



CITY COUNCIL STAFF REPORT

TO: Fort Bragg City Council **DATE:** February 24, 2025

DEPARTMENT: Community Development Department

PREPARED BY: Marie Jones, Marie Jones Consulting

PRESENTER: Marie Jones, Marie Jones Consulting

AGENDA TITLE: Receive a Report, Conduct a Public Hearing, Receive Planning Commission's Recommendation, and Introduce, by Title Only, and Waive the First Reading of Ordinances Amending the Coastal Land Use and Development Code to Regulate Tiny Homes, Park Model RVs & Mobile Homes (Ordinance 1000-2025); Tiny Home Communities (Ordinance 1001-2025); Outdoor Dining (Ordinance 1002-2025); and Planned Unit Development Permits on Parcels of 1 Acre or More (Ordinance 1003-2025). Statutorily exempt under CEQA Guidelines 15265 Adoption of Coastal Plans and Programs.

RECOMMENDATION

- 1) Adopt:
 - a. An Ordinance (Zoning Amendment LCP 4-23) to Amend Division 17 to the Fort Bragg Municipal Code and Adopt Chapter 17.42.175 "Tiny Homes, Model Park RVs & Mobile Homes", of Division 17 of The Fort Bragg Municipal Code, to Establish Regulations and Standards for Tiny Homes, Model Park RVs & Mobile Homes.
 - b. An Ordinance (Zoning Amendment LCP 5-23) to Amend Division 17 to the Fort Bragg Municipal Code and Repeal Chapter 17.42.110 "Mobile Home Parks" of Division 17 of the Fort Bragg Municipal Code and Replace it with Chapter 17.42.110 "Tiny Home Communities" to Establish Standards for Tiny Home Communities.
 - c. An Ordinance (Zoning Amendment LCP 3-23) to Amend Chapter 17.42.190—Restaurants of Division 17 of the Fort Bragg Municipal Code to Establish Regulations and Standards for Outdoor Dining.
 - d. An Ordinance (Zoning Amendment LCP 6-23) to Amend 17.71.090 - Planned Unit Development Permit of Division 17 of the Fort Bragg Municipal Code to Allow Planned Unit Development Permits on Parcels of 1 Acre or More.
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BACKGROUND

In 2023 and 2024 the Planning Commission and City Council held hearings and approved the submittal of multiple Local Coastal Program Amendments to update the Coastal Land Use and Development Code to establish regulations and standards for:

AGENDA ITEM NO. XX

- Tiny Homes, Model Park RVs & Mobile Homes;
- Tiny Home Communities;
- Outdoor Dining; and
- Allow Planned Unit Development Permits on Parcels of 1 Acre or More.

The City submitted this to the Coastal Commission for comment and received comments back from the Coastal Commission on December 27, 2024, which have been incorporated into the attached four ordinances. The Coastal Commission has also requested that all amendment submittals be in the form of ordinances rather than as resolutions, so that they become final once the Coastal Commission approves them.

Marie Jones Consulting (MJC) has prepared four ordinances for City Council adoption for the Local Coastal Program submittal. The revised ordinances include the following changes in response to Coastal Commission staff comments (see purple text for changes in response to recommendation and questions by the Coastal Commission).

1. **Tiny Homes Ordinance.** The Coastal Commission staff recommended that the City retain the design and construction standards for Mobile Homes located outside of Mobile Home Parks. This has been added at item F to the ordinance (purple text).
2. **Tiny Home Communities Ordinance.** Coastal Commission staff asked for clarification about how Manufactured Home Communities would be regulated. MJC recommends that these be regulated as multifamily developments and that has been clarified in the draft ordinance under 2a. The Coastal Commission also asked that the new definitions for Manufactured Home, Park Model RV, Tiny Home and Tiny Home Community be added to the definitions section of the zoning ordinance (Section 4).
3. **Outdoor Dining.** Coastal Commission staff asked that a Coastal Development Permit (CDP) be required for any outdoor dining activity that constitutes development under the Coastal Act (B1). Coastal Commission staff expressed concern about how Outdoor Dining would be regulated for food trucks. This clarification is provided in B2.
4. **Planned Unit Development.** No comments received.

The Planning Commission held a public hearing on January 29, 2025 and adopted a resolution recommending that City Council adopt the ordinances as presented.

ENVIRONMENTAL ANALYSIS

The proposed amendment to the Coastal Land Use and Development Code is part of the City's Local Coastal Program and will be submitted to the California Coastal Commission for certification. Therefore, the proposed project is statutorily exempt from further environmental review under CEQA Guidelines 15265 Adoption of Coastal Plans and Programs.

STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY

The consistency of the proposed ordinances have been analyzed as part of the ordinance adoption process, please see the links to relevant consistency analyses from 2024 staff reports.

1. Tiny Home Consistency Analysis - <https://cityfortbragg.legistar.com/View.ashx?M=F&ID=12830231&GUID=C2A55017-7412-454E-B54C-58AB0194EBF7>

2. Tiny Home Communities Consistency Analysis -
<https://cityfortbragg.legistar.com/View.ashx?M=F&ID=12830236&GUID=7D94CC95-9008-48F5-A7B8-B048A1EA3F2B>
3. Outdoor Dining Consistency Analysis -
<https://cityfortbragg.legistar.com/View.ashx?M=F&ID=12629923&GUID=1A51EB22-DFBC-4FCB-8A05-CBFAFFA2F24A>

IMPLEMENTATION/TIMEFRAMES

Changes to the Coastal Land Use Development Code are part of the Local Coastal Plan and require Coastal Commission certification and a separate review and approval process. For the CLUDC amendment the City is the applicant, and the Coastal Commission is the deciding body. Here is a brief timeline for how the amendments will move through the process:

Coastal LUDC Zoning Code Amendment	Potential Timeline
Planning Commission Public Hearing and Recommendation to City Council	Jan 2025
City Council – Public Hearing and Adoption of Resolution Transmitting Zoning Amendment to Coastal Commission	Feb 2025
Coastal Commission Certification	May 2025

ALTERNATIVES

Provide other direction.

ATTACHMENTS

- 1) Ordinance 1000-2025 (Zoning Amendment LCP 4-23) to amend Division 17 to the Fort Bragg Municipal Code and Adopt Chapter 17.42.175 “Tiny Homes, Model Park RVs & Mobile Homes”, of Division 17 of The Fort Bragg Municipal Code, to Establish Regulations and Standards for Tiny Homes, Model Park RVs & Mobile Homes.
- 2) Ordinance 1001-2025 (Zoning Amendment LCP 5-23) to amend Division 17 to the Fort Bragg Municipal Code and Repeal Chapter 17.42.110 “Mobile Home Parks” of Division 17 of the Fort Bragg Municipal Code and Replace it with Chapter 17.42.110 “Tiny Home Communities” to Establish Standards for Tiny Home Communities.
- 3) Ordinance 1002-2025 (Zoning Amendment LCP 3-23) to Amend Chapter 17.42.190– Restaurants of Division 17 of the Fort Bragg Municipal Code to Establish Regulations and Standards for Outdoor Dining.
- 4) Ordinance 1003-2025 (Zoning Amendment LCP 6-23) to Amend 17.71.090 - Planned Unit Development Permit of Division 17 of the Fort Bragg Municipal Code to Allow Planned Unit Development Permits on Parcels of 1 Acre or More.
- 5) Coastal Commission Staff Comment Letter
- 6) Notice of Public Hearing

NOTIFICATION

“Notify Me” Lists for Housing, Economic Development, Central Business District