

RESOLUTION NO. PC 04-2026

**RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION
OF THE FORT BRAGG CITY COUNCIL AMENDING THE FORT BRAGG
INLAND GENERAL PLAN BY ADOPTING AN AMENDMENT TO THE
2019 HOUSING ELEMENT (GPA 1-26)**

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 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 availability of housing is a substantial concern for individuals of all demographics, ages, and economic backgrounds in communities throughout the State of California; and

WHEREAS, City Council's 2024-2028 Strategic Plan includes the goal of adding 200+ housing units by 2026; and

WHEREAS, Housing affordability has become a significant challenge, and many residents find it increasingly difficult to purchase and/or rent a home; and

WHEREAS, the project is exempt from CEQA under the "Common Sense Exemption" (Section 15061b3); and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 25, 2026, to consider the Housing Element Amendment; and

NOW, THEREFORE, BE IT 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 the 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; the Project application; all reports and public testimony submitted as part of the Planning Commission meeting of February 25, 2026, and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of Fort Bragg does hereby make the following findings and determinations:

NOW, THEREFORE, BE IT FURTHER RESOLVED that the following findings are the Planning Commission's reasons for recommending amendments to the Fort Bragg **Housing Element**:

1. The foregoing recitals are true and correct and made a part of this Ordinance.

2. On February 25, 2026, the Planning Commission held a properly noticed public hearing and adopted a resolution in support of the City Council’s adoption of the proposed amendments to the Inland Land Use and Development Code.
3. The proposed General Plan amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, as the amendments will make the zoning code consistent with adopted State laws; and
4. The proposed amendment is consistent with the General Plan and any applicable specific plan.
5. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
6. The proposed amendment is mandated by State Law as such it is in the public interest and will provide for better convenience and welfare for the residents of the City of Fort Bragg. The proposed amendment requires conformance with all applicable building codes which will ensure healthy and safe housing.
7. The proposed amendment is internally consistent with other applicable provisions of this Development Code.


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

- A RESOLUTION OF THE FORT BRAGG CITY COUNCIL AMENDING THE FORT BRAGG INLAND GENERAL PLAN BY ADOPTING AN AMENDMENT TO THE 2019 HOUSING ELEMENT (GPA 1-26)

NOW, THEREFORE, BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

The above and foregoing Resolution was introduced by Commissioner Turner, seconded by Commissioner Stavely, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 25th day of February 2026, by the following vote:

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

Signed by:


David Jensen, Chair

ATTEST:

Signed by:


Lisa Horstman, Administrative Assistant