



City of Fort Bragg
GENERAL PLAN
ANNUAL PROGRESS REPORT
2024







Presented March 2025

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Date to the City Council

March 24, 2025

Recent General Plan Updates

Coastal General Plan : 2008

Inland General Plan : 2012

Housing Element Update: 2019

Introduction

Government Code Section 65400 and requires jurisdictions to submit an annual report on the status of the City's General Plan to the Office of Planning and Research (OPR) and to the Department of Housing and Community Development (HCD) by April 1st each year. The General Plan Annual Report is intended to assess General Plan implementation, and the effectiveness of the plan to support orderly growth and development; preservation and conservation of open space and natural resources; and the efficient expenditure of public funds. The report is provided for informational purposes only.

A General Plan provides the legal framework for decision-making regarding land use, development, and conservation. State law requires that General Plans be kept current and internally consistent and that the Housing Element be updated every eight (8) years.

The City has two General Plans, the Inland General Plan, adopted in 2012, and the Coastal General Plan adopted in 2008. The City Council adopted Fort Bragg's 6th Cycle (2019-2027) Housing Element, which was reviewed and certified by the Department of Housing and Community Development in 2019.

The General Plan has seven State required elements and two additional elements:

- **Land Use Element** - Discusses the location, distribution, and extent of various permitted land uses within the City. This element identifies standards for population density and development intensity for each type of land use.
- **Public Facilities Element** - Establishes the essential public facilities and services to ensure that the existing and future population of Fort Bragg is provided with the highest feasible level of public services.
- **Conservation, Open Space, Energy and Parks Element**- Contains the State-mandated open space and conservation elements. Emphasis is placed on protecting the City's natural resources, protecting and enhancing environmentally sensitive areas, and providing open space and parks to meet the community's recreational needs. This element also includes specific policies and programs to ensure continued public access, preserve and enhance scenic views, and protect wetlands, bluff tops, and other natural resources.
- **Circulation Element** - Contains policies and Levels of Service standards for the roadway system, which will be updated to reflect the Vehicle Miles Traveled. This element also contains policies for public transit, bicycle facilities, parking and transportation for the mobility impaired, taking into account the relationship between land use and transportation needs of the community.
- **Community Design Element** - Establishes policies and programs dealing with the appearance of the community. It includes urban design guidelines to ensure that development contributes to

the community's identity and unique sense of place, and policies to preserve historic sites and buildings.

- **Safety Element** - Contains policies and programs to reduce the risk of injury, loss of life, and property damage resulting from natural disasters and hazardous conditions and materials.
- **Noise Element** - Contains policies and programs to reduce the community's exposure to excessive noise.
- **Sustainability Element (Inland only)** - Includes policies and programs to reduce energy use and the production of greenhouse gases, and to improve the sustainability of commercial and residential development through policies and programs that encourage green building design, materials and techniques in new construction.
- **Housing Element** - Includes policies and programs to meet the housing needs of all economic segments of the community, emphasizing increased mixed-use housing, effective utilization of infill sites, inclusionary housing, and providing additional housing for special needs groups such as seniors.

This report highlights some of the City's activities from the 2024 calendar year and how those activities relate to the General Plans.

Housing Element Implementation Activities

Due to the continued housing crisis locally and statewide, the City has prioritized activities that meet our housing goals and the following General Plan Policies:

- Goal H-1 Provide a range of housing, including single-family homes, townhouses, apartments and other housing types to meet the housing needs of all economic segments of the community.
- Policy H-1.6 Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.
- Policy H-1.7 Workforce Housing: Encourage multi-unit housing developments in order to encourage market rate rental housing, affordable housing and lower cost ownership opportunities such as townhomes and condominiums.
- Goal H-2 Expand affordable housing opportunities for persons with special housing needs such as the elderly, the disabled, households with very low to moderate incomes, and first-time home buyers.
- Policy H-2.1 Available Funding Sources: Utilize County, State and Federal programs and other funding sources that provide housing opportunities for lower-income and special needs households.
- Policy H-2.2 Encourage Senior Housing: Encourage affordable and market rate senior housing projects to be developed with density bonuses and flexible parking standards where consistent with maintaining the character of the surrounding neighborhood.

Numerous projects were pursued and ordinance updates occurred in 2024 to implement the City's Housing Element and the above policies, including the following:

HOUSING DEVELOPMENT

The Fort Bragg Apartments Project

Beginning in 2024, the City has been working with a developer on the entitlements for a three story, eighty-seven (87) unit multi-family townhome project, which includes eight units at a rent affordable to very low-income households, and seventy-nine (79) units at market rate rents. This project is proposed for 1151 S. Main Street, on a vacant, infill lot in the Coastal Zone. It includes a density bonus and inclusionary housing incentives. A public hearing before the Planning Commission was held on March 12, 2025.

Hazelwood Senior Apartments Project

Beginning in 2024, the City has been working with developers on entitlements for a three-story, affordable multi-family apartment building for seniors. This project would be located on a vacant infill lot in the Coastal zone at 860 Hazelwood Drive. The project would include 49 garden-style units: 37 one-bedroom (613 SF) and 12 two-bedroom (802 SF), with one reserved for an on-site manager. The remaining units will be income-restricted for seniors (62+) earning 30-60% of the Mendocino County area median income. On-site amenities include a community garden with raised planter beds, covered picnic tables with BBQs, and a fenced dog park. Inclusionary Housing Incentives were approved by City Council on February 24. Planning Permits are scheduled for a Planning Commission public hearing on March 26, 2025.

620 S. Franklin Street Apartment Project

The City approved entitlements in 2024 for a multi-family market rate apartment building on a vacant, infill lot in the Coastal zone. The building permit was issued in January 2025 for this small development with four units.

Other New Residential Development

In 2024, the City processed applications for five new ADUs and/or ADU Conversions and two Single Family Residence applications

ORDINANCE UPDATES AND LCP AMENDMENTS

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)

The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's ADU/JADU ordinances to comply with required updates from State law. The revised amendments were prepared in 2023, recommended by Planning Commission and Adopted by City Council in January of 2024. Subsequent revisions were made in late 2024 to comply with another round of new State laws, and these were approved by City Council in February 2025.

General Plan Relevance:

- Policy H-1.3 Secondary Dwelling Units: Continue to facilitate the construction of secondary dwelling units on residential properties.
- Program H-1.3.1 Secondary Dwelling Unit Design: Continue to implement the City's free secondary unit program to provide affordable and aesthetically pleasing second unit designs for the development of secondary units in Fort Bragg.
- Program H-1.3.2 No Development Impact Fees for Secondary Units: Continue to refrain from charging Capacity Fees for second units.

Tiny Homes and Tiny Homes Communities

In 2023, a Tiny Homes Communities ordinance was prepared, to establish regulations to allow tiny home communities on parcels of 1 acre or less. The Tiny Homes Communities ordinance was revised based on California Coastal Commission input and the City Council adopted it for the ILUDC in February 2024. The Tiny Homes and Tiny Homes Communities ordinances were adopted February 11, 2025 based on comments from the Coastal Commission and will soon be certified by the Coastal Commission.

General Plan Relevance:

- Program H-1.7.10: Tiny Home Community. Consider adopting new zoning regulations to allow for small home subdivisions, with small individual parcel ownership, in all residential zoning districts. Consider changing the minimum lot size and minimum parcel dimensions of the LUDC to accommodate tiny home communities as part of a planned unit development.

Urban Lot-Split and Urban Unit Development

In 2023, Urban Lot Split and Urban Unit Development ordinances were prepared as required by SB-9. The Planning Commission and City Council adopted a revised ordinance for the ILUDC in 2024. The City submitted a draft of the ordinance to HCD in September of 2024 and received comments in February of 2025 from the Department of Housing and Community Development (HCD)=. The requested changes will be incorporated into a draft ordinance to bring to Planning Commission in March or April of this year.

General Plan Relevance:

- Program H-1.7.6: Allow Higher Densities in Single Family Residential Districts with Use Permit Approval. Consider revising the zoning ordinance to allow three or four- unit developments on larger parcels within Single Family Residential Zoning districts with a Use Permit. Consider revisions to the Lot Coverage Ratio and Floor Area Ratio to control building size and massing.
- Program H-2.5.9. Encourage and Support Land Divisions to Support Affordable Housing. The City shall encourage lot line adjustments and land divisions resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Vacant Land Inventory.
- Program H-4.1.2 Reduce Capacity Fees for Smaller Units: Consider charging water and sewer capacity fees based on the size of the unit (either square feet or number of bedrooms) in order to ensure that each unit pays its fair share for capacity costs.

Planned Unit Development Ordinance

In 2023, the City adopted a revised Planned Unit Development ordinance to allow PUDs on parcels of one acre or more, instead of 5 acres or more. In 2024, the City Council adopted the ordinance for the ILUDC. The City will submit an LCP amendment to adopt the ordinance in the CLUDC in 2025.

General Plan Relevance:

- Program H-1.6.2: Planning Incentives: Consider adopting planning incentives for new residential development on infill sites.
- Policy H-1.7 Workforce Housing: Encourage multi-unit housing developments in order to encourage market rate rental housing, affordable housing and lower cost ownership opportunities such as townhomes and condominiums.

Parking Ordinance

In 2024 the City significantly revised its parking ordinance by reducing eliminating parking requirements for all development (including housing) in the Central Business District. In 2025, the Planning Commission and City Council will consider reducing parking requirements for housing throughout the City in compliance with density bonus law limits. This effort is part of the City's Pro-Housing application process.

Supportive Housing and Housing Density Ordinance

In 2024, staff initiated the following code amendments to enhance supportive housing within the City of Fort Bragg and align it with State law:

- Redevelopment of Non-Vacant Sites
- Supportive Housing
- Maximizing Housing Density by Right for projects with 20%+ affordable units
- Group Homes

These code amendment drafts will be brought forward to Planning Commission and City Council in March of 2025 for public hearings, review, discussion and decision.

Additionally in 2024, the City held two housing workshops for public input on permitting processes and other housing related topics.

- Subsequently the City decided to prioritize pursuit of a Pro-Housing Designation from the State of California. This process was initiated in 2024, with the goal of completion in 2025/2026.
- The City also purchased on-line permitting software to further streamline permitting processes for applicants, and The City has hired an outside company for building permit plan check inspection services to improve permit processing timeliness.

General Plan Relevance:

- Program H-1.6.3 Redevelopment of Non-Vacant Sites. Require the replacement of housing units subject to the requirements of Government Code, section 65915(c)(3).
- Policy H-2.4 Increase Affordable Housing Development: Encourage the construction of housing units which are affordable to households with very low to moderate incomes.
- Program H-2.8.2 Inter-Agency Cooperation: Continue to work with private, non-profit, County, and State agencies to provide transitional housing, supportive services and emergency housing for the homeless.
- Program H-2.4.7 Supportive Housing: Revise the City's zoning ordinance so that it complies with AB 2162, which requires the City to allow supportive housing by right in all multi-family zoning districts and in all mixed-use zoning districts.
- Program H-2.5.8 Maximize housing density by right for projects with 20%+Affordable units.
- Program H-2.8.10 Define Group Home. Revise the LUDC to define group homes that serve 6 or fewer as a permitted use in all zones in which a single-family home is permitted, and to define group homes with 7 or more residents as an organizational house.
- Policy H-1.9 Work to Reduce the cost of Construction and Permitting Timeframes.
- Program H-1.9.1: Building Permits. Consider hiring a contract building inspector to bring building inspection services into the city in order to improve timeliness and inspection certainty.

Land Use Element Implementation Activity

The Land Use Elements of the City's General Plans provide an overview of the long-term development goals for the City. This element was implemented through the following activities in 2024:

Blue Economy

The City has taken the lead to generate a regional conversation and explore a strategic approach to opportunities within the "Blue Economy." The purpose of this project is to improve livelihoods and wages, while also nurturing healthy marine ecosystems. In 2024, significant progress has been made, such as: website development, funding secured to develop curriculum for rocky reef restoration program, and the development of a CEQA document to deploy California's first wave powered desalination buoy in partnership with Oneka Technologies.

General Plan Relevance:

- Coastal Goal LU-8 Encourage a mixture of commercial fishing, recreational boating and fishing, mixed commercial and visitor-serving uses consistent with coastal access policies.
- Inland Goal LU-4 Promote the economic vitality of the City's existing commercial areas.
- Coastal Program LU-6.1.1: Work with the County of Mendocino, the Noyo Harbor District and other agencies to develop and adopt a Noyo Harbor Plan establishing standards for conservation and development for the entire Noyo River drainage area.

Small Business Development

The City continues to implement Community Development Block Grant Programs for the Business Assistance Loan Program and Microenterprise Technical Assistance.

General Plan Relevance:

- Goal LU-4 Promote the economic vitality of the City's existing commercial areas.

Community Design Element Implementation Activity

Business Support. The City established a new Economic Development department to provide enhanced business support and better support local businesses through grants and loans, including a downtown improvement grant program and a Fort Bragg business boost fund.

Art. The City Council also approved \$25,000 to enhance the City's Mural Project, which seeks to enrich the city's visual landscape by adding vibrant and culturally relevant murals to the Central Business District and other key locations. Additionally, the City completed a project to have 55 new and 20 renovated eye-catching art-wrapped dual waste/recycling bins strategically placed in three distinct "high-trash" generating areas in the City. The City partnered with the Fort Bragg Unified School District Art Department to use art created by students for the bins.

Broadband. Also in 2024, the City completed design, construction plans, business model, financing strategy and operations plan to establish a municipal broadband utility. This project will provide 100% of residents and businesses within city-limits access to affordable and reliable broadband.

Downtown & Tourism. The City has continued to work with Visit Fort Bragg to coordinate quarterly meetings with downtown business owners to increase activity in the downtown. Events such as the Magic Market and the Winter Wonderland were part of these efforts.

General Plan Relevance:

- IGP Policy CD-2.3/CGP Policy CD-3.3 Economic Vitality: Continue to support the economic diversity and vitality of downtown businesses.
- IGP Policy CD-7.1/CGP Policy CD-8.1 Public Art: Encourage the provision of murals, fountains, sculptures, and other forms of public art in public spaces and parks.

Public Facilities Element Implementation Activity

Capital Improvement Program

The Capital Improvement Program (CIP) provides direction and guidance for the City on carefully planning and managing its capital infrastructure assets. The following CIP projects were in progress and/or completed in 2024:

- Streets Rehabilitation Project - Completed
- Wiggly Giggle Park Enhancement Project - Completed
- Bainbridge Park Enhancement Project – In Design
- Water Treatment Plant Overhaul - In Construction
- Raw Water Line Replacement Project - In Construction

- Water Meter Replacement Project - In Construction
- Distribution System Master Plan- In Design
- Fire Station Rehabilitation Project- Design Complete
- Town Hall and Facilities Rehabilitation Project- In Design
- Reservoir Project - In Design
- Collection System Master Plan- In Design
- Fort Bragg Art and Recycling Beautification Project - Complete
- Oneka Seawater Desalination Buoy Pilot Study - Permitting
- Fire Station Roof Replacement- Project Complete
- City Hall Roof Replacement- Project Complete
- Broadband – In Construction
- Recycled Water Project – Feasibility Study
- Trash Capture Devices – In Design

The CIP General Plan Analysis is done annually. The 2024 Analysis can be found on the [City's Website](#).

Conservation, Open Space, Energy, and Parks Element Implementation Activity

C.V. Starr Community Center

Since its opening in 2009, C.V. Starr has served as a vital community resource. Initially owned and operated by the Mendocino Coast Recreation and Park District, the facility has faced ongoing financial challenges. Recognizing its importance to the community, the City Council approved the integration of the Center as a City-owned and operated facility. During 2024, the City successfully onboarded C.V. Starr employees into its workforce, ensuring a seamless transition into City operations while fostering collaboration and enhancing service delivery. The Center also focused on boosting membership, achieving consistent month-to-month growth by promoting its offerings and engaging more actively with the community.

Park Upgrades

In 2024, the City reopened Wiggly Giggly Playground with all new playground equipment in Bainbridge Park. Additionally, the historic Fort Building has been in the process of being transformed into a tribal learning center, a vital resource for education and cultural enrichment. The City also partnered with Conservation Works to successfully plant eight new trees at the Fort Bragg Dog Park, where previously there were none, reflecting the City's commitment to increasing green space and fostering a healthier ecosystem. This initiative is part of an effort to address "tree deserts" in the community, enhancing habitat and biodiversity while providing residents with a hands-on opportunity to connect with their environment. The addition of these trees contributes to the social and health advantages associated with green spaces, creating a welcoming and serene environment for park visitors and their canine companions.

General Plan Relevance:

- Policy OS-9.3 Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.
- Goal CD-6: Preserve cultural and historic resources.
- Program OS-2.4.1: Establish a tree planting and replacement program to assure continuing stands of trees throughout the City.

Circulation Element Implementation Activity

In 2024, the City streets rehabilitation project was completed, improving the pavement and functionality of six streets throughout Fort Bragg. Additionally, several improvements were made in the Central Business District, including bollard installations, street striping, extended red curbs at crosswalks, and rehabilitation of stamped asphalt crosswalks, which significantly degraded over the past 12 years.

General Plan Relevance:

- IGP Program C1.3.2: Through the Capital Improvement Plan and related impact fees, the City shall ensure that adequate funds are provided to maintain the existing circulation network, and where feasible upgrade it to “complete street” design.
- IGP Program C-11.6.1: Continue to provide traffic controls and well-lit intersections in areas with a high volume of pedestrian movement.

Safety Element Implementation Activity

The Police Department secured funding to overhaul the firearms program. In addition to other practices to increase officer safety and decrease liability, aging firearms will be replaced and the department will be transitioning to state-of-the-art optics systems on new firearms.

The Police Department also continued work on a much needed updated Emergency Operations Plan for the City of Fort Bragg and conducted an Emergency Operations Center activation simulation exercise which enacted the Emergency Operations Plan in accordance with the Homeland Security Exercise Evaluation Protocols.

Also in 2024, The Care Response Unit (CRU) was awarded a grant through which will inject \$2.5 million into the local community over the next four years, add three full-time living wage and two part-time living wage jobs to our local economy, and streamline access to temporary and permanent housing for residents struggling with homelessness.

CRU also administered a Youth Opioid Response grant and started Project Right Now, which helped over 550 youth and taught them the dangers of fentanyl. CRU trained over 800 people in the use of Narcan, including 15 businesses, schools and organizations with over 1000 doses of Narcan distributed locally. It was also the driving force behind the formation of the Fort Bragg Fentanyl Task Force.

CRU assisted over 250 residents with services related to social security applications, housing, substance use disorders, mental health illnesses and domestic violence recovery. CRU managed the Extreme Weather Shelter, which provided over 650 bed nights in 2024 to those experiencing homelessness. They were able to add a third full-time Social Services Liaison with the grant and secured external funding to maintain the program for another two years.

General Plan Relevance:

- Goal SF-6 Maintain effective police services.
- Goal SF-7 Maintain an effective medical emergency response system.
- Policy SF-3.2 Maintain an Updated Emergency Plan: Update the City's Emergency Operations Plan as needed to take into account the requirements of the California Emergency Management Systems (SEMS).

Noise Element Implementation Activity

In 2024, City staff reviewed over 109 planning entitlements. The Noise Element is used to assess whether a project will generate noise levels that will impact public health, safety, and wellbeing. Projects that were reviewed and determined to be above the allowable decibels were conditioned for consistency.

Sustainability Element Implementation Activity

The Inland General Plan Sustainability Element is mostly implemented through the activities of developers. For example, in 2024 the City streamlined permitting for 12 roof-top solar systems for residences in the City. The Citywide Design Guidelines incorporate "Preferred Standards" for green building. Other important 2024 sustainability projects include: the Facilities Solar Installation Project for six City of Fort Bragg facilities and the Electric Vehicle Charging Station project at the Police Department, to install four additional charging stations to service the department's electric fleet vehicles.

General Plan Relevance:

- IGP Policy S-2.5 Use of Local and Renewable Energy: Buildings and infrastructure that create and/or use locally and renewably generated energy are encouraged. Photovoltaic and wind energy systems are encouraged. The installation of solar panels or other clean energy power generation sources over parking areas is preferred.

Summary of Development Activity and the General Plan(s)

The Community Development Department reviews and processes land use entitlements and building permits in compliance with the Inland and Coastal Land Use and Development Codes. This requires a General Consistency analysis for which the finding must be made that a project is consistent with the General Plan. City staff use the General Plan policies to evaluate the project and, when necessary, add conditions to achieve consistency.

Staff conducted a General Plan Analysis for XX discretionary permit applications in 2024. ¹

Application Type	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total	44	46	53	68	33	55	83	65	80

¹ Limited Term Permits do not undergo General Plan Analysis.

Application Type	2016	2017	2018	2019	2020	2021	2022	2023	2024
Use Permits	7	2	3	4	1	4	7	4	8
Minor Use Permit	3	5	5	5	7	6	4	5	2
Coastal Development Permit	7	3	9	14	2	6	15	6	10
Design Review	4	5	3	2	3	6	20	5	13
Subdivision	2	0	0	0	2	2	2	1	1
Lot Line Adjustments	2	2	2	1	0	3	1	4	0
Limited Term Permit	16	27	29	36	17	27	32	36	42
Variance	1	0	0	5	1	1	2	4	4

Additionally, in 2024, staff processed the following:

Application Type	2022	2023	2024
Cannabis Business Permits	3	0	2
Mobile Vending Units	1	5	2
Sidewalk Vending Permits	1	0	0
Pre-Application Conferences	4	5	6
Sign Permits	10	20	19
Livestock Permits	1	1	0

In 2021, the Planning Commission adopted the practice of documenting all project approvals with a resolution. Each resolution for either approval or denial of a project includes required findings that are outlined in the Land Use and Development Codes, including consistency with the General Plan and any required special conditions. The table below shows the significant increase in resolutions approved by the Planning Commission.

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Resolutions Adopted	2	6	6	8	2	12	30	10	26

Building Permits

During 2024, the Community Development Department and Public Works Department collectively reviewed 145 building permit applications. Of these permits, 9 were for the construction of new housing units including accessory dwelling units for a total of 12 new units.

Compliance with Office of Planning and Research Guidelines

The General Plans generally comply with OPR's general plan guidelines with the following **exceptions**:

- Neither General Plan includes the required Environmental Justice Element. However, an Environmental Justice Element is optional to the City of Fort Bragg because poverty levels and environmental contamination is not high enough to trigger the need for an EJ Element. The Environmental Justice Element is required by statute to do the following:

An environmental justice element, or related goals, policies, and objectives integrated in other elements, must identify the disadvantaged communities within the area covered by the general plan of the city, if the city has a disadvantaged community. The environmental justice element, or related environmental justice goals, policies, and objectives integrated in other elements, shall do all of the following:

(A) Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.

(B) Identify objectives and policies to promote civic engagement in the public decision-making process.

(C) Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

- The City should explore if its General Plans comply with Office of Planning & Research Fire Hazard Planning Technical Advisory which was adopted in 2020 by the State of California and may require the City to add new policies to the Safety Element.
- The City needs to explore whether or not its General Plan Open Space Element complies with Senate Bill 1425 related to:
 - Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable.
 - Climate resilience and other co-benefits of open space, correlated with the safety element.
 - Rewilding opportunities, correlated with the land use element. "Rewilding" includes opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses and establishing a natural communities conservation plan to provide for coordinated mitigation of the impacts of new development.

The City engages in consultation with Native American tribes on all planning projects and planning regulations and General Plan updates as required by state law. The City has an updated Housing Element.

Priorities for Land Use Planning

The City Council has identified the following general planning priorities for 2025 and 2026:

- The City will apply for and secure a Pro-Housing designation from the State. This effort includes zoning changes to the City's parking standards, design review process and permitting process for multifamily development.
- The City will complete the major ordinance and LCP amendment process for the following new ordinances: Accessory Dwelling Units, Tiny Homes, Tiny Home Communities, and Planned Unit Developments. Most of these ordinances have been recommended by the Planning Commission and are at some stage of adoption by the City Council. Those not adopted into the ILUDC in 2024 will be adopted in 2025, and included in an LCP amendment to the Coastal Commission to update the CLUDC. Overall, these various ordinances are intended to increase housing development and housing production.
- The City will continue to update housing regulations to comply with changes in State housing law.
- The City will implement resilient infrastructure and encourage environmental stewardship through the securing, operating, and maintenance of essential and sustainable public infrastructure for the community's wellbeing and future growth.
- The City will strengthen public safety and emergency preparedness by investing in reliable community policing and self-sufficient emergency preparedness to protect our community.
- The City will enhance public spaces, promote recreation, and cultivate civic pride through the celebration of Fort Bragg's unique coastal headlands and forested enclave with expanded and preserved natural spaces, beautiful public places, quality urban parks and recreation that fosters civic pride.
- The City will invigorate economic opportunity and community vibrancy. The Economic Development Department was newly established in 2024 to develop a Business and Economic Plan that benchmarks and attracts diverse businesses to support our community through enduring blue and green industries in the coming months and years.

While the City has accomplished a lot in the 12-15 years since the General Plans were adopted, the following programs will be considered in the coming years for implementation:

Housing Element:

- Program H-1.3.3 Develop Amnesty/Legalization Program for Illegal Residential Units: Continue to provide a legalization program for illegal residential units, especially second units, that includes requiring property owners to undertake improvements to meet requirements of current building codes.
- Program H-1.6.2: Planning Incentives: Consider adopting planning incentives for new residential development on infill sites.
- Program H-1.7.7: Simplify Design Review for Residential Projects. Continue the process of revising the Design Review Guidelines to make them more effective. Consider simplifying the Design Review requirements for 3 and 4 unit projects.
- Program H-1.7.12: Mitigation Banks. Consider establishing a habitat and/or wetland mitigation bank with a non-profit Land Trust to establish an offsite mitigation bank for impacts to wetlands and ESHA communities.

Inland General Plan

- Program OS-5.1.1: Work with organizations and private property owners to enhance the City's watercourses for habitat preservation and recreation.

- Program OS-9.4.1: Provide additional playground facilities and basketball courts at appropriate locations within neighborhoods.
- Program C-8.1.1: Work with the property owners to obtain temporary use, in the event of an emergency, of the logging road that begins on Cypress Street and provides access to Highway 20 (aka the A&W Haul Road), east of Fort Bragg.
- Program CD-2.5.2 Locate an area where a pocket park or a small plaza could be established for public gatherings, street fairs, concerts, and similar outdoor public events.
- Program CD-7.1.2: Consider implementing an ongoing outdoor sculpture exhibit adjacent to City Hall and/or in other locations, with an emphasis on supporting and showcasing local artists and reflecting the cultural life of the community.

Coastal General Plan

- Program OS-2.1.4: Seek Federal and State funding for the repair of streambank erosion, planting of riparian vegetation to stabilize creek banks, and removal of debris obstructing water flow.
- Program OS-6.3.1: Revise the Coastal LUDC to allow alternative energy facilities for on-site use as a conditional use in all zones within the City. Solar energy facilities for on-site use shall be allowed as a permitted use in all zoning districts.
- Program OS-17.1.2: Establish a Park and Open Space Trust Fund as required by the Quimby Act and Government Code Sections 66000-66011.
- Policy C-6.1 Provide Additional Access Routes to Noyo Harbor: Consider constructing a new access route from the west side of Main Street to the north side of the Noyo Harbor. Any new access route to the north side of the Noyo Harbor shall be consistent with all applicable policies of the LCP including, but not limited to, the wetland, environmentally sensitive habitat area, public access, and visual protection policies.

Conclusion

On March 12, 2025, the Planning Commission reviewed and recommended that the City Council _____ the General Plan Progress Report.

On March 24, 2025, the Fort Bragg City Council reviewed and _____ the General Plan Progress Report for 2024.

This report, including the annual Housing Element report, shall be submitted to the Governor's Office of Planning and Research (OPR) and to the California Department of Housing and Community Development (HCD) by the April 1st deadline.

Appendix A – Housing Element Report (2024)

Fort Bragg's 6th Cycle Housing Element was adopted by City Council on September 9, 2019 and addresses the planning period from 2019 to 2027. Section 65400 of the Government Code requires that the City submit an annual report on the status and progress of implementing the Housing Element.

The City completed the 2024 Annual Housing Element Report and submitted it directly into California Department of Housing and Community Development's (HCD) database on March 27, 2024. This on-line system provides information to HCD, and is included herein for the benefit of the Governor's Office of Planning and Research. Data is collected on an excel spreadsheet, which contains the following sheets:

Table A	Housing Development Applications Submitted
Table A2	Annual Building Activity Summary Report – New Construction, Entitles, Permits, and Completed Units
Table B	Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability
Table C	Sites Identified or Rezoned to Accommodate Shortfall Housing Needs
Table D	Program Implementation Status pursuant to Government Code section 65583
Table E	Commercial Development Bonus Approved pursuant to Government Code section 65915.7
Table F	Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1, subdivision (c)
Table F2	Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2
Table G	Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of, pursuant to Government Code section 65400.1
Table H	Locally Owned Surplus Sites
Table I	Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)
Table J	Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915
Table K	Tenant Preference Policy

Leap Reporting

Summary

Appendix B – City Council Comments