


Planning commission item 6A

From Paul Clark <pclark@fortbraggrealty.co>

Date Wed 5/13/2026 8:21 AM

To cdd <cdd@fortbraggca.gov>

Cc Paul Clark <pclark@fortbraggrealty.co>; Association Executive <cmarr@mcn.org>

 1 attachment (831 KB)

PC05132026.pdf;

I would hope the commission has all carefully read these items. Seems like some major items to absorb.

Item 1 this item has yet to be addressed HVC definition on residential use in that zone. Attached is the 1982 general plan wording. I suggest it be added, just in case an 1151 S Main type project comes up again.

Item 2 this would have sold but for the restriction on mixed use. 501 Cypress street should allow mixed commercial and residential uses, it does not now. And ADU should be allowed in any zone. This assumes you really want to allow housing.

Item 3 where is the city on its update on the municipal improvement district boundaries? I have asked this several time with no response.

Item 4. Intentional restrictions put in place for annexations. How would one determine this? I told them at the time it was bad.

It as is much of the general plan was to take decision making away from future commissions and councils. It has worked for over 20 years.

I hope someone listens this time.

See attached.

Thank you

Paul Clark

18.29.200 Criteria to be used in consideration of secondary uses.

The criteria listed under the commercial districts below shall be used by the Zoning Administrator in considering applications for use permits in those districts.

- A. C-1 - Neighborhood Commercial.
 - 1. The use is designed and intended to serve the local neighborhood and not a broader service area.
 - 2. The use is not of such a size as to require a clientele larger than the neighborhood market area.
 - B. C-2 - General Commercial.
 - 1. The use is generally oriented to clients arriving by auto rather than pedestrians.
 - 2. The uses generally require larger display and/or storage areas.
 - 3. The use is not dependent on heavy customer traffic per square foot.
 - C. C-3 - Community Commercial.
 - 1. The use is essentially convenience and service in nature.
 - 2. The use is of a size or type so that it need not depend on a regional market area.
 - 3. The use serves to increase the range of goods or services available to surrounding neighborhoods.
 - D. CBD - Central Business District.
 - 1. The use complements the intense, pedestrian and regionally oriented shopping areas of the CBD.
 - 2. The use will not detract physically from the basically pedestrian nature of the CBD.
 - E. HVC - Highway Visitor Commercial.
 - 1. Secondary uses oriented to local clientele may be permitted where the primary use of a site is oriented to or serves visitor regional or transient traffic.
 - 2. Secondary uses may be allowed where primary uses are precluded because of environmental concerns or other site specific problems.
 - 3. The use is generally vehicular oriented unless part of a larger visitor oriented complex.
 - F. APO - Apartment-Professional Office.
 - 1. The use acts to support primary uses in the zone or the employees' clients or visitors thereto.
- (Ord.588, 1982.)

18.29.300 Unlisted uses.

Any use listed in Section 18.29.100 above may be reviewed by the Planning Director for approval as compatible to named use; if no such finding is made, the Planning Director's decision can be appealed to the City Council.
(Ord.588, 1982.)

Commercial Sale Active
MLS# C1-10790
DAM/CDAM: 498/498

501 Cypress Street, Fort Bragg, CA,
95437-5429
County: Mendocino

\$637,000
Public Report



Year Built: 1981 Source: Assessor
Zoning: RVH
Bldg Area Total: 1,800
Stories Total: 2

Sub-Type: Office
Lot Size Area: 0.23 Acres
Lot Size: 66.30 by 151.80
Dimensions:
Lot Size Source: Not Taped
Parcel Number: 0180805400
MLS Area: FBC - Fort Bragg Central

This very attractive professional building in pristine condition is situated on a .23 acre parcel adjacent to the hospital and medical buildings. Turnkey in every way, the property includes a two-story building with a first floor 1200 sf multi-room office with an off street parking lot and a second story office with half bath. The RVH zoning supports residential use here along with potential further residential development in the open area behind the building. Designed for passive solar advantage, the south facing windows and vaulted ceiling in the front room are inviting and practical. The circular floor plan makes the most of the square footage accessing all rooms easily. The second floor unit is in great condition also. Two electric meters, some dental office infrastructure in the sub area from past usage and newer windows and siding are important details here.

Entry Date: 10/11/2024 Original List Price: \$667,000 Seller Consider Concession YN: Yes
Listing Contract Date: 10/11/2024

List Price/SqFt: \$353.89 Lease Considered: No
Additional Parcels?: No

Asset Class: Office
Area Details: Building Area Total: 1,810
Building Information: Building Status: Existing; Divisible SqFt: 1,810
Cooling: Cooling: No; None
Current Use: Commercial; Current Use Comments: Physical therapy offices
Construction Materials: Asphalt; Cement Siding; Concrete; Drywall Walls;
HardiPlank Type; Lap Siding
Fencing: Fence: No; None
Heating: Heating: Yes; Electric
Land Use: Office
Lot Features: Sprinklers: No; Sprinklers None
Laundry: Laundry: No; None

Parking Spaces/Information: Total Parking Spaces: 6; Total Uncovered/
Assigned Spaces: 6
Roof: Composition
Special Listing Conditions: Standard
Structure Type: Office
Unit 1 Information: # of Units: 1; # Baths: 1; Area: 1,116; Area Units: Square Feet; Description: Offices Medical
Unit 2 Information: # Baths: 1; Area: 688; Area Units: Square Feet; Description: Office
Water Source: Public

Listing Courtesy of:
Century 21 Fort Bragg Realty CalDRE#:01300755
809 North Main Street
Fort Bragg, CA 95437
707-964-2121
c21fbssr@mcn.org
http://www.c21fortbraggrealty.com

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#2

L. Goals, Policies and Programs

Using the Land Use Designations and Map

Goal LU-1 Promote development and conservation of land in Fort Bragg according to the pattern shown on the Land Use Designations Map.

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

Program LU-1.1.1: Amend the Zoning Ordinance and other land use regulations to ensure that they are consistent with the General Plan.

Program LU-1.1.2: Use the Zoning Ordinance to specify land uses allowed in each zoning district consistent with the General Plan Land Use Designations Map and the land use designation descriptions.

Program LU-1.1.3: Request that the County of Mendocino maintain or, if warranted, revise its General Plan in accordance with the land use designations of the Fort Bragg General Plan for the area within the City's Sphere of Influence.

Program LU-1.1.4: Require that development on APNs 018-440-29, -38, -39, -49, and -50 in excess of one dwelling per existing lot obtain a Planned Development approval that minimizes access driveways onto Ocean View Drive and includes design and site planning features to ensure compatibility with the surrounding single-family residential neighborhood.

Program LU-1.1.5: If the Glass Beach property between Elm Street and Pudding Creek (APN 08-010-24) is acquired for public recreational purposes, the General Plan Land Use Designations Map shall be amended to change its land use designation from RR5 to Parks and Recreation (PR).

Sphere of Influence

Goal LU-2 Establish and maintain clear boundaries and guidelines for the future expansion of Fort Bragg.

~ **Policy LU-2.1 Boundaries of the Sphere of Influence: Retain the existing Sphere of Influence boundaries, as shown on Map LU-2.**

~ **Policy LU-2.2 Annexations to the Municipal Improvement District Boundary: Require annexation approval prior to permitting new connections to the sanitary sewer system operated by the City's Municipal Improvement District in the Sphere of Influence.**

Policy LU-2.3 County Referrals: Review and comment on development projects in the City's Sphere of Influence which are under the jurisdiction of Mendocino County.

3

Program LU-2.3.1: Establish a Memorandum of Understanding between the City and Mendocino County regarding procedures for project review within the Fort Bragg Sphere of Influence.

~ **Policy LU-2.4 Annexation Standards: Require annexations to the City to meet all of the following standards:**

- **Areas annexed must be able to be served by existing City facilities and by facilities provided by other agencies, or by environmentally and economically feasible improvements to these facilities. Prior to City approval of an annexation application, findings shall be made indicating that: necessary public and private infrastructure to support the development is available, or that a development plan for extending or upgrading the infrastructure has been adopted, and that the annexation would not result in a substantial reduction or deterioration of public services and facilities, including streets, water supply, wastewater treatment, storm drainage facilities, fire, police, schools, and other public services and facilities.**
- **Proposed annexations must be contiguous to existing developed areas. Annexation proposals that "leapfrog" over vacant and undeveloped land shall not be approved.**
- **Based on a cost-revenue analysis, annexations shall have a cumulative net positive fiscal effect on the City within five years of approval.**
- **All annexation applications shall include an environmental review document which provides full disclosure of any potential adverse environmental impacts. To the maximum extent possible, annexations that would result in significant environmental impacts will not be approved.**
- **A development plan, including maps and text, showing how existing and proposed future development within the annexation area contributes to the attainment of General Plan goals and policies, shall be submitted with an annexation application.**
- **All proposed future development within an annexation area shall be consistent with the land use designations shown on the Land Use Designations Map and all other requirements of the General Plan and the Fort Bragg Municipal Code.**

Program LU-2.4.1: Require a fiscal impact analysis of proposed annexations, at the applicant's cost, as deemed appropriate by the City. The fiscal impact analysis shall include, at a minimum, the cost of providing City services on a per capita basis for residential projects, or per square foot of building for commercial and industrial projects, the impact on existing and future property owners, and a comparison of the potential revenues anticipated from the proposed annexation versus the cost to the City of providing services for a period of at least five years from the date of project completion.

Program LU-2.4.2: Consider annexation requests allowing higher densities than those indicated on the Land Use Designations Map in the east Fort Bragg area when accompanied by a master plan showing dedications of land and/or funding mechanisms for public access trails, greenbelts, parkland and/or a ballfield complex in this area.

The "east Fort Bragg" area is defined as the area between Pudding Creek and the Noyo River and east of the existing City limits.

#4