLISH: July 31, 2025 and August 21, 2025 (by summary).
EFFECTIVE DATE: 15 days after Certification by the California Coastal Commission.

Ministerial Design Standards for Multifamily and Residential Component of Mixed-Use Projects.

Applicability

- The following design requirements are minimum objective standards for all multifamily projects.
- Only the standards in this section shall be used for ministerial design review of multifamily projects.
- Applicants are invited to exceed these minimum standards.

Building Orientation & Structure

- 1 If south facing solar access is available, design shall include passive solar design strategies for space heating through the placement of windows on the south elevation, and the total window square footage should be equal to 7% -15% of the building's floor area.
- 2 Buildings adjacent to streets shall have at least one residential entrance and at least four windows that face each street. Seventy-five percent of street-facing floor space must be occupied.
- 3 Structures longer than forty feet shall include at least two of the following on all facades visible from public right of way: building projections, projecting ribs, reveals, change of roof plane, cornices, and/or change of wall planes.
- 4 Sites with multiple buildings should configure the buildings around at least one central courtyard, gathering area, and/or open space.

Architectural Details, Elevation, Windows and Doors

- 1 Front entry design shall incorporate two or more of the following: front porch or stoop; recessed doors, archways, or cased openings, canopies, decorative detailing or art, small roof element above the entrance, architectural

elements such as columns or decorative lighting fixtures, and/or changes in the roofline.

- 2 Elevations, visible from the public right of way shall include at least three of the following architectural details throughout the first floor: door bays, window bays, awnings, arcades, trellises, building base articulation, water-table, a change in materials or a change in colors.
- 3 Windows shall be detailed with at least one of the following: accent trim, sills, shutters, window boxes, divided lights and/or mullions.

Roof Form

- 1 Buildings shall include south-facing roof planes that are large enough to accommodate photovoltaic (PV) panels to meet 50% of the building's energy needs.
- 2 Roofs shall be gable, hip, Dutch, gambrel, butterfly, sawtooth, stepped gables, parapet and/or shed roofs individually or in combination. Flat roofs are permissible for 50% or less of the entire roof area. Parapet roofs shall include a cornice with one or more of the following: brackets, molding, dentils, frieze, medallions.
- 3 Horizontal eaves longer than thirty feet (30') shall be broken up by gables, building projections, cupolas, dormers or other break in the roof plan.
- 4 Roof eaves shall extend at least 12" from primary wall surface, or roof eaves shall extend 6 to 12 inches from primary wall surface and the project shall utilize rain screens or similar technology.
- 5 The project shall use one or more of the following roofing materials: non-reflective standing seam metal roofs, cool foam roofs (EPDM), clay tile, and/or architectural composition shingles.

- 6 Roof-mounted equipment shall be screened from the viewshed of project tenants and from the public right of way.

Materials

- 1 Buildings of more than 10,000 SF shall use at least three different materials/finishes to enhance the lower facade, upper facade, and entryways. If used, heavier/darker materials/colors should be used on the lower facade.
- 2 The following materials may be used together or alone on a building's façades: horizontal, vertical, shingle, board and batten in solid wood and/or fiber cement siding; stone veneer; natural stone and brick; and/or smooth or hand troweled stucco.
- 3 The following materials may be used as accents on a building's façades but shall comprise less than 30% of the facade frontage: formed concrete, steel, glass block, tile, vinyl siding, and/or architectural metal siding.
- 4 The following materials are not permissible on street facing facades: textured/rough stucco, concrete block, slump rock, unfinished metal and/or highly tinted, reflective, or opaque glass.
- 5 Natural materials (brick, stone, copper, etc.) shall be left in their natural colors. These materials should have a profile of at least two inches.

Paint Colors

- 1 Proposed colors shall be approved ministerially by the Community Development Director.
- 2 No fewer than two and no more than four colors may be used on any given façade. This includes any "natural" colors such as unpainted brick or stone. Buildings of more than 15,000 SF shall have at least three colors on all facades visible from a public street. The three colors shall

include a primary base color on the first floor, secondary color on upper stories and a trim color. The primary and trim colors shall have a darker tone than the secondary color on the upper floors.

- 3 Colors proposed for projects located in the coastal zone shall use only natural earth tones of beige, tan, brown or green for building exteriors visible from the public right of way.

Lighting

- 1 Exterior lighting shall illuminate unit entries, driveways, walkways, and parking areas.
- 2 All external lighting shall be partial or full cutoff and dark sky compliant. Exterior lighting shall be located and specified so that it shall not shine directly onto nearby properties.

Landscaping

1. 50% of all proposed trees, shrubs and plants shall be native to the Northern California coast. The project shall not include any plants listed as non-native invasives by the California Invasive Plant Council.

Site Amenities

- 1 Children's play areas. Play areas should be visible from at least 25% of units. All play areas shall be fenced when adjacent to a street or parking lot. Each play area shall include at least one piece of play equipment with two activities (slide and swing) and a bench or picnic table. Play areas shall be connected to the residential units with an ADA path of travel.
- 2 Fences. Fences or fence-walls of more than 50 ft in length provide a change in height, materials, embellishments, step backs or gates, every 30 feet in fencing length.

- 3 Open Space. Projects of more than 11 units shall include open space per Section 18.42.120E. Open space areas shall be internal to the project site or protected from the noise and traffic of adjacent streets or other incompatible uses with a fence and landscaping. Fifty percent of the open space area should have access to direct sunlight for at least four hours a day.
- 4 Pass Through & Plazas. For projects located on a parcel of 2 acres or more, the project shall include at least one pedestrian pass-through or plaza.
- 5 Screening. All screening of ground-mounted, wall-mounted, and roof-mounted equipment shall be painted in accordance with the approved color palette for the project. Visual screening is required where ground-mounted or wall-mounted equipment faces the street.
- 6 Addressing & Orientation. Building numbers and individual unit numbers shall be readily visible, in a consistent location, and well-lit at night. Projects of more than ten units shall include internal pedestrian circulation signs and a directory that shows the location of buildings and individual dwelling units within the development.
- 7 Mailboxes. Mailboxes shall be located in or adjacent to the apartment's main entrance. If a stand-alone structure is provided for common mailboxes, the structure shall be painted using the same color palette as the overall development.

Additional Design Standards for Mixed Use Projects

- 1 Separate pedestrian entrances shall be provided for the residential uses in a mixed-use building.
- 2 Residential building entrance(s) should be oriented toward the street, an internal walkway, and/or courtyard.

RESOLUTION NO. 4731-2023

RESOLUTION OF THE FORT BRAGG CITY COUNCIL APPROVING COOPERATIVE AGREEMENT WITH HOUSING MENDOCINO COAST

WHEREAS, the Department of Housing and Community Development (HCD) awarded the City of Fort Bragg, Permanent Local Housing Allocation (PLHA) program funds in the amount of \$413,177, which represents the first three years – 2019, 2020, 2021 of the program’s five year plan; and

WHEREAS, the estimated 5-year allocation may not exceed \$641,136 for 2019, 2020, 2021, 2022, 2023; and

WHEREAS, the City’s 5-Year Plan identifies Housing Mendocino Coast, a non-profit, 501(c)(3) community land trust, to administer eligible PLHA activities; and

WHEREAS, on May 26, 2023 the City entered into standard agreement number 22-PLHA-17656 with HCD for said funds; and

WHEREAS, HCD requires a formal agreement between the City and Housing Mendocino Coast in order to disburse funds; and

WHEREAS, per Fort Bragg Municipal Code Section 3.20.040, decisions to award contracts in an amount greater than \$25,000 shall be made by Council resolution; and

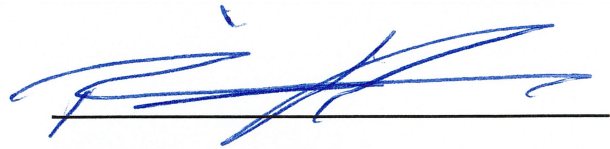
WHEREAS, a Cooperative Agreement was developed and approved as to form by the City Attorney and by the Board of Housing Mendocino Coast; and

WHEREAS, there is no possibility that the approval of the Agreement will have a significant effect on the environment, and for that reason it is exempt from CEQA under 14 CCR 15601(b)(3);

NOW, THEREFORE, BE IT RESOLVED that the Fort Bragg City Council does hereby authorize the Mayor to execute the Cooperative Agreement on behalf of the City.

The above and foregoing Resolution was introduced by Councilmember Godeke, seconded by Councilmember Rafanan, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 10th day of October 2023, by the following vote:

AYES:	Councilmembers Albin-Smith, Godeke, Peters, Rafanan, and Mayor Norvell.
NOES:	None.
ABSENT:	None.
ABSTAIN:	None.
RECUSED:	None.



BERNIE NORVELL
Mayor

ATTEST:



Cristal Munoz
Acting City Clerk