



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, February 12, 2025

6:00 PM

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

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.

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/86462484926>

Phone one-tap:

+16694449171,,86462484926# US

+17207072699,,86462484926# US (Denver)

Join via audio:

+1 669 444 9171 US

Webinar ID: 864 6248 4926

International numbers available: <https://us06web.zoom.us/j/86462484926>

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: (1) NON-AGENDA & (2) 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.

TIME ALLOTMENT FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Thirty (30) minutes shall be allotted to receiving public comments. If necessary, the Chair or Acting Chair may allot an additional 30 minutes to public comments after Conduct of Business to allow those who have not yet spoken to do so. Any citizen, after being recognized by the Chair or Acting Chair, may speak on any topic that may be a proper subject for discussion before the Planning Commission for such period of time as the Chair or Acting Chair may determine is appropriate under the circumstances of the particular meeting, including number of persons wishing to speak or the complexity of a particular topic. Time limitations shall be set without regard to a speaker's point of view or the content of the speech, as long as the speaker's comments are not disruptive of the meeting.

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 will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible, except comments that are in an unrecognized file type or too large to be uploaded to the City's agenda software application. Public comments may be emailed to CDD@fortbragg.com.

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.

- 4A. [25-3](#)** Approve Minutes of the January 29, 2025 Planning Commission Meeting

Attachments: [01292025 PC Minutes](#)

- 4B. [25-4](#)** Planning Commission Resolution 03-2025: Schedule for Regular Planning Commission Meetings

Attachments: [Memo re 2025 Meeting Schedule](#)

[Att. 1- Resolution PC 03-2025 Meeting Schedule](#)

[Att. 2- 2025 PC Meeting Schedule](#)

- 4C. [25-5](#) Planning Commission Resolution 04-2025: Planning Commission Bylaws

Attachments: [Memo re 2025 Bylaws](#)

[Att. 1- PC Resolution 04-2025 Bylaws 2025](#)

[Att. 2- PC Bylaws 2025](#)

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

6. PUBLIC HEARINGS

- 6A. [25-6](#) Receive a Report, Continue a Public Hearing, and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that the City Council:
- (1) Adopt an Ordinance Amending Division 17 of the Fort Bragg Municipal Code (LCP 1-25) to Amend Chapter 17.36 "Parking And Loading" to: 1) Eliminate Minimum Parking Requirements for Residential Uses; 2) Amend the Parking Regulation of The CLUDC to Match the Changes That Have Already been Approved for the ILUDC by City Council; and 3) Address Inconsistencies in Landscaping Requirements for Parking Lots, and
- (2) Adopt an Ordinance Amending Division 18 of the Fort Bragg Municipal Code (ILUDC 1-25) to Amend Chapter 18.36 "Parking And Loading" to: 1) to Eliminate Minimum Parking Requirements for Residential Uses; and 2) Address Inconsistencies in Landscaping Requirements for Parking Lots. CEQA Exemption 15061(b)(3)

Attachments: [Staff Report Pro-Housing Parking Code Amendment 2-12-2025](#)

[Att. 1 - PROHOUSING List 2-12-2025](#)

[Att. 2 - PC Resolution Recommending Parking Ordinance Adoption 2-12-2025](#)

[Att. 3 - CLUDC Parking Ordinance 2-12-2025](#)

[Att. 4 - ILUDC Parking Ordinance 2-12-2025](#)

[Public Comment 25-6](#)

7. CONDUCT OF BUSINESS

- 7A. [25-13](#) Receive Report and Consider Approval of Sign Permit 2-24 (SP 2-24) for New Signage at Gulf Oil Service Station, 105 S. Main Street

Attachments: [Staff Report - Gulf Oil Signage](#)

[Att. 1 - Application](#)

[Att. 2 - Site Plan](#)

[Att. 3 - Sign Plan](#)

[Public Comment 25-13](#)

ADJOURNMENT

The adjournment time for all Planning Commission meetings is no later than 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote.

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on Friday, February 7, 2025.

Maria Flynn
Administrative Assistant, Community Development Department

NOTICE TO THE PUBLIC

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 416 North Franklin Street, Fort Bragg, California, during normal business hours. Such documents are also available on the City’s website at www.fortbragg.com subject to staff’s ability to post the documents before the meeting.

ADA NOTICE AND HEARING IMPAIRED PROVISIONS:

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).



City of Fort Bragg

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Text File

File Number: 25-3

Agenda Date: 2/12/2025

Version: 1

Status: Business

In Control: Planning Commission

File Type: Minutes

Agenda Number: 4A.

Approve Minutes of the January 29, 2025 Planning Commission Meeting



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
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Meeting Minutes Planning Commission

Wednesday, January 29, 2025

6:00 PM Town Hall, 363 N. Main Street and Via Video Conference

SPECIAL MEETING

MEETING CALLED TO ORDER

Chair Pro Tempore called the meeting to order at 6:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 5 - Commissioner Jary Stavely, Vice Chair David Jensen, Commissioner Katie Turner, Commissioner Richard Neils, and Commissioner Ryan Bushnell

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

- (1) None
- (2) None

2. STAFF COMMENTS

Administrative Assistant Flynn gave an update on the new scheduled for the Community Development Committee

3. MATTERS FROM COMMISSIONERS

Commissioner Neils noted two upcoming community events.

4. CONSENT CALENDAR

A motion was made by Commissioner Neils, seconded by Commissioner Stavely, that the minutes be approved on the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Commissioner Stavely, Vice Chair Jensen, Commissioner Turner, Commissioner Neils and Commissioner Bushnell

- 4A. [24-917](#) Approve Minutes of the April 24, 2024 Planning Commission Meeting
- 4B. [24-918](#) Approve Minutes of the May 29, 2024 Planning Commission Meeting
- 4C. [24-1139](#) Approve Minutes of the August 28, 2024 Planning Commission Meeting
- 4D. [24-1140](#) Approve Minutes of the December 11, 2024 Planning Commission Meeting

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None

6. PUBLIC HEARINGS

- 6A. [24-1065](#) Receive a Report, Hold a Public Hearing, and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that the City Council:
 - (1) Adopt an Ordinance Amending Division 17 of the Fort Bragg Municipal Code (LCP 1-25) to Amend Chapter 17.36 "Parking And Loading" to: 1) Eliminate Minimum Parking Requirements for Residential Uses; 2) Amend the Parking Regulation of The CLUDC to Match the Changes That Have Already been Approved for the ILUDC by City Council; and 3) Address Inconsistencies in Landscaping Requirements for Parking Lots, and
 - (2) Adopt an Ordinance Amending Division 18 of the Fort Bragg Municipal Code (ILUDC 1-25) to Amend Chapter 18.36 "Parking And Loading" to: 1) to Eliminate Minimum Parking Requirements for Residential Uses; and 2) Address Inconsistencies in Landscaping Requirements for Parking Lots. CEQA Exemption 15061(b)(3)

Chair Pro Tempore Jensen opened the Public Hearing at 6:06 PM

Consultant Jones presented the report.

Commissioners asked clarifying questions regarding parking requirements in other jurisdictions; impact on residents; impact on past approved projects; impact on handicapped access; future code changes.

Public Comment: Paul Clark, Jenny Shattuck, Jacob Patterson, Hamid Zarrabi

Commissioners asked clarifying questions regarding parking requirements.

Chair Pro Tempore Jensen continued the Public Hearing to a date certain, the next regularly scheduled Planning Commission Meeting, Wednesday, February 12, 2025 at 6:00 PM

- 6B. [24-1066](#) Receive a Report, Hold a Public Hearing, and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that the City Council Adopt an Ordinance to Amend Division 17 to the Fort Bragg Municipal Code to Amend Chapter 17.21.030(B)(C) & 17.21.050 "Zoning Districts And Allowable Land Uses", to Repeal and Replace 17.42.170 "Accessory Dwelling Units" and to Amend Chapter 17.71.050 "Design Review" and Chapter 17.100 "Definitions" to Establish Regulations and Standards for Accessory Dwelling Units Pursuant to State Law; and

Receive a Report, Hold a Public Hearing, and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that the City Council Adopt an Ordinance to Amend Division 18 to the Fort Bragg Municipal Code to Amend Chapter 18.21.030(B)(C) & 18.21.050 "Zoning Districts And Allowable Land Uses", to Repeal and Replace 18.42.170 "Accessory Dwelling Units" and to Amend Chapter 18.71.050 "Design Review" And Chapter 18.100 "Definitions" to Establish Regulations and Standards for Accessory Dwelling Units Pursuant to State Law.

Chair Pro Tempore Jensen opened the Public Hearing at 7:05 PM

Consultant Jones presented the report.

Commissioners asked clarifying questions regarding parking requirements for ADUs; what zoning districts allow ADUs; short term vacation rentals.

Public Comment: Paul Clark

Chair Pro Tempore Jensen closed the Public Hearing at 7:15 PM

Discussion: Under deliberation, Commissioners discussed the topic of ADUs not being permitted as short term vacation rentals.

A motion was made by Commissioner Stavelly, seconded by Commissioner Turner, that the Planning Resolution be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Stavelly, Vice Chair Jensen, Commissioner Turner, Commissioner Neils and Commissioner Bushnell

Enactment No: RES PC01-2025

- 6C.** [24-1109](#) Receive a Report, Hold a Public Hearing, and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that City Council Adopt Ordinances to Update the Coastal Land Use & Development Code to regulate Tiny Homes, Tiny Home Communities, Outdoor Dining and Planned Unit Developments; Statutory CEQA Exemption 15265

Chair Pro Tempore Jensen opened the Public Hearing at 7:18 PM

Consultant Jones presented the report.

Commissioners asked clarifying questions regarding past ordinance amendments; mobile homes outside of mobile home parks; existing outdoor dining establishments; and roof design standards.

Public Comment: Paul Clark, Jacob Patterson

Chair Pro Tempore Jensen closed the Public Hearing at 7:29 PM

Discussion: None

A motion was made by Commissioner Neils, seconded by Commissioner Bushnell, that the Planning Resolution be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Stavelly, Vice Chair Jensen, Commissioner Turner, Commissioner Neils and Commissioner Bushnell

Enactment No: RES PC02-2025

7. CONDUCT OF BUSINESS

- 7A.** [24-1048](#) Perform Business Operations Established in Bylaws for 2025 Planning Year

A motion was made by Commissioner Neils, seconded by Commissioner Turner, that the Planning Resolution be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Stavelly, Vice Chair Jensen, Commissioner Turner, Commissioner Neils and Commissioner Bushnell

Enactment No: RES PC03-2025/RES PC04-2025

A motion was made by Commissioner Turner, seconded by Commissioner Stavely, that the Bylaws be adopted as amended. The motion carried by the following vote:

Aye: 5 - Commissioner Stavely, Vice Chair Jensen, Commissioner Turner, Commissioner Neils and Commissioner Bushnell

Enactment No: RES PC03-2025/RES PC04-2025

7B. [24-1047](#)

Select Chair and Vice-Chair of the Planning Commission (Ord. 740 §1,1992; Fort Bragg Municipal Code §2.20.050; PC Bylaws § III.D.)

A motion was made by Commissioner Stavely, seconded by Commissioner Neils, that Commissioner Jensen be appointed Chair. The motion carried by the following vote:

Aye: 5 - Commissioner Stavely, Vice Chair Jensen, Commissioner Turner, Commissioner Neils and Commissioner Bushnell

A motion was made by Commissioner Turner, seconded by Commissioner Stavely, that Commissioner Neils be appointed Vice Chair. The motion carried by the following vote:

Aye: 5 - Commissioner Stavely, Vice Chair Jensen, Commissioner Turner, Commissioner Neils and Commissioner Bushnell

ADJOURNMENT

Chair Jensen adjourned the meeting at 7:48 PM



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Text File

File Number: 25-4

Agenda Date: 2/12/2025

Version: 1

Status: Business

In Control: Planning Commission

File Type: Planning Staff Report

Agenda Number: 4B.

Planning Commission Resolution 03-2025: Schedule for Regular Planning Commission Meetings



CITY OF FORT BRAGG

416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE (707)961-2823

MEMORANDUM

DATE: FEBRUARY 12, 2025
TO: FORT BRAGG PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
SUBJECT: RESOLUTION PC03-2025 MEETING SCHEDULE

At a Special Meeting held on January 29, 2025, the Fort Bragg Planning Commission voted to adopt its meeting schedule for the 2025 calendar year. While the matter was approved, the draft resolution was not included with the agenda item.

Following guidance from the City Attorney, staff has determined that the most appropriate course of action is to add the resolution to the Consent Calendar for the next scheduled meeting.

Staff recommends that the Planning Commission approve the agenda as presented on the Consent Calendar.

Attachments:

1. Planning Commission Resolution PC 03-25 Meeting Schedule
2. 2025 PC Meeting Schedule

RESOLUTION NO. PC 03-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FORT BRAGG ESTABLISHING A 2025 PLANNING COMMISSION MEETING SCHEDULE

WHEREAS, Fort Bragg Municipal Code Chapter 2.20 — PLANNING COMMISSION, provides that the Planning Commission shall meet at least once a month at the time and place as it may fix by resolution; and

WHEREAS, on January 29, 2025, the Planning Commission adopted bylaw amendments; and

WHEREAS, the 2025 adopted bylaws state the meeting place of the Planning Commission for the transaction of business is fixed and established at Town Hall, situated on the southwest corner of North Main Street and Laurel Streets, and commonly known as 363 North Main Street, Fort Bragg, California, or virtually if resolved by the body in accordance with AB361; and

WHEREAS, the Secretary of the Interior has found that specified classes of projects, for example adopting a meeting schedule, to not have a significant effect on the environment, and are declared to be exempt from the requirement for the preparation of environmental documents; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fort Bragg does hereby find that the 2025 Planning Commission Meeting Schedule is consistent with Chapter 2.20 of the Fort Bragg Municipal Code, the goals and policies of the City of Fort Bragg Inland General Plan and the Fort Bragg Coastal General Plan, and is consistent with current practice of the Planning Commission; and

FURTHER RESOLVE that the Planning Commission intends to regularly meet on the second and fourth Wednesday of each month including January 8, 2025, January 22, 2025, February 12, 2025, February 26, 2025, March 12, 2025, March 26, 2025, April 9, 2025, April 23, 2025, May 14, 2025, May 28, 2025, June 11, 2025, June 25, 2025, July 9, 2025, July 23, 2025, August 13, 2025, August 27, 2025, September 10, 2025, September 24, 2025, October 8, 2025, October 22, 2025, November 12, 2025, December 10, 2025; and

FURTHER RESOLVE that Planning Commission meetings will not be scheduled on November 26, 2025 nor December 24, 2025, as these dates are holidays; and

The above and foregoing Resolution was introduced by Commissioner Neils, seconded by Commissioner Turner, and passed and adopted at a special meeting of the Planning Commission of the City of Fort Bragg held on the 29th day of January 2025, by the following vote:

AYES: Turner, Bushnell, Neils, Stavely, Jensen
NOES: None
ABSENT: None
ABSTAIN: None
RECUSED: None

David Jensen, Chair Pro-Tempore

ATTEST:

Maria Flynn, Administrative Assistant
Community Development Department



CITY OF FORT BRAGG

416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE (707)961-2823

MEMORANDUM

DATE: January 29, 2025
TO: Planning Commissioners
FROM: Community Development Department
SUBJECT: 2025 Schedule for Regular Planning Commission Meetings

2025 Regular Meeting Schedule

	Second Wednesday	Fourth Wednesday
January	1/8/2025	1/22/2025
February	2/12/2025	2/26/2025
March	3/12/2025	3/26/2025
April	4/9/2025	4/23/2025
May	5/14/2025	5/28/2025
June	6/11/2025	6/25/2025
July	7/9/2025	7/23/2025
August	8/13/2025	8/27/2025
September	9/10/2025	9/24/2025
October	10/8/2025	10/22/2025
November	11/12/2025	11-26-2025*
December	12/10/2025	12-24-2025*

*Planning Commission meetings would not be scheduled on November 26 nor December 24.



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Text File

File Number: 25-5

Agenda Date: 2/12/2025

Version: 1

Status: Business

In Control: Planning Commission

File Type: Planning Staff Report

Agenda Number: 4C.

Planning Commission Resolution 04-2025: Planning Commission Bylaws



CITY OF FORT BRAGG

416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE (707)961-2823

MEMORANDUM

DATE: FEBRUARY 12, 2025
TO: FORT BRAGG PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
SUBJECT: RESOLUTION PC04-2025 BYLAWS

At a Special Meeting held on January 29, 2025, the Fort Bragg Planning Commission amended its bylaws for the 2025 calendar year. While the matter was approved, the draft resolution was not included with the agenda item.

Following guidance from the City Attorney, staff has determined that the most appropriate course of action is to add the resolution to the Consent Calendar for the next scheduled meeting.

Staff recommends that the Planning Commission approve the agenda as presented on the Consent Calendar.

Attachments:

1. Planning Commission Resolution PC 04-2025 Planning Commission Bylaws
2. PC Bylaws 2025

RESOLUTION NO. PC 04-2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FORT BRAGG
AMENDING BYLAWS FOR THE FORT BRAGG PLANNING COMMISSION**

WHEREAS, Fort Bragg Municipal Code Chapter 2.20 — PLANNING COMMISSION, provides in part that the Planning Commission shall have the power, by resolution, to adopt rules of procedure governing its meetings, its operation, its conduct of public hearings and the performance of its duties; and

WHEREAS, on January 29, 2025, the Planning Commission requested modification to the bylaws to remove “regularly held” from the language regarding adoption of bylaws and selection of Chair and Vice Chair. This information has been modified into Section II A, Section III D, and Section III E.

WHEREAS, on January 29, 2025, the Planning Commission unanimously adopted amendments to its meeting bylaws after deliberating; and

WHEREAS, the adoption of bylaws is not subject to or is exempt from compliance with CEQA pursuant to 15061(b)(3) because adoption of the amended bylaws is legislative in nature and it can be seen with certainty that there is no possibility that the adoption will have a significant effect on the environment; and

WHEREAS, based on all the evidence presented, the Planning Commission finds that the attached Fort Bragg Planning Commission Bylaws (2025):

1. Are consistent with the goals and policies of the City of Fort Bragg Inland General Plan and the Fort Bragg Coastal General Plan; and
2. Are consistent with current practice of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fort Bragg does hereby find and determine the above facts and recitals are true and correct and are incorporated herein as findings. The Planning Commission further resolves, finds, and determines, pursuant to Section 2.20.100 of the Fort Bragg Municipal Code that the certain document entitled FORT BRAGG PLANNING COMMISSION BYLAWS (2025) as set forth more particularly in Exhibit "A" attached hereto and made a part thereof is adopted.

The above and foregoing Resolution was introduced by Planning Commissioner Turner, seconded by Planning Commissioner Stavely, and passed and adopted as amended at a special meeting of the Planning Commission of the City of Fort Bragg held on the 29th day of January 2025, by the following vote:

AYES: Turner, Bushnell, Neils, Stavely, Jensen

NOES:

ABSENT:

ABSTAIN:

RECUSED:

David Jensen, Chair Pro Tempore

ATTEST:

**Maria Flynn, Administrative Assistant
Community Development Department**

Exhibit A
FORT BRAGG PLANNING
COMMISSION BYLAWS
01/29/2025

I. PURPOSE

The purpose of the bylaws of the Fort Bragg Planning Commission is to establish its rules of procedure governing its meetings, its operation, its conduct of public hearings and the performance of its duties. (Fort Bragg Municipal Code §2.20.090 and 2.20.100)

II. MEETINGS

A. The Commission shall hold its regular meetings on the second and fourth Wednesday of each month at 6:00 p.m. At the first meeting of the year, the Commission may adopt a specific meeting schedule that provides alternate meeting dates to avoid conflict with recognized City holidays. The Commission shall not schedule meetings on the fourth Wednesday of November or December. The meeting schedule shall be posted for public review at City Hall and on the City's website. (Fort Bragg Municipal Code §2.20.060, 2.20.090 and 2.20.100)

B. The meeting place of the Planning Commission for the transaction of business is fixed and established at the Town Hall, situated on the southwest corner of North Main and Laurel Streets, and commonly known as 363 North Main Street, Fort Bragg, California or virtually if resolved by the body in accordance with AB361. The meetings will be conducted in person, via webinar and televised on local TV as well as livestreamed on the City's website. (Fort Bragg Municipal Code §2.20.100)

C. A special meeting of the Planning Commission may be called at any time by:

1. The Chair; or,
2. In the Chair's absence, by the Vice-Chair; or,
3. By a majority of the members of the Planning Commission; or
4. The City Manager, Community Development Director, or City Staff

Unless a special meeting is called by a majority vote of the members at a regular or special meeting, a written notice must be delivered, to each member of the Planning Commission at least twenty-four hours prior to the special meeting. The notice must specify the time and place of the special meeting and the business to be considered. The notice must be posted at City Hall in the kiosk and on the City's website. The only business that may be considered at a special meeting is the business shown on the notice. (Fort Bragg Municipal Code §2.20.100)

D. All regular and special meetings shall be open to the public. (Fort Bragg Municipal Code §2.20.100)

E. The order of business of the Planning Commission shall be as follows:

1. Call to Order
 2. Pledge of Allegiance
 3. Roll Call
 4. Public Comments on (1) Non-Agenda Items & (2) Consent Calendar Items
 5. Matters from Staff
 6. Matters from Commissioners
 7. Consent Calendar
 8. Disclosure of Ex Parte Communications on Agenda Items
 9. Public Hearings
 10. Conduct of Business
 11. Adjournment
- (Fort Bragg Municipal Code §2.20.100)

F. The adjournment time for all Commission meetings shall be 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote. Further, if it appears that the meeting will adjourn, the Planning Commission shall vote upon which items are to be continued to a future meeting. If a public hearing is underway at adjournment, the Planning Commission may continue the meeting to a future date certain. (Fort Bragg Municipal Code §2.20.100)

III. OPERATIONS

- A. There shall be five (5) members of the Planning Commission appointed by the City Council. Each member of the City Council may submit the name of a resident of the City as a nominee for a seat on the Planning Commission. The City Council as a whole shall vote to appoint the nominee, the appointment requiring the affirmative vote of at least three (3) City Councilmembers. (Fort Bragg Municipal Code §2.20.020)
- B. Planning Commission members shall be seated for a potential term coinciding with that of the nominating City Councilmember, provided, however, that the commissioners serve at the will of the City Council. The City Council may remove any Planning Commissioner at any time through the affirmative vote of at least four (4) of the City Councilmembers. (Fort Bragg Municipal Code §2.20.020)
- C. A majority of appointed Planning Commissioners constitutes a quorum for the transaction of business. (Government Code §36810)
- D. At the first meeting of the year, the Planning Commission shall select one of its members as Chair and one member as Vice-Chair of the Commission. In case of the absence of the Chair, the Vice-Chair shall act as the Chair. If the Chair and Vice-Chair leave the Commission, and there are no officers, the Commission shall elect a Chair and Vice-Chair as the first order of business of the meeting. (Fort Bragg Municipal Code §2.20.050)

- E. At the first meeting of the year, the Commission may discuss and adopt a work schedule for the year as a guide for work on the General Plan of the City. (Fort Bragg Municipal Code §2.20.100)
- F. The Community Development Director or designee shall provide updates to the Commission of all major current planning projects and all long range planning activities at the request of the Chair.
- G. After the close of the calendar year, the Commission may discuss and prepare a summary report of its work for the calendar year. The report may be submitted to the City Council and may be used for reporting to County, State or Federal agencies. (Fort Bragg Municipal Code §2.20.010)
- H. To allow for efficient consideration of planning and zoning matters, Ad Hoc committees may be appointed to consider specific matters and report to the Commission. Ad Hoc committees will be appointed by the Chair, after consultation with the Commission as to the purpose and composition of the committee. Not more than two commissioners may be appointed to an Ad Hoc committee. (Fort Bragg Municipal Code §2.20.100)
 - 1. At the first meeting of each Ad Hoc committee, one member shall be elected as Chair. The Chair shall be responsible to direct the committee and to report to the Commission when the committee believes it has completed its task. The Chair shall ensure that proper notices are posted at City Hall for meetings of the Ad Hoc committee. The Chair shall account for member participation and attendance at meetings or other work related to the task, including records of action or progress. The Chair may report to the Commission periodically, about progress and/or about member attendance. Each member of an Ad Hoc committee is responsible to attend meetings of the committee. Committee meeting dates shall be set by a consensus of the committee.
 - 2. If one or more members of an Ad Hoc committee is/are absent from one (1) meeting that has been set by consensus, the Chair shall attempt to contact the member and determine his/her interest in serving on the committee. The Chair shall report to the Commission, requesting a replacement member, if the member is not willing to continue or if failure to attend meetings continues.
 - 3. Final Ad Hoc committee recommendations shall be presented to the Commission by the Chair in writing. When the committee report is received, the Commission may receive majority and minority opinions from committee members.
 - 4. If the Commission has a vacancy, all Ad Hoc committee activities shall cease until the Commission is fully seated with all five members, in order to avoid any Brown Act violations.
- I. The Chair shall decide all questions of order. (Fort Bragg Municipal Code §2.20.100)

- J. The Chair may make or second any motion before the Planning Commission and present and discuss any matter as a member of the Planning Commission. (Fort Bragg Municipal Code §2.20.100)
- K. In the event of a tie vote, the motion shall fail. (Fort Bragg Municipal Code §2.20.100)
- L. A motion to reconsider shall not be in order except on the same day or at the next session of the Commission after which the action being proposed for reconsideration took place. Such motion must be made by a member who voted with the majority on the question, except that a member who was necessarily absent may, at the next meeting at which he or she is present, have a right to move a reconsideration of the same. A motion to reconsider shall require a majority vote. Whenever a motion to reconsider fails, further reconsideration shall not be granted.
- M. No member of the Planning Commission shall be permitted to interrupt another during debate or discussion of any subject. (Fort Bragg Municipal Code §2.20.100)
- N.
 1. Every member of the Planning Commission present shall vote on every question or matter when put, except when disqualified from voting by operation of law, or unless the Planning Commission for special reasons entered in the minutes, excuses the member from voting on a particular matter then under consideration. Should a member abstain from voting, they shall state the reason for abstaining, and said reason shall be recorded in the minutes of said meeting. (Fort Bragg Municipal Code §2.20.100)
 2. Any member of the Planning Commission who votes in the minority, on any question or matter, may file a minority opinion. The minority opinion may be verbal at the time of the vote, or written and submitted for inclusion into the minutes of the question or matter. A minority opinion shall be shown as the personal comments of an individual member and not subject to change by a majority of the Commission. A written minority opinion must be submitted to the Planning Director between the vote on the question or matter and the beginning of the next regular meeting when the minutes on the question or matter are considered.
- O. When the Commission revises staff recommendations on an application and the applicant is not present or represented, the Commission shall defer a decision until the applicant can be present or represented, unless that applicant has submitted a formal written request for the Commission to consider their project application without the applicant's presence.
- P. Each member of the Planning Commission is responsible to attend Commission meetings. Section 2.20.080 of the Fort Bragg Municipal Code shall be enforced for each member. Section 2.20.080 reads as follows: In the event a member of the Commission does not attend meetings for a period of 60 days, unless excused for cause by the Chairperson of the Commission, the office of the member shall be deemed to be vacant and the term of the member ipso facto terminated. The Secretary of the Commission shall immediately notify the Mayor of the termination.

- Q. If the Planning Director determines that a substantial question of interpretation on a planning matter needs the review of the Planning Commission, the Planning Director shall introduce the matter at the next regular meeting. The matter may apply to City ordinances or to a current project. The Planning Director shall provide a written report to the Planning Commission including the following:
1. A statement of the substantial question for review.
 2. A reference to ordinances in the Municipal Code that apply to the substantial question.
 3. A reference to the portions of the General Plan that may apply.
 4. A reference to previous actions by the Commission or City Council that may apply.

After the Planning Commission has studied the substantial question, it shall adopt a finding to be used by the Planning Director for all future interpretations/applications of the planning regulation.

IV. PUBLIC HEARINGS

On any matter before the Planning Commission that requires a public hearing, the following procedure shall be followed:

- A. The Chair will announce the item from the agenda;
- B. The Chair will open the public hearing, stating the time:
 1. The Community Development Director and/or planner will present a staff report and answer questions of the Commissioners;
 2. If it is apparent that there is considerable public interest in the matter, the Chair may poll the audience for an indication of the number of persons who wish to address the Commission; and,
 3. The Chair may:
 - a) Request that testimony be combined through a spokesperson where possible; and,
 - b) Limit each person who has addressed the Commission to a single opportunity to clarify their testimony.
- C. The applicant shall be given an opportunity to present the matter and answer questions from staff or Commissioners, unless they waive that right by letter in advance of the meeting;
- D. Members of the public and/or public agencies will be given an opportunity to present their comments;
- E. For meetings held in person, speakers before the Planning Commission shall approach the public podium and give their comments. They may also provide their

name, address, and whether they live or work in the City prior to addressing the Commission;

- F. For meetings held virtually via webinar comments can be made in real-time while the item is open to public comment by the Planning Commission.
- G. Spoken public comments are restricted to three minutes each, unless the Chair provides a longer period for public comments. All written comments or emails received before or during the meeting that have not been published with the agenda packet will be forwarded to the Commissioners as soon as possible after receipt and will be available for inspection at City Hall, 416 N. Franklin Street, Fort Bragg, California, during normal business hours. All comments will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible.
- H. Questions from the public or Commissioners should be directed through the Chair, unless the Chair decides to manage questions in a different manner;
- I. When all comments have been presented to the Commission, any of the following options may be selected:
 - 1. Continue the public hearing until a future date certain if there are issues raised during the hearing that need further clarification or information for application review;
 - 2. Continue the public hearing to an unspecified date if there are issues raised during the hearing that need further clarification or information for application review; in this situation the public hearing shall be re-noticed.
 - 3. Leave the public hearing open while the Commission discusses action proposed to be taken, if the Chair wants to provide an opportunity for further input from the public or the applicant during the deliberation process; and,
 - 4. Close the public hearing, stating the time. The Commission shall then discuss the action to be taken. (Fort Bragg Municipal Code §2.20.100)
- J. For current planning approvals, at the close of the deliberations, a Planning Commissioner shall make a motion to:
 - 1. Adopt the resolution adopting the CEQA document for the review of the project if CEQA review was required; and, if seconded, the Commission will act on the CEQA resolution prior to consideration of the planning resolution; and
 - 2. Adopt the planning permit(s) resolution subject to all special and standard conditions; or
 - 3. Adopt the planning permit(s) resolution subject to all special and standard conditions as modified by the Commission. The Commissioner shall clearly state for the record any proposed modifications, additions or deletions to any special conditions prior to making a motion; or
 - 4. Provide direction to staff to prepare a resolution for denial of the permit. The Commission members indicating that they would vote for denial of the permit shall identify the reasons for denial of the application.

- K. After the motion is made by a Commissioner, it must be seconded by another Commissioner. If there is no second, the motion dies. The Chair will ask for a vote of the Commission only after a motion is made and seconded.
- L. After the Commission votes, the Community Development Director or Planning Staff shall describe the appeal process and timeline (to the City Council, and if relevant, to the Coastal Commission).
- M. For recommendations to City Council on legislative matters, the Planning Commission shall provide recommendations and suggested changes to any proposed ordinance. Recommendations may be made by minute order or by resolution depending on statute.



City of Fort Bragg

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

Text File

File Number: 25-6

Agenda Date: 2/12/2025

Version: 1

Status: Public Hearing

In Control: Planning Commission

File Type: Planning Staff Report

Agenda Number: 6A.

Receive a Report, Continue a Public Hearing, and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that the City Council:

(1) Adopt an Ordinance Amending Division 17 of the Fort Bragg Municipal Code (LCP 1-25) to Amend Chapter 17.36 "Parking And Loading" to: 1) Eliminate Minimum Parking Requirements for Residential Uses; 2) Amend the Parking Regulation of The CLUDC to Match the Changes That Have Already been Approved for the ILUDC by City Council; and 3) Address Inconsistencies in Landscaping Requirements for Parking Lots, and

(2) Adopt an Ordinance Amending Division 18 of the Fort Bragg Municipal Code (ILUDC 1-25) to Amend Chapter 18.36 "Parking And Loading" to: 1) to Eliminate Minimum Parking Requirements for Residential Uses; and 2) Address Inconsistencies in Landscaping Requirements for Parking Lots.

CEQA Exemption 15061(b)(3)



PLANNING COMMISSION STAFF REPORT

TO: Fort Bragg Planning Commission **DATE:** February 12, 2025
DEPARTMENT: Community Development Department
PREPARED BY: Marie Jones, Marie Jones Consulting
PRESENTER: Marie Jones, Marie Jones Consulting

AGENDA TITLE: Receive a Report, Continue Public Hearing and Consider:

- 1) Adoption of a Resolution Recommending that City Council Deny Zoning Amendments to Eliminate Minimum Parking Requirements for Residential Uses in the CLUDC and the ILUDC and Instead Consider Alternative Policy Changes to Achieve the Pro-Housing Designation; and
- 2) Adoption of a Resolution Recommending that City Council Approve Zoning Amendments to Amend the Parking Regulation of the CLUDC to Match the Changes Already Approved for the ILUDC by City Council and Address Inconsistencies in Landscaping Requirements for Parking Lots in Both Zoning Codes

Planning Commission Action

1. Adopt a Resolution of the Fort Bragg Planning Commission Recommending that the City Council:
 - a. Adopt an Ordinance Amending Division 17 of the Fort Bragg Municipal Code (LCP 1-25) to Amend Chapter 17.36 "Parking And Loading" to 1) Amend the Parking Regulation of The CLUDC to Match the Changes that have Already been Approved for the ILUDC by City Council; and 2) Address Inconsistencies in Landscaping Requirements for Parking Lots.
 - b. Adopt an Ordinance Amending Division 18 of the Fort Bragg Municipal Code (ILUDC 1-25) to Amend Chapter 18.36 "Parking And Loading" to Address Inconsistencies in Landscaping Requirements for Parking Lots.
 - c. Pursue other Prohousing policy options to achieve necessary credits.

BACKGROUND

Increasing the housing supply is a key priority for the City Council, as outlined in the 2024-2028 Strategic Plan, which includes the goal of adding 200+ housing units by 2026. Housing affordability has become a significant challenge, with many residents finding it increasingly difficult to purchase and/or rent a home. The community faces a shortage of both rental and for-sale properties, driven in part by Fort Bragg's growing appeal as a place to live, retire, and work.

The California Department of Housing and Community Development’s Pro-Housing Designation includes incentives for jurisdictions that are compliant with State Housing Element Law and that have enacted Pro-Housing Policies. The State’s Pro-Housing designation is awarded to cities that implement enough pro-housing initiatives to secure thirty points.

MJC reviewed the pro-housing initiatives after the Planning Commission in January of 2025, and determined that the City has already achieved 26 of the required 30 points, in part due to the City’s recent contract with 4Leaf to review Building Permits. This has allowed the City to be eligible for additional Pro-Housing criteria (3 points), see Table 1 below.

Table 1 - Recently Acquired Pro-Housing Points.

2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits. (Now possible with 4Leaf building permit review)	2
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across the city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy. (Now possible with 4Leaf building permit review)	1

Please see Attachment 1 for a list of all policy options for achieving the required 30 Pro-Housing Points. Table 2 illustrates two easy to achieve policy options for two more Pro-Housing points:

Table 2 - Potential Pro-Housing Points.

2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1

The new policy options in Table 1 bring the City’s total pro-housing eligible points to 26 from the previous 23 points. The City Council has also initiated policy changes to achieve 2A and 2H below which bring the City’s total to 30 points.

- 1F. Eliminate minimum parking requirements for residential development. (2 points)
- **2A. Establish a ministerial approval process for multifamily and mixed-use housing. (3 points)**
- **2H. Replace subjective development and design standards with objective development and design standards (as shown in Attachment 1) that simplify zoning clearance and improve approval certainty and timing. (1 point)**
- 3A. Waive or reduce development impact fees for residential projects that include units affordable to Lower-Income Households. (3 points)

DISCUSSION AND ANALYSIS

This report provides a recommendation for how the Planning Commission can achieve their stated goal of retaining minimum parking requirements while updating the remainder of the Parking Code.

1. Continue to Rely on Existing Avenues to Reduce Parking Requirements for Residential Projects

Planning Commission can encourage the City Council to continue using existing regulations to request reduced parking. The following existing mechanisms can be used to reduce residential parking requirements, although they require either approval of a Use Permit and/or meeting specific requirements.

18.36.040. B. Use of on-street parking - Exception. Available on-street parking spaces cannot be used to meet the parking requirements identified in this Chapter. An exception to this provision may be granted according to the following procedure:

1. Criteria for approval. The Minor Use Permit may be issued if it meets all of the following criteria, in addition to the findings identified in § [18.71.060](#):

- a. The maximum amount of parking which is feasible shall be provided on site.
- b. The exception shall only be granted in situations where the Director, Public Works has determined that the exception will not result in potentially unsafe conditions for vehicles or pedestrians.
- c. The Director of Community Development has determined that the project is located in an area of abundant on-street parking.

18.36.080 - Reduction of Parking Requirements

A. Shared on-site parking.

1. Where 2 or more adjacent uses have distinct and differing peak parking usage periods (e.g., a theater and a bank), a reduction in the required number of parking spaces may be allowed through Minor Use Permit approval granted in compliance with § [18.71.060](#).
2. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the use served for the duration of the use.

B. Reduction of required parking. The Director may reduce the number of parking spaces required by § [18.36.040](#) (Number of Parking Spaces Required), through the granting of a Minor Use Permit in compliance with § [18.71.060](#), based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.). Parking requirements may be reduced, by the review authority, where the project facilitates bicycle use by providing bicycle storage, lockers, changing rooms and showers and/or bicycles for employee use.

C. Central Business District (CBD) Special Parking Combining Zone. There are no minimum automobile parking requirements for areas within the CBD shown on the CBD Special Parking Combining Zone Map.

2. Seek alternative Pro-Housing policy options to achieve the required 30 points.

Planning Commission can encourage the City Council to seek additional Pro-Housing points as follows:

1. 2D. Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits. (Newly Achieved!) 2 points;
2. 2I. Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across the city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy. (Newly Achieved!) 1 point; and
3. 2L. Documented practice of publicly posting status updates on project permit approvals on the internet. 1 Point.

FISCAL IMPACT/FUNDING SOURCE

This proposed zoning amendment will be funded by American Rescue Plan Act (ARPA) Funding. The proposed changes to parking regulations will have no fiscal impact on the City.

ENVIRONMENTAL ANALYSIS

Greenhouse Gas Emissions Impact. Encouraging densification and more housing development within existing cities is a smart growth strategy that results in reduced miles traveled and thereby reduces greenhouse gas emissions. Additionally, reducing the overall availability of parking will encourage people to drive or walk for shorter trips, which will improve health outcomes and reduce GHG emissions.

CEQA Exemption. Pursuant to CEQA Guidelines Section 15061(b3), this project is exempt from CEQA if: *“The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”*

The California Environmental Quality Act no longer considers the availability of parking an environmental impact.

- The elimination of the minimum parking requirement for housing projects will reduce the overall parking lot development footprint which would have a positive impact on the environment (less disturbance, less impervious surfaces, fewer impacts).
- Reducing parking requirements to allow projects to achieve the maximum allowable density will not have a significant new impact on the environment, because the maximum development density for each zoning district has already been considered and mitigated in the EIR for the adoption of the Land Use and Development Code in 2004.
- The proposed changes will result in more pedestrian and bicycle trips as a percentage of all trips which will reduce GHG emissions.
- The project would not have an impact on stormwater other than to further reduce stormwater flows from the site by replacing impervious areas with pervious areas.

The Planning Commission can find that the proposed amendment is exempt from CEQA under the commonsense exemption.

STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY

The proposed ordinances have been reviewed for consistency with the City's General Plans and zoning codes, and no inconsistencies have been identified.

IMPLEMENTATION/TIMEFRAMES

Two months for ILUDC changes and 12 months for CLUDC zoning changes.

COMMITTEE REVIEW AND RECOMMENDATIONS

On October 15, 2024, the City Council directed staff to obtain Pro-Housing designation from the State and increase zoning flexibility for Housing Project.

ALTERNATIVES

Discuss and provide input regarding alternative regulatory approaches or language in the proposed ordinances.

ATTACHMENTS

- 1) Pro-Housing Check List
- 2) A Resolution of the Planning Commission Recommending that City Council:
 - A) Adopt An Ordinance Amending Division 17 of the Fort Bragg Municipal Code (LCP 1-25) to Amend Chapter 17.36 "Parking And Loading" of Division 17 of the Fort Bragg Municipal Code to: 1) ~~Eliminate Minimum Parking Requirements for Residential Uses; and~~ 2) Amend the Parking Regulation of The CLUDC to Match the Changes that have Already been Approved for the ILUDC by the City Council; and 2) Address Inconsistencies in Landscaping Requirements for Parking Lots.
 - B) Adopt Ordinance Amending Division 18 of the Fort Bragg Municipal Code (ILUDC 1-25) to Amend Chapter 18.36 "Parking And Loading" of Division 18 of the Fort Bragg Municipal Code to: 1) ~~Eliminate Minimum Parking Requirements for Residential Uses; and~~ 2) Address Inconsistencies in Landscaping Requirements for Parking Lots.
 - C) Pursue Alternative Policy Options to Obtain Four Additional Points for the Pro-Housing Designation.
- 3) City Council Ordinance Amending Division 17 of the Fort Bragg Municipal Code (LCP 1-25) to Amend Chapter 17.36 "Parking And Loading" of Division 17 of the Fort Bragg Municipal Code to: 1) ~~Eliminate Minimum Parking Requirements for Residential Uses; and~~ 2) Amend the Parking Regulation of The CLUDC to Match the Changes that have Already been Approved for the ILUDC by the City Council; and 2) Address Inconsistencies in Landscaping Requirements for Parking Lots.
- 4) City Council Ordinance Amending Division 18 of the Fort Bragg Municipal Code (ILUDC 1-25) to Amend Chapter 18.36 "Parking And Loading" of Division 18 of the Fort Bragg Municipal Code to: 1) ~~Eliminate Minimum Parking Requirements for Residential Uses; and~~ 2) Address Inconsistencies in Landscaping Requirements for Parking Lots.

NOTIFICATION

"Notify Me" lists for Housing, Economic Development, Central Business District

Prohousing Designation Program Criteria

Green = Completed- 26 points

Yellow = Could be completed, Bold Recommended

Blue = Policy Change Selected by City Council – 6 points

Grey = Not feasible in Fort Bragg

Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2

1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	2
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§	2

	15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits. (Newly Achieved!)	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	1
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy. (Newly Achieved)	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying	2

	policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based	2

	on the impact the contributions have in accelerating the production of affordable housing.	
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, “regular use” can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1
4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

RESOLUTION NO. PC -2025

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

- A. ADOPT AN ORDINANCE AMENDING DIVISION 17 OF THE FORT BRAGG MUNICIPAL CODE (LCP 1-25) TO AMEND CHAPTER 17.36 “PARKING AND LOADING” TO 1) ~~ELIMINATE MINIMUM PARKING REQUIREMENTS FOR MULTIFAMILY HOUSING AND~~ 2) AMEND THE PARKING REGULATION OF THE CLUDC TO MATCH CHANGES ALREADY APPROVED FOR THE ILUDC BY CITY COUNCIL; AND 2) AMEND CHAPTER 17.35 “LANDSCAPING STANDARDS” TO ADDRESS INCONSISTENCIES IN LANDSCAPING REQUIREMENTS FOR PARKING LOTS.
- B. ADOPT AN ORDINANCE AMENDING DIVISION 18 OF THE FORT BRAGG MUNICIPAL CODE (ILUDC 1-25) TO AMEND CHAPTER 18.36 “PARKING AND LOADING” TO: 1) ~~ELIMINATE MINIMUM PARKING REQUIREMENTS FOR MULTIFAMILY HOUSING; AND~~ 2) AMEND CHAPTER 18.35 “LANDSCAPING STANDARDS” TO ADDRESS INCONSISTENCIES IN LANDSCAPING REQUIREMENTS FOR PARKING LOTS.
- C. **PURSUE ALTERNATIVE POLICY OPTIONS TO OBTAIN FOUR ADDITIONAL POINTS FOR THE PRO-HOUSING DESIGNATION.**

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 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 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 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 City desires to ensure that residential 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, the City of Fort Bragg would like to achieve the Pro-Housing designation by the State of California, and the elimination of a minimum parking requirement is one avenue to obtain points towards that designation; and

WHEREAS, the City has adopted four ordinances which made many improvements to the Parking and Loading Section of the Inland Land Use and Development Code and the City desires to migrate these changes to the Coastal Land Use and Development Code; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") pursuant to Pursuant to CEQA Guidelines Section 15061(b3), this project is exempt from CEQA by the commonsense exemption; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 29, 2025 to consider the Zoning Code Amendment, accept public testimony **and directed staff to revise the resolutions recommending that City Council adopt a zoning amendment to modify the City's Parking regulations as follows:**

1. Remove the recommendation to eliminate parking requirements for residential development, and
2. Provide alternative Pro-housing policy recommendations.

NOW, THEREFORE, BE IT 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, Coastal Element 9 Housing Element, including Coastal Element Policy H-2.5, 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 and seeks to be consistent with recently

adopted State Laws, including Assembly Bills 68, 587, 671, 345 and 881 and Senate Bill 13; and

- c. The proposed amendment is internally consistent with other applicable provisions of Division 17 and the Fort Bragg Coastal Land Use and Development Codes; and
- d. The foregoing recitals are true and correct and made a part of this Resolution; and
- e. The documents and other material constituting the record for these proceedings are located at the Community Development Department.

NOW, THEREFORE, BE IT 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 Policies and Programs, including Policy H-1.3 Secondary Dwelling Units; and any applicable specific plan; and
- b. The proposed ILUDC 1-25 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
- c. The proposed amendment ILUDC 1-25 is internally consistent with other applicable provisions of the Inland Land Use Development Code, including its Chapters 18.42, 18.71, 18.100, and others; and
- d. The foregoing recitals are true and correct and made a part of this Resolution; and
- e. The documents and other material constituting the record for these proceedings are located at the Community Development Department.

BE IT FURTHER 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 State 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; State law; all reports and public testimony submitted as part of the Planning Commission meeting of January 29, 2025 and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2);

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

1. Adopt an Ordinance Amending Division 17 of the Fort Bragg Municipal Code (LCP 1-25) to Amend Chapter 17.36 "Parking And Loading" to: 1) ~~Eliminate Minimum Parking Requirements for Residential Uses;~~ 2) Amend the Parking Regulation of The CLUDC to Match the Changes that have Already been Approved for the ILUDC by City Council; and 2) Address Inconsistencies in Landscaping Requirements for Parking Lots.
2. Adopt an Ordinance Amending Division 18 of the Fort Bragg Municipal Code (ILUDC 1-25) to Amend Chapter 18.36 "Parking And Loading" to: 1) ~~Eliminate Minimum Parking Requirements for Residential Uses;~~ and 2) ~~Address Inconsistencies in Landscaping Requirements for Parking Lots.~~

BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission does hereby recommend that the City Council pursue the following alternative policy options to obtain four additional points for the Pro-Housing Designation.

1. 2D. Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits. (Newly Achieved!) 2 points;
2. 2I. Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across the city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy. (Newly Achieved!) 1 point; and
3. 2L. Documented practice of publicly posting status updates on project permit approvals on the internet. 1 Point; and

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 12th day of February 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

David Jensen, Chair

ATTEST:

Maria Flynn, Administrative Assistant

BEFORE THE CITY COUNCIL OF THE CITY OF FORT BRAGG

AN ORDINANCE AMENDING DIVISION 17 OF THE FORT BRAGG MUNICIPAL CODE (LCP 1-25) TO AMEND CHAPTER 17.36 "PARKING AND LOADING" TO ~~1) ELIMINATE MINIMUM PARKING REQUIREMENTS FOR MULTIFAMILY HOUSING AND~~ 2) AMEND THE PARKING REGULATION OF THE CLUDC TO MATCH CHANGES ALREADY APPROVED FOR THE ILUDC BY CITY COUNCIL; AND 3) AMEND CHAPTER 17.35 "LANDSCAPING STANDARDS" TO ADDRESS INCONSISTENCIES IN LANDSCAPING REQUIREMENTS FOR PARKING LOTS.

ORDINANCE NO. XXX-2025

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

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 City desires to ensure that residential 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, the City of Fort Bragg would like to achieve the Pro-Housing designation by the State of California, and the elimination of a minimum parking requirement is one avenue to obtain points towards that designation; and

WHEREAS, the City has adopted four ordinances which made many improvements to the Parking and Loading Section of the Inland Land Use and Development Code and the City desires to migrate these changes to the Coastal Land Use and Development Code; 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 January 29, 2025, to consider the zoning amendment, accept public testimony and provided direction to the consultant to revise the resolution and ordinance language, and

WHEREAS, the City Council held a duly noticed public hearing on **Date, 2025**, to consider the LCP Amendment, accept public testimony; and formally recommend submittal of the LCP Amendment to the Coastal Commission for consideration; and

WHEREAS, the Coastal Commission staff requested that the City adopt the proposed language in ordinance form prior to bringing it forward to the Coastal Commission for consideration; and

WHEREAS, the City Council has considered all public comments and a staff report dated **Date, 2025** 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 below; and

NOW, THEREFORE, BE IT RESOLVED that the City of 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 the 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; the Project application; all reports and public testimony submitted as part of the City Council meeting of **Date, 2025** and City Council deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the City Council does hereby make the following findings and determinations:

SECTION 1: COASTAL LAND USE AND DEVELOPMENT CODE AMENDMENT FINDINGS

Pursuant to Fort Bragg Municipal Code Section 17.94.060, the City Council makes the following findings for adoption of the proposed amendments to the Fort Bragg Coastal Land Use and Development Code:

CLUDC Amendment - Chapter 17.36 Parking and Loading

1. The foregoing recitals are true and correct and are made a part of this Ordinance.
2. On January 29, 2025, the Planning Commission held a properly noticed public hearing to consider recommending the proposed minor amendment 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 minor amendment to the CLUDC pursuant to Gov. Code Section 65355.
3. On **Date, 2025** 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
5. The proposed amendment is consistent with the General Plan and any applicable specific plan; and
6. The proposed amendment is internally consistent with other applicable provisions of the Coastal Land Use Development Code, and the LCP Amendment is consistent with the California Coastal Act.
7. The California Environmental Quality Act ("CEQA") does not apply to activities and approvals of a local coastal program that are undertaken by a local government pursuant to Public Resources Code Section 21080.9) and CEQA Guidelines Section 15265(a), and
8. 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
9. The documents and other material constituting the record for these proceedings are located at the Community Development Department.
10. 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 Chapter 17.36 as follows:

**Chapter 17.36
Parking and Loading**

Sections:

- 17.36.010 Purpose
- 17.36.020 Applicability
- 17.36.030 General Parking Regulations
- 17.36.040 Number of Parking Spaces Required
- 17.36.050 Disabled/ **Handicapped** Parking Requirements
- 17.36.060 Bicycle Parking
- 17.36.070 Motorcycle Parking
- 17.36.080 Reduction of Parking Requirements
- 17.36.090 Parking Design and Development Standards
- 17.36.100 Driveways and Site Access
- 17.36.110 Loading Space Requirements

17.36.010 - Purpose

The requirements of this Chapter are intended to ensure that suitable off-street parking and loading facilities are provided for all uses and developments, and that the facilities are properly designed, attractive, and located to be unobtrusive while meeting the needs of the specific use.

17.36.020 - Applicability

A. Off-street parking and loading required. Each land use and structure, including a change or expansion of a land use or structure, shall provide suitable off-street parking and loading facilities in compliance with this Chapter.

B. Timing of improvements. A land use shall not be commenced and a structure shall not be occupied until the parking and loading improvements required by this Chapter are completed and approved by the Director.

17.36.030 - General Parking Regulations

A. Parking and loading spaces to be permanent. ~~Required~~ Each parking and loading space shall be permanently available, marked, and maintained for parking or loading purposes for the use it is intended to serve; provided, that the approval of a Limited Term Permit (Section 17.71.030) may allow the temporary use of a parking or loading space for other purposes.

B. Parking and loading to be unrestricted. A lessee, owner, tenant, or other person having control of the operation of premises for which parking or loading spaces are required by this Chapter shall not prevent, prohibit, or restrict authorized persons from using the spaces without the prior approval of the Director.

C. Vehicles for sale. ~~Only one No vehicle, trailer, or other personal property shall be parked on private property for the purpose of displaying the vehicle, trailer, or other personal property for hire, rental, or sale, unless the applicable zoning district allows the use, and the person or business at that location is licensed to sell vehicles, trailers, or other personal property. However, one~~ vehicle or trailer owned by the lessee, owner, or renter of the property may be displayed for the purpose of sale for a maximum of 1 month, on parcels that are not authorized car sale lots~~one month.~~

D. Large motorRecreational vehicle and non-motorized vehicle (RV) parking.

1. The storage (parking for any period longer than 72 hours) of a ~~large motor~~recreational vehicle (RV) ~~and/or non-motorized vehicle (as defined in § 10.02.010)~~boat in a residential zoning district shall be allowed only when all portions of the ~~large motor~~ vehicle or ~~non-motorized vehicle~~boat are located entirely within the property boundaries and do not extend into the setbacks or the public right-of-way. Except that vehicles can be located within required setbacks with approval of a Minor Use Permit.

2. Parking within setback areas shall also comply with Section 17.30.100.D. (Limitations on the Use of Setbacks).

17.36.040 - Number of Parking Spaces Required

Each land use shall ~~provide~~be provided the number of off-street parking spaces required by this Section. See Sections 17.36.060, and 17.36.070 for off-street parking requirements for bicycles and motorcycles, respectively.

A. Parking requirements by land use.

1. **Number of spaces.** The number of off-street parking spaces required for each land use is determined as follows. Rules for the calculation of the required number of spaces are in Subsection ~~(A)(2) of this Section~~A.2, below.

a. Basic space requirement. Each land use shall provide the number of off-street parking spaces required by Table 3-7, except where a greater or lesser number of spaces ~~is~~are required through Minor Use Permit or Use Permit approval in compliance with Section 17.71.060.

b. Use not listed. A land use not specifically listed in Table 3-7 shall provide parking as required by the Director. The Director shall use the requirements in Table 3-7 as a guide in determining the appropriate number of off-street parking spaces required for the use.

c. Use with accessory components. A single use with accessory components shall provide parking for each component. For example, a hotel with a gift shop shall provide the parking spaces required by Table 3-7 for a hotel (e.g., the guest rooms), and for a gift shop.

d. Multi-tenant site.

~~i) — A site with multiple tenants shall provide the aggregate number of parking spaces required for each separate use, except when any land or building under the same ownership or under a joint use agreement is used for 2 or more purposes where the site is developed as an integrated shopping center with shared parking and no spaces reserved for a particular use. In this instance, the parking shall be provided as required by the analysis below: Table 3-7 for a shopping center.~~

~~i) Determine the minimum amount of parking required for each land use as though it were a separate use, by time period, considering proximity to transit.~~

~~ii) Calculate the total parking required across uses for each time period.~~

~~iii) Set the requirement at the maximum total across time periods.~~

~~ii) — When a multi-tenant center includes one or more uses that will need more parking than retail uses (e.g., a health/fitness facility, restaurant, or theater) additional parking shall be required for the non-retail use unless a parking reduction is approved in compliance with 17.36.080 (Reduction of Parking Requirements), below.~~

e. Expansion of structure, change in use. When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this Chapter. See also Chapter 17.90 (Nonconforming Uses, Structures, and Parcels). However, ~~if~~ required driveway access for one off-street space eliminates one on-street parking space, the off-street space shall not be required.

f. Excessive parking.

i) The City discourages a land use being provided more off-street parking spaces than required by this Chapter, in order to avoid the inefficient use of land, unnecessary pavement, and excessive storm water runoff from paved surfaces.

ii) The provision of off-street parking spaces in excess of the requirements in Table 3-7 is allowed only with Minor Use Permit approval in compliance with Section 17.71.060, and only when additional landscaping, pedestrian amenities and necessary storm drain improvements are provided to the satisfaction of the review authority.

2. Calculation of required parking.

a. Floor area. In any case where Table 3-7 expresses a parking requirement based on floor area in square feet (for example: 1 space for each 1,000 square feet of floor area), the floor area shall be construed to mean gross interior floor area.

b. Rounding of calculations. If a fractional number is obtained in calculations performed in compliance with this Chapter, one additional parking space shall be required for a fractional unit of 0.50 or above, and no additional space shall be required for a fractional unit of less than 0.50.

c. Bench or bleacher seating. Where fixed seating is provided as benches, bleachers, pews, or similar seating, a seat shall be defined as 24 inches of bench space for the purpose of calculating the number of parking spaces required by Table 3-7.

d. Parking based on employees. Whenever parking requirements are based on the number of employees, calculations shall be based on the largest number of employees on duty at any one time.

B. Use of on-street parking - Exception. Available on-street parking spaces cannot be used to meet the parking requirements identified in this Chapter. An exception to this provision may be granted according to the following procedure for a licensed day care facility or a pre-school, subject to Minor Use Permit approval in compliance with Section 17.71.060.

1. Criteria for approval. The Minor Use Permit may be issued if it meets all of the following criteria, in addition to the findings identified in Section 17.71.060:

- ~~a. a. The exception shall be granted only for uses in an existing structure. It shall not be granted for any expansion of gross floor area to a structure or for new construction.~~
- ~~b. The maximum amount of parking which is feasible shall be provided on site.~~
- ~~b. The exception shall only be granted in situations where the Director, Public Works City Engineer has determined that the exception will not result in potentially unsafe conditions for vehicles or pedestrians.~~
- ~~c. The Director of Community Development has determined that the project is located in an area of abundant on-street parking.~~
- 2. **Annual review.** Each Minor Use Permit that grants an exception to off-street parking requirements shall be reviewed annually, and, if the review authority finds that the use of on-street parking spaces is creating a nuisance, the City may initiate proceedings to revoke the Minor Use Permit.
- C. **Nonconforming parking.** A use or structure with nonconforming off-street parking may be physically changed or undergo a change in use in compliance with the following provisions:
 - 1. **Residential uses.** No additional parking spaces shall be required; provided, the change does not increase the number of dwelling units, nor eliminate the only portion of the site that can be used for the required or existing parking or access.
 - 2. **Nonresidential uses.**
 - a. The number of existing parking spaces shall be maintained on the site and additional parking shall be provided in compliance with this Chapter for any additional floor area.
 - b. If the use of the structure is changed to one that requires more parking than the previous use, only the difference between the number of parking spaces required for the previous use and those required for the new use shall be added.
 - c. The change shall not eliminate the only portion of the site that can be used for the required or existing parking or access.
 - 3. **Waiver by Director.** The Director may waive parking requirements when a nonconforming structure is proposed for rehabilitation if the Director determines that the existing structure location, parcel size, or topography renders the requirement unreasonable.
- D. **Recreational vehicle (RV) parking spaces.** Off-street recreational vehicle (RV) parking spaces shall be provided as follows for retail uses, shopping centers, and visitor attractions that are required by this Chapter to provide 40 or more off-street parking spaces:
 - 1. **Number of RV spaces required.** RV parking spaces shall ~~be~~ provided at a minimum ratio of ~~1 per~~ 1 RV space for each 40 off-street vehicle parking spaces, or fraction thereof, required by this Chapter.
 - 2. **RV stall dimensions.** Each RV parking space shall be designed as a pull-through space with a minimum width of 12 feet and a minimum length of 40 feet, with 14 feet of vertical clearance.
 - 3. **Modifications by Director.** The Director may modify the provisions of this Subsection through a Minor Use Permit granted in compliance with Section 17.71.060.

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE

Land Use Type: Manufacturing, Processing and Warehousing	Vehicle Spaces Required	
	Minimum	Maximum
All manufacturing, industrial, and processing uses, except the following.	1 space for each 400 sf of office area;	1 space for each 200 sf of office area;

Land Use Type: Manufacturing, Processing and Warehousing	Vehicle Spaces Required	
	Minimum	Maximum
	1 space for each 1,000 sf of floor and/or ground area devoted to other than office use; 1 space for each 5,000 sf of open storage.	1 space for each 500 sf of floor and/or ground area devoted to other than office use; 1 space for each 2,500 sf of open storage.
Media production	1 space for each 400 sf of floor area.	1 space for each 200 sf of floor area.
Recycling facilities		
Heavy or light processing facilities, large collection facilities	Determined by Use Permit.	Determined by Use Permit.
Scrap/dismantling yards	1 space for each 400 sf of gross floor area, plus 1 space for each 10,000 sf of gross yard area.	1 space for each 200 sf of gross floor area, plus 1 space for each 5,000 sf of gross yard area.
Small collection facilities	Determined by Minor Use Permit.	Determined by Minor Use Permit.
Wholesaling and distribution	1 space for each 1,000 sf of floor area.	1 space for each 300 sf of floor area.

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Recreation, Education, and Public Assembly	Vehicle Spaces Required	
	Minimum	Maximum
Clubs, community centers, lodges, meeting halls, religious facilities, theaters, auditoriums, and places of assembly	1 space for each 250 sf of floor area or 5 seats, whichever would yield more spaces.	1 space for each 100 sf of floor area or 3 seats, whichever would yield more spaces.
Commercial recreation facilities - Indoor	1 space for each 400 sf of floor area.	1 space for each 200 sf of floor area.
Commercial recreation facilities - Outdoor	Determined by Use Permit.	Determined by Use Permit.
Studios (art, dance, martial arts, music, etc.) Health/fitness facilities Conference/convention and sports/entertainment facilities	1 space for each 300 sf of floor area.	1 space for each 100 sf of floor area.

CLUDC Amendment - Chapter 17.36 Parking and Loading

Land Use Type: Recreation, Education, and Public Assembly	Vehicle Spaces Required	
	Minimum	Maximum
Library, gallery, and museum	1 space for each 500 sf of floor area.	1 space for each 250 sf of floor area.
Schools (public and private)		
Elementary, Junior High, Kindergarten and nursery schools	1 space per employee plus 1 space for each 10 students.	1 space per employee plus 1 space for each 5 students.
High schools	1 space per employee plus 1 space for each 5 students.	1 space per employee plus 1 space for each 4 students.
Colleges and universities (including trade, business, and art/music/dancing schools)	1 space per employee plus 1 space for each 4 students.	1 space per employee plus 1 space for each 2 students.
Mobile home	1 space for each unit. No spaces	-
<ul style="list-style-type: none"> • Outside of mobile home park • Within a mobile home park or Tiny Home Community 	No minimum Parking Requirement per section 18.36.080.D, otherwise 1 space for each unit, plus 0.5 guest parking space.	-
Multifamily housing, live/work unit, co-housing, residential component of a mixed-use project.	Under 2 bedrooms: 1 space per unit. 2 bedrooms or more: 2 spaces per unit. No minimum Parking Requirement per section 18.36.080.D, otherwise: Under 2 bedrooms: 1 space per unit.	2.25 spaces per unit.
Organizational house, rooming or boarding house, residential care facility, co-housing	0.5 spaces per bedroom.	1 space per bedroom.
Second dwelling unit	See § 18.42.170(M).	See § 18.42.170(M).
Single-family dwelling	No 2 spaces	4 spaces

Notes:

- (1) Recreational vehicle parking spaces may also be required. See Subsection (D) of this Section (Recreational vehicle (RV) parking spaces).

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Retail Trade	Vehicle Spaces Required	
	Minimum	Maximum
All "Retail Trade" and general retail uses listed in § 18.22.030, Table 2-6, except for the following:	1 space for each 400 sf of floor area, plus 1 space for each 600 sf of outdoor sales area.	1 space for each 200 sf of floor area, plus 1 space for each 400 sf of outdoor sales area.
Auto and vehicle sales and rental	1 space for each 400 sf of floor area for the showroom and offices, plus 1 space for each 2,000 sf of outdoor display area, plus spaces as required by this Section for parts sales ("retail trade," above), and vehicle services.	1 space for each 200 sf of floor area for the showroom and offices, plus 1 space for each 1,000 sf of outdoor display area, plus spaces as required by this Section for parts sales ("retail trade," above), and vehicle services.
Bar, cocktail lounge, night club, tavern	1 space for each 5 seats; or 1 space for each 250 sf of floor area, whichever would yield more spaces.	1 space for each 3 seats; or 1 space for each 100 sf of floor area, whichever would yield more spaces.
Building and landscape materials and furniture stores, warehouse retail center	1 space for each 1,000 sf of display area.	1 space for each 500 sf of display area.
Convenience store	1 space for each 300 sf of floor area.	1 space for each 150 sf of floor area.
Marine-related use (hardware, supplies, rentals, and sales)	1 space for each 500 sf of floor area for the showroom and offices, plus 1 space for each 5,000 sf of outdoor display area, plus spaces as required by this Section for parts sales ("retail trade," above), and services.	1 space for each 300 sf of floor area for the showroom and offices, plus 1 space for each 2,500 sf of outdoor display area, plus spaces as required by this Section for parts sales ("retail trade," above), and services.
Restaurant, cafe, coffee shop	1 space for each 100 sf of dining area.	1 space for each 40 sf of dining area.
Outdoor dining, as a component of a restaurant	No parking required	No parking required
Service station	1 space for each 300 sf of floor area, plus 2 spaces for each service bay.	1 space for each 200 sf of floor area, plus 4 spaces for each service bay.
Shopping center	1 space for each 400 sf of floor area.	1 space for each 200 sf of floor area.

Notes:

- (1) Recreational vehicle parking spaces may also be required. See Subsection (D) of this Section (Recreational vehicle (RV) parking spaces).

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Service Uses	Vehicle Spaces Required	
	Minimum	Maximum
Banks and financial services	1 space for each 300 sf of floor area.	1 space for each 150 sf of floor area.
Child day care		
Large family day care home	2 spaces; may include spaces provided to fulfill residential parking requirements and on-street parking so long as it abuts the site.	4 spaces; may include spaces provided to fulfill residential parking requirements and on-street parking so long as it abuts the site.
Child/adult day care center	1 space for each employee, plus 1 space for each 10 children.	1 space for each employee, plus 1 space for each 5 children.
Equipment rental	1 space for each 400 sf of floor area; none required for outdoor storage and rental area; provided, sufficient area is provided within the yard to accommodate all customer vehicles entirely on site.	1 space for each 200 sf of floor area; none required for outdoor storage and rental area; provided, sufficient area is provided within the yard to accommodate all customer vehicles entirely on site.
Freight terminal	1 space for each 1,000 sf of lot area, plus 1 space for each commercial vehicle.	-
Laundry - Dry cleaning pick-up facilities and laundromats	1 space for each 400 sf of floor area.	1 space for each 250 sf of floor area.
Lodging	1 space for each unit, plus 1 space for the manager or owner and required spaces for accessory uses.	1.5 spaces for each unit, plus 2 spaces for the manager or owner and required spaces for accessory uses.
Medical marijuana dispensary	1 space for each 500 sf of floor space.	1 space for each 250 sf of floor space.
Medical services		
Clinic, laboratory, urgent care, doctor office	1 space for each 300 sf of floor area.	1 space for each 200 sf of floor area.

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Land Use Type: Service Uses	Vehicle Spaces Required	
	Minimum	Maximum
Extended care	1 space for each 5 beds or patients the facility is licensed to accommodate.	1 space for each 2 beds or patients the facility is licensed to accommodate.
Hospitals	2 spaces for each bed.	4 spaces for each bed.
Mortuaries and funeral homes	1 space for each 300 sf of floor area within the facility or 1 space for each 4 seats in the sanctuary, whichever would yield more spaces.	1 space for each 200 sf of floor area within the facility or 1 space for each 3 seats in the sanctuary, whichever would yield more spaces.
Offices	1 space for each 400 sf of floor area.	1 space for each 200 sf of floor area.
Personal services and personal services - restricted		
All personal service uses except the following	1 space for each 350 sf of floor area.	1 space for each 200 sf of floor area.
Barber/beauty shops	2 spaces for each barber or beautician.	3 spaces for each barber or beautician.
Storage		
Cold storage facilities or ice plants	1 space for each 500 sf of floor area.	1 space for each 250 sf of floor area.
Outdoor storage	1 space for each 3,000 sf of lot area.	1 space for each 1,500 sf of lot area.
Personal storage facilities (mini-storage)	4 spaces for the manager's office.	8 spaces for the manager's office.
Warehousing	1 space for each 1,000 sf of floor area.	1 space for each 500 sf of floor area.
Vehicle services (major and minor repair)	4 spaces for each service or wash bay.	8 spaces for each service or wash bay.
Veterinary clinics, animal hospitals, boarding, or kennels	1 space for each 400 sf of floor area.	1 space for each 250 sf of floor area.
Boarding or kennels separate from other veterinary facilities	1 space per employee, plus 2 spaces.	2 spaces per employee, plus 2 spaces.

17.36.050 - Disabled Parking Requirements**A. — Number of spaces required. Parking.**

1. ~~One parking space for the disabled shall be provided on site in compliance within a parking lot with California Building Code Standards less than 26 spaces. With a Minor Use Permit, a shared space may be provided on a nearby parking lot.~~

~~2.—Larger parking lots shall include additional spaces for the disabled as required by State or Federal law whichever is more stringent at the time of application.~~

~~3.—~~ Parking spaces required for the disabled shall count toward compliance with the ~~minimum~~ number of off-street parking spaces required by this Chapter.

~~18B.—Minimum space width. Each parking space for the disabled shall have a minimum width of 17 feet.~~

17.36.060 - Bicycle Parking

Each multi-family project of five or more units and nonresidential land use shall provide bicycle parking in compliance with this Section.

A. Number of bicycle spaces required.

1. Multi-family project. A multi-family project of five or more units shall provide bicycle parking spaces equal to a minimum of ~~10% percent~~ of the required vehicle spaces, or 1 bicycle parking space per each 2 units, whichever is greater, unless separate secured garage space is provided for each unit. The bicycle spaces shall be distributed throughout the project.

2. Nonresidential project. A nonresidential project (e.g., retail, office, etc.) shall provide bicycle parking spaces equal to a minimum of ~~10% five percent~~ of the required vehicle spaces, or 1 bicycle parking space per 2,500 square feet of net floor area, dining area, or indoor display area, whichever is greater, distributed to serve customers and employees of the project. A minimum number of 2 bicycle parking spaces shall be provided.

B. Bicycle parking design and devices. Each bicycle parking space shall include a stationary parking device to adequately secure the bicycle, shall be a minimum of two feet in width and six feet in length, with a minimum of seven feet of overhead clearance, and shall be conveniently located and generally within proximity to the main entrance of a structure.

17.36.070 - Motorcycle Parking

A parking lot with 50 or more vehicle parking spaces shall provide motorcycle parking spaces conveniently located near the main entrance to the primary structure and accessed by the same access aisles that serve the vehicle parking spaces in the parking lot.

A. Number of spaces required. A minimum of one motorcycle parking space shall be provided for each 50 vehicle spaces or fraction thereof.

B. Space dimensions. Motorcycle spaces shall have minimum dimensions of four feet by seven feet.

17.36.080 - Reduction of Parking Requirements

A. Shared on-site parking.

1. Where two or more adjacent uses have distinct and differing peak parking usage periods (e.g., a theater and a bank), a reduction in the required number of parking spaces may be allowed through Minor Use Permit approval granted in compliance with Section 17.71.060.

2. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the use served for the duration of the use.

B. Reduction of required parking. The Director may reduce the number of parking spaces required by Section 17.36.040 (Number of Parking Spaces Required), through the granting of a Minor Use Permit in compliance with Section 17.71.060, based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.). Parking requirements may be reduced, by the review authority, where the project facilitates bicycle use by providing bicycle storage, lockers, changing rooms and showers and/or bicycles for employee use.

C. Central Business District (CBD) Special Parking Combining Zone. There are no minimum automobile ~~The following~~ parking requirements ~~for~~ shall apply to areas within the CBD shown on the CBD Special Parking Combining Zone Map, below. ~~An applicant may either comply with the parking requirements-~~

identified in Section 17.36.040 (Number of Parking Spaces Required), above, meet the alternative CBD-parking requirements identified in Subsection C.2, or pay the parking in lieu fee identified in Subsection C.3.

1. Exemptions from the off-street parking requirements. The following uses located within the CBD Special Parking Combining Zone are exempt from the off-street parking requirements identified in this Chapter:

- a. Replacement of an existing use with a new use determined to be similar by the Director.
- b. On the ground floor, any intensification of a commercial use except for bars, cocktail lounges, restaurants, and taverns.
- c. Any use with hours of operation exclusively after 5:00 p.m.
- d. Residential dwelling units located above ground floor commercial uses.

2. Number of parking spaces required for uses in the CBD Special Parking Combining Zone.

- a. Off-street parking for uses in the CBD Special Parking Combining Zone shall comply with the requirements in Table 3-8.
- b. A land use not specifically listed by Table 3-8 shall provide parking as required by the Director. The Director shall use the requirements in Table 3-8 as a guide in determining the appropriate number of off-street parking spaces required for the use.
- c. In any case where Table 3-8 expresses a parking requirement based on floor area in square feet (for example: 1 space for each 400 sf of floor area), the floor area shall be construed to mean gross interior floor area.
- d. A single use with accessory components shall provide parking for each component. For example, a hotel with a gift shop shall provide the parking spaces required by Table 3-8 for a hotel (e.g., the guest rooms), and for the gift shop.
- e. If a fractional number is obtained in calculations performed in compliance with this Subsection, one additional parking space shall be required for a fractional unit of 0.50 or above, and no additional space shall be required for a fractional unit of less than 0.50.

TABLE 3-8 - PARKING REQUIREMENTS IN THE CBD BY LAND USE

Land Use Type:	Vehicle Spaces Required
Bars, cocktail lounges, restaurants, and taverns	1 space for each eight seats or 1 space for each 400 sf of floor area, whichever would yield more spaces.
Lodging	-
Bed and breakfast inns Hotels or motels	1 space for each unit, plus 1 space for the manager or owner.
Residential dwelling units	1 space for each dwelling unit.
Retail commercial and office uses	1 space for each 600 sf of floor area.



Figure 3-7 - CBD Special Parking Combining Zone

~~3. — **Parking in lieu fee.** Parking requirements in the CBD Special Parking Combining Zone may be waived at the discretion of the approval authority, if the owner of the subject property pays a parking in lieu fee to the City in compliance with this Subparagraph.~~

~~a. — In lieu of providing the off-street parking spaces required by this Subsection, these requirements may be satisfied by the payment to the City of an in lieu parking fee established by the Council and identified in the City's Fee Schedule for both the use of existing structures and for new structures for each required off-street parking space which is not provided.~~

~~b. — Parking in lieu fees may be authorized in the CBD Special Parking Combining Zone for changes of use or projects for which provision of sufficient parking on site is not possible. Parking in lieu fees are discouraged for changes of use or new development that can accommodate required parking on site. The funds shall be deposited with the City in a special fund and shall be used and expended for the purpose of acquiring and developing off-street parking facilities located insofar as reasonable in the general vicinity of the structures for which in lieu payments were made as well as for meeting parking needs through strategies to reduce parking demand or to improve access to parking.~~

D. Parking reduction for small recycling collection facilities.

1. A reduction in vehicle parking spaces as provided in Table 3-9 may be allowed within an established nonresidential parking facility to accommodate a small recycling collection facility, when developed in compliance with Section 17.42.150 (Recycling Facilities).

TABLE 3-9 - PARKING REDUCTION FOR RECYCLING

Number of Available -Vehicle Parking Spaces	Maximum Reduction -(in vehicle spaces)
0-25	0
26-35	2
36-49	3
50-99	4
100+	5

2. A maximum five-space reduction shall be allowed when not in conflict with parking needs of the host nonresidential use.

E. Multifamily Residential Parking Reduction. Multifamily residential development projects of three units or more shall have no minimum parking requirement (Table 3-7), if the project also includes the following:

1. At least fifty percent of the land that would have been required for parking shall instead be developed for housing units, with the same average unit density, size, and height as the remainder of the project, and
2. The remainder of the land that would have been dedicated to parking shall instead be used for other amenities to the multifamily housing development such as landscaped gardens, patios, playgrounds, PV, community club house, management quarters, and other similar residential accessory uses and/or stormwater infiltration/open space.

17.36.090 - Parking Design and Development Standards

Required parking areas shall be designed, constructed, and properly maintained in compliance with the following requirements. Except where noted, the Director may modify the requirements of this Section through Minor Use Permit approval (Section 17.71.060).

A. Location of parking. Parking areas shall be located as follows:

1. **Residential.** Residential parking shall be located on the same parcel as the uses served. Temporary (overnight) parking is allowed within required setback areas only on a paved driveway.
2. **Nonresidential.** Nonresidential parking shall be located on the same parcel as the uses served or within 300 feet of the parcel if shared parking or public parking facilities are used to meet parking requirements.
 - a. Nonresidential parking shall not be located within a required front setback.
 - b. Parking may be located within a required side or rear setback; provided that it is separated from the side or rear property line by a minimum five-foot wide landscaped area. The Director of Public Works may waive this landscaping requirement for parking spaces accessed directly from an alley.
 - c. Parking between the primary structure and the fronting street should be avoided.
3. **Within the Downtown.** Parking within the Downtown area identified by Subsection 17.36.080.C, Figure 3-7 (CBD Special Parking Combining Zone), shall not be located between a primary building and the fronting street.

B. Access to parking. Access to parking areas shall be provided as follows for all parking areas other than garages for individual dwelling units:

1. Parking areas shall provide suitable maneuvering area so that vehicles enter from and exit to a public street in a forward direction only.
 - a. Parking lots shall be designed to prevent access at any point other than at designated access drives.
 - b. Single- and multi-family dwellings units are exempt from this requirement, unless specifically required by conditions of a discretionary permit.
 - c. This requirement does not apply to alleys, unless so specified in a specific zoning district.
2. A nonresidential development that provides 50 or more parking spaces shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 20 feet from the street right-of-way, to provide a queuing or stacking area for vehicles entering and exiting the parking area. See Figure 3-8.
3. A minimum unobstructed clearance height of 14 feet shall be maintained above areas accessible to vehicles within nonresidential developments.
4. The design of parking lots on adjacent parcels may be required to provide for joint use and access, with cross parking easements, to limit access points to public rights-of-way, and encourage motorists to park once to complete multiple tasks.



Figure 3-8 - Queuing Area

~~52. A nonresidential development that provides 50 or more parking spaces shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 20 feet from the street right of way, to provide a queuing or stacking area for vehicles entering and exiting the parking area. See Figure 3-8.~~

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~~3. A minimum unobstructed clearance height of 14 feet shall be maintained above areas accessible to vehicles within nonresidential developments.~~

~~4. The design of parking lots shall on adjacent parcels may be required to provide for safe pedestrian joint use and access, via sidewalks, to and from parked cars, to the street and with cross-parking easements, to the primary entrance of the associated development.~~

~~6. Curb cuts for purposes of providing street limit access to on-site parking spaces on primary commercial streets (see definitions) shall be permitted only by Conditional Use Permit.~~

~~7. Curb cut points to public rights-of-way, and encourage motorists to provide street access park once to on-site parking spaces on non-primary commercial and residential streets shall be permitted only where a project site meets at least 1 of the following conditions:~~

~~a. The site has no adjacent side or rear alley having a minimum right-of-way of 15 feet; complete multiple tasks~~

~~b. The topography or configuration of this site or placement of buildings on the site precludes reasonable alley access to a sufficient number of parking spaces;~~

~~c. The average slope of the parcel is at least 5%; or~~

~~d. The Director, Public Works determines that a curb cut is appropriate due to traffic, circulation or safety concerns.~~

C. Access to adjacent sites.

1. Nonresidential developments.

a. Applicants for nonresidential developments are encouraged to provide on-site vehicle access to parking areas on adjacent nonresidential properties to provide for convenience, safety, and efficient circulation.

b. A joint access agreement running with the land shall be recorded by the owners of the abutting properties, as approved by the Director, guaranteeing the continued availability of the shared access between the properties.

2. Residential developments. Shared pedestrian access between adjacent residential developments is also strongly encouraged.

D. Parking stall and lot dimensions.

1. Minimum parking space and driveway dimensions. Each parking stall, driveway, and other parking lot features shall comply with the minimum dimension requirements in Table 3-10, and as illustrated in Figures 3-8 and 3-9. ~~Future adjustments to stall dimensions shall be based on the standards listed in the latest version of the Urban Land Institute's Dimensions of Parking. The Director shall not reduce these requirements.~~

TABLE 3-10 - MINIMUM PARKING SPACE CONFIGURATION

Minimum Uni-Stall Requirements	
Width	Length
9 ft.	18 ft.

Angle of Parking (in degrees)	Space Width (in feet)	Curb Length (per vehicle)	Space Depth (from curb)	Driveway Width (in feet)
Parallel	9 ft.	23 ft. 0 in	9 ft. 0 in	12 ft.
45	9 ft.	12 ft. 9 in	19 ft. 2 in	14 ft.
60	9 ft.	10 ft. 5 in	20 ft. 2 in	19 ft.
90	9 ft.	9 ft. 0 in	18 ft. 0 in	23 ft.

- 2. Space width abutting a fence or wall.** When the length of a parking space abuts a fence or wall, the required width of the parking space shall be increased by at least one foot.
- 3. Space length for perpendicular parking abutting a planter.** The front two feet of the required length of a parking space may overhang the planter.
- 4. Compact parking spaces prohibited.** Compact parking spaces (a space smaller in size than that required by this Chapter) shall not be allowed. The Director may not modify this prohibition, except to accommodate the planting of trees within a parking lot.

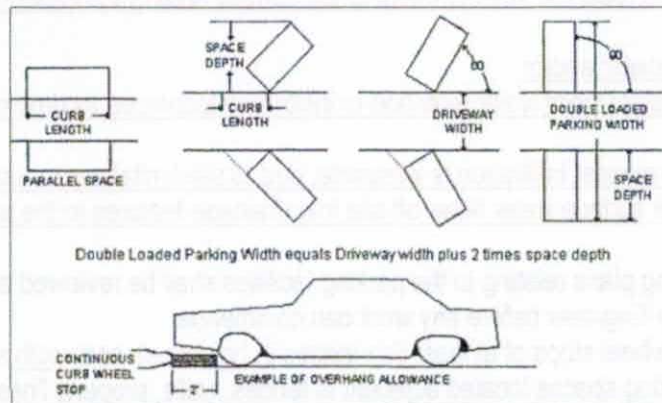


Figure 3-9 - Parking Space Dimensions

E. Tandem parking. Use of tandem parking (when 1 space is located directly behind another) shall not be allowed, except for single-family dwellings and duplex units, and only when both spaces are assigned to the same dwelling unit. The Director may grant approval of tandem parking for nonresidential and other multifamily developments through a Use Permit if the applicant demonstrates that the tandem parking is achieved for vehicles owned by residents within a single unit or employees of a single commercial use.

F. Landscaping. Landscaping shall be provided in compliance with Section 17.34 (Landscaping Standards).

F. Lighting. Lighting shall be provided in compliance with Section 17.30.070 (Outdoor Lighting).

G. Striping and identification.

- Parking spaces shall be clearly outlined with four-inch wide lines painted on the parking surface.

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2. The striping shall be continuously maintained in a clear and visible manner in compliance with the approved plans.
 3. The re-striping of any parking space or lot other than to maintain existing striping shall require the prior approval of a re-striping plan by the Director, Public Works~~City Engineer~~.
- I. **H. — Surfacing, wheel stops, stormwater management and landscaping.**
1. All parking spaces and maneuvering areas shall be surfaced with paving, asphalt, concrete pavement, or comparable material as determined by the Director, Public Works. Permeable paving, permeable asphalt or permeable concrete pavement is preferred, and projects which use permeable paving materials will receive a proportional discount, based on the proportion of site coverage, on the City drainage fee. (Recommended maximum slopes for alternative paving surfaces are 5% for porous asphalt, 6% for porous concrete, and 10% for interlocking pavers.)~~City Engineer and shall be graded to dispose of all surface water to the satisfaction of the City Engineer.~~
 2. Required parking areas in the RR, RS, or RL zoning districts may be surfaced with gravel, pavers~~decomposed granite~~, or other all-weather surface as determined to be appropriate by the Director of Public Works. However, all gravel parking lots shall include a 20-foot-long paved driveway, to minimize the introduction of gravel onto the public right-of-way~~City Engineer~~.
 3. All parking and maneuvering areas shall be designed for on-site stormwater infiltration and treatment where feasible. Stormwater management techniques shall include 1 or more of the following techniques or their equivalent as determined by the City Engineer:
 - a) Permeable paving over at least 12 inches of gravel;
 - b) Site design so that stormwater flows into landscaped strips, islands and/or rain gardens with a soil depth of at least 24 inches;
 - c) Stormwater bio retention swales, rain-gardens, or other open water infiltration and conveyance system with a reservoir volume equal to the surface area of the impermeable surfaces times a depth of 6 inches;
 - d) Rainboxes; and/or
 - e) Equivalent stormwater retention or infiltration technique as determined by the Director of Public Works.
 4. Where stormwater infiltration is infeasible, due to site limitations or use type, parking areas shall be graded so that all surface water flows off site into drainage features to the satisfaction of the Director, Public Works.
 5. ~~3.~~ All grading plans relating to the parking facilities shall be reviewed and approved by the Director, Public Works~~City Engineer~~ before any work can commence.
 6. Individual wheel stops of at least ~~six~~ six inches ~~in height~~ in height and ~~width, six inches wide~~ width, six inches wide shall be provided for parking spaces located adjacent to fences, walls, property lines, landscaped areas, and structures. Wheel stops shall be placed to allow for 2 feet of vehicle overhang area within the dimension of the parking space. Continuous concrete curbing is discouraged in parking lots. If continuous concrete curbing is installed it shall include curb cuts so that stormwater can flow into bio retention swales, islands, tree filter boxes, gravel wetlands or other LID stormwater techniques.
 2. ~~Individual wheel stops may be provided in lieu of continuous curbing only when the parking is adjacent to a landscaped area, and the drainage is directed to the landscaped area.~~
 3. ~~When provided, wheel stops shall be placed to allow for two feet of vehicle overhang area within the dimension of the parking space.~~

17.36.100 - Driveways and Site Access

Each driveway providing site access from a street, alley, or other public right-of-way shall be designed, constructed, and properly maintained in compliance with the following. The Director may modify the requirements of this Section through Minor Use Permit approval (§ 18.71.060).

A. Number of driveways.

1. **Single-family dwellings and duplexes.** A single-family dwelling or duplex shall be allowed one driveway from the ~~adjacent alley if feasible same street~~, except that:
 - a. ~~A driveway from the street may be allowed if no alley provides access; or~~
 - ~~b. a-~~ A circular driveway may be allowed on a parcel with 200 feet or more of street frontage ~~without alley access;~~ and
 - ~~b. A parcel within the RR, RS, or RL zoning districts with a frontage of 200 feet or more may have two separate driveways; provided that they are separated by a minimum of 100 feet, or lesser distance as approved by the City Engineer based on consideration of site topography and traffic safety.~~
2. **Multi-family and nonresidential projects.**
 - a. A multi-family or nonresidential development project on a parcel of two acres or less shall be limited to a maximum of two driveways, unless the ~~Director, Public Works~~ ~~City Engineer~~ determines that more than two driveways are required to accommodate the traffic for the project.
 - b. Whenever a property has access to more than one street, access shall be generally limited to the lowest volume street where the impact of a new access will be minimized.
3. **Shared driveways.** The review authority may require development on smaller parcels to be planned with access along one side property line, and consolidated with the access driveway on the adjacent parcel, where practical, to limit the total number of access points on a street segment, and minimize conflicts with traffic flow.
4. **Driveways.** ~~Driveways, and sidewalks. One of the General Plan Circulation Element's main objectives is to "encourage public transportation, bicycle, and pedestrian movement, and other alternatives to the single-occupant vehicle." Consistent with this, driveways~~ shall connect to alleys instead of streets, when possible, in order to minimize the point of conflicts between motor vehicles and pedestrians walking on sidewalks. For this reason, the size of driveways and the number of driveways which cross sidewalks shall be kept to a minimum.
- B. **Distance from street corners.** Each driveway shall be separated from the nearest street intersection as follows, except where the ~~Director, Public Works~~ ~~City Engineer~~ allows less separation:
 1. A minimum of 150 feet from the nearest intersection, as measured from the centerline of the driveway to the centerline of the nearest travel lane of the intersecting street; and
 2. For parcels with frontages less than 150 feet, the minimum distance shall be 100 feet.
- C. **Driveway spacing.** Driveways shall be separated along a street frontage as follows:
 1. **Single-family and duplex residential developments.** Driveways shall be separated by at least ~~six~~ feet, unless a shared, single driveway is approved by the ~~Director, Public Works, City Engineer~~. The ~~six~~-foot separation shall not include the transition or wing sections on each side of the driveway.
 2. **Multi-family and nonresidential developments.** Where two or more driveways serve the same or adjacent multi-family or nonresidential development, the centerline of the driveways shall be separated by a minimum of 50 feet. The ~~Director, Public Works~~ ~~City Engineer~~ may approve exceptions to this standard.
- D. **Driveway dimensions.**
 1. **Single-family dwelling.** Each single-family dwelling shall be provided a driveway with a minimum width of 10 feet and a maximum of ~~23~~20 feet, preferably from an alley. If the driveway connects a garage to an alley, it shall have a minimum length of 10 feet. If the driveway connects to a street, it shall have a minimum length of 23 feet from the back of the sidewalk, or the edge of the right-of-way where there is no sidewalk.
 2. **Multi-family and nonresidential development.**
 - a. A driveway for a multi-family or nonresidential development which connects to a parking lot of nine or more spaces, shall have a minimum paved width of 11 feet for a one-way driveway and 22 feet for a two-way driveway.

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- b. A driveway for a multi-family or nonresidential development which connects to a parking lot of eight or fewer spaces shall have a paved width of 10 feet unless additional width is necessary to ensure public safety.
- c. If the City anticipates the parking lot will generate higher than normal turnover of vehicles (such as generated by a take-out restaurant) or larger than normal vehicles (such as generated by a warehouse) then the City may require additional width for driveways.
- 3. Minimum paved length.** Where unpaved driveways are otherwise allowed by this Development Code or the review authority, each driveway shall be paved with concrete or asphalt for a minimum length of 20 feet from the public right-of-way.
- E. Clearance from obstructions.**
1. The nearest edge of a driveway curb cut shall be at least three feet from the nearest property line, the centerline of a fire hydrant, light standard, traffic signal, utility pole, or other similar facility.
 2. Street trees shall be a minimum of 10 feet from the driveway access, measured at the trunk.
 3. A driveway shall have an overhead clearance of 14 feet in height except within a parking structure, which may be reduced to seven feet, six inches.
- F. Traffic safety visibility areas.** Structures or landscaping over 42 inches in height shall not be allowed within a traffic safety visibility area, with the exception of trees with the canopy trimmed to a minimum of 6 feet in height. See Section 17.30.060.E.
- G. Surfacing.**
1. Within the multi-family and nonresidential zoning districts, driveways shall be paved and permanently maintained with permeable or impermeable paving, asphalt, concrete, or approved paving units. Projects that utilize permeable surfaces will receive a proportional discount on their drainage fees based on the total site coverage.
 2. Within other zoning districts (e.g., RR, RS, and RL), driveways may be constructed with the use of other all-weather surfacing as determined to be appropriate by the Director, Public WorksCity Engineer, where it is first determined that a surface other than asphalt or concrete is consistent with the driveways of similar properties in the vicinity, and that the alternate surface will not impair accessibility for emergency vehicles.
 3. A driveway with a slope of 15% percent or more shall be paved with permeable or impermeable asphalt or concrete in all cases.

17.36.110 - Loading Space Requirements

Off-street loading spaces shall be provided as required by this Section. The Director may modify these requirements through Minor Use Permit approval (Section 17.71.060), where the Director first determines that the operating, shipping, and delivery characteristics of the use do not require the number or type of loading spaces required by this Section.

A. Number of loading spaces required. Nonresidential uses shall provide off-street loading spaces in compliance with Table 3-11. Requirements for uses not listed shall be determined by the Director based upon the requirements for comparable uses.

TABLE 3-11 - REQUIRED OFF-STREET LOADING SPACES

Type of Land Use	Total Gross Floor Area	Loading Spaces Required
Industrial, manufacturing, research and development, institutional, and service uses	5,000 to 10,000 sf	1
	10,001 + sf	1 for each additional 10,000 sf plus additional as required by Director.

Type of Land Use	Total Gross Floor Area	Loading Spaces Required
Office uses	5,000 to 25,000 sf	1
	25,001 + sf	1 for each additional 25,000 sf plus additional as required by Director.
Retail commercial and other allowed nonresidential uses	5,000 to 10,000 sf	1
	10,001 + sf	1 for each additional 10,000 sf plus additional as required by Director.

B. Standards for off-street loading areas. Off-street loading areas shall be provided in compliance with the following:

1. **Dimensions.** Loading spaces shall be a minimum of 12 feet in width, 40 feet in length, with 14 feet of vertical clearance.
2. **Lighting.** Loading areas shall have lighting capable of providing adequate illumination for security and safety; lighting shall also comply with the requirements of Section 17.30.070 (Outdoor Lighting).
3. **Location.** Loading spaces shall be:
 - a. As near as possible to the main structure and limited to the rear ~~2/3~~^{two-thirds} of the parcel, if feasible;
 - b. Situated to ensure that the loading facility is screened from adjacent streets;
 - c. Situated to ensure that loading and unloading takes place on-site and in no case faces a public street, or is located within a required front setback, adjacent public right-of-way, or other on-site traffic circulation areas;
 - d. Situated to ensure that all vehicular maneuvers occur on-site. The loading areas shall allow vehicles to enter from and exit to a public street in a forward motion only; and
 - e. Situated to avoid adverse impacts upon neighboring residential properties and located no closer than 100 feet from a residential zoning district unless adequately screened, and authorized through Design Review approval in compliance with Section 17.71.050.
4. **Loading ramps.** Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions, and overhead clearances.
5. **Screening.** Loading areas shall be screened from abutting parcels and streets with a combination of dense landscaping and solid masonry walls with a minimum height of six feet.
6. **Striping.**
 - a. Loading spaces shall be striped, and identified for loading only.
 - b. The striping and "loading only" notations shall be continuously maintained in a clear and visible manner in compliance with the approved plans.
7. **Surfacing.**
 - a. All loading areas shall be surfaced with permeable paving, asphalt, concrete pavement, or comparable material as determined by the Director, Public WorksCity Engineer and shall be graded to dispose of all surface water to the satisfaction of the Director, Public WorksCity Engineer.
 - b. All grading plans relating to the loading facilities shall be reviewed and approved by the Director, Public WorksCity Engineer before any work can commence.

SECTION 3. Based on the foregoing, the City Council does hereby Amend Section 17.34.050(C) as follows:

17.34.050 (C) Parking Areas. All parking areas shall be landscaped as follows:

4. Perimeter parking lot landscaping. All surface parking areas shall be provided a fence, or landscape buffer between the parking area, and streets and adjoining properties, and the open areas between the property line and the public street right-of-way shall be landscaped.

a. Adjacent to streets and only where allowed by § 17.36.090 or preexisting conditions.
i) A parking area for a nonresidential use adjoining a public street where allowed by § 18.36.090(A) (Parking Design and Development Standards - Location of parking) shall be designed to provide a landscaped planting strip between the street right-of-way and parking area equal in depth to the setback required by the applicable zoning district or five 15 feet, whichever is more.

b. **Adjacent to side or rear property lines.** Parking areas for nonresidential uses shall provide a perimeter landscape strip at least 5 feet wide (inside dimension) where the parking area adjoins a side or rear property line. The Director of Public Works may waive this landscaping requirement for parking spaces accessed directly from an alley. Trees shall be provided at the rate of 1 for each 25 linear feet of landscaped area, or other spacing as determined

SECTION 4. 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 5. 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 6. Fort Bragg City Council does hereby approve LCP 1-25 to Amend Chapter 17.36 "Parking And Loading" of Division 17 of the Fort Bragg Municipal Code to: 1) Eliminate Minimum Parking Requirements for Residential Uses; 2) Amend the Parking Regulation of the CLUDC to Match Already Approved for the ILUDC by City Council; and 3) Address Inconsistencies in Landscaping Requirements for Parking Lots.

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 Godeke, Mayor

ATTEST:

Amber Weaver, Acting 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 18 OF THE FORT BRAGG MUNICIPAL CODE (ILUDC 1-25) TO AMEND CHAPTER 18.36 “PARKING AND LOADING” TO: 1) ~~ELIMINATE MINIMUM PARKING REQUIREMENTS FOR MULTIFAMILY HOUSING;~~ AND 2) AMEND CHAPTER 18.35 “LANDSCAPING STANDARDS” TO ADDRESS INCONSISTENCIES IN LANDSCAPING REQUIREMENTS FOR PARKING LOTS.

ORDINANCE NO. XXX-2025

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 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 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, pursuant to the California Environmental Quality Act (“CEQA”) pursuant to Pursuant to CEQA Guidelines Section 15061(b3), this project is exempt from CEQA by the commonsense exemption; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 29, 2025 to consider the Zoning Code Amendment, accept public testimony and adopted a resolution recommending that City Council adopt a zoning amendment to modify the City’s PUD regulations; and

WHEREAS, the City Council held a duly noticed public hearing on Date, 2025 to consider the Zoning Code Amendment, and accept public testimony regarding a zoning amendment to modify the City’s Planned Development (18.71.090) regulations; and

NOW, THEREFORE, BE IT RESOLVED that the City of 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 the 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; the Project application; all reports and public testimony submitted as part of the City Council meeting of Date, 2025 and City Council deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the City Council does hereby make the following findings and determinations:

SECTION 1: LEGISLATIVE FINDINGS

1. The foregoing recitals are true and correct and made a part of this Ordinance.
2. On January 29, 2025, the Planning Commission held a properly noticed public hearing to consider recommending the proposed minor 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; and
3. On DATE, 2025, the City Council held a properly noticed public hearing to consider adoption of the minor amendment to the Inland Land Use and Development Code; and

SECTION 2: ILUDC AMENDMENT FINDINGS

Pursuant to Fort Bragg Municipal Code Section 18.94.060, the City Council makes the following findings for adoption of the proposed amendments to the Fort Bragg Inland Land Use and Development Code:

- 1) The proposed amendment is consistent with the General Plan and any applicable specific plan; and
- 2) The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- 3) The proposed amendment is internally consistent with other applicable provisions of this Development Code.
- 4) The project is exempt from CEQA, pursuant to Section 15061(b3) “the commonsense exemption”
- 5) The documents and other material constituting the record for these proceedings are located at the Community Development Department.

SECTION 3: Based on the foregoing, the City Council does hereby Amend the residential parking requirements of Table 7 of chapter 18.71.080 Planned Development as follows:

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE

Land Use Type: Recreation, Education, and Public Assembly	Vehicle Spaces Required	
	Minimum	Maximum
Mobile home	1 space for each unit. No spaces	-
<ul style="list-style-type: none"> • Outside of mobile home park • Within a mobile home park or Tiny Home Community 	No minimum Parking Requirement per section 18.36.080.D, otherwise 1	-

Land Use Type: Recreation, Education, and Public Assembly	Vehicle Spaces Required	
	Minimum	Maximum
	space for each unit, plus 0.5 guest parking space.	
Multifamily housing, live/work unit, co-housing, residential component of a mixed-use project	Under 2 bedrooms: 1 space per unit. 2 bedrooms or more: 2 spaces per unit. No minimum Parking Requirement per section 18.36.080.D, otherwise: Under 2 bedrooms: 1 space per unit.	2.25 spaces per unit.
Organizational house, rooming or boarding house, residential care facility, co-housing	0.5 spaces per bedroom.	1 space per bedroom.
Second dwelling unit	See § 18.42.170(M).	See § 18.42.170(M).
Single-family dwelling	No 2 spaces	4 spaces

Notes:

- (1) Recreational vehicle parking spaces may also be required. See Subsection (D) of this Section (Recreational vehicle (RV) parking spaces).

~~SECTION 4. Based on the foregoing, the City Council does hereby add Section 18.71.080E as follows:~~

~~**E. Multifamily Residential Parking Reduction.** Multifamily residential development projects of three units or more shall have no minimum parking requirement (Table 3-7), if the project also includes the following:~~

- ~~1. At least fifty percent of the land that would have been required for parking shall instead be developed for housing units, with the same average unit density, size, and height as the remainder of the project, and~~
- ~~2. The remainder of the land that would have been dedicated to parking shall instead be used for other amenities to the multifamily housing development such as landscaped gardens, patios, playgrounds, PV, community club house, management quarters, and other similar residential accessory uses and/or stormwater infiltration/open space.~~

~~SECTION 5. Based on the foregoing, the City Council does hereby Amend Section 18.71.090A2b as follows:~~

18.36.090 - Parking Design and Development Standards

Required parking areas shall be designed, constructed, and properly maintained in compliance with the following requirements. Except where noted, the Director may modify the requirements of this Section through Minor Use Permit approval (§ 18.71.060).

A. Location of parking. Parking areas shall be located as follows:

1. **Residential.** Residential parking shall be located on the same parcel as the uses served. Temporary (overnight) parking is allowed within required setback areas only on a paved driveway.
2. **Nonresidential.** Nonresidential parking shall be located on the same parcel as the uses served or within 300 feet of the parcel if shared parking or public parking facilities are used to meet parking requirements.
 - a. Nonresidential parking shall not be located within a required front setback.
 - b. Parking may be located within a required side or rear setback; provided, that it is separated from the side or rear property line by a minimum 5-foot-wide landscaped area. **The Director of Public Works may waive this landscaping requirement for parking spaces accessed directly from an alley.**
 - c. Parking between the primary structure and the fronting street should be avoided.
3. **Within the Downtown.** Parking within the Downtown area identified by § 18.36.080(C), Figure 3-7 (CBD Special Parking Combining Zone), shall not be located between a primary building and the fronting street.

~~SECTION 6. Based on the foregoing, the City Council does hereby Amend Section 18.34.050(C) as follows:~~

18.34.050 (C) Parking Areas. All parking areas shall be landscaped as follows:

4. Perimeter parking lot landscaping. All surface parking areas shall be provided a fence, or landscape buffer between the parking area, and streets and adjoining properties, and the open areas between the property line and the public street right-of-way shall be landscaped.

- a. Adjacent to streets and only where allowed by § 18.36.090 or preexisting conditions.
 - i) A parking area for a nonresidential use adjoining a public street where allowed by § 18.36.090(A) (Parking Design and Development Standards - Location of parking) shall be designed to provide a landscaped planting strip between the street right-of-way and parking area equal in depth to the setback required by the applicable zoning district or ~~15~~ five feet, whichever is more.

b. **Adjacent to side or rear property lines.** Parking areas for nonresidential uses shall provide a perimeter landscape strip at least 5 feet wide (inside dimension) where the parking area adjoins a side or rear property line. ~~The Director of Public Works may waive this landscaping requirement for parking spaces accessed directly from an alley.~~ Trees shall be provided at the rate of 1 for each 25 linear feet of landscaped area, or other spacing as determined

SECTION 7. 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 8. 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.

SECTION 9. Fort Bragg City Council does hereby recommend that the Coastal Commission approve Zoning Amendment 1-25 (ILUDC 1-25) to Amend Chapter 18.36 "Parking And Loading" to: 1) Eliminate Minimum Parking Requirements for Multifamily Housing; and 2) Amend Chapter 18.35 "Landscaping Standards" of Division 18 to Address Inconsistencies in Landscaping Requirements for Parking Lots.

BE IT FURTHER RESOLVED that this Ordinance shall become effective immediately upon its passage and adoption.

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 Godeke, Mayor

ATTEST:

Amber Weaver, Acting City Clerk

PUBLISH: **Date, 2025 and Date, 2025 (by summary).**
EFFECTIVE DATE: **Date, 2025.**

Flynn, Maria

From: Jacob Patterson <jacob.patterson.esq@gmail.com>
Sent: Friday, February 7, 2025 1:11 PM
To: CDD User
Cc: Whippy, Isaac; Marie Jones
Subject: Public Comment -- 2/12/25 PC Mtg., Item No. 6A, Parking Regulations

Planning Commission,

I may have misunderstood the direction of the three-to-two majority last time but I don't think it was to abandon changing our minimum parking requirements for residential development, only to NOT eliminate parking requirements for multi-family developments. (The other two of you were fine eliminating parking requirements altogether.) I still think we should change our minimum parking requirements for residential development rather than simply direct the Council to consider alternative ways to get the pro-housing designation points. We don't just want the bare minimum to get the designation, we actually want to reduce burdens and costs (like providing onsite parking) for residential development so we get more of it in Fort Bragg.

The relevant incentive City Council wanted to pursue is listed as 1F in the attachment.

Pro-Housing Designation Incentive 1F, Minimum Parking:

Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); **or** adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).

I had not read the relevant law last time but researched the actual statutory requirements that apply to this situation and we can still get the two points from this without eliminating parking requirements. Why not consider the other two methods to get the two points through reducing required parking to less than or equal to the ratios in California Government Code § 65915, subdivision (p)? Basically, we only need to make sure our minimum parking requirement ratios stay below the below ratios rather than eliminating them altogether.

We have two options: adopting ratios that are less than the thresholds set out in subdivision (p)(1) OR set ratios that are less than or equal to the ratios found throughout subdivision (p), which I pasted at the end of my comment. The relevant ratios in subdivision (p)(1) are as follows:

- (A) one bedroom or less = 1.0 parking spaces
- (B) two or three bedrooms = 1.5 parking spaces
- (C) four or more bedrooms = 2.5 parking spaces
- (D) student housing = no parking required

In my opinion, we should still eliminate all parking requirements except for multi-family residential and set the minimum parking requirements for multi-family at the same or lower than the ratios shown above.

Best regards,

--Jacob

California Government Code § 65915, subdivision (p):

(p) (1) Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

(A) Zero to one bedroom: one onsite parking space.

(B) Two to three bedrooms: one and one-half onsite parking spaces.

(C) Four and more bedrooms: two and one-half parking spaces.

(D) One bedspace in a student housing development: zero parking spaces.

(2) (A) Notwithstanding paragraph (1), if a development includes at least 20 percent low-income units for housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b) or at least 11 percent very low income units for housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per unit. Notwithstanding paragraph (1), if a development includes at least 40 percent moderate-income units for housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, and the residents of the development have unobstructed access to the major transit stop from the development then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per bedroom.

(B) For purposes of this subdivision, "unobstructed access to the major transit stop" means a resident is able to access the major transit stop without encountering natural or constructed impediments. For purposes of this subparagraph, "natural or constructed impediments" includes, but is not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.

(3) Notwithstanding paragraph (1), if a development meets the criteria of subparagraph (G) of paragraph (1) of subdivision (b), then, upon the request of the developer, a city, county, or city and county shall not impose vehicular parking standards if the development meets any of the following criteria:

(A) The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development.

(B) The development is a for-rent housing development for individuals who are 55 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(C) The development is either a special needs housing development, as defined in Section 51312 of the Health and Safety Code, or a supportive housing development, as defined in

Section 50675.14 of the Health and Safety Code. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(4) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide onsite parking through tandem parking or uncovered parking, but not through onstreet parking.

(5) This subdivision shall apply to a development that meets the requirements of subdivisions (b) and (c), but only at the request of the applicant. An applicant may request parking incentives or concessions beyond those provided in this subdivision pursuant to subdivision (d).

(6) This subdivision does not preclude a city, county, or city and county from reducing or eliminating a parking requirement for development projects of any type in any location.

(7) Notwithstanding paragraphs (2) and (3), if a city, county, city and county, or an independent consultant has conducted an areawide or jurisdiction-wide parking study in the last seven years, then the city, county, or city and county may impose a higher vehicular parking ratio not to exceed the ratio described in paragraph (1), based upon substantial evidence found in the parking study, that includes, but is not limited to, an analysis of parking availability, differing levels of transit access, walkability access to transit services, the potential for shared parking, the effect of parking requirements on the cost of market-rate and subsidized developments, and the lower rates of car ownership for low-income and very low income individuals, including seniors and special needs individuals. The city, county, or city and county shall pay the costs of any new study. The city, county, or city and county shall make findings, based on a parking study completed in conformity with this paragraph, supporting the need for the higher parking ratio.

(8) A request pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).



City of Fort Bragg

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

Text File

File Number: 25-13

Agenda Date: 2/12/2025

Version: 3

Status: Business

In Control: Planning Commission

File Type: Planning Staff Report

Agenda Number: 7A.

Receive Report and Consider Approval of Sign Permit 2-24 (SP 2-24) for New Signage at Gulf Oil Service Station, 105 S. Main Street



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission **DATE:** February 12, 2025

DEPARTMENT: Community Development Department

PREPARED BY: Sarah Peters, Assistant Planner

PRESENTER: Sarah Peters, Assistant Planner

AGENDA TITLE: Receive Report and Consider Approval of Sign Permit 2-24 (SP 2-24) for New Signage at Eel River Fuels Gas Station, 105 South Main Street

RECOMMENDATION

Staff recommends approval of sign permit SP 2-24 as conditioned and based on the findings for approval.

BACKGROUND

In 2022 a code enforcement letter was sent to the former property owner regarding the gas station canopy at 105 S. Main Street, which was damaged in a windstorm (see aerial view of site and canopy photo below). The property has since been acquired by a new owner, who wishes to substantially remodel the convenience store, replace the gas station canopy with a larger canopy, and rebrand the gas station.

Figure 1 –Aerial View of Eel River Fuels at Oak and Main Streets



Figure 2: Photo illustrating damaged canopy



On April 10, 2024, Planning Commission approved a project to remodel the existing 1,536 SF convenience store with an addition of 447 SF into a 1,809 SF convenience store; install 660 SF of new landscaped area; replace and expand the existing gas station canopy; and replace existing gas dispensing units located at 105 South Main Street. At that time, the applicant had not yet contracted with a franchise, so complete information on new and replacement signage was not available for review. Therefore, during the hearing, direction was given that a completed sign permit application be brought back to Planning Commission for review and a decision.

PROJECT DESCRIPTION

Applicant has chosen Gulf Oil as their franchise, and proposes to install signage on the North, South and East facing sides of the canopy; replace each of the existing gas dispensing unit valances with the Gulf brand signage; and replace the existing nonconforming monument sign with a rebranded monument sign that is more conforming in height. The primary proposed colors are Gulf Orange, Gulf Blue and Gulf White. See proposed sign plan attached.

DISCUSSION AND ANALYSIS

The approval of a sign permit shall require the Planning Commission to first establish a basis for the findings listed in CLUDC Section 18.38.030.D. The applicant proposes to install three new signs as follows: Two 19.24 SF signs on the canopy and reuse of the existing monument sign at the corner of Main and Oak Streets. CLUDC Chapter 17.38.060 outlines general sign standards and 17.38.070 outlines standards for each zone and sign type.

Height. The canopy signs meet all requirements regarding height as they are below the roof line of the canopy as required by CLUDC 17.38.070.B, Table 3-12.

The existing monument sign is of non-conforming height at 12 feet, and is built with wood beams reflecting the timber culture of the area. The size of the sign face, excluding prices, would be 14.46 square feet.

This application proposes to use existing platform and framing, and reface the freestanding sign with the new Gulf branding. The sign height will be reduced from its non-conforming height of 12 feet, to a more conforming height of 10 feet to meet the requirements for a non-conforming monument sign.

Figure 3 – Existing and Proposed Freestanding Monument Signs

C

MID Sign Visuals




Existing: Side 2



Proposed: Side 2



Existing: Side 4



Proposed: Side 4



Existing: Side 3



Proposed: Side 3

THIS IS NOT AN INSTALLATION GUIDE

Permit Pack

Facility #	Date	Customer	Created by	Revision #	Page #	
92067932	02_03_2025	Van De Pol Enterprises, Inc	B.DIGHERO	R11	7 OF 12	BIG RED ROOSTER FLOW 7 Northfield Plaza, Ste 250 Northfield, IL 60093 P: (847) 441-1818 F: (847) 592-9568

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The Planning Commission can pre-approve the proposed sign height change as a reduction in non-conforming status so long as the following specific findings can be made, per Section 17.38.090(B) of the Coastal Land Use and Development Code.

1. The new proposed sign is significantly more conforming in height and/or area than the existing sign.
2. By approving the new sign, the exception will eliminate the existing nonconforming sign.
3. The non-conforming sign shall be brought into conformance with the sign ordinance within five years of the application date.

These findings can be made as a new sign would be non-conforming in height, but it would be more conforming than the existing sign, and the non-conforming sign will be brought into

conformance with the sign ordinance within five years of the application date. The Planning Commission could adopt **Special Condition 1** to define the final height of the Monument Sign.

Special Condition 1. The Monument Sign shall be limited to 10 feet in height, and the non-conforming sign will be brought into conformance with the sign ordinance within five years of the application date.

Alternatively, the Planning Commission could deny the exception to the height limitation requirement or require a different height.

Monument Sign Illumination. The proposed monument sign would be internally illuminated. Design guidelines for internally illuminated signs require the following:

“Monument signs may be internally illuminated; however, the sign copy shall be the only portion of the sign face that is illuminated. The sign background or field shall be opaque with a non-gloss, non-reflective finish.”

Therefore, **Special Condition 2** is recommended, as applied to the sign face. Per 17.38.040.E.5 of the sign code, service station price signs required by State law are exempt from the City’s sign permit requirements, thus are not considered part of the sign face.

Special Condition 2. The face of the monument sign shall include internal illumination only of the sign copy and logo.

Sign Location. The proposed locations for signs conform with requirements. The proposed monument sign would be located in the same location as the current monument sign, which does not conform with the minimum 20-foot setback from the curb for the traffic safety visibility area but is a pre-existing non-conforming sign. Staff referred this project to Public Works and they requested that the applicant consider sign modifications to make it more compliant with the traffic safety visibility codes, which could be done by removing the non-load-bearing wood paneling on the bottom of the sign on both sides to create a visibility window. They also recommended that applicant eliminate the cash price column (and post this information elsewhere) or otherwise narrow the sign width in order to create additional view windows on each side of the sign to increase pedestrian safety.

After discussion with staff, Applicant amended the proposed monument sign to include removal of the wood paneling (see Figure 4 below) to improve visibility. Planning Commission could elect to impose **Optional Special Condition 3** to remove the cash prices column from the monument sign to create room for view windows on each side of the sign which would also increase traffic visibility safety at this intersection.

Optional Special Condition 3. The freestanding monument sign width shall be sufficiently decreased to increase through visibility on either side of the sign between frame and sign face.

Color. The proposed canopy signage complies with the Citywide Design Guideline sign standards as described below:

1. The canopy signs have been “designed to relate to the architectural features of the building on which they are located.” The sign design relates to the utilitarian architectural features of the canopy and store.
2. The proposed canopy signs may be seen to “coordinate with the building design, materials, color, size, and placement” as illustrated in the visual simulation as shown in Figure 4. The blue color on the Gulf discs coordinates with both the blue and grey of the store entrance.

However, the large amount of bright orange signage is not entirely in keeping with the Design Guidelines, which state that “Colors west of Highway 1 should recede in the view shed or be subordinate to the view shed... in the coastal zone, color palette should focus on earth tone colors. Bright and sharply contrasting colors should be avoided.”

Figure 4 – Partial East Elevation of Approved Store Colors, Proposed Sign Plan



The Planning Commission has the option to require an amendment to colors and/or color ratios. For example, the orange panels on the canopy could be entirely, or in part, replaced with the Gulf Blue, Gulf White, or one of the Gulf Grays shown in the Gulf Oil color palette, This would be more consistent with the Design Guidelines, while still allowing use of the existing orange in the two canopy Gulf discs, the monument sign, all of the dispenser valances, and canopy posts. To that end, **Optional Special Condition 4** is included for consideration.

Special Condition 4. Applicant shall submit an amended sign plan that replaces some or all of the orange canopy panels with color design more in keeping with the Design Guidelines, as approved by the Director.

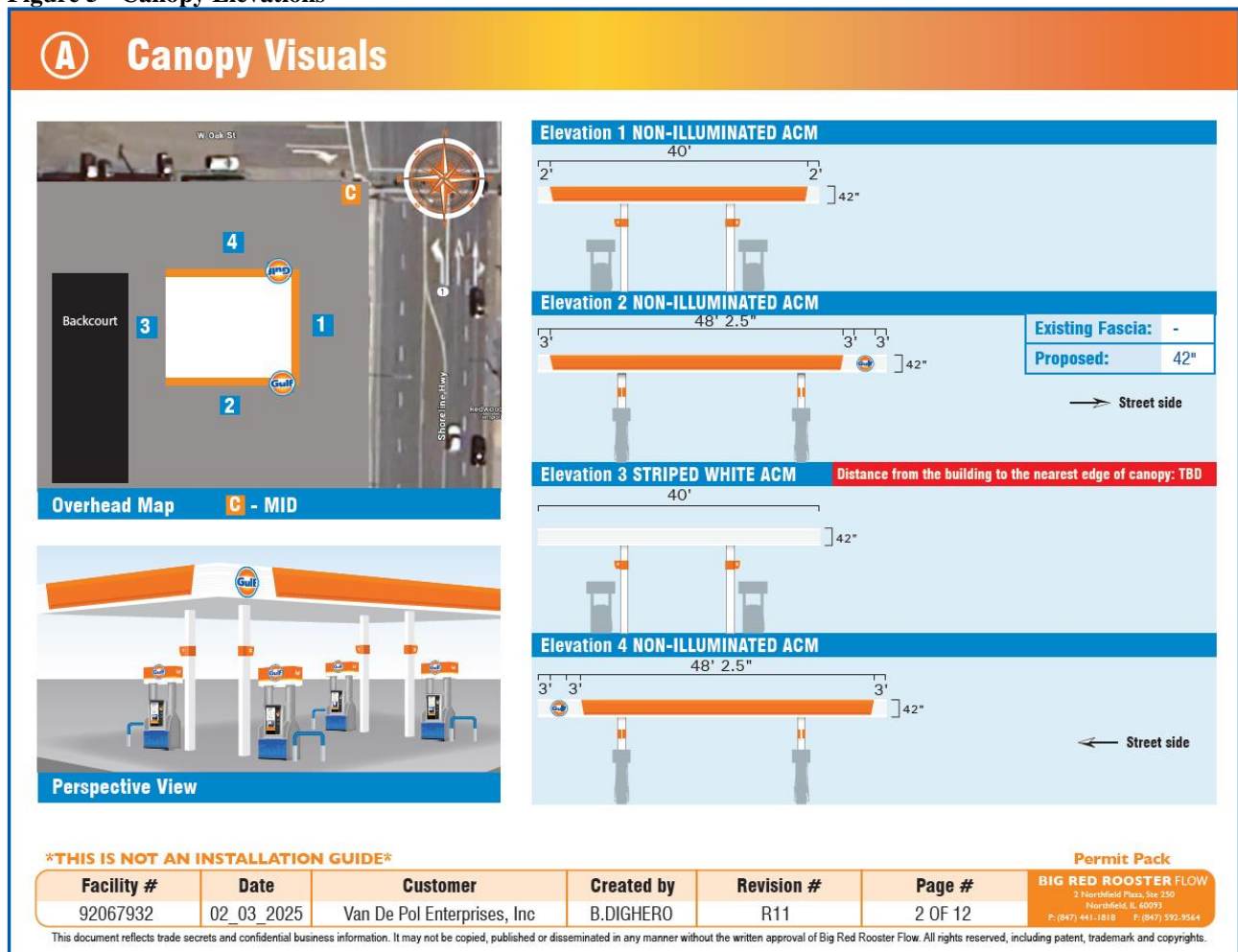
Legibility. The proposed signage also complies with sign legibility preferred standards with regard to:

- Providing a brief message
- Avoiding faddish and bizarre typefaces
- Using significant contrast
- Using easy to read lettering styles

Placement. The project complies with the Citywide Design Guideline sign placement mandatory standards as described below:

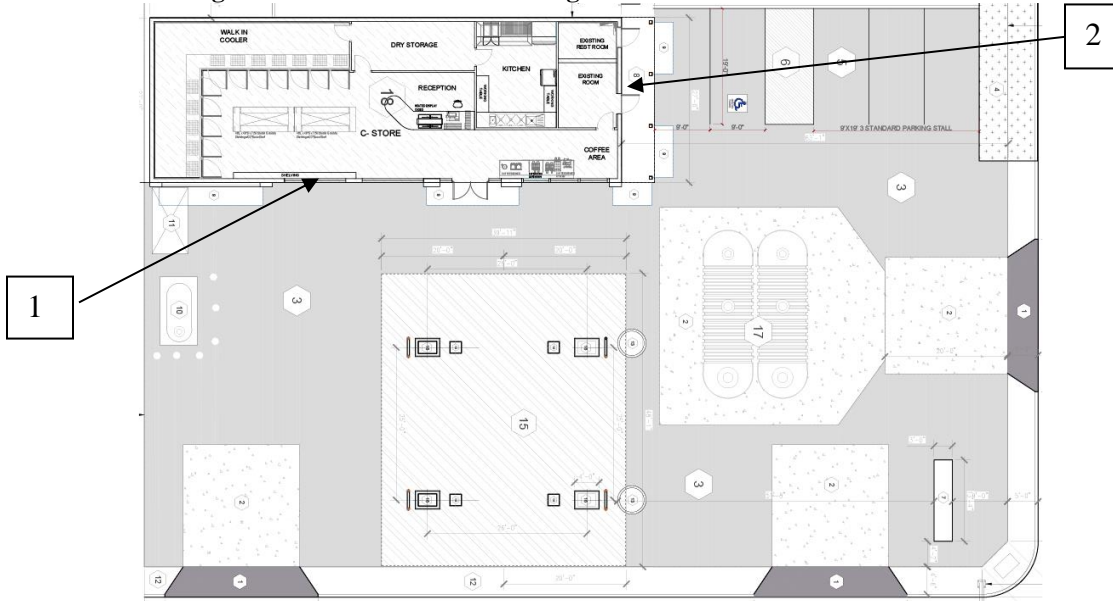
1. The project’s canopy signs do “not project above the edge of the rooflines” or “obstruct windows and/or doorways”
2. The location and extent of the signs will “not obstruct scenic views.”

Figure 5 - Canopy Elevations



Maximum Sign Area. Table 3-12 of the CLUDC outlines sign standards and allows maximum sign areas based on building frontage. The subject building will have a frontage of 77 linear feet on Main Street, and 27 linear feet of secondary frontage on Oak Street, permitting a maximum of 65 square feet of total signage (see Figure 6 and 7).

Figure 6: Maximum Permitted Sign Area Calculation



This application proposes a total of 58.26 square feet of total signage, in compliance with the CLUDC (see Figure 8). The proposed monument sign would be 14.46 SF total (only one face of each double sided sign is counted towards the total allowable square footage) which complied with the sign code. The dispenser valances and door skirts would be 43.8 SF for a total proposed square footage of 58.26 SF. Gulf discs on canopy were not included in the overall sign square footage, as the City has not been in the practice of including branded logos in overall signage calculations.

Figure 7 - Total Square Footage Allowance Calculation

Dimension	Frontage Type	Length	Multiplier	Square Footage Allowance
1	Primary	77	.66	51
2	Secondary	27	.50	14
Total Permitted Square Footage				65

Figure 8 - Total Proposed

Sign	Square Feet
Freestanding sign	14.46
Dispenser Valances	16.76
Door Skirts	27.04
TOTAL:	58.26

Monument Sign. The monument sign complies with the other requirements of the Design Guidelines, as follows:

- It is “placed perpendicular to the street.”
- It is “placed so that sight lines at entry driveways, pedestrian throughways, and circulation aisles are not blocked.”
- It provides “architectural elements on the sides and top to frame the sign pane(s).”
- It incorporates materials and colors are “compatible with materials and colors of the development the sign serves.”
- It is in “scale with its adjacent building.”
- It “incorporates landscaping at the Sign Base.”

As conditioned, the proposed signage is consistent with the City’s Design Guidelines.

FISCAL IMPACT/FUNDING SOURCE

Privately funded, no fiscal impact to City.

STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY

As conditioned, this project would be consistent with the Design Guidelines for colors/signs.

ALTERNATIVES

See discussion above.

STANDARD CONDITIONS

1. This action shall become final on the 11th day following the decision unless an appeal to the City Council is filed pursuant to CLUDC Chapter 17.92 - Appeals.
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).

SPECIAL CONDITIONS

1. The Monument Sign shall be limited to 10 feet in height, and the non-conforming sign will be brought into conformance with the sign ordinance within five years of the application date.
2. The face of the monument sign shall include internal illumination only of the sign copy and logo.
3. The freestanding monument sign width shall be sufficiently decreased to increase through-visibility on either side of the sign between frame and sign face.
4. Applicant shall submit an amended sign plan that replaces some or all of the orange canopy panels with color design more in keeping with the Design Guidelines, as approved by the Director.

ATTACHMENTS

1. Application
2. Site Plan
3. Sign Plan

NOTIFICATIONS

Applicant Agent:
McHale Sign Company
3707 Electro Way
Redding, CA 96002

Notify Me Lists:
Planning Commission Agendas
Fort Bragg Downtown Businesses

City of Fort Bragg
Community Development Department
 416 North Franklin Street
 Fort Bragg, CA 95437
 Tel: (707) 961-2823
 Fax: (707) 961-2802
<http://city.fortbragg.com>
 email: CDD@fortbragg.com



Sign Permit #: _____
Submittal Date: _____
Fee Paid On: _____
<i>City Use Only – April 2024</i>

FBMC 17.38 (for properties within the Coastal Zone)

FBMC 18.38 (for properties outside the Coastal Zone)

SIGN PERMIT APPLICATION

Sign Permit Applications must be submitted with a **detailed drawing of the proposed sign** and a \$50 Sign Permit Fee. Applications are reviewed for compliance with the Fort Bragg Municipal Code (see above FBMC sections) and the Citywide Design Guidelines. These can be found on the City's website along with the sign permit brochure at <http://city.fortbragg.com>. Some signs also require a building permit.

Applicant Name: April Zelt

Mailing Address: 3707 Electro Way

City & State: Redding, CA

Phone Number: 530-223-2030 Email: april@mchalesign.com

Business Name: Gulf

Property Address: 105 S Main St. Fort Bragg, CA 95437

Sign Contractor's Name (if applicable) McHale Sign Co

Name of Property Owner: Ghulam Ansari

What is the area of the proposed sign in square feet? 81.28

How will the sign be lighted? Internal LED's

What is the length of the building which has frontage on a public street? (Include both building frontage lengths for corner buildings): 92 LF

What is the area of any existing sign(s) on the property? 55.66 SF

Exactly where on the property or building will the sign be located? Corner of lot & Canopy

Exactly how high will the top and bottom of the sign be from the ground? Bottom- 6' & Top- 10'

How will the sign be mounted? (x) flat against the building () right angles to the building (x) freestanding () other _____

ATTACH AN ACCURATE DRAWING, CLEARLY DESCRIBING THE DIMENSIONS, DESIGN, COLORS, CONSTRUCTION MATERIALS, AND LOCATION OF THE PROPOSED SIGN.

The information provided in this application is accurate and complete to the best of my knowledge.

Signature: *April Zelt* Date: 12/12/24

Property Owner Approval*:

Signature: _____ Date: _____

*Property owner approval may be submitted via email to CDD@fortbragg.com in place of signature.

FOR CITY USE ONLY:

Findings for approval. The approval of a sign permit shall require that the review authority first make all the following findings, as applicable.

- Yes No All Application materials received.
- Yes No Sign Permit Fee paid (please attach proof of payment).
- Yes No The proposed signs do not exceed the standards of Sections 18.38.070 (Zoning District Sign Standards) and 18.38.080 (Standards for Specific Sign Types), and are of the minimum size and height necessary to enable pedestrians and motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
- Yes No That the placement of the sign on the site is appropriate for the height and area of a freestanding or projecting sign;
- Yes No That a flush or projecting sign relates to the architectural design of the structure. Signs that cover windows, or that spill over natural boundaries, and/or cover architectural features shall be discouraged;
- Yes No The proposed signs do not unreasonably block the sight lines of existing signs on adjacent properties;
- Yes No The placement and size of the sign will not impair pedestrian or vehicular safety;
- Yes No The design, height, location, and size of the signs are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
- Yes No The proposed signs are in substantial conformance with the design criteria in Subsection 18.38.060.F (Design criteria for signs) and the Signs chapter of the Citywide Design Guidelines.
- Yes No Property Owner approval has been obtained by signature on front page of this document or via email (please attach email to this application).

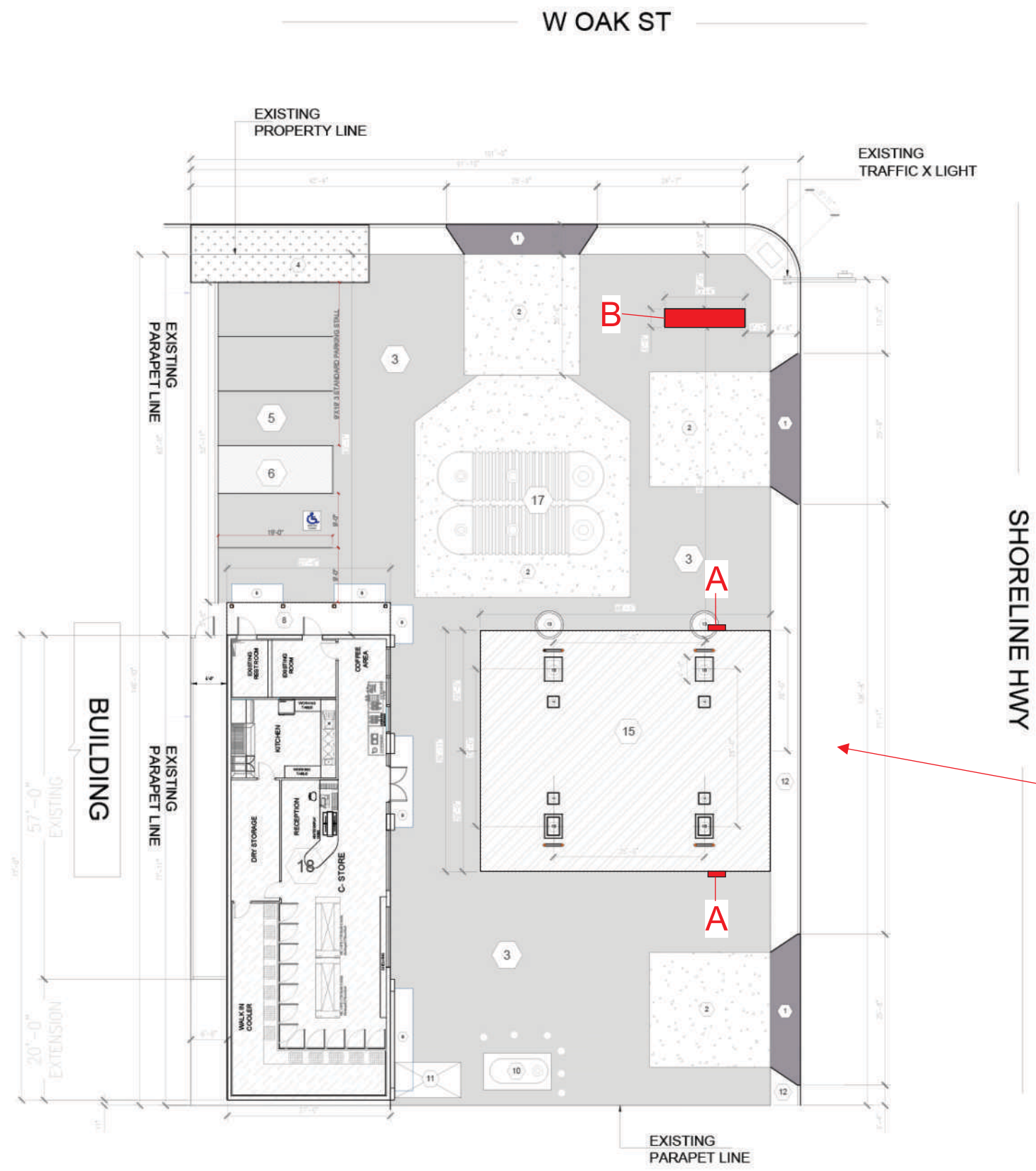
Community Development Department Action

Approved: _____ Date: _____
Denied: _____ Date: _____
Reason for Denial: _____

Planning Commission Action: _____ Date: _____

Conditions of Approval:

1. If required, a building permit shall be obtained prior to erecting the sign on the property. Please contact the City of Fort Bragg Community Development for further information.



C-2.0 PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"

SIGN	DESCRIPTION	SQFT	QTY	TOTAL
A	GULF DISC	9.62	2	19.24
B	MONUMENT	14.4	1	14.40
				33.64



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE INCLUDING PROPER GROUNDING AND BONDING OF THE SIGN

(A thorough site survey is required to obtain exact sizes for correct install. Clear and unobstructed access required behind wall for remote wiring but adequate blocking behind wall required for support. Primary 120 volt electric feed done by others.)

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electric Code.



**3707 ELECTRO WAY
REDDING, CA 96002
(530) 223-2030
FAX (530) 223-2060**

mchalesign.com

OWNERSHIP OF THIS DESIGN IS HELD BY McHALE SIGN INC. THIS DESIGN IS FOR PERSONAL USE AND IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR IS TO BE COPIED, REPRODUCED, OR EXHIBITED IN ANY MANNER.

GULF
105 S MAIN ST
FORT BRAGG, CA 95437

PREPARED BY:

PATRICK HRABE
GRAPHIC DESIGNER
McHALE SIGN CO.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE INCLUDING PROPER GROUNDING AND BONDING OF THE SIGN

(A thorough site survey is required to obtain exact sizes for correct install. Clear and unobstructed access required behind wall for remote wiring but adequate blocking behind wall required for support. Primary 120 volt electric feed done by others.)

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electric Code.



FACILITY NAME:

ONE STOP SHOP

PROJECT LOCATION:

105 S MAIN ST,
FORT BRAGG, CA, 95437

PROJECT OVERVIEW:

- A** Canopy Visuals
- B** Dispenser Visuals
- C** Main ID Visuals
- D** Amenity Bin / Paint Visuals

approval signature

I have reviewed the visuals within this document and I approve the designs and scope of work listed within.



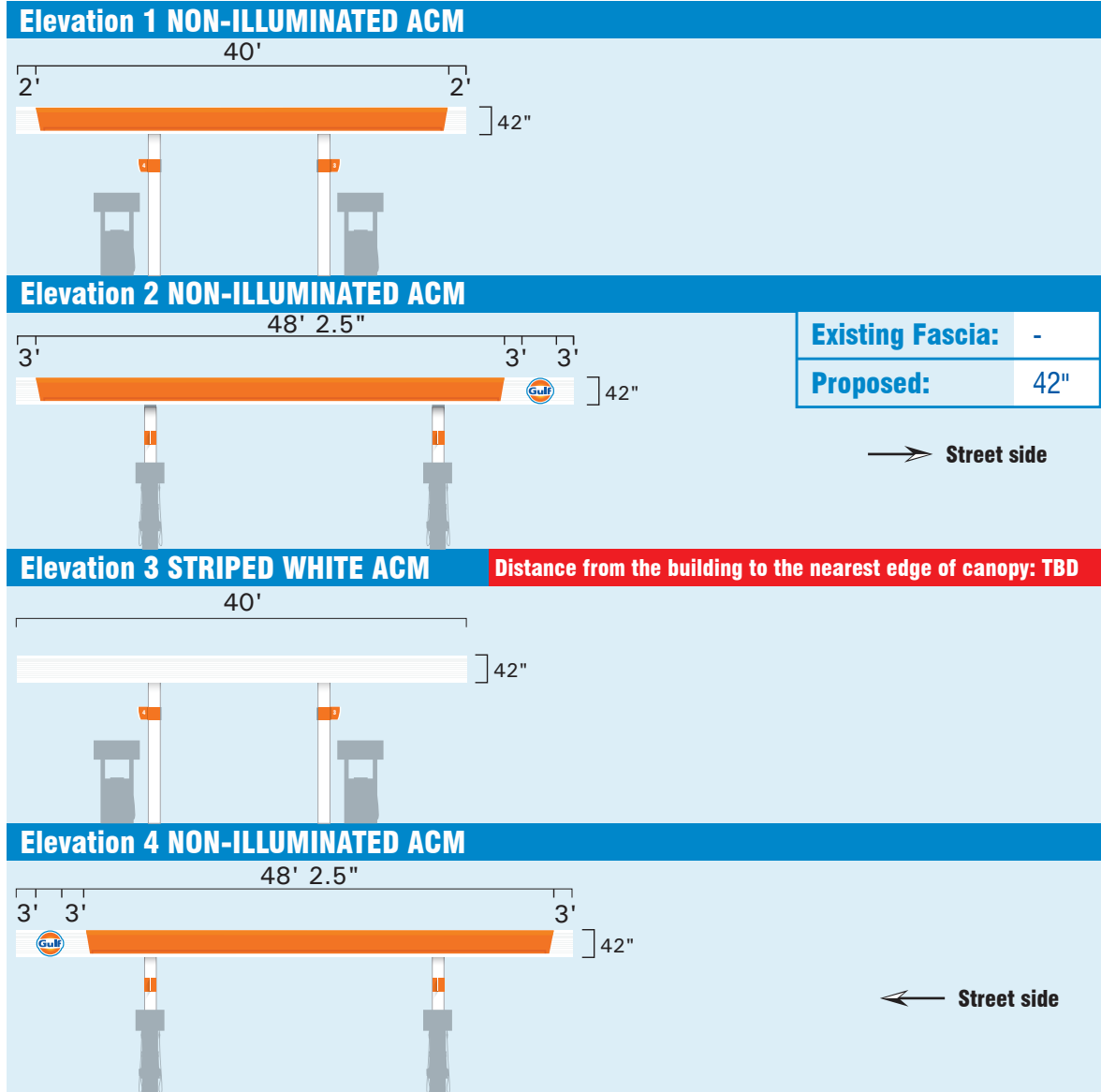
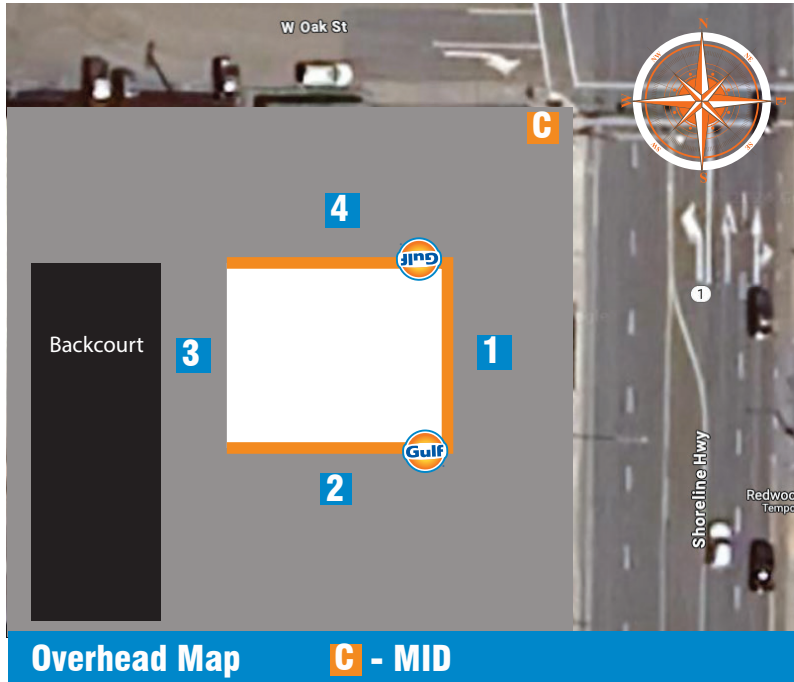
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Northfield, IL 60093
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A Canopy Visuals



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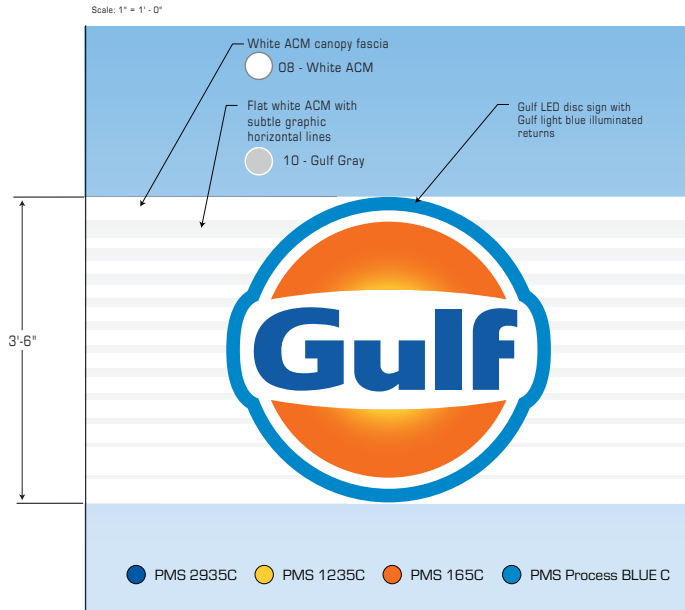
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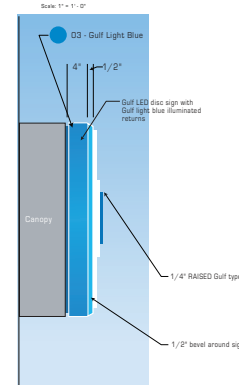
A

Gulf Disc

42" CONTAINED DISC disc sign elevation

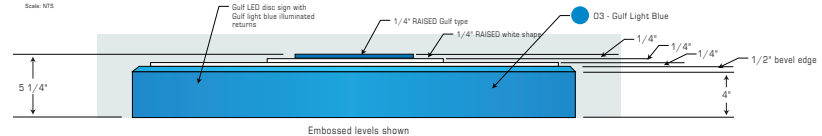


Side Elev

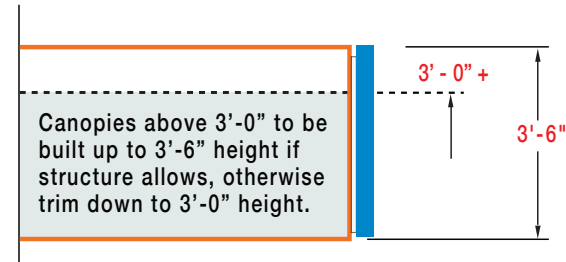
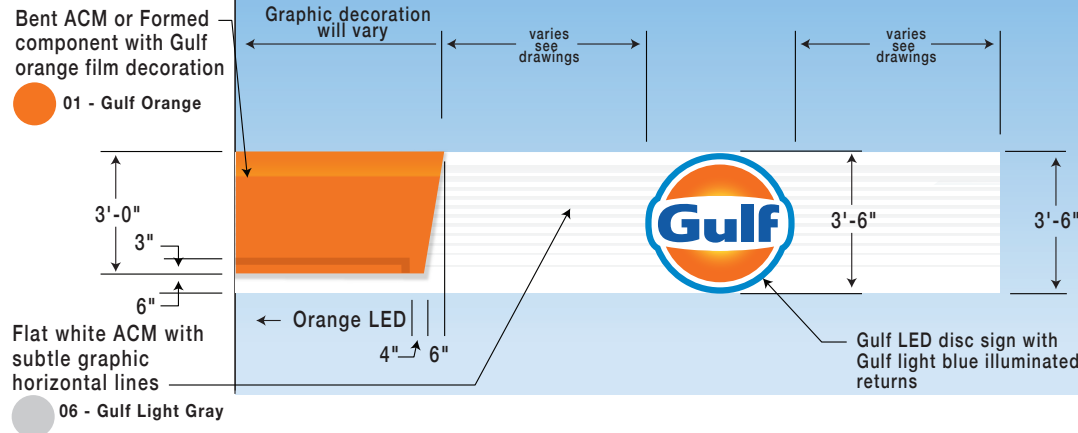


Quantity:	2
Total SF:	19.24
Fascia Height:	42"

Emboss canopy disc sign elevation



Right Handed Primary Street Application 42" Fascia - Gulf Disc Sign Options - 48", 42", 36"



B 42" high canopy fascia with 42" tall disc sign elevation

Scale: 1/4" = 1' - 0"

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B Dispenser Visuals

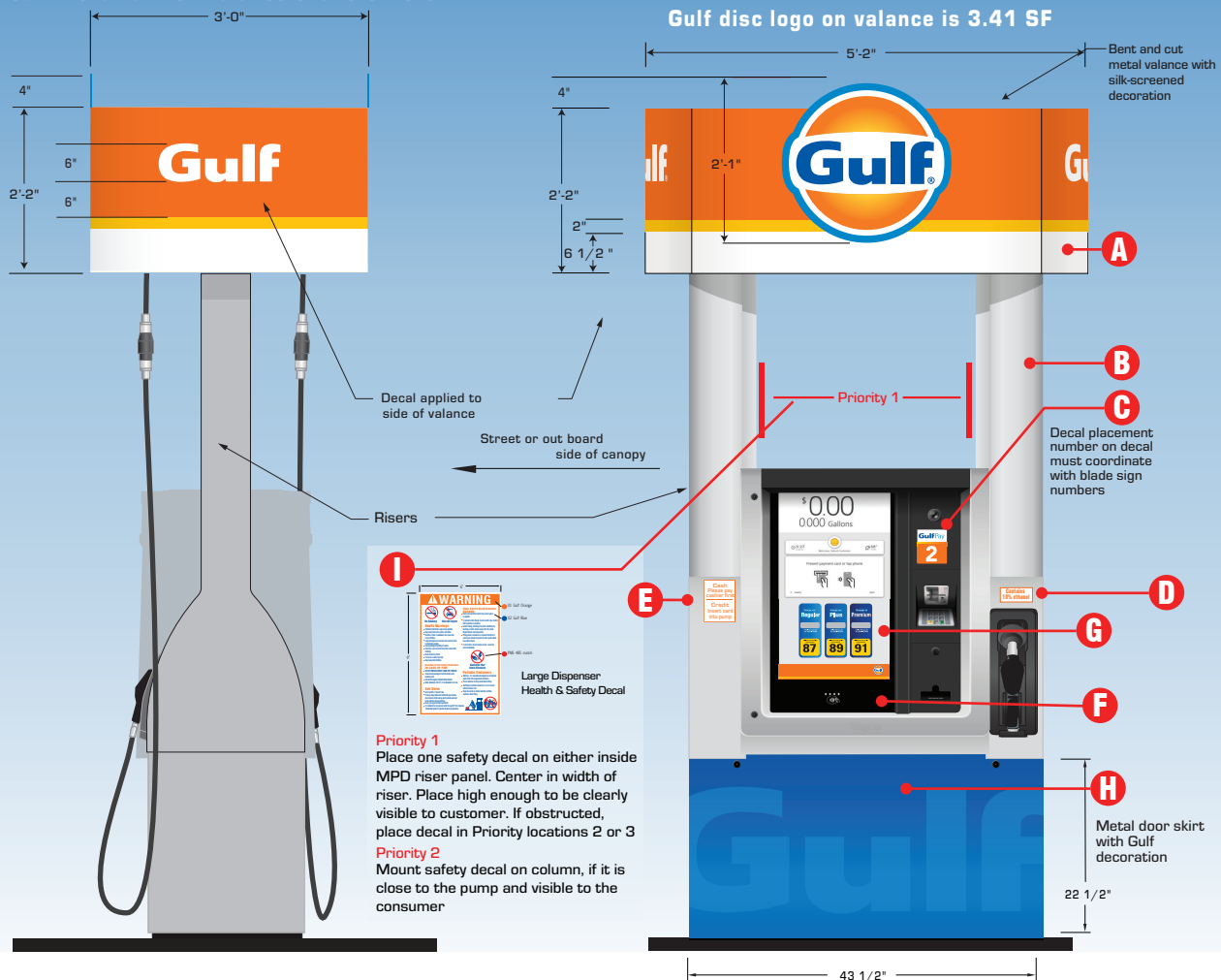
State/local regulatory messages are the responsibility of Gulf Oil's dealer/distributor

***While reimagining the dispensers, if the weights and measures labels have to be altered please remove them and place them on a 8.5"x11" paper and hand deliver to a store representative. Ask the store representative to call the listed number for a new test.**

***Wayne Ovation 2 dispensers will receive column warning decals.**

Gulf wordmark on valance end is 0.78 SF

Gulf disc logo on valance is 3.41 SF



A ■ Install Valance

- Standard
- Flat End
- Narrow
- 16" Tall
- 10" Tall
- Contained logo
- No logo

B □ Install New Riser

if damaged or not silver

C ■ Install Number Decal

- Gulf Pay
- No Gulf Pay

D ■ Install Ethanol Decal

- Standard 10%
- CA 10%
- MA Decal
- DE Decal
- No Ethanol

E ■ Install Cash/Credit Decal

F ■ Polycarbonate Areas

- must be gulf approved colors:
--Black or Silver
- Install New Polycarb Overlays
 - Paint Trim Area

G ■ Install Octane Decals

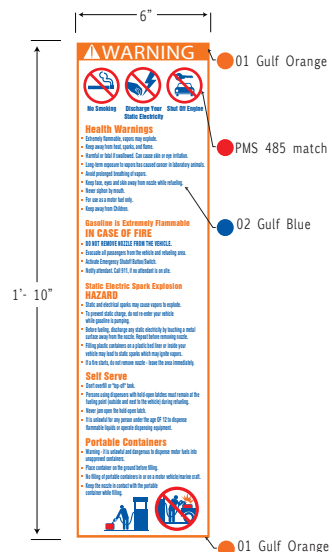
- 87
- 89
- 91
- 93
- Diesel

H ■ Install Door Skin

- Branded
- Unbranded

I ■ Install Warning Decal

- Standard (Priority 1)
- Column (Priority 2)



Proposed New

Wayne Anthem 3+0

Quantity: 4

Column Decal Graphic

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C MID Sign Visuals

New 4' x 7' 2" TP Sign
 46 1/4" x 42 5/16" Face with 31" x 32 3/4" Gulf Embossed logo
 w/ 7.896" x 23.757" (2 pieces ea.) Digital print Use **Gu10222612.DP**
 Gulf ID to face street side
 6 Product Pricer w/ 6" Able 7-Segment LEDs
 Painted product
 (CA. Spec's, Grade Copy to be 1/6" / Gasoline/Diesel 1/3" of Numerals)

Proposed - 14.46 SQFT



Existing - 55.66 SQFT



Existing: Side 1

Proposed: Side 1



Other Office Locations:
 Los Angeles - Oceanside - Las Vegas
 Tacoma - Kansas City - Milwaukee
 Milwaukee - Eureka - Houston
 San Antonio - Atlanta
 Tampa - Daytona Beach

Building Quality Signage For American Business
 Revisions:
 1
 2
 3
 4
 5
 6
 7

Account Rep:

Project Manager: **Heather Taliaferro**

Drawn By: **Brenda Lammers**

Project / Location:



105 S. MAIN ST.
 FORT BRAGG, CA

This original drawing is provided as part of a planned project and may not be embodied, copied or reproduced without the written permission of Federal Health Sign Company LLC or its authorized agent.

Job Number: **GU20247579.E**

File Name:

Date: **11.15.24**

Sheet Number: **1** of **2**

Design Number:

Approved Approved changes

Signature _____ Date _____

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MID Sign Visuals



Existing: Side 2



Proposed: Side 2



Existing: Side 4



Proposed: Side 4



Existing: Side 3



Proposed: Side 3

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BIG RED ROOSTER FLOW
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C-Store Front Entrance

Quantity: 1

42-gallon Waste Container with Ashtray Dome Lid

- Includes (1) 42-gallon Waste Container with Dome Lid, (1) Aluminum Ashtray and (1) Liner
- Manufactured from durable, long lasting recycled polyethylene – won't dent, chip and graffiti resistant
- Unit size: 42.25"H x 18.5" Sq., 25 lbs.
- Color: Gray
- Item #73300399

Carton sizes - Ships in 3 cartons

- 42-gallon WC 19" x 20" x 35", 21 lbs.
- Ashtray Dome Lid 19" x 19" x 16", 11 lbs.
- Liner: 15" x 16" x 33", 13 lbs.



Forecourt Pump Island

Quantity: 4

Aruba 3 Waste/Windshield Service Center, Single-sided

- Includes (1) 42-gallon Waste Container, (1) WSC Side Pod, (1) Squeegee, (1) Liner, Hardware Bag, Pre-drilled holes in unit for easy assembly
- Manufactured from durable, long lasting recycled polyethylene – won't dent, chip and graffiti resistant
- Unit size: 34.5"H x 18"W x 25.5"L, 39 lbs.
- Color: Gray
- Item #759303

Carton size - Ships in 1 carton:

- Aruba 3 WC 19" x 20" x 35", 21 lbs.

Note: Liner and WSC Side Pod ship inside the unit



Forecourt Pump Island

Quantity: 0

Aruba 4 Waste/Windshield Service Center, Double-sided

- Includes (1) 42-gallon Waste Container, (2) WSC Side Pod, (2) Squeegees, (1) Liner, Hardware Bag, Pre-drilled holes in unit for easy assembly
- Manufactured from durable, long lasting recycled polyethylene – won't dent, chip and graffiti resistant
- Unit size: 34.5"H x 18"W x 36"L, 49 lbs.
- Color: Gray
- Item #75930399

Carton sizes - Ships in 2 cartons:

- Aruba 3 Single-sided WC 19" x 20" x 35", 21 lbs.
- Note: Liner and WSC Side Pod ship inside the unit
- 2nd Cove Isle WSC: 8" x 15" x 33", 13 lbs.



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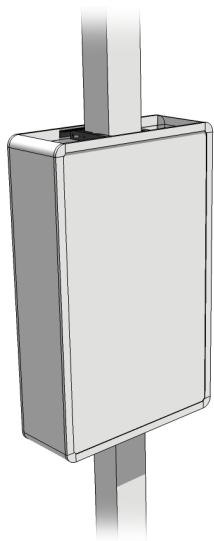
BIG RED ROOSTER FLOW
 2 Northfield Plaza, Ste 250
 Northfield, IL 60093
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Double Sided Snap Frame

Quantity: 0

Double Sided Snap Frame Description:

- Double sided snap frame should be installed on light pole or pole with best visibility. Do NOT install on MID pole.
- Installation instructions are available on the Gulf Installer portal
- Pump topper hardware is provided by BRRF. Marketing material inserts will be provided by Gulf.
- Dimensions: 70"H x 44"W x 12"D



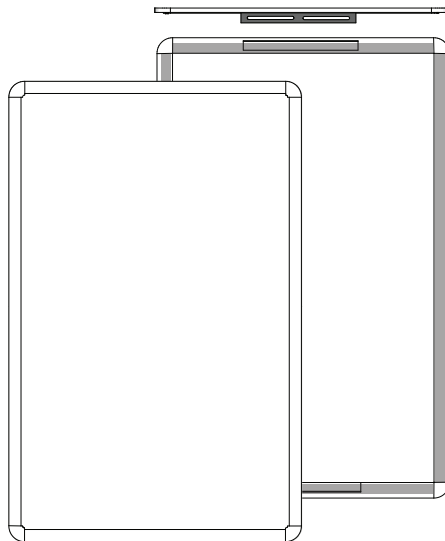
• If your site currently has a snap frame, you will need to order a new snap frame in order to ensure that the Gulf marketing materials will fit properly.

Single Sided Snap Frame

Quantity: 0

Single Sided Snap Frame Description:

- Single sided snap frame can be installed on building or on visible pole. Do NOT install on MID pole.
- POP Installation instructions are available on the Gulf Installer portal
- Pump topper hardware is provided by BRRF. Marketing material inserts will be provided by Gulf.
- Dimensions: 70"H x 44"W



• If your site currently has a snap frame, you will need to order a new snap frame in order to ensure that the Gulf marketing materials will fit properly.

Inverted Pump Topper

Quantity: 0

Inverted Pump Topper Description:

- Pump toppers should be installed inverted under bonnet of each dispenser on site - Only Gas dispensers will receive this or 3+1's. Like GulfPay.
- Installation instructions are available on the Gulf Installer portal
- Pump topper hardware is provided by BRRF. Marketing material inserts will be provided by Gulf.
- Dimensions: 12"H x 24"W



• New inverted pump toppers are a requirement to be compliant with the Gulf brand standards.

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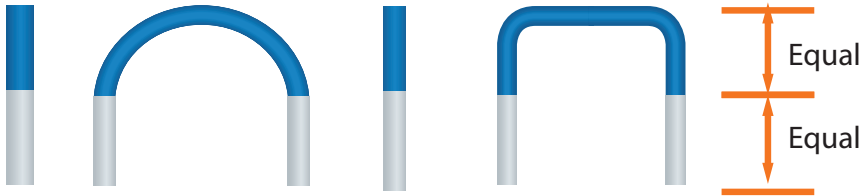
BIG RED ROOSTER FLOW
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 Northfield, IL 60093
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D Paint Visuals

Bollards

Paint bollards 50/50: 03 - Gulf Light Blue (TOP HALF)
06 - Gulf Light Gray (BOTTOM HALF)

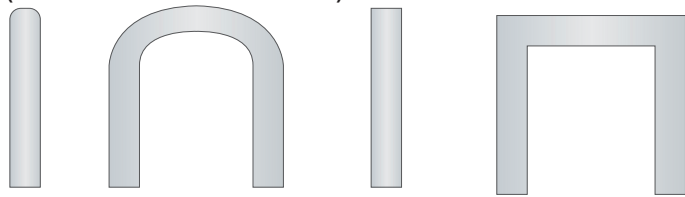
Quantity: 4



Note: 50\50 applies to all bollards around branded dispenser regardless of location (excludes stainless steel).

Paint Bollards 06 - Gulf Light Gray
(NOT UNDER CANOPY)

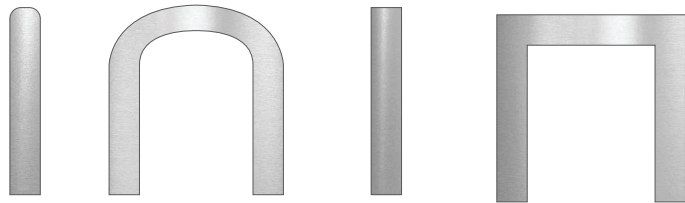
Quantity: 0



Note: Bollards next to unbranded dispensers outside of canopy (excludes perimeter & stainless steel).

Do not paint stainless steel

Quantity: 0



Islands

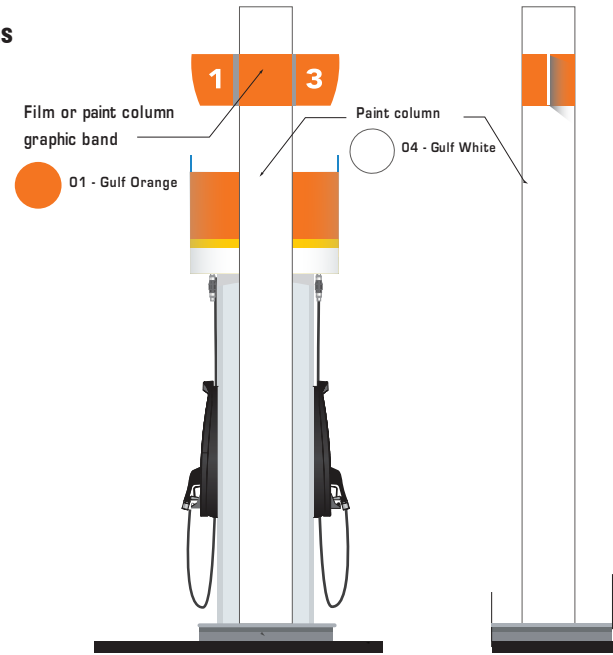
Paint curbs: 07 - Gulf Dark Gray

Do not paint stainless steel



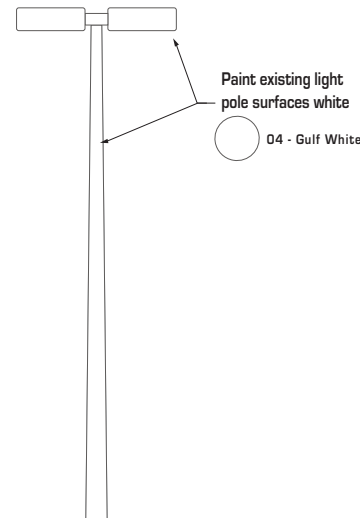
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Columns



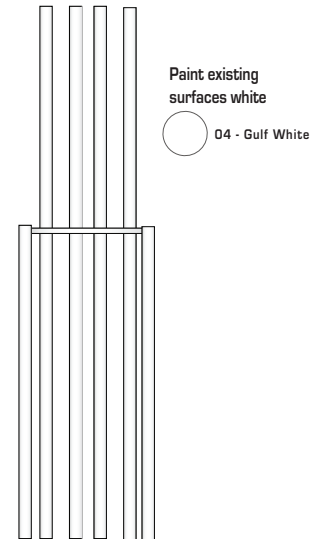
Light Poles

Do not paint stainless steel



Vent Pipes

Do not paint stainless steel



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BIG RED ROOSTER FLOW
2 Northfield Plaza, Ste 250
Northfield, IL 60093
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Paint Visuals



01 - Gulf Orange
 Forecourt: Fascia Component, Dispenser Valance, Blade Signs
 3M Bright Orange -180M C 14
 PMS 165 C
 Sherwin Williams Custom Color - Paint Spec
 Paint Finish - Semi Gloss used on MID poles



02 - Gulf Blue
 Forecourt: Fascia Component, Dispenser Valance, Dispenser Skirt
 3M Film Intense Blue 180 - 4 7
 PMS 2935 C
 Sherwin Williams Custom Color - Paint Spec
 Paint Finish - Semi Gloss - Paint application not presently used on forecourt



03 - Gulf Light Blue
 Forecourt: Dispenser Skirt, Top of Bollard
 3M Film Olympic Blue 180 - 5 7
 PMS Process BLUE C
 Sherwin Williams Custom Color - Paint Spec
 Paint Finish - Semi Gloss



04 - Gulf White - Paint
 Forecourt Columns, Dispenser Valance, Blade Signs,
 Store walls, Car Wash walls above wainscot, Undercanopy
 Kiosk walls above wainscot, Light Poles, Vent Pipes
 Sherwin Williams - Snow Bound SW-7004 White
 Paint Finish - Satin



05 - Gulf Yellow
 Forecourt: Fascia Component, Dispenser Valance, MID
 3M Film Sunflower yellow 3650-2 5
 PMS 1235 C
 Sherwin Williams Custom Color - Paint Spec
 Paint Finish - Semi Gloss for MID Band - poles
 and cabinet



06 - Gulf Light Gray
 Forecourt: Gulf Light Gray on lower section
 for bollards under the fueling canopies
 Existing dispenser risers that are not approved
 prefinished Stainless steel, or silver can be
 painted 06 Gulf Light Gray - Semi gloss finish



07 - Gulf Dark Gray
 Forecourt: Island Curb Paint,
 MID footing base above ground paint
 PMS 430 C
 Sherwin Williams - City Scape - SW-706 7
 Paint Finish - Satin



08 - White ACM
 Forecourt: Fascia of Canopy
 Reynobond Duragloss 3000 bright white or
 Eastman White or equal



09 - Gulf White Canopy Deck - Paint
 Forecourt: Canopy Deck
 Sherwin Williams - Extra White SW-7006 White
 Paint Finish - Semi Gloss



10 - Gulf Gray
 Forecourt: Canopy Fascia Lines
 Custom Mix - Semi Gloss



11 - Gulf Diesel Green
 Forecourt: All Diesel applications:
 Dispensers, MID
 3M Bright Green 74 5
 PMS match 35 5



12 - Gulf Wainscot Gray
 Car Wash wainscot, Undercanopy
 Kiosk wainscot
 Sherwin Williams
 7016 Mindful Gray



13 - Gulf Logo bright yellow
 Used in Gulf logo.
 PMS 116 C Match
 Highlight yellow in Gulf Logo



14 - Gulf black
 Forecourt: Diesel undercanopy deck
 Black
 Satin finish

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Permit Pack

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92067932	02_03_2025	Van De Pol Enterprises, Inc	B.DIGHERO	R11	11 OF 12

BIG RED ROOSTER FLOW
 2 Northfield Plaza, Ste 250
 Northfield, IL 60093
 P: (847) 441-1818 F: (847) 592-9561



Paint Visuals

INT/EXT ARCHITECTURAL
SHER-CRYL HPA ACRYLIC
SEMI-GLOSS IFC 8012NP

GULF OIL ORANGE
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
R4-New Red	2	36	1	1
Y1-Yellow	4	25	1	-
W1-White	-	38	1	-

ONE GALLON VIVID YELLOW
B66Y0357 650895392

ORANGE

APPROVED

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.

01 - Gulf Orange
MID poles
Sherwin Williams -
Custom Color Mix
Semi Gloss

PRO INDUSTRIAL MULTI SURF ACRYLIC
EG-SHEL IFC 8012NP

7004 SNOWBOUND
SHER-COLOR FORMULA
Gulf White

CCE#COLORANT	OZ	32	64	128
N1-Raw Umber	-	-	1	1
R3-Magenta	-	-	-	1
Y3-Deep Gold	-	-	-	1

APPROVED

ONE GALLON EXTRA WHITE
B66W01561 650867591

STUCCO/MASONRY

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.

04 - Gulf White - Paint
Forecourt Columns, Dispenser
Valance, Blade Signs,
Store walls, Car Wash walls
above wainscot, Undercanopy
Kiosk walls above wainscot,
Light Poles, Vent Pipes

EG-SHEL IFC 8012NP

GULF DARK GRAY
CUSTOM SHER-COLOR MATCH

CCE#COLORANT	OZ	32	64	128
W1-White	8	40	-	-
B1-Black	2	41	-	-
R2-Maroon	-	2	-	-
Y3-Deep Gold	-	27	-	1

ONE GALLON ULTRADEEP
B66T01564 650867708

APPROVED

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.

07 - Gulf Dark Gray
Forecourt: Island Curb Paint,
MID footing base
above ground paint
PMS 430C Match
Sherwin Williams -
City Scape - SW -7067
Paint Finish - Satin

INT/EXT ARCHITECTURAL
SHER-CRYL HPA ACRYLIC
SEMI-GLOSS IFC 8012NP

GULF BLUE
CUSTOM SHER-COLOR MATCH

CCE#COLORANT	OZ	32	64	128
W1-White	-	53	1	-
L1-Blue	8	61	-	-
R3-Magenta	-	13	1	-

ONE GALLON ULTRADEEP
B66T00354 640347977

APPROVED

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.

02 - Gulf Blue
Forecourt: Presently not used
Sherwin Williams -
Custom Color Mix
Paint Finish - Semi Gloss

INT/EXT ARCHITECTURAL
PRO INDUSTRIAL DTM ACRYLIC
SEMI-GLOSS COROB P5000 IFC 8012NP

3650 SUNFLOWER YELLOW
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
Y3-Deep Gold	-	12	-	-
R4-New Red	-	1	-	-

ONE GALLON VIVID YELLOW
B66Y01157 650895236

NOT RECOMMENDED FOR USE ON VINYL

05 - Gulf Yellow
MID Band - poles and cabinet
Sherwin Williams -
Custom Color Mix
Semi Gloss

PRO INDUSTRIAL MULTI SURF ACRYLIC
EG-SHEL IFC 8012NP

7006 EXTRA WHITE
PACKAGE COLOR
Gulf White

ONE GALLON EXTRA WHITE
B66W01561 650867591

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.

09 - Gulf White Canopy Deck
Forecourt:
Canopy deck
Sherwin Williams -
Extra White SW-7006 White
Paint Finish - Semi Gloss

INT/EXT ARCHITECTURAL
SHER-CRYL HPA ACRYLIC
SEMI-GLOSS IFC 8012NP

GULF LIGHT BLUE
CUSTOM SHER-COLOR MATCH

CCE#COLORANT	OZ	32	64	128
W1-White	2	44	-	1
L1-Blue	6	19	1	1

ONE GALLON ULTRADEEP
B66T00354 640347977

APPROVED

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application.

03 - Gulf Light Blue
Forecourt: Top of Bollard
Sherwin Williams -
Custom Color Mix
Semi Gloss

PRO INDUSTRIAL MULTI SURF ACRYLIC
EG-SHEL IFC 8012NP

GULF LIGHT GRAY
CUSTOM SHER-COLOR MATCH

CCE#COLORANT	OZ	32	64	128
B1-Black	-	33	-	-
R2-Maroon	-	1	-	1
Y3-Deep Gold	-	14	-	-

ONE GALLON EXTRA WHITE
B66W01561 650867591

?

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application.

06 - Gulf Light Gray
Forecourt: Gulf Light Gray on lower section
for bollards under the fueling canopies.
Site bollards at Store, Car Wash and all bollards
not under fueling canopy should be Solid Gulf
light gray full height of bollard
Sherwin Williams - Argos SW-7065 -
Paint Finish - Semi Gloss
Sherwin Williams -
Argos SW7065
Paint Finish - Semi Gloss

NOTE: Existing dispenser risers. SW or other
paint supplier to provide new paint spec matching
Gulf Light Gray 06 for exterior metal risers. Paint spec
will need to have performance capabilities for this
forecourt condition. Semi gloss finish.

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Permit Pack

BIG RED ROOSTER FLOW
2 Northfield Plaza, Ste 250
Northfield, IL 60093
P: (847) 441-1818 F: (847) 592-9566

Flynn, Maria

From: Jacob Patterson <jacob.patterson.esq@gmail.com>
Sent: Friday, February 7, 2025 1:38 PM
To: CDD User
Subject: Public Comment -- 2/12/25 PC Mtg., Item No. 7A, Gulf Oil Sign

Planning Commission & Staff,

First, thanks to Sarah for the thorough staff report. Second, I recommend approving all of Sarah's recommendations, including adding the optional special conditions, except, perhaps, Optional Special Condition 3. I think Option Special Conditions 2 and 4 are essential, particularly 4 to remove the garish orange from the canopy.

Optional Special Condition 3 is another matter because I think its language isn't specific enough to actually require the elimination of the price information. If you want to do that, you would need to be more specific, IMO. However, if you want to require a reduced width monument sign, which is fine, you could use the suggested language just not tie it specifically to eliminating the price information as is implied by the staff report analysis.

Most customers expect gas station signs to display current prices and it doesn't make sense to have them remove it from the monument sign. This is partially true because doing so would open up the possibility of having a sign that is technically taller than the existing non-conforming sign because they could move the price information to above the logo portion of the monument sign for the same state law reason we don't include that area in our calculations because price info is exempt from local sign requirements. If they took this route, it would potentially add four feet to the physical height of the sign for a total height of 14 feet rather than the existing 12. Basically, they have a right to put pricing information on a sign at their discretion and if you reduce the width of the monument sign to address the Public Works concerns, then you would likely just increase the physical height of the "sign" to accommodate relocated price info even though the top four feet wouldn't be counted as part of the sign despite being part of the same structure. Of course, you may find that preferable to a wider sign as proposed. In any case, I don't have a preference but thought I would highlight the potential ramifications of your choice.

Regards,

--Jacob