



City of Fort Bragg

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

Meeting Agenda Planning Commission

Wednesday, May 20, 2026

6:00 PM

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

SPECIAL MEETING

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: May 20, 2026 06:00 PM Pacific Time (US and Canada)

Topic: Planning Commission Special Meeting

*Join from PC, Mac, iPad, or Android:
<https://us06web.zoom.us/j/87060014710>*

*Phone one-tap:
+16694449171*

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Webinar ID: 870 6001 4710
International numbers available: <https://us06web.zoom.us/j/kcyjllxzXG>*

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: 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.

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 after 2 PM on the day of the meeting will be part of the agenda packet the day after the meeting or as soon thereafter as possible. Kindly identify emails as "public comment" otherwise they may be considered correspondence to Commissioners. Public comments may be submitted 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.

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

6. PUBLIC HEARINGS

- 6A. [26-238](#)** Continue a Public Hearing, Consider Adopting a Resolution Approving Coastal Development Permit 26-0009 (ENT 26-0009), establishing a community event area on the south Coastal Trail, adjacent to the parking lot, which may include large gatherings of people, an event tent, and/or amplified sound. Statutorily exempt from CEQA pursuant to §15304 Minor Alterations to Land.

Attachments: [Staff Memo 05202026](#)

[ATT. 1 - Revised Resolution Coastal Trail Events](#)

[ATT. 2 - City of FB Bird Survey Letter 2026 04 29.pdf](#)

[ATT. 3 - Staff Report - Coastal Trail Events ENT 26 0009](#)

[ATT 4. - Resolution Coastal Trail Events](#)

[ATT. 5 - DRAFT LTP 05-26 Blues Fest](#)

[ATT. 6 - Coastal Trail Event Space Biological Resources Assessment](#)

It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.

If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.

This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).



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Phone: (707) 961-2823
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Text File

File Number: 26-238

Agenda Date: 5/20/2026

Version: 1

Status: Public Hearing

In Control: Planning Commission

File Type: Minutes

Agenda Number: 6A.

Continue a Public Hearing, Consider Adopting a Resolution Approving Coastal Development Permit 26-0009 (ENT 26-0009), establishing a community event area on the south Coastal Trail, adjacent to the parking lot, which may include large gatherings of people, an event tent, and/or amplified sound. Statutorily exempt from CEQA pursuant to §15304 Minor Alterations to Land.



CITY OF FORT BRAGG
COMMUNITY DEVELOPMENT DEPARTMENT
416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE 707/961-2827 FAX 707/961-2802

MEMORANDUM

DATE: MAY 20, 2026
TO: CITY OF FORT BRAGG PLANNING COMMISSION
FROM: SARAH PETERS, ASSOCIATE PLANNER
**SUBJECT: Continuation of Public Hearing for CDP 26-0009 (ENT 26-0009
Establishing a Community Event Area on the South Coastal Trail.**

The Planning Commission held a regularly scheduled meeting on Wednesday, April 22, 2026, at 6:00 PM in Town Hall. At said meeting, the Planning Commission opened a public hearing and considered Coastal Development Permit 9-26 (CDP 9-26) to establish a community event area on the South Coastal Trail, adjacent to the parking lot, which may include large gatherings of people, an event tent, and/or amplified sound. This was a properly noticed public hearing. The Planning Commission received a report from staff, considered testimony from interested parties, deliberated and directed staff to amend the Resolution to stipulate the following:

1. That the Coastal Development Permit have an expiration date of up to one year, at which time the Planning Commission would revisit it in consideration of the outcome of events during the preceding months and determine next steps for issuance of a Coastal Development Permit.
2. Add a condition that there be a follow-up survey after each event to determine the efficacy of the established mitigating conditions.

Based upon Planning Commission's input at the meeting and follow-up meetings with the Planning Commission Chair, staff developed an amended resolution to provide clarity and to add these additional conditions.

Subsequently, staff consulted with the City Attorney and found that a temporary CDP cannot be issued. The Planning Commission can issued the permit with Special Conditions, and down the line, the Planning Commission can review the permit and

subsequently modify or revoke it at a public hearing in compliance with **CLUDC 17.98.070**. (*See permit process amendment below) Permit modification could encompass the following:

City modification of a permit or approval instead of revocation may include any operational aspect of the project, including buffers, duration of the permit or entitlement, hours of operation, landscaping and maintenance, lighting, parking, performance guarantees, property maintenance, signs, surfacing, traffic circulation, or any other aspect/condition determined to be reasonable and necessary to ensure that the permit is operated in a manner consistent with the original findings for approval.

Thus, staff have revised that Resolution to remove the temporary aspect of the permit approval. (Attachment 1 – Amended PC Resolution XX-2026).

Additionally, staff have included the pre-activity bird survey letter submitted by the qualified biologist. This is a public hearing, and all interested parties are invited to speak or submit written comments. The draft resolution will be discussed and the resolution considered for approval and adoption at tonight’s meeting.

***Permit amendment process - excerpted below from CLUDC 17.98.070:**

Hearings and notice.

1. The appropriate review authority shall hold a public hearing to revoke or modify a permit or approval granted in compliance with the provisions of this Development Code.
2. Ten days before the public hearing, notice shall be delivered in writing to the applicant for the permit or approval being considered for revocation, and/or owner of the property for which the permit was granted. The only exception to the 10-day notice provision shall be for Limited Term Permits which, because of their short term nature, shall only require a 24-hour notice.
3. Notice shall be deemed delivered two days after being mailed, certified and first class, through the United States Postal Service, postage paid, to the owner as shown on the County’s current equalized assessment roll and to the project applicant, if not the owner of the subject property.

Review authority action.

1. **Permits.** A Use Permit, Minor Use Permit, or other City planning permit or approval (except a Variance, see Subsection F.2) may be revoked or modified by the review authority (e.g., Director, Commission, or Council) that originally approved the permit, if the review authority first makes any one of the following findings:

- a. Circumstances under which the permit or approval was granted have been changed by the applicant to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and welfare require the revocation;
- b. The permit or other approval was granted, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant's testimony presented during the public hearing, for the permit or approval;
- c. One or more of the conditions of the original permit or approval have not been substantially fulfilled or have been violated;
- d. The approved use or structure has ceased to exist or has been suspended for at least 12 months;
- e. An improvement authorized in compliance with the permit is in violation of any applicable code, law, ordinance, regulation, or statute; or
- f. The improvement/use allowed by the permit has become detrimental to the public health, safety, or welfare, or the manner of operation constitutes or is creating a nuisance.

RESOLUTION NO. PC -2026

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION APPROVING DEVELOPMENT PERMIT 26-0009 (ENT 26-0009) ESTABLISHING A COMMUNITY EVENT AREA ON THE SOUTH COASTAL TRAIL, ADJACENT TO THE PARKING LOT, WHICH MAY INCLUDE LARGE GATHERINGS OF PEOPLE, AN EVENT TENT, AND/OR AMPLIFIED SOUND.

WHEREAS, The City of Fort Bragg (“Applicant”) submitted an applicant for: Coastal Development Permit 26-0009 (ENT 26-0009) to establish a community event area on the south coastal trail.

WHEREAS, 955 Main Street and 654 W Cypress Street, Fort Bragg, California is in the Parks and Open Space (PR) Zone, Coastal Zone and no changes to the site’s current zoning designation are proposed under the Project; and

WHEREAS, the Project is subject to the Fort Bragg Coastal General Plan and Coastal Land Use and Development Code (CLUDC); and

WHEREAS, the Planning Commission held a public meeting on April 22, 2026 to consider the Project, accept public testimony and consider making a recommendation to City Council; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Section §15304, Minor Alterations to Land, the project is exempt from CEQA; and

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg Planning Commission, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Coastal General Plan; the Fort Bragg Coastal Land Use and Development Code; the Project applications; all site plans, and all reports and public testimony submitted as part of the Planning Commission meeting of April 22, 2026 and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of Fort Bragg, *per the analysis incorporated herein by reference to the project staff report, dated April 22, 2026*, does hereby approve Coastal Development Permit 26-0009 (ENT 26-0009), subject to the findings, standard conditions and special conditions below:

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Resolution;
2. The documents and other material constituting the record for these proceedings are located at the Community Development Department;
3. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the Coastal General Plan, Coastal Land Use and Development Code (CLUDC), and the Fort Bragg Municipal Code in general.

NOW, THEREFORE, BE IT RESOLVED that the Fort Bragg Planning

Commission makes the following findings and determinations for Coastal Development Permit 26-0009 (ENT 26-0009) *per analysis incorporated herein by reference to the project staff report, dated April 22, 2026.*

1. The proposed development as described in the application and accompanying materials, as modified by any conditions of approval, is in conformity with the City of Fort Bragg's certified Local Coastal Program and will not adversely affect coastal resources;
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections [30200](#) of the Public Resources Code);
3. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment;
4. The proposed use is consistent with the purposes of the zone in which the site is located;
5. The proposed development is in conformance with the City of Fort Bragg's Coastal General Plan;
6. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity; and
7. Services, including but not limited to, water supply, sewage disposal, solid waste, and public roadway capacity have been considered and are adequate to serve the proposed development;
8. Supplemental findings for projects located within Environmentally Sensitive Habitat Areas:
 - I. The resource as identified will not be significantly degraded by the proposed development; and
 - II. There is no feasible less environmentally damaging alternative; and
 - III. All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission does hereby approve Coastal Development Permit 26-0009 (ENT 26-0009) is subject to the following standard and special conditions:

SPECIAL CONDITIONS

1. A breeding bird survey is required if the special event is held after February 15th and prior to September 1st to ensure compliance with Fish and Game Code sections 3503 and 3503.5. The Bird survey will be conducted by a qualified biologist. The survey must occur no more than 7 days prior to the start of music event-related activities and should include areas within 300 feet of the Event Area. If evidence of occupied nests is observed during the survey, the biologist would establish a "no disturbance buffer" surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance shall be established by the biologist based on factors such as the species observed, the type of adjacent disturbance, and the sensitivity of the nesting bird to disturbance.

2. If the special event is held after February 15th and prior to September 1st following components should be included in any live music event conducted in the Event Area:

- Structures associated with the events should be placed at least 300 feet from the cormorant nest, as illustrated in the image below, to avoid visual and auditory disturbance.
- The stage and speakers should be located within a walled tent to reduce visual and auditory disturbance.
- Sound producing equipment should be pointed to the east/southeast which is away from the rookery site.
- Sound reduction/buffering structures should be placed along the south and west perimeter of the tent, or where appropriate, to reduce sound in the direction of the rookery.
- The stage and associated event structures should be placed as far as feasible from the coastal cliffs.



Key: Approved Event Area- Blue Outline, Approved Event Structure Location – Red Outline

- **Alternative to Special Conditions 1 & 2:** Events on the Coastal Trail which include amplified music and/or tents of more than 250 SF may occur only between September 1 and February 15th to avoid the bird breeding season.
3. If an event requires additional vegetation to be mowed or grubbed between February 15th and prior to September 1st (beyond that which is currently mowed by the City), a breeding bird survey shall be conducted by a qualified biologist. The survey would need to occur no more than 7 days prior to the vegetation removal or mowing related and should include areas within 300 feet of the activity. If **evidence of** occupied nests **is are** observed during the survey, the biologist would establish a “no disturbance buffer” surrounding the active nest, and project-related activities in the buffer zone

would be prohibited until any young present have fledged. The buffer distance would be established by the biologist based on factors such as the species observed, type of adjacent disturbance, and sensitivity of the nesting bird to disturbance.

4. If the initial breeding bird survey finds evidence of occupied nests, a follow-up survey shall be conducted after the event by a qualified biologist to determine efficacy of the mitigation measures that were implemented.
5. Event tents on the coastal trail shall not be erected for longer than a 14-day period.
6. Events on the coastal trail will direct event attendees to park on the runway, to reserve parking for Coastal Trail visitors. Events shall not block or charge for public access to the coastal trail, coastal trail parking lot, bathrooms, picnic tables, open fields etc. with signage or any other markings or materials. Applicants can only charge for access to the event itself.

STANDARD CONDITIONS

1. This action shall become final on the 11th day following the Planning Commission decision.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the CLUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with stakeholders such as Native American groups that have ties to the area.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise

prohibited the enforcement or operation of one or more conditions.

8. Unless a condition of approval or other provision of the Coastal Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with CLUDC Subsection 17.76.070(B).

NOW, THEREFORE, BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

The above and foregoing Resolution was introduced by _____, seconded by _____, and passed and adopted at a special meeting of the Planning Commission of the City of Fort Bragg held on the 20th day of May 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

David Jensen, Chair

ATTEST:

Lisi Horstman
Administrative Assistant



703 North Main Street, Fort Bragg CA 95437
ph: 707-964-2537 fx: 707-964-2622 www.WCPlan.com

April 29, 2026

City of Fort Bragg Planning Department

RE: Noyo Headlands Trailhead Bird Survey for Fort Bragg Blues Festival Tent Set Up

To Whom It May Concern:

On April 29, 2026, Wynn Coastal Planning and Biology (WCPB) Senior Biologist, Asa Spade, conducted a pre-activity nesting bird survey at the Noyo Headlands Trailhead in anticipation of a tent set-up for the Fort Bragg Blues Festival. The survey focused on all areas that could potentially be impacted by anticipated activities throughout the event. Survey duration on the site were approximately 2 hours. The bird survey began at 6:35 a.m. and lasted until 8:35 a.m. and included observation and listening, with a focus on observations of nesting behavior of birds within 300 feet of the project area (**Figure 1**) wherever legally and safely accessible. The surveyor used Zeiss 42x8 binoculars. Areas below the bluff edge and private property adjacent to the park were not accessed directly but were included in binocular surveys.

No active nests or nesting behavior were observed on or around the area where activity will occur. Birds seen (including flyovers) and/or heard during the survey included: Canada goose, song sparrow, savannah sparrow, turkey vulture, white crowned sparrow, pelagic cormorant, American goldfinch, brown headed cowbird, house finch, dark-eyed junco, western gull, common raven, barn swallow, California quail, wrenit, orange crowned warbler, northern rough-winged swallow, black oyster catcher, mallard, marsh wren and rock dove.

Special attention was paid to the historic cormorant rookery as shown in **Figure 2**. Cormorants were present on the bluff edge, but no nesting materials were apparent, cormorants in this location are either not nesting at this location this year, or have not begun nesting yet, therefore no disturbance of ongoing nesting is anticipated for this event and no flagging or symbolic fencing buffer was deemed necessary.

It is our professional opinion that the activities of the Fort Bragg Blues Festival will have no negative effect on nesting birds. Future activities in this location may require additional nesting bird surveys. If this location will be used for future or ongoing events it may be prudent to establish regular mowing beginning before the nesting bird season (generally before February 1) to prevent birds from choosing this area for nesting.

All the best,

A handwritten signature in blue ink, appearing to read "Asa Spade".

Asa Spade, Senior Biologist
Wynn Coastal Planning & Biology

Contributing Biologists

Asa B Spade has over 15 years of experience surveying for special status natural resources in coastal Mendocino county. He graduated from Humboldt State University with a Bachelor of Science majoring in Environmental Science, with a concentration in Landscape Ecosystems as well as a minor in Botany. He has been trained in Army Corps wetland delineation by the Coastal Training Program at Elkhorn Slough and in Advanced Wetland Delineation by the Wetland Science and Coastal Training Program. He has been trained in the environmental compliance process for wetland projects in San Francisco bay and outer coastal areas. In 2011 Asa completed training to survey for California red-legged frog held by Elkhorn Slough Coastal Program. In 2015 he attended a Townsend's big eared bat basal hollow habitat assessment and survey methods workshop taught by Michael Baker, Leila Harris, and Adam Hutchins. Asa has trained with the Carex Working Group in identifying grasses and sedges of Northern California as well as a CNPS sedge workshop taught by CA Fish and Wildlife staff biologist Gordon Leppig. In 2019, he completed a training for burrowing owls taught by Dr. Lynne Trulio through the Elkhorn Slough Coastal Training Program and completed foothill yellow legged frog training taught by David Cook and Jeff Alvarez. Asa conducted field work for the Classification and Mapping of Mendocino Cypress Woodland and Related Vegetation using CNPS/CDFW Rapid Assessment/Relevé protocol. In 2021 Asa completed training by Jeff Alvarez and Jeff Wilcox on the eradication of bullfrogs within the range of California red-legged and foothill yellow legged frog. In 2024 Asa participated in a weeklong herpetological training led by Jeff Alvarez and Fauna de Noroeste in Baja Mexico observing and handling a number of amphibian and reptile species considered rare in California. This included capturing handling and pit tagging over a hundred California red-legged frogs. He is on the Fish and Wildlife Service approved list for Point Arena mountain beaver surveys and has done surveys for Behren's silverspot butterfly, Northern spotted owl, Sonoma tree vole, foothill yellow-legged frog and the California red-legged frog. He has contributed natural resources expertise to more than 250 coastal development projects in Mendocino County.



CLIENT: City of Fort Bragg
SITE: Noyo Headlands Park
Fort Bragg, CA 95437

Nesting Bird Survey Area

Figure 1. Nesting bird survey study area.



Figure 1. 300-foot Cormorant Rookery Buffer

Fort Bragg
Mendocino, CA

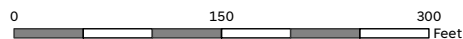


Figure 2. Location of a historically known cormorant rookery relative to the festival location (map provided by WRA Environmental Consultants)



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission **DATE:** April 22, 2026

DEPARTMENT: Community Development

PREPARED BY: Marie Jones Consulting

PRESENTER: Marie Jones

AGENDA TITLE: Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Approving Coastal Development Permit 26-0009 (ENT 26-0009) establishing a community event area on the south Coastal Trail, adjacent to the parking lot, which may include large gatherings of people, an event tent, and/or amplified sound. Statutorily exempt from CEQA pursuant to §15304 Minor Alterations to Land.

APPLICATION NO.: Coastal Development Permit 26-0009 (ENT 26-0009)
Application submittal March 15, 2026.

APPLICANT: City of Fort Bragg

PROPERTY OWNER: City of Fort Bragg

REQUEST: Coastal Development Permit to establish an area on the south Coastal Trail, adjacent to the parking lot, for community events that may include a large gathering of people, an event tent, and/or amplified sound.

LOCATION: 955 Main Street, 654 W Cypress Street

APN: 018-430-11-00 (33.8 acres), 018-430-10-00 (28 acres)

ZONING: Parks & Recreation/ Coastal Zone

ENVIRONMENTAL

DETERMINATION: Categorically exempt from CEQA pursuant to §15304 Minor Alterations to Land.

SURROUNDING

LAND USES:

NORTH: Coastal Trail

EAST: Mendocino Railroad Mill Site

SOUTH: Noyo River and Pacific Ocean

WEST: Coastal Trail and Pacific Ocean

APPEALABLE PROJECT: Appealable to the California Coastal Commission.

RECOMMENDED ACTION

Adopt a Resolution Approving a Coastal Development Permit 26-0009 (ENT 26-0009) a Proposed Event Location adjacent to the parking lot of the south Coastal Trail, located at 955 Main Street (APN 018-430-110) and 654 W Cypress Street (APN 018-430-10), subject to Special and Standard Conditions.

PROJECT BACKGROUND

Over the years, various events have been hosted on the Fort Bragg Coastal Trail. The most common events are run/walk fundraisers such as the Whale Run and the Turkey Trot. These events do not include any amplified sound, but they do include small tent structures for sign-in and tables for rehydration, and a significant increase in the number of people utilizing the trail that day. However, the City has also held events with amplified music, a stage, and many attendees, such as the Coastal Trail Grand Opening Event in 2017.

In March, the City received an event application to host a three-day blues festival immediately to the west of the South Coastal Trail. This event is proposed for early May during the bird breeding season, which raised the need to complete a biological survey to identify appropriate mitigation measures to protect breeding birds.

This application presents an opportunity to thoughtfully balance environmental stewardship with the City’s broader goals of community activation and economic vitality. Consistent with the City of Fort Bragg’s Strategic Plan—particularly its focus on invigorating economic opportunity, enhancing community vibrancy, and supporting arts and cultural experiences—the proposed event aligns with ongoing efforts to expand programming, attract visitors, and create meaningful gathering opportunities for residents.

Additionally, this proposal reflects the City’s continued commitment to activating public spaces in a responsible and intentional manner. By leveraging assets such as the Coastal Trail for well-managed events, the City aims to foster a stronger sense of place, support local businesses, and contribute to a more dynamic year-round event calendar—particularly during shoulder seasons.

The City’s Coastal Land Use and Development Code allows events with a Limited Term Permit and no Coastal Development Permit, where no Coastal Resources will be impacted, as follows:

8. Temporary Events Criteria for Exclusion from Permit Requirements.

A. Except as provided in Section B. below, the Director shall exclude from coastal development permit requirements all temporary events except those which meet all of the following criteria:

- a. Are held between Memorial Day weekend and Labor Day; and,
- b. Occupy all or a portion of a sandy beach area; and,
- c. Involve a charge for general public admission or seating where no fee is currently charged for use of the same area (not including booth or entry fees).

The proposed event location is not a sandy beach, so per the above section of the CLUDC, a CDP is not required for this event location.

C. Director Discretion to Require a Permit.

The Director may determine that a temporary event shall be subject to coastal development permit review, even if the criteria in Section A are not met, if the Director determines that unique or changing circumstances exist relative to a particular temporary event that have the potential for significant adverse impacts on coastal resources. Such circumstances may include the following:

- a. The event, either individually or together with other temporary events scheduled before or after the particular event, precludes the general public from use of a public recreational area for a significant period of time.
- b. *The event and its associated activities or access requirements will either directly or indirectly impact environmentally sensitive habitat areas, rare or endangered species, significant scenic resources, or other coastal resources as defined in Article 10 of this Development Code.***
- c. The event is scheduled between Memorial Day weekend and Labor Day and would restrict public use of roadways or parking areas or otherwise significantly impact public use or access to coastal waters.
- d. The event has historically required a coastal development permit to address and monitor associated impacts to coastal resources.

The proposed event area has the potential to impact breeding birds, which can be ESHA if they are rare or endangered species.

The recommended mitigation measures that the biologist (WRA) identified for this event area have been incorporated into the Blues Festival Limited Term Permit, and the City Manager has determined that with these protections in place, the event, as proposed, will not impact nesting cormorants or other migratory birds, therefore the Blues Festival is not required to obtain a Coastal Development Permit. See Attachment 2 to review the requirements of the Limited Term Permit.

Nevertheless, the City would like to obtain a Coastal Development Permit for future events at this location and has therefore submitted an application to allow the public and the Planning Commission an opportunity to weigh in on necessary Special Conditions for events in the identified area of the South Coastal Trail.

PROJECT DESCRIPTION

Coastal Development Permit to establish an area on the south Coastal Trail, adjacent to the parking lot, for community events that may include large gatherings of people, an event tent, and/or amplified sound.



CONSISTENCY WITH PLANNING POLICIES

Land Use & Zoning Standards.

Setbacks. The proposed project is exempt from setback requirements as a temporary structure.

Use. Temporary events are a permissible use in all zoning districts with Limited Term Permit approval.

Coastal General Plan.

The project, as conditioned, is consistent with the following Coastal General Plan Policies.

Policy OS-1.7 Development in areas adjacent to Environmentally Sensitive Habitat Areas shall be sited and designed to prevent impacts which would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.

As conditioned, the project will not have any significant habitat or environmental impacts on the only identified ESHA, namely the bird nesting habitat.

Policy OS-14.3: Minimize Disturbance of Natural Vegetation. Construction shall minimize the disturbance of natural vegetation (including significant trees, native vegetation, and root structures), which are important for preventing erosion and sedimentation.

The proposed event location is a heavily utilized and mowed area, and no natural vegetation disturbance will occur as a consequence of holding events in this location.

COASTAL RESOURCES

This section includes an analysis of cultural resources and ESHA for the Coastal Development Permit.

Cultural Resources

The proposed event area consists of a developed parking lot, roadway, welcome plaza, bathroom, and mowed lawn. This area has been surveyed for cultural resources, and there are no known cultural resources in the proposed event area or within 200 feet of the proposed event area. Additionally, ground disturbance will be limited to pounding stakes in the ground to raise tents, and so holding events in this area is unlikely to impact cultural resources.

Environmentally Sensitive Habitat Areas.

Per the biological assessment (Attachment 3), the Study Area includes the following land cover types:

- Introduced perennial grassland, characterized by non-native grasses.
- Developed areas.

According to the Biological Assessment prepared by WRA in March of 2026, no special-status plants or wildlife were observed during the site assessment. Based on existing conditions, no special-status plants are determined to have the potential to occur in the Study Area.

Based on the Fort Bragg Coastal Trail Biological Report (WRA 2009), several special-status wildlife species were identified to have the potential to occur along the coastal trail project, which included the Study Area. However, per the 2026 Biological Assessment completed by WRA, the “Study Area is unlikely to support any special status wildlife due to low-quality habitat, regular land disturbance activities, and proximity to routine high levels of human activities associated with the parking lot and trail.”

The Biological Report identified one instance of “other wildlife ESHA”.

One cormorant rookery site is present on rocky coastal cliffs approximately 300 feet from the Study Area and is visible from the southwest corner of the Study Area. Additionally, native and migratory birds may nest outside the Study Area but in its vicinity, including in grasslands/shrublands or on coastal cliffs.

WRA recommended that the following Special Conditions be incorporated into any event that includes large numbers of people and/or amplified music for more than one day, to avoid and/or reduce potential impacts to sensitive biological resources.

Special Condition 1: A breeding bird survey is required if the special event is held after February 15th and prior to September 1st to ensure compliance with Fish and

Game Code sections 3503 and 3503.5. The Bird survey will be conducted by a qualified biologist. The survey must occur no more than 7 days prior to the start of music event-related activities and should include areas within 300 feet of the Event Area. If occupied nests are observed during the survey, the biologist would establish a “no disturbance buffer” surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance shall be established by the biologist based on factors such as the species observed, the type of adjacent disturbance, and the sensitivity of the nesting bird to disturbance.

Special Condition 2: If the special event is held after February 15th and prior to September 1st following components should be included in any live music event conducted in the Event Area:

- Structures associated with the events should be placed at least 300 feet from the cormorant nest, as illustrated in the image below, to avoid visual and auditory disturbance.
- The stage and speakers should be located within a walled tent to reduce visual and auditory disturbance.
- Sound producing equipment should be pointed to the east/southeast which is away from the rookery site.
- Sound reduction/buffering structures should be placed along the south and west perimeter of the tent, or where appropriate, to reduce sound in the direction of the rookery.
- The stage and associated event structures should be placed as far as feasible from the coastal cliffs.



Key: Event Area- Blue Outline, Event Structure Location – Red Outline

Alternatively, the Planning Commission could limit the timing of events in this area so that they do not overlap with the bird breeding season. An alternative special condition that can be considered includes the following:

Alternative Special Condition 1: Events on the Coastal Trail, which include amplified music and/or tents of more than 250 SF, may occur only between September 1 and February 15th to avoid the bird breeding season.

Additionally, the California Department of Fish and Wildlife reviewed both the biological report and a copy of this staff report and recommended the following additional special condition in case mowing is required for a specific event:

Special Condition 3: If an event requires additional vegetation to be mowed or grubbed between February 15th and prior to September 1st (beyond that which is currently mowed by the City), a breeding bird survey shall be conducted by a qualified biologist. The survey would need to occur no more than 7 days prior to the vegetation removal or mowing related and should include areas within 300 feet of the activity. If occupied nests are observed during the survey, the biologist would establish a “no disturbance buffer” surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance would be established by the biologist based on factors such as the species observed, type of adjacent disturbance, and sensitivity of the nesting bird to disturbance.

Visual Analysis. Visual Analysis as a part of the Coastal Development Review process is required for all projects located in “Potential Scenic Views Toward the Ocean or the Noyo River,” as shown in Map CD-1 of the Coastal General Plan. As shown on the map, the subject parcel is located in this area. However, the visual impacts of an event tent can be limited by limiting the length of time that an event tent is permitted on the headlands. Therefore, the following special condition is recommended.

Special Condition 4: Event tents on the coastal trail shall not be erected for longer than a 14-day period.

Public Access. The project is in an area used by the public to access coastal resources and, therefore, could interfere with public access to coastal resources.

Special Condition 5: Events on the coastal trail will direct event attendees to park on the runway to reserve parking for Coastal Trail visitors. Events shall not block or charge for public access to the coastal trail, coastal trail parking lot, bathrooms, picnic tables, open fields, etc., with signage or any other markings or materials. Applicants can only charge for access to the event itself.

Stormwater Runoff Pollution Control. An event on the Coastal Trail is unlikely to impact stormwater runoff from the site if the event takes place during the summer and

fall months. However, an event could impact runoff in the spring or winter months, which would be addressed by Public Works through the Limited Term Permit review.

Environmental Determination. The project is Categorical Exempt from the California Environmental Quality Act (CEQA), meeting the Public Resources Code exemption §15304 Minor Alterations to Land.

PLANNING COMMISSION ACTION

1. Hold a hearing on the *Coastal Development Permit*, close the hearing, deliberate, and make a decision regarding the permits at this Planning Commission meeting.

ALTERNATIVE ACTION

2. Hold a hearing, close the hearing, deliberate without a decision, and revisit the application at the next scheduled meeting for a decision and the addition of any new findings.
3. Hold the hearing and continue the hearing to a date certain if there is insufficient time to obtain all input from all interested parties. On the date certain, the Commission may then deliberate and make a decision.

ATTACHMENTS

1. Resolution Approving a Coastal Development Permit 26-0009 (ENT 26-0009) for a Proposed Event Location adjacent to the parking lot of the south Coastal Trail, located at 955 Main Street (APN 018-430-110) and 654 W Cypress Street (APN 018-430-10), subject to Special and Standard Conditions.
2. Draft Limited Term Permit for Fort Bragg Blues Fest.
3. Biological Assessment

RESOLUTION NO. PC -2026

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION APPROVING DEVELOPMENT PERMIT 26-0009 (ENT 26-0009) ESTABLISHING A COMMUNITY EVENT AREA ON THE SOUTH COASTAL TRAIL, ADJACENT TO THE PARKING LOT, WHICH MAY INCLUDE LARGE GATHERINGS OF PEOPLE, AN EVENT TENT, AND/OR AMPLIFIED SOUND.

WHEREAS, The City of Fort Bragg (“Applicant”) submitted an applicant for: Coastal Development Permit 26-0009 (ENT 26-0009) to establish a community event area on the south coastal trail.

WHEREAS, 955 Main Street and 654 W Cypress Street, Fort Bragg, California is in the Parks and Open Space (PR) Zone, Coastal Zone and no changes to the site’s current zoning designation are proposed under the Project; and

WHEREAS, the Project is subject to the Fort Bragg Coastal General Plan and Coastal Land Use and Development Code (CLUDC); and

WHEREAS, the Planning Commission held a public meeting on April 22, 2026 to consider the Project, accept public testimony and consider making a recommendation to City Council; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Section §15304, Minor Alterations to Land, the project is exempt from CEQA; and

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg Planning Commission, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Coastal General Plan; the Fort Bragg Coastal Land Use and Development Code; the Project applications; all site plans, and all reports and public testimony submitted as part of the Planning Commission meeting of April 22, 2026 and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of Fort Bragg, *per the analysis incorporated herein by reference to the project staff report, dated April 22, 2026*, does hereby approve Coastal Development Permit 26-0009 (ENT 26-0009), subject to the findings, standard conditions and special conditions below:

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Resolution;
2. The documents and other material constituting the record for these proceedings are located at the Community Development Department;
3. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the Coastal General Plan, Coastal Land Use and Development Code (CLUDC), and the Fort Bragg Municipal Code in general.

NOW, THEREFORE, BE IT RESOLVED that the Fort Bragg Planning

Commission makes the following findings and determinations for Coastal Development Permit 26-0009 (ENT 26-0009) *per analysis incorporated herein by reference to the project staff report, dated April 22, 2026.*

1. The proposed development as described in the application and accompanying materials, as modified by any conditions of approval, is in conformity with the City of Fort Bragg's certified Local Coastal Program and will not adversely affect coastal resources;
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections [30200](#) of the Public Resources Code);
3. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment;
4. The proposed use is consistent with the purposes of the zone in which the site is located;
5. The proposed development is in conformance with the City of Fort Bragg's Coastal General Plan;
6. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity; and
7. Services, including but not limited to, water supply, sewage disposal, solid waste, and public roadway capacity have been considered and are adequate to serve the proposed development;
8. Supplemental findings for projects located within Environmentally Sensitive Habitat Areas:
 - I. The resource as identified will not be significantly degraded by the proposed development; and
 - II. There is no feasible less environmentally damaging alternative; and
 - III. All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission does hereby approve Coastal Development Permit 26-0009 (ENT 26-0009) is subject to the following standard and special conditions:

SPECIAL CONDITIONS

1. A breeding bird survey is required if the special event is held after February 15th and prior to September 1st to ensure compliance with Fish and Game Code sections 3503 and 3503.5. The Bird survey will be conducted by a qualified biologist. The survey must occur no more than 7 days prior to the start of music event-related activities and should include areas within 300 feet of the Event Area. If occupied nests are observed during the survey, the biologist would establish a "no disturbance buffer" surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance shall be established by the biologist based on factors such as the species observed, the type of adjacent disturbance, and the sensitivity of the nesting bird to disturbance.

2. If the special event is held after February 15th and prior to September 1st following components should be included in any live music event conducted in the Event Area:

- Structures associated with the events should be placed at least 300 feet from the cormorant nest, as illustrated in the image below, to avoid visual and auditory disturbance.
- The stage and speakers should be located within a walled tent to reduce visual and auditory disturbance.
- Sound producing equipment should be pointed to the east/southeast which is away from the rookery site.
- Sound reduction/buffering structures should be placed along the south and west perimeter of the tent, or where appropriate, to reduce sound in the direction of the rookery.
- The stage and associated event structures should be placed as far as feasible from the coastal cliffs.



Key: Approved Event Area- Blue Outline, Approved Event Structure Location – Red Outline

- **Alternative to Special Conditions 1 & 2:** Events on the Coastal Trail which include amplified music and/or tents of more than 250 SF may occur only between September 1 and February 15th to avoid the bird breeding season.
3. If an event requires additional vegetation to be mowed or grubbed between February 15th and prior to September 1st (beyond that which is currently mowed by the City), a breeding bird survey shall be conducted by a qualified biologist. The survey would need to occur no more than 7 days prior to the vegetation removal or mowing related and should include areas within 300 feet of the activity. If occupied nests are observed during the survey, the biologist would establish a “no disturbance buffer” surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance would be

established by the biologist based on factors such as the species observed, type of adjacent disturbance, and sensitivity of the nesting bird to disturbance.

4. Event tents on the coastal trail shall not be erected for longer than a 14-day period.
5. Events on the coastal trail will direct event attendees to park on the runway, to reserve parking for Coastal Trail visitors. Events shall not block or charge for public access to the coastal trail, coastal trail parking lot, bathrooms, picnic tables, open fields etc. with signage or any other markings or materials. Applicants can only charge for access to the event itself.

STANDARD CONDITIONS

1. This action shall become final on the 11th day following the Planning Commission decision.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the CLUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with stakeholders such as Native American groups that have ties to the area.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Coastal Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except

where an extension of time is approved in compliance with CLUDC Subsection 17.76.070(B).

NOW, THEREFORE, BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

The above and foregoing Resolution was introduced by _____, seconded by _____, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 22nd day of April 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

David Jensen, Chair

ATTEST:

Lisi Horstman
Administrative Assistant



CITY OF FORT BRAGG

Incorporated August 5, 1889
416 N. Franklin Street
Fort Bragg, California 95437
tel. 707.961.2827
fax. 707.961.2802
www.fortbragg.com

LIMITED TERM PERMIT ACTION NOTIFICATION

This document provides notification of the decision as indicated below. If you have any questions, please contact the Community Development Department at City Hall.

APPLICATION NO.: Limited Term Permit 05-26 (LTP 05-26)

PROPERTY OWNER: City of Fort Bragg

APPLICANT: Pam Bell / City of Fort Bragg

REQUEST: Limited Term Permit to authorize the first annual Fort Bragg Blues Fest in multiple locations around the City, as detailed below:

LOCATIONS:

Noyo Headlands Park- from Wednesday, April 29, 2026 at 10:00 AM - Monday, May 4, 2026 at 2:00 PM, showtimes:

- Saturday, May 2, 2026 from 12:00 PM- 6:30 PM
- Sunday, May 3, 2026 from 11:00 AM – 5:30 PM

Town Hall, 363 N. Main St.- from Wednesday, April 29, 2026 at 12:00 PM - Monday, May 4, 2026 at 2:00 PM, showtimes:

- Friday, May 1, 2026 from 2:00 PM – 9:00 PM
- Saturday, May 2, 2026 from 8:30 PM – 10:00 PM

Bainbridge Park, 400 E. Laurel St.- from Saturday, May 2, 2026 at 8:00 AM- Monday, May 4, 2026 at 2:00 PM, showtimes:

- Saturday, May 2, 2026 from 10:00 AM - 12:30 PM

ASSESSOR'S PARCEL NOs: 018-430-10-11, 018-430-11-00, 018-430-18-00, 018-430-22-00, 008-183-01-00, 008-183-03-00, 008-151-01-00, 008-151-01-00

DATE OF ACTION: April 19, 2026

ACTION BY: XX Community Development Director

ACTION TAKEN: XX Approved (See attached Findings and Conditions)

EFFECTIVE DATE OF ACTION: April 29, 2026

LOCAL APPEAL PROCESS AND FEE: Decisions of the Community Development Director shall be final unless appealed to the Planning Commission in writing within 10 days of the decision date with a filing fee of \$1,000 to be filed with the Community Development Department.

NOTIFICATION

MAILED TO: Pam Bell
Pam Bell Events
315 E. Alder St.
Fort Bragg, CA 95437

DATE OF MAILING: April 19, 2026

CONDITIONS OF APPROVAL: See attached findings and conditions

Community Development Department Statement: I hereby certify that conditions which must be met prior to issuance of this permit have been met and that this permit is deemed by the City of Fort Bragg Community Development Department to be a valid permit subject to all conditions of approval.

Acting Community Development Director

Date

Statement of Responsible Party: I AM responsible for assuring the temporary event is carried out in compliance with all applicable regulatory requirements, and I hereby certify that I have reviewed the conditions of approval and the project will be carried out in conformance with the specified conditions as attached.

Responsible Party

Date

Notice: This permit must be signed and returned to the Community Development Department.

Attachment: Findings and Conditions

FINDINGS AND CONDITIONS:

LTP 05-26 has been approved based on the findings and conditions cited below:

FINDINGS

1. The proposed short term activity as described in the application and supplemental materials, as modified by any conditions of approval, is in conformity with the City of Fort Bragg's Coastal Land Use and Development Code (CLUDC) and Inland Land Use and Development Code (ILUDC), including but not limited to all applicable standards of Section 71.71.030 of the Coastal Land Use and Development Code, Section 18.71.030 of the Inland Land Use and Development Code, and the proposed short term activity will not adversely affect the environment;
2. The proposed project is a temporary use for a limited term and is compatible with existing uses on the property;
3. For the purposes of the environmental determination, this project has been determined to be exempt from further environmental review pursuant to the CEQA Guidelines, Section 15304(e), minor temporary use of land; and
4. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

STANDARD CONDITIONS

1. This action shall become final on the 11th working day following the decision unless an appeal to the City Council is filed pursuant to Chapters 17.92.030 and 18.92.030;
2. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an Amendment has been approved by the City;
3. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State and Federal agencies having jurisdiction. All plans submitted with required permit applications shall be consistent with this approval;
4. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - A. That such permit was obtained or extended by fraud.
 - B. That one or more of the conditions upon which such permit was granted have been violated.
 - C. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety or as to be a nuisance.
 - D. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions; and
5. The sites occupied by the short-term activity shall be cleaned of debris, litter, or other evidence of the temporary activity upon completion of the activity, and shall thereafter be used in compliance with the provisions of the Coastal and Inland Land Use and Development Codes.

ENCROACHMENT PERMIT GENERAL PROVISIONS

1. A permit is issued under the provisions of Chapter 5.5 of Division 2 of the Streets and Highways Code and Chapter 9.72 of the Fort Bragg Municipal Code. Except as

- otherwise provided for public agencies and franchise holders, the permit is revocable on five (5) days' notice.
2. It is understood and agreed by the applicant that the doing of any work under the permit shall constitute an acceptance of the provisions, terms, conditions and/or restrictions.
 3. The permit shall be kept at the site of the work and must be shown to any representative of the grantor or any law enforcement officer upon demand.
 4. PUBLIC CONVENIENCE - Applicant shall so conduct operations as to offer the least possible obstruction and inconvenience to the public. Unless otherwise provided on the permit, all public traffic shall be permitted to pass through the work with as little inconvenience and delay as possible. Spillage resulting from hauling operations along or across any public traveled way shall be removed immediately by the permittee at his/her expense. If the spillage is hazardous, the Mendocino County Office of Environmental Health must be notified at 964-2714, as well as the Fort Bragg Police Department at 964-0200.
 5. PUBLIC SAFETY - Should the Applicant's operations create a condition hazardous to the public, he/she shall furnish, erect, and maintain, at his/her expense, such fences, barricades, lights, signs, and other devices as are necessary. Applicant shall furnish at his/her expense, such flagmen and guards as are necessary to prevent accidents or damage or injury to the public. No material or equipment shall be stored where it will interfere with the free and safe passage of public traffic. Should the Applicant's operations create a condition hazardous to traffic, please see Special Conditions attached.
 6. An encroachment permit does not relieve permittee from the responsibility of obtaining all applicable permits and/or licenses as may, in connection with the work or activity therein described, be required from other public agencies and/or commissions. Failure by applicant to secure all necessary and applicable permits and/or licenses shall nullify the permit.
 7. LIABILITY FOR DAMAGES - Applicant is responsible for all liability for personal injury or property damage which may arise out of work herein permitted, or which may arise out of failure on the permittee's part to perform his/her obligations under the permit in respect to maintenance. In the event any claim of such liability is made against the City of Fort Bragg, or any department, officer, or employee, thereof, applicant shall defend, indemnify and hold them and each of them harmless from such claim.
 8. DUE CARE shall be exercised to avoid injury to existing Highway improvements or facilities. City road surfacing shall be replaced by equal or better than the surfacing disturbed. The cost of all materials, labor, etc. necessary for installation of the encroachment shall be borne by the permittee. The cost of any labor and materials for repairs to the road by city forces, made necessary by the work done under the permit, shall be charged to the permittee at actual cost.

I. SPECIAL CONDITIONS- General

- a. This permit is granted for a limited term and is valid Wednesday, April 29, 2026, at 10:00 AM to Monday, May 4, 2026 at 2:00 PM.
- b. The applicant shall submit proof of liability insurance for the event with the City of Fort Bragg specifically named as "additional insured" by policy endorsement to the City Clerk prior to issuance of the encroachment permit for the event. A copy of the "Policy Endorsement" naming the City of Fort Bragg as an additional insured must also be submitted with the Certificate of Insurance. The amount of insurance

required is \$2/\$4 million dollars Occurrence/Aggregate with Host Liquor Liability. For clarification, contact Diana Paoli, City Clerk at (707) 961-2823.

- c. At least one week prior to event, applicant shall provide the Fort Bragg Police Department with the name and phone number of an on-site contact during all hours the event is open to the public. Please contact the Police Dept. at (707) 961-2800.

II. **SPECIAL CONDITIONS- Food and Alcohol**

- a. Should there be any food, the applicant shall complete and file a Community Event Permit Application (including site plan and food vendor list) as required by the Mendocino County Department of Environmental Health. Please contact the Mendocino County Environmental Health Consumer Protection Program at (707) 234-6625 for coordination of permits.
- b. An alcohol license must be obtained to serve alcohol. Please contact the California Department of Alcoholic Beverage Control for details. The Santa Rosa office can be reached at (707) 576-2165.
- c. The area where alcohol is being sold and/or consumed must be secured and controlled by the applicant and not accessible to the general public.
- d. Any staff, volunteers, persons serving or consuming alcohol are required be aged 21 or over.
- e. Applicant shall have volunteers posted at each entrance/exit at all times to ensure alcohol remains inside the designated event areas
- f. Alcoholic beverages, as defined in California Business and Professions Code § 23004 (as the same may be amended from time to time), or controlled substances, as defined in California Health and Safety Code § 11007 (as the same may be amended from time to time), are not allowed within City parks except that the consumption of alcoholic beverages may be allowed when a limited term permit is secured by an applicant for a special event to be held within a City park and all other necessary permits are obtained. (FBMC 9.68.030 D).
- g. No glass containers are allowed at any events in City Parks

III. **SPECIAL CONDITIONS- Site Conditions**

- a. Events are limited to only those locations shown in the attached Site Map.
- b. If an event tent is required, the applicant shall obtain a tent permit from the Fort Bragg Fire Department. Please contact Fire Marshall Steve Wells at (707) 961-2831 at least two (2) weeks prior to the event.
- c. Applicant shall supply toilet facilities at a ratio of 1 toilet per 100 people in attendance, in addition to a hand washing station.
- d. Effective recycling and waste management are important. Event organizer shall provide recycling and trash containers on site and dispose of them at an approved disposal facility.
- e. All electrical that will be needed for outdoor use must be GFCI protected, even if the power is supplied from an interior outlet. This is a safety measure which will trip the receptacle breaker before it shocks somebody, if the cord or equipment accidentally gets wet.
- f. All electric cords and other equipment used to support must be placed in such a way and secured (preferable with Duct Tape) so as not be a trip hazard, and to be ADA compliant, where they cross a sidewalk or other public path of travel.

- g. Applicant shall ensure that all temporary event signage placed within the public right-of-way maintains safe and accessible pedestrian access at all times. A minimum four-foot (4') clear and unobstructed path of travel must be preserved on all sidewalks. Signage shall not block or interfere with driveway curb cuts, pedestrian ramps, or ADA access points, and shall not impede or restrict access to any adjacent business or residential entrances or exits. All signage must be positioned so as not to create tripping hazards, visibility obstructions, or other safety issues. Please contact Ian Sanderson at (707) 357-0231.
- h. The use of a sound amplifying system shall not have an undue adverse effect upon schools, hospitals, churches, businesses, or residents in the vicinity of the activity.
- i. No animals are allowed at the events on public property, with the exception of service animals.
- j. No smoking is allowed at the events in City parks.
- k. Applicant shall comply with Chapter 9.44.020 of the Fort Bragg Municipal Code, *"Between the hours of 10:00 p.m. of one (1) day and 7:00 a.m. of the following day, it is unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to create, cause to be created or maintain sources of noise which cause annoyance or discomfort to a reasonable person of normal sensitiveness in the neighborhood."*
- l. The sites occupied by the permitted activities shall be cleaned of debris, litter, including any food waste or materials left in the landscaping or City tree wells, or any other evidence of the temporary activity upon completion of the activity to the satisfaction of the Public Works Director.

IV. SPECIAL CONDITIONS specific to the use of Town Hall

- a. City of Fort Bragg Public Works Department shall place "No Parking" signs along the south side of W. Laurel St. to allow for musician loading/unloading. Signs shall be placed at 8:00 AM Wednesday, April 29, 2026 and shall read "No Parking 5/1 at 8:00 AM through 5/4 at 2:00 PM."

V. SPECIAL CONDITIONS specific to the use of Bainbridge Park

- a. City of Fort Bragg Public Works Department shall place "No Parking" signs along the northern border of Wiggly Giggly Playground (the 400 block of E. Laurel St. between the alley behind the Veteran's Building and N. Whipple St.). Signs shall be placed at 8:00 AM on Friday, May 1, 2026 and shall read, "No Parking 5/2 from 8:00 AM -2:00 PM."
- b. Vehicles are not allowed to drive on basketball courts or grass.

VI. SPECIAL CONDITIONS specific to the use of Noyo Headlands Park

- a. Per the Biological Assessment completed by WRA in March 2026 and to comply with existing California Fish and Game Code, the following conditions must be adhered to:
 - i. A breeding bird survey is be required, conducted by a qualified biologist. The survey would need to occur no more than 7 days prior to the start of music event-related activities and should include areas within 300 feet of the Study Area. If occupied nests are observed during the survey, the biologist would

establish a “no disturbance buffer” surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance would be established by the biologist based on factors such as the species observed, type of adjacent disturbance, and sensitivity of the nesting bird to disturbance. To ensure compliance with existing standards and Fish and Game Code, we recommend that the survey protocols described above be incorporated into the project description or be included as a Condition of Approval for the project.

An active cormorant rookery is visible from the Study Area. The rookery site is located approximately 300 feet southwest of the Study Area (Figure 1); however, visual or auditory activities from the proposed project may cause a disturbance to cormorant nesting.

- ii. To avoid impacts to nesting cormorants the following components should be included in any live music event conducted in the Study Area:
 - Structures associated with the events should be placed at least 300 feet from the cormorant nest to avoid visual and auditory disturbance.
 - The stage and speakers should be located within a walled tent to reduce visual and auditory disturbance.
 - Sound producing equipment should be pointed to the east/southeast which is away from the rookery site.
 - Sound reduction/buffering structures should be placed along the south and west perimeter of the tent, or where appropriate, to reduce sound in the direction of the rookery.
 - The stage and associated event structures should be placed as far as feasible from the coastal cliffs.
- b. No Parking is allowed in the following places, the applicant shall coordinate with the Public Works Department to place signs at 12:00 PM on Friday, May 1, 2026, which shall read, “No Parking 5/2 from 12:00 PM - 6:30 PM and No Parking 5/3 from 11:00 AM – 5:30 PM.”
 - i. On West Cypress Street along the fence line.
 - ii. Along the east side of airstrip.
- c. Parking reserved for event attendees and/or event activities under this permit is allowed in the following places, the applicant shall coordinate with the Public Works Department to place signs at 12:00 PM on Friday, May 1, 2026, which shall read, “No Parking 5/2 from 12:00 PM - 6:30 PM and No Parking 5/3 from 11:00 AM – 5:30 PM.”
 - i. In the southern section of the parking lot (reserved for food trucks)
 - ii. Along the west side of the airstrip
- d. The northeastern part of the parking lot will remain open for public use.
- e. Vehicles are not allowed to drive on grass on the Event Lawn
- f. Mobile Vending Vehicles must abide by all conditions of their permits
- g. Throwing or releasing confetti, grain, rice, seeds, petals, or similar effects is prohibited.
- h. Applicant shall respect all fencing or signage that protects rare plants and sensitive habitats.
- i. The Fire/Emergency lane shall not be blocked off.

- j. Applicant shall provide traffic plan, including personnel/volunteers to direct traffic to assigned parking areas.

VII. SPECIAL CONDITIONS specific to event at Tall Guy

- a. City of Fort Bragg Public Works Department shall place “No Parking” signs along the east side of N. Franklin St. directly fronting Tall Guy to allow for musician loading/unloading. Signs shall be placed at 1:00 PM on Thursday, May 1, 2025 and shall read, “No Parking 5/2 from 1:00 PM -8:00 PM.”

DRAFT



March 24, 2026

Attn: Marie Jones
City of Fort Bragg
416 North Franklin
Fort Bragg, CA 95437

RE: Biological Assessment for Live Music Events at Noyo Headlands Coastal Park, Fort Bragg

Dear Marie

The purpose of this letter is to provide a biological evaluation of live music events (Project) on the City of Fort Bragg coastal trail at the Noyo Headlands trailhead. The purpose of this assessment is to provide technical biological resources information to support the environmental review of the project. This report evaluates the potential for the Study Area to support Environmentally Sensitive Habitat Areas (ESHA), including special-status species, sensitive vegetation communities, and aquatic features and the potential for impacts to these biological resources as a result of the project. A desktop review and site assessment was used for this analysis.

Events would be located at the southern end of the City coastal trail, immediately adjacent to the parking lot, restrooms, and dog park at the Noyo Headlands trailhead. For the purpose of this assessment, the Study Area was restricted to the proposed location for live music, including the stage, vendors, porta-potties, and food trucks; however, potential for nesting birds and rookeries were also assessed due to potential project impacts. The Study Area includes an annually mowed grassland and adjacent developed areas of concrete. The surrounding landscape is highly visited open space for recreation.

1.0 METHODS

On March 17, 2026, a WRA biologist visited the Study Area to evaluate on-site habitat for the potential to support ESHA. Prior to the site visit, the WRA biologist reviewed literature resources and performed database searches to assess the potential for sensitive biological communities (e.g., wetlands) and special-status species (e.g., endangered plants), including:

- Contemporary aerial photographs (Google Earth 2026)
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) (CDFW 2026)
- South Fort Bragg Coastal Trail and Noyo Center Botanical Survey and California Coastal Act Wetland Delineation (WRA 2010)
- Cormorant Nesting Areas Map (City of Fort Bragg)



- Cornell Lab eBird (2026)

Following the remote assessment, a WRA biologist completed a field review to document existing conditions and to determine if such provided suitable habitat for any ESHA, including rookeries or nesting on coastal cliffs.

2.0 EXISTING CONDITIONS

2.1 Land Use

The Study Area is located at the highly visited trailhead of the Noyo Headlands portion of the City of Fort Bragg coastal trail and is subject to regular human disturbance. The trailhead parking lot and restrooms are immediately adjacent to the meadow proposed for the location of the stage, tent, and other music-related temporary structures. The meadow is also immediately adjacent to a small dog park that is regularly visited. The Study Area is used for other public activities such as local trail running events. Additionally, the Study Area is in the vicinity of the permitted City Fourth of July fireworks staging area used for the annual fireworks display. The grasslands in the Study Area and nearby are annually mowed by June by the City (Google Earth 2026).

2.2 Land Covers

Based on the 2010 biological assessment, the land cover of the Study Area is introduced perennial grassland, characterized by non-native grasses (WRA 2010). Similar conditions were observed during the March 2026 site assessment. Developed areas are also included in the Study Area.

3.0 RESULTS

3.1 ESHA Land Cover

The Study Area is characterized by non-native grassland and developed areas. No ESHA land cover types are present.

3.2 Potential Special-Status Species and other Wildlife ESHA

3.2.1 Special-Status Plants

Results in the 2010 biological assessment found no special-status plants located in the Study Area (WRA 2010). Due to the regular land disturbance activities that occur in the Study Area, establishment and proliferation of special-status plants are unlikely.

3.2.2 Special-Status Wildlife Species

Based on the Fort Bragg Coastal Trail Environmental Impacts Report (SWCA 2009), several special-status wildlife species were identified to have potential to occur along the coastal trail project, which included the Study Area. The Study Area is unlikely to support any special status wildlife due to low-quality habitat, regular land disturbance activities, and proximity to routine high levels of human activities associated with the parking lot and trail.



3.2.3 Other Wildlife ESHA

One cormorant rookery site is present on rocky coastal cliffs approximately 300 feet from the Study Area and is visible from the southwest corner of the Study Area. Additionally, native and migratory birds may nest outside the Study Area but in its vicinity, including in grasslands/shrublands or on coastal cliffs.

4.0 FINDINGS AND RECOMMENDATIONS

Based on our site visit and review of the proposed project, the project does not have the potential to result in significant impacts to biological resources. The sections below contain a summary and recommendations (if appropriate) for best management practices to employ as part of the project to comply with existing laws and regulations relevant to biological resources for the project.

4.1 ESHA Land Cover

No ESHA communities are present in the Study Area. Additionally, the proposed project would prevent impacts to surrounding vegetation by using temporary fencing to contain attendees. The existing trail also reduces the potential for impacts to ESHA communities, acting as a natural pathway for pedestrians.

4.2 Special-Status Species

4.2.1 Plants

Based on existing conditions, species distributions, and land disturbance activities, no special-status plants have high or moderate potential to occur within the Study Area.

4.2.2 Wildlife

Due to the high use of the Study Area and vicinity by human and pet activities and the annual mowing management, the potential for special-status wildlife to use the Study Area or grasslands/shrublands in the vicinity as nesting or breeding locations is unlikely.

4.2.3 Native and Migratory Nesting Birds

Native and migratory birds may nest in the un-mowed portions outside of the Study Area. While direct impacts (i.e., destruction) to active nests are not anticipated from the proposed project, increased human activity and sounds from live music have the potential to cause nest abandonment. California Fish and Game Code prohibits disturbance to active nest sites for native nesting birds.

Recommendation 1: To comply with these existing standards, a breeding bird survey would be required, conducted by a qualified biologist. The survey would need to occur no more than 7 days prior to the start of music event-related activities and should include areas within 300 feet of the Study Area. If occupied nests are observed during the survey, the biologist would establish a “no disturbance buffer” surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance would be established by the biologist based on factors such as the species observed, type of adjacent disturbance, and sensitivity of the nesting bird to disturbance. To ensure compliance with



existing standards and Fish and Game Code, we recommend that the survey protocols described above be incorporated into the project description or be included as a Condition of Approval for the project

An active cormorant rookery is visible from the Study Area. The rookery site is located approximately 300 feet southwest of the Study Area (Figure 1); however, visual or auditory activities from the proposed project may cause a disturbance to cormorant nesting.

Recommendation 2: To avoid impacts to nesting cormorants the following components should be included in any live music event conducted in the Study Area:

- Structures associated with the events should be placed at least 300 feet from the cormorant nest to avoid visual and auditory disturbance.
- The stage and speakers should be located within a walled tent to reduce visual and auditory disturbance.
- Sound producing equipment should be pointed to the east/southeast which is away from the rookery site.
- Sound reduction/buffering structures should be placed along the south and west perimeter of the tent, or where appropriate, to reduce sound in the direction of the rookery.
- The stage and associated event structures should be placed as far as feasible from the coastal cliffs.

Sincerely,

Rhiannon Korhummel
Associate Biologist

FIGURES AND ATTACHMENTS

Figure 1. Rookery Buffer



5.0 REFERENCES

- CDFW 2026** California Department of Fish and Wildlife. 2026. California Natural Diversity Database. Biogeographic Data Branch. Available online at: <https://wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>; most recently accessed: March 2026.
- eBird 2026** eBird. 2026. eBird: An online database of bird distribution and abundance. Ithaca, NY. Available online at: <http://www.ebird.org>. Accessed: March 2026.
- Google Earth 2026** Google Earth. 2026. Aerial Imagery 1985-2025. Most recently accessed: March 2026.
- WRA 2010** WRA. 2010. South Fort Bragg Coastal Trail and Noyo Center Botanical Survey and California Coastal Act Wetland Delineation.

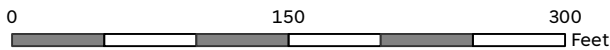


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Sources: DigitalGlobe 2016 Aerial, WRA | Prepared By: Arthur, 3/19/2026

Figure 1. 300-foot Cormorant Rookery Buffer

Fort Bragg
Mendocino, CA





City of Fort Bragg

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

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Continue a Public Hearing, Receive Report and Adopt a Resolution of the Fort Bragg Planning Commission Recommending that City Council to Adopt an Economic Development Focused Zoning Amendment to: 1) Allow More Uses in More Zoning Districts to Facilitate Economic Development; 2) Clarify the Limited Term Permit Process; 3) Make Minor Modifications to the Minor Use Permit Process; and 4) Revise Non-Conforming Structure and Non-Conforming Use Requirements.



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

DATE: May 13, 2026

DEPARTMENT: Community Development

PREPARED BY: Marie Jones Consulting (MJC)

PRESENTER: Marie Jones

AGENDA TITLE: Hold a Public Hearing, Receive Report and Adopt a Resolution of the Fort Bragg Planning Commission Recommending that City Council Adopt an Economic Development Focused Zoning Amendment to: 1) Allow More Uses in More Zoning Districts to Facilitate Economic Development; 2) Clarify the Limited Term Permit Process; 3) Make Minor Modifications to the Minor Use Permit Process; and 4) Revise Non-Conforming Structure and Non-Conforming Use Requirements.

RECOMMENDED ACTION

Adopt a Resolution of the Fort Bragg Planning Commission Recommending that City Council Adopt an Economic Development Focused Zoning Amendment to: 1) Allow More Uses in More Zoning Districts to Facilitate Economic Development; 2) Clarify the Limited Term Permit Process; 3) Make Minor Modifications to the Minor Use Permit Process; and 4) Revise Non-Conforming Structure and Non-Conforming Use Requirements.

BACKGROUND

On August 19, 2025, the City Council received a report which identified six potential strategies to remove potential barriers to economic growth in Fort Bragg. These regulatory changes could help make Fort Bragg easier for businesses to start, grow and expand.

1. Revise the Land Use Tables to allow more business types in more zoning districts.
2. Allow Small Startups (less than 500 SF) in more locations.
3. Revise the Limited Term Permit Process.
4. Consider modifying the Minor Use Process to make it a truly administrative permit.
5. Modify non-conforming use regulations to make it easier for existing businesses to expand.

Each of these policy options along with the underlying issue and possible regulatory solutions was explored in detail. The City Council gave the green light for City staff and consultants to make the proposed regulatory changes and bring them forward to Planning Commission for a recommendation.

- Items 2 and 3 were referred to the Community Development Committee on October 6, 2025 for further discussion and consideration.

AGENDA ITEM NO. XX

- The Community Development Committee provided direction to hold off on implementation of item #2 – “Allow Small Startups (less than 500 SF) in more locations.”
- For Item 3, MJC met with the eight-member Technical Advisory Committee (TAC) regarding proposed changes to the Limited Term Permit process. Recommendations from that meeting were brought forward to the Community Development Committee which accepted the recommendations. The proposed ordinance includes revisions to Limited Term Permit regulations to reflect the input provided by both the Technical Advisory Committee and the Community Development Committee.

Additionally, in 2017, the City updated the Inland Land Use and Development code to allow more uses in more zoning districts at that time. Those changes have not yet been implemented in the Coastal Land Use and Development Code. Therefore, many more changes are proposed to the CLUDC to increase flexibility in those zoning districts. However, as Highway Commercial zoning is intended for visitor serving uses (a Coastal Act priority use), fewer changes are proposed for this zone.

ANALYSIS

Update the Land Use Tables

Currently, some businesses cannot find appropriate vacant space in the zoning districts where they are permitted, and conversely some businesses find their preferred building in a zone where they are not permitted.

Tensions for consideration:

- Introducing potentially incompatible uses into the same area can lead to conflicts between property owners and/or business operators.
- Industrially zoned land generally has a low value, partly because other uses cannot occupy it. To the degree that the City allows other uses in the industrial zoning district, this land will no longer be available for industrial businesses, which have no alternative places to go. Care should be exercised to preserve industrially zoned land for industrial uses.

The City Council and Planning Commission both recommended that the Land Use Tables be revised to allow more business types in more zoning districts. This policy direction has been implemented in the attached ordinances.

This regulatory change would allow business owners who are seeking to open a new business (or expand an existing business) access to a wider array of locations (zoning districts). The attached Land Use Tables include more diversity of business uses in different zoning districts.

Proposed Changes to the ILUDC. For the ILUDC, potential revisions include the following key changes:

1. Minor changes to all commercial zoning districts including: spelling out Accessory Dwelling Unit (ADU), deletion of the category Single Residential Unit as it is duplicative of Single-family residential unit, combine duplicative health and fitness categories into just two categories “recreational facility indoor” and “outdoor”., delete footnote reference #4 for Cannabis uses as this footnote is not included in the zoning code.
2. Allow more uses in more commercial zoning districts, where they will not cause conflicts or environmental impacts, as follows:
 - **Neighborhood Commercial Zoning District:**
 - Use Permit Required- Cottage Food Preparation with a Use Permit.
 - Permitted by right - Live/Work, Single-Family Residential, Restaurant/café, and Child day care center.
 - Minor Use Permit for Artisan shop instead of Use Permit
 - **Commercial Office Zoning District**
 - Use Permit Required - R&D, Indoor Commercial Recreation Facility, Grocery (specialty Retail), and Vehicle Storage.
 - Permitted by right - Printing and Publishing, Art Studio, Artisan Shop, Child day care center.
 - **Central Business District:**
 - Minor Use Permit - Bed and Breakfast Inn.
 - Allow residential uses in the Central Business district on the back half of a commercial property, in addition to allowing them on the upper floors of a commercial property.
 - **General Commercial.**
 - Permitted by Right - Bed and breakfast Inn.
 - Use Permit - Bar/tavern, Brewery/restaurant, and Contractors base (permitting only within a structure)
 - **Highway Commercial.**
 - Use Permit – Brewery Restaurant, Bar Tavern, Contractors Base, (currently only allowable in Industrial zones), Cottage Food Preparation.
 - Permitted by Right – Printing & publishing, Indoor building and landscaping sales, Furniture store, Doctors’ office, Medical clinic, Adult day care, Personal services, Child day care center.
3. Simplify the required Use Permit findings for commercial projects.
4. The ordinance includes limited proposed changes to the Light Industrial and Heavy Industrial zoning districts as follows:
 - **Light Industrial:** Permitted by Right - Caretakers quarters, Accessory retail.
 - **Heavy Industrial:** Permitted by Right - Caretakers quarters, Accessory retail or services, Fuel dealers and Business support services.

The attached ordinances (Attachments 1 & 2) include revised Land Use Tables and regulatory language for both the ILUDC and the CLUDC. The entirety of both Land Use Tables have been included in the ordinances to provide the City Council, Planning Commission, and the public an overview of all permissible uses and to allow easier comparison about what is allowed and what is not allowed in each zoning district.

Proposed Changes to the CLUDC. Proposed Changes to CLUDC include all the proposed changes to the ILUDC as well as the following:

1. The CLUDC Use Tables have been updated to match changes which were made to the ILUDC Use Tables at various times in the past (2017, 2019, 2022, 2024, 2025). Most of these changes have been migrated over to the CLUDC except for retaining the relatively limited number of uses that are permissible in the Highway Commercial district, which the Coastal Commission reserves primarily for visitor serving uses.
2. The CLUDC amendment also includes two ordinances which were adopted in the past for the ILUDC (Cannabis and Formula Businesses). These new CLUDC ordinances will be addressed as part of a larger ordinance update to the CLUDC.

Limited Term Permits

Limited Term Permits require significant staff time to process, and some community organizations and events have trouble applying for their permit on time, which causes pressure for coordinating agencies and the non-profit. Some events have been cancelled because they did not apply for a Limited Term Permit in time and/or obtain the required insurance.

Issues for consideration:

- The coordinated multi-department review often identifies safety/operational/public health issues that should be addressed in the event location/operations. This review thereby reduces risks associated with events and other activities. The event organizers change from year to year for events and so the Limited Term Permit process is an opportunity for the City to educate the event operator about their responsibilities.
- Most event operators need to get an encroachment permit even if they do not get a Limited Term permit. The encroachment permit includes insurance requirements to protect the City against claims for liabilities associated with an event. The Lack of insurance coverage results in event delay or cancelation.

Policy Option 3. Revise the Limited Term Permit Process.

Most community events require Limited Term Permits, and Community Development Department (CDD) staff process between 30 and 50 Limited Term Permits per year. Limited Term Permits allow short term activities in zoning districts where they are not typically permitted. Depending on the scale and type of event, a Limited Term Permit involves multiple departments (Community Development, Public Works, Police Department, Fire Department, Caltrans and Mendocino County's Building Department & Environmental Health). However, not all events require review by all departments. The Limited Term Permit process also allows the City to require insurance where events will occur on City property or on the City right-of-way. Activities that are currently reviewed/approved through the Limited Term Permit process include parades, fairs, carnivals, first Fridays, farmers market, concerts, festivals, beer gardens, construction yards, temporary structures, etc. The purpose of the Limited Term Permit is to: 1) identify specific issues for the event or activity and address them through special conditions and coordination with other departments; and 2) obtain an insurance endorsement to protect the City.

The City could potentially revise the Limited Term Permit process in one or more of the following ways:

- Establish a 5-year Limited Term Permit.
- Simplify the Limited Term Permit process for smaller events.
- Make some temporary activities permitted by right.

The City Council referred this item to the Community Development Committee for further discussion. Prior to the CDC meeting these ideas were vetted with the Technical Advisory Committee (TAC). The TAC provided the following recommendations to the CDC.

1. The TAC opposes granting Limited Term Permits for more than 1 year for the following reasons:
 - a. Events often change and the LTP process provides an opportunity for Staff to include additional conditions for events that change with time.
 - b. There are relatively few events (4 of 49 events) that are sufficiently well organized that TAC would feel comfortable granting a three-year LTP permit. However, even granting these few organizations a 3-year LTP may create resentment by other event organizers who might push for a longer-term permit, even though it would not be warranted.
 - c. The same events are often run by different people from year to year. The LTP process informs new event organizers of their responsibilities and the required special conditions for their event. This makes all events run more smoothly, safely and it reduces event related issues for City departments.
 - d. Limited Term Permits are required each year to communicate the timing, location and make-up of the event so that all City staff are aware of the event and fulfill any individual required roles.

2. The TAC supported the idea of offering an “over the counter” LTP in limited cases that would include:
 - a. Criteria for an “over the counter” LTP
 - b. A checklist of standard special conditions for simple events that will be reviewed by a CDD staff person with the applicant at the counter.
3. The TAC did not support the idea of approving small events in the CBD without a LTP. Instead, TAC supported the idea of implementing existing policies that exempt small events of less than 30 people from LTPs in the City parks (birthdays, picnics, small weddings). Staff implemented this and at least one event has been exempted under the policy thus far this year.

The TAC also generated the following ideas to make the current TAC process more efficient, some of which have already been implemented as noted below.

1. Institute an “expedited event” fee for event organizers who don’t complete all their event related paperwork at least 30 days in advance of the event. This would cover extra City time required to process an LTP quickly and would motivate event organizers to submit their event applications on time. Staff recommends an expedited permit fee of \$50, that would not be eligible for the new fee waiver program.
2. CDD staff will send out a reminder (email or call) to all ongoing events three months prior to the event date (of the previous year), so that event organizers are reminded of the need to apply for the LTP. This was implemented successfully this year.
3. Clarify that informal private events of less than 30 people in a City Park do not require an LTP per Administrative Regulation S-4. This has been implemented.
4. A member of the Administration department should be part of TAC so that all insurance requirements are effectively implemented. This has been implemented.
5. The Police Department and Public Works are especially impacted by large events and parades. City Council should establish criteria for when event-related staff time (much of which is overtime to set up, break down, and police the event) is charged to an event organizer or paid for by the City’s General Fund. Tac recommends that
 - a. For-profit events should cover all City staff time (e.g. Carnival).
 - b. For non-profit events, the City Council could set a cap on General Fund supported staff time of \$500/event and the City could charge each event for any staff time over and above \$500. (Paul-Bunyan Days, Land Trust Marathon, etc.)
6. CDD will establish an “events calendar” which it will share with all members of the TAC so that everyone can look ahead to see what events are anticipated. The events calendar has been established and is in use.

The Community Development Committee, and the Planning Commission agreed with the TAC’s recommendations and the attached ordinances reflect these changes.

Minor Use Permit Process. The Minor Use Permit process is cumbersome and time-consuming for staff with relatively little value added in community process.

- Minor Use Permits take significant staff time, because staff currently prepare a staff report and use a two-stage noticing process (of neighbors and, if appealed, the general public).
- These permits are typically appealed by non-neighbors. They are rarely appealed by neighbors.
- If appealed, the permit requires publication of a notice in the paper and a hearing with the Community Development Director. Permits are also appealable to the Planning Commission, though this rarely happens.

The proposed ordinance modifies the Minor Use Process to make it a truly administrative permit with revised noticing requirements, a checklist for approval (no staff report required) and the ability for staff to refer the project to the Planning Commission if necessary. Both the City Council and the Planning Commission considered and concurred with this approach at previous meetings.

Non-Conforming Structures, Lots and Uses. Currently some existing, long-term businesses have buildings that don't conform to setbacks or other land use requirements or are located in areas where they are no longer permitted. Currently these businesses cannot expand their existing non-conforming structures and/or their business within their existing parcel.

Both the City Council and the Planning Commission have discussed this issue at regularly scheduled meetings and the attached recommended changes to the zoning code reflects previous input.

Proposed changes to Commercial non-conforming structures and uses include:

- Allow non-conforming businesses (located in a zoning district where they are no longer allowed) to expand both within a structure and throughout a parcel, if: 1) they are not a nuisance and have received no code violation letters or calls for service in three years; 2) they get Use Permit approval; and 3) any new buildings comply with development standards (height, setbacks, etc.).
- Allow any business to increase the size of a non-conforming commercial structure by 500 SF or up to 25% of the existing structures' area with Use Permit approval.
- Allow the reconstruction of a non-conforming structure in the same footprint.

Proposed changes to residential non-conforming structures and uses include:

- Allow an increase in the size of a non-conforming residential structure with Use Permit approval.
- Allow existing nonconforming residential structures (e.g. not allowed in a zoning district) to be rehabilitated/renovated. Currently the code includes outdated cost thresholds for rehabilitation.

- Eliminate limits on the conversion of residential accessory structures to Accessory Dwelling Units, as these limits are no longer permissible under state law. This language was inadvertently left in the code.

FISCAL IMPACT/FUNDING SOURCE

The estimated \$12,000 in costs associated with these regulatory changes would be borne by the General Plan Maintenance Fund. These funds would be used to publish hearing notices and for staff and consultant time.

Implementing these regulatory changes might reduce the workload of Community Development Department staff. If it does, it would free up staff time to engage in other activities such as code enforcement, special project management, economic development, community outreach, community events, and/or other activities as defined by the City Manager/City Council.

ENVIRONMENTAL ANALYSIS:

Please see the attached EIR addendum for compliance of the proposed ILUDC changes with CEQA.

The preparation of and adoption of the CLUDC ordinance is exempt from CEQA under CEQA Guidelines § 15265 (c), and pursuant to the California Coastal Act are statutorily exempt from compliance with CEQA. This statutory exemption “shifts the burden of CEQA compliance from the local agency to the California Coastal Commission.”

STRATEGIC PLAN/COUNCIL PRIORITIES:

These proposed zoning amendments implement and are aligned with the following key priorities from Goal 1A of the Strategic Plan:

1. Cultivate a diverse business climate that **welcomes innovation, entrepreneurship, and investment...**

The zoning amendments allow for a more diverse economy and it welcomes innovation, entrepreneurship, and investment as it allows more uses in more zoning districts which makes it easier to open a new business and invest in our community.

2. Foster a business-friendly environment that **simplifies the regulatory process...**

The zoning amendments simplify the regulatory process by making some uses permissible by right rather than requiring a Use Permit or a Minor Use Permit. The zoning amendment also simplifies the Minor Use Permit process for both staff and the applicant.

3. Revitalize Fort Bragg consistent with the character of the community by **supporting existing businesses** and **attracting a variety of local business ownership**, supporting buyer empowerment, and creating employment opportunities to encourage spending within our local economy.

The proposed amendment supports existing businesses by allowing those long-term businesses that are legal non-conforming uses (e.g. were established before the Land Use Code and Zoning Map were adopted) to expand with use permit approval. The amendment supports local business ownership through the extension of the franchise business regulations to the Coastal Zone.

4. ***Uphold land use and environmental policies that encourage orderly and efficient development...***

The proposed amendments are compatible with existing land use and environmental policies that encourage efficient development.

INLAND GENERAL PLAN CONSISTENCY ANALYSIS:

Use Tables. The proposed amendments are consistent with the relevant General Plan policies as outlined below. General Plan Policy language is noted with *italic text*.

Policy LU-1.1 Implementation of the Land Use Designations Map: *Implement the Land Use Designations Map by approving development and conservation projects consistent with the land use designations, and ensure consistency between the Inland General Plan and the Inland Land Use and Development Code.*

Central Business District (CBD). *This designation applies to the core of the downtown which is the civic, cultural, and commercial center of the community. Uses and site development patterns in the Central Business District are typically pedestrian-oriented. This designation is intended to accommodate government and professional offices, retail stores, theaters, and other similar uses. Residential uses on upper floors or on the ground floor at the rear of buildings are encouraged at a density of up to 40 units per net acre.*

The proposed zoning code amendment allows a Bed and Breakfast Inn with a MUP instead of a UP. This is consistent with City Council's earlier decision to allow vacation rentals in the CBD.

The zoning code amendment would also allow residential uses in the Central Business District on the back half of a commercial property, in addition to allowing them on the upper floors of a commercial property. The General Plan allows residential uses at the rear of buildings and this change to the zoning ordinance implements that part of the zoning designation above.

Neighborhood Commercial (CN). *This designation provides small-scale, convenience shopping and services for surrounding residential neighborhoods.*

Retail and service businesses such as grocery stores, laundromats, restaurants, beauty salons, and similar types of uses are allowed in this designation.

The proposed change in the required findings for new uses in the CN district complies with this policy. The new finding is “The use is designed and intended to serve the local neighborhood.”

Uses that would be permitted by right would include: Live/Work, Single-Family Residential, Restaurant/café, and Child day care center. All of these use types would serve the local neighborhood and so would be in conformance with the purpose of the zoning district.

Additionally, Artisan shop would be allowable with a Minor Use Permit and Cottage Food Preparation would require a Use Permit. At the time of permitting, the Review Authority can determine if the proposed use fits in with the specific neighborhood where it is proposed.

General Commercial (CG). *The General Commercial designation is intended for a less compact and intensive type of development than found in the Central Business District. Typical land uses in this designation depend more on vehicular than pedestrian access and include automotive and service-related outlets, retail sales, hardware, paint or carpeting sales, offices, apparel stores, and food stores. Shopping centers are allowed with approval of a conditional use permit. Residential uses are permitted above the ground floor or on the ground floor at the rear of buildings at a maximum density of up to 24 units per acre.*

The proposed changes to the required findings for use permit approval in the General Commercial zone eliminate additional findings for development within the General Commercial zoning district, as this zoning amendment expands uses within the zone beyond large format retail. This zone now allows many residential use types and commercial use types that don't require large format windows. The proposed and existing land uses conform with the General Plan designation above.

The proposed zoning code amendment only adds three new uses to the General Commercial designation, namely Bed and Breakfast Inn, Bar tavern, and Contractors' Base (within a structure only). These uses depend on vehicular traffic and are not likely to cause conflicts with the other uses in the district.

Highway Visitor Commercial (CH). *This land use designation applies to land uses serving residents and visitors on sites which are located along Highway One and arterials at the entry points to the community. Typical uses allowed in this designation include motels and other lodging enterprises, restaurants, and retail outlets. Residential uses are permitted above the ground floor or on the ground floor at the rear of buildings at a maximum density of up to 24 units per acre.*

The proposed changes to the required findings for use permit approval in the Highway Visitor Commercial zone deemphasize visitor serving as the priority use and allows other uses that serve local clientele without also requiring a visitor serving use in the Inland zoning code. This change is compatible with the General

Plan definition for the use, as the General Plan definition does not require visitor serving uses over other uses. (Page 3 of Attachment 1)

The uses that would require a Use Permit (Brewery Restaurant, Bar Tavern, Contractors Base, and Cottage Food Preparation) are consistent with this General Plan Definition. Additionally, the uses that are already allowed but would be permitted by right (Printing & publishing, Indoor building and landscaping sales, Furniture store, Doctors' office, Medical clinic, Adult day care, Personal services) are also consistent with this definition.

Office Commercial (CO). *This designation is intended to serve the office and institutional needs of the community and permits such uses as professional offices, hospitals, medical clinics, and banks. Commercial uses supportive of the office and institutional uses, such as blueprint and copy shops, cafés and restaurants, pharmacies, and similar retail establishments are permitted. Residential uses are permitted at a maximum density of 24 units per acre with a conditional use permit.*

The zoning code changes will require a Use Permit for Research and Development, Indoor Commercial Recreation Facility, Grocery (specialty Retail), and Vehicle Storage. These uses are compatible with this zoning district. The zoning code amendment will allow the following uses by right - Printing and Publishing, Art Studio, Artisan Shop, Child day care center. These uses are also compatible with this zoning designation.

Heavy Industrial (IH). *This designation is intended for a range of heavy industrial uses including manufacturing, assembly and processing, and the storage and distribution of raw materials, aggregate plants, and related heavy industrial uses which are generally incompatible with and require locations removed from residential and visitor serving uses.*

The revisions to the zoning code would allow the following uses by right, instead of requiring a MUP,: caretakers quarters, accessory retail, fuel dealers and business support services. These uses are all incidental to heavy industrial and these uses are unlikely to have any impacts that necessitate even a MUP analysis.

Light Industrial (IL) *This designation is intended for a variety of commercial, manufacturing, wholesale and distribution, and industrial uses which do not generate a significant amount of on-site customer traffic or high levels of noise, dust, odors, or other potential off-site nuisance characteristics. Manufacturing uses are permitted provided they occur within an enclosed structure. Other uses permitted in this designation include offices ancillary to permitted uses, agricultural product sales and services, construction yards, and automobile repair shops.*

See above Heavy Industrial discussion for changes to Light Industrial section of zoning code.

Policy LU-3.1 Central Business District: Retain and enhance the small-scale, pedestrian-friendly, and historic character of the Central Business District (CBD).

The proposed changes to the CBD allowing residential on the back half of the ground floor and allowing Bed and Breakfasts is compatible with this policy.

Policy LU-3.4 Encourage Infill Development: Encourage infill development of vacant and underdeveloped land in the Central Business District and adjacent commercial areas before amending the Inland General Plan and rezoning to obtain additional commercial land elsewhere.

The proposed amendment encourages infill development by allowing more uses in more zoning districts.

Policy LU-4.1 Formula Businesses and Big Box Retail: The location, scale, and appearance of formula businesses and big box retail shall not detract from the economic vitality of established commercial businesses, and shall be consistent with the small town, rural character of Fort Bragg.

The proposed zoning amendments include regulations for formula businesses which is compatible with this policy.

Policy LU-4.3 Standards for Commercial Uses in Residential Areas: Commercial uses in and adjacent to residential areas shall not adversely affect the primarily residential character of the area.

Proposed changes to the use table would not result in new incompatible uses adjacent to residential areas.

Policy LU-5.2 Industrial Land Use Standards: Require that industrial development avoid or minimize creating substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.

None of the proposed new uses for industrial zoning districts would result in substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.

Limited Term Permit. The Inland General Plan does not have any policies related to temporary events.

Minor Use Permit Process. The Inland General Plan has no policies related to the Minor Use Permit process.

Non-Conforming Uses. The Inland General Plan has no policies related to non-conforming uses.

COASTAL GENERAL PLAN CONSISTENCY ANALYSIS:

Land Use Tables. The following analyzes the proposed Use Table changes with relevant policies of the Land Use Element of the Coastal General Plan. This analysis differs from the prior analysis in that more changes are proposed for the use tables in the Coastal Land Use and Development Code and the policy language of the Coastal General Plan includes additional policies for Coastal Act priority uses. Coastal General Plan Policy language is noted with italic text.

Policy LU-1.1 Implementation of the Land Use Designations Map: *Implement the Land Use Designations Map by approving development and conservation projects consistent with the land use designations, and ensure consistency between the Coastal General Plan and the Coastal Land Use and Development Code.*

Central Business District (CBD). *This designation applies to the core of the downtown which is the civic, cultural, and commercial center of the community. Uses and site development patterns in the Central Business District are typically pedestrian-oriented. This designation is intended to accommodate government and professional offices, retail stores, theaters, and other similar uses. Residential uses on upper floors or on the ground floor at the rear of buildings are encouraged at a density of up to 40 units per net acre.*

The proposed zoning code amendment allows the following new uses in the CBD:

- *Artisan/craft product manufacturing with retail sales*
- *Brewery/restaurant*
- *Accessory Dwelling Unit (ADU) Single-family residential unit*
- *Cannabis retail and accessory cannabis uses*
- *Formula business*
- *General retail - 10,000 sf or larger*
- *Solar, wind, geothermal facilities for on-site use*

These uses are compatible with the existing Central Business District and the CBD designation described above. The CBD already includes a large format general retail store, cannabis retail stores, ADUs, single family residential and a Brewery Restaurant.

The zoning code amendment would also allow residential uses in the Central Business district on the back half of a commercial property, in addition to allowing them on the upper floors of a commercial property. The General Plan allows residential uses at the rear of buildings and this change to the zoning ordinance implements that part of the zoning designation above.

Neighborhood Commercial (CN). *This designation provides small-scale, convenience shopping and services for surrounding residential neighborhoods. Retail and service businesses such as grocery stores, laundromats, restaurants, beauty salons, and similar types of uses are allowed in this designation.*

The proposed change in the required findings for new uses in the CN district complies with this policy. The new finding is “The use is designed and intended to serve the local neighborhood.”

New uses would include:

- Studio - Art, dance, martial arts, music, etc.
- Accessory Dwelling Unit (ADU) (in specific circumstances).
- Single Family Home (in specific circumstances).
- Artisan Shop
- Cottage food preparation
- Solar, wind, geothermal facilities for on-site use

The code amendment also allows a Restaurant/café and a Child day care center by right instead of requiring a Use Permit

All of these use types would serve the local neighborhood and so would be in conformance with the purpose of the zoning district.

General Commercial (CG). *The General Commercial designation is intended for a less compact and intensive type of development than found in the Central Business District. Typical land uses in this designation depend more on vehicular than pedestrian access and include automotive and service-related outlets, retail sales, hardware, paint or carpeting sales, offices, apparel stores, and food stores. Shopping centers are allowed with approval of a conditional use permit. Residential uses are permitted above the ground floor or on the ground floor at the rear of buildings at a maximum density of up to 24 units per acre.*

The proposed zoning code amendment adds the following new uses to the General Commercial designation:

- Artisan/craft product manufacturing with retail sales
- Brewery/restaurant
- Research and development (R&D)
- Accessory Dwelling Unit (ADU) (in specific circumstances).
- Single Family Home (in specific circumstances).
- Cannabis retail and accessory cannabis uses
- Cannabis retail - Delivery only
- Formula business
- General retail - 10,000 sf or larger
- Contractors, base
- Cottage food preparation
- Solar, wind, geothermal facilities for on-site use

The zoning amendment also changes Bed and Breakfast Inn and personal services to permitted by right and a Bar/tavern to Use Permit required.

All these uses depend on vehicular traffic and none will cause conflicts with the other uses in the district.

Highway Visitor Commercial (CH). *This land use designation applies to land uses serving residents and visitors on sites which are located along Highway One and arterials at the entry points to the community. Typical uses allowed in this designation include motels and other lodging enterprises, restaurants, and retail outlets. Residential uses are permitted above the ground floor or on the ground floor at the rear of buildings at a maximum density of up to 24 units per acre.*

The proposed changes to the required findings for use permit approval in the Highway Visitor Commercial zone. This change is compatible with the General Plan definition for the zoning district, as the General Plan definition does not require visitor serving uses over other uses. (Page 3 of Attachment 2)

New uses that would be permissible in this zoning district include:

- Artisan/craft product manufacturing with retail sales
- Brewery/restaurant
- Accessory Dwelling Unit (ADU) (in specific circumstances).
- Cannabis retail and accessory cannabis uses
- Cannabis retail - Delivery only
- Formula business
- General retail - 10,000 sf or larger
- Cottage food preparation
- Solar, wind, geothermal facilities for on-site use

Personal services would change from a Use Permit required to permitted by right. Additionally, the Use Permit requirement for “multifamily dwelling” has been deleted because the more accurate Residential Component of a Mixed-Use Project is already in the table, and this allows multifamily to be developed with some visitor serving use on the site with a Use Permit, in compliance with the code and the definition.

All the above uses are consistent with the General Plan Definition because they are visitor serving and benefit from a highway 1 location.

Office Commercial (CO). *This designation is intended to serve the office and institutional needs of the community and permits such uses as professional offices, hospitals, medical clinics, and banks. Commercial uses supportive of the office and institutional uses, such as blueprint and copy shops, cafés and restaurants, pharmacies, and similar retail establishments are permitted. Residential uses are permitted at a maximum density of 24 units per acre with a conditional use permit.*

The zoning code changes will include the following new uses:

- Artisan/craft product manufacturing with retail sales

- Research and development (R&D)
- Commercial recreation facility – Indoor (Which already exists in this zoning district; this change would make The Bar (formerly Redwood Health Club) a conforming use.
- Theater
- Accessory Dwelling Unit (ADU) (in specific circumstances).
- Cannabis retail and accessory cannabis uses
- Formula business
- General retail - 10,000 sf or larger
- Groceries, specialty foods
- Mortuary, Funeral home
- Solar, wind, geothermal facilities for on-site use.

These uses are compatible with this zoning district.

The zoning code amendment will allow the following uses by right - Printing and Publishing, Art Studio, Artisan Shop, Child day care center. These uses are also compatible with this zoning designation.

Heavy Industrial (IH). *This designation is intended for a range of heavy industrial uses including manufacturing, assembly and processing, and the storage and distribution of raw materials, aggregate plants, and related heavy industrial uses which are generally incompatible with and require locations removed from residential and visitor serving uses.*

The zoning code amendment would add the following uses to the Heavy Industrial Zoning District:

- Cannabis – Indoor cultivation (nursery and/or mature plants)
- Brewery/restaurant
- Research and development (R&D)
- Caretaker quarters
- Accessory cannabis – Retail, retail delivery
- Cannabis retail - Delivery only

The revisions to the zoning code would allow the following uses by right, instead of requiring a MUP: Accessory retail, Fuel dealers.

These uses are all incidental to heavy industrial and these uses are unlikely to have any impacts that necessitate even a MUP analysis.

Light Industrial (IL) *This designation is intended for a variety of commercial, manufacturing, wholesale and distribution, and industrial uses which do not*

generate a significant amount of on-site customer traffic or high levels of noise, dust, odors, or other potential off-site nuisance characteristics. Manufacturing uses are permitted provided they occur within an enclosed structure. Other uses permitted in this designation include offices ancillary to permitted uses, agricultural product sales and services, construction yards, and automobile repair shops.

The zoning code amendment would add the following uses to the Light Industrial Zoning District:

- Cannabis – Indoor cultivation (nursery and/or mature plants)
- Brewery/restaurant
- Manufacturing/processing – Medium intensity
- Research and development Caretaker quarters
- Accessory cannabis – Retail, retail delivery
- Cannabis retail - Delivery only

The revisions to the zoning code would allow the following uses by right, instead of requiring a MUP: Accessory retail and Services and Building and landscape materials sales - Outdoor.

These uses are all incidental to light industrial and these uses are unlikely to have any impacts that necessitate even a MUP analysis.

Policy LU-3.1 Central Business District: Retain and enhance the small-scale, pedestrian-friendly, and historic character of the Central Business District (CBD).

The proposed changes to the CBD allowing residential on the back half of the ground floor and allowing Bed and Breakfasts is compatible with this policy.

Policy LU-3.4 Encourage Infill Development: Encourage infill development of vacant and underdeveloped land in the Central Business District and adjacent commercial areas before amending the Inland General Plan and rezoning to obtain additional commercial land elsewhere.

The proposed amendment encourages infill development by allowing more uses in more zoning districts.

Policy LU-4.1 Formula Businesses and Big Box Retail: The location, scale, and appearance of formula businesses and big box retail shall not detract from the economic vitality of established commercial businesses, and shall be consistent with the small town, rural character of Fort Bragg.

The proposed zoning amendments include regulations for formula businesses in the Coastal Zone.

Policy LU-4.3 Standards for Commercial Uses in Residential Areas: Commercial uses in and adjacent to residential areas shall not adversely affect the primarily residential character of the area.

Proposed changes to the use table would not result in new incompatible uses adjacent to residential area.

Policy LU-5.2: Ensure that there are adequate sites for visitor-serving land uses by:

- a) *Maintaining existing areas designated for Highway-Visitor Commercial uses;*
- b) *Maintaining the Highway Visitor Commercial land use designation as one allowing primarily recreational and visitor-serving uses; and*
- c) *Reserving adequate infrastructure capacity to accommodate existing, authorized, and probable visitor serving uses.*

The proposed zoning amendment does not change the zoning map so it maintains existing areas designated for visitor-serving land uses. The uses that are proposed to be added to the Visitor Serving use table all serve visitors. This zoning amendment does not impact the availability of infrastructure to serve visitor serving uses. Likewise, for the above reasons the proposed ordinance amendments implements Policy LU-5.6.

Policy LU-7.5 Industrial Land Use Standards: Require that industrial development avoid or minimize creating substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.

None of the proposed new uses for industrial zoning districts would result in substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.

Limited Term Permit. The Coastal General Plan does not have any policies related to temporary events.

Minor Use Permit Process. The Coastal General Plan has no policies related to the Minor Use Permit process.

Non-Conforming Uses. The Coastal General Plan has no policies related to non-conforming uses.

COMMUNITY OUTREACH:

These items were brought forward and discussed by the City Council (August 19, 2025), the Community Development Committee (October 6, 2025) and the Planning Commission (February 25, 2026).

ALTERNATIVES:

The Planning Commission can choose to undertake the following alternative actions:

- 1. Retain existing regulations.
- 2. Provide additional direction.

ATTACHMENTS:

1. AN ORDINANCE AMENDING DIVISION 18 OF THE FORT BRAGG MUNICIPAL CODE (ILUDC 1-26) TO:
 - i. Amend *Section 18.22.030 (C) Commercial Zoning Districts and Table 2.6; 18.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 18.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
 - ii. Amend *Section 18.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
 - iii. Amend *Section 18.71.060 E - Use Permit and Minor Use Permits* to Make Minor Modifications to the Minor Use Permit Process; and
 - iv. Amend *Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 18.90.080 - Nonconforming Due to Lack of a Use Permit* to allow for easier reuse and expansion of non-conforming structures and uses.
2. AN ORDINANCE AMENDING DIVISION 17 OF THE FORT BRAGG MUNICIPAL CODE (CLUDC 1-26) TO:
 - i. Amend *Section 17.22.030 (C) Commercial Zoning Districts and Table 2.6; 17.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 17.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
 - ii. Amend *Section 17.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
 - iii. Amend *Section 17.71.060 E - Use Permit and Minor Use Permits* to Make Minor Modifications to the Minor Use Permit Process; and
 - iv. Amend *Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 17.90.080 - Nonconforming Due to Lack of a Use Permit* to allow for easier reuse and expansion of non-conforming structures and uses.
3. resolution of the Fort Bragg Planning Commission recommending that the City Council adopt the above referenced ordinances.
4. EIR Addendum

NOTIFICATION:

The following "Notify Me" lists:

- Economic Development Planning
- Fort Bragg Downtown Businesses
- Tourism and Marketing

BEFORE THE CITY COUNCIL OF THE CITY OF FORT BRAGG

AN ORDINANCE AMENDING DIVISION 18 OF THE FORT BRAGG MUNICIPAL CODE (ILUDC 1-26) TO:

ORDINANCE NO. XXX-2026

- 1) Amend *Section 18.22.030 (C) Commercial Zoning Districts and Table 2.6; 18.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 18.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
- 2) Amend *Section 18.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
- 3) Amend *Section 18.71.060 E - Use Permit and Minor Use Permits* to Make Minor Modifications to the Minor Use Permit Process; and
- 4) Amend *Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 18.90.080 - Nonconforming Due to Lack of a Use Permit* to allow for easier reuse and expansion of non-conforming structures and uses.

WHEREAS, California Constitution Article XI, Section 7, enables the City of Fort Bragg (the “City”) to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare; and

WHEREAS, the City of Fort Bragg (“City”) adopted a General Plan in 2002 which established policies for all lands within Fort Bragg city limits and its sphere of influence; and

WHEREAS, the City of Fort Bragg (“City”) adopted an Inland General Plan and certified an Environmental Impact Report Addendum (“EIR Addendum”) for the General Plan on December 2, 2012; and

WHEREAS, the City of Fort Bragg (“City”) adopted an Inland Land Use and Development Code and Negative Declaration on February 10, 2014; and

WHEREAS, the adoption of an Inland Land Use and Development Code is necessary to: 1) provide a regulatory framework for implementation of the Inland General Plan; 2) to implement new state planning and land use requirements; and 3) update zoning regulations in accordance with City Council policy direction; and

WHEREAS, the development and retention of jobs and businesses is a substantial concern for individuals of all demographics, ages, and economic backgrounds in Fort Bragg; and

WHEREAS, the City desires to ensure that business development occurs in an orderly manner, in accordance with the goals and objectives of the General Plan and reasonable land use planning principles; and

WHEREAS, Section 18.94.040 states that the Planning Commission shall forward a written recommendation, and reasons for the recommendations, to the Council based on the findings identified in Section 18.94.060; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 10, 2025, to consider the Zoning Amendment, accept public testimony; and formally adopted a resolution with their written recommendations regarding the proposed ordinance changes; and

WHEREAS, the City Council held a duly noticed public hearing on January 12, 2026, to consider the Zoning Amendment, accept public testimony; and formally Introduce the Ordinance by Title Only; and

WHEREAS, the project is not exempt from CEQA, and an MND has been prepared and circulated for public review and comment as required by State law; and

NOW, THEREFORE, The Fort Bragg City Council, based on the entirety of the record before it, which includes without limitation, CEQA Public Resources Code §21000, et seq. and State CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Inland General Plan; the Fort Bragg Inland Land Use and Development Code; State law; all reports and public testimony submitted as part of the City Council meeting of January 12, 2026 and City Council deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Fort Bragg City Council does ordain as follows:

Section 1. Legislative Findings. The City Council hereby finds as follows:

1. The foregoing recitals are true and correct and made a part of this Ordinance; and
2. On DATE, 2026, the Planning Commission held a properly noticed public hearing to consider recommending the proposed amendment to the Inland Land Use and Development Code to the Fort Bragg City Council for adoption and adopted a resolution in support of the City Council's adoption of the amendment to the ILUDC pursuant to Gov. Code Section 65355.
3. On DATE, 2026, the City Council held a properly noticed public hearing to consider adoption of the minor amendment to the Inland Land Use and Development Code.
4. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as it intends amendments to be consistent with recently adopted State laws; and

5. The proposed amendment is consistent with the General Plan Policies and Programs,
6. The proposed amendment is internally consistent with other applicable provisions of the Inland Land Use Development Code,
7. The project is not exempt from CEQA, and an MND has been prepared and circulated for public review and comment as required by State law; and
8. The documents and other material constituting the record for these proceedings are located at the Community Development Department.

Section 2. Based on the foregoing, the City Council hereby Amend Title 18.22.030 (C) - Commercial District Land Uses and Permit Requirements and Table 2.6 as follows:

18.22.030 - Commercial District Land Uses and Permit Requirements

C. Findings for Use Permit or Minor Use Permit approval. The approval of a Use Permit or Minor Use Permit for a project within a commercial district shall require that the review authority first make the following findings for the zoning district applicable to the site, in addition to the findings required by § 18.71.060 (Use Permit and Minor Use Permit):

1. **CN (Neighborhood Commercial) district.** The use is designed and intended to serve the local neighborhood. ~~and not a broader service area, and is not of a size as to require a clientele larger than the neighborhood market area.~~
2. **CO (Office Commercial) district.** The use acts to support primary uses in the zone, or clients or visitors of allowable permitted uses.
3. **CBD (Central Business District) district.** The use complements the local, regional and tourist-serving retail, office and services functions of the CBD, and will not detract from this basic purpose of the CBD. Uses proposed for the intense pedestrian-oriented retail shopping areas of the CBD, which include the 100 blocks of East and West Laurel Street, the 300 block of North Franklin Street*, and the 100 and 200 blocks of Redwood Avenue, shall be limited to pedestrian-oriented uses on the street-fronting portion of the building.

* ~~Code reviser's note: The language in this section has been revised to refer to the intended area of the downtown core.~~

4. **CG (General Commercial) district.** ~~No additional findings required.~~
 - a. ~~The uses generally require larger display and/or storage areas; and~~
 - b. ~~The use is not dependent on heavy customer traffic per square foot.~~
5. **CH (Highway Commercial) district.**
 - a. ~~Secondary~~ Uses oriented to local clientele ~~may be permitted where the primary use of a site is oriented to or to serves~~ visitor, regional, or transient traffic.; ~~and~~
 - b. ~~Uses oriented to local clientele may be allowed where visitor-oriented uses are precluded because of environmental concerns or other site specific constraints.~~

RESIDENTIAL ZONING DISTRICTS:

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P Permitted use, Zoning Clearance required MUP Minor Use Permit required (see § 18.71.060) UP Use Permit required (see § 18.71.060) Permit requirement set by Specific Use S Regulations — Use not allowed						
	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
LAND USE (1)	RR	RS	RL	RM	RH	RVH	

AGRICULTURAL, RESOURCE AND OPEN SPACE USES

Agricultural accessory structure	P	P	—	—	—	—	18.42.030
Animal keeping	S	S	S	S	S	S	18.42.040
Crop production, horticulture, orchard, vineyard	P	P	P	P	P	P	

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

Equestrian facility	UP	—	—	—	—	—	
Meeting facility, public or private	UP	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	P	
Private residential recreation facility	UP	UP	MUP	MUP	MUP	MUP	
Commercial Recreation facility - Indoor	--	--	--	--	--	--	
Commercial Recreation facility - Outdoor	--	--	--	--	--	--	
School - Private	UP	UP	UP	UP	UP	UP	
School - Public	P	P	P	P	P	P	
Studio – Art, dance, martial arts, music, etc.	--	--	--	--	--	--	
Theater	--	--	--	--	--	--	

Key to Zoning District Symbols

RR	Rural Residential	RM	Medium Density Residential
RS	Suburban Residential	RH	High Density Residential
RL	Low Density Residential	RVH	Very High Density Residential

Notes:

(1) See Article [10](#) for land use definitions.

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	Permitted use, Zoning Clearance required P Minor Use Permit required (see MUP § 18.71.060) UP Use Permit required (see § 18.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed						
	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
LAND USE (1)	RR	RS	RL	RM	RH	RVH	

RESIDENTIAL USES

Accessory Dwelling Unit/Junior Accessory Dwelling Unit (ADU/JADU)	P	P	P	P	P	P	18.42.170
Co-housing, 4 or more units	—	—	—	UP	UP	P	18.42.120
Condominium conversion - 3 units maximum per parcel	—	—	—	P	UP	UP	
Duplex	P	P	P	P	P	P	18.42.170 18.42.200
Emergency shelter	--	--	--	--	--	--	
Group home(s)	P	P	P	P	P	P	18.42.077
Home occupation	P	P	P	P	P	P	18.42.080
Live/work unit	--	--	--	--	--	--	18.42.090
Low barrier navigation center	—	—	—	P	P	P	18.42.093
Manufactured home	P	P	P	P	P	P	18.42.110
Multifamily housing, 3 units	—	—	—	P	P	P	18.42.120
Multifamily housing, 4 or more units	—	—	—	UP	UP	P	18.42.120
Organizational housing/care facility (sorority, monastery, residential care, etc.) of more than 3,000 SF or 3 units	—	—	—	UP	UP	UP	
Residential accessory use or structure	P	P	P	P	P	P	18.42.160
Residential care facility for the elderly (RCFE)	—	—	—	UP	UP	UP	
Residential component mixed use project	--	--	--	--	--	--	18.42.100
Second unit — ADU/JADU	P	P	P	P	P	P	18.42.170
Single-family residential unit	P	P	P	P	P	P	
Single residential unit	P	P	P	P	P	P	
Supportive housing	—	—	—	P	P	P	18.42.167
Tiny home	P	P	P	P	P	P	18.42.175
Tiny home/manufactured home community	—	—	UP	UP	UP	UP	18.42.110
Urban unit development (4 units)	P	P	P	—	—	—	18.42.200
Urban unit development (2 units) on a parcel created through an urban lot split	P	P	P	—	—	—	18.42.200 18.84.045

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	Permitted use, Zoning Clearance required P Minor Use Permit required (see MUP § 18.71.060) UP Use Permit required (see § 18.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed						
	PERMIT REQUIRED BY DISTRICT						
LAND USE (1)	RR	RS	RL	RM	RH	RVH	

RETAIL TRADE AND GENERAL SERVICES

Accessory retail and services	–	–	–	P	P	P	18.42.020
Artisan shop	–	–	–	UP	UP	UP	
Auto and vehicle sales and rental	--	--	--	--	--	--	
Auto parts sales with no installation services	--	--	--	--	--	--	
Bar/tavern	--	--	--	--	--	--	
Bix box retail	--	--	--	--	--	--	
Building and landscape materials sales – Indoor	--	--	--	--	--	--	
Building and landscape materials sales – Outdoor	--	--	--	--	--	--	18.42.130
Cannabis retail and accessory cannabis uses	--	--	--	--	--	--	18.42.57 Chapter 9.30
Cannabis retail – Delivery only	--	--	--	--	--	--	18.42.057 Chapter 9.30
Construction and heavy equipment sales and rental	--	--	--	--	--	--	18.42.130
Convenience store	--	--	--	--	--	--	
Drive-through retail or service	--	--	--	--	--	--	18.42.070
Farm supply and feed store	--	--	--	--	--	--	
Formula business	--	--	--	--	--	--	Chapter 18.46
Formula business – 2,000 sf or less	--	--	--	--	--	--	Chapter 18.46
Fuel dealer (propane for home and farm use, etc.)	--	--	--	--	--	--	
Furniture, furnishings and appliance store	--	--	--	--	--	--	
Retail, general – 10,000 sf or larger	--	--	--	--	--	--	
Retail, general – 5,000 sf – 9,000 sf	--	--	--	--	--	--	
Retail, general – Less than 5,000 sf	--	--	--	--	--	--	
Groceries, specialty foods	--	--	--	--	--	--	
Mobile home, boat, or RV sales	--	--	--	--	--	--	
Neighborhood market	–	–	UP	UP	UP	UP	18.21.060

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	Permitted use, Zoning Clearance required							Specific Use Regulations
	P Minor Use Permit required (see MUP § 18.71.060)							
	UP Use Permit required (see § 18.71.060) Permit requirement set by Specific Use Regulations							
LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations	
	RR	RS	RL	RM	RH	RVH		
Night club	--	--	--	--	--	--		
Outdoor dining	-	-	MUP	MUP	MUP	MUP	18.42.165	
Outdoor retail sales and activities	--	--	--	--	--	--	18.42.130	
Restaurant, cafe, coffee shop	-	-	UP	UP	UP	UP	18.42.165	
Secondhand store	--	--	--	--	--	--		
Service station	--	--	--	--	--	--	18.42.180	
Shopping center	--	--	--	--	--	--		

Notes:

- (1) See Article [10](#) for land use definitions.

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P Permitted use, Zoning Clearance required							Specific Use Regulations
	MUP Minor Use Permit required (see § 18.71.060)							
	UP Use Permit required (see § 18.71.060) Permit requirement set by Specific Use Regulations							
LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations	
	RR	RS	RL	RM	RH	RVH		
SERVICES - BUSINESS AND PROFESSIONAL (2)								
Bank, financial services	--	--	--	--	--	--		
Business support service	--	--	--	--	--	--		
Formula business	--	--	--	--	--	--	Chapter 18.46	
Formula business – 2,000 sf or less	--	--	--	--	--	--	Chapter 18.46	
Medical services - Clinic, lab, urgent care	—	—	—	UP	UP	UP		
Medical services - Doctor office	—	—	—	UP	UP	P	18.21.060	
Medical services - Extended care	—	—	—	UP	UP	UP		
Medical services - Hospital	—	—	—	UP	UP	UP		
Office - Accessory	P	P	P	P	P	P		
Office – Business/service	--	--	--	--	--	--		
Office - Professional or administrative	—	—	—	—	—	UP	18.21.060	

SERVICES

LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	
TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P Permitted use, Zoning Clearance required MUP Minor Use Permit required (see § 18.71.060) UP Use Permit required (see § 18.71.060) Permit requirement set by Specific Use Regulations S Regulations — Use not allowed						
Catering service	--	--	--	--	--	--	
Day care, adult - 6 or fewer clients	MUP	MUP	MUP	MUP	MUP	MUP	
Day care, adult - 7 or more clients	—	—	—	UP	UP	UP	
Day care, child - Small family day care home	P	P	P	P	P	P	
Day care, child - Large family day care home	MUP	MUP	MUP	MUP	MUP	MUP	18.42.060
Day care, child - Day care center	—	—	—	MUP	MUP	MUP	18.42.060
Drive-through service	--	--	--	--	--	--	18.42.070
Equipment rental	--	--	--	--	--	--	
Formula business	--	--	--	--	--	--	Chapter 18.46
Formula business – 2,000 sf or less	--	--	--	--	--	--	Chapter 18.46
Kennel, animal boarding	--	--	--	--	--	--	18.42.040
Lodging – Bed and Breakfast Inn (B&B)	--	--	--	--	--	--	18.42.050
Lodging – Hotel or motel	--	--	--	--	--	--	
Lodging – Vacation Rental Unit	--	--	--	--	--	--	18.42.190
Maintenance service – Client site services	--	--	--	--	--	--	
Mortuary, funeral home	—	—	—	—	—	—	
Mortuary, funeral home (not including cremation)	—	—	—	—	—	UP	
Personal services	—	—	UP	UP	UP	UP	18.21.060
Public safety facilities	UP	UP	UP	UP	UP	UP	
Repair service – Equipment, large appliances, etc.	--	--	--	--	--	--	
Vehicle services – Major repair/body work	--	--	--	--	--	--	
Vehicle services – Minor maintenance/ repair	--	--	--	--	--	--	
Veterinary clinic, animal hospital	--	--	--	--	--	--	

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

Ambulance, taxi, and specialized transportation dispatch facility	--	--	--	--	--	--	
Broadcasting studio	--	--	--	--	--	--	
Parking facility, public or commercial	--	--	--	--	--	--	
Pipelines, transmission lines	S	S	S	S	S	S	18.42.145

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P Permitted use, Zoning Clearance required MUP Minor Use Permit required (see § 18.71.060) UP Use Permit required (see § 18.71.060) Permit requirement set by Specific Use S Regulations — Use not allowed						
	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
LAND USE (1)	RR	RS	RL	RM	RH	RVH	
Roof mounted solar and wind for on-site use	P	P	P	P	P	P	
Solar, wind, geothermal facilities for on-site use	--	--	--	--	--	--	
Telecommunications facility	--	--	--	--	--	--	Chapter 18.44
Transit station	--	--	--	--	--	--	
Utility facility	UP	UP	UP	UP	UP	UP	
Utility infrastructure	P	P	P	P	P	P	
Vehicle storage	--	--	--	--	--	--	
INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING							
Laboratory – Analytical and testing	---	---	---	---	---	---	
Artisan/craft product manufacturing with retail sales	---	---	---	---	---	---	
Brewery/restaurant	---	---	---	---	---	---	
Printing and publishing	---	---	---	---	---	---	
Research and development (R&D)	---	---	---	---	---	---	
Recycling – Small facility	---	---	---	---	---	---	18.42.150
Recycling – Large facility	---	---	---	---	---	---	18.42.150

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) A doctor’s office or professional or administrative office may be approved in a residential zoning district only on a site that is adjacent to or separated only by a street or alley from a commercial or industrial zoning district.

COMMERCIAL ZONING DISTRICTS:

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P Permitted use, Zoning Clearance required MUP Minor Use Permit required (see § 18.71.060) UP Use Permit required (see § 18.71.060) Permit requirement set by Specific Use Regulations S Regulations — Use not allowed					
	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
LAND USE (1)	CN	CO	CBD	CG	CH	

AGRICULTURAL, RESOURCE AND OPEN SPACE USES

Agricultural accessory structure	---	---	---	---	---	18.42.030
Animal keeping	---	---	---	---	---	18.42.040
Crop production, horticulture, orchard, vineyard	P	P	P	P	P	

INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING

Laboratory - Analytical and testing	—	P	—	P	—	
Artisan/craft product manufacturing with retail sales	—	P(2)	P(2)	P(2)	P(2)	
Brewery/restaurant	—	—	UP	UP —	UP —	
Printing and publishing	—	P	P	P	P—	
Research and development (R&D)	—	UP—	—	UP	—	
Recycling - Small facility	P	P	P	P	P	18.42.150
Recycling - Large facility	—	—	—	UP	—	18.42.150

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial

CBD	Central Business District
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Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted use, Zoning Clearance required					
	MUP	Minor Use Permit required (see § 18.71.060)					
	UP	Use Permit required (see § 18.71.060)					
	S	Permit requirement set by Specific Use Regulations					
	—	Use not allowed					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations	
	CN	CO	CBD	CG	CH		
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES							
Recreational vehicle park	—	—	—	—	UP		
Commercial Recreation facility - Indoor	—	UP-	UP	P	P		
Commercial Recreation facility - Outdoor	UP	UP	-	UP	UP		
Conference facility	—	UP	UP	UP	UP		
Equestrian facility	---	---	---	---	---		
Health/fitness facility	—	UP	UP	P	UP		
Library, museum, art gallery	UP	UP	P	P	P		
Meeting facility, public or private	UP	UP	UP	UP	UP		
Park, playground	P	P	P	P	P		
Private residential recreation facility	---	---	---	---	---		
School - Private	UP	UP	UP	UP	UP		
School – Public	---	---	---	---	---		
Sports and active recreation facility – outdoor	—	—UP	UP	UP	UP	-	
Studio - Art, dance, martial arts, music, etc.	UP	UP	P	P	P		
Theater	—	UP	P	P	P		
RESIDENTIAL USES							
Accessory Dwelling Unit (ADU/JADU)	P(5)	P(5)	P(5)	P(5)	P(5)	18.42.170	
Co-housing, 4 or more units	---	---	---	---	---	18.42.120	
Condominium conversion	---	---	---	---	---		

Duplex	---	---	---	---	---	18.42.170 18.42.200
Emergency shelter	—	—	—	P	—	
Group home(s)	---	---	---	---	---	18.42.077
Home occupation	P	P	P	P	P	18.42.080
Live/work unit	MUPP	MUP	MUP	MUP	—	18.42.090
Low barrier navigation center	---	---	---	---	---	18.42.093
Manufactured home	---	---	---	---	---	18.42.110
Multifamily housing	P	UP	UP	UP	UP	18.42.120
Organizational housing/care facility (sorority, monastery, residential care, etc.)	---	---	---	---	---	
Residential accessory use or structure	---	---	---	---	---	18.42.160
Residential care facility for the elderly (RCFE)	—	UP	UP	UP	—	
Residential care facility	—	UP	UP	UP	—	
Residential component mixed use project	P	P	P(2)	P	P	18.42.100
Single-family residential unit	P(3)	—	P(4)	P(4)	—	
Single residential unit	MUP- (3)	—	UP(4)	UP(4)	—	-
Supportive housing	---	---	---	---	---	18.42.167
Tiny home	P(6)	—	—	P(6)	UP(6)	18.42.175
Tiny home/manufactured home community	UP	UP	—	UP	UP	18.42.110
Urban unit development	---	---	---	---	---	18.42.200 18.84.045

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use allowed only on second or upper floors and/or on the rear 50% of the first floor of the building or the back 50% of the parcel (facing the alley), and the unit must have a separate alley facing entrance, in compliance with § 18.22.060(B) (Limitation on the Location of Allowable Land Uses).

- (3) Use permitted only for lots in the CN zone that do not front a major collector, as defined in the General Plan.
- (4) Use permitted only for existing nonconforming single-family homes that have the appearance of a single-family home, per the Citywide Design Guidelines.
- (5) Use permitted only on parcels with an existing nonconforming single-family primary unit or existing/proposed multifamily development, and only in compliance with § 18.42.170.
- (6) Use permitted only on parcels with existing single residential unit or existing/proposed multifamily development, and only in compliance with § 18.42.175.

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P Permitted use, Zoning Clearance required MUP Minor Use Permit required (see § 18.71.060) UP Use Permit required (see § 18.71.060) Permit requirement set by Specific Use Regulations S Regulations — Use not allowed					

RETAIL TRADE

Accessory retail and services	---	---	---	---	---	18.42.020
Artisan shop	MUP	UP	P	P	P	
Auto and vehicle sales and rental	—	—	—	P	P	
Auto parts sales with no installation services	—	—	—	P	P	
Bar/tavern	—	—	UP	MUP	MUP	
Big box retail	—	—	—	UP	UP	
Building and landscape materials sales - Indoor	—	—	—	P	UP	
Building and landscape materials sales - Outdoor	—	—	—	UP	UP	18.42.130
Cannabis retail and accessory cannabis uses	—	—	MUP (3,4)	MUP (4)	MUP (4)	18.42.057 Chapter 9.30
Cannabis retail - Delivery only	—	—	—	MUP (4)	MUP (4)	18.42.057 Chapter 9.30
Construction and heavy equipment sales and rental	—	—	—	UP	UP	18.42.130
Convenience store	P	—	P	P	P	
Drive-through retail or service	—	—	—	UP	UP	18.42.070

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P Permitted use, Zoning Clearance required MUP Minor Use Permit required (see § 18.71.060) UP Use Permit required (see § 18.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed						
	LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
		CN	CO	CBD	CG	CH	
Farm supply and feed store	—	—	—	P	UP		
Formula business 2,001 SF or more	—	UP(2)	UP(2)	UP(2)	UP(2)	Chapter 18.46	
Formula business - 2,000 sf or less	—	P	P	P	P	Chapter 18.46	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	UP	—		
Furniture, furnishings and appliance store	—	—	P	P	UP		
Retail, general - 10,000 sf or larger	—	—	UP	UP	UP		
Retail, general - 5,000 sf – 9,999 sf	—	—	P	P	P		
Retail, general - Less than 5,000 sf	P	P	P	P	P		
Groceries, specialty foods	P	—UP	P	P	P		
Mobile home, boat, or RV sales	—	—	—	UP	UP		
Neighborhood market	---	---	---	---	---	18.21.060	
Night club	—	—	UP	UP	UP		
Outdoor retail sales and activities	—	—	P	P	P	18.42.130	
Restaurant, café, coffee shop	UP	P	P	P	P	18.42.165	
Second hand store	—	—	—	P	P		
Service station	—	—	—	UP	UP	18.42.180	
Shopping center	—	—	—	UP	UP		
Outdoor dining	P	P	P	P	P	18.42.165	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use permit required except for the exceptions set forth in § 18.46.050.
- (3) The number of permissible cannabis retail businesses in the Central Business District shall be set by resolution of the City Council in an amount not to exceed 3 businesses.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P Permitted use, Zoning Clearance required					
	MUP Minor Use Permit required (see § 18.71.060)					
	UP Use Permit required (see § 18.71.060)					
	S Permit requirement set by Specific Use Regulations					
	— Use not allowed					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services	UP	P	P	P	P	
Business support service	—	P	P	P	P	
Formula business	—	UP(2)	UP(2)	UP(2)	UP(2)	Chapter 18.46
Formula business – 2,000 sf or less	—	P	P	P	P	Chapter 18.46
Medical services – Clinic, lab, urgent care	—	P	P	P	P—	
Medical services – Doctor office	P	P	P	P	UP	
Medical services – Extended care	---	---	---	---	---	
Medical services - Hospital	—	UP	—	UP	UP	

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LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
Office - Accessory	P	P	P	P	P	
Office - Business/service	—	P	P	P	P	
Office - Professional/administrative	—	P	P	P	P	

SERVICES - GENERAL

Day care, adult – 6 or fewer clients	---	---	---	---	---	
Day care, adult – 7 or more clients	P	P	P	P	UP	
Day care, child – Day care center	P	UP	UP	UP	MUP	
Day care, child – Large family day care home	---	---	---	---	---	18.42.060
Day care, child – Small family day care home	---	---	---	---	---	
Catering service	—	P	P(3)	P	P—	
Contractors, base (4)	—	—	—	UP	UP	
Cottage food preparation (5)	UP	—	—	UP	UP	
Drive-through service	—	—	UP	UP	UP	18.42.070
Equipment rental/sales	—	—	UP	P	UP	
Formula business	—	UP(2)	UP(2)	UP(2)	UP(2)	Chapter 18.46
Formula business - 2,000 sf or less	—	P	P	P	P	Chapter 18.46
Kennel, animal boarding	—	—	—	UP	—	18.42.040
Lodging - Bed and breakfast inn (B&B)	—	—	MUP	UP	P	18.42.050
Lodging - Hotel or motel	—	—	UP	UP	UP	
Lodging – Short Term Rental	—	—	MUP	—	—	18.42.190
Maintenance service - Client site services	—	—	—	P	—	

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
Mortuary, funeral home	—	P	—	P	—	
Personal services	P	P	P	P	MUP	
Personal services - Restricted	—	—	UP	UP	UP	
Public safety facility	—	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	P	
Vehicle services - Major repair/body work	—	—	—	UP	UP	
Vehicle services - Minor maintenance/repair	—	—	—	P	P	
Veterinary clinic, animal hospital	—	P	—	P	P	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use permit required except for the exceptions set forth in § 18.46.050.
- (3) Permitted above the first floor or as part of a restaurant.
- (4) Contractor's base permitting only within a structure.

(5) Businesses that manufacture approved Cottage Foods under State law related to Cottage Food Operations.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P Permitted use, Zoning Clearance required MUP Minor Use Permit required (see § 18.71.060) UP Use Permit required (see § 18.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed					
	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
LAND USE (1)	CN	CO	CBD	CG	CH	

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

Ambulance, taxi, and specialized transportation dispatch facility	—	UP	—	UP	UP	
Broadcasting studio	—P	P	P	P	—P	
Parking facility, public or commercial	P	P	P	P	P	
Pipelines, transmission lines	S	S	S	S	S	18.42.145
Telecommunications facility	S	S	S	S	S	Chapter 18.44
Transit station	UP	UP	UP	UP	UP	
Solar, wind, geothermal facilities for on-site use	P	P	P	P	P	
Utility facility	P	P	UP	P	P	
Utility infrastructure	---	---	---	---	---	
Vehicle storage	—	UP—	—	UP	—	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial

CBD	Central Business District
-----	---------------------------

Notes:

- (1) See Article 10 for land use definitions.

Section 3. Based on the foregoing, the City Council hereby amends Title 18.24.030 Land Use Table 2-10 as follows:

INDUSTRIAL LAND USES:

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required	
	MUP	Minor Use Permit required (see § 18.71.060)	
	UP	Use Permit required (see § 18.71.060)	
	S	Permit requirement set by Specific Use Regulations	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	

AGRICULTURAL, RESOURCE AND OPEN SPACE USES

Agricultural accessory structure	---	---	18.42.030
Animal keeping	---	---	18.42.040
Cannabis – Indoor cultivation (nursery and/or mature plants)	MUP	MUP	Chapter 9.30 and 18.42.055
Crop production, horticulture, orchard, vineyard	P	P	

INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING

Agricultural product processing	UP	P	
Artisan/craft product manufacturing	P(2)	UP	
Brewery/restaurant	UP	UP	
Boat and ship construction, repair, maintenance	UP	P	
Construction contractor base	P(2)	P(2)	
Fish processing	P(2)	P	
Laboratory - Analytical, testing	P(2)	P	
Lumber and wood product manufacturing	UP	UP	
Manufacturing/processing - Heavy	—	UP	

Manufacturing/processing - Light	P	P	
Manufacturing/processing - Medium intensity	UP	P(2)	
Media production	P	P	
Petroleum product storage and distribution	UP	P	
Printing and publishing	P	P	
Research and development (R&D)	P	P	
Recycling - Large facility	UP	UP	18.42.150
Recycling - Small facility	P	P	18.42.150
Storage - Outdoor	UP	UP	18.42.140
Storage - Personal storage facility (mini-storage)	UP	P	
Storage - Warehouse, indoor storage	P(2)	P	
Wholesaling and distribution	P(2)	P	

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required	
	MUP	Minor Use Permit required (see § 18.71.060)	
	UP	Use Permit required (see § 18.71.060)	
S	Permit requirement set by Specific Use Regulations		
—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

Adult entertainment business	S	S	Chapter 18.40
Art gallery	--	--	
Conference facility	--	--	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required		
	MUP	Minor Use Permit required (see § 18.71.060)		
	UP	Use Permit required (see § 18.71.060)		
S	Permit requirement set by Specific Use Regulations			
—	Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations	
	IL	IH		
Emergency shelter	UP	—		
Equestrian facility	---	---		
Health/fitness facility	UP	—		
Library, museum	UP	—		
Meeting facility, public or private	UP	—		
Park, playground	---	---		
Private residential recreation facility	---	---		
Recreational vehicle park	---	---		
Commercial Recreation facility - Indoor	UP	—		
Commercial Recreation facility - Outdoor	UP	UP		
School – Private	---	---		
School – Public	---	---		
School - Specialized education/training	UP	UP		
Sports and active recreation facility	UP	UP		
Studio – Art, dance, martial arts, music, etc.	---	---		
Theater	---	---		
RESIDENTIAL USES				
Accessory Dwelling Unit/Junior Accessory Dwelling Unit (ADU/JADU)	—	—	18.42.170	
Caretaker quarters	UP	MUP		
Co-housing	---	---	18.42.120	
Condominium conversion	---	---		
Duplex	---	---	18.42.170 18.42.200	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required	
	MUP	Minor Use Permit required (see § 18.71.060)	
	UP	Use Permit required (see § 18.71.060)	
S	Permit requirement set by Specific Use Regulations		
—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
Emergency shelter	---	--	18.42.075
Group home(s)	---	---	18.42.077
Home occupation	---	---	18.42.080
Live/work unit	UP	—	18.42.090
Low barrier navigation center	---	---	18.42.093
Manufactured home	---	---	18.42.110
Multifamily housing	---	---	18.42.120
Organizational housing/care facility (sorority, monastery, residential care, etc.)	---	---	
Residential accessory use or structure	---	---	18.42.160
Residential care facility	---	---	
Residential care facility for the elderly (RCFE)	---	---	
Residential component mixed use project	---	---	18.42.100
Second unit – ADU/JADU	---	---	18.42.170
Single-family residential unit	---	---	
Supportive housing	---	---	18.42.167
Tiny home	---	---	18.42.175
Tiny home/manufactured home community	---	---	18.42.110
Urban unit development	---	---	18.42.200 18.84.045

Key to Zoning District Symbols

IL	Light Industrial
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Inland Land Use & Development Code – ED

IH	Heavy Industrial
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Notes:

(1) See Article 10 for land use definitions.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required	
	MUP	Minor Use Permit required (see § 18.71.060)	
	UP	Use Permit required (see § 18.71.060)	
S	Permit requirement set by Specific Use Regulations		
—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	

RETAIL TRADE

Accessory cannabis – Retail, retail delivery	MUP (2)	MUP (2)	18.42.057 Chapter 9.30
Accessory retail or services	MUP	MUP	18.42.020
Artisan shop	---	---	
Auto and vehicle sales and rental	---	---	
Auto parts sales with no installation services	---	---	
Bar/tavern	---	---	
Big box retail	---	---	
Building and landscape materials sales - Indoor	P	P	
Building and landscape materials sales - Outdoor	UP	P	18.42.130
Cannabis retail and accessory cannabis uses	---	---	18.42.057 Chapter 9.30
Cannabis retail - Delivery only	MUP (2)	MUP (2)	18.42.057 Chapter 9.30
Construction and heavy equipment sales and rental	UP	P	18.42.130
Convenience store	---	---	
Drive-through retail or service	---	---	18.42.070

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required	
	MUP	Minor Use Permit required (see § 18.71.060)	
	UP	Use Permit required (see § 18.71.060)	
	S	Permit requirement set by Specific Use Regulations	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
Farm supply and feed store	P	P	
Formula business	---	---	Chapter 18.46
Formula business – 2,000 sf or less	---	---	Chapter 18.46
Fuel dealer (propane for home and farm use, etc.)	P	—P	
Furniture, furnishings and appliance store	---	---	
Groceries, specialty foods	---	---	
Mobile home, boat or RV sales	UP	UP	
Neighborhood market	---	---	18.21.060
Night club	---	---	
Outdoor dining	---	---	
Outdoor retail sales and activities	---	---	
Restaurant, café, coffee shop	---	---	18.42.165
Retail, general – 10,000 sf or larger	---	---	
Retail, general – 5,000 sf – 9,999 sf	---	---	
Retail, general – Less than 5,000 sf	---	---	
Secondhand store	---	---	
Service station	UP	UP	18.42.180

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services	---	---	
Business support service	P	P	
Formula business	---	---	Chapter 18.46
Formula business – 2,000 sf or less	---	---	Chapter 18.46
Medical services – Clinic, lab, urgent care	---	---	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required	
	MUP	Minor Use Permit required (see § 18.71.060)	
	UP	Use Permit required (see § 18.71.060)	
S	Permit requirement set by Specific Use Regulations		
—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
Medical services – Doctor office	---	---	
Medical services – Extended care	---	---	
Medical services – Hospital	---	---	
Office - Accessory	P	P	
Office – Business/service	---	---	
Office - Processing	P	P	
Office – Professional or administrative	---	---	

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall only be allowable as an accessory use to a cannabis business engaged in manufacturing and/or distribution.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required	
	MUP	Minor Use Permit required (see § 18.71.060)	
	UP	Use Permit required (see § 18.71.060)	
	S	Permit requirement set by Specific Use Regulations	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
SERVICES - GENERAL			
Accessory retail or services	MUP	MUP	18.42.020
Catering service	---	---	
Contractors base	---	---	
Cottage food preparation			
Day care, adult – 6 or fewer clients	---	---	
Day care, adult – 7 or more clients	---	---	
Day care, child – Day care center	---	---	18.42.060
Day care, child – Small family day care home	---	---	
Day care, child – Large family day care home	---	---	18.42.060
Equipment rental	P	P	
Formula business	---	---	Chapter 18.46
Formula business – 2,000 sf or less	---	---	Chapter 18.46
Kennel, animal boarding	UP	UP	18.42.040
Lodging – Bed and Breakfast Inn (B&B)	---	---	18.42.050
Lodging – Hotel or motel	---	---	
Lodging – Vacation rental unit	---	---	18.42.190
Maintenance service - Client site services	P	P	
Mortuary, funeral home	---	---	
Mortuary, funeral home (not including cremation)	---	---	
Personal services	---	---	
Personal services – restricted	---	---	
Public safety facility	P	P	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required	
	MUP	Minor Use Permit required (see § 18.71.060)	
	UP	Use Permit required (see § 18.71.060)	
	S	Permit requirement set by Specific Use Regulations	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
Repair service - Equipment, large appliances, etc.	P	P	
Vehicle services - Major repair/body work	UP	UP	
Vehicle services - Minor maintenance/repair	P	P	
Veterinary clinic, animal hospital	P	P	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE			
Ambulance, taxi, or specialized transportation dispatch facility	P	P	
Broadcasting studio	P	—	
Freight terminal	P	P	
Parking facility, public or commercial	UP	UP	
Pipeline or transmission line	S	S	18.42.145
Solar, wind, geothermal facilities for on-site use	P	P	
Telecommunications facility	S	S	Chapter 18.44
Transit station or terminal	UP	UP	
Utility facility	P	P	
Utility infrastructure	---	---	
Vehicle storage	UP	UP	

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

- (1) See Article 10 for land use definitions.

SPECIAL PURPOSE ZONING DISTRICTS:

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	P	Permitted use, Zoning Clearance required		
	MUP	Minor Use Permit required (see § 18.71.060)		
UP	Use Permit required (see § 18.71.060)			
S	Permit requirement set by Specific Use Regulations			
—	Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	

AGRICULTURAL, RESOURCE AND OPEN SPACE USES

Agricultural accessory structure	---	---	---	18.42.030
Animal keeping	S	S	S	18.42.040
Nature preserve	P	P	P	
Crop production, horticulture, orchard, vineyard	P	P	P	

INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING

Artisan/craft product manufacturing with retail sales	—	—	—	
Brewery/restaurant	---	---	---	
Laboratory – Analytical and testing	---	---	---	
Printing and publishing	---	---	---	
Research and development (R&D)	---	---	---	
Recycling – Large facility	---	---	---	
Recycling - Small facility	—	—	MUP	18.42.150
Storage - Warehouse, indoor storage	—	—	P	
Storage - Outdoor	—	—	UP	18.42.140

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

Art gallery	---	---	---	
Conference facility	---	---	---	

LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	
Equestrian facility	P	UP	—	
Health/fitness facility	—	UP	UP	
Sports and active recreation facility	UP	UP	UP	
Hiking/riding trail	P	P	P	
Library, museum	UP	UP	UP	
Meeting facility, public or private	UP	UP	UP	
Park, playground	P	P	P	
Recreational facility - Indoor	---	UP	UP	
Recreational facility – Outdoor	UP	UP	UP	
Recreation vehicle park	---	---	---	
School - Private	—	UP	P	
School - Public	---	UP	P	
Studio – Art, dance, martial arts, music, etc.	---	---	---	
Theater	—	UP	UP	
RESIDENTIAL USES				
Accessory Dwelling Unit and Junior Accessory Dwelling Unit (ADU/JADU)	---	---	---	18.42.170
Caretaker quarters	MUP	MUP	MUP	
Co-housing	---	---	---	18.42.120
Condominium conversion	---	---	---	
Duplex	---	---	---	18.42.170 18.42.200
Emergency shelter	—	—	UP	
Farm dwelling on a parcel of 10 acres or more	MUP	—	—	
Group home(s)	---	---	---	18.42.077
Home occupation	---	---	---	18.42.080
Live/work unit	---	---	---	18.42.090
Low barrier navigation center	---	---	---	18.42.093

LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	
	Manufactured home	---	---	---
Multifamily housing	---	---	---	18.42.120
Organizational housing/care facility (sorority, monastery, residential care, etc.)	---	---	---	
Residential accessory use or structure	---	---	---	18.42.160
Residential care facility	---	---	UP	
Residential care facility for the elderly (RCFE)	---	---	---	
Residential component mixed use project	---	---	---	18.42.100
Second unit—ADU/JADU	---	---	---	18.42.170
Single family residential unit	---	---	---	
Supportive housing	---	---	---	18.42.167
Tiny home	---	---	---	18.42.175
Tiny home/manufactured home community	---	---	---	18.42.110
Urban unit development	---	---	---	18.42.200 18.84.045

Key to Zoning District Symbols

OS	Open Space	PF	Public Facility and Services
PR	Parks and Recreation		

Notes:

- (1) See Article [10](#) for land use definitions.

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	P	Permitted use, Zoning Clearance required		
	MUP	Minor Use Permit required (see § 18.71.060)		
	UP	Use Permit required (see § 18.71.060)		
	S	Permit requirement set by Specific Use Regulations		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	

RETAIL TRADE

Accessory retail or services	—	P	P	18.42.020
Artisan shop	---	---	---	
Auto and vehicle sales and rental	---	---	---	
Auto parts sales with no installation services	---	---	---	
Bar/tavern	---	---	---	
Big box retail	---	---	---	
Building and landscape materials sales – Indoor	---	---	---	
Building and landscape materials sales – Outdoor	---	---	---	
Neighborhood market	---	---	---	18.21.060
Restaurant, café, coffee shop	---	---	---	18.42.165
Outdoor dining	---	---	---	18.42.165

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Medical services - Clinic, lab, urgent care	—	—	UP	
Medical services – Doctor office	---	---	---	18.21.060
Medical services – Extended care	---	---	---	

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	P	Permitted use, Zoning Clearance required		
	MUP	Minor Use Permit required (see § 18.71.060)		
	UP	Use Permit required (see § 18.71.060)		
	S	Permit requirement set by Specific Use Regulations		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	
Medical services - Hospital	—	—	UP	
Office - Accessory	P	P	P	
Office – Professional or administrative	---	---	---	18.21.060
Office - Government	—	P	P	

SERVICES - GENERAL

Day care, adult – 6 or fewer clients	—	—	UP	
Day care, adult – 7 or more clients	---	---	UP	
Day care, child – Day care center	—	—	UP	18.42.060
Day care, child – Large family day care home	---	---	---	18.42.060
Day care, child – Small family day care home	---	---	---	
Mortuary, funeral home (not including cremation)	---	---	---	
Personal services	---	---	---	18.21.060
Public safety facility	—	—	P	

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

Ambulance, taxi, or specialized transportation dispatch facility	—	—	UP	
Parking facility, public or commercial	—	—	P	
Pipeline or transmission line	S	S	S	18.42.145
Solar, wind, geothermal facilities for on-site use	---	---	---	
Telecommunications facility	S	S	S	Chapter 18.44
Transit station	—	—	UP	
Utility facility	—	—	P	
Utility infrastructure	---	---	---	
Vehicle storage	—	—	UP	

Key to Zoning District Symbols

OS	Open Space	PF	Public Facility and Services
PR	Parks and Recreation		

Notes:

- (1) See Article [10](#) for land use definitions.

**Section 6. Based on the foregoing, the City Council hereby Amends
18.71.030 F2 - Limited Term Permit- Events, as follows:**

F. Allowed short-term activities. A Limited Term Permit may authorize the following short-term activities within the specified time limits, but in no event for more than 12 months. Other short-term activities that do not fall within the categories defined below shall instead comply with the planning permit requirements and development standards that otherwise apply to the property.

2. Events. Art and craft exhibits, carnivals, circuses, concerts, fairs, farmer's markets, festivals, flea markets, food events, open-air or drive-in theaters, outdoor entertainment/sporting events, religious revivals, rummage sales, second hand sales, swap meets, and other special events within a 12-month period for up to: (a) 7 consecutive days, (b) 4 2-day weekends, (c) 1-day event per week, or other similar event timing as determined by the Director. Events are allowed only on non-residentially zoned properties. These activities shall be referred to the Technical Advisory Committee (TAC) for a recommendation prior to action on the Limited Term Permit. **The TAC review process includes the following:**

- a. An encroachment permit and/or proof of insurance coverage is required from the Department of Public Works for events which occur on public property or within the public right of way (streets, sidewalks, trails).
- b. A permit from County Environmental Health may be required if food is prepared at the event.
- c. An inspection by the Fire Marshal is required for all large tents and pavilions.
- d. An inspection by the Building Department is required for all temporary structures.
- e. Police Department review is required for all projects which require traffic re-routing or control.
- f. Caltrans review is required for all projects which require traffic re-routing or control involving Main St./Hwy 1.
- g. All events shall comply with the City's Noise Ordinance.
- ~~h. Recurring events with a three-year history of no issues (as determined by TAC) may apply for a 5-year Limited Term Permit, which will only require the annual renewal of insurance and completion of renewal form.~~

Exempt Events. The following event types are exempt from the requirement to obtain an LTP.

- Private events of less than 30 people, located in a City Park.
- Events of any size in an existing facility that is already permitted for events, such as a meeting hall, church or school.

Section 7. Based on the foregoing, the City Council hereby Amends 18.71.060 E2 – Project Review, Notice Hearing, Minor Use Permit, as follows:

E. Project review, notice, and hearing. Each application shall be reviewed by the Director to ensure that the proposal complies with all applicable requirements of this Development Code.

2. Minor Use Permit. Before a decision on a Minor Use Permit, the public notice shall be provided ~~in compliance with Chapter 18.96 (Public Hearings), and~~ as follows:

a. Public Notice & Hearing. Public Notice shall be provided to property owners and businesses within 300 feet of the proposed use. The notice shall state that the Director will decide whether to approve or disapprove the Minor Use Permit application ~~on a date at an administrative hearing with a certain date, location and time specified in the notice and clarify that project opponents may attend that hearing or provide written comments in advance of the hearing. , and that a public hearing will be held only if requested in writing by any interested person appears at before the specified date for the decision.~~

~~**b. Hearing.** When a hearing is requested, notice of the hearing shall be provided in compliance with Chapter 18.96, and the Director shall conduct the public hearing before a decision on the application in compliance with Chapter 18.96.~~

Section 8. Based on the foregoing, the City Council hereby Amends Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 17.90.080 - Nonconforming Due to Lack of a Use Permit, as follows:

18.90.030 - Restrictions on Nonconforming Structures and Uses

A nonconforming land use and the use of a nonconforming structure may be continued, including transfers of ownership, provided any such continued use shall comply with the requirements of this section. See Section 18.90.040 for exceptions regarding certain residential uses and structures.

A. Nonconforming use of land.

1. General rule. A nonconforming use of land may be continued, provided the use shall ~~not only~~ be intensified, enlarged or increased, ~~nor~~ be extended to occupy a greater area of land than it lawfully occupied before becoming nonconforming, ~~if the business is not a nuisance (has had no code violations and no calls for service within the past three years) and if a Minor Use Permit is approved for the expansion. The Review Authority shall find that the non-conforming use is compatible with neighboring uses and would not adversely impact neighboring properties.~~

2. Nonconforming use in a conforming structure. A nonconforming land use within a conforming structure may be expanded or replaced with Minor Use Permit approval, in the following manner:

a. Expansion of use. The nonconforming use of a portion of a structure may be expanded throughout the structure ~~and/or the parcel with a Minor Use Permit. The Review Authority shall find that the non-conforming use is compatible with neighboring uses and would not adversely impact neighboring properties. All new~~

buildings/development associated with the non-conforming use shall conform with all standards of this development code except for the use requirement; and

b. Substitution of use. The nonconforming use of a structure may be changed to another nonconforming use of ~~the same or more restricted a similar~~ nature and impact; except that if a nonconforming use is changed to a conforming use, no nonconforming use may be resumed.

B. Nonconforming structure. A nonconforming structure may continue to be used in the following manner:

1. Changes to, or expansion of a structure. A nonconforming structure may be changed or expanded as follows:

a. Nonresidential structure. A nonconforming nonresidential or multifamily structure may be enlarged, expanded, reconstructed, or relocated, with Minor Use Permit approval, if the changes comply with all applicable provisions of this Development Code, provided the Review Authority first finds that the additional work is compatible with neighboring uses and would not adversely impact neighboring properties. ~~Additions that go beyond the prior building footprint may be allowed as follows: an addition that encroaches into a required setback no further than an existing nonconforming portion of the structure may be allowed; provided, that: a) the expansion is not more than 500 square feet beyond the same physical dimensions of the existing structure; or the expansion is limited to 25% of the existing structure's area, whichever is less.~~

b. Single residential unit or multifamily. A single residential unit or multifamily development that is nonconforming with respect to setback requirements, height limits, or other development standards may undergo interior modifications in compliance with Building Code requirements without limitation by this Chapter. Exterior modifications that go beyond the prior building footprint may be allowed as follows:

- i) The Director may approve any addition to a nonconforming single-family dwelling where the addition complies with applicable setback requirements; and
- ii) An addition that encroaches into a required setback no further than an existing nonconforming portion of the structure may be allowed; provided, that: a) the expansion is not more than ~~4~~250 square feet beyond the same physical dimensions of the existing structure; or b) if larger than ~~4~~250 square feet, Minor Use Permit approval is granted (limit to 25% larger).

2. Conversion of existing nonconforming structure to residential unit. Single residential units and/or multifamily residential development with a nonconforming residential accessory structure may be converted and/or replaced to create an accessory dwelling unit. A nonconforming residential accessory structure may be rehabilitated and expanded; provided, ~~that it complies with the relevant requirements of Section 18.40.170 accessory Dwelling Units.~~

~~a.—The structure does not exceed 18 feet in height; and~~

~~b.—The conversion and/or expansion complies with Subsection (B)(1)(b) of this Section.~~

3. Ordinary maintenance and repair. Any nonconforming structure may undergo ordinary maintenance and repair.

4. Seismic retrofitting and Building Code compliance. Any nonconforming structure may undergo alterations, reconstruction, or repair to reinforce unreinforced masonry or to comply with Building Code requirements; provided that the work is exclusively to comply with applicable earthquake safety standards and the Building Code and does not change building footprint or height.

5. A non-conforming structure may be reconstructed in the same building footprint, so long as the building is not increased in size by more than 250 square feet beyond the same physical dimensions of the prior structure; or b) if larger than 250 square feet, a Use Permit approval is granted (limit to 25% larger).

(Am. Ord. 959, § 4, passed 02-10-2020)

18.90.040 - Residential Exemptions

A. Reconstruction or replacement. An involuntarily damaged or destroyed single residential unit or multifamily nonconforming use may be reconstructed or replaced with a new structure with the same footprint, height, and number of dwelling units, in compliance with current Building and Fire Code requirements.

B. Substantial rehabilitation/renovation. Substantial rehabilitation/renovation of, and additions to an existing dwelling unit in a zoning district where residences are a nonconforming use may be allowed ~~if they meet all development standards of the zoning district. with Minor Use Permit and Design Review approval, in compliance with §§ 18.71.060 and 18.71.050.~~ (Housing Element Program H-1.1.4)

~~**1.—Substantial rehabilitation/renovation defined.** Substantial rehabilitation/renovation of an existing dwelling unit occurs when at least 25% of the floor area of the existing structure is proposed to be added to the structure and/or a Building Permit for construction valued at 50% or more of the assessed value of the structure before rehabilitation/renovation is requested.~~

~~**2.—Protection of community and neighborhood character.** The Review Authority shall ensure that Minor Use Permit and Design Review approval for a substantial rehabilitation or renovation shall maintain public health, safety, and welfare, maintain neighborhood character, and encourage mixed use development.~~

(Am. Ord. 959, § 4, passed 02-10-2020)

18.90.050 - Loss of Nonconforming Status

A. Termination by discontinuance.

1. If a nonconforming use of land or a nonconforming use of a conforming structure is discontinued for a continuous period of 12 months or more, all rights to legal nonconforming status shall terminate.

2. The Director shall base a determination of discontinuance on evidence including the removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business records to document continued operation.

3. The Director may grant ~~a Minor Use Permit to allow~~ an extension of that 12-month period for a period not to exceed an additional 12 months if the Director finds that circumstances of a significant or unusual nature prevent or have prevented the timely reestablishment of the use.

4. Once the rights to a legal nonconforming status have terminated, any further use of the site or structure shall comply with the regulations of the applicable zoning district and all other applicable provisions of this Development Code.

B. Termination by destruction. Nonconforming status shall terminate if a nonconforming structure, or a conforming structure occupied by a nonconforming use, is involuntarily damaged or destroyed, except as provided by Section 18.90.040 for dwellings, and except as follows.

1. ~~If the cost of repairing or replacing the damaged portion of the structure is 75 percent or less of the assessed value of the structure immediately before damage,~~ The structure may be restored to no more than the same size and use, and the use continued, if ~~a building permit is submitted for the restoration is started~~ within 12 months of the date of damage, ~~or as extended by the Director of Community Development,~~ and is diligently pursued to completion.

2. Minor Use Permit approval shall ~~be required, if the cost of repairing or replacing the damaged portion of the structure is more than 75 percent of the assessed value of the structure immediately before the damage, except that fair market value shall be used where a current licensed appraisal is available to the City. Minor Use Permit approval~~ and shall require a finding, in addition to those contained in 18.71.060.F. (Findings and decision), that the benefit to the public health, safety, or welfare exceeds the detriment ~~inherent in~~ of the restoration and continuance of a nonconformity.

18.90.060 - Nonconforming Parcels

A. Legal building site. A nonconforming parcel that does not comply with the applicable area, width, or depth requirements of this Development Code shall be considered a legal building site if it meets at least one of the following criteria, as documented to the satisfaction of the Director by evidence furnished by the applicant.

1. **Approved subdivision.** The parcel was created by a recorded subdivision map;
2. **Individual parcel legally created by deed.** The parcel is under one ownership and was legally created by a recorded deed before the effective date of the zoning amendment that made the parcel nonconforming;
3. **Variance or lot line adjustment.** The parcel was approved through the Variance procedure or resulted from a lot line adjustment; or
4. **Partial government acquisition.** The parcel was created in compliance with the provisions of this Development Code, but was made nonconforming when a portion was acquired by a governmental entity so that the parcel size ~~is was~~ decreased ~~not more than 20 percent and the yard facing a public right-of-way was decreased not more than 50 percent.~~

B. Subdivision of a nonconforming parcel. No subdivision shall be approved that would increase the nonconformity of an existing parcel or any nonconforming use on the parcel.

18.90.070 - Parcel Without Frontage on a Public Way

A. Conforming parcel without frontage on a public way. A parcel without frontage on a public right-of-way, but otherwise conforming to the applicable requirements of this Development Code, may be used with ~~the approval of the Public Works Director Minor Use-Permit approval~~, unless Article 2 would otherwise require a Use Permit.

B. Parcel with private accessways. If a private accessway was provided in conjunction with an approved subdivision map, the uses allowed in the applicable zoning district shall be considered conforming uses.

18.90.080 - Nonconforming Due to Lack of a Use Permit

A. Conformity of uses requiring a Use Permit. A use lawfully existing without the approval of a Use Permit or Minor Use Permit that would be required by this Development Code shall be deemed conforming only to the extent of its previous lawful use (e.g., maintaining the same site area boundaries, hours of operation, etc.).

B. Previous planning permits in effect. A use that was authorized by a Use Permit or Minor Use Permit but is not allowed by this Development Code in its current location may continue, but only in compliance with the original Use Permit or Minor Use Permit.

Section 9. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council of the City of Fort Bragg hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases may be held invalid or unconstitutional.

Section 10. Effective Date and Publication. This ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage. Within fifteen (15) days after the passage of this Ordinance, the City Clerk shall cause a summary of said Ordinance to be published as provided in Government Code §36933, in a newspaper of general circulation published and circulated in the City of Fort Bragg, along with the names of the City Council voting for and against its passage.

The foregoing Ordinance was introduced by Councilmember _____ at a regular meeting of the City Council of the City of Fort Bragg held on Date, 2025, and adopted at a regular meeting of the City of Fort Bragg held on Date, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

**Jason
Godeke
Mayor**

ATTEST:

**City
Clerk**

PUBLISH: Date, 2025 and Date, 2025 (by summary).

EFFECTIVE DATE: Date, 2025

BEFORE THE CITY COUNCIL OF THE CITY OF FORT BRAGG

AN ORDINANCE AMENDING DIVISION 17 OF THE FORT BRAGG MUNICIPAL CODE (CLUDC 1-26) TO:

ORDINANCE NO. XXX-2026

- 1) Amend Section 17.22.030 (C) Commercial Zoning Districts and Table 2.6; 17.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 17.26.030 to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and**
- 2) Amend Section 17.71.030 (F) (2) - Limited Term Permit - Events to clarify the Limited Term Permit Process; and**
- 3) Amend Section 17.71.060 E - Use Permit and Minor Use Permits to Make Minor Modifications to the Minor Use Permit Process; and**
- 4) Amend Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 17.90.080 - Nonconforming Due to Lack of a Use Permit to allow for easier reuse and expansion of non-conforming structures and uses.**

WHEREAS, California Constitution Article XI, Section 7, enables the City of Fort Bragg (the "City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, the City of Fort Bragg ("City") adopted a General Plan in 2002 which established policies for all lands within Fort Bragg city limits and its sphere of influence; and

WHEREAS, the City adopted a Coastal General Plan ("Coastal GP") as the Land Use Plan portion of the Local Coastal Program on May 12, 2008 which established policies for all land within the Fort Bragg Coastal Zone; and

WHEREAS, in August 2008 the California Coastal Commission certified the City's Local Coastal Program (LCP) which includes the Coastal GP as the Land Use Plan; and

WHEREAS, The City Council adopted Resolution 3162-2008 on May 12, 2008 adopting the Coastal General Plan; and

WHEREAS, the City adopted a Coastal Land Use and Development Code in 2008 as the implementing portion of the Local Coastal Program on May 12, 2008, which established all land use

regulations for the Coastal Zone; and

WHEREAS, the Coastal General Plan includes policies to: (1) advance the orderly growth and development of the City’s Coastal Zone; (2) protect coastal resources; (3) incorporate sustainability into the development process so that Fort Bragg’s coastal resources and amenities are preserved for future generations; (4) respond to current environmental and infrastructure constraints; (5) protect the public health, safety and welfare; and (6) promote fiscally responsible development; and

WHEREAS, the development and retention of jobs and businesses is a substantial concern for individuals of all demographics, ages, and economic backgrounds in Fort Bragg; and

WHEREAS, the City desires to ensure that business development occurs in an orderly manner, in accordance with the goals and objectives of the General Plan and reasonable land use planning principles; and

WHEREAS, Section 17.94.040 states that the Planning Commission shall forward a written recommendation, and reasons for the recommendation, to the City Council based on the findings identified in Section 17.94.060; and a resolution was transmitted to the City Council on **DATE**, 2026 that represents the Planning Commission’s recommendations; and

WHEREAS, the City Council has considered all public comments and a staff report dated **DATE**, 2026 regarding the proposed ordinance; the staff report is incorporated herein by reference and available for review at City Hall during normal business hours; and

WHEREAS, the proposed minor modification to the Coastal Land Use and Development Code is set forth in its entirety in **Section 2 – Section 8** below; and

WHEREAS, the “activities and approvals by a local government necessary for the preparation and adoption of a local coastal program or long-range development plan” pursuant to the California Coastal Act are statutorily exempt from compliance with CEQA, and this statutory exemption “shifts the burden of CEQA compliance from the local agency to the California Coastal Commission (CEQA Guidelines § 15265 (c)).

NOW, THEREFORE, The Fort Bragg City Council, based on the entirety of the record before it, which includes without limitation, CEQA Public Resources Code §21000, et seq. and State CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Inland General Plan; the Fort Bragg Inland Land Use and Development Code; State law; all reports and public testimony submitted as part of the City Council meeting of **DATE**, 2026 and City Council deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Fort Bragg City Council **does ordains as follows:**

Section 1. Legislative Findings. The City Council hereby finds as follows:

1. The foregoing recitals are true and correct and are made a part of this Ordinance.
2. On **DATE**, 2026, the Planning Commission held a properly noticed public hearing to consider recommending the proposed amendments to the Coastal Land Use and Development Code to the Fort Bragg City Council for adoption, and adopted a resolution in support of the City Council’s adoption of the amendment to the CLUDC.
3. On **DATE**, 2026 the City Council held a properly noticed public hearing to consider adoption of the minor amendment to the Coastal Land Use and Development Code.
4. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City and seeks to be consistent with recently adopted State Laws as codified in California Government Code sections 66310 through 66342; and

5. The proposed amendment is internally consistent with other applicable provisions of the Coastal Land Use Development Code, including its Chapters 17.42, 17.71, 17.100, and others; and the LCP Amendment is consistent with the California Coastal Act; The proposed amendment is consistent with CLUDC standards; and
6. Pursuant to Coastal Act Section 30510(a), the City of Fort Bragg will carry out the Local Coastal Program as amended in a manner fully in conformity with the California Coastal Act; and
7. The documents and other material constituting the record for these proceedings are located at the Community Development Department; and
8. The amendments to the Local Coastal Program shall take effect automatically upon Coastal Commission approval and certification pursuant to Public Resources Code Section 30512, 30513, and 30519.

Section 2. Based on the foregoing, the City Council hereby amend Title 17.22.030 (C) and Table 2-6 Commercial District Land Uses and Permit Requirements as follows:

C. Findings for Use Permit or Minor Use Permit approval. The approval of a Use Permit or Minor Use Permit for a project within a commercial district shall require that the review authority first make the following findings for the zoning district applicable to the site, in addition to the findings required by Section [17.71.060](#) (Use Permit and Minor Use Permit).

1. **CN (Neighborhood Commercial) district.** The use is designed and intended to serve the local neighborhood ~~and not a broader service area, and is not of a size as to require a clientele larger than the neighborhood market area.~~
2. **CO (Office Commercial) district.** The use acts to support primary uses in the zone, or clients or visitors of allowable permitted uses.
3. **CBD (Central Business District) district.** The use complements the intense, pedestrian and regionally oriented shopping areas of the CBD, and will not detract physically from the basically pedestrian nature of the CBD.
4. **CG (General Commercial) district.** ~~No additional findings required.~~
 - a. ~~The use is generally oriented to clients arriving by auto rather than pedestrians;~~
 - b. ~~The uses generally require larger display and/or storage areas; and~~
 - c. ~~The use is not dependent on heavy customer traffic per square foot.~~
5. **CH (Highway and Visitor Commercial) district.**
 - a. Secondary uses oriented to local clientele may be permitted where the primary use of a site is oriented to or serves visitor, regional, or transient traffic;
 - b. Secondary uses may be allowed where primary uses are precluded because of environmental concerns or other site specific problems.; ~~or if they are~~
 - c. ~~The use is generally vehicular-oriented unless~~ part of a ~~larger mixed-use~~ visitor-oriented complex.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required				
	MUP	Minor Use Permit required (see Section 17.71.060)				
	UP	Use Permit required (see Section 17.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

AGRICULTURAL, RESOURCE & OPEN SPACE USES

<i>Crop production, horticulture, orchard, vineyard</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	
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INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

<i>Laboratory - Analysis, research and development, testing</i>	<i>—</i>	<i>—P</i>	<i>—</i>	<i>P</i>	<i>—</i>	
<i>Artisan/craft product manufacturing with retail sales</i>	<i>—</i>	<i>P(2)</i>	<i>P(2)</i>	<i>P(2)</i>	<i>P(2)</i>	
<i>Brewery/restaurant</i>	<i>—</i>	<i>—</i>	<i>UP</i>	<i>UP</i>	<i>UP</i>	
<i>Printing and publishing</i>	<i>—</i>	<i>P—</i>	<i>P(2)</i>	<i>P</i>	<i>—P</i>	
<i>Research and development (R&D)</i>	<i>—</i>	<i>UP</i>	<i>—</i>	<i>UP</i>	<i>—</i>	
<i>Recycling - Reverse vending machine</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>-</i>
<i>Recycling - Small collection facility</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	17.42.150
<i>Recycling - Large collection facility</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>UP</i>	<i>—</i>	17.42.150
<i>Recycling - Light processing</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>UP</i>	<i>—</i>	<i>-</i>

Key to Zoning District Symbols

CN	<i>Neighborhood Commercial</i>	CG	<i>General Commercial</i>
CO	<i>Office Commercial</i>	CH	<i>Highway and Visitor Commercial</i>
CBD	<i>Central Business District</i>		

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

~~(2) Use allowed only on second or upper floors, in compliance with Section [17.22.060.B](#) (Limitation on Location of Allowable Uses).~~

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required				
	MUP	Minor Use Permit required (see Section 17.71.060)				
	UP	Use Permit required (see Section 17.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground, recreational vehicle (RV) park	—	—	—	—	UP	
Commercial recreation facility - Indoor	—	— UP	UP	P	P	
Commercial recreation facility - Outdoor	—	—	—	UP	UP	
Conference/convention facility	—	—	UP	UP	UP	
Health/fitness facility	—	UP	UP	P	UP	-
Library, museum, art gallery	—	—	P	P	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	
School – Private Specialized education/training	—	UP	UP	UP	—	
Sports and entertainment assembly	—	—	—	UP	UP	-
Studio - Art, dance, martial arts, music, etc.	— UP	UP	P	P	P	
Theater	—	— UP	P	P	P	

RESIDENTIAL USES

Accessory Dwelling Unit (ADU)	P(5)	P(5)	P(5)	P(5)	P(5)	17.42.170
Emergency/transitional shelter	—	—	—	P	—	
Home occupation	P	P	P	P	P	17.42.080
Live/work unit	MUP	MUP	MUP	MUP	—	17.42.090
Multi-family dwellings	P	UP	UP	UP	UP	17.42.120
Residential care facility for the elderly (RCFE)	—	UP	UP	UP	—	
Residential care facility, 7 or more clients	—	UP	UP	UP	—	
Residential component mixed use project	P	UP	P(2)	UP	UP	17.42.100

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
<i>Single-family Residential Unit</i>	<i>P(3)</i>	—	<i>P(4)</i>	<i>P(4)</i>	—	
<i>Tiny home</i>	<i>P(6)</i>	—	—	<i>P(6)</i>	<i>UP(6)</i>	17.42.175
<i>Tiny home/manufactured home community</i>	<i>UP</i>	<i>UP</i>	—	<i>UP</i>	<i>UP</i>	17.42.110

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

(1) See Article [10](#) for land use definitions.

(2) Use allowed only on second or upper floors and/or on the rear 50% of the first floor of the building or the back 50% of the parcel (facing the alley), and the unit must have a separate alley facing entrance, in compliance with Section [17.22.060.B](#) (Limitation on Location of Allowable Uses).

(3) Use permitted only for lots in the CN zone that do not front a major collector, as defined in the General Plan.

(4) Use permitted only for existing nonconforming single-family homes that have the appearance of a single-family home, per the Citywide Design Guidelines.

(5) Use permitted only on parcels with an existing nonconforming single-family primary unit or existing/proposed multifamily development, and only in compliance with § 18.42.170.

(6) Use permitted only on parcels with existing single residential unit or existing/proposed multifamily development, and only in compliance with § 18.42.175.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required
	MUP	Minor Use Permit required (see Section 17.71.060)
	UP	Use Permit required (see Section 17.71.060)
	S	Permit requirement set by Specific Use Regulations
	—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

RETAIL TRADE

<i>Art, antique, and collectables stores</i>	—	—	P	P	P	-
Artisan shop	— MUP	—P	P	P	P	
Auto and vehicle sales and rental	—	—	—	P	P	
Auto parts sales with no installation services	—	—	—	P	P	
Bar/tavern	—	—	UP	UP	UP	
Big box retail	—	—	UP	UP	UP	
Building and landscape materials sales - Indoor	—	—	—	P	P—	
Building and landscape materials sales - Outdoor	—	—	—	UP	—	17.42.130
<i>Cannabis retail and accessory cannabis uses</i>	—	---	MUP (3)	MUP	MUP	17.42.057 Chapter 9.30
<i>Cannabis retail - Delivery only</i>	—	—	—	MUP	MUP	17.42.057 Chapter 9.30
Construction and heavy equipment sales and rental	—	—	—	UP	UP	17.42.130
Convenience or liquor store	UP	—	P	P	P	
Drive-through retail	—	—	UP	UP	UP	17.42.070
Farm supply and feed store	—	—	—	P	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	UP	—	
<i>Formula business 2,001 SF or more</i>	—	UP(2)	UP(2)	UP(2)	UP(2)	17.42.075
<i>Formula business - 2,000 sf or less</i>	—	P	P	P	P	17.42.075
Furniture, furnishings and appliance	—	—	P	P	—	

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
store						
General retail - 10,000 sf or larger	—	—	UP	UP	UP	
General retail - 5,000 sf 9,999 Sf or larger	—	—	P	P	P	
General retail - Less than 5,000 sf	P	—	P	P	P	
Groceries, specialty foods	P	—UP	P	P	P	
Mobile home, boat, or RV sales	—	—	—	UP	UP	
Night club	—	—	UP	UP	UP	
Office supporting retail	P	P	P	P	P	
Outdoor retail sales and activities	—	—	P	P	P	17.42.130
Restaurant, café, coffee shop	UP	P	P	P	P	17.42.190
Second hand store	—	—	—	P	P	
Service station	—	—	—	UP	UP	17.42.180
Shopping center	—	—	—	UP	UP	
Outdoor dining	P	P	P	P	P	17.42.165

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use permit required except for the exceptions set forth in § 18.46.050.
- (3) The number of permissible cannabis retail businesses in the Central Business District shall be set by resolution of the City Council in an amount not to exceed 3 businesses.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required				
		Minor Use Permit required (see MUP Section 17.71.060)				
	UP	Use Permit required (see Section 17.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	P	P	P	-
Bank, financial services	UP	P	P	P	P	
Business support service	—	P	P	P	P	
Formula business	—	UP(2)	UP(2)	UP(2)	UP(2)	17.42.075
Formula business – 2,000 sf or less	—	P	P	P	P	17.42.075
Medical services - Doctor office	P	P	P	P	UP	
Medical services - Clinic, lab, urgent care	—	P	P	P	—P	
Medical services - Hospital	—	UP	—	UP	UP	
Office - Accessory	P	P	P	P	P	
Office - Business/service	—	P	P	P	P	
Office - Processing	—	P	P(2)	P	—	-
Office - Professional/administrative	—	P	P	P	P	

SERVICES - GENERAL

Adult day care	P	P	P	P	—P	
Catering service	—	P	—	P	—P	
Child day care center	UP	UP	UP	UP	—P	
Contractors, base (4)	—	—	—	UP	—	
Cottage food preparation (5)	UP	—	—	UP	UP	
Drive-through service	—	—	UP	UP	UP	17.42.070
Equipment rental/sales	—	—	UP	P	UP	
Formula business	—	UP(2)	UP(2)	UP(2)	UP(2)	17.42.075
Formula business - 2,000 sf or less	—	P	P	P	P	17.42.075
Kennel, animal boarding	—	—	—	UP	—	

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
Lodging - Bed & breakfast inn (B&B)	—	—	UP	UP	P	17.42.050
Lodging - Hotel or motel	—	—	UP	UP	UP	
Lodging - Short Term Rental	—	—	MUP	—	—	17.42.190
Maintenance service - Client site services	—	—	—	P	—	
Mortuary, funeral home	—	—P	—	P	—	
Personal services	P	P	P	P	UP	
Personal services - Restricted	—	—	UP	UP	—	
Public safety facility	—	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	—	
Social service organization	—	P	P	P	—	
Vehicle services - Major repair/body work	—	—	—	UP	UP	
Vehicle services - Minor maintenance/repair	—	—	—	P	P	
Veterinary clinic, animal hospital	—	P	—	P	P	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use allowed only on second or upper floors, in compliance with Section [17.22.060.B](#) (Limitation on Location of Allowable Uses).
- (3) Permitted above the first floor or as part of a restaurant.

- (4) Contractor’s base permitting only within a structure.
- (5) Businesses that manufacture approved Cottage Foods under State law related to Cottage Food Operations.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required				
	MUP	Minor Use Permit required (see Section 17.71.060)				
	UP	Use Permit required (see Section 17.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	—	UP	—	UP	UP	
Broadcasting studio	—	P	P	P	—	
Parking facility, public or commercial	P	P	P	P	P	
Pipelines, transmission lines	S	S	S	S	S	17.42.144
Telecommunications facility	S	S	S	S	S	17.44
Transit station or terminal	UP	UP	UP	UP	UP	
Solar, wind, geothermal facilities for on-site use	P	P	P	P	P	
Utility facility	P	P	UP	P	P	
Vehicle storage	—	—	—	UP	UP	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article [10](#) for land use definitions.

Section 3. Based on the foregoing, the City Council hereby amends Title 17.24.030 Land Use Table 2-10 as follows:

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Use Permit required (see Section 17.71.060)			
	UP	Use Permit required (see Section 17.71.060)			
	S	Permit requirement set by Specific Use Regulations			
	—	Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	IL	IH	IT	HD	

AGRICULTURAL, RESOURCE & OPEN SPACE USES

Cannabis – Indoor cultivation (nursery and/or mature plants)	MUP	MUP	—	—	Chapter 9.30 and 18.42.055
Aquaculture	—	UP(3)	UP	UP	17.42.046
Crop production, horticulture, orchard, vineyard	P	P	P(4)	—	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Agricultural product processing	—UP	P	—	—	
Artisan/craft product manufacturing	P(2)	—UP	—	—	
Brewery/restaurant	UP	UP	—	—	
Boat and ship construction, repair, maintenance	—UP	P	—	P	
Construction contractor base	P(2)	P(2)	—	—	
Fish processing	P(2)	P	—	P	
Laboratory - Medical, analytical, research & development	P(2)	P	—	—	
Laundry, dry cleaning plant	P	P	—	—	-
Lumber and wood product manufacturing	UP	UP	P(4)	—	
Manufacturing/processing - Heavy	—	UP	—	—	
Manufacturing/processing - Light	P(2)	P	—	—	
Manufacturing/processing - Medium intensity	—UP	P(2)	—	—	
Media production	P	P	—	—	
Petroleum product storage and distribution	UP	P	—	—	
Printing and publishing	P	P	—	—	
Research and development (R&D)	P	P	—	—	
Recycling – Heavy processing	UP	UP	—	—	17.42.150

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted Use, Zoning Clearance required				
	MUP	Minor Use Permit required (see Section 17.71.060)				
	UP	Use Permit required (see Section 17.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations	
	IL	IH	IT	HD		
Recycling - Large collection facility	UP	UP	—	—	17.42.150	
Recycling - Light processing	UP	UP	—	—	17.42.150	
Recycling - Reverse vending machine	P	P	—	—	17.42.150	
Recycling - Scrap and dismantling yards	—	UP	—	—		
Recycling - Small collection facility	P	P	—	P	17.42.150	
Storage - Cold storage facility, ice plant	—	UP	—	UP		
Storage - Outdoor	UP	UP	UP	UP	17.42.140	
Storage - Personal storage facility (mini-storage)	UP	P	—	—		
Storage - Warehousing	P(2)	P	—	—		
Wholesaling and distribution	P(2)	P	—	—		

Key to Zoning District Symbols

IL	Light Industrial	IT	Timber Resources Industrial
IH	Heavy Industrial	HD	Harbor District

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) Use only allowed in Coastal Zone.
- (4) See Section [17.24.030.C](#) for additional permit requirements.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed									
	<table border="1"> <tr> <th rowspan="2">LAND USE (1)</th> <th colspan="4">PERMIT REQUIRED BY DISTRICT</th> <th rowspan="2">Specific Use Regulations</th> </tr> <tr> <th>IL</th> <th>IH</th> <th>IT</th> <th>HD</th> </tr> </table>	LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations	IL	IH	IT
LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations					
	IL	IH	IT	HD						

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	S	S	—	—	17.40
Commercial recreation facility - Indoor	UP	—	—	—	
Commercial recreation facility - Outdoor	UP	UP	—	—	
Fishing pier	—	—	—	UP	
Health/fitness facility	UP	—	—	—	
Hiking/riding trail	—	—	P	—	
Library, museum	—	—	—	UP	
Meeting facility, public or private	UP	—	—	—	
Park, playground	—	—	P	—	
Nature preserve	—	—	P	—	
School - Specialized education/training	UP	UP	—	—	
Sports and entertainment assembly	—	UP	—	—	

RESIDENTIAL USES

Caretaker quarters	—P	MUP	—	MUP	
Live/work unit	UP	—	—	UP	17.42.090

Key to Zoning District Symbols

IL	Light Industrial	IT	Timber Resources Industrial
IH	Heavy Industrial	HD	Harbor District

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) Use only allowed in Coastal Zone.

(4) See Section [17.24.030](#).C for additional permit requirements.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed				
	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
LAND USE (1)	IL	IH	IT	HD	

RETAIL TRADE

Accessory cannabis – Retail, retail delivery	MUP(2)	MUP(2)	—	—	18.42.057 Chapter 9.30
Accessory retail or services	MUP	MUP	—	MU	17.42.020
Bar/tavern	—	—	—	MUP	
Boat and ship sales	—	—	—	P	
Building and landscape materials sales - Indoor	P	P	—	—	
Building and landscape materials sales - Outdoor	UP	P	—	—	17.42.130
Cannabis retail - Delivery only	MUP(2)	MUP(2)	—	—	18.42.057 Chapter 9.30
Construction and heavy equipment sales and rental	UP	P	—	—	17.42.130
Convenience store	—	—	—	MUP	
Farm supply and feed store	P(2)	P	—	—	
Fuel dealer (propane for home and farm use, etc.)	P	P—	—	—	
Marine hardware and supplies sales	—	—	—	P	
Mobile home or RV sales	UP	UP	—	—	
Restaurant, café, coffee shop	—	—	—	MUP	
Retail sales accessory to wholesaling	MUP	MUP	—	—	
Service station	UP	UP	—	—	17.42.180

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	IL	IH	IT	HD	
	ATM	—	—	—	P
Business support service	P	—	—	—	
Office - Accessory	P	P	P(4)	P	
Office - Processing and corporate	P	P	—	—	

Key to Zoning District Symbols

IL	Light Industrial	IT	Timber Resources Industrial
IH	Heavy Industrial	HD	Harbor District

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) Use only allowed in Coastal Zone.
- (4) See Section [17.24.030.C](#) for additional permit requirements.

LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	IL	IH	IT	HD	
	ATM	—	—	—	P
Business support service	P	—	—	—	
Office - Accessory	P	P	P(4)	P	
Office - Processing and corporate	P	P	—	—	

SERVICES - GENERAL

Accessory retail or services	MUP	MUP	—	—	17.42.020
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TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P MUP UP S —	Permitted Use, Zoning Clearance required Minor Use Permit required (see Section 17.71.060) Use Permit required (see Section 17.71.060) Permit requirement set by Specific Use Regulations Use not allowed			
		PERMIT REQUIRED BY DISTRICT			
LAND USE (1)	IL	IH	IT	HD	
Equipment rental	P(2)	P(2)	—	—	
Kennel, animal boarding	UP	UP	—	—	
Lodging - Hotel or motel	—	—	—	UP(5)	
Maintenance service - Client site services	P(2)	P	—	—	
Medical Marijuana Dispensary	UP	UP	—	—	FBMC 9.30 (Ord. 851 §1, 2005)- & 17.42.095
Public safety facility	P	P	P(4)	P	
Repair service - Equipment, large appliances, etc.	P(2)	P	—	—	
Vehicle services - Major repair/body work	UP	UP	—	—	
Vehicle services - Minor maintenance/repair	P	P	—	—	
Veterinary clinic, animal hospital	P	P	—	—	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	P(2)	P	—	—	
Boat launching facility	—	—	—	P	
Broadcasting studio	P	—	—	—	
Freight terminal	P(2)	P	—	—	
Harbor and marina facilities	—	—	—	P	
Parking facility, public or commercial	—	—	—	MUP	
Pipeline or transmission line	S	S	S	S	17.42.144
Telecommunications facility	S	S	S	S	17.44
Transit station or terminal	UP	UP	UP	UP	
Utility facility	P	P	—	—	
Vehicle storage	UP	UP	—	—	

Key to Zoning District Symbols

IL	Light Industrial	IT	Timber Resources Industrial
IH	Heavy Industrial	HD	Harbor District

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) Use only allowed in Coastal Zone.
- (4) See Section [17.24.030.C](#) for additional permit requirements.
- (5) Allowed only on a parcel with no harbor basin water frontage, and/or with its buildable area over 25 feet above mean high tide.

Section 4. Based on the foregoing, the City Council hereby Amends Land Use Table 2-14 of section 17.26.030, as follows:

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed			
	PERMIT REQUIRED BY DISTRICT			
LAND USE (1)	OS PR PF			Specific Use Regulations

AGRICULTURAL, RESOURCE & OPEN SPACE USES

Animal keeping	S	S	S	17.42.040
Nature preserve	P	P	P	
Crop production, horticulture, orchard, vineyard	P	P	P	
Diking, Filling, and dredging in wetlands	P	—	—	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Recycling – Reverse vending machine	—	—	P	17.42.150
Recycling - Small collection facility	—	—	MUP	17.42.150
Storage - Warehouse	—	—	P	

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Use Permit required (see Section 17.71.060)		
	UP	Use Permit required (see Section 17.71.060)		
	S	Permit requirement set by Specific Use Regulations		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	
Storage - Outdoor	—	—	UP	17.42.140

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Equestrian facility	P	UP	—	
Health/fitness facility	—	UP	UP—	
Hiking/riding trail	P	P	P	
Library, museum	—	UP	UP	
Meeting facility, public or private	—	UP	UP	
Park, playground	—	P	P	
School - Elementary, middle, secondary	—	—	P	-
School - Specialized education/training	—	—	P	
Sports and entertainment assembly	—	UP	UP	-
Theater	—	UP	UP	

RESIDENTIAL USES

Caretaker quarters	MUP	MUP	MUP	
Emergency/transitional shelter	—	—	UP	
Farm dwelling on a parcel of 10 acres or more	MUP	—	—	
Residential care facility for the elderly (RCFE)	—	—	UP	
Residential care facility, 7 or more clients	—	—	UP	-

RETAIL TRADE

Accessory retail or services	—	P	P	17.42.030
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SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Medical services - Clinic, urgent care	—	—	UP	
Medical services - Hospital	—	—	UP	
Office - Accessory	P	P	P	

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed			
	LAND USE (1)	PERMIT REQUIRED BY DISTRICT		
OS		PR	PF	
Office - Government	—	—P	P	

SERVICES - GENERAL

Accessory retail or services	—	P	P	17.42.020
Adult day care	—	—	UP	
Child day care center	—	—	UP	
Public safety facility	—P	—P	P	
Social service organization	—	—	P	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	—	—	UP	
Parking facility, public or commercial	—	—	P	
Pipeline or transmission line	S	S	S	17.42.144
Telecommunications facility	S	S	S	17.44
Transit station or terminal	—	—	UP	
Utility facility	—	—	P	
Vehicle storage	—	—	UP	

Key to Zoning District Symbols

OS	Open Space	PF	Public Facility
PR	Parks and Recreation		

Notes:

- (1) See Article [10](#) for land use definitions.

Section 5. Based on the foregoing, the City Council hereby Amends 18.71.030 (F) (2) - Limited Term Permit - Events, as follows:

17.71.030 - Limited Term Permit

F. Allowed short-term activities. A Limited Term Permit may authorize the following short-term activities within the specified time limits, but in no event for more than 12 months. Other short-term activities that do not fall within the categories defined below shall instead comply with the planning permit requirements and development standards that otherwise apply to the property.

2. Events. Art and craft exhibits, carnivals, circuses, concerts, fairs, farmer's markets, festivals, flea markets, food events, open air or drive in theaters, outdoor entertainment/sporting events, religious revivals, rummage sales, second hand sales, swap meets, and other special events for up to five consecutive days, or four two-day weekends, within a 12-month period, allowed only on non-residentially zoned properties. These activities shall be referred to the Technical Advisory Committee (TAC) for a recommendation prior to action on the Limited Term Permit. **The TAC review process includes the following:**

- a. An encroachment permit and/or proof of insurance coverage is required from the Department of Public Works for events which occur on public property or within the public right of way (streets, sidewalks, trails).
- b. A permit from County Environmental Health may be required if food is prepared at the event.
- c. An inspection by the Fire Marshal is required for all large tents and pavilions.
- d. An inspection by the Building Department is required for all temporary structures.
- e. Police Department review is required for all projects which require traffic re-routing or control.
- f. Caltrans review is required for all projects which require traffic re-routing or control involving Main St./Hwy 1.
- g. All events shall comply with the City's Noise Ordinance.
- h. Recurring events with a three-year history of no issues (as determined by TAC) may apply for a 5-year Limited Term Permit, which will only require the annual renewal of insurance and completion of renewal form.

Exempt Events. The following event types are exempt from the requirement to obtain an LTP.

- Private events of less than 30 people, located in a City Park.
- Events of any size in an existing facility that is already permitted for events, such as a meeting hall, church or school.

Section 6. Based on the foregoing, the City Council hereby Amends 17.71.060 E - Use Permit and Minor Use Permit, as follows:

E. Project review, notice, and hearing. Each application shall be reviewed by the Director to ensure that the proposal complies with all applicable requirements of this Development Code.

2. Minor Use Permit. Before a decision on a Minor Use Permit, the public notice shall be provided ~~in compliance with Chapter 17.96 (Public Hearings), and~~ as follows.

- a. **Public Notice and Hearing.** Public Notice shall be provided to property owners and businesses within 300 feet of the proposed use. The notice shall state that the Director will

decide whether to approve or disapprove the Minor Use Permit application ~~on a date at an administrative hearing with a certain date, location and time specified in the notice and clarify that project opponents may attend that hearing or provide written comments in advance of the hearing. , and that a public hearing will be held only if requested in writing by any interested person appears at before the specified date for the decision.~~

~~**b.—Hearing.** When a hearing is requested, notice of the hearing shall be provided in compliance with Chapter 17.96, and the Director shall conduct the public hearing before a decision on the application in compliance with Chapter 17.96.~~

Section 8. Based on the foregoing, the City Council hereby Amends 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 18.90.080 - Nonconforming Due to Lack of a Use Permit, as follows:

17.90.030 - Restrictions on Nonconforming Structures and Uses

A nonconforming land use and the use of a nonconforming structure may be continued, including transfers of ownership; provided, their continuation shall comply with the requirements of this Section. See Section [17.90.040](#) for exceptions regarding certain residential uses and structures.

The City shall only grant a Minor Use Permit if the City determines that the means of accommodating the Minor Use Permit: (1) will not have an adverse effect on coastal resources; (2) will ensure adequate services will be provided to serve the proposed development; and (3) will not displace Coastal Act priority uses. If the City determines that the means for accommodating a Minor Use Permit will have an adverse effect on coastal resources, will not ensure adequate services will be provided to serve the proposed development, or will displace Coastal Act priority uses, the City shall deny the Minor Use Permit.

Minor Use Permit approval does not replace, supersede or modify the independent requirement for a CDP approved pursuant to the otherwise applicable policies and standards of the certified LCP.

A. Nonconforming use of land.

1. General rule. General rule. A nonconforming use of land may be continued, provided the use shall ~~not only~~ be intensified, enlarged or increased, ~~nor~~ be extended to occupy a greater area of land than it lawfully occupied before becoming nonconforming, ~~if the business is not a nuisance (has had no code violations and no calls for service within the past three years) and if a Minor Use Permit is approved for the expansion. The Review Authority shall find that the non-conforming use is compatible with neighboring uses and would not adversely impact neighboring properties.~~

2. Nonconforming use in a conforming structure. A nonconforming land use within a conforming structure may be expanded or replaced with Minor Use Permit approval, in the following manner:

a. Expansion of use. The nonconforming use of a portion of a structure may be expanded throughout the structure ~~and/or the parcel with a Minor Use Permit. The Review Authority shall find that the non-conforming use is compatible with neighboring uses and would not adversely impact neighboring properties. All new buildings/development associated with the non-conforming use shall conform with all standards of this development code except for the use requirement; and~~

b. Substitution of use. The nonconforming use of a structure may be changed to another nonconforming use of ~~the same or more restricted a similar~~ nature and impact; except that if a nonconforming use is changed to a conforming use, no nonconforming use may be resumed.

B. Nonconforming structure. A nonconforming structure may continue to be used in the following manner:

1. Changes to, or expansion of a structure. A nonconforming structure may be changed or expanded as follows.

a. Nonresidential or multi-family structure. A nonconforming nonresidential or multifamily structure may be enlarged, expanded, reconstructed, or relocated, with Minor Use Permit approval, if the changes comply with all applicable provisions of this Development Code, provided the Review Authority first finds that the additional work is compatible with neighboring uses and would not adversely impact neighboring properties. ~~Additions that go beyond the prior building footprint may be allowed as follows: an addition that encroaches into a required setback no further than an existing nonconforming portion of the structure may be allowed; provided, that: a) the expansion is not more than 500 square feet beyond the same physical dimensions of the existing structure; or the expansion is limited to 25% of the existing structure's area, whichever is less.~~

b. Single-family dwelling. A single-family dwelling that is nonconforming with respect to setback requirements, height limits, or other development standards may undergo interior modifications in compliance with Building Code requirements without limitation by this Chapter. Exterior modifications that go beyond the prior building footprint may be allowed as follows:

i) The Director may approve any addition to a nonconforming single-family dwelling where the addition complies with applicable setback requirements; and

ii) An addition that encroaches into a required setback no further than an existing nonconforming portion of the structure may be allowed with Minor Use Permit approval, provided that: the addition is less than 25 percent of the total floor area of the existing structure; it complies with Building Code

iii) requirements; and the review authority first determines that the addition will not adversely affect any neighboring property.

2. Conversion of existing nonconforming structure to residential unit. Within a residential zoning district, a nonconforming accessory structure within a rear yard may be converted to a second unit, and a nonconforming residential structure within a rear yard may be rehabilitated and expanded, provided that: ~~it complies with the relevant requirements of Section 18.40.170 accessory Dwelling Units.~~

~~a. The structure does not exceed one story in height; and~~

~~b. The conversion and/or expansion complies with Subsection B.1.b.~~

3. Ordinary maintenance and repair. Any nonconforming structure may undergo ordinary maintenance and repair.

4. Seismic retrofitting and Building Code compliance. Any nonconforming structure may undergo alterations, reconstruction, or repair to reinforce unreinforced masonry or to comply with Building Code requirements; provided that the work is exclusively to comply with applicable earthquake safety standards and the Building Code, and does not change building footprint or height.

5. A non-conforming structure may be reconstructed in the same building footprint, so long as the building is not increased in size by more than 250 square feet beyond the same physical dimensions of the prior structure; or b) if larger than 250 square feet, a Minor Use Permit approval is granted (limit to 25% larger).

17.90.040 - Residential Exemptions

A. Reconstruction or replacement. An involuntarily damaged or destroyed single residential unit or multifamily nonconforming use may be reconstructed or replaced with a new structure with the same footprint, height, and number of dwelling units, in compliance with current Building and Fire Code requirements.

B. Substantial rehabilitation/renovation. Substantial rehabilitation/renovation of, and additions to an existing dwelling unit in a zoning district where residences are a nonconforming use may be allowed if they meet all development standards of the zoning district. ~~with Minor Use Permit and Design Review approval, in compliance with §§ 18.71.060 and 18.71.050. (Housing Element Program H-1.1.4)~~

~~1.— Substantial rehabilitation/renovation defined. Substantial rehabilitation/renovation of an existing dwelling unit occurs when at least 25% of the floor area of the existing structure is proposed to be added to the structure and/or a Building Permit for construction valued at 50% or more of the assessed value of the structure before rehabilitation/renovation is requested.~~

~~2.— Protection of community and neighborhood character. The Review Authority shall ensure that Minor Use Permit and Design Review approval for a substantial rehabilitation or renovation.~~

17.90.050 - Loss of Nonconforming Status

A. Termination by discontinuance.

1. If a nonconforming use of land or a nonconforming use of a conforming structure is discontinued for a continuous period of 12 months or more, all rights to legal nonconforming status shall terminate.
2. The Director shall base a determination of discontinuance on evidence including the removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business records to document continued operation.
3. The Director may grant ~~a Minor Use Permit to allow~~ an extension of that 12-month period for a period not to exceed an additional 12 months if the Director finds that circumstances of a significant or unusual nature prevent or have prevented the timely reestablishment of the use.
4. Once the rights to a legal nonconforming status have terminated, any further use of the site or structure shall comply with the regulations of the applicable zoning district and all other applicable provisions of this Development Code.

B. Termination by destruction. Nonconforming status shall terminate if a nonconforming structure, or a conforming structure occupied by a nonconforming use, is involuntarily damaged or destroyed, except as provided by Section 18.90.040 for dwellings, and except as follows.

1. ~~If the cost of repairing or replacing the damaged portion of the structure is 75 percent or less of~~

~~the assessed value of the structure immediately before damage,~~ The structure may be restored to no more than the same size and use, and the use continued, if ~~a building permit is submitted for the restoration is started~~ within 12 months of the date of damage, ~~or as extended by the Director of Community Development,~~ and is diligently pursued to completion.

2. Minor Use Permit approval ~~shall be required, if the cost of repairing or replacing the damaged portion of the structure is more than 75 percent of the assessed value of the structure immediately before the damage, except that fair market value shall be used where a current licensed appraisal is available to the City.~~ Minor Use Permit approval and shall require a finding, in addition to those contained in 18.71.060.F. (Findings and decision), that the benefit to the public health, safety, or welfare exceeds the detriment ~~inherent in~~ of the restoration and continuance of a nonconformity.

17.90.060 - Nonconforming Parcels

A. Legal building site. A nonconforming parcel that does not comply with the applicable area, width, or depth requirements of this Development Code shall be considered a legal building site if it meets at least one of the following criteria, as documented to the satisfaction of the Director by evidence furnished by the applicant.

1. **Approved subdivision.** The parcel was created by a recorded subdivision map;
2. **Individual parcel legally created by deed.** The parcel is under one ownership and was legally created by a recorded deed before the effective date of the zoning amendment that made the parcel nonconforming;
3. **Variance or lot line adjustment.** The parcel was approved through the Variance procedure or resulted from a lot line adjustment; or
4. **Partial government acquisition.** The parcel was created in compliance with the provisions of this Development Code, but was made nonconforming when a portion was acquired by a governmental entity so that the parcel size ~~is was~~ decreased. ~~not more than 20 percent and the yard facing a public right-of-way was decreased not more than 50 percent.~~

B. Subdivision of a nonconforming parcel. No subdivision shall be approved that would increase the nonconformity of an existing parcel or any nonconforming use on the parcel.

17.90.070 - Parcel Without Frontage on a Public Way

A. Conforming parcel without frontage on a public way. A parcel without frontage on a public right-of-way, but otherwise conforming to the applicable requirements of this Development Code, may be used with ~~the approval of the Public Works Director~~ ~~Minor Use Permit approval~~, unless Article 2 would otherwise require a Use Permit.

B. Parcel with private accessways. If a private accessway was provided in conjunction with an approved subdivision map, the uses allowed in the applicable zoning district shall be considered conforming uses.

17.90.080 - Nonconforming Due to Lack of a Use Permit

A. Conformity of uses requiring a Use Permit. A use lawfully existing without the approval of a Use Permit or Minor Use Permit that would be required by this Development Code shall be deemed conforming only to the extent of its previous lawful use (e.g., maintaining the same site area boundaries, hours of operation, etc.).

B. Previous planning permits in effect. A use that was authorized by a Use Permit or Minor Use Permit but is not allowed by this Development Code in its current location may continue, but only in compliance with the original Use Permit or Minor Use Permit.

Section 9. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council of the City of Fort Bragg hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases may be held invalid or unconstitutional.

Section 10. Effective Date and Publication. This Ordinance shall become effective upon its certification by the Coastal Commission. Within fifteen (15) days after the passage of this Ordinance by the Coastal Commission, the City Clerk shall cause a summary of said Ordinance to be published as provided in Government Code §36933, in a newspaper of general circulation published and circulated in the City of Fort Bragg, along with the names of the City Council voting for and against its passage.

Section 11. Fort Bragg City Council does hereby recommend that the Coastal Commission approve Zoning Amendment 1-2026 to amend Division 17 to the Fort Bragg Municipal Code.

The foregoing Ordinance was introduced by Councilmember _____ at a regular meeting of the City Council of the City of Fort Bragg held _____, and adopted at a regular meeting of the City of Fort Bragg held on _____, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:
- RECUSE:

Jason Godek, Mayor

ATTEST:

City Clerk

PUBLISH: Date, 2026 and Date, 2026 (by summary).
EFFECTIVE DATE: 15 Day after Certification by the California Coastal Commission

EIR Addendum

Project Background

On August 19, 2025, the City Council received a report which identified six potential strategies to remove potential barriers to economic growth in Fort Bragg. These regulatory changes could help accelerate the City's efforts to make Fort Bragg easier for businesses to start, grow and expand.

1. Revise the Land Use Tables to allow more business types in more zoning districts.
2. Allow Small Startups (less than 500 SF) in more locations.
3. Revise the Limited Term Permit Process.
4. Consider modifying the Minor Use Process to make it a truly administrative permit.
5. Modify non-conforming use regulations to make it easier for existing business to expand.

Each of these policy options along with the underlying issue and possible regulatory solutions was explored in detail. The City Council gave the green light for City staff and consultants to make the proposed regulatory changes and bring them forward to Planning Commission for a recommendation.

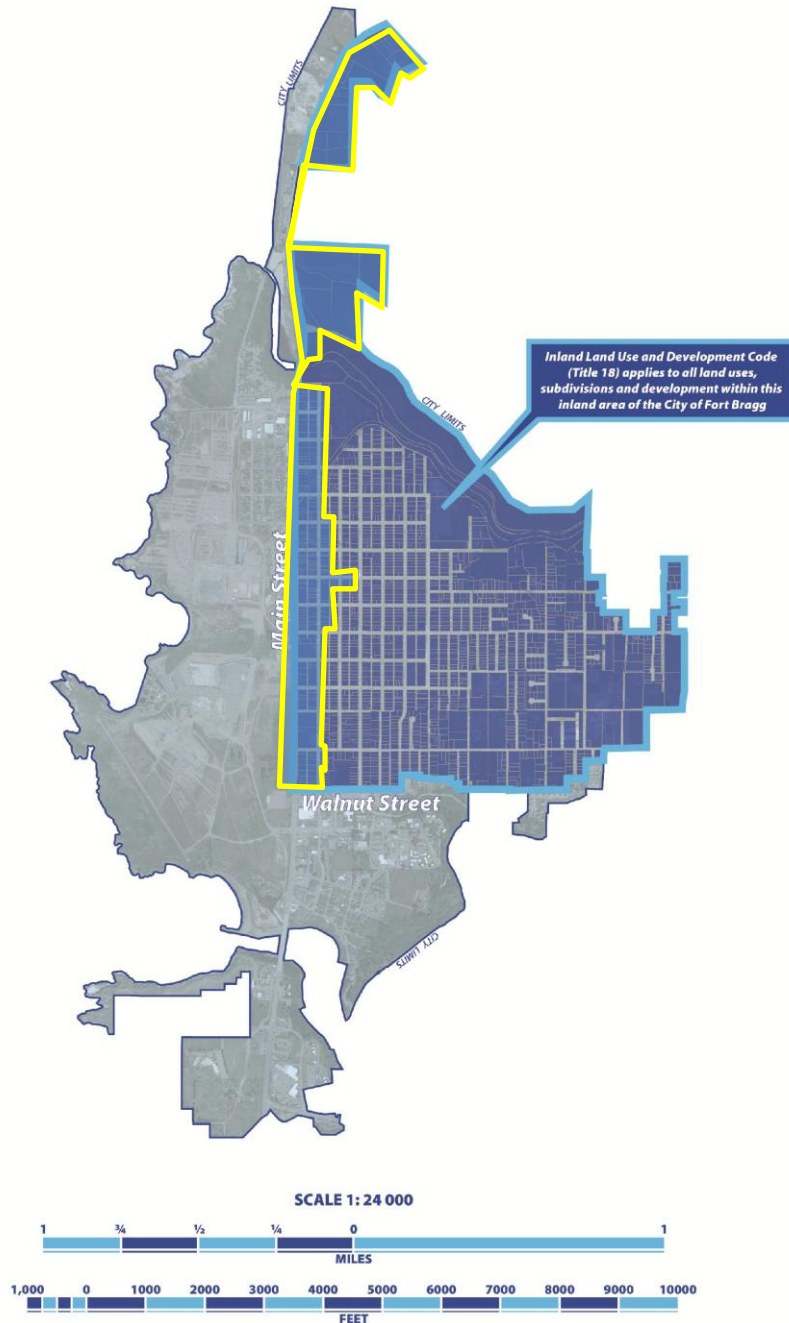
Items 2 and 3 were referred to the Community Development Committee for further discussion and consideration. The Community Development Committee provided direction to hold off on implementation of item #2. For Item 3, MJC meet with the eight-member technical Advisory Committee regarding proposed changes to the Limited Term Permit process. Recommendations from that meeting were brought forward to the Community Development Committee which accepted the recommendations. The proposed ordinance includes revisions to Limited Term Permit regulations to reflect the input provided by both the Technical Advisory Committee and the Community Development Committee.

The City updated the Inland Land Use and Development code in 2017 to allow more uses in more zoning districts at that time. Those changes have not yet been implemented in the Coastal Land Use and Development Code. Therefore, many more changes are proposed to the CLUDC to increase flexibility in those zoning districts. However, as Highway Commercial zoning is intended for visitor serving uses which is a Coastal Act priority, relatively few changes are proposed for this zone, as the Coastal Commission would likely not approve significant revisions to this zoning district.

In February of 2026, the Planning Commission considered the proposed amendments and suggested a number of changes to the proposed amendments, which have been incorporated into the ordinances.

Project Setting and Surrounding Land Uses

The project is located in the commercial, industrial and special purpose zoning districts of the Inland portion of Fort Bragg east of Main Street and North of Walnut Street, as shown the light blue with yellow outline in **Figure 1 (Location Map)**. The Inland Land Use and Development Code regulates land use, subdivisions and development for the eastern half of the City.



The project is under review by the City of Fort Bragg and would require discretionary approval from the City. Therefore, pursuant to CEQA Guidelines Section 15060(c), this activity is potentially considered a project under CEQA. Pursuant to CEQA Guidelines Section 15061(a), the lead agency (in this case, the City of Fort Bragg) must determine whether the project is exempt from CEQA.

Addendum Process

An addendum need not be circulated for public review but can be included in or attached to the final EIR [CEQA Guidelines Section 15164 (c)]. The decision-making body shall consider the addendum with the final EIR prior to making a decision on the project [CEQA Guidelines Section 15164 (d)]. A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence [CEQA Guidelines Section (e)].

Addendum Determination

The City believes an Addendum provides the appropriate level of analysis under CEQA because: CEQA Section 15164 (a) provides that “the lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

None of the conditions described in section 15162 have occurred.

Section 15162 provides for the preparation of a subsequent EIR where:

- (1) Substantial changes are proposed in the project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

The changes proposed by the Zoning Amendment are relatively minor as described below.

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;

There have been no substantial changes to the circumstances under which the EIR was certified as it relates to this zoning amendment. Since that time, no new significant environmental effects have been identified.

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

The zoning amendment will not have any significant effects that were not discussed in the previous EIR.

- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

There is no evidence to suggest that this zoning amendment will create impacts more severe than what was analyzed, nor is there evidence to suggest the previously examined impacts will be more severe than originally thought.

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the measure or alternative;

Mitigation measures have been implemented as they were proposed in the original EIR through changes in land use policies and zoning regulations in both the General Plan and the zoning code. There are no known mitigations that were considered infeasible at the time but are now feasible.

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment but the project proponent declines to adopt the mitigation measure or alternative.

There are no considerably different mitigations measures that have been proposed in conjunction with this project. The mitigations and uniformly applied development standards that mitigate impacts of existing zoning ordinance will continue to mitigate the impacts of this zoning ordinance amendment.

Approved EIRs

The Fort Bragg General Plan was originally adopted in 2002, and the ILUDC Zoning Code was adopted in 2014. Therefore, this Addendum shall apply to both the 2002 General Plan EIR and the 2014 Inland Land Use Development Code Update. Together, these CEQA documents analyzed the potential impacts of the City's land use policies and regulations, and included mitigations in the form of uniformly applied development standards. They were considered comprehensive updates at the time, and have since provided the policy platform from which land use and development in the City has been regulated.

Changes to Approved Projects

The changes to the zoning code are driven primarily by City Council, Planning Commission and staff input.

The City of Fort Bragg City Council seeks to amend the zoning code to:

- A. Make changes to the City’s Use tables for commercial and industrial zoning districts to improve the permitting environment of Fort Bragg to increase business success, expansions and relocations. Including allowing some new uses in zoning districts where they are not currently allowed with Use Permit approval, and allowing some uses in zoning districts where they are currently allowed with a Use Permit to be approved with a Minor Use Permit or by right. The proposed land use table changes include the following:
1. Minor changes to all commercial zoning districts including: spelling out Accessory Dwelling Unit (ADU), deletion of the category Single Residential Unit as it is duplicative of Single-family residential unit, combine duplicative health and fitness categories into just two categories “recreational facility indoor” and “outdoor”., delete footnote reference #4 for Cannabis uses as this footnote is not included in the zoning code.
 2. Allow more uses in more commercial zoning districts, where they will not cause conflicts or environmental impacts, as follows:
 - a. **Neighborhood Commercial Zoning District:**
 - I. Use Permit Required- Cottage Food Preparation.
 - II. Permitted by right - Live/Work, Single-Family Residential, Restaurant/café, and Child day care center.
 - b. **Commercial Office Zoning District**
 - I. Use Permit Required - R&D, Indoor Commercial Recreation Facility, , Grocery (specialty Retail), and Vehicle Storage.
 - II. Permitted by right - Printing and Publishing, Art Studio, Artisan Shop, Child day care center.
 - c. **Central Business District:**
 - I. Permitted by Right - Bed and Breakfast Inn.
 - II. Allow residential uses in the Central Business district on the back half of a commercial property, in addition to allowing them on the upper floors of a commercial property. This change would allow more housing in the Central Business District and provide property owners with more income streams. This change in use would also necessitate the installation of sprinkler systems.
 - d. **General Commercial.**
 - I. Use Permit - bar tavern.
 - II. Permitted by Right - Bed and breakfast Inn.
 - e. **Highway Commercial.**
 - I. Use Permit – Brewery Restaurant, Bar Tavern, Cottage Food Preparation.
 - II. Permitted by Right – Printing & publishing, indoor building and landscaping sales, furniture store, doctors’ office, Medical clinic, adult day care, person services.
 3. Simplify the required Use Permit findings for commercial projects.
 4. The ordinance includes limited proposed changes to the Light Industrial and Heavy Industrial zoning districts as follows:
 - a. **Light Industrial:** Permitted by Right - caretakers quarters, accessory retail,

- b. **Heavy Industrial:** Permitted by Right - caretakers quarters, accessory retail, fuel dealers and business support services.
- B. The zoning amendment includes minor changes to the Limited Term Permit process and requirements.
- C. The zoning amendment makes minor changes to the Minor Use Permit hearing noticing requirements.
- D. The zoning amendment also includes changes to the City's non-conforming use regulations to make it possible to expand existing non-conforming use of land or a non-conforming building with Use Permit approval. This will allow some existing businesses in Fort Bragg to expand in their current locations and will allow some non-conforming residential structures to be rebuilt upon destruction by fire and to expand in conformance with the zoning ordinance.

Environmental Analysis

For the purposes of analysis, the above changes are classified into three categories: No Impact, Less-than-Significant Impact, and Less-than-Significant Impact with Discussion.

No Impact

The following items are expected to produce no environmental impact. Included in this category are typographical corrections, and clarifications of existing department policy and practice. They are:

- *A1 and A2cii. –these amendments include corrections and clarifications.*
- *B – this amendment clarifies existing departmental policy and practices with regard to processing permits for events.*
- *C – these amendments provide a simplified noticing process for Minor Use Permits, which will not have an impact on the environment.*

Less-than-Significant Impact with Discussion

The following items may produce slight impacts to the environmental factors addressed in the previous EIR's. It is believed that any associated impacts would be less than significant, and that those impacts are reasonably ascertained without additional analysis. They are: A2ai, A2bi, A2ci and ii, A2di and A2dii, A2ei,A3.

These changes are considered less than significant because:

1. *All of the proposed new uses in each zoning district would require a Use Permit and CEQA review at the time of permitting.*
2. *The entirety of the zoning districts which would have new uses are made up of urban infill parcels and would therefore be exempt from CEQA, so long as the statutory requirements for the infill exemption were met. If the exemption requirements are*

not met for a specific project, each project would require a CEQA analysis because a Use Permit is required and any potential impacts could be mitigated at that time.

The following items may produce slight impacts to the environmental factors addressed in the previous EIR's. It is believed that any associated impacts would be less than significant, and that those impacts are reasonably ascertained with discussion: A2aii, A2bii, A2eii and D. The potential impacts are addressed below.

A2aii, allowing Live/Work, Single-Family Residential, Restaurant/café, and Child day care center as a permitted use in the neighborhood commercial zoning district is not likely to have a significant impact on the environment because all parcels that are zoned Neighborhood Commercial are small infill parcels and thus would only accommodate a very small project of less than 2,500 SF, which would make the projects exempt from CEQA. Additionally, these uses are consistent with the neighborhood commercial zoning district and surrounding residential zoning districts because they are neighborhood serving and low intensity. For example, single family residential and childcare daycare are currently allowed by right in the residential zoning district.

A2bi allowing the following uses (Printing and Publishing, Art Studio, Artisan Shop, Child day care center) by right in the General Commercial zoning district will not have a significant effect on the environment because these uses have small footprints and have similar impacts as other uses that are allowed by right in the zoning district. These uses are also consistent with other commercial uses allowed in the zoning district. All parcels located in the General Commercial zoning district in the inland area of the City are small infill parcels and are therefore exempt from CEQA.

A2eii, the zoning change would make the following uses Permitted by Right in the Highway commercial zoning district. – Printing & publishing, indoor building and landscaping sales, furniture store, doctors' office, Medical clinic, adult day care, person services. These uses are also consistent with other commercial uses allowed in the zoning district. All parcels located in the Highway Commercial zoning district in the inland area of the City are small infill parcels and are therefore already exempt from CEQA.

D. These zoning changes would allow existing non-conforming uses and buildings limited opportunities for expansion provided certain conditions are met that would ensure that environmental impacts would be insignificant. Conditions for expansion of a non-conforming use or structure include one or more of the following: Use Permit or Minor Use Permit approval, replacement in the same footprint, additions of less than 500 SF, lack of code violations or call for service. Taken together these conditions will ensure that the implementation of the new regulations will not result in a significant impact on the environment, either because the expansion is so small or because a Use Permit or MUP is required and would there by trigger CVEQA review. Additionally, most parcels located in inland area of the City are small infill parcels and are therefore already exempt from CEQA.

Findings

In recommending this Addendum, the Commission should find:

There is no new information of substantial importance that shows that:

- a) The project will have one or more significant effects not discussed in the previous EIR;
- b) Significant effects previously examined will be substantially more severe than

- shown in the previous EIR;
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In compliance with Section 15164 of the CEQA Guidelines, an EIR Addendum is appropriate for the zoning amendment.

RESOLUTION NO. PC -2026

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL ADOPT:

AN ORDINANCE AMENDING DIVISION 18 OF THE FORT BRAGG MUNICIPAL CODE (ILUDC 1-26) TO:

1. Amend *Section 18.22.030 (C) Commercial Zoning Districts and Table 2.6; 18.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 18.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
2. Amend *Section 18.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
3. Amend *Section 18.71.060 E - Use Permit and Minor Use Permits* to Make Minor Modifications to the Minor Use Permit Process; and
4. Amend *Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 18.90.080 - Nonconforming Due to Lack of a Use Permit* to allow for easier reuse and expansion of non-conforming structures and uses.

And

AN ORDINANCE AMENDING DIVISION 17 OF THE FORT BRAGG MUNICIPAL CODE (CLUDC 1-26) TO:

1. Amend *Section 17.22.030 (C) Commercial Zoning Districts and Table 2.6; 17.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 17.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
2. Amend *Section 17.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
3. Amend *Section 17.71.060 E - Use Permit and Minor Use Permits* to Make Minor Modifications to the Minor Use Permit Process; and
4. Amend *Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 17.90.080 - Nonconforming Due to Lack of a Use Permit* to allow for easier reuse and expansion of non-conforming structures and uses.

WHEREAS, California Constitution Article XI, Section 7, enables the City of Fort Bragg (the "City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, the City of Fort Bragg ("City") adopted a General Plan in 2002 which established policies for all lands within Fort Bragg city limits and its sphere of influence; and

WHEREAS, the City adopted a Coastal General Plan ("Coastal GP") as the Land

Use Plan portion of the Local Coastal Program on May 12, 2008 which established policies for all land within the Fort Bragg Coastal Zone; and

WHEREAS, in August 2008 the California Coastal Commission certified the City's Local Coastal Program (LCP) which includes the Coastal GP as the Land Use Plan; and

WHEREAS, The City Council adopted Resolution 3162-2008 on May 12, 2008 adopting the Coastal General Plan; and

WHEREAS, the City adopted a Coastal Land Use and Development Code in 2008 as the implementing portion of the Local Coastal Program on May 12, 2008, which established all land use regulations for the Coastal Zone; and

WHEREAS, the Coastal General Plan includes policies to: (1) advance the orderly growth and development of the City's Coastal Zone; (2) protect coastal resources; (3) incorporate sustainability into the development process so that Fort Bragg's coastal resources and amenities are preserved for future generations; (4) respond to current environmental and infrastructure constraints; (5) protect the public health, safety and welfare; and (6) promote fiscally responsible development; and

WHEREAS, the project is subject to CEQA and per section 15164 an EIR addendum has been prepared; and

WHEREAS, the "activities and approvals by a local government necessary for the preparation and adoption of a local coastal program or long range development plan" pursuant to the California Coastal Act are statutorily exempt from compliance with CEQA, and this statutory exemption "shifts the burden of CEQA compliance from the local agency to the California Coastal Commission (CEQA Guidelines § 15265 (c)); and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 13, 2026, to consider the Zoning Amendments; and

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg Planning Commission, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Coastal General Plan; the Fort Bragg Coastal Land Use and Development Code; the Inland General Plan; the Fort Bragg Coastal Land Use and Development Code; the Project application; all reports and public testimony submitted as part of the Planning Commission meeting of May 13, 2026 and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of Fort Bragg does hereby make the following findings and determinations:

NOW, THEREFORE, BE IT FURTHER RESOLVED pursuant to Fort Bragg Municipal Code Section 17.94.040 and Section 17.94.060 the following findings are the Planning Commissions reasons for recommending amendments to the Fort Bragg **Coastal** Land Use and Development Code:

- a. The proposed amendment is consistent with the General Plan and any applicable specific plan; and
- b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- c. The documents and other material constituting the record for these proceedings are located at the Community Development Department, and

d. The foregoing recitals are true and correct and made a part of this Resolution; and

NOW, THEREFORE, BE IT FURTHER RESOLVED pursuant to Fort Bragg Municipal Code Section 18.94.040 and Section 18.94.060 the following findings are the Planning Commissions reasons for recommending amendments to the Fort Bragg **Inland** Land Use and Development Code:

- a. The proposed amendment is consistent with the General Plan and any applicable specific plan; and
- b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- c. The project is subject to CEQA and per section 15164 an EIR addendum has been prepared; and
- d. The documents and other material constituting the record for these proceedings are located at the Community Development Department, and
- e. The foregoing recitals are true and correct and made a part of this Resolution; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission does hereby recommend the City Council adopt:

- A. AN ORDINANCE AMENDING DIVISION 18 OF THE FORT BRAGG MUNICIPAL CODE (ILUDC 1-26) TO:
1. Amend *Section 18.22.030 (C) Commercial Zoning Districts and Table 2.6; 18.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 18.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
 2. Amend *Section 18.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
 3. Amend *Section 18.71.060 E - Use Permit and Minor Use Permits* to Make Minor Modifications to the Minor Use Permit Process; and
 4. Amend *Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 18.90.080 - Nonconforming Due to Lack of a Use Permit* to allow for easier reuse and expansion of non-conforming structures and uses.

AND

- B. AN ORDINANCE AMENDING DIVISION 17 OF THE FORT BRAGG MUNICIPAL CODE (CLUDC 1-26) TO:
1. Amend *Section 17.22.030 (C) Commercial Zoning Districts and Table 2.6; 17.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 17.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
 2. Amend *Section 17.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
 3. Amend *Section 17.71.060 E - Use Permit and Minor Use Permits* to Make Minor

Modifications to the Minor Use Permit Process; and

4. Amend Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 17.90.080 - Nonconforming Due to Lack of a Use Permit to allow for easier reuse and expansion of non-conforming structures and uses.

NOW, THEREFORE, BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

The above and foregoing Resolution was introduced by _____ seconded by _____, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

David Jensen, Chair

ATTEST:

Lisi Horstman, Administrative Assistant