



# City of Fort Bragg

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

## Meeting Agenda Planning Commission

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Wednesday, March 11, 2026

6:00 PM

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

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### MEETING CALLED TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### PLANNING COMMISSIONERS PLEASE TAKE NOTICE

*Planning Commissioners 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.*

*You are invited to a Zoom webinar!*

*When: Mar 11, 2026 06:00 PM Pacific Time (US and Canada)*

*Topic: Planning Commission*

*Join from PC, Mac, iPad, or Android:*

*<https://us06web.zoom.us/j/83799328890>*

*Phone one-tap:*

*+16694449171,*

*Join via audio:*

*+1 669 444 9171 US*

*Webinar ID: 837 9932 8890*

*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.*

## **1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR**

### **ITEMS**

*MANNER OF ADDRESSING THE COMMISSION: All remarks and questions shall be addressed to the Planning Commission; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Chair or Acting Chair. Public comments are restricted to three (3) minutes per speaker.*

*TIME ALLOTMENT FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Thirty (30) minutes shall be allotted to receiving public comments. If necessary, the Chair or Acting Chair may allot an additional 30 minutes to public comments after Conduct of Business to allow those who have not yet spoken to do so. Any citizen, after being recognized by the Chair or Acting Chair, may speak on any topic that may be a proper subject for discussion before the Planning Commission for such period of time as the Chair or Acting Chair may determine is appropriate under the circumstances of the particular meeting, including number of persons wishing to speak or the complexity of a particular topic. Time limitations shall be set without regard to a speaker's point of view or the content of the speech, as long as the speaker's comments are not disruptive of the meeting.*

*BROWN ACT REQUIREMENTS: The Brown Act does not allow action or discussion on items not on the agenda (subject to narrow exceptions). This will limit the Commissioners' response to questions and requests made during this comment period.*

*WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Commissioners as soon as possible after receipt and are available for inspection at City Hall, 416 N. Franklin Street, Fort Bragg, during normal business hours. All comments will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible, except comments that are in an unrecognized file type or too large to be uploaded to the City's agenda software application. Public comments may be emailed to [CDD@fortbraggca.gov](mailto:CDD@fortbraggca.gov).*

## **2. STAFF COMMENTS**

## **3. MATTERS FROM COMMISSIONERS**

## **4. CONSENT CALENDAR**

*All items under the Consent Calendar will be acted upon in one motion unless a Commissioner requests that an individual item be taken up under Conduct of Business.*

### **4A. [26-124](#)**

Approve Minutes of the February 25, 2026, Planning Commission Meeting

**Attachments:** [Meeting Minutes February 25, 2026](#)

### **4B. [26-109](#)**

Planning Commission Resolution 03-2026: Planning Commission Bylaws

**Attachments:** [PC Bylaws 2026](#)

## **5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**

## **6. PUBLIC HEARINGS**

## **7. CONDUCT OF BUSINESS**





# City of Fort Bragg

416 N Franklin Street  
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## Text File

File Number: 26-124

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**Agenda Date:** 3/11/2026

**Version:** 1

**Status:** Business

**In Control:** Planning Commission

**File Type:** Minutes

**Agenda Number:** 4A.

Approve Minutes of the February 25, 2026, Planning Commission Meeting



# City of Fort Bragg

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

## Meeting Minutes - Final Planning Commission

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Wednesday, February 25, 2026

6:00 PM

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

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### MEETING CALLED TO ORDER

Chair Jensen called the meeting to order at 6:03 PM

### ROLL CALL

Staff Present: Consultant Marie Jones, Associate Planner Sarah Peters, Administrative Assistant Lisi Horstman

**Present** 3 - Commissioner Jary Stavely, Chair David Jensen, and Commissioner Katie Turner

**Absent** 2 - Vice Chair Richard Neils, and Commissioner Ryan Bushnell

### 1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

(1)Paul Clark

(2)None.

### 2. STAFF COMMENTS

Associate Planner Sarah Peters and Administrative Assistant Lisi Horstman provided updates.

### 3. MATTERS FROM COMMISSIONERS

None.

### 4. CONSENT CALENDAR

[26-77](#)

Approve Minutes of the January 28, 2026, Planning Commission Meeting

**These Minutes were approved as amended**

**Aye:** 3 - Commissioner Stavely, Chair Jensen and Commissioner Turner

**Absent:** 2 - Vice Chair Neils and Commissioner Bushnell

### 5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

### 6. PUBLIC HEARINGS

[26-598](#)

Receive Report, Conduct Public Hearing, and Consider Adoption Resolution of the Planning Commission Recommending that the Fort Bragg City Council Adopt Resolutions

to: 1) Amend the Fort Bragg Inland General Plan by Adopting the Housing Element Amendment (GPA 1-26); and  
2) Authorizing Submittal of a Local Coastal Program Amendment (LCP for the 2019 Housing Element Amendment to the Coastal General Plan.

Consultant Marie Jones presented the report.

**Chair Jensen opened the public hearing at 6:23 PM**

Public Comment: Paul Clark

Consultant Marie Jones Clarified

**Chair Jensen closed the public hearing at 6:31 PM**

**A motion was made by Commissioner Turner, seconded by Commissioner Stavely, that the Planning Resolution be adopted. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Stavely, Chair Jensen and Commissioner Turner

**Absent:** 2 - Vice Chair Neils and Commissioner Bushnell

Enactment No: RES PC4-2026

**7. CONDUCT OF BUSINESS**

26-76

Receive Report and Provide Direction Regarding Proposed Economic Development-Related Zoning Amendments

Consultant Marie Jones presented the report.

Commissioners asked clarifying questions.

Consultant Marie Jones and Associate Planner Sarah Peters clarified.

Public Comment: Paul Clark

Commissioners asked clarifying questions.

Consultant Marie Jones made recommendations for the Use Table.

Public Comment: None.

Consultant Marie Jones continued sharing the report.

Commissioner Stavely asked clarifying questions regarding Minor Use Permits.

Commissioner Turner asked clarifying questions.

Consultant Marie Jones clarified.

Public Comment: None.

Consultant Marie Jones continued the report.

Commissioners provided direction on language in the Code.

Public Comment: Jenny Shattuck

Commissioners provided staff with direction.

26-81

Planning Commission Resolution 03-2026: Planning Commission Bylaws

Associate Planner Sarah Peters gave a report on the Bylaws and edits. Commissioners gave direction on amendments to the Bylaws. Staff will bring the Amendments to the next Planning

Commission Meeting.

**ADJOURNMENT**

Chair Jensen adjourned the meeting at 7:47PM

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David Jensen, Chair

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Lisi Horstman  
Administrative Assistant, Community Development



# City of Fort Bragg

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## Text File

File Number: 26-109

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**Agenda Date:** 3/11/2026

**Version:** 1

**Status:** Business

**In Control:** Planning Commission

**File Type:** Planning Resolution

**Agenda Number:** 4B.

Planning Commission Resolution 03-2026: Planning Commission Bylaws

Exhibit A  
FORT BRAGG PLANNING  
COMMISSION BYLAWS  
02/25/2026

**I. PURPOSE**

The purpose of the bylaws of the Fort Bragg Planning Commission is to establish its rules of procedure governing its meetings, its operation, its conduct of public hearings and the performance of its duties. (Fort Bragg Municipal Code §2.20.090 and 2.20.100)

**II. MEETINGS**

A. The Commission shall hold its regular meetings on the second and fourth Wednesday of each month at 6:00 p.m. At the first meeting of the year, the Commission may adopt a specific meeting schedule that provides alternate meeting dates to avoid conflict with recognized City holidays. The Commission shall not schedule meetings on the fourth Wednesday of November or December. The meeting schedule shall be posted for public review at City Hall and on the City's website. (Fort Bragg Municipal Code §2.20.060, 2.20.090 and 2.20.100)

B. The meeting place of the Planning Commission for the transaction of business is fixed and established at the Town Hall, situated on the southwest corner of North Main and Laurel Streets, and commonly known as 363 North Main Street, Fort Bragg, California or virtually if resolved by the body in accordance with AB361. The meetings will be conducted in person, via webinar and televised on local TV as well as livestreamed on the City's website. (Fort Bragg Municipal Code §2.20.100)

C. A special meeting of the Planning Commission may be called at any time by:

1. The Chair; or,
2. In the Chair's absence, by the Vice-Chair; or,
3. By a majority of the members of the Planning Commission; or
4. The City Manager, Community Development Director, or City Staff

Unless a special meeting is called by a majority vote of the members at a regular or special meeting, a written notice must be delivered to each member of the Planning Commission at least twenty-four hours prior to the special meeting. The notice must specify the time and place of the special meeting and the business to be considered. The notice must be posted at City Hall in the kiosk and on the City's website. The only business that may be considered at a special meeting is the business shown on the notice. (Fort Bragg Municipal Code §2.20.100)

D. All regular and special meetings shall be open to the public. (Fort Bragg Municipal Code §2.20.100)

E. The order of business of the Planning Commission shall be as follows:

1. Call to Order
  2. Pledge of Allegiance
  3. Roll Call
  4. Public Comments on (1) Non-Agenda Items & (2) Consent Calendar Items
  5. Matters from Staff
  6. Matters from Commissioners
  7. Consent Calendar
  8. Disclosure of Ex Parte Communications on Agenda Items
  9. Public Hearings
  10. Conduct of Business
  11. Adjournment
- (Fort Bragg Municipal Code §2.20.100)

F. The adjournment time for all Commission meetings shall be 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote. Further, if it appears that the meeting will adjourn, the Planning Commission shall vote upon which items are to be continued to a future meeting. If a public hearing is underway at adjournment, the Planning Commission may continue the meeting to a future date certain. (Fort Bragg Municipal Code §2.20.100)

### **III. OPERATIONS**

- A. There shall be five (5) members of the Planning Commission appointed by the City Council. Each member of the City Council may submit the name of a resident of the City as a nominee for a seat on the Planning Commission. The City Council as a whole shall vote to appoint the nominee, the appointment requiring the affirmative vote of at least three (3) City Councilmembers. (Fort Bragg Municipal Code §2.20.020)
- B. Planning Commission members shall be seated for a potential term coinciding with that of the nominating City Councilmember, provided, however, that the commissioners serve at the will of the City Council. The City Council may remove any Planning Commissioner at any time through the affirmative vote of at least four (4) of the City Councilmembers. (Fort Bragg Municipal Code §2.20.020)
- C. A majority of appointed Planning Commissioners constitutes a quorum for the transaction of business. (Government Code §36810)
- D. At the first meeting of the year, the Planning Commission shall select one of its members as Chair and one member as Vice-Chair of the Commission. In case of the absence of the Chair, the Vice-Chair shall act as the Chair. If the Chair and Vice-Chair leave the Commission, and there are no officers, the Commission shall elect a Chair and Vice-Chair as the first order of business of the meeting. (Fort Bragg Municipal Code §2.20.050)

- E. At the first meeting of the year, the Commission may discuss and adopt a work schedule for the year as a guide for work on the General Plan of the City. (Fort Bragg Municipal Code §2.20.100)
- F. The Community Development Director or designee shall provide updates to the Commission of all major current planning projects and all long range planning activities at the request of the Chair.
- G. After the close of the calendar year, the Commission may discuss and prepare a summary report of its work for the calendar year. The report may be submitted to the City Council and may be used for reporting to County, State or Federal agencies. (Fort Bragg Municipal Code §2.20.010)
- H. To allow for efficient consideration of planning and zoning matters, Ad Hoc committees may be appointed to consider specific matters and report to the Commission. Ad Hoc committees will be appointed by the Chair, after consultation with the Commission as to the purpose and composition of the committee. Not more than two commissioners may be appointed to an Ad Hoc committee. (Fort Bragg Municipal Code §2.20.100)
  - 1. At the first meeting of each Ad Hoc committee, one member shall be elected as Chair. The Chair shall be responsible to direct the committee and to report to the Commission when the committee believes it has completed its task. The Chair shall ensure that proper notices are posted at City Hall for meetings of the Ad Hoc committee. The Chair shall account for member participation and attendance at meetings or other work related to the task, including records of action or progress. The Chair may report to the Commission periodically, about progress and/or about member attendance. Each member of an Ad Hoc committee is responsible to attend meetings of the committee. Committee meeting dates shall be set by a consensus of the committee.
  - 2. If one or more members of an Ad Hoc committee is/are absent from one (1) meeting that has been set by consensus, the Chair shall attempt to contact the member and determine his/her interest in serving on the committee. The Chair shall report to the Commission, requesting a replacement member, if the member is not willing to continue or if failure to attend meetings continues.
  - 3. Final Ad Hoc committee recommendations shall be presented to the Commission by the Chair in writing. When the committee report is received, the Commission may receive majority and minority opinions from committee members.
  - 4. If the Commission has a vacancy, all Ad Hoc committee activities shall cease until the Commission is fully seated with all five members, in order to avoid any Brown Act violations.
- I. The Chair shall decide all questions of order. (Fort Bragg Municipal Code §2.20.100)

- J. The Chair may make or second any motion before the Planning Commission and present and discuss any matter as a member of the Planning Commission. (Fort Bragg Municipal Code §2.20.100)
- K. In the event of a tie vote, the motion shall fail. (Fort Bragg Municipal Code §2.20.100)
- L. A motion to reconsider shall not be in order except on the same day or at the next session of the Commission after which the action being proposed for reconsideration took place. Such motion must be made by a member who voted with the majority on the question, except that a member who was necessarily absent may, at the next meeting at which he or she is present, have a right to move a reconsideration of the same. A motion to reconsider shall require a majority vote. Whenever a motion to reconsider fails, further reconsideration shall not be granted.
- M. No member of the Planning Commission shall be permitted to interrupt another during debate or discussion of any subject. (Fort Bragg Municipal Code §2.20.100)
- N.
  1. Every member of the Planning Commission present shall vote on every question or matter when put, except when disqualified from voting by operation of law, or unless the Planning Commission for special reasons entered in the minutes, excuses the member from voting on a particular matter then under consideration. Should a member abstain from voting, they shall state the reason for abstaining, and said reason shall be recorded in the minutes of said meeting. (Fort Bragg Municipal Code §2.20.100)
  2. Any member of the Planning Commission who votes in the minority, on any question or matter, may file a minority opinion. The minority opinion may be verbal at the time of the vote, or written and submitted for inclusion into the minutes of the question or matter. A minority opinion shall be shown as the personal comments of an individual member and not subject to change by a majority of the Commission. A written minority opinion must be submitted to the Planning Director between the vote on the question or matter and the beginning of the next regular meeting when the minutes on the question or matter are considered.
- O. When the Commission revises staff recommendations on an application and the applicant is not present or represented, the Commission shall defer a decision until the applicant can be present or represented, unless that applicant has submitted a formal written request for the Commission to consider their project application without the applicant's presence.
- P. Each member of the Planning Commission is responsible to attend Commission meetings. Section 2.20.080 of the Fort Bragg Municipal Code shall be enforced for each member. Section 2.20.080 reads as follows: In the event a member of the Commission does not attend meetings for a period of 60 days, unless excused for cause by the Chairperson of the Commission, the office of the member shall be deemed to be vacant and the term of the member ipso facto terminated. The Secretary of the Commission shall immediately notify the Mayor of the termination.

- Q. If the Planning Director determines that a substantial question of interpretation on a planning matter needs the review of the Planning Commission, the Planning Director shall introduce the matter at the next regular meeting. The matter may apply to City ordinances or to a current project. The Planning Director shall provide a written report to the Planning Commission including the following:
1. A statement of the substantial question for review.
  2. A reference to ordinances in the Municipal Code that apply to the substantial question.
  3. A reference to the portions of the General Plan that may apply.
  4. A reference to previous actions by the Commission or City Council that may apply.

After the Planning Commission has studied the substantial question, it shall adopt a finding to be used by the Planning Director for all future interpretations/applications of the planning regulation.

#### **IV. PUBLIC HEARINGS**

On any matter before the Planning Commission that requires a public hearing, the following procedure shall be followed:

- A. The Chair will announce the item from the agenda.
- B. The Chair will open the public hearing, stating the time.
- C. The Community Development Director and/or planner will present a staff report and answer questions of the Commissioners.
- D. The applicant shall be given an opportunity to present the matter and answer questions from staff or Commissioners, unless they waive that right by letter in advance of the meeting;
- E. Members of the public and/or public agencies will be given an opportunity to present their comments;
  1. If it is apparent that there is considerable public interest in the matter, the Chair may poll the audience for an indication of the number of persons who wish to address the Commission; and,
  2. The Chair may:
    - a) Request that testimony be combined through a spokesperson where possible; and,
    - b) Limit each person who has addressed the Commission to a single opportunity to clarify their testimony.

- F. For meetings held in person, speakers before the Planning Commission shall approach the public podium and give their comments. They may also provide their name, address, and whether they live or work in the City prior to addressing the Commission;
- G. For meetings held virtually via webinar, comments can be made in real-time while the item is open to public comment by the Planning Commission.
- H. Spoken public comments are restricted to three minutes each, unless the Chair provides a longer period for public comments. All written comments or emails received before or during the meeting that have not been published with the agenda packet will be forwarded to the Commissioners as soon as possible after receipt and will be available for inspection at City Hall, 416 N. Franklin Street, Fort Bragg, California, during normal business hours. All comments will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible.
- I. Questions from the public or Commissioners should be directed through the Chair, unless the Chair decides to manage questions in a different manner.
- J. After public comment, the applicant shall be given an opportunity to respond to any statements or provide clarification if they so choose.
- K. Commissioners may ask any further clarifying questions of staff or the applicant before the public hearing is closed, and Commissioners deliberate and make a decision.
- L. When all comments have been presented to the Commission, any of the following options may be selected:
  - 1. Close the public hearing with the gavel, noting the time and facilitating discussion among Commissioners.
  - 2. Continue the public hearing until a future date certain if there are issues raised during the hearing that need further clarification or information for application review.
  - 3. Continue the public hearing to an unspecified date if there are issues raised during the hearing that need further clarification or information for application review; in this situation, the public hearing shall be re-noticed.
  - 4. Leave the public hearing open while the Commission discusses action proposed to be taken, if the Chair wants to provide an opportunity for further input from the public or the applicant during the deliberation process.
- M. For current planning approvals, at the close of the deliberations, a Planning Commissioner shall make a motion to:

1. Adopt the resolution adopting the CEQA document for the review of the project if CEQA review was required; and, if seconded, the Commission will act on the CEQA resolution prior to consideration of the planning resolution; and
  2. Adopt the planning permit(s) resolution subject to all special and standard conditions; or
  3. Adopt the planning permit(s) resolution subject to all special and standard conditions as modified by the Commission. The Commissioner shall clearly state for the record any proposed modifications, additions, or deletions to any special conditions prior to making a motion; or
  4. Provide direction to staff to prepare a resolution for the denial of the permit. The Commission members, indicating that they would vote for denial of the permit, shall identify the reasons for denial of the application.
- N. After the motion is made by a Commissioner, it must be seconded by another Commissioner. If there is no second, the motion dies. The Chair will ask for a vote of the Commission only after a motion is made and seconded.
- O. After the Commission votes, the Planning Commission Chair shall describe the appeal process and timeline (to the City Council, and if relevant, to the Coastal Commission).
- P. For recommendations to the City Council on legislative matters, the Planning Commission shall provide recommendations and suggested changes to any proposed ordinance. Recommendations may be made by minute order or by resolution, depending on statute.



# City of Fort Bragg

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## Text File

File Number: 26-111

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**Agenda Date:** 3/11/2026

**Version:** 1

**Status:** Reported from  
Committee

**In Control:** Planning Commission

**File Type:** Planning Staff Report

**Agenda Number:** 7A.

Receive Report and Provide a Recommendation to City Council to Accept the Annual 2025  
General Plan Report and Annual 2025 Housing Element Progress Report.



**City of Fort Bragg**  
**GENERAL PLAN**  
**ANNUAL PROGRESS REPORT**  
**2025**







**Presented March 11 and March 23, 2026**

**Fort Bragg City Council**

Jason Godeke, Mayor  
Marcia Rafanan, Vice Mayor  
Tess Albin-Smith, Council Member  
Scott Hockett, Council Member  
Lindy Peters, Council Member

**Planning Commission**

David Jensen, Chair  
Richard Neils, Vice Chair  
Ryan Bushnell, Planning Commissioner  
Jary Stavely, Planning Commissioner  
Katie Turner, Planning Commissioner

**Prepared by:**

Sarah Peters

City of Fort Bragg  
416 N Franklin Street  
Fort Bragg, CA 95437

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## Date to the City Council

March 23, 2026

## Recent General Plan Updates

Coastal General Plan : 2008  
Inland General Plan : 2012  
Housing Element Update: 2019

## Introduction

Government Code Section 65400 and requires jurisdictions to submit an annual report on the status of the City's General Plan to the Office of Planning and Research (OPR) and to the Department of Housing and Community Development (HCD) by April 1st each year. The General Plan Annual Report is intended to assess General Plan implementation, and the effectiveness of the plan to support orderly growth and development; preservation and conservation of open space and natural resources; and the efficient expenditure of public funds. The report is provided for informational purposes only.

A General Plan provides the legal framework for decision-making regarding land use, development, and conservation. State law requires that General Plans be kept current and internally consistent and that the Housing Element be updated every eight (8) years.

The City has two General Plans, the Inland General Plan, adopted in 2012, and the Coastal General Plan adopted in 2008. The City Council adopted Fort Bragg's 6<sup>th</sup> Cycle (2019-2027) Housing Element, which was reviewed and certified by the Department of Housing and Community Development in 2019.

The General Plan has seven State required elements and two additional elements:

- **Land Use Element** - Discusses the location, distribution, and extent of various permitted land uses within the City. This element identifies standards for population density and development intensity for each type of land use.
- **Public Facilities Element** - Establishes the essential public facilities and services to ensure that the existing and future population of Fort Bragg is provided with the highest feasible level of public services.
- **Conservation, Open Space, Energy and Parks Element**- Contains the State-mandated open space and conservation elements. Emphasis is placed on protecting the City's natural resources, protecting and enhancing environmentally sensitive areas, and providing open space and parks to meet the community's recreational needs. This element also includes specific policies and programs to ensure continued public access, preserve and enhance scenic views, and protect wetlands, bluff tops, and other natural resources.
- **Circulation Element** - Contains policies and Levels of Service standards for the roadway system, which will be updated to reflect the Vehicle Miles Traveled. This element also contains policies for public transit, bicycle facilities, parking and transportation for the mobility impaired, taking into account the relationship between land use and transportation needs of the community.
- **Community Design Element** - Establishes policies and programs dealing with the appearance

of the community. It includes urban design guidelines to ensure that development contributes to the community's identity and unique sense of place, and policies to preserve historic sites and buildings.

- **Safety Element** - Contains policies and programs to reduce the risk of injury, loss of life, and property damage resulting from natural disasters and hazardous conditions and materials.
- **Noise Element** - Contains policies and programs to reduce the community's exposure to excessive noise.
- **Sustainability Element (Inland only)** - Includes policies and programs to reduce energy use and the production of greenhouse gases, and to improve the sustainability of commercial and residential development through policies and programs that encourage green building design, materials and techniques in new construction.
- **Housing Element** - Includes policies and programs to meet the housing needs of all economic segments of the community, emphasizing increased mixed-use housing, effective utilization of infill sites, inclusionary housing, and providing additional housing for special needs groups such as seniors.

This report highlights some of the City's activities from the 2025 calendar year and how those activities relate to the General Plans.

## Housing Element Implementation Activities

Due to the continued housing crisis locally and statewide, the City has prioritized activities that meet our housing goals and the following General Plan Policies:

- Goal H-1 Provide a range of housing, including single-family homes, townhouses, apartments and other housing types to meet the housing needs of all economic segments of the community.
- Policy H-1.6 Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.
- Policy H-1.7 Workforce Housing: Encourage multi-unit housing developments in order to encourage market rate rental housing, affordable housing and lower cost ownership opportunities such as townhomes and condominiums.
- Goal H-2 Expand affordable housing opportunities for persons with special housing needs such as the elderly, the disabled, households with very low to moderate incomes, and first-time home buyers.
- Policy H-2.1 Available Funding Sources: Utilize County, State and Federal programs and other funding sources that provide housing opportunities for lower-income and special needs households.
- Policy H-2.2 Encourage Senior Housing: Encourage affordable and market rate senior housing projects to be developed with density bonuses and flexible parking standards where consistent with maintaining the character of the surrounding neighborhood.

Numerous projects were pursued and ordinance updates occurred in 2025 to implement the City's Housing Element and the above policies, including the following:

## **HOUSING DEVELOPMENT**

### **The Fort Bragg Apartments Project**

Beginning in 2024, the City has been working with a developer on the entitlements for a three-story, eighty-seven (87) unit multi-family townhome project, which includes eight units at a rent affordable to very low-income households, and seventy-nine (79) units at market rate rents. This project is proposed for 1151 S. Main Street, on a vacant, infill lot in the Coastal Zone. It includes a density bonus and inclusionary housing incentives. A public hearing before the Planning Commission was held on March 12, 2025, and a public hearing before the City Council was held on March 24, 2025. The project was approved, and subsequently appealed to the Coastal Commission, which denied the appeal. It is currently in CEQA litigation, and the City is defending the project in court.

### **Hazelwood Senior Apartments Project**

Beginning in 2024, the city has been working with developers on entitlements for a three-story, affordable multi-family apartment building for seniors. This project would be located on a vacant infill lot in the Coastal Zone at 860 Hazelwood Drive. The project would include 49 garden-style units: 37 one-bedroom (613 SF) and 12 two-bedroom (802 SF), with one reserved for an on-site manager. The remaining units will be income-restricted for seniors (62+) earning 30-60% of the Mendocino County area median income. On-site amenities include a community garden with raised planter beds, covered picnic tables with BBQs, and a fenced dog park. Inclusionary housing incentives were approved by City Council on February 24, 2025. A public hearing was held before Planning Commission on April 16, 2025, and a public hearing before the City Council was held on May 12, 2025. The project was approved and a planning permit was issued effective May 29, 2025. No building permit application has been submitted. The applicants did not receive tax credit financing for the project in 2025, so will try again in 2026.

### **620 S. Franklin Street Apartment Project**

The city approved entitlements in 2024 for a multi-family market rate apartment building on a vacant, infill lot in the Coastal Zone. The building permit was issued in January 2025 for this small development with three residential units and 1 storage unit. Construction is underway and the applicant has submitted a building permit application for the conversion of the storage unit into an ADU. This application is under review.

### **Other New Residential Development**

In 2025, the city processed applications for six new ADUs and/or ADU Conversions, two Single Family Residences, two duplexes and three apartments.

## **ORDINANCE UPDATES AND LCP AMENDMENTS**

### **Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)**

The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's ADU/JADU ordinances to comply with required updates from State law. The revised amendments were prepared in 2023, recommended by Planning Commission and adopted by City Council in January of 2024. Subsequent revisions were made in late 2024 to comply with another round of new State laws, and these were approved by City Council in February 2025. The Inland ordinance was effective April 23, 2025. The Coastal ordinance was submitted to the Coastal Commission as part of a Local Coastal Plan amendment in November 2025.

General Plan Relevance:

- Policy H-1.3 Secondary Dwelling Units: Continue to facilitate the construction of secondary dwelling units on residential properties.
- Program H-1.3.1 Secondary Dwelling Unit Design: Continue to implement the City's free secondary unit program to provide affordable and aesthetically pleasing second unit designs for the development of secondary units in Fort Bragg.
- Program H-1.3.2 No Development Impact Fees for Secondary Units: Continue to refrain from charging Capacity Fees for second units.

### Tiny Homes and Tiny Homes Communities

In 2023, a Tiny Homes Communities ordinance was prepared, to establish regulations to allow tiny home communities on parcels of 1 acre or less. The Tiny Homes Communities ordinance was revised based on California Coastal Commission input and the City Council adopted it for the ILUDC in February 2024. The Tiny Homes and Tiny Homes Communities ordinances were adopted February 11, 2025, and are slated for review and certification by the Coastal Commission in the coming months.

General Plan Relevance:

- 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.

### Urban Lot-Split and Urban Unit Development

In 2023, Urban Lot Split and Urban Unit Development ordinances were prepared as required by SB-9. The Planning Commission and City Council adopted a revised ordinance for the ILUDC in 2024. The City submitted a draft of the ordinance to the Department of Housing and Community Development (HCD) in September 2024 and received comments from HCD in February 2025. The requested changes were incorporated into a draft ordinance and adopted by City Council on July 14, 2025. An LCP amendment was submitted to the Coastal Commission in November 2025 and is slated for review and certification by the Coastal Commission in the coming months.

General Plan Relevance:

- Program H-1.7.6: Allow Higher Densities in Single Family Residential Districts with Use Permit Approval. Consider revising the zoning ordinance to allow three or four-unit developments on larger parcels within Single Family Residential Zoning districts with a Use Permit. Consider revisions to the Lot Coverage Ratio and Floor Area Ratio to control building size and massing.
- Program H-2.5.9. Encourage and Support Land Divisions to Support Affordable Housing. The City shall encourage lot line adjustments and land divisions resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Vacant Land Inventory.
- Program H-4.1.2 Reduce Capacity Fees for Smaller Units: Consider charging water and sewer capacity fees based on the size of the unit (either square feet or number of bedrooms) in order to ensure that each unit pays its fair share for capacity costs.

### Planned Unit Development Ordinance

In 2023, the City adopted a revised Planned Unit Development ordinance to allow PUDs on parcels of one acre or more, instead of 5 acres or more. In 2024, the City Council adopted the ordinance for the ILUDC. The City submitted an LCP amendment to adopt the ordinance in the CLUDC in November 2025.

#### General Plan Relevance:

- Program H-1.6.2: Planning Incentives: Consider adopting planning incentives for new residential development on infill sites.
- Policy H-1.7 Workforce Housing: Encourage multi-unit housing developments in order to encourage market rate rental housing, affordable housing and lower cost ownership opportunities such as townhomes and condominiums.

### Parking Ordinance

In 2024 the City significantly revised its parking ordinance by eliminating minimum parking requirements for all development (including housing) in the Central Business District. On April 14, 2025, City Council adopted an ordinance reducing parking requirements for housing throughout the City in compliance with density bonus law limits. An LCP amendment was submitted to the Coastal Commission in November 2025 and is pending review and certification. This effort is part of the City's Pro-Housing application process.

### Supportive Housing and Housing Density Ordinance

On July 14, 2025, the Fort Bragg City Council adopted the following code amendments to enhance supportive housing within the City of Fort Bragg and align it with State law:

- Redevelopment of Non-Vacant Sites
- Supportive Housing
- Group Homes
- Emergency Shelters

An LCP amendment was submitted for the above code amendments to the Coastal Commission in November 2025 and is pending review and certification.

In 2024, staff initiated a code amendment to maximize housing density by right for projects with 20%+ affordable units. This code amendment draft was brought forward to Planning Commission and City Council May and July of 2025 respectively, but the ordinance amendment was not adopted at that time, however staff is in the process of initiating a General Plan amendment and reintroducing a code amendment to maximize housing density by right for project with 20%+ affordable units within the next couple of months.

Additionally in 2024, the City initiated the pursuit of a Pro-Housing Designation from the State of California. The Pro-Housing application was submitted in late 2025 and is under review by HCD.

The City also purchased on-line permitting software to further streamline permitting processes for applicants and in 2025 worked primarily on configuration. The permitting program was launched internally on January 12, 2026, and the City expects it to go fully live for access to applicants within a couple of months.

#### General Plan Relevance:

- Program H-1.6.3 Redevelopment of Non-Vacant Sites. Require the replacement of housing units subject to the requirements of Government Code, section 65915(c)(3).
- Policy H-2.4 Increase Affordable Housing Development: Encourage the construction of housing units which are affordable to households with very low to moderate incomes.
- Program H-2.8.2 Inter-Agency Cooperation: Continue to work with private, non-profit, County, and State agencies to provide transitional housing, supportive services and emergency housing for the homeless.
- Program H-2.4.7 Supportive Housing: Revise the City's zoning ordinance so that it complies with AB 2162, which requires the City to allow supportive housing by right in all multi-family zoning districts and in all mixed-use zoning districts.
- Program H-2.5.8 Maximize housing density by right for projects with 20%+Affordable units.
- Program H-2.8.10 Define Group Home. Revise the LUDC to define group homes that serve 6 or fewer as a permitted use in all zones in which a single-family home is permitted, and to define group homes with 7 or more residents as an organizational house.
- Policy H-1.9 Work to Reduce the cost of Construction and Permitting Timeframes.
- Program H-1.9.1: Building Permits. Consider hiring a contract building inspector to bring building inspection services into the city in order to improve timeliness and inspection certainty.

## Land Use Element Implementation Activity

The Land Use Elements of the City's General Plans provide an overview of the long-term development goals for the City. This element was implemented through the following activities in 2025:

### Blue Economy

The City has taken the lead to generate a regional conversation and explore a strategic approach to opportunities within the "Blue Economy." The purpose of this project is to improve livelihoods and wages, while also nurturing healthy marine ecosystems. In 2025, the City gathered baseline data on existing social, economic, physical, and environmental conditions of the harbor and has been identifying blue economy opportunities and limitations, potential adaptation and resiliency measures, and a suite of potential projects, partners and funding mechanisms for implementation.

Also in 2025, the City continued to host the California Sea Grant Mendocino Coast Extension Specialist to work on an Aquaculture Feasibility Study to help determine whether Pacific oysters, red abalone, purple sea urchin, and bull kelp can survive and grow in Noyo Harbor. The results of this study will be coupled with information on regional restoration and commercial opportunities to determine which types of aquaculture operations are environmentally, economically, and socially feasible.

The City also was invited to participate in the California Coastal Accelerator initiative, which seeks to advance high-impact coastal resilience projects and support key leaders in five coastal communities: Oceanside, Santa Barbara, Santa Cruz, Alameda, and Fort Bragg. The City Continues to support the statewide Pacific Coast Ocean Restoration (PCOR) initiative for marine restoration efforts to recover critical rocky reef and kelp forest habitat, and associated species in California. This effort includes funding the development of curriculum at Mendocino Coast College for a workforce development pilot program.

Additionally in 2025, the City hosted the second annual North Coast Kelp Fest. Bull kelp forests are the foundation of our nearshore rocky reef ecosystem and in recent years this ecosystem has collapsed. The Kelp Fest was held in October 2025 bringing art, science, food and film together to learn about the kelp crisis and restoration efforts taking place.

General Plan Relevance:

- Coastal Goal LU-8 Encourage a mixture of commercial fishing, recreational boating and fishing, mixed commercial and visitor-serving uses consistent with coastal access policies.
- Inland Goal LU-4 Promote the economic vitality of the City’s existing commercial areas.
- Coastal Program LU-6.1.1: Work with the County of Mendocino, the Noyo Harbor District and other agencies to develop and adopt a Noyo Harbor Plan establishing standards for conservation and development for the entire Noyo River drainage area.

### Small Business Development

In 2025, the City proposed a set of business-friendly policy changes – some adopted and others still in process. The City evaluated targeted updates to address long-term commercial vacancies, improve zoning flexibility, streamline permits, and create a more supportive environment for entrepreneurs and small business owners. Key policy directions and actions addressed at City Council meetings included:

- Zoning code amendments to allow a broader range of business types across more zoning districts, simplify permit findings, and increase the number of viable locations for new and expanding businesses.
- Support for startups and small footprint businesses
- Permit streamlining for events
- Administrative reform of Minor Use Permits
- More flexibility for legacy and non-conforming businesses
- Fire sprinkler ordinance review

Also in 2025, the City expanded its water and wastewater capacity fee deferral program beyond the Central Business District to include additional commercial zones. This program supports eligible local businesses across sectors such as food service, retail, arts, tourism, neighborhood-serving services, and low-impact artisan/light manufacturing. Its aim is to lower the barriers for small businesses to occupy and improve existing commercial spaces, encourage infill and adaptive reuse, support downtown and neighborhood activity, and strengthen local job creation and economic vitality.

The City continues to implement Community Development Block Grant Programs for the Business Assistance Loan Program and Microenterprise Technical Assistance.

General Plan Relevance:

- Goal LU-4 Promote the economic vitality of the City’s existing commercial areas.

## **Community Design Element Implementation Activity**

**Business Support.** The City’s newly established Economic Development department continues to provide enhanced business support and support local businesses through grants and loans, including a downtown improvement grant program and a Fort Bragg business boost fund. It has established a monthly

business roundtable, added regular Economic Development Office Hours for the public, and produced a new welcome letter which provides several resources to support new businesses. The City also introduced hanging flower baskets along key downtown corridors. These baskets add color, warmth and curb appeal – helping to create a more welcoming, walkable environment for residents, shoppers, and visitors.

**Art.** The City continues to partner with the Alley Arts Project to expand public art, celebrate local identity, enhance key corridors, and create a more vibrant, walkable Central Business District. In August 2025, the City unveiled the largest mural downtown to date – the Gray Whale Mural in Kelp, designed by Larry Foster and painted by Marta Alonso Canillar – at the North Coast Brewing Company.

**Broadband.** The City of Fort Bragg is building an underground, fiber-to-the Premise (FTTP) broadband network that will result in increased reliability and speed, while lowering prices. The goal of this initiative is to support economic development, education and healthcare. In 2025, the City acquired Mendocino Coast Network (MCN) – bringing local broadband operations under community ownership. Construction was started in the spring of 2025, and the City estimates completion of the primary broadband build by March 2026. The broadband project will provide 100% of residents and businesses within city limits access to affordable and reliable broadband.

**Downtown & Tourism.** The City has continued to work with Visit Fort Bragg to coordinate quarterly meetings with downtown business owners to increase activity in the downtown area. Events such as the Magic Market and Winter Wonderland were part of these efforts. In May 2025, Fort Bragg hosted its inaugural Fort Bragg Blues Festival and The Longest Table event, both of which helped activate the Central Business District. The City also launched Fort Bragg’s Entertainment Zone (EZ) which is an event-based tool to help activate downtown, support local businesses, and create a more vibrant, walkable Central Business District. Also in 2025, the City added wayfinding signage downtown, and a vacant storefront registry ordinance was approved to bring focus and accountability to long-term vacant properties.

General Plan Relevance:

- IGP Policy CD-2.3/CGP Policy CD-3.3 Economic Vitality: Continue to support the economic diversity and vitality of downtown businesses.
- IGP Policy CD-7.1/CGP Policy CD-8.1 Public Art: Encourage the provision of murals, fountains, sculptures, and other forms of public art in public spaces and parks.

## Public Facilities Element Implementation Activity

### Capital Improvement Program

The Capital Improvement Program (CIP) provides direction and guidance for the City on carefully planning and managing its capital infrastructure assets. The following CIP projects were in progress and/or completed in 2025:

#### **FACILITIES**

- Broadband – In Construction
- EV Charging Stations – Completed
- City Hall Flooring Replacement - Completed
- Town Hall Retrofit and Bathroom Remodel - Completed
- Police Department Retrofit – Completed
- Facilities Camera and Police Department Access Control Project – Completed
- Installation of solar at six city facilities – In Construction
- Fire Station Roof Replacement – Completed

## **PARKS**

- Bainbridge Park Enhancement Project – In Construction

## **STREETS**

- 2025 Pavement Preservation Project - Completed
- Systematic Improvements at Unsignalized Intersections – In Design
- Willow Street Pedestrian Improvements – In Design
- Stop Gap Patch Paving – Completed
- Central Business District parking Lot Maintenance – Completed
- Art Wrapped Trash Can Project – In Construction

## **CV STARR CENTER**

- CV Starr Center Skylight Replacement – Completed
- CV Starr HVAC Replacement – Completed

## **WATER**

- Water Meter Replacement Project - Completed
- Water Treatment Plant Rehabilitation - Completed
- Raw Water Line Replacement Project - In Construction
- Raw Water Reservoir Project - In Design
- Distribution System Master Plan – Completed
- Recycled Water Feasibility Study – In Progress
- Oneka Seawater Desalination Buoy\* – In Design
- Brush Creek Culvert Replacement – In Design

**\*Desalination Buoy** - The City continued to partner with Oneka Technologies to pilot California's first wave-powered desalination buoy off the Fort Bragg coast. This project will provide a drought resilient, renewable source of drinking water without the use of fossil fuels. It converts seawater into freshwater through reverse osmosis (RO), using only the power of ocean waves. It harnesses the natural energy of ocean waves to produce freshwater. The buoy is planned for deployment in 2026.

## **WASTEWATER**

- Biosolids Feasibility Study – Completed
- Wastewater Facility Biosolids Dryer Building – Complete
- Wastewater Biosolids Storage Building – In Construction
- Collection System Master Plan – In Progress

## **STORM WATER**

- Trash Capture Devices (Phase 1) – In Design
- Minnesota/Riverview Storm Drain Repair – In Design
- Stormwater Asset Management Plan – In Progress

The CIP General Plan Analysis is done annually. The 2025 Analysis can be found on the [City's Website](#).

## Conservation, Open Space, Energy, and Parks Element Implementation Activity

### C.V. Starr Community Center

Since its opening in 2009, C.V. Starr has served as a vital community resource. Initially owned and operated by the Mendocino Coast Recreation and Park District, the facility faced ongoing financial challenges and was acquired by the City in 2024 in recognition of its importance to the community. In 2025, the Center partnered with the Every Child is a Swimmer foundation which allowed the City to offer free swim lessons to qualifying families. The Center also partnered with the schools through a grant from the Community Foundation, allowing Center staff to work with underserved students teaching them proper use of gym equipment and body mechanics, proper swimming strokes and various skills needed to become a lifeguard. Also in 2025, the Center partnered with Parents and Friends to bring the 2<sup>nd</sup> annual Oktoberfest festival to the community, and with other community groups to bring the annual Trunk-or-Treat event to over 1,200 children. The Center also continued its focus on boosting membership, promoting its offerings and engaging actively with the community. Additionally, some much needed improvements were made to the Center, such as the installation of solar canopies and the HVAC and skylight replacements.

### Park Upgrades

In 2025, the City resurfaced Wiggly Giggly Playground in Bainbridge Park. The Bainbridge Park Enhancement Project is under construction, and its features include two artificial turf soccer fields, a stage pavilion, a bathroom remodel, and new furniture and landscaping. Additionally, the City's Ad Hoc Committee on Culture and Education partnered with Kai Poma to transform part of the Historic Fort Building into a Tribal Learning Center, a vital resource for education and cultural enrichment. Work begun in 2024 was continued in 2025 and is nearing completion. The City also continued its tree planting efforts, reflecting the City's commitment to increasing green space and fostering a healthier ecosystem. Several new trees were acquired and planted within the City and methodology was refined to facilitate successful growth and retention. This initiative is part of an effort to address "tree deserts" in the community, enhance habitat and biodiversity, and provide residents with a hands-on opportunity to connect with their environment. The addition of these trees and nurturance of trees planted last year contributes to the social and health advantages associated with green spaces, creating a welcoming and serene environment for all.

#### General Plan Relevance:

- Policy OS-9.3 Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.
- Goal CD-6: Preserve cultural and historic resources.
- Program OS-2.4.1: Establish a tree planting and replacement program to assure continuing stands of trees throughout the City.

## Circulation Element Implementation Activity

In 2025, the City streets pavement project was completed, improving 7.2 miles of city streets throughout Fort Bragg, including resurfacing, patching and ADA curb ramp upgrades. Additionally, to extend roadway life, the City completed patch paving on severely degraded street segments that had not been scheduled for near-term improvement. Also, design is in progress for the Systematic Improvements at Unsignalized Intersections project.

General Plan Relevance:

- IGP Program C1.3.2: Through the Capital Improvement Plan and related impact fees, the City shall ensure that adequate funds are provided to maintain the existing circulation network, and where feasible upgrade it to “complete street” design.
- IGP Program C-11.6.1: Continue to provide traffic controls and well-lit intersections in areas with a high volume of pedestrian movement.

## Safety Element Implementation Activity

In 2025, the Police Department continued work on an updated Emergency Operations Plan for the City of Fort Bragg and conducted multiple Emergency Operations drills with City staff.

Also in 2025, The Care Response Unit (CRU) continued implementation of a grant funded program to streamline access to temporary and permanent housing for residents struggling with homelessness. This funding supported five individuals in Transitional Housing and helped provide stability for justice-involved people exiting long-term homelessness while offering a foundation to pursue sustainable income through employment or Social Security benefits. CRU also continued work on a Local Advisory Committee (LAC) that was established last year through Proposition 47.

The Extreme Weather Shelter provided supplemental emergency shelter to 638 individuals in 2025 when local housing resources were at capacity. CRU was able to expand program capacity by implementing a volunteer model, which reduced staffing costs for weekend shelter operations, enabling available funds to be reallocated to extend the life of the program and increase access to supplemental shelter for additional individuals. CRU also supported program applicants seeking temporary shelter while awaiting placement in stable housing options. They continued outreach efforts to assist applicants with developing housing plans and connecting to service providers, with the goal of securing appropriate services to help resolve homelessness.

Work was continued in 2025 on Project Right Now, an innovative approach to addressing substance abuse disorders among youth. CRU’s efforts to establish a consistent presence on campus by holding open office hours, delivering classroom presentations and assisting students with research projects, have helped build trust with students, increase awareness of the program and ensure that support is accessible and responsive in real time. Project Right Now has also prioritized family and youth voices by making them a central part of the program’s development. In 2025, the Police Department launched a Youth Advisory Board that allows them to meet directly with students, gain their insight, and incorporate their ideas into the program.

General Plan Relevance:

- Goal SF-6 Maintain effective police services.
- Goal SF-7 Maintain an effective medical emergency response system.
- Policy SF-3.2 Maintain an Updated Emergency Plan: Update the City’s Emergency Operations Plan as needed to take into account the requirements of the California Emergency Management Systems (SEMS).

## Noise Element Implementation Activity

In 2025, City staff reviewed over 90 planning entitlements. The Noise Element is used to assess whether a project will generate noise levels that will impact public health, safety, and wellbeing. Projects that were reviewed and determined to be above the allowable decibels were conditioned for consistency.

## Sustainability Element Implementation Activity

The Inland General Plan Sustainability Element is mostly implemented through the activities of developers. For example, in 2025 the City streamlined permitting for 26 solar systems in the City. The Citywide Design Guidelines incorporate “Preferred Standards” for green building. Other important 2025 sustainability projects include: the Facilities Solar Installation Project for six City of Fort Bragg facilities and the Electric Vehicle Charging Station project, to install four additional charging stations at the Police Department to service the department’s electric fleet vehicles.

General Plan Relevance:

- IGP Policy S-2.5 Use of Local and Renewable Energy: Buildings and infrastructure that create and/or use locally and renewably generated energy are encouraged. Photovoltaic and wind energy systems are encouraged. The installation of solar panels or other clean energy power generation sources over parking areas is preferred.

## Summary of Development Activity and the General Plan(s)

The Community Development Department reviews and processes land use entitlements and building permits in compliance with the Inland and Coastal Land Use and Development Codes. This requires a General Consistency analysis for which the finding must be made that a project is consistent with the General Plan. City staff use the General Plan policies to evaluate the project and, when necessary, add conditions to achieve consistency.

Staff conducted a General Plan Analysis for 54 discretionary permit applications in 2025. <sup>1</sup>

Application Type	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Total</b>	<b>46</b>	<b>53</b>	<b>68</b>	<b>33</b>	<b>55</b>	<b>83</b>	<b>65</b>	<b>80</b>	<b>54</b>
Use Permits	2	3	4	1	4	7	4	8	4
Minor Use Permit	5	5	5	7	6	4	5	2	3
Coastal Development Permit	3	9	14	2	6	15	6	10	8

<sup>1</sup> Limited Term Permits do not undergo General Plan Analysis.

Application Type	2017	2018	2019	2020	2021	2022	2023	2024	2025
Design Review	5	3	2	3	6	20	5	13	9
Subdivision	0	0	0	2	2	2	1	1	1
Lot Line Adjustments	2	2	1	0	3	1	4	0	3
Limited Term Permit	27	29	36	17	27	32	36	42	38
Variance	0	0	5	1	1	2	4	4	0

Additionally, in 2025, staff processed the following:

Application Type	2022	2023	2024	2025
Cannabis Business Permits	3	0	2	1
Mobile Vending Units	1	5	2	1
Sidewalk Vending Permits	1	0	0	2
Pre-Application Conferences	4	5	6	2
Sign Permits	10	20	19	20
Livestock Permits	1	1	0	0

In 2021, the Planning Commission adopted the practice of documenting all project approvals with a resolution. Each resolution for either approval or denial of a project includes required findings that are outlined in the Land Use and Development Codes, including consistency with the General Plan and any required special conditions. The table below shows the significant increase in resolutions approved by the Planning Commission.

	2017	2018	2019	2020	2021	2022	2023	2024	2025
Resolutions Adopted	6	6	8	2	12	30	10	26	19

### Building Permits

During 2025, the Community Development Department and Public Works Department collectively reviewed 134 building permit applications. Of these permits, 11 were for the construction of new housing units including 6 accessory dwelling units.

## Compliance with Office of Planning and Research Guidelines

The General Plans generally comply with OPR's general plan guidelines with the following **exceptions**:

- Neither General Plan includes the required Environmental Justice Element. However, an Environmental Justice Element is optional to the City of Fort Bragg because poverty levels and environmental contamination is not high enough to trigger the need for an EJ Element. The Environmental Justice Element is required by statute to do the following:

An environmental justice element, or related goals, policies, and objectives integrated in other elements, must identify the disadvantaged communities within the area covered by the general plan of the city, if the city has a disadvantaged community. The environmental justice element, or related environmental justice goals, policies, and objectives integrated in other elements, shall do all of the following:

(A) Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.

(B) Identify objectives and policies to promote civic engagement in the public decision-making process.

(C) Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

- The City should explore if its General Plans comply with Office of Planning & Research Fire Hazard Planning Technical Advisory which was adopted in 2020 by the State of California and may require the City to add new policies to the Safety Element.
- The City needs to explore whether its General Plan Open Space Element complies with Senate Bill 1425 related to:
  - Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable.
  - Climate resilience and other co-benefits of open space, correlated with the safety element.
  - Rewilding opportunities, correlated with the land use element. "Rewilding" includes opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses and establishing a natural communities conservation plan to provide for coordinated mitigation of the impacts of new development.

The City engages in consultation with Native American tribes on all planning projects and planning regulations and General Plan updates as required by state law. The City has an updated Housing Element.

## Priorities for Land Use Planning

The City Council has identified the following general planning priorities for 2026 and 2027:

- The City will secure a Pro-Housing designation from the State. The application was submitted to HCD late 2025 and efforts to date have included zoning changes to the City's parking standards, design review process and permitting process for multifamily development.
- The City will complete the LCP amendment process for the following new ordinances: Accessory Dwelling Units, Tiny Homes, Tiny Home Communities, and Planned Unit Developments. All of these ordinances have been adopted by the City Council and an LCP amendment was sent the Coastal Commission to update the CLUDC. Reviews are expected to be complete in 2027. Overall, these various ordinances are intended to increase housing development and housing production.

- The City will continue to update housing regulations to comply with changes in State housing law as they are adopted.
- The City will implement resilient infrastructure and encourage environmental stewardship through the securing, operating, and maintenance of essential and sustainable public infrastructure for the community's wellbeing and future growth.
- The City will strengthen public safety and emergency preparedness by investing in reliable community policing and self-sufficient emergency preparedness to protect our community.
- The City will enhance public spaces, promote recreation, and cultivate civic pride through the celebration of Fort Bragg's unique coastal headlands and forested enclave with expanded and preserved natural spaces, beautiful public places, quality urban parks and recreation that fosters civic pride.
- The City will invigorate economic opportunity and community vibrancy. The Economic Development Department was newly established in 2024 to develop a Business and Economic Plan that benchmarks and attracts diverse businesses to support our community through enduring blue and green industries in the coming months and years. The City Council has adopted policies and programs that support downtown businesses by deferring and waiving fees and reducing red tape.

While the City has accomplished a lot in the 13-16 years since the General Plans were adopted, the following programs will be considered in the coming years for implementation:

#### Housing Element:

- Program H-1.6.3: Require the replacement of housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: 1) non-vacant sites and 2) vacant sites with previous residential uses that have been vacated or demolished.
- Program H-1.7.5: Consider revising the zoning ordinance to allow for one or more of the following: 1) allow multi-family development in Medium Density and High Density zoning districts (by right) without Use Permit approval; 2) allow multi-family development (by right) without use permit approval in all zoning districts if the project includes 20 percent or more of its units affordable to lower income household; and/or 3) allow multi-family projects of 5 units or less without use permit approval in Medium and High density zoning districts.
- Program H-1.8.1: Give preference to the repair or replacement of residential structures whenever it is economically feasible (repair of less than 75% of structure) over replacement with non-housing structures.
- Program H-1.8.2: Participate in the Franchise Tax Board (FTB) Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB. The City will use funds collected from Franchise Tax Board (FTB) Substandard Housing Program for code enforcement for residential properties and to address health and safety issues in residential properties that would otherwise be red tagged.

- Program H-2.2.2: Work with area non-profits to explore the feasibility of establishing house sharing programs for seniors by creating a matching and vetting process.
- Program H-2.2.4: Work to attract a business that provides dementia care and assisted living facilities to Fort Bragg to serve our aging senior population. Identify vacant parcels that would be suitable for an Assisted Living facility. Consider if the zoning ordinance should be revised to make it easier to develop an assisted living facility in Fort Bragg.
- Program H-2.4.8: Revise the LUDC to allow the maximum density permissible within a zoning district by right (no Use Permit) for all residential projects that include at least 20% of units deed restricted at rents affordable to low income households and that have been listed in the last two Housing Elements as an eligible site in the Vacant Parcel Inventory for the RHNA.
- Program H-2.8.4: Consider working with area non-profits to establish a tiny home (small cottage) community for Transitional Housing.
- Revise Inclusionary Housing Ordinance in Coastal Land Use and Development Code to be consistent with California state law.
- Consider modification of the Land use and Development Code to require replacement of low- and moderate-income residential units, when such units are demolished to accommodate new development.
- Create housing element update that is due in 2027. This work will include engagement of critical stakeholders within the community so that the updated housing element reflects the vision and priorities of the community, builds on what has been effective in the past, and addresses specific state statutory requirements.

### Inland General Plan

- Program LU-3.6.1: Consider establishing incentives such as low-interest loans for rehabilitation and installation of fire sprinklers in buildings to encourage the reuse of upper floors of existing buildings in the Central Business District for housing, offices, and other uses.
- Program CD-2.5.2 Locate an area where a pocket park or a small plaza could be established for public gatherings, street fairs, concerts, and similar outdoor public events.
- Program OS-2.4.1: Establish a tree planting and replacement program to assure continuing stands of trees throughout the city.
- Program OS-2.4.2: Consider adopting a street tree program.
- Update Open Space portion of Inland Conservation, Open Space, and Parks Element to address access to open space for all residents in a manner that considers social, economic, and racial equity; climate resilience and other co-benefits of open space correlated with the safety element; and rewilding opportunities correlated with the land use element.

### Coastal General Plan

- Program CD-3.2.1: Implement streetscape improvements such as pedestrian lighting, street trees, additional crosswalks, benches, intersection bulb-outs, and other amenities that improve the safety and ambiance of the Central Business District.
- Program CD-3.5.3: Locate an area where a pocket park or a small plaza could be established for public gatherings, street fairs, concerts, and similar outdoor public events.
- Program OS-6.3.1: Revise the Coastal LUDC to allow alternative energy facilities for on-site use as a conditional use in all zones within the City. Solar energy facilities for on-site use shall be allowed as a permitted use in all zoning districts.

- Program CD-8.2.1: Consider the purchase of appropriate locations for public open space and the enhancement of existing public spaces to accommodate community gatherings.
- Update Open Space portion of Inland Conservation, Open Space, and Parks Element to address access to open space for all residents in a manner that considers social, economic, and racial equity; climate resilience and other co-benefits of open space correlated with the safety element; and rewilding opportunities correlated with the land use element.
- Revise specific sections of the Coastal Land Use and Development Code (CLUDC) to be congruent with changes made to the Inland Land Use and Development Code (ILUDC). The applicable sections are Retail Cannabis, Vacation Rentals in the Central Business District, Formula Business, Streamline Design Review, Animal Keeping, Telecommunication Facilities and Definitions. The intention when these changes were made to the ILUDC was to do the same for the CLUDC, however this has not yet happened. A staff report with the proposed changes will be taken to City Council in 2026.

## Conclusion

On March 11, 2026, the Planning Commission reviewed the report and recommended that the City Council accept the General Plan Progress Report.

On March 23, 2026, the Fort Bragg City Council reviewed the report and \_\_\_\_\_ the General Plan Progress Report for 2025.

This report, including the annual Housing Element report, shall be submitted to the Governor’s Office of Planning and Research (OPR) and to the California Department of Housing and Community Development (HCD) by the April 1<sup>st</sup> deadline.

## Appendix A – Housing Element Report (2025)

Fort Bragg’s 6th Cycle Housing Element was adopted by City Council on September 9, 2019 and addresses the planning period from 2019 to 2027. Section 65400 of the Government Code requires that the City submit an annual report on the status and progress of implementing the Housing Element.

The City completed the 2025 Annual Housing Element Report and submitted it directly into California Department of Housing and Community Development’s (HCD) database on \_\_\_\_\_ 1, 2026. This on-line system provides information to HCD and is included herein for the benefit of the Governor’s Office of Planning and Research. Data is collected on an excel spreadsheet, which contains the following sheets:

<b>Table A</b>	Housing Development Applications Submitted
<b>Table A2</b>	Annual Building Activity Summary Report – New Construction, Entitles, Permits, and Completed Units
<b>Table B</b>	Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability
<b>Table C</b>	Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law
<b>Table D</b>	Program Implementation Status pursuant to Government Code section 65583
<b>Table E</b>	Commercial Development Bonus Approved pursuant to Government Code section 65915.7

<b>Table F</b>	Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1, subdivision (c)
<b>Table F2</b>	Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2
<b>Table G</b>	Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of
<b>Table H</b>	Locally Owned Surplus Sites
<b>Table J</b>	Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915
<b>Table K</b>	Tenant Preference Policy

**Leap Reporting**

**Summary**

**Appendix B – City Council Comments**

**Please Start Here**

General Information	
Jurisdiction Name	Fort Bragg
Reporting Calendar Year	2025
Contact Information	
First Name	Maria
Last Name	Flynn
Title	Permit Technician
Email	cdd@fortbraggca.gov
Phone	7079612827
Mailing Address	
Street Address	416 N. Franklin St.
City	Fort Bragg
Zipcode	95437

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v\_01\_30\_26

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p><b>Please save your file as Jurisdictionname2025 (no spaces).</b> Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none"><li><b>1. Online Annual Progress Reporting System - Please see the link to the online system to the left.</b> This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>.</i></li><li><b>2. Email</b> - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and to OPR at <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>. Please send the Excel workbook, not a scanned or PDF copy of the tables.</li></ol>

Data is auto-populated based on data entered in Tables A, A2, C, and D

<b>Jurisdiction</b>	Fort Bragg	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	08/15/2019 - 08/15/2027

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		3
<b>Total Units</b>		<b>10</b>

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	1	0	0
Single-family Detached	0	2	1
2 to 4 units per structure	0	4	2
5+ units per structure	132	0	0
Accessory Dwelling Unit	0	3	2
Mobile/Manufactured Home	1	1	1
<b>Total</b>	<b>134</b>	<b>10</b>	<b>6</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	7	10
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	14
Number of Proposed Units in All Applications Received:	68
Total Housing Units Approved:	58
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	7	9
Discretionary	7	59

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	49
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	83
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Fort Bragg
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (enr2024a_enr2024b)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "\*" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A  
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22								
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,3RH)	Tenure R= renter O= owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision's the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row. Start Data Entry Below							0	0	49	0	0	0	0	0	10	1	3	5	68	58	0								
008-312-18	008-312-23	151 S DANA ST	New SFR (FOU) New 1437 of Single Family Residence w/ 235 sq porch and 280 of parking east	BP-250003	SFD	O	1/7/2025										1		1	1	0	NONE	No	No	N/A	Acrovered/ Approved	Discretionary	Issued by County	
	018-100-72	425 S HAROLD ST		BP-250015	SFD	O	2/13/2025										1		1	1	0	NONE	No	No	N/A		Ministerial		
	018-200-19	890 RIVER DRIVE	2 ADUs	BP-250022	ADU	R	3/17/2025							2					2	2	0	NONE	No	No	N/A	Pending	Discretionary	Issued by County	
	008-152-25	327 N FRANKLIN ST	Convert Abic Apt in Commercial Bldg	BP-250039	SFA	R	4/10/2025								1				1	1	0	NONE	No	No	N/A	Pending	Ministerial	Correction Letter sent by County	
	018-020-48	546 S MAN STREET	Remodel showroom production room bathroom breakroom passageway and living area	BP-250042	SFA	R	4/18/2025										1		1	1	0	NONE	No	No	N/A	Pending	Discretionary	Correction Letter sent by County	
	008-183-08	445 REDWOOD AVE	(ADUCON) Convert existing workshop/office into an ADU- no change to foot print or exterior finishes.	BP-250044	ADU	R	4/18/2025							1					1	1	0	NONE	No	No	N/A	Approved	Ministerial	Issued by County	
	008-290-12	206 N SANDERSON WAY	Building Permit for new construction at a residential property including additions - a detached 432 SF ADU with a 24 SF porch.	BP-250071	ADU	R	6/18/2025							1					1	1	0	NONE	No	No	N/A	Approved	Ministerial		
	008-244-54	315 S HAROLD	Building Permit for new construction at a residential property including additions.	BP-250073	SFD	O	6/24/2025								1				1	0	0	SB 9 (2021)- Residential Lot Split	No	No	N/A	Withdrawn	Discretionary	Finalized by County 26/2026	
	008-244-48	341 PARK STREET	4 LF Building Permit for new construction at a residential property including additions.	BP-250095	ADU	R	8/11/2025							2					2	0	0	NONE	No	No	N/A	Pending	Ministerial		
	020-490-34	135 HOWLAND COURT	Building Permit for Residential Remodel add Adu above Garage and remodel interior of home	BP-250108	ADU	R	9/19/2025								2				2	0	0	NONE	No	No	N/A	Pending	Ministerial	Under Review with County	
	008-164-39	140 N FRANKLIN ST	Building Permit for Residential Remodel Concurrent review with county sent 12/23/2025	BP-250134	ADU	R	12/16/2025								2				2	0	0	NONE	No	No	N/A	Pending	Ministerial	Ready to be issued by County	
	018-210-29-00	860 HAZELWOOD ST	Planning Application for 49 Senior Housing Units	CDP 1-25, LIP 1-25, DR 1-25	5+	R	1/3/2025				49								49	49	0	NONE	No	Yes	Yes	Approved	Discretionary		
	018-020-09-00	517 S. Franklin St	Planning Application for 2 employees	UP 3-25	2 to 4	R	7/16/2025												4	4	0	NONE	No	No	N/A	Pending	Discretionary		
	008-154-28-00	223 E. Redwood	Planning Application to convert Commercial to Live/Work	MUP 1-25	SFA	O	4/22/2025												1	1	1	NONE	No	No	N/A	Approved	Discretionary	Building Permit application submitted in 2026	





<b>Jurisdiction</b>	Fort Bragg	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	08/15/2019 - 08/15/2027

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	60	-	-	27	-	-	-	-	-	-	-	27	33
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	31	1	-	43	-	6	1	-	-	-	-	53	-
	Non-Deed Restricted	-	-	-	-	-	-	-	3	-	-	-	-	-
Moderate	Deed Restricted	23	-	-	-	-	6	-	-	-	-	-	63	-
	Non-Deed Restricted	-	2	8	2	1	-	30	7	7	-	-	-	-
Above Moderate	Deed Restricted	23	4	5	3	1	6	3	5	3	-	-	30	-
Total RHNA		137												
Total Units			7	13	75	2	18	33	15	10	-	-	173	33

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Jurisdiction		Fort Bragg						
Reporting Year		2025 (Jan. 1 - Dec. 31)						
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program H-1.1.1 Inventory of Infill Sites	Maintain the inventory of vacant and underdeveloped residentially designated land in the City's GIS system. Provide copies of the inventory for public distribution on the City website.	Ongoing, as vacant sites are developed the GIS system is updated and a map and list of vacant sites is posted on the City's website	Cycle 7	Completed	Completed	1 document completed	1	<a href="https://view.officeapps.live.com/office/view.aspx?src=https%3A%2F%2Fwebgen1files1.revize.com%2Ffortbraggimpcas%2FCity%2520%2520Fort%2520Bragg%2520Vacant%2520Parcel%2520Report.pptx%3F%3D202602251108100%26t%3D202602251108100&amp;wdOrigin=BROWSELINK">https://view.officeapps.live.com/office/view.aspx?src=https%3A%2F%2Fwebgen1files1.revize.com%2Ffortbraggimpcas%2FCity%2520%2520Fort%2520Bragg%2520Vacant%2520Parcel%2520Report.pptx%3F%3D202602251108100%26t%3D202602251108100&amp;wdOrigin=BR</a> OWSELINK
Program H-1.3.1 Secondary Dwelling Unit Design	Continue to implement the City's free secondary unit program to provide affordable and aesthetically pleasing second unit designs for the development of secondary units in Fort Bragg.	Ongoing	Cycle 7	Completed	In 2021, The City prepared and adopted three free second unit designs.	Two ordinances adopted.	2	Pre-approved plans: <a href="https://www.city.fortbragg.com/departments/community_development/housing_resources/pre_approved_accessory_dwelling_unit_program.php">https://www.city.fortbragg.com/departments/community_development/housing_resources/pre_approved_accessory_dwelling_unit_program.php</a>
Program H-1.3.2 No Development Impact Fees for Secondary Units	Continue to refrain from charging Capacity Fees for second units.	Ongoing	Cycle 7	Completed	In late 2024 the City's ADU ordinance was revised to comply with State law and comments from the Coastal Commission, which included not allowing development impact fees for ADUs. The ILUDC/CLUDC ordinances were adopted by City Council in 2025. A revised LCP amendment will be submitted to the Coastal Commission in late 2025 for certification. A Coastal Commission vote is expected by June 2026. The City does not require correction of non-conforming issues on site and allows each non-conforming unit 5 years to gain legal status per state law.	Two ordinances adopted.	2	ADU Regs: <a href="https://www.codepublishing.com/CA/FortBragg/LUC184/FortBragg/LUC184.htm#18.42.170">https://www.codepublishing.com/CA/FortBragg/LUC184/FortBragg/LUC184.htm#18.42.170</a> 18.42.170-O. No capacity or impact fees. JADUs are exempt from paying capacity or impact fees. ADUs of 750 square feet or less and ADUs of any size created from the conversion of a portion of a single-family home are exempt from paying capacity and impact fees. Other ADU types (detached, new attached, detached conversion) that are greater than 750 square feet shall pay a prorated share of the capacity and impact fees.
Program H-1.3.3 Develop Amnesty/Legalization Program for Illegal Second Units	Continue to provide a legalization program for illegal residential units, especially second units, that includes requiring property owners to undertake improvements to meet the requirements of the current building code.	2020-2021	Cycle 7	Completed	The City's ADU ordinance was revised to comply with State law and comments from the Coastal Commission, which included establishing a five year amnesty program for illegal second units. The ILUDC/CLUDC ordinances were adopted by City Council in 2025. A revised LCP amendment will be submitted to the Coastal Commission in late 2025 for certification. A Coastal Commission vote is expected by June 2026. The City does not require correction of non-conforming issues on site and allows each non-conforming unit 5 years to gain legal status per state law.	Two ordinances adopted.	2	ADU Regs: <a href="https://www.codepublishing.com/CA/FortBragg/LUC184/FortBragg/LUC184.htm#18.42.170">https://www.codepublishing.com/CA/FortBragg/LUC184/FortBragg/LUC184.htm#18.42.170</a> R. Nonconforming ADUs. An existing substandard ADU or JADU shall have 5 years to correct a violation so long as the violation is not a health and safety issue as determined by the Building Department.  1. The City shall not deny a permit for an unpermitted ADU or JADU that was constructed before January 1, 2020, if the ADU/JADU is: (a) in violation of building standards pursuant to Article 1 (commencing with § 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code; or (b) Article 2 or Article 3 and Article 3 (Government Code §§ 66314 through 66339), as applicable, or any local ordinance regulating accessory dwelling units or junior accessory dwelling units.  2. A homeowner applying for a permit for a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, shall not be required to pay impact fees or connection or capacity charges except when utility infrastructure is required to comply with § 7920.3 of the Health and Safety Code.  3. Upon receiving an application to permit a previously unpermitted ADU or JADU.
Program H-1.3.4 Junior Accessory Dwelling Units	Consider revising the zoning ordinance to allow junior accessory dwelling units (units no more than 500 SF and contained entirely within an existing single-family structure) in single-family residential and multifamily zoning. The Junior Accessory units would be in addition to a second unit, allowing up to 3 units per parcel by right.	2021	Cycle 7	Completed	Completed in 2020, and recently revised. The City's ADU ordinance was revised to comply with State law and comments from the Coastal Commission, which included establishing a five year amnesty program for illegal second units. The ILUDC/CLUDC ordinances were adopted by City Council in 2025. A revised LCP amendment will be submitted to the Coastal Commission in late 2025 for certification. A Coastal Commission vote is expected by June 2026. The City does not require correction of non-conforming issues on site and allows each non-conforming unit 5 years to gain legal status per state law.	5 units	5	ADU Regs: <a href="https://www.codepublishing.com/CA/FortBragg/LUC184/FortBragg/LUC184.htm#18.42.170">https://www.codepublishing.com/CA/FortBragg/LUC184/FortBragg/LUC184.htm#18.42.170</a> L.3. Junior accessory dwelling unit. A JADU shall comply with the following standards: a. Location. JADUs may be located in an attached garage or within the walls of the primary dwelling. JADUs are allowed to share bathroom facilities with the primary dwelling. JADUs are not permitted in detached accessory structures or ADUs. b. Maximum floor area. The living space shall not exceed 500 square feet in size and shall be contained entirely within the walls of an existing or proposed single residential unit.

Program H-1.3.5 Allow Tiny Homes	Consider revising the zoning ordinance so that people can park mobile residences (residences built under the vehicle code), so long as the residence looks like a house (e.g. external siding that is compatible with the residential neighborhood, skidded if the wheels would otherwise be visible from the public right of way, etc.).	2022	Cycle 7	In Progress	Ordinance allowing Tiny Homes was adopted on April 25, 2022. The Ordinance was rewritten in 2023 address needed corrections. A CEQA analysis was completed. The ILUDC ordinance was adopted by Planning Commission and City Council in 2024. The LCP amendment to adopt ADU ordinance into the CLUDC was submitted to the Coastal Commission in 2024 and returned with comments. A revised LCP amendment was submitted to the Coastal Commission in early 2025 for certification. The City determined that Tiny Homes must be allowed in addition to second units and not as a replacement for them. The ordinance has been appropriately revised.	5 Units	2	Tiny Home Regs <a href="https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.htm#18.42.175">https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.htm#18.42.175</a> See section 18.42.175. B, C1 and C2.
Program H-1.3.6 Alternative Designs for Second Units	Explore options for allowing cutting edge construction techniques for second units including but not limited to: straw bale, rammed earth, prefabricated second units, etc.	2021	Cycle 7	Not yet started. Determined infeasible.	No work completed on this program yet.	5 units		NA
Program H-1.6.1 List of Vacant Parcels	Continue to update the vacant parcels map and provide information to potential developers about infill development opportunities in Fort Bragg.	Ongoing. As vacant sites are developed, the GIS system is updated and a map and list of vacant sites is posted on the City's website.	Cycle 7	Completed	Updated in 2019. Substantially updated in 2023 into a PowerPoint presentation which includes the following information: photos, parcel map, development challenges, allowable density, zoning and various other details.	1 document	1	<a href="https://view.officeapps.live.com/office/PowerPoint.aspx?src=https%3A%2F%2Fwebgen/files/1.revize.com%2Ffortbraggmpca%2FCity%2520of%2520Fort%2520Bragg%2520Vacant%2520Parcel%2520Report.pptx%3F%3D202602251108100%26%3D202602251108100&amp;wdOrigin=BROWSELINK">https://view.officeapps.live.com/office/PowerPoint.aspx?src=https%3A%2F%2Fwebgen/files/1.revize.com%2Ffortbraggmpca%2FCity%2520of%2520Fort%2520Bragg%2520Vacant%2520Parcel%2520Report.pptx%3F%3D202602251108100%26%3D202602251108100&amp;wdOrigin=BR</a> OWSELINK
Program H-1.6.2 Planning Incentives	Consider adopting planning incentives for new residential development on infill sites	Consider updating the LUDC to provide a mechanism for market rate housing projects to request up to one planning incentive for development of market rate housing on infill sites (as defined by CEQA).	Cycle 7	Completed	The City Inclusionary Housing Ordinance provides for a planning incentive and a 5% density bonus for market rate housing with good design and/or good energy performance.	20 units		<a href="https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC183/FortBragg/LUC1832.htm#18.32">https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC183/FortBragg/LUC1832.htm#18.32</a>  <a href="#">See Section 18.32.040A for inclusionary housing requirements (% affordable units)</a>
Program H-1.6.3 Redevelopment of Non-Vacant Sites	Require the replacement of housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: 1) non-vacant sites and 2) vacant sites with previous residential uses that have been vacated or demolished.	The replacement requirement will be implemented by 2020/21 and applied as applications on identified sites are received and processed.	Cycle 7	Completed	City adopted an ordinance implementing these changes in 2025.	5 units		<a href="https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC183/FortBragg/LUC1831.html">https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC183/FortBragg/LUC1831.html</a>
Program H-1.7.1 Permit Streamlining	Develop a streamlined 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.	2020-2025	Cycle 7	Completed	Significant pre-development work was completed for a three acre vacant parcel on Hazelwood, including: botanical and wetland study and 30% design for required public improvements. This work was funded with LEAP funds. The City determined that it does not have sufficient budget to complete pre-development work on other parcels. The City approved entitlements for a 50 units senior housing project on the Hazelwood parcel. The applicant utilized the background reports prepared by the City for their application.	Units	50	The City has a documented practice of streamlining housing development at the project level, by utilizing statutory and categorical exemptions. In the past 5 years the City has approved five large affordable and market-rate multifamily projects and numerous small projects by utilizing various categorical and statutory exemptions. This eliminates the need to complete an expensive Mitigated Negative Declaration or EIR for a project. At the pre-application meeting for all multifamily housing projects we let developers know if their project will be exempted from CEQA or not depending on the specific characteristics and location of the project site.
Program H-1.7.2 Site Improvements	Obtain grant funding for off-site improvements in support of affordable multi-unit housing projects	Ongoing	Cycle 7	Completed	Partnered with developer, Danco, to apply for Infill Infrastructure Grant funds and was awarded nearly \$3.1 million for "The Plateau" project. The project was opened for occupancy on November 1, 2023.	units	69	NA
Program H-1.7.3 Market Study	Complete a housing market study for market rate multi-family housing development in Fort Bragg and use it to market Fort Bragg to housing developers.	Ongoing	Cycle 7	Completed	Market study prepared for an 81 unit market rate project.	Units	81	<a href="https://cityfortbragg.legistar.com/View.aspx?M=F&amp;ID=14497511&amp;GUID=E46D1C87-9959-4E19-8773-9A08EFD928DD">https://cityfortbragg.legistar.com/View.aspx?M=F&amp;ID=14497511&amp;GUID=E46D1C87-9959-4E19-8773-9A08EFD928DD</a>
Program H-1.7.4 Attract Multi-Unit Developers	Work to attract multi-unit housing developers to the Fort Bragg Market place.	Ongoing	Cycle 7	Completed	The City attracted two developers, Akashdeep Grewal and AMG & Associates, for the production of 130 units of market rate and affordable housing. Both projects have been approved.	Units	130	Staff Report for Akashdeep 83 unit Housing Project. <a href="https://cityfortbragg.legistar.com/View.aspx?M=F&amp;ID=14497506&amp;GUID=FB430694-C9D5-44AF-9C0D-6A49B8B21EE8">https://cityfortbragg.legistar.com/View.aspx?M=F&amp;ID=14497506&amp;GUID=FB430694-C9D5-44AF-9C0D-6A49B8B21EE8</a> Staff Report for AMG & Associated Project <a href="https://cityfortbragg.legistar.com/View.aspx?M=F&amp;ID=14200231&amp;GUID=66F374BC-8440-4BD5-B5E1-F2D38C8BAEBC">https://cityfortbragg.legistar.com/View.aspx?M=F&amp;ID=14200231&amp;GUID=66F374BC-8440-4BD5-B5E1-F2D38C8BAEBC</a>
Program H-1.7.5 Allow Higher Density by Right	Consider revising the zoning ordinance to allow for one or more of the following: 1) allow multi-family development in Medium Density and High Density zoning districts (by right) without Use Permit approval; 2) allow multi-family development (by right) without use permit approval in all zoning districts if the project includes 20 percent or more of its units affordable to lower income household; and/or 3) allow multi-family projects of 5 units or less without use permit approval in Medium and High density zoning districts.	2020-2021	Cycle 7	In Progress	The Planning Commission considered a housing element amendment and ordinance to implement this program in February of 2026. The City Council will consider this zoning amendment to allow multifamily development by right by May of 2026.	Ordinance & 30 units		Forthcoming.

Program H-1.7.6 Allow Higher Densities in Single Family Residential Districts with Use Permit Approval	Consider revising the zoning ordinance to allow three or four unit developments on larger parcels within Single Family Residential Zoning districts with a Use Permit. Consider revisions to the Lot Coverage Ratio and Floor Area Ratio to control building size and massing.	2020-2021	Cycle 7	Completed	The City completed a couple of zoning code changes to implement this program in 2023– Urban Unit Development and Urban Lot Splits. HCD provided comments in 2024. The revised ordinances were approved by the Planning Commission and City Council in 2025, and the CLUDC ordinance was submitted to the Coastal Commission in 2025.	Ordinance and 12 Units	1	Urban Unit Development Regs: <a href="https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.200">https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.200</a> 18.42.200 D.1 – number, size and density of Units allowed
Program H-1.7.7 Simplify Design Review for Small Residential Projects	Continue the process of revising the Design Review Guidelines to make them more effective. Consider exempting 3 and/or 4 unit projects from the need to obtain a Design Review permit and/or consider simplifying the Design Review requirements for 3 and 4 unit	Ongoing	Cycle 7	Completed	The City adopted objective design standards in 2025 for all multifamily projects as required by state law.	Ordinance & 12 Units	1	<a href="https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC187/FortBragg/LUC1871.html#18.71">https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC187/FortBragg/LUC1871.html#18.71</a> <a href="https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC182/FortBragg/LUC1822.html#18.22">see 18.71.05082 which makes all multifamily projects subject to ministerial design review.</a>
Program H-1.7.8 Workforce Housing in Mixed-Use Zoning	Continue to allow workforce housing in all zoning districts that allow mixed-use development.	Ongoing	Cycle 7	Ongoing	Implemented	10 Units	81	<a href="https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC182/FortBragg/LUC1822.html#18.22">https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC182/FortBragg/LUC1822.html#18.22</a> See section 18.22.030, Table 2-6 for residential uses allowed in commercial zoning districts.
Program H-1.7.9 Live-Work Housing in Industrial Zoning Districts	Continue to allow live-work housing in all industrial zoning districts.	Ongoing	Cycle 7	Ongoing	Implemented	10 units	2	Live work Regs: <a href="https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.090">https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.090</a> See Section 18.42.090 D
Program H-1.7.10 Tiny Home Communities	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.	2020-2021	Cycle 7	Completed	The ILUDC ordinance was adopted by City Council in March 2025. A revised LCP amendment was submitted to the Coastal Commission in 2025 for certification.	10 units		<a href="https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.110">https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.110</a> See section 18.42.110 for tiny home community regulations.
Program H-1.7.11 Public Private Partnership for Major Subdivisions	Consider establishing a partnership between the City and existing property owners to complete subdivisions of 4+ lots for resale of parcels.	2020-2025	Cycle 7	In Progress	The City created a Community Land Trust non-profit to facilitate this work. The 5013c was established in 2023. The Land Trust has identified a property to purchase with a federal appropriation.	10 units		<a href="https://cityfortbragg.legistar.com/View.aspx?M=F&amp;D=8654440&amp;GUID=88E2544-7C8E-4655-A4AE-9D44A50A5180">https://cityfortbragg.legistar.com/View.aspx?M=F&amp;D=8654440&amp;GUID=88E2544-7C8E-4655-A4AE-9D44A50A5180</a>
Program H-1.7.12 Mitigation Banks	Consider establishing a habitat and/or wetland mitigation bank with a non-profit Land Trust to establish an offsite mitigation bank for impacts to wetlands and ESHA communities.	2020-2021	Cycle 7	Determined infeasible	Staff researched the feasibility of this program and determined that it was infeasible.	10 units		NA
Program H-1.7.13 Rezone a Portion of the GP Mill Site for Housing	Continue the community-based planning process and consider rezoning a portion of the Mill Site for workforce and affordable housing. Consider submitting a Local Coastal Program to the Coastal Commission for the approval of at least 25 acres of residential zoning on the Mill Site.	2020-2025	Cycle 7	In Progress	This process is currently stalled due to litigation regarding the ownership and applicability of City and State planning regulation of the Mill Site. As of this report, the City and property owners have agreed to a stay and are hosting public workshops to move forward.	50 units		NA
Program H-1.8.1 Repair and Replace	Give preference to the repair or replacement of residential structures whenever it is economically feasible (repair of less than 75% of structure) over replacement with non-housing structures.	Ongoing	Cycle 7	In Process	The Fort Bragg Planning Commission recommended approval of an ordinance amendment to its non-conforming uses regulations to allow existing non-conforming housing projects to be expanded, repaired and replaced with housing units (Feb 25, 2026). The prior ordinance required that non-conforming housing projects be brought into compliance with the code. This ordinance amendment recommendation will be brought to City Council for consideration.	2 units		See pages 22 through 26 of the draft ordinance. <a href="https://cityfortbragg.legistar.com/View.aspx?M=F&amp;D=5263563&amp;GUID=6EB6A3CF-8112-45C3-9534-AFC84E33D0DF">https://cityfortbragg.legistar.com/View.aspx?M=F&amp;D=5263563&amp;GUID=6EB6A3CF-8112-45C3-9534-AFC84E33D0DF</a>
Program H-1.8.2 Substandard Housing Program	Participate in the Franchise Tax Board (FTB) Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB. The City will use funds collected from Franchise Tax Board (FTB) Substandard Housing Program for code enforcement for residential properties and to address health and safety issues in residential properties that would otherwise be red-tagged.	Ongoing	Cycle 7	Completed	Grant funds for code enforcement were expended and the City Council chose to move Code Enforcement to part time, under the Community Development Department. No additional grant funds were awarded for code enforcement.	3 units		NA
Program H-1.9.1 Building Permits	Consider hiring a contract building inspector to bring building inspection services into the City in order to improve timeliness and inspection certainty.	2020-2025	Cycle 7	Completed	The City provides contract building permit plan checks and inspections through 4Leaf.	1 contract	1	<a href="https://www.4leafinc.com/">https://www.4leafinc.com/</a>
Program H-1.9.2 Reduce Cost of Construction	Explore the feasibility of adopting a modified version of the Uniform Building Code and consider not adopting some of the costly new 2020 UBC requirements.	2020	Cycle 7	Not Implemented. Determined to be infeasible.	Determined to be unfeasible.	None		NA

Program H-2.1.1 Available Funding	Seek available State and Federal assistance to develop affordable housing for seniors, the disabled, persons with developmental disabilities, lower-income large households, and households with special housing needs. Work with non-profit and for-profit affordable housing developers to apply for State and Federal funding. Seek funding for affordable housing from all sources.	Apply for funding as funding cycles occur	Cycle 7	Completed and ongoing	In 2023, local non-profit partner, Parents and Friends constructed four units of housing for developmentally disabled adults, with \$3 million in funding provided by CDBG through the City of Fort Bragg. In 2023 Danco completed 20 units of permanent supportive housing for disabled adults and 25 units of affordable housing for seniors with \$3 million of continuum of care funding which the City was awarded through a fierce grant competition. The City also obtained an \$830,000 appropriation for workforce housing which Housing Mendocino Coast Land Tract will use to acquire and develop housing.	65 units	70	NA
Program H-2.2.1 Affordable Senior Housing	Maintain an inventory which identifies properties which are potentially well-suited for senior housing. Work with developers to facilitate funding and construction of senior housing.	Periodically update inventory of properties suitable for senior housing.	Cycle 7	Completed	In 2023 Danco completed 25 units of affordable housing for seniors with \$3 million of continuum of care funding which the City was awarded through a fierce grant competition.	0 units	20	NA
Program H-2.2.2 House Sharing	Work with area non-profits to explore the feasibility of establishing house sharing programs for seniors by creating a matching and vetting process.	2020-2025	Cycle 7	Not yet started.	To be implemented	10 house shares		NA
Program H-2.2.3 Encourage Housing for Seniors with Pets	Consider methods to encourage developers of senior housing to include pet friendly units and/or accommodations for pets, especially service animals for seniors.	2020-2025	Cycle 7	Completed	Both the Danco and the Hazelwood senior housing projects allow pets for their senior residents.	no quantification	69	NA
Program H-2.2.4 Encourage Housing with Dementia Care and Assisted Living for Seniors	Work to attract a business that provides dementia care and assisted living facilities to Fort Bragg to serve our aging senior population. Identify vacant parcels that would be suitable for an Assisted Living facility. Consider if the zoning ordinance should be revised to make it easier to develop an assisted living facility in Fort Bragg.	2020-2025	Cycle 7	In Progress	Suitable vacant parcels were identified in 2023 in the city vacant parcel inventory PowerPoint document. Assisted living is currently allowed with Use Permit approval, the Planning Commission and City Council will consider a zoning amendment to allow this type of facility by right in 2026. In 2025, two conferences were held with potential Assisted Living developers.	no quantification		<a href="https://view.officeapps.live.com/office.aspx?src=https%3A%2F%2Fwebgen/files1/revize.com%2Ffortbraggtmcca%2FCity%2520of%2520Fort%2520Bragg%2520Vacant%2520Parcel%2520Report.pptx%3F%3D202602251108100%26%3D202602251108100&amp;wdOrigin=BROWSELINK">https://view.officeapps.live.com/office.aspx?src=https%3A%2F%2Fwebgen/files1/revize.com%2Ffortbraggtmcca%2FCity%2520of%2520Fort%2520Bragg%2520Vacant%2520Parcel%2520Report.pptx%3F%3D202602251108100%26%3D202602251108100&amp;wdOrigin=BROWSELINK</a>
Program H-2.4.1 Inclusionary Housing Ordinance	Continue to implement the City's Inclusionary Housing Ordinance. Monitor the ordinance to determine if it constrains new housing development and if it does, take action to mitigate the constraint on new housing development.	Monitoring 2020-2023 & take action 2023-2025	Cycle 7	Ongoing	Ongoing. Worked with market rate housing developer of 1151 South Main to determine if the City's inclusionary housing ordinance was a challenge for the project. With the state required zoning incentives and density bonus the project remained feasible.	1 unit	10	<a href="https://www.codepublishing.com/CA/FortBragg/#!/LC18/FortBraggLC183/FortBraggLC1832.html#18.32">https://www.codepublishing.com/CA/FortBragg/#!/LC18/FortBraggLC183/FortBraggLC1832.html#18.32</a> <a href="#">See Section 18.32.040A for inclusionary housing requirements (% affordable units)</a>
Program H-2.4.2 Support Self Help Housing	Continue to provide one or two planning incentives for self-help affordable housing.	Ongoing	Cycle 7	Completed	The City's inclusionary housing ordinance provides for incentives for self help housing.	6 units	2	<a href="#">5. Incentives for "sweat equity" developments. A "sweat equity" development in compliance with § 18.31.030(D) (Density Bonus Eligibility and Incentives, "Sweat equity" developments), may be granted incentives only as follows:</a> <a href="#">a. One incentive will be granted to a development where 100% of the units are provided to low income households; or</a> <a href="#">b. Two incentives may be granted to a development where 100% of the units are provided to very low income households.</a>
Program H-2.4.3 Support SRO Housing	Continue to encourage and facilitate Single-Room Occupancy Units by allowing rooming and boarding with a Minor Use Permit in the RM and RH zones. Consider allowing SRO housing in RVH zones by right (without Use Permit approval).	Changes to the zoning code have been completed. Implementation is ongoing	Cycle 7	Completed	Implemented	10		<a href="https://www.codepublishing.com/CA/FortBragg/#!/LC18/FortBraggLC184/FortBraggLC1842.html#18.42.077">https://www.codepublishing.com/CA/FortBragg/#!/LC18/FortBraggLC184/FortBraggLC1842.html#18.42.077</a> ; text=18.42.077%20%2D%20Group%20Homes
Program H-2.4.4 Consider Community Land Trust	Complete research regarding Community Land Trust and consider working with community partners to establish a Community Land Trust that serves Fort Bragg.	2020-2025	Cycle 7	Completed	The Community Land Trust was established in 2022.	1 land trust formed.	1	NA
Program H-2.4.5 Prioritize City Services for Housing Developments	Continue to implement procedures to grant priority service for sewer and water services to residential developments.	Ongoing	Cycle 7	Completed	This is no longer an issue for the City of Fort Bragg as the City has reconstructed the Waste Water Treatment Facility so that there is adequate capacity for all future residential development. Likewise the City is undertaking a number of initiatives to further increase its water supply and storage. In 2017 the City constructed the Summers Lane Reservoir which increased water storage by 45 acre feet and the City constructed a desalinization package plant in 2020.	NA		NA

Program H-2.4.6 Support Effective Use of Housing Vouchers	Work with non-profit partners to develop a program that may include one or more of the following: assist landlords to bring units up to minimum requirements for voucher program; complete a new study on the cost of living to increase the voucher payment rate; develop an education program for landlords about the benefits of the voucher program; and/or provide case work services for voucher tenants.	2020-2025	Cycle 7	Completed	Successfully worked with the Strategic Committee of Mendocino Continuum of Care to place an incentive/education program for landlords in the Strategic Plan.	NA		<a href="https://static1.squarespace.com/static/5c62064ed7819e1199bd68de/t/651e00d3d9645336d1c9d4e1/1696465107498/StrategicPlanREV.11.29.22.pdf">https://static1.squarespace.com/static/5c62064ed7819e1199bd68de/t/651e00d3d9645336d1c9d4e1/1696465107498/StrategicPlanREV.11.29.22.pdf</a>
Program H-2.4.7 Supportive Housing	Revise the City's zoning ordinance so that it complies with AB 2162, which requires the City to allow supportive housing by right in all multi-family zoning districts and in all mixed-use zoning districts.	2022-2021	Cycle 7	Completed	City adopted an ordinance implementing these changes in 2025.	30 units	20	<a href="#">5J and 5K Supportive Housing</a>
Program H-2.4.8 Maximize Housing Density by Right for Projects with 20%+ Affordable Units	Revise the LUDC to allow the maximum density permissible within a zoning district by right (no Use Permit) for all residential projects that include at least 20% of units deed restricted at rents affordable to low income households and that have been listed in the last two Housing Elements as an eligible site in the Vacant Parcel Inventory for the RHNA, these parcels are listed on the Vacant Parcel Inventory and include: 008-172-09, 251 So Franklin St, 018-440-58, 1151 So Main St, 018-150-61, 1190 So Main St, 018-090-02, 700 River Dr., 018-090-16, 700 River Dr., 008-010-31, 1020 Glass Beach Dr., 018-113-03, 970 Chestnut St, 008-010-33, 1080 Glass Beach Dr., 008-290-73, 1329 Cedar St, 008-302-28, 1328 Cedar St, 008-290-34, 1325 Cedar St, 018-100-42, 485 So Lincoln St, 018-210-29, 860 Hazelwood St, 020-520-22, 1600 Oak St, 018-440-50, 200 We Ocean View Dr., 018-113-01, 552 S Lincoln St, 018-440-38, 350 Ocean View Dr., 018-440-49, 250 We Ocean View Dr., 018-340-04, 441 South St, 018-340-03, 601 Cypress St, 008-350-60, 920 Stewart St, 018-150-58, No Street Address, 018-150-56, No Street Address, 018-150-55, 100 East Ocean View Dr.	2020-2021	Cycle 7	In Process	The City has an agreement with senior staff at HCD to amend our housing element to require re-zoning for only our outstanding 25 units of very low income RHNA allocation. The City is in the process of processing this Housing Element Amendment and zoning amendment. It went to Planning Commission on February 25th and will go to City Council in April. Once the housing element is amended that zoning amendment will be completed by June of 2026.	20 Units	130	See staff report & attachments: <a href="https://cityfortbragg.legistar.com/View.ashx?M=F&amp;ID=15263550&amp;GUID=E8261A42-75EB-425E-93F5-51382B34DFBC">https://cityfortbragg.legistar.com/View.ashx?M=F&amp;ID=15263550&amp;GUID=E8261A42-75EB-425E-93F5-51382B34DFBC</a>
Program H-2.4.9 Encourage and Support Land Divisions to Support Affordable Housing	The City shall encourage lot line adjustments and land divisions resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Vacant Land Inventory.	2019-2027	Cycle 7	Completed	The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's Urban Lot Split ordinances to comply with required updates from State law. These ordinances were approved by the Planning Commission and City Council in 2025.	No specific goal identified for land divisions	3	<a href="https://cityfortbragg.legistar.com/View.ashx?M=M&amp;ID=1314528&amp;GUID=FF871D06-7723-4438-B598-DE09AC08E673">https://cityfortbragg.legistar.com/View.ashx?M=M&amp;ID=1314528&amp;GUID=FF871D06-7723-4438-B598-DE09AC08E673</a>
Program H-2.6.1 Seek Funding to Develop or Rehabilitate Housing for Large Low-Income Families	Continue to work with affordable housing developers to identify potential new construction or rehabilitation projects that will serve large lower-income families and obtain and administer a grants specifically to accommodate large families.	Ongoing	Cycle 7	Completed	860 Hazelwood and 1151 S. Main St. are both in the entitlement phase. 860 is 100% affordable and 1151 S. Main St. has 15% affordable units.	5 units	59	NA
Program H-2.7.1 Expedited Permit Processing and Reasonable Accommodation Program	Continue to provide expedited permit processing and reasonable accommodation program to projects targeted for persons with disabilities, including those with developmental disabilities. Encourage developers of supportive housing to develop projects targeted for persons with disabilities, including those with developmental disabilities. Place info about the reasonable accommodation program on the City's website.	Ongoing	Cycle 7	Completed	The City funded and approved Parents and Friends new facility which provides affordable housing for people with development disabilities.	3 units	4	<a href="https://cityfortbragg.legistar.com/View.ashx?M=F&amp;ID=3072079&amp;GUID=670330AD-5E8D-4ADA-9A20-2C85D56A2088">https://cityfortbragg.legistar.com/View.ashx?M=F&amp;ID=3072079&amp;GUID=670330AD-5E8D-4ADA-9A20-2C85D56A2088</a>
Program H-2.8.1 Ongoing Estimates of the Demand for Emergency Housing	Continue to work with the Fort Bragg Police Department and homeless service providers in the community to maintain ongoing estimates of the demand for emergency housing in Fort Bragg and to develop strategies to meet that demand.	Annual Update	Cycle 7	Ongoing	Ongoing	annual homeless count	5	<a href="https://static1.squarespace.com/static/5c62064ed7819e1199bd68de/t/68f92849568980761fc6026a/1761159241589/Mendocino-2025-Updated-9-25-25-Approved.pdf">https://static1.squarespace.com/static/5c62064ed7819e1199bd68de/t/68f92849568980761fc6026a/1761159241589/Mendocino-2025-Updated-9-25-25-Approved.pdf</a>
Program H-2.8.2 Inter-Agency Cooperation	Continue to work with private, non-profit, County, and State agencies to provide transitional housing, supportive services and emergency housing for the homeless.	Ongoing	Cycle 7	ongoing	Ongoing. In 2022, a new Crisis Respite with four beds and Danco Permanent Supportive Housing with 20 units. The City continues to coordinate with local non-profits, churches and local motels to offer winter shelter services.	NA		Please see website for homeless services. <a href="https://www.mendocinocch.org">https://www.mendocinocch.org</a>
Program H-2.8.3 Transitional and Supportive Housing	Continue to regulate transitional and supportive housing as a residential use subject to the same restrictions that apply to other residential use types and dwellings of the same type in the same zone.	Changes to the zoning code have been completed. Implementation is ongoing.	Cycle 7	Completed	Implemented and ongoing.	zero units	20	<a href="https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC182/FortBragg/LUC1821.html">https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC182/FortBragg/LUC1821.html</a>
Program H-2.8.4 Transitional and Supportive Housing	Consider working with area non-profits to establish a tiny home (small cottage) community for Transitional Housing.	2020-2025	Cycle 7	Not yet started.	The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's Tiny Home Community ordinances to comply with required updates from State law. The ordinances were adopted by City Council in 2025. An LCP amendment is pending before the Coastal Commission.	10 units		<a href="https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.110">https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.110</a> <a href="#">See section 18.42.110 for tiny home community regulations.</a>
Program H-2.8.5 Emergency Shelters	Continue to allow emergency shelters as a permitted use in the General Commercial (CG) zoning district.	Changes to the zoning code have been completed. Implementation is ongoing.	Cycle 6	Completed	Implemented.	NA		See <a href="https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.075--text=18.42.075%20%2D%20Emergency%20Shelter">https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.075--text=18.42.075%20%2D%20Emergency%20Shelter</a>
Program H-2.8.6 Emergency Shelter for Families	Work with area non-profits to establish an emergency shelter for families.	2020-2025	Cycle 7	Completed	Implemented at Hospitality House.	units	2	<a href="https://www.mendocinocch.org/shelter">https://www.mendocinocch.org/shelter</a>

Program H-2.8.7 Emergency Shelters Regulatory Changes	Consider revising the LUDC to ensure that emergency shelters are subject only to the following requirements (per State law): 1) maximum number of beds; 2) off-street parking based upon demonstrated need; 3) size and location of onsite waiting and intake areas; 4) provision of onsite management; 5) proximity to other shelters; 6) length of stay; 7) lighting; and 8) security during hours when the shelter is open.	Changes to the zoning code will take place in 2020/21.	Cycle 7	Completed	Implemented. Both the ILUDC and CLUDC zoning codes allow emergency shelters as a permitted use in the General Commercial zone. In 2025 the City Council adopted an emergency shelter ordinance in compliance with State law. This was certified by the Coastal Commission in early 2026.	New ordinance	1	<a href="https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#l18.42.075:::text=18.42.075%20%2D%20Emergency%20Shelter">https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#l18.42.075:::text=18.42.075%20%2D%20Emergency%20Shelter</a>
Program H-2.8.8 Evidence-Based Homeless Services	Consider the key findings of research and evidence-based approaches when considering funding solutions for homelessness.	Ongoing	Cycle 7	Completed	Ongoing. The City obtained funding for and implemented a Homeless Bound program to help homeless individuals and families connect with family and friends for assistance.	Other: Program implementation in years	3	NA
Program H-2.8.9 Safe Pilot Parking Program	The City Council will consider developing a safe parking program that may consist of one or more of the following actions: 1) analyze the issue to determine how best to address the issue of homeless people sleeping in their cars; 2) identify and engage local stakeholder; 3) develop and implement a plan of action.	2020-2022	Cycle 7	Completed.	Implemented. Safe parking is permissible on the City's south Coastal Trail property.	NA		NA
Program H-2.8.10 Define Group Home	Revise the ILUDC and CLUDC to define group homes that serve 6 or fewer as a permitted use in all zones in which a single-family home is permitted, and to define group homes with 7 or more residents as an organizational house.	2020-2021	Cycle 7	Completed.	City Council adopted and ordinance implementing this program in 2025. The Coastal Commission certified it in early 2026.	2 ordinances	2	<a href="https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#l18.42.077:::text=18.42.077%20%2D%20Group%20Homes">https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#l18.42.077:::text=18.42.077%20%2D%20Group%20Homes</a>
Program H-2.9.1 First Time Home Buyers	Consider whether to require, through the inclusionary housing ordinance, the provision of housing units affordable to first time home buyers who qualify for affordable housing.	2020-2025	Cycle 7	Completed	This is already part of the City's inclusionary housing ordinance.			<a href="https://www.codepublishing.com/CA/FortBragg/#!/LUC183/FortBraggLUC1832.html#l18.32:::text=18.32.040%20%2D%20Inclusionary%20Housing%20Requirements">https://www.codepublishing.com/CA/FortBragg/#!/LUC183/FortBraggLUC1832.html#l18.32:::text=18.32.040%20%2D%20Inclusionary%20Housing%20Requirements</a>
Program H-2.9.2 Funding Sources for First Time Home Buyers	Continue applying for funding sources for first time home buyers, if the housing market and funding requirements will result in a successful program, and provide referrals to FHA programs offered by local lenders and sweat-equity programs operated by non-profit housing organizations.	Ongoing	Cycle 7	Completed	The City applied for funding from the 2024 funding year of the CDBG program for Homeownership Assistance (including first-time homebuyer). This application was unsuccessful. The City also applied for PLHA formula funds and plans to use all five years' allocations to support Housing Mendocino Coast in development of homeownership opportunities up to 120% of AMI; this program is not dedicated solely to firsttime buyers, but will likely benefit firsttime homebuyers.	Units		Link to City Council Meeting item and related documents from 10/15/2024 when the CDBG application resolution was adopted: <a href="https://cityofbragg.legistar.com/LegislationDetail.aspx?ID=6891959&amp;GUID=BF94748E-60FD-4ACD-BFBC-216366044D04&amp;Options=&amp;Search=:">https://cityofbragg.legistar.com/LegislationDetail.aspx?ID=6891959&amp;GUID=BF94748E-60FD-4ACD-BFBC-216366044D04&amp;Options=&amp;Search=:</a> Link to meeting item when PLHA application was adopted: <a href="https://cityofbragg.legistar.com/LegislationDetail.aspx?ID=5924442&amp;GUID=05251E3-84E4-470A-9367-3F6B87AA207B">https://cityofbragg.legistar.com/LegislationDetail.aspx?ID=5924442&amp;GUID=05251E3-84E4-470A-9367-3F6B87AA207B</a>
Program H-2.9.3 Revise Annexation Rules	Consider revising the regulations regarding annexations to increase the amount of land zoned for residential development within City limits, especially as water storage and wastewater treatment are less of a limit to the expansion of the City limits, and as some areas adjacent to the City do not have the correct soils for septic systems and/or do not have an onsite water source.	2019-2025	Cycle 7	Determined to be infeasible	LAFCO regulates all annexations or an expansion of the Municipal Services District. The City has no authority over annexation law.	NA		NA
Program H-3.1.1 Housing Discrimination Complaints	Continue to facilitate equal housing opportunity by referring housing discrimination complaints to the Fair Housing Division of HUD. Continue to distribute information regarding equal housing opportunity laws and the equal housing opportunities for Fair Housing at City Hall.	Ongoing	Cycle 7	ongoing	Continuous	NA		NA
Program H-3.1.2 Non-discrimination Clauses	Include non-discrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.	Ongoing	Cycle 7	ongoing	Ongoing.	NA		NA
Program H-3.2.1 Use Housing Funds	Use housing funds as available, to support renovations and improvements to accessibility in affordable housing for qualified seniors, persons with disabilities and persons with developmental disabilities.	Ongoing	Cycle 7	ongoing	The City was able to secure \$3 million in grant funds for Danco's senior housing project and \$3 million in funds for Parents and Friends disabled housing project. Both have been built.	20 units	29	NA
Program H-3.2.2 Reasonable Accommodation for Persons with Disabilities and Developmental Disabilities	Continue to review the City's land use and building regulations to identify constraints that may exist for the provision of housing for persons with disabilities and developmental disabilities, and continue to implement the City's policy and programs to provide reasonable accommodations for persons with disabilities and developmental disabilities.	Implemented and Ongoing	Cycle 7	Completed	The City has no constraints for the provision of housing for people with disabilities. Two recently approved projects (hazelwood Senior Project and 1151 South Main Street) include fully accessible units.	10 units	15	NA
Program H-3.2.3 Reasonable Accommodation	Ensure all new, multi-family construction meets the accessibility requirements of the federal and State Fair Housing Acts through local permitting and approval processes.	Ongoing	Cycle 7	Ongoing	Three recently approved projects (Hazelwood Senior Project, 1151 South Main Street and South Frankling multifamily project) include legally required fully accessible units.	Units	15	NA
Program H-4.1.1 Continue to Pursue Strategies to Address Water Pressure Issues	Continue to pursue strategies to address water pressure issues that impact development potentials.	Ongoing	Cycle 7	Completed	The City completed multiple water projects to help mitigate water availability issues and potential impact on development. These include a water treatment plant upgrade, desalinization. The raw water line will be replaced in 2026. The City added a 500,000 gallon storage tank to improve water pressure throughout the City.	NA		Capital Improvement Budget 2025 <a href="https://cityofbragg.legistar.com/View.aspx?M=F&amp;ID=4306808&amp;GUID=0411FB73-0C4A-4284-ADA1-301C7217EC0D">https://cityofbragg.legistar.com/View.aspx?M=F&amp;ID=4306808&amp;GUID=0411FB73-0C4A-4284-ADA1-301C7217EC0D</a> See pages 54-65

Program H-4.1.2 Reduce Capacity Fees for Smaller Units	Consider charging water and sewer capacity fees based on the size of the unit (either square feet or number of bedrooms) in order to ensure that each unit pays its fair share for capacity costs.	2020-2021	Cycle 7	Completed	ADU's no longer pay capacity fees per state law. Urban Unit Development units also don't pay capacity fees if they are less than 750 SF.	5	5	<a href="https://webgen1files1.revize.com/fortbragg/mca/Document/Departments/Finance%20na%20Utility%20Billing/Fee%20Schedule/2324%20Fee%20Schedule%20Updated%2005252024.xls%201.pdf?n=202508050800270&amp;t=202508050800270">https://webgen1files1.revize.com/fortbragg/mca/Document/Departments/Finance%20na%20Utility%20Billing/Fee%20Schedule/2324%20Fee%20Schedule%20Updated%2005252024.xls%201.pdf?n=202508050800270&amp;t=202508050800270</a>
Program H-5.1.1 Housing Rehabilitation Projects	Seek funding to assist in the rehabilitation and conservation of multi-family residential projects. Work with non-profit and for-profit affordable housing developers to achieve successful rehabilitation of multi-family housing. Utilize rehabilitation funds to add bedrooms to overcrowded units, as feasible.	Annually as an ongoing program	Cycle 7	Completed	Ongoing. The City applied for funding from the 2024 funding year of the CDBG program for Housing Rehab, but the CDBG program currently allows only Single Family, not Multi Family. This application was unsuccessful.	30 units		NA
Program H-5.1.2 Target Areas	Continue to identify target areas and specific properties where housing rehabilitation is most needed through a periodic update of the housing conditions survey which identifies the neighborhoods and areas requiring rehabilitation assistance.	Update in 2021	Cycle 7	Not yet started	To be updated in 2026.	NA		NA
Program H-5.1.3 Housing Rehabilitation/Preservation Program	Continue the City's housing rehabilitation program which provides low interest loans for the rehabilitation of homes owned or occupied by very low to moderate income households. Continue to seek funding for the housing rehabilitation loan program. Facilitate citizen awareness of the City's rehabilitation loan program.	In place and ongoing	Cycle 7	Completed	Funding for the City's HOME-funded housing rehab program has expired and the program is currently not active. The 2016 HOME award was amended to include TBRA instead of rehab during the height of the COVID-19 pandemic; no homes were rehabbed. The City applied for funding under the 2024 funding year of the CDBG program to restart the program using CDBG funds. The application was unsuccessful.	15 units		Link to City Council Meeting item and related documents from 10/15/2024 when the application resolution was adopted: <a href="https://cityofbragg.legistar.com/LegislationDetail.aspx?ID=6891959&amp;GUID=Bf94748E-60FD-4ACD-BFBC-216366044D04&amp;Options=&amp;Search=">https://cityofbragg.legistar.com/LegislationDetail.aspx?ID=6891959&amp;GUID=Bf94748E-60FD-4ACD-BFBC-216366044D04&amp;Options=&amp;Search=</a>
Program H-5.1.4 Capital Improvement Program	Consider capital improvement projects necessary to maintain the community's older neighborhoods as part of the City Council's annual review of the Capital Improvement Program.	Annually as an ongoing program	Cycle 7	Ongoing	Ongoing as part of the CiP.	NA		Capital Improvement Budget 2025 <a href="https://cityofbragg.legistar.com/View.aspx?M=F&amp;ID=14306808&amp;GUID=0411FB73-0C4A-4264-ADA1-301C7217E0D0">https://cityofbragg.legistar.com/View.aspx?M=F&amp;ID=14306808&amp;GUID=0411FB73-0C4A-4264-ADA1-301C7217E0D0</a> See pages 54-65
Program H-5.2.1 Discourage Vacation Rentals	Continue to prohibit vacation rentals in all zoning districts except for the CBD. Undertake proactive undercover code enforcement activity on a regular basis against all illegal vacation rentals in Fort Bragg. Work with the County of Mendocino at all levels to reduce or eliminate further conversions of residential units into vacation rentals as this practice has greatly increased the magnitude of the housing crisis on the Mendocino coast and in the City of Fort Bragg.	2020-2021	Cycle 7	Ongoing	Ongoing. The City continues to enforce the prohibition of vacation rentals in all zones (except limited vacation rentals on second floors of commercial buildings in the CBD). Staff check websites and investigate code enforcement complaints for illegal vacation rentals.	NA		<a href="https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.190">https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.190</a> text=18.42.190%20%20vacation%20rental%20units See 18.42.190 (D)(1)(a) Limitations on use. a. Vacation rental units shall be located only within the Central Business District (CBD), and shall be limited only to second or third floors above a commercial use.
Program H-5.2.2 Single-Family Homes	Continue to allow the reuse of existing single-family residences, in commercial zones, as single-family residences. Consider allowing second units on commercially zoned parcels with existing single family homes.	2020-2021	Cycle 7	Completed	Implemented in Inland. Coastal code will be revised in 2026 through an LCP amendment which received approval by Planning Commission and City Council in 2025.	NA		<a href="https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBragg/LUC182/FortBragg/LUC1822.html#18.22.030">https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBragg/LUC182/FortBragg/LUC1822.html#18.22.030</a> text=18.22.030%20%20Commercial%20District%20and%20Use%20and%20Permit%20Requirements See Use Table foot note #4
Program H-5.2.3 Housing Rehabilitation in Non-Residential Areas	Continue to permit substantial rehabilitation of, and additions to, existing housing located in zones where it is a legal nonconforming use.	Changes to the zoning code have been completed. Implementation is ongoing	Cycle 7	In process	Further changes to code will be implemented in 2026 amendment that is currently before Planning Commission.	NA		See pages 22 through 26 of the draft ordinance. <a href="https://cityofbragg.legistar.com/View.aspx?M=F&amp;ID=15263563&amp;GUID=6EB6A3CF-8112-45C3-9534-AFC84E3D0DF">https://cityofbragg.legistar.com/View.aspx?M=F&amp;ID=15263563&amp;GUID=6EB6A3CF-8112-45C3-9534-AFC84E3D0DF</a>
Program H-5.3.1 Develop At-Risk Units Program	Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State and local agencies to preserve the units.	Ongoing	Cycle 7	ongoing	Ongoing	NA		NA
Program H-5.3.2 Require At-Risk Education Program; Program H-5.3.3 Monitor At-Risk Units	Work with property owners and non-profit affordable housing organizations to ensure that tenants receive required education and notifications regarding at-risk units.	Ongoing	Cycle 7	Ongoing	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.	NA		NA
Program H-5.3.4 Replacement Program for Units Demolished for New Development	Consider modification of the Land use and Development Code to require replacement of low and moderate income residential units, when such units are demolished to accommodate new development.	2025-2030	Cycle 7	Not yet started	To be considered. Currently there is not sufficient market demand for new units to increase housing prices sufficiently to make development that involves the removal of existing units a feasible development alternative. The City has had zero projects like this in the past 25 years.	NA		NA
Program H-5.3.5 Work with Potential Purchasers of At-Risk Units	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.	Ongoing	Cycle 7	Continuous	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.	NA		NA

Program H-5.3.6 Maintain List of At-Risk Projects	Actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.	Ongoing	Cycle 7	Continuous	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.	NA		NA
Program H-5.3.7 Provide Tenant Education and Assistance Tenants of At-Risk Projects	Require property owners to give a 3-year, 12-month and 6-month notice of their intent to opt out of low-income use restrictions. Work with tenants of at-risk units 10 - Housing Element 2019 10-22 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.	Ongoing	Cycle 7	Continuous	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.	NA		NA
Program H-6.1.1 Workshops	Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.	Annually	Cycle 7	Completed	The Community Development Committee meets regularly to discuss ways of removing barriers to new housing construction. Two public housing workshops were held in 2024 to identify solutions to develop more housing in Fort Bragg. Those workshops resulted in a slew of new ordinances adopted in 2025 by City Council and the City's application to become an HCD Pro-Housing community in 2025. That application is awaiting a decision by HCD in March of 2026.	Workshops	2	NA
Program H-6.2.1 Annual Report	Prepare an annual report that describes the amount and type of housing constructed, the stock of affordable housing units, demolition permits, and conversion of residential units to other uses, and other housing-related activities for review by the EDAC, Planning Commission, and City Council.	Annually (include with the annual review of the Capital Improvement Program (CIP) by the Planning Commission)	Cycle 7	Completed annually	Completed in March of 2025.	annual reports to City Council and HCD	6	See attached. Annual housing reports for previous years have all been submitted to HCD.
Program H-7.1.1 Recycling	Consider revising the zoning ordinance so that all multifamily residential developments provide a centralized drop-off location for recyclables and compostable materials.	Changes to the zoning code will take place in 2020/21.	Cycle 7	Not yet started	NA	NA		NA
Program H-7.1.2 Rainwater Capture and Drought Tolerant Landscaping	Consider revising the zoning ordinance to incentivize the installation of cisterns to capture rainwater from roofs for all water needs. Consider revising the zoning ordinance to require drought tolerant landscaping for landscaped areas in commercial and multifamily residential uses.	2020-2021	Cycle 7	Completed	Implemented. This is an option for stormwater management in new residential construction.	1 document completed	1	The City utilizes Mendocino County's stormwater design manual which allows rainwater capture as a stormwater technique. See Link: <a href="https://www.mendocinocounty.gov/home/showpublisheddocument/43360/637583284035530000">https://www.mendocinocounty.gov/home/showpublisheddocument/43360/637583284035530000</a>
Program H-7.1.3 Sustainable Building Techniques	Encourage housing that includes environmental benefits such as energy conservation, green building, water conservation, and recycling.	2020-2021	Cycle 7	Completed	The adopted revisions to the Citywide Design Guidelines (2022) promote these methods. Also the City's Inclusionary Housing ordinance provides a density bonus of 5% for green techniques.	1 ordinance adopted	1	<a href="https://www.codepublishing.com/CA/FortBragg/#1/LUC18/FortBraggLUC183/FortBraggLUC1831.html#18.31.040">https://www.codepublishing.com/CA/FortBragg/#1/LUC18/FortBraggLUC183/FortBraggLUC1831.html#18.31.040</a> See 18.31.030 E
Program H-7.1.4 Passive Solar Design Strategies	Consider revising the zoning ordinance to incentivize or require passive solar design strategies for space heating and lighting to reduce energy demand to the extent feasible in all residential and mixed-use buildings and in site design. Alternatively, revise the Citywide Design Guidelines to require passive solar and prefer active solar installations for all projects of more than 5,000 SF.	2020-2021	Cycle 7	Completed	2020 CA Building Code includes provisions for solar on all new construction. The City's design guidelines require passive solar design where feasible.	1 document	1	<a href="https://www.codepublishing.com/CA/FortBragg/#1/LUC18/FortBraggLUC183/FortBraggLUC1831.html#18.31.040">https://www.codepublishing.com/CA/FortBragg/#1/LUC18/FortBraggLUC183/FortBraggLUC1831.html#18.31.040</a> See 18.31.030 E
Program H-7.1.5 Energy Retrofit Program	Continue to apply for and administer funds to assist residents with energy conservation retrofits and weatherization resources. Continue to partner with community services agencies to provide financial assistance for low-income persons to offset the cost of weatherization and heating and cooling homes.	Ongoing	Cycle 7	Completed	Completed. The City obtained a CDBG grant to fund weatherization and energy efficiency retrofits. This program is no longer funded at the federal level and so the program has stopped.	NA		NA



<b>Jurisdiction</b>	Fort Bragg	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	08/15/2019 - 08/15/2027

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.			TOTAL UNITS <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">checklist here</a> :
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									









<b>Jurisdiction</b>	Fort Bragg	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	08/15/2019 - 08/15/2027

## ANNUAL ELEMENT PROGRESS REPORT

**Table K**  
**Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	Yes	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		<a href="https://www.codepublishing.com/CA/FortBraggLUC183/FortBraggLUC1832.html#18.32.060">https://www.codepublishing.com/CA/FortBraggLUC183/FortBraggLUC1832.html#18.32.060</a>
<b>Notes</b>		Link above is from the Inland Land Use and Development Code. The same preference ordinance is also in the Coastal Land Use and Development Code.



Jurisdiction	Fort Bragg
Reporting Year	2025 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

<b>Total Award Amount</b>	\$ 65,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Implement Prohousing Policies and Programs of 2019 Housing Element - Community Land Trust	\$51,400.00	\$0.00	In Progress	Other	The City hired a consultant who engaged in a range of work to implement a pilot project for the Land Trust. The consultant prepared reports, resolutions and ordinances to amend/adopt Urban Lot Split, Urban Unit Development, Tiny Home Community, Planned Unit Development regulations for the both the CLUDC and the ILUDC. This task also included completion of a vacant sites inventory and some pre-development work for a potential pilot project.
Update City regulations to allow Accessory Dwelling Unit for Coastal Zone in compliance with Section 65852.2 of the Government Code	\$10,462.00	\$10,462.00	Completed	None	The City's consultant completed a comprehensive update of the City's ADU ordinances for both the ILUDC and the CLUDC. The ordinance update for the ILUDC were reviewed by the Planning Commission and approved by the City Council. The ordinance resolutions for the CLUDC update were also reviewed and approved by the Planning Commission and the City Council.
Purchase and Implement Accela Software	\$3,138.00	\$0.00	In Progress	Other	The City is committed to improving communication amongst staff within the organization, and with residents and developers in order to expedite permitting processes. Remaining LEAP funds were committed in August 2024 to help cover costs associated with the purchase of Accela Software and implementation support from TruePoint.

# HOUSING AND COMMUNITY DEVELOPMENT ANNUAL PROGRESS REPORT SUMMARY

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Community Development Department

2025



# Summary of Table A (building permits issued in 2025)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		3
<b>Total Units</b>		<b>10</b>

620 S. Franklin St. (3)  
 594 S. Franklin St. (1)  
 445 Redwood Ave (1)  
 206 N. Sanderson (1)

321 W. Bush St. (1)  
 151 S. Dana St. (1)  
 425 S. Harold St. (1)

# Summary of Table A cont.

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	14
Number of Proposed Units in All Applications Received:	68
Total Housing Units Approved:	58
Total Housing Units Disapproved:	0

<b>Ministerial and Discretionary Applications</b>	<b># of</b>	<b>Units</b>
Ministerial	7	9
Discretionary	7	59

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	49
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

860 Hazelwood  
(49)

# Summary of Table A2

(units by structure type)

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	1	0	0
Single-family Detached	0	2	1
2 to 4 units per structure	0	4	2
5+ units per structure	132	0	0
Accessory Dwelling Unit	0	3	2
Mobile/Manufactured Home	1	1	1
<b>Total</b>	<b>134</b>	<b>10</b>	<b>6</b>

223 E. Redwood (1)

860 Hazelwood (49)  
1151 S. Main St. (83)

321 W. Bush St. (1)

151 S. Dana St. (1)  
425 S. Harold St. (1)

620 S. Franklin St. (3)

445 Redwood Ave (1)  
206 N. Sanderson Way (1)  
594 S. Franklin St. (1)

321 W. Bush St. (1)

135 S. Dana St. (1)

890 River Dr. (2)

230 S. Harrison (1)  
161 Brandon Way (1)

575 S. Whipple St. (1)

# Summary of Table B

(infill housing development, building permits issued)

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	7	10
Not Indicated as Infill	0	0

206 N. Sanderson (1)  
445 Redwood Ave (1)  
594 S. Franklin St. (1)  
620 S. Franklin St. (3)

425 S. Harold St. (1)  
151 S. Dana St. (1)  
321 W. Bush St. (1)

# Corrections

575 S. Whipple St.: Deed Restriction is for 99 years, not in perpetuity

620 S. Franklin St.: 3 units have a building permit issued in 2025, not 4

1151 S. Main St.: applied in 2024, reapplied in 2025