

CITY OF FORT BRAGG

VACANT PARCELS for
HOUSING
>.5 ACRES

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Updated October 2025



FIND THE RIGHT PARCEL FOR YOUR RESIDENTIAL PROJECT.

- Location & Parcel Size
- Zoning & Permitting Requirements
- Maximum and Realistic Units/Acre
- Known Constraints

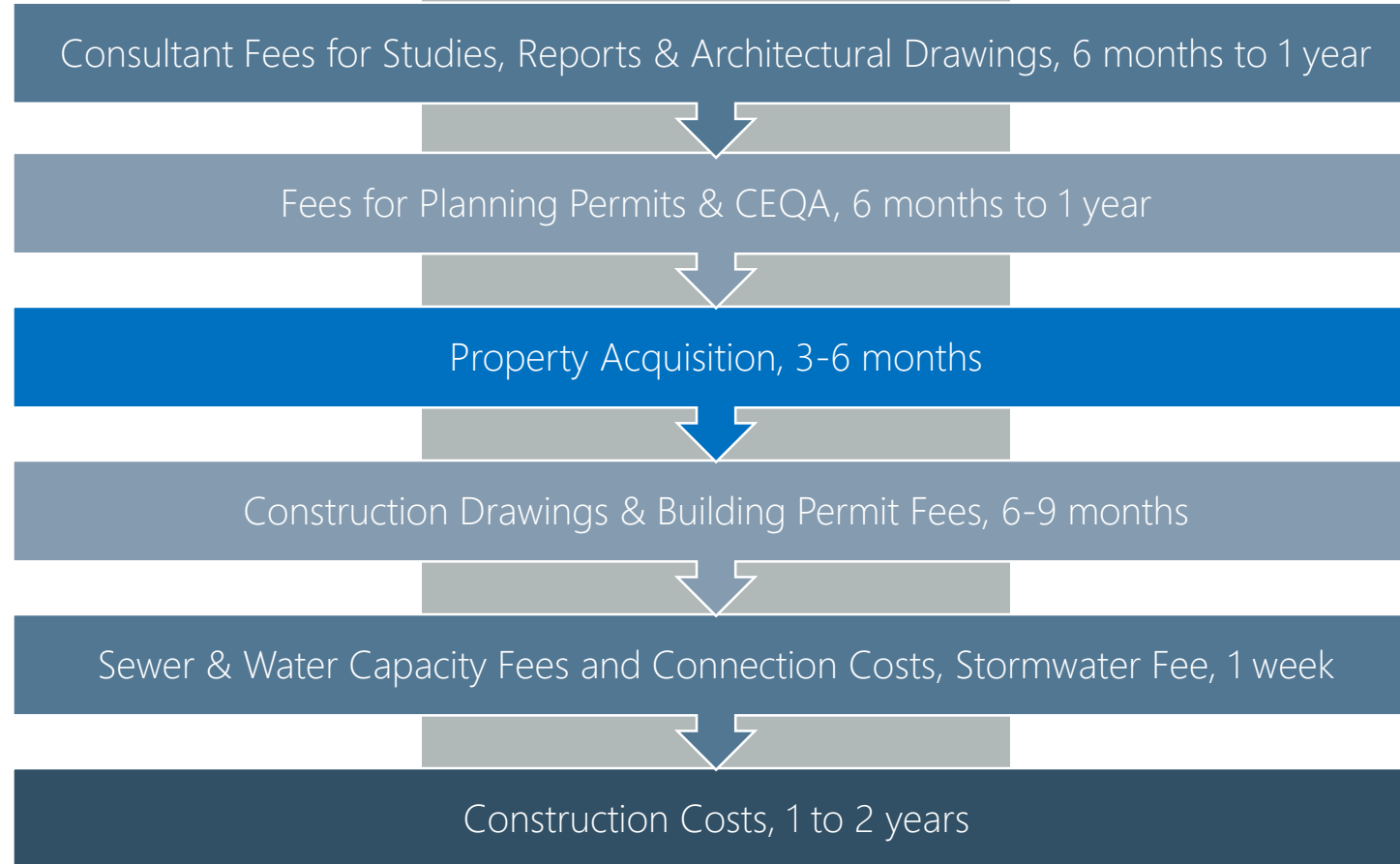
For information purposes only. Review project files and talk to a planner prior to making an offer for a property.



PLANNING PROCESS



PROJECT COSTS & TIMING



INFO & RESOURCES

Density & Intensity of Development

- The total allowable units may be constrained by:
 - Requirements for parking, landscaping, and other site requirements; and
 - Site constraints such as wetlands, rare plants, visual corridors, archaeological resources, etc.
- Total allowable units may be increased as follows:
 - The State requires 2 additional detached ADUs for all multi-family projects, and one ADU and one Junior ADU for each dwelling unit in a subdivision; and
 - Affordable and inclusionary housing requirements can result in a significant density bonus.

Permitting Information

- All multifamily projects require a Use Permit & Design Review, all Coastal Zone projects require a Coastal Development Permit.
 - Citywide Design Guidelines <https://www.city.fortbragg.com/home/showpublisheddocument/3324/637890863791570000>
 - Multi-Family Specific Land Use Standards:
 - Coastal: <https://www.codepublishing.com/CA/FortBragg/#!/LUC17/FortBraggLUC174/FortBraggLUC1742.html#17.42.120>
 - Inland: <https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.120>
- All multifamily projects require review under CEQA through either a Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR). Some affordable housing projects may be exempt from CEQA.
- Coastal Development Permits are administered through the City of Fort Bragg; however, some projects may be appealable to the California Coastal Commission.

COASTAL ZONE PARCELS

>.5 ACRES

Parcels in the Coastal Zone are generally more difficult to develop.

- Resource studies always required: botanical study, wetland study, archaeological study.
- Resource Studies sometimes required: visual analysis, traffic analysis, geotechnical analysis.
- Coastal Development Permit, Use Permit are Design Review Permit always required.
- Projects are appealable to the City Council and the Coastal Commission, although appeals are rare.
- Plan on a 6 month to a year or more planning process depending on project complexity.
- Some of the City's nicest and largest vacant parcels are in the Coastal Zone.

A developer may purchase this property for housing and a glamping facility.

One of these parcels is for sale for \$300K

This Parcel has been purchased and the applicant has submitted for a CDP, DR, UP and Var for a 53-unit townhome project

COASTAL ZONE PROPERTIES @ A GLANCE

SOUTH TO NORTH IN THE COASTAL ZONE

Housing Vacant Parcel Inventory

| Address | Size (acres) | Max Units | Realistic Units | Coastal Zone - CDP | Use Permit | Design Review | Known Issues | Likely CEQA Doc | Page Number |
|-----------------------------------|--------------|-----------|-----------------|--------------------|------------|---------------|---|-----------------|-------------|
| 1250 Del Mar Dr | 18 | 351 | 175.5 | Yes | Yes | Yes | Botanical reports completed in mid 2010s, no botanical issues identified. Visual Impact Analysis required. Traffic study required, known capacity issues on Ocean View Drive, no other access possible to parcel per Caltrans. Expect significant community opposition unless the project is well designed with minimal visual impacts. Project will likely require an EIR. | EIR | 9 |
| 1250 Del Mar Dr. #2 | 2.5 | 60 | 20-30 | Yes | Yes | Yes | See above. | MND | 10 |
| 300, 350, 250 & 200 Ocean View Dr | 4 | 48 | 20 | Yes | Yes | Yes | Botanical reports completed and no botanical issues identified. Visual impact analysis required. | ND or MND | 11 |
| 180 Boatyard Drive. | 5.8 | 31 | 15 | Yes | Yes | Yes | Visual Impact Analysis, Botanical Study and Wetland delineation would be required. | ND or MND | 12 |
| 100 E Oceanview Dr. | 0.7 | 17 | 10 | Yes | Yes | Yes | Archeology Study and Botanical Study would be required. | ND or MND | 13 |
| 1151 S Main Street | 2.6 | 62 | 25-30 | Yes | Yes | Yes | Visual Impact Analysis, Botanical Study would be required. Arch Study has been completed. Site has known visual constraints. Sidewalks required. | MND | 14 |
| 1190 S Main Street | 3.1 | 74 | 20 | Yes | Yes | Yes | Visual Impact Analysis, Botanical Study would be required. Arch Study has been completed. Site has known constraints, coastal resources, rare trees & slope. | MND | 15 |

This parcel is in escrow and the applicant will submit for a CDP, DR, UP for a 49-unit senior project

COASTAL ZONE PROPERTIES @ A GLANCE

SOUTH TO NORTH IN THE COASTAL ZONE

| Housing Vacant Parcel Inventory | | | | | | | | | |
|---------------------------------|--------------|-----------|-----------------|--------------------|--------------------------|--------------|--|-------------|----|
| Address | Size (acres) | Max Units | Realistic Units | Coastal Zone - CDP | Use Permit Design Review | Known Issues | Likely CEQA Doc | Page Number | |
| 860 Hazelwood St | 3 | 45 | 20-30 | Yes | Yes | Yes | Botanical reports completed and no botanical issues identified. Street improvements required. Some drainage issues on the south-east portion of the site. | ND or MND | 16 |
| 401 N Harbor Dr. | 5.1 | 120 | 15-Oct | Yes | Yes | Yes | About half of this parcel is developable. Visual Impact Analysis, Botanical Study and Wetland delineation would be required. | MND | 17 |
| 700 River Street | 5.28 | 126 | 65 | Yes | Yes | Yes | Botanical Study & Wetland Delineation would be required. One of the parcels likely has some wetlands. Arch Study has been completed. | MND | 18 |
| 320 S MAIN ST | 4 | 160 | 50 | Yes | Yes | Yes | About 60% of the parcel is developable. Parcel has wetlands and biological resources. Visual Impact Analysis, Botanical Study and Wetland Delineation would be required. Mandatory 100-foot setback from wetland. Anticipate an MND/EIR for a project on this site. | MND or EIR | 19 |
| 1020 Glass Beach Drive. | 3.5 | 60 | 40 | Yes | Yes | Yes | About 30% of this parcel is undevelopable. Parcel has known existing biological resources. Mandatory 100 foot blufftop setback. Visual Impact Analysis, Botanical Study and Wetland delineation would be required. Anticipate an MND/EIR for a project on this site. | MND or EIR | 20 |
| 920 Steward Street | 3.5 | 84 | 40 | Yes | Yes | Yes | About 30% of this parcel is undevelopable. Parcel has known biological resources. Mandatory 100-foot setback from the bluff edge. Visual Impact Analysis, Botanical Study and Wetland delineation would be required. Anticipate an MND/EIR for a project on this site. | MND | 21 |

PROPERTY – 1250 Del Mar Dr.

Zoning & Permitting Requirements

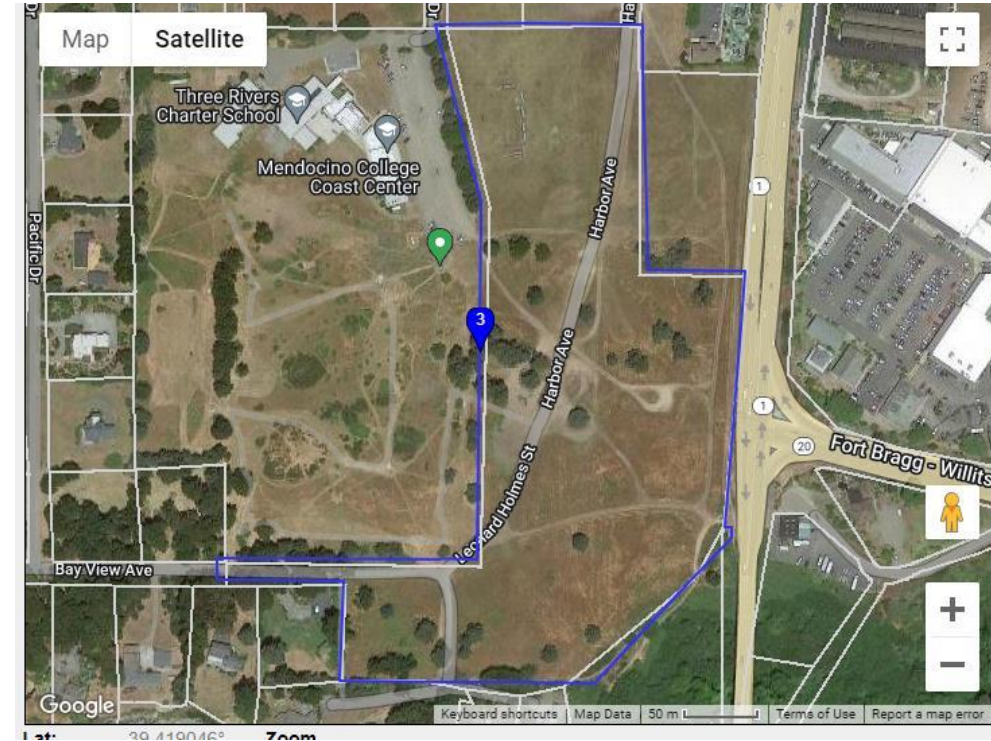
- Split Zoned. Max development it 351 units + 2 ADUs.
 - 9 acres of Visitor Serving Commercial 24 units per acre; 216 units.
 - 9 acres of High Density Residential 15 Units per acre; 135 units.
- Coastal Zone – Coastal Development Permit & Use Permit Required.

Information

- Botanical reports completed in mid 2010s, no botanical issues identified.
- Visual Impact Analysis required.
- Traffic study required, known capacity issues on Ocean View Drive, no other access possible to parcel per Caltrans.
- Expect significant community opposition unless the project is well designed with minimal visual impacts.
- Project will likely require an EIR.

Parcel Size Dimensions, Parcel Map

18 acres



PROPERTY – 1250 Del Mar Dr. #2.

Zoning & Permitting Requirements

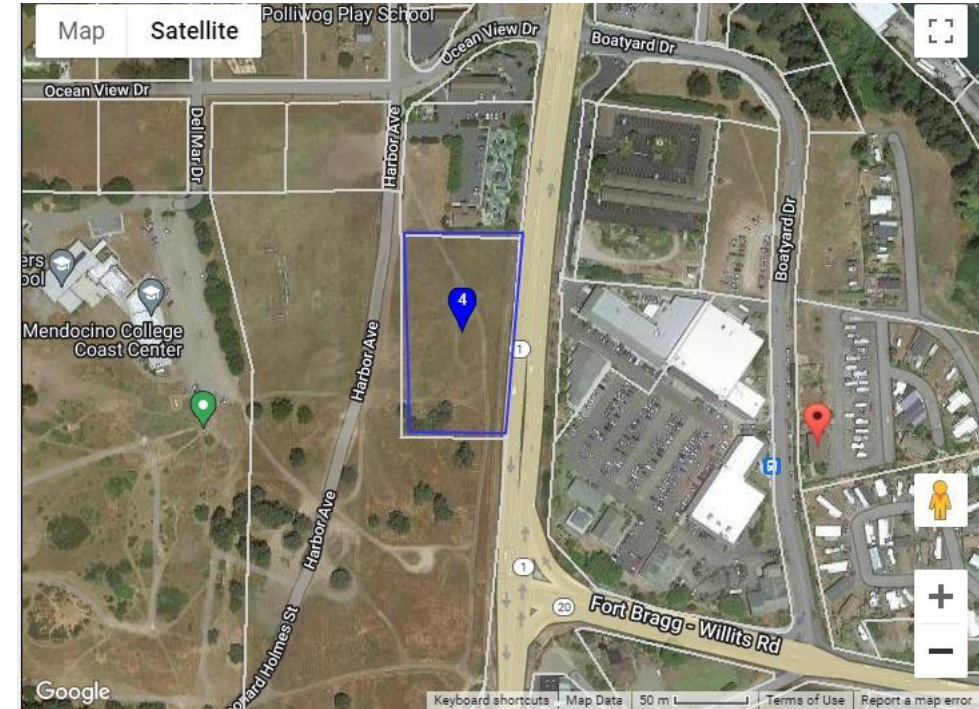
- 2.5 acres of Visitor Serving Commercial 24 units per acre; 60 + 2 units.
- Coastal Zone – Coastal Development Permit & Use Permit Required.

Information

- Botanical reports completed in mid 2010s, no botanical issues identified.
- Visual Impact Analysis required.
- Access off Ocean Drive, potential capacity issues
- Expect significant community opposition unless the project is well designed with minimal visual impacts.
- Project will likely require an MND.

Parcel Size Dimensions, Parcel Map

2.5 acres



PROPERTY – 300, 350, 250 & 200 Ocean View Dr

Zoning & Permitting Requirements

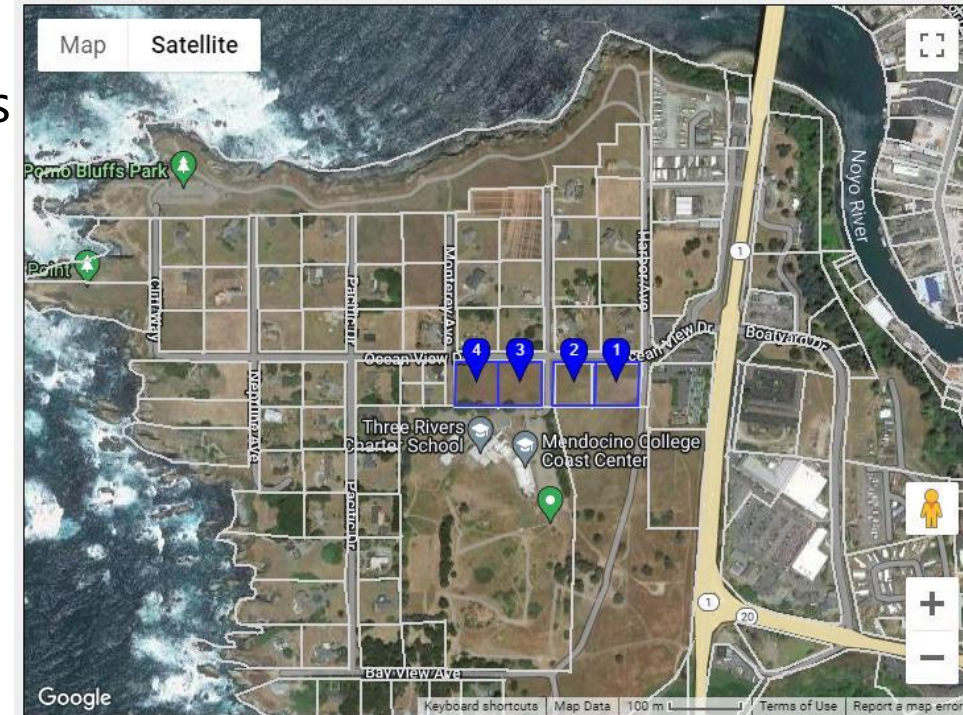
- 4 acres of Medium Density Residential; 6-12 units/acre, 48 +2 units max.
- Coastal Zone – Coastal Development Permit & Use Permit Required.

Information

- Botanical report completed and no botanical issues identified.
- Visual impact analysis required.
- Adjacent to community college.

Parcel Size Dimensions, Parcel Map

4 parcels
@ 0.9 acres



PROPERTY – 180 Boatyard Drive.

Zoning & Permitting Requirements

- 3 developable acres of Very High Density Residential @ 24 units/acre; 72 + 2 units.
- Coastal Zone – Coastal Development Permit & Use Permit Required.

Information

- About half of this parcel is developable.
- Parcel has an existing small mobile home park.
- Visual Impact Analysis, Botanical Study and Wetland delineation would be required.

Parcel Size Dimensions, Parcel Map

5.8 acres



PROPERTY – 100 E Oceanview Dr.

Zoning & Permitting Requirements

- 0.7 acres of Visitor Serving Commercial 24 units per acre; 17 + 2 units.
- Coastal Zone – Coastal Development Permit & Use Permit Required.

Information

- Archeology Study and Botanical Study would be required.
- ND or MND would be required.

Parcel Size Dimensions, Parcel Map

0.7 acres



PROPERTY – 1151 S Main Street

ACQUIRED 53-unit townhome project

Zoning & Permitting Requirements

- 2.6 acres of Visitor Serving Commercial, 24 units/acre; 62 + 2 units.
- Coastal Zone – Coastal Development Permit & Use Permit Required.

Information

- Visual Impact Analysis, Botanical Study would be required.
- Arch Study has been completed.
- Site has known visual constraints.
- Sidewalks required.
- An MND would be required.

Parcel Size Dimensions, Parcel Map

2.6 acres



PROPERTY – 1190 S Main Street.

Zoning & Permitting Requirements

- 3.1 acres of Highway Visitor Commercial, 24 units per acre; 74 + 2 units.
- Coastal Zone – Coastal Development Permit & Use Permit Required.

Information

- Visual Impact Analysis, Botanical Study would be required.
- Arch Study has been completed.
- Site has known constraints, coastal resources, rare trees & slope.
- An MND would be required.

Parcel Size Dimensions, Parcel Map

3.1 acres



PROPERTY – 860 Hazelwood St.

In escrow 49-unit senior project proposed

Zoning & Permitting Requirements

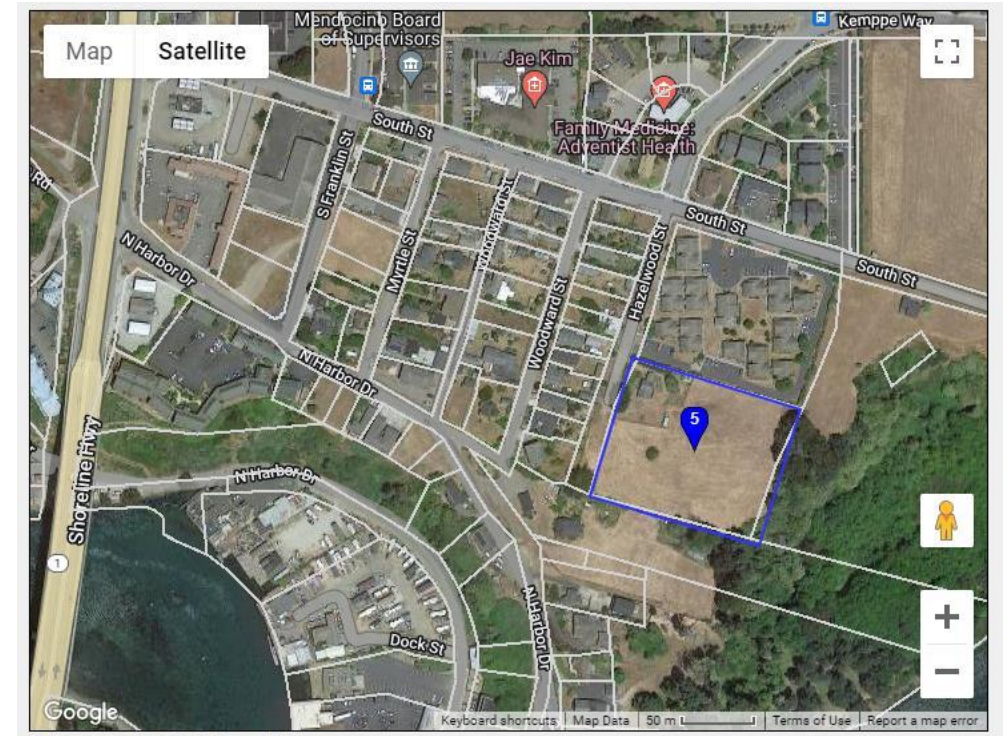
- 3 acres of High Density Residential 10-15 units/acre, 45 units max.
- Coastal Zone – Coastal Development Permit & Use Permit Required.

Information

- Botanical reports completed and no botanical issues identified.
- Street improvements required.
- Some drainage issues on the south-east portion of the site.

Parcel Size Dimensions, Parcel Map

3 acres



PROPERTY – 401 N Harbor Dr.

Zoning & Permitting Requirements

- ~5 acre of Very High Density Residential
24 units per acre; Max 120 + 2 units.
- Coastal Zone – Coastal Development
Permit & Use Permit Required.
- Information
 - About half of this parcel is developable.
 - Visual Impact Analysis, Botanical Study
and Wetland delineation would be
required.

Parcel Size Dimensions, Parcel Map

5.1 acres



PROPERTY – 700 River Street.

Zoning & Permitting Requirements

- 2.49 acres Office Commercial 24 units per acre; 60 + 2 units.
- 2.79 acres Office Commercial 24 units per acre; 66 units +2
- Coastal Zone – Coastal Development Permit & Use Permit Required.

Information

- Botanical Study & Wetland Delineation would be required.
- Parcel #2 likely has some wetlands.
- Arch Study has been completed.

Parcel Size Dimensions, Parcel Map

5.28 acres



PROPERTY – 320 S Main St.

Zoning & Permitting Requirements

- 4 acres of Central Business District. 40 units/acre. Max 160+ 2 units.
- Coastal Zone – Coastal Development Permit & Use Permit Required.

Information

- 40%+ of the parcel is undevelopable.
- Parcel has known existing wetland and biological resources. Mandatory 100-foot setback from wetland.
- Visual Impact Analysis, Botanical Study and Wetland Delineation would be required.
- Anticipate an MND/EIR for a project on this site.

Parcel Size Dimensions, Parcel Map

4 acres



PROPERTY – 1020 Glass Beach Drive.

Zoning & Permitting Requirements

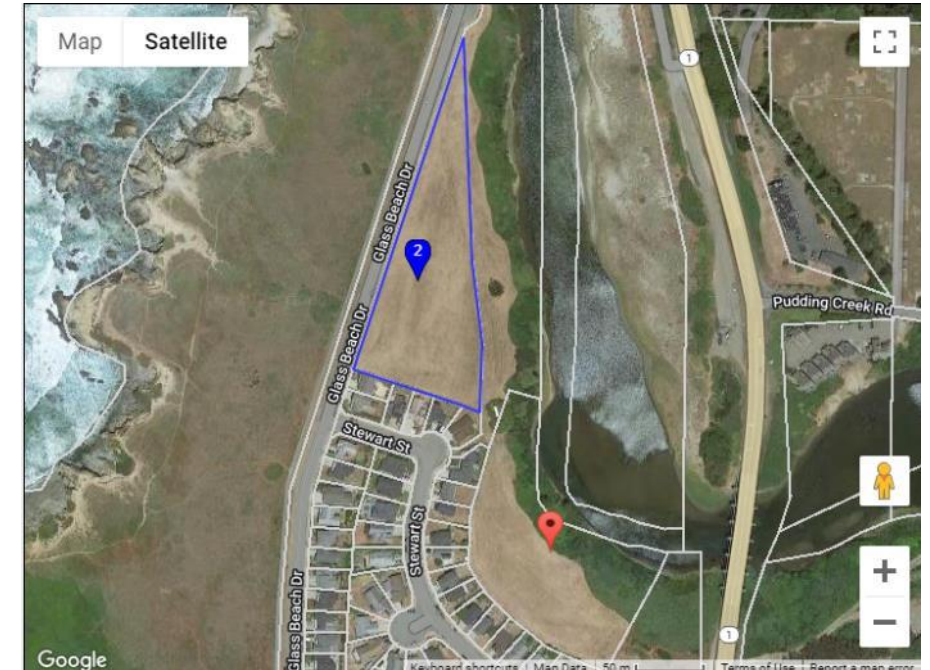
- Split Zoned: 2.5 acres of High Density Residential 24 units per acre.
- Coastal Zone – Coastal Development Permit & Use Permit Required.

Information

- A significant portion of this parcel is undevelopable.
- Parcel has known existing biological resources. Mandatory 100 foot blufftop setback.
- Visual Impact Analysis, Botanical Study and Wetland delineation would be required.
- Anticipate an EIR for a project on this site.

Parcel Size Dimensions, Parcel Map

3.5 acres



PROPERTY – 920 Steward Street.

Zoning & Permitting Requirements

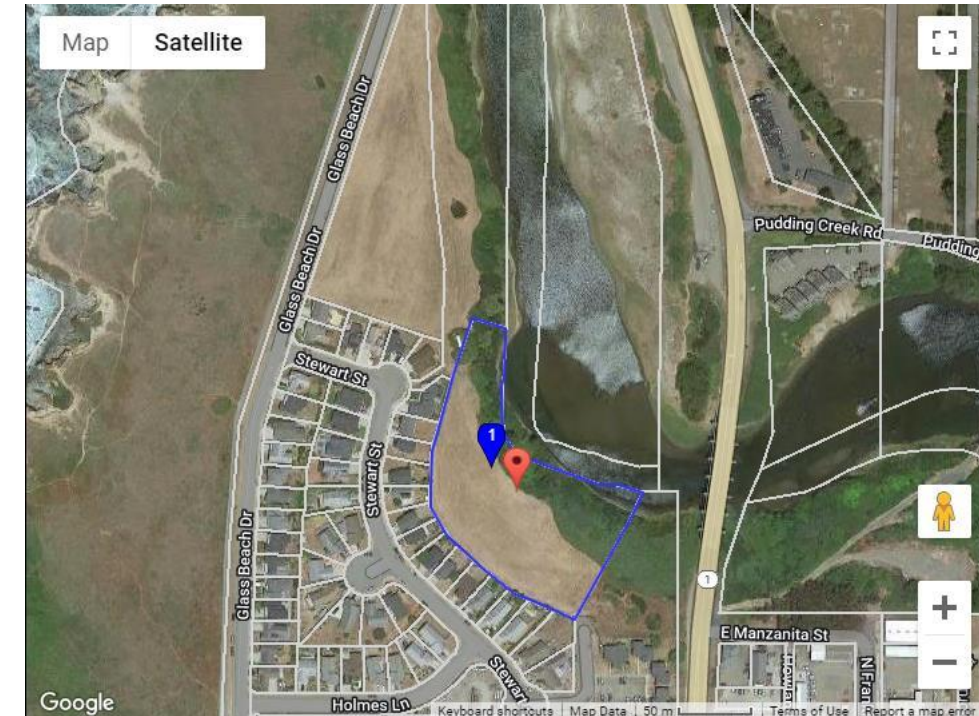
- 3.5 acres of Very High Density Residential 24 units per acre; 84 + 2 units.
- Coastal Zone – Coastal Development Permit & Use Permit Required.

Information

- About half of this parcel is undevelopable.
- Parcel has known biological resources. Mandatory 100-foot setback from the bluff edge.
- Visual Impact Analysis, Botanical Study and Wetland delineation would be required.
- Anticipate an MND/EIR for a project on this site.

Parcel Size Dimensions, Parcel Map

3.5 acres



INLAND ZONE PARCELS

>.5 ACRES

Parcels in the Inland Zone are generally easier to develop.

- Resource studies that are sometimes required include: botanical study, wetland study, archaeological study, traffic analysis, geotechnical analysis.
- Use Permit & Design Review Permit typically required.
- Projects are appealable to the City Council, appeals are rare.
- Plan on a 3-month to 1-year planning process depending on project complexity.

2023

INLAND AREA PROPERTIES @ A GLANCE

SOUTH TO NORTH IN THE INLAND ZONE

| Housing Vacant Parcel Inventory | | | | | | | | | |
|---------------------------------|--------------|---------------------------|-----------------|--------------------|------------|---------------|--|-----------------|-------------|
| Address | Size (acres) | Max Units | Realistic Units | Coastal Zone - CDP | Use Permit | Design Review | Known Issues | Likely CEQA Doc | Page Number |
| 251 S Franklin Street | 1 | 24+2 | 24 | No | Yes | Yes | None | ND | 24 |
| 970 E Chestnut & 553 S Li | 5.8 | 119 | 50 | No | Yes | Yes | Parcel may have some wetland issues; a wetland delineation would be required. | ND | 25 |
| 255 HAROLD ST & 605 M | 1.3 | Residential Care Facility | NA | No | Yes | Yes | None | ND | 26 |
| 475 Lincoln Street | 1.68 | 30 | 15-20 | No | Yes | Yes | None | ND | 27 |
| 101 California Way & 314 | 8.5 | 102 | 51 | No | Yes | Yes | Possible rare tree community, botanical study required. Street, sidewalk, curb and gutter required. | MND | 28 |
| 211 PUDDING CREEK RD | 5.76 | Residential Care Facility | NA | No | Yes | Yes | Parcel was formerly used for a transfer station; Phase 1 environmental would be required. Botanical study required. | ND or MND | 29 |

PROPERTY – 251 S Franklin Street

Zoning & Permitting Requirements

- 1 acre of General Commercial @ 24 units/acre; Max 24+2 units.
- Use Permit required

Information

- No known issues.

Parcel Size Dimensions, Parcel Map



PROPERTY – 970 E Chestnut & 553 S Lincoln

Zoning & Permitting Requirements

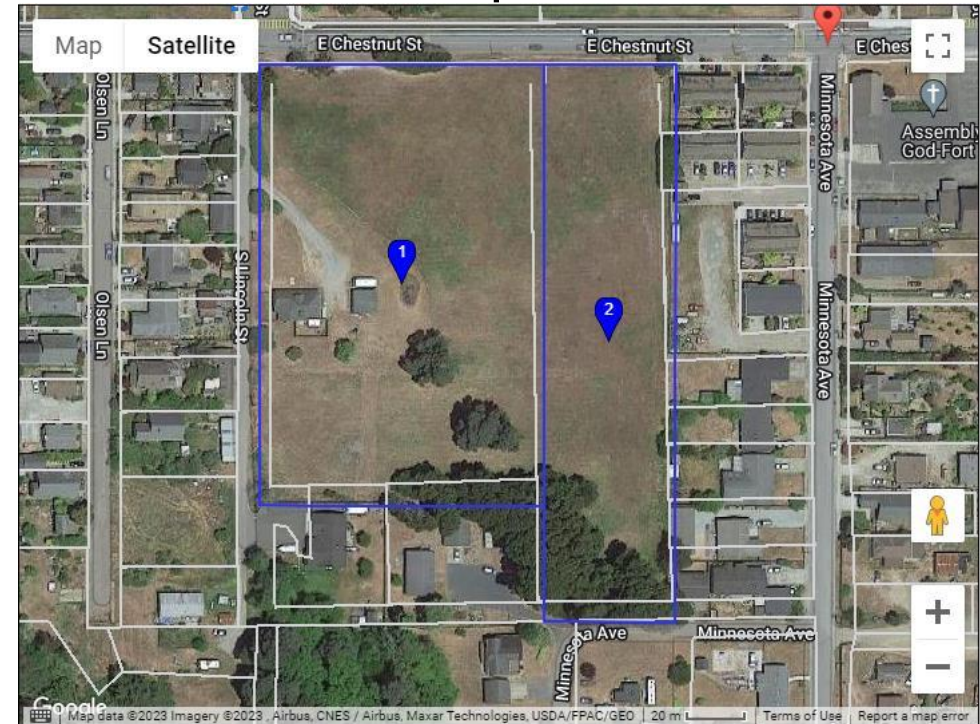
- Split Zoned. 119 units
 - ~ 4 acres of High Density Residential; 60+2 units
 - ~ 1.8 acres of Low Density Residential; 19 primary units, 19 ADUs and 19 JADUs with subdivision.
 - Use Permit & Design Review required.

Information

- Parcel may have some wetland issues; a wetland delineation would be required.

Parcel Size Dimensions, Parcel Map

5.8 acres



PROPERTY – 255 HAROLD ST & 605 MAPLE ST

Zoning & Permitting Requirements

- 1.3 acres of Public Facilities; Residential Care Facility
- Use Permit required

Information

- No known issues.

Parcel Size Dimensions, Parcel Map

1.3 acres



PROPERTY – 475 Lincoln Street

Zoning & Permitting Requirements

- 1.68 acres of Low Density Residential, with subdivision maximum development would be 10 primary units, 10 ADUs and 10 JADUs.
- Subdivision, Use Permit, Design Review Permit required.

Information

- No known issues.
- Sidewalk, curb and gutter installed.

Parcel Size Dimensions, Parcel Map

1.68 acres



PROPERTY – 101 California Way & 31451 Sherwood RD

Zoning & Permitting Requirements

- 8.5 acres of Low Density Residential, with subdivision max development would be 51 primary units, 51 ADUs and 51 JADUs.
- Subdivision, Use Permit & Design Review required.

Information

- Possible rare tree community, botanical study required.
- Street, sidewalk, curb and gutter required.

Parcel Size Dimensions, Parcel Map

8.5 acres



PROPERTY – 211 PUDDING CREEK RD

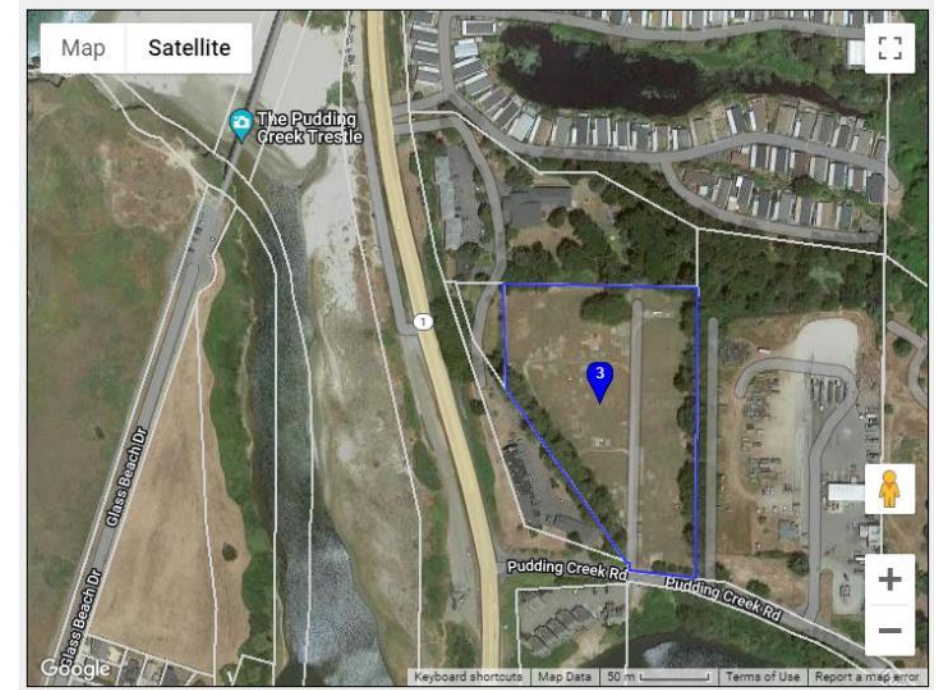
Zoning & Permitting Requirements

Public Facilities & Services. Residential Care Facility, Emergency/Transitional Housing.

- Use Permit & Design Review Required.
- Parcel could be rezoned to residential use with a zoning amendment.
- Information
 - Parcel was formerly used for a transfer station; Phase 1 environmental would be required.
 - Botanical study required.

Parcel Size Dimensions, Parcel Map

5.76 acres



FOR MORE INFORMATION

Community Development Dept.
707-961-2827 ext. 112

Planning Permits

CEQA Analysis

Building Permits

Public Works Department
(707) 961-2823 ext. 136

Water and Sewer Hook Ups

Street and Sidewalk improvements

Stormwater Management

