



CITY OF FORT BRAGG

416 N. FRANKLIN, FORT BRAGG, CA 95437

PHONE 707/961-2823 FAX 707/961-2802

DATE: June 28, 2016

TO: Community Development Committee

FROM: Scott Perkins

TITLE: Summary of Public Participation at the ILUDC Update Workshops

On June 23, 2016, the Community Development Department held two workshops to collect input on a pending Inland Land Use and Development Code (ILUDC) update. The following list summarizes citizen input from both sessions:

Vacation Rentals

- Agreed with the 10 permit limit on vacation rental permits.
- Consider allowing vacation rentals beyond the CBD—either on blocks adjacent to the CBD and/or in Highway Commercial zoning (which is geared towards visitor serving uses).
- Vacation rentals would allow property owners to help fill gaps in leases for temporary housing to medical professionals, woodworking students, etc.
- The program should be designed so that it does not drive up residential rental rates.
- A waiting list should be established once all permits are issued.

Home-Sharing in Neighborhoods

- Consider limiting the number of days per year a room or portion of a house is rented, for example 120 to 180 days per year.
- Consider establishing a maximum number of people permitted to stay in a shared home, based on the number of bedrooms in the home.
- Consider and regulate noise, parking and water impacts.
- Establish grounds for revoking permits if the property and use is not well-managed, such as three or more police or code violation complaints.
- Do not allow second unit rental as home-share as this would impact the cost and availability of regular rentals.
- The extra revenue from home-sharing could help people with their mortgages.
- Work with AirBnB and other online services to ensure that TOT taxes are paid for home sharing.

Residences in Commercial Districts

- Only permit residential use as a single family activity in housing units that were originally constructed as single family units.
- Require a use permit and that the property be vacant for six months or more prior to conversion to a residential unit.

Breweries with Restaurants (and other hybrid uses)

- The City needs to move very cautiously with the idea of approving restaurants in industrial zones. The City has very little industrial zoned land and allowing restaurants could result in higher rental rates and industrial businesses being squeezed out of the City.
- If restaurant uses are permitted in industrial districts, then some industrial uses should be allowed in commercial districts.

Second Residential Units

- It should be easier to build second units in Fort Bragg to help with the City's housing needs.
- Reconsider the requirement that second units be on streets of at least 36-feet in width, particularly if the unit provides off-street parking.
- Consider allowing second units on parcels of less than 6,000 SF so long as the lot coverage remains under the district's limit.
- The off-street parking requirement for second units should remain.

Signage

- Enforcement: pay attention to neon and other illegal signs.
- Revise window signage regulations so that no more than 20% of the window can be covered with any type of advertising or signage and so that the signage counts toward overall signage limit.
- Revise sign regulations to provide adequate signage for multiple commercial uses/tenants within one space.
- Consider prohibiting window advertising for hard alcohol and cigarettes.

Miscellaneous Ideas

- Provide bike cleaning stations to support mountain biking tourism.
- Tax commercial and/or residential properties that remain vacant for a long period of time (more than six months) with a special tax to encourage their reuse and/or sale for reuse.
- Consider establishing shared space regulations for commercial buildings.
- Many sidewalks throughout town are in need of repair.
- Reach out to the blacksmith program at the Mendocino Art Center and try to attract them to Fort Bragg.