



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Agenda Community Development Committee

Tuesday, February 27, 2024

5:30 PM

Town Hall, 363 N. Main Street and Via Video
Conference

Workshop

MEETING CALLED TO ORDER

ROLL CALL

COMMITTEE MEMBERS PLEASE TAKE NOTICE

Committee Members are reminded that pursuant to the Council policy regarding use of electronic devices during public meetings adopted on November 28, 2022, all cell phones are to be turned off and there shall be no electronic communications during the meeting. All e-communications such as texts or emails from members of the public received during a meeting are to be forwarded to the City Clerk after the meeting is adjourned.

ZOOM WEBINAR INVITATION

*This meeting is being presented in a hybrid format, both in person at Town Hall and via Zoom.
When: Feb 27, 2024 05:30 PM Pacific Time (US and Canada)
Topic: Community Development Committee*

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87547080973>

Or One tap mobile :

+16694449171,,87547080973# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 669 444 9171 US

Webinar ID: 875 4708 0973

International numbers available: <https://us06web.zoom.us/j/kc0qv8vvM>

To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Chair or Acting Chair calls for public comment on the item you wish to address. Written public comments may be submitted to cdd@fortbragg.com

1. APPROVAL OF MINUTES

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. CONDUCT OF BUSINESS

3A. [24-578](#) Community Development Committee Housing Workshop

- Attachments:** [Housing Workshop Slide Show](#)
[20240227 Housing Workshop Flyer](#)
[20240227 Housing Workshop Press Release](#)
[24-578 Public Comment](#)

4. MATTERS FROM COMMITTEE / STAFF

ADJOURNMENT

STATE OF CALIFORNIA)
)ss.
 COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on or before February 23, 2024.

Maria Flynn, Community Development Department

NOTICE TO THE PUBLIC

DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection in the lobby of City Hall at 416 N. Franklin Street during normal business hours.*
- *Such documents are also available on the City of Fort Bragg’s website at <http://city.fortbragg.com> subject to staff’s ability to post the documents before the meeting*

ADA NOTICE AND HEARING IMPAIRED PROVISIONS:

It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.

If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.

This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).



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Text File

File Number: 24-578

Agenda Date: 2/27/2024

Version: 1

Status: Business

In Control: Community Development Committee

File Type: Staff Report

Agenda Number: 3A.

Community Development Committee Housing Workshop

City of Fort Bragg Community Development Committee Housing Workshop February 27, 2024



Some recent changes to land use code in the inland area.

ADUs

Urban lot splits/duplexes
In the low-density zone

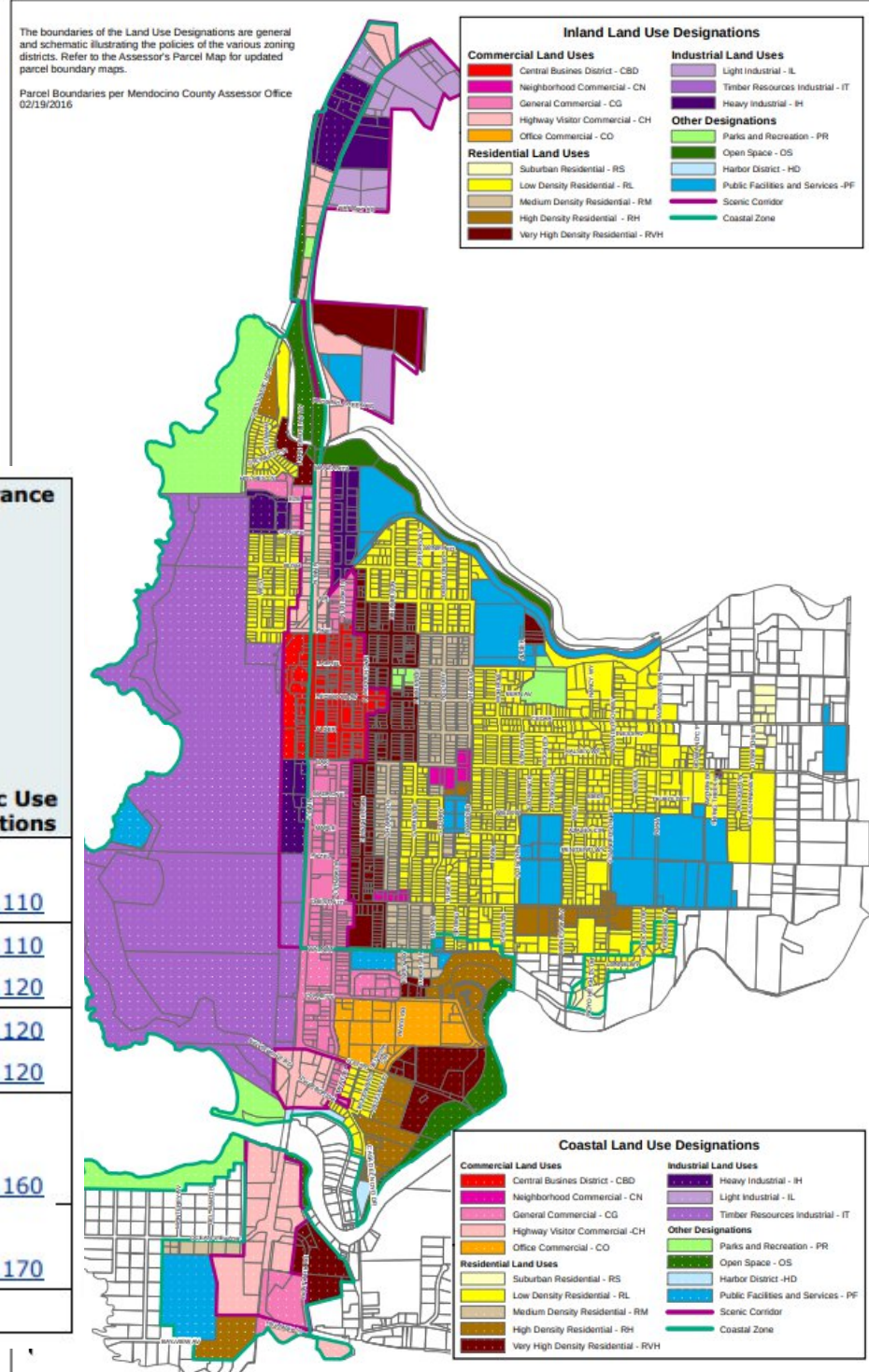


TABLE 6.2
Allowed Land Uses and Permit Requirements for Residential Zoning Districts

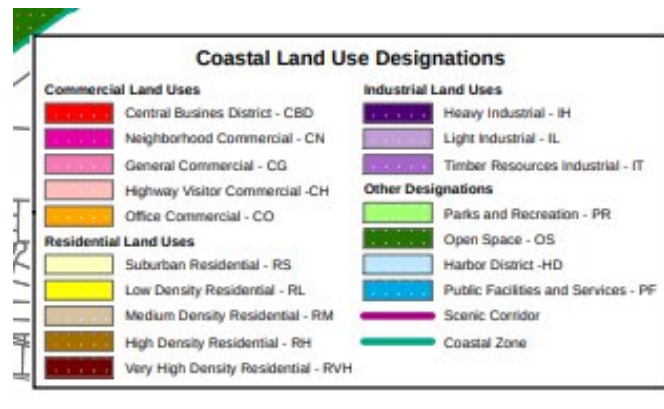
LAND USE (1)	Permitted use, Zoning Clearance required						Specific Use Regulations
	P Minor Use Permit required (see § 18.71.060)						
	MUP Use Permit required (see § 18.71.060)						
	UP Permit requirement set by S Specific Use Regulations						
	— Use not allowed						
	PERMIT REQUIRED BY DISTRICT						
	RR	RS	RL	RM	RH	RVH	
Condominium conversion - 3 units maximum per parcel	-	-	-	P	UP	UP	
Mobile home park	UP	UP	UP	UP	UP	UP	18.42.110
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	
Accessory dwelling unit/duplex (2)	P	P	P	P	P	P	18.42.170
Single dwelling unit	P	P	P	P	P	P	

Housing in Commercial Districts

TABLE 6.2
Allowed Land Uses and
Permit Requirements
for Commercial Zoning Districts

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
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	UP	P(2)	P	P	18.42.100

P Permitted use, Zoning Clearance required
MUP Minor Use Permit required (see § [18.71.060](#))
UP Use Permit required (see § [18.71.060](#))
S Permit requirement set by Specific Use Regulations
— Use not allowed



What housing opportunities might the City support? How? What are community housing priorities?

- Multi-unit apartments? Single family moderate? Senior housing?
- Workforce-specific housing? Employer developed housing project(s)?
- Subsidized, low-income housing? Another DANCO project?
- Other housing formats? Conversion of low performing hotels into apartments? What can the City do to encourage this?
- Subdivisions, housing on the mill site?
- Infill, annexation?

Fort Bragg 2019 Housing Element Inland and Coastal General Plan

The primary goals of the 2019 Fort Bragg Housing Element are to encourage, facilitate, support and help fund:

1. **New market rate and affordable housing that serves our residents and businesses in Fort Bragg;**
2. **New affordable housing that serves our community's special needs populations;**
3. **Preservation of our existing housing stock; and**
4. **New housing that meets our Regional Housing Needs Allocation.**

Potential Housing Element Policies to Implement

- **Program H-1.3.6 Alternative Designs for Second Units:** Explore options for allowing cutting edge construction techniques.
- **Program H-1.7.3: Market Study.** Complete a housing market study for market rate multifamily housing development.
- **Program H-1.7.4: Attract Multi-Unit Developers.** Work to attract multi-unit housing developers to Fort Bragg.
- **Program H-1.7.5: Allow Higher Densities by Right.**
- **Program H-2.4.7 Supportive Housing:** Revise the City's zoning ordinance so that it complies with AB 2162,
- **Program H-2.5.8. Maximize Housing Density by Right for projects with 20%+ Affordable Units.** Revise the Land Use and Development Code to allow the maximum density permissible.

Manufactured homes, mobile homes, tiny homes



Program H-1.7.10: Tiny Home Community. Consider adopting new zoning regulations to allow for small home subdivisions, with small individual parcel ownership, in all residential zoning districts. Consider changing the minimum lot size and minimum parcel dimensions of the LUDC to accommodate tiny home communities as part of a planned unit development.

Responsibility: City Council, Community Development Department
Financing: General Plan Maintenance Fee Fund
Scheduling: 2020-2021
Quantification: 10 units

HOUSING MENDOCINO COAST

MISSION

There are several approaches to organizing and structuring a CLT, however, the purpose of all CLTs is to preserve land for the benefit of the community. Housing Mendocino Coast (HMC) functions as a California nonprofit public benefit organization in order to provide housing and homeownership opportunities to low- and moderate-income households within the City of Fort Bragg and greater coastal region of Mendocino County, while ensuring affordability to future generations through the CLT model. HMC believes that all working families deserve a home of their own and that communities with homeowners representing a broad socio-economic range are the strongest and most vibrant.

- Infill Housing, Vacant Parcels
- Partnerships with employers

Community Development Block Grant (CDBG) Programs (and other State-funded Housing programs)

Infrastructure to support new housing
Construction of new housing
Rehabilitation assistance
Homeownership assistance
Housing counseling
Code enforcement
Rental assistance
Neighborhood improvements (streets, sidewalks, etc.)
Housing facilities for special needs clientele
Community suggestions?

What are challenges or obstacles to developing new housing in Fort Bragg?

How might the City and other partners work together to overcome those challenges?

Ideas for streamlining the permitting process?

Program H-1.7.1: Permit Streamlining. Develop a streamline permitting process for local and out of area developers to permit affordable and market-rate multi-unit housing projects. Project streamlining for larger vacant parcels (2 to 10 acres) could consist of: 1) completion of all resource studies (botanical, traffic, cultural resources, etc.); 2) completion of the CEQA analysis; and/or 3) completion of the site plan, elevations, and all permitting for a vacant parcel.

Responsibility: Community Development Department
Financing: General Plan Maintenance Fee Fund
Scheduling: 2020-2025
Quantification: 20 units

Other questions or comments?





PLEASE JOIN THE
COMMUNITY DEVELOPMENT
COMMITTEE FOR A

HOUSING WORKSHOP

**TUESDAY, FEBRUARY 27 AT 5:30PM
TOWN HALL (363 N. MAIN ST.)**

**Community members, realtors, contractors,
we want your input!**

- What are housing opportunities that the City might support?
- What are challenges or obstacles to developing new housing in Fort Bragg?
- Are there suggestions for streamlining the permitting process?
- What are community housing priorities?



**FOR MORE INFORMATION, CONTACT THE
COMMUNITY DEVELOPMENT DEPARTMENT:**

CDD@FORTBRAGG.COM 707-961-2823 X111



POR FAVOR ÚNETE AL
COMITÉ DE DESARROLLO
COMUNITARIO PARA UN

TALLER DE VIVIENDA

MARTES, FEBRERO 27 A LAS 5:30PM

AYUNTAMIENTO (363 N. MAIN ST.)

Miembros de la comunidad, agentes inmobiliarios,
contratistas, queremos su opinión

- ¿Cuáles son las oportunidades de vivienda que la ciudad podría apoyar?
- ¿Cuáles son los desafíos u obstáculos para el desarrollo de nuevas viviendas en Fort Bragg?
- ¿Hay sugerencias para agilizar el proceso de obtención de permisos?
- ¿Cuáles son las prioridades de vivienda comunitaria?



**PARA MÁS INFORMACIÓN, PÓNGASE EN CONTACTO CON
EL DEPARTAMENTO DE DESARROLLO COMUNITARIO:**

CDD@FORTBRAGG.COM 707-961-2823 X111



CITY OF FORT BRAGG

News Release

February 22, 2024

FOR IMMEDIATE RELEASE



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CIUDAD DE FORT BRAGG

Comunicado de Prensa

22 de febrero 2024

PARA ENTREGA INMEDIATA



POR FAVOR ÚNETE AL
COMITÉ DE DESARROLLO
COMUNITARIO PARA UN

TALLER DE VIVIENDA

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Fort Bragg general plan a few notes:

It happened around 2000 when there were three seats open on the Fort Bragg City Council: Vince Benedetti, Dan Gjerde and Michelle White were voted into office. The remaining council members were Lindy Peters, and Jere Melo.

The general plan needed update, so the process began early on. Many of us citizens could see this was not going well so we formed a citizens group known as the Citizens for Fort Bragg 's Future to keep an eye on the general plan process. We had someone from our group at every single committee, planning and City Council meetings related to the general plan.

Marvin Parrish and I were the only two citizens that knew about but attended a meeting where three of the City Council members voted to exclude council member Melo from participation in the general plan because he had retired from Georgia Pacific. Lindy Peters voted no but this was one of probably hundreds of 3 to 1 votes on various parts of the general plan. It went downhill from there.

The general plan that evolved from this process took many months and many public meetings. This was in my opinion, designed specifically to take existing authority from the City Council and structure the general plan so future council members could not vote on certain projects or actions without a general plan amendment. They accomplished that task.

I refer to the prior general plan (1982 version) which this new general plan updated. Of the many items it had allowed, one was that a standard 50 x 150 ft.2 lot zoned for multiple units could effectively have a triplex or three-unit residential property constructed on it. This is not so in the new plan. The floor area ratios and lot coverages were unreasonable for a municipality that really wanted more housing to be built. The first step the city Council took in this process was to reduce the sphere of influence which is a general planning area that a city such as Fort Bragg would have in place for future planning and for some legal purposes as well. This was unheard of for a city to take this action. Why on earth would they wish to reduce the area over which they had some influence? No good reason except for making it more difficult to annex, even if they desire to do so in the future.

In the General Plan it was specifically added that a residential annexation could not be undertaken unless the annexation was revenue neutral; meaning it had to be able to provide for the police and fire protection which is virtually impossible for a residential annexation and to my knowledge there have been no annexations since this general plan went into effect. That may be incorrect, but none come to mind. The former administration prior to this had begun the process for public meetings and notifications for discussion to annex from the eastern boundary of Fort Bragg all the way out to Monson Lane adjacent to the city water plant. This was a logical extension for the citizens of the Fort Bragg area as most of the infrastructure; water, sewer, power etc. is in place. If you drive out Sherwood Road and view the open areas, then make a left on Monson Lane and turn back west on Cedar Street to the city limits you will see more open spaces with the capacity for probably several hundred homes that are totally ignored in this general plan because to attempt it would require a general plan amendment for annexation.

One of the other major concerns was that the City Council used to be able to approve a water or sewer connection outside of the city limits of Fort Bragg. It was done at the council level and not many were done but some were allowed specifically for a situation where there was a failed septic system. The City's

update with this general plan disallowed the City Council being the decision maker on such an issue. If they did wish to pursue such an action, they would have to make a general plan amendment before they could consider it. The eastern portion of Fort Bragg has a rather high-water table so septic systems are difficult to develop and often have issues but are not allowed to hook onto the city sewer system in this general plan even if the city sewer is adjacent to the property. Many people granted easements for both water and sewer lines all over town years ago.

The one change I recommend would be to remove the limitations to a specific mapped area of water and sewer services district but leave it entirely up to the City Council. If they're responsible enough to do a general plan, implement and enforce it, they are responsible enough to decide on a case-by-case basis. That authority was taken from them. Many of you probably don't know and that's the reason for this letter.

On the day this general plan was approved by the city Council, it was unanimously voted on and passed. Jere Melo pointed out to me that if the problems I mentioned proved to be negative to the City of Fort Bragg, we could always change them. That never happened. He also promised, after the plan had been in existence for a few years, to look at the sewer situation that had progressed and see if there should be some changes made. Council member Melo was killed before that review ever happened. At least three years ago, the City started on an ordinance or change of the general plan to allow adjacent properties to the city to hook onto water and/or sewer, but it got bogged down in discussion as they wanted to make sure by contract that any such hook ups would be obligated to provide low-income housing.

I have no idea where this is in process. I believe it was completely dropped. I spoke recently to a property owner that would have benefited from this, but he also has not heard anything from the city for years.

Paul Clark *2/27/24*