



CITY OF FORT BRAGG

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COUNCIL COMMITTEE ITEM SUMMARY REPORT

MEETING DATE: FEBRUARY 23, 2021
TO: COMMUNITY DEVELOPMENT COMMITTEE
FROM: SARAH MCCORMICK, HOUSING & ECONOMIC DEVELOPMENT
**TITLE: RECEIVE REPORT AND PROVIDE DIRECTION TO STAFF
REGARDING THE CITY'S PRE-APPROVED ACCESSORY
DWELLING UNIT (ADU) PROGRAM**

BACKGROUND AND OVERVIEW:

The construction of Accessory Dwelling Units (ADUs) brings much needed housing to our community. ADUs, commonly referred to as “second units” or “in-law units”, are additional attached or detached residential dwellings that provide complete independent living facilities for one or more persons. ADUs can be located on any parcel zoned for housing and are limited to 1,000 SF in size (please refer to Article IV of the Land Use and Development Code pertaining to Second Units for details).

In order to facilitate the construction of ADUs, the City developed Fort Bragg's Pre-Approved ADU Program in 2007. This program offers residents, at no cost, engineered construction plans that have been reviewed by Mendocino County Building Inspectors. It has proven to be an effective and popular resource, however, changes to the California Building Code in 2020 caused the City plans to become outdated.

State allocated grant funds to promote housing production were identified to update Fort Bragg's Preapproved ADU Program. The City secured professional services to prepare drawings with engineering guaranteed for thirty (30) units and/or three (3) years, whichever comes first. Jason Island, Senior Civil Engineer working with SHN Consulting, was selected through a formal request for proposal process and created two new plan sets that include architectural design and engineering for: 1) 720 SF one-bedroom unit; and 2) 960 SF two-bedroom unit.

Many thoughtful considerations are incorporated into the new designs while maintaining an architectural style consistent with the local vernacular. Designed as a craftsman style bungalow, the plans feature a low-pitch, gabled roof with overhanging eaves, and front porch under the roofline; a few exceptional features are noted below:

- Structural engineering support is situated on the exterior walls to allow flexibility with the interior floorplan (Attachment 1 – Floor Plans);
- The shape of the building allows the roofline to be oriented north/south or east/west, in order to situate the structure appropriately on a parcel; and
- Straightforward construction makes use of manufactured trusses, a slab foundation, standard window sizing, and locally available materials to help simplify the construction process and keep construction costs to a minimum.

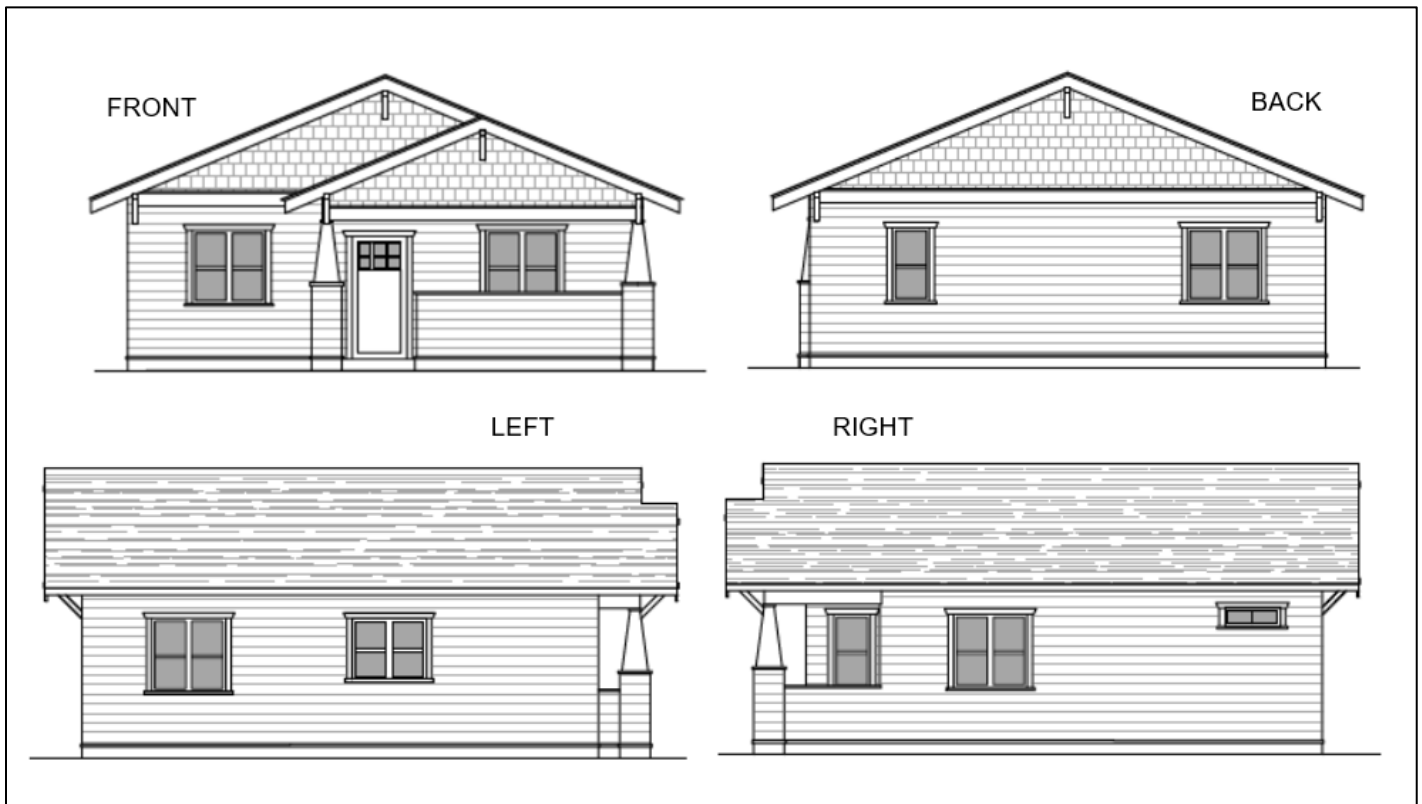


Image: One-bedroom Bungalow Elevations

ISSUE:

The City of Fort Bragg was approached by other jurisdictions interested in offering the City’s new ADU plans to residents of their communities. A conversation with Crescent City developed into the merits of working together to build out a robust program to boost confidence of interested property owners and simplify the construction process. In exchange for granting permission to other jurisdictions to utilize plans created for Fort Bragg, the City would receive support in the form of supplemental materials, such as detailed cost analysis, material lists, solar configurations, FAQ sheet, etc.

Staff is seeking direction from the CDC regarding a collaboration with other jurisdictions and SHN. This goodwill would strengthen the City of Fort Bragg’s ADU program, as well as support housing production in other communities.

RECOMMENDATION:

Direct staff to prepare a Resolution for City Council consideration (as a consent calendar item), which grants Crescent City and Point Arena permission to utilize construction drawings developed by SHN for the City of Fort Bragg's Pre-Approved ADU Program.

ATTACHMENTS:

1. Floor Plans