



**CITY OF FORT BRAGG**  
*Incorporated August 5, 1889*  
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**MEMORANDUM**

**DATE:** April 23, 2024  
**TO:** Community Development Committee  
**FROM:** Marie Jones, Marie Jones Consulting  
**SUBJECT:** **Comprehensive Local Coastal Plan Amendment to the City’s CLUDC to incorporate changes made to the ILUDC over the past 15 years.**

**BACKGROUND:**

The City’s Local Coastal Plan (LCP) was certified in 2008, however since that time the City has made many changes to the Inland Land Use and Development Code (ILUDC) which have not been migrated over to the Coastal Land Use and Development Code (CLUDC). Initially it was hoped that all these amendments would be made at the same time as the Mill Site rezoning amendment. However, the Mill Site LCP amendment has been delayed. Therefore, it may make sense for the City to proceed with the other relevant amendments so that two codes are more congruent and so that City Council’s policy direction has been implemented consistently throughout the City.

**OVERVIEW:**

The City has undertaken the following amendments to the ILUDC, which have not been implemented in the CLUDC.

<b>ILUDC CODE SECTIONS THAT HAVE BEEN AMENDED</b>
Chapter 2 – Use tables were updated to more current use types and Use Permit requirements were revised for many uses.
Chapter 3 – Parking requirements were relaxed for many land uses and a maximum and minimum range for parking was established.
Chapter 4 – New regulations were prepared or modified for the following

Standards for specific Land Uses.

- Animal Keeping – Allows chickens and bees, placed further limitations on farm animals, reduced the minimum parcel size for animal keeping
- Cannabis – Allows cannabis (retain, manufacturing, etc). in various zoning districts and established regulations for operations.
- Childcare facilities – Changes made for conformance with State law
- Live/Work Units – Revised ordinance to allow live/work in more zoning districts and changed the regulations to allow for more flexible live/work spaces.
- Vacation Rentals – Allows short term rentals in the Central Business District
- Formula Business – Regulates Formula Businesses in Fort Bragg
- Telecom – Update to telecom regulations for conformance with FCC requirements.

Chapter 7 – Design Review – Changed the thresholds for the different levels of Design Review.

Chapter 10 – Definitions – Established a number of new definitions.

There may be other section of the code that have been amended. An exhaustive analysis was not completed for this staff report.

As policy direction has already been provided on these amendments, the update of all these ordinances should be relatively simple but will take some time. Marie Jones Consulting can prepare documents comparing the current code and the proposed updates, and bring those forward in resolution form to the Planning Commission. To streamline the process, the City should have one resolution per Chapter of the CLUDC, and one staff report for the entire process. This will reduce costs and make it clear to both the Planning Commission and City Council that this is just a code update based on prior policy direction and not an opportunity to discuss and/or reconsider these sections of the code anew.

Additionally, the telecommunications section of the code is no longer consistent with FCC guidelines. This would provide an opportunity to update that section of the code in both the ILUDC and the CLUDC.

**RECOMMENDATION:**

Direct Marie Jones Consulting to proceed with preparation of a master LCP amendment for the outstanding zoning amendments which have already been made to the ILUDC.

**ATTACHMENTS:**

None

**NOTIFICATIONS:**

Relevant “Notify Me” lists.