

RESOLUTION NO. 4897-2025

RESOLUTION OF THE FORT BRAGG CITY COUNCIL PROVIDING PRELIMINARY PREAPPROVAL OF INCLUSIONARY HOUSING INCENTIVES FOR THE PROPOSED AFFORDABLE SENIOR APARTMENT PROJECT AT 860 HAZELWOOD

WHEREAS, AMG & Associates, LLC (“Applicant”) submitted an applicant for: Coastal Development Permit 1-25 (CDP 1-25), Design Review 1-25 (DR 1-25), Use Permit 1-25 (UP 1-25) to construct a multifamily apartment project at 860 Hazelwood Street.

WHEREAS, at 860 Hazelwood Street, Fort Bragg, California (Assessor Parcel Number: 018-210-29-00) is in the High Density Residential (RH), 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, Section 17.32.020 of the CLUDC requires the City Council to provide preliminary approval or disapproval of applicant-requested incentives, modifications, or waivers of development or zoning standards for the development of new multifamily housing units that include inclusionary housing units; and

WHEREAS, the City Council held a public hearing on February 24, 2025, to accept public testimony and consider preliminary approval of incentives for the proposed Project; and

WHEREAS, preliminary approval or disapproval shall not bind the Council, but rather shall be subject to the discretion of the Council to modify its preliminary recommendations based upon a full review of all pertinent project information, including any CEQA analysis, presented at the public hearing on the subject application; and

WHEREAS, preliminary approval of incentives does not qualify as a Project under CEQA because it does not have the potential for creating a significant effect on the environment and therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3) because it is not a project as defined by the CEQA Guidelines Section 15378. Adoption of the Resolution does not bind the Council which, under the Inclusionary housing ordinance, retains the authority to modify the pre-approval upon full review of the pertinent information. These incentives and the entirety of the project will be presented to Planning Commission which will issue a recommendation to the City Council at a future date; and

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg Council hereby provides preliminary approval of the following incentives for the multifamily housing project proposed for 1151 South Main Street:

- Exceed the maximum height of 35 feet by 7'8" for a total height limit of 42'8".
- Reduce the mandatory parking requirement from 114 stalls to 75 parking spaces.
- Increase the maximum density by 9% to 16.5 units/acre.

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 Vice Mayor Rafanan, seconded by Peters, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 24th day of February 2025 by the following vote:

AYES: Councilmembers Albin-Smith, Peters, Hockett, Vice Mayor Rafanan, and Mayor Godeke.

NOES: None.

ABSENT: None.

ABSTAIN: None.

RECUSE: None.

Jason Godeke, Mayor

ATTEST:

Amber Weaver, Acting City Clerk