



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, June 10, 2026

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.
You are invited to a Zoom webinar!*

*When: Jun 10, 2026 06:00 PM Pacific Time (US and Canada)
Topic: Planning Commission*

*Join from PC, Mac, iPad, or Android:
<https://us06web.zoom.us/j/82490313877>*

*Phone one-tap:
+16694449171*

*Join via audio:
+1 669 444 9171 US*

Webinar ID: 824 9031 3877

International numbers available: <https://us06web.zoom.us/j/kcB8mtKjEf>

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 after 2 PM on the day of the meeting will be part of the agenda packet the day after the meeting or as soon thereafter as possible. Kindly identify emails as "public comment" otherwise they may be considered correspondence to Commissioners. Public comments may be submitted CDD@fortbraggca.gov.

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. [26-265](#)** Approve the Minutes for May 13, 2026, Planning Commission Meeting

Attachments: [05132026](#)

- 4B. [26-266](#)** Approve Minutes of the May 20, 2026, Planning Commission Meeting

Attachments: [05202026](#)

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

6. PUBLIC HEARINGS

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.city.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

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

Text File

File Number: 26-265

Agenda Date: 6/10/2026

Version: 1

Status: Business

In Control: Planning Commission

File Type: Minutes

Agenda Number: 4A.

Approve the Minutes for May 13, 2026, Planning Commission Meeting



City of Fort Bragg

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

Meeting Minutes - Draft Planning Commission

Wednesday, May 13, 2026

6:00 PM

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

MEETING CALLED TO ORDER

ROLL CALL

Associate Planner Sarah Peters, and Administrative Assistant Stephanie Remington

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

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

None.

2. STAFF COMMENTS

Staff presented updates on departmental activities.

3. MATTERS FROM COMMISSIONERS

Vice Chair Neils provided an update on the Veterans Hall and Chair Jensen provided updates on a rotary club event in which Planning Commission general practices and procedures were discussed.

4. CONSENT CALENDAR

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

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

4A. [26-205](#) Approve the Minutes of the April 22, 2026, Planning Commission Meeting

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

Chair Jensen disclosed that he discussed the formula business topic.

6. PUBLIC HEARINGS

6A. [26-188](#) LCP Amendment to update the Coastal Land Use and Development Code to include regulations (already added to the Inland Zoning Code) for Cannabis Businesses (17.52.055 17.52.057, 17.42.057), Vacation Rentals (17.42.190)

and Formula Business (17.42.075), and to revise regulations for Animal Keeping (17.42.040), Telecommunications Facilities (17.44), Density Bonus and Affordable Housing Incentives (17.31), Inclusionary Housing Requirements (17.32), Signs (17.83), Landscaping (17.43), and Definitions (17.100); Statutory Exemption 15265(c)

Chair Jensen opened the Public Hearing at 6:07 PM.

Consultant Marie Jones presented the staff report. Commissioner Stavely asked clarifying questions.

Public Comment: Jacob Patterson and Paul Clark

Commissioners discussed and asked clarifying questions. Marie Jones provided clarification. Commissioners determined to go down the list line by line.

A motion was made by Commissioner Turner, seconded by Vice Chair Neils, that the Resolution be approved as amended. The motion carried by the following vote:

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

Enactment No: PC 06-2026

Formula Business (17.42.075)

Commissioners discussed and asked clarifying questions. Marie Jones clarified.

A motion was made by Commissioner Turner, seconded by Vice Chair Neils, that the Formula Business (17.42.075) be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Stavely, Chair Jensen, Commissioner Turner and Vice Chair Neils

No: 1 - Commissioner Bushnell

Cannabis Retail CLUDC 17.52.055 17.52.057, 17.42.057

Commissioners discussed. Staff clarified the motion was to make a recommendation to Council.

A motion was made by Commissioner Bushnell, seconded by Commissioner Turner, that the Cannabis Retail CLUDC 17.52.055 17.52.057, 17.42.057 be approved. The motion carried by the following vote:

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

Vacation Rentals CLUDC (17.42.190)

Marie Jones clarified the proposed changes. Commissioners asked clarifying questions and discussed. Marie Jones clarified.

Public Comment: Chris Hart, Jacob Patterson, Jenny Shattuck, and Daniel.

Commissioners discussed.

A motion was made by Commissioner Stavely, seconded by Vice Chair Neils, that the Vacation Rentals CLUDC (17.42.190) be approved. The motion failed by the following vote:

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

Animal Keeping CLUDC (17.42.040)

Marie Jones provided an overview of the changes to the CLUDC. Commissioners discussed.
Public Comment: None.

A motion was made by Vice Chair Neils, seconded by Commissioner Bushnell, that the Animal Keeping CLUDC (17.42.040) be approved. The motion carried by the following vote:

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

Telecommunications Facilities (17.44)

Marie Jones and Jacob Patterson provided information on the proposed updated language.
Public Comment: None.

A motion was made by Commissioner Turner, seconded by Commissioner Stavely, that the Telecommunications Facilities (17.44) be approved. The motion carried by the following vote:

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

Density Bonus Inclusionary Housing Requirements CLUDC (17.32)

Marie Jones provided an update on the proposed changes to the Ordinance. Commissioners discussed and asked clarifying questions. Marie Jones clarified.
Public Comment: Paul Clark and Jenny Shattuck.
 Commissioners discussed. Marie Jones clarified.

A motion was made by Commissioner Turner, seconded by Commissioner Bushnell, that the Density Bonus Inclusionary Housing Requirements CLUDC (17.32) be approved. The motion carried by the following vote:

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

Signs Landscaping Definitions CLUDC (17.83)

Marie Jones provided clarification on the proposed changes to the ordinance.
Public Comment: Jenny Shattuck and Paul Clark.
 Chair Jensen called for a 5-minute recess at 7:28 PM
 Public Hearing resumed at 7:34 PM
 Commissioners discussed. Marie Jones clarified.

A motion was made by Commissioner Bushnell, seconded by Commissioner Turner, that the Signs Landscaping Definitions CLUDC (17.83) be approved. The motion carried by the following vote:

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

Adopt Resolution

Chair Jensen closed the public hearing at 7:47 PM

6B. [26-193](#) Hold a Public Hearing, Receive Report and Adopt a Resolution of the Fort Bragg Planning Commission Recommending that City Council to Adopt an Economic Development Focused Zoning Amendment to: 1) Allow More Uses in More Zoning Districts to Facilitate Economic Development; 2) Clarify the Limited Term Permit Process; 3) Make Minor Modifications to the Minor Use Permit Process; and 4) Revise Non-Conforming Structure and Non-Conforming Use Requirements.

Chair Jensen opened the Public Hearing at 7:50 PM.

Marie Jones presented the staff report.

Chair Jensen closed the public hearing at 8:52 PM.

Chair Jensen continued the Public Hearing for May 20, 2026, at 6:00 PM

A motion was made by Chair Jensen, seconded by Commissioner Turner, that the Public Hearing be continued. The motion carried by the following vote:

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

ED ILUDC Ordinance

Marie Jones presented the ILUDC Ordinance amendments. Commissioners asked clarifying questions. Marie Jones clarified.

Public Comment: Jenny Shattuck and Paul Clark

Commissioners discussed the Limited Term Permits and asked clarifying questions. Marie Jones clarified.

Public Comment: Paul Clark

Commissioners discussed Minor Use Permits and asked clarifying questions. Marie Jones and Associate Planner Sarah Peters clarified.

Public Comment: Jenny Shattuck

Commissioners discussed Non-Conforming Structures and asked clarifying questions. Marie Jones clarified.

Public Comment: Jenny Shattuck

A motion was made by Vice Chair Neils, seconded by Commissioner Turner, that the ED ILUDC Ordinance be approved. The motion carried by the following vote:

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

7. CONDUCT OF BUSINESS

ADJOURNMENT

Chair Jensen adjourned the meeting at 8:53 PM.

David Jensen, Chair

Lisi Horstman
Administrative Assistant, Community Development

IMAGED (_____)



City of Fort Bragg

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

Text File

File Number: 26-266

Agenda Date: 6/10/2026

Version: 1

Status: Business

In Control: Planning Commission

File Type: Minutes

Agenda Number: 4B.

Approve Minutes of the May 20, 2026, Planning Commission Meeting



City of Fort Bragg

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

Meeting Minutes - Draft Planning Commission

Wednesday, May 20, 2026

6:00 PM

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

SPECIAL MEETING

MEETING CALLED TO ORDER

Chair Jensen called the meeting to order at 6:00 PM.

ROLL CALL

Present 3 - Commissioner Jary Stavely, Chair David Jensen, and Vice Chair Richard Neils

Absent 2 - Commissioner Katie Turner, and Commissioner Ryan Bushnell

PLANNING COMMISSIONERS PLEASE TAKE NOTICE

ZOOM WEBINAR INVITATION

1. PUBLIC COMMENTS ON: CONSENT CALENDAR ITEMS

None.

2. STAFF COMMENTS

Associate Planner Sarah Peters provided an update on Accela and upcoming City events.

3. MATTERS FROM COMMISSIONERS

Commissioner Stavely encouraged citizens to vote in the upcoming election. Commissioner Neils provided an update on the Veterans Hall event.

4. CONSENT CALENDAR

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

Chair Jensen disclosed his discussion with staff regarding the event on the south Coastal Trail.

6. PUBLIC HEARINGS

6A. [26-238](#)

Continue a Public Hearing, Consider Adopting a Resolution Approving Coastal Development Permit 26-0009 (ENT 26-0009), establishing a community event area on the south Coastal Trail, adjacent to the parking lot, which may include large gatherings of people, an event tent, and/or amplified sound. Statutorily exempt from CEQA pursuant to §15304 Minor Alterations to Land.

Chair Jensen opened the Public Hearing at 6:06 PM.

Associate Planner Sarah Peters presented the revised resolution.

Commissioner Neils asked clarifying questions. Chair Jensen requested specific language to be added to the resolution.

Public Comment: None.

Commissioners directed staff to amend the resolution.

Commissioners asked clarifying questions.

Chair Jensen closed the Public Hearing at 6:34 PM.

A motion was made by Vice Chair Neils, seconded by Commissioner Stavely, that the Resolution be approved as amended. The motion carried by the following vote:

Aye: 3 - Commissioner Stavely, Chair Jensen and Vice Chair Neils

Absent: 2 - Commissioner Turner and Commissioner Bushnell

Enactment No: RESO PC05-2026

6B. [26-239](#)

Continue a Public Hearing, Receive Report and Adopt a Resolution of the Fort Bragg Planning Commission Recommending that City Council to Adopt an Economic Development Focused Zoning Amendment to: 1) Allow More Uses in More Zoning Districts to Facilitate Economic Development; 2) Clarify the Limited Term Permit Process; 3) Make Minor Modifications to the Minor Use Permit Process; and 4) Revise Non-Conforming Structure and Non-Conforming Use Requirements.

Chair Jensen opened the Public Hearing at 6:37 PM and continued the Public Hearing to June 10, 2026 at 6:00 PM.

7. CONDUCT OF BUSINESS

ADJOURNMENT

Chair Jensen adjourned the meeting at 6:39 PM.

David Jensen, Chair

Lisi Horstman
Administrative Assistant, Community Development

IMAGED (_____)



City of Fort Bragg

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

Text File

File Number: 26-263

Agenda Date: 6/10/2026

Version: 1

Status: Business

In Control: Planning Commission

File Type: Planning Resolution

Agenda Number: 6A.

Hold a Public Hearing, Receive Report and Adopt a Resolution of the Fort Bragg Planning Commission Recommending that City Council to Adopt an Economic Development Focused Zoning Amendment to: 1) Allow More Uses in More Zoning Districts to Facilitate Economic Development; 2) Clarify the Limited Term Permit Process; 3) Make Minor Modifications to the Minor Use Permit Process; and 4) Revise Non-Conforming Structure and Non-Conforming Use Requirements.

BEFORE THE CITY COUNCIL OF THE CITY OF FORT BRAGG

AN ORDINANCE AMENDING DIVISION 18 OF THE FORT BRAGG MUNICIPAL CODE (ILUDC 1-26) TO:

ORDINANCE NO. XXX-2026

- 1) Amend *Section 18.22.030 (C) Commercial Zoning Districts and Table 2.6; 18.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 18.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
- 2) Amend *Section 18.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
- 3) Amend *Section 18.71.060 E - Use Permit and Minor Use Permits* to Make Minor Modifications to the Minor Use Permit Process; and
- 4) Amend *Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 18.90.080 - Nonconforming Due to Lack of a Use Permit* to allow for easier reuse and expansion of non-conforming structures and uses.

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 of Fort Bragg (“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 of Fort Bragg (“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 development and retention of jobs and businesses is a substantial concern for individuals of all demographics, ages, and economic backgrounds in Fort Bragg; and

WHEREAS, the City desires to ensure that business 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, Section 18.94.040 states that the Planning Commission shall forward a written recommendation, and reasons for the recommendations, to the Council based on the findings identified in Section 18.94.060; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 10, 2025, to consider the Zoning Amendment, accept public testimony; and formally adopted a resolution with their written recommendations regarding the proposed ordinance changes; and

WHEREAS, the City Council held a duly noticed public hearing on January 12, 2026, to consider the Zoning Amendment, accept public testimony; and formally Introduce the Ordinance by Title Only; and

WHEREAS, the project is not exempt from CEQA, and an MND has been prepared and circulated for public review and comment as required by State law; and

NOW, THEREFORE, The 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 State 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; State law; all reports and public testimony submitted as part of the City Council meeting of January 12, 2026 and City Council deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Fort Bragg City Council does ordain as follows:

Section 1. Legislative Findings. The City Council hereby finds as follows:

1. The foregoing recitals are true and correct and made a part of this Ordinance; and
2. On DATE, 2026, the Planning Commission held a properly noticed public hearing to consider recommending the proposed 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.
3. On DATE, 2026, the City Council held a properly noticed public hearing to consider adoption of the minor amendment to the Inland 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 as it intends amendments to be consistent with recently adopted State laws; and

5. The proposed amendment is consistent with the General Plan Policies and Programs,
6. The proposed amendment is internally consistent with other applicable provisions of the Inland Land Use Development Code,
7. The project is not exempt from CEQA, and an MND has been prepared and circulated for public review and comment as required by State law; and
8. The documents and other material constituting the record for these proceedings are located at the Community Development Department.

Section 2. Based on the foregoing, the City Council hereby Amend Title 18.22.030 (C) - Commercial District Land Uses and Permit Requirements and Table 2.6 as follows:

18.22.030 - Commercial District Land Uses and Permit Requirements

C. Findings for Use Permit or Minor Use Permit approval. The approval of a Use Permit or Minor Use Permit for a project within a commercial district shall require that the review authority first make the following findings for the zoning district applicable to the site, in addition to the findings required by § 18.71.060 (Use Permit and Minor Use Permit):

1. **CN (Neighborhood Commercial) district.** The use is designed and intended to serve the local neighborhood. ~~and not a broader service area, and is not of a size as to require a clientele larger than the neighborhood market area.~~
2. **CO (Office Commercial) district.** The use acts to support primary uses in the zone, or clients or visitors of allowable permitted uses.
3. **CBD (Central Business District) district.** The use complements the local, regional and tourist-serving retail, office and services functions of the CBD, and will not detract from this basic purpose of the CBD. Uses proposed for the intense pedestrian-oriented retail shopping areas of the CBD, which include the 100 blocks of East and West Laurel Street, the 300 block of North Franklin Street*, and the 100 and 200 blocks of Redwood Avenue, shall be limited to pedestrian-oriented uses on the street-fronting portion of the building.

* ~~Code reviser's note: The language in this section has been revised to refer to the intended area of the downtown core.~~

4. **CG (General Commercial) district.** ~~No additional findings required.~~
 - a. ~~The uses generally require larger display and/or storage areas; and~~
 - b. ~~The use is not dependent on heavy customer traffic per square foot.~~
5. **CH (Highway Commercial) district.**
 - a. ~~Secondary~~ Uses oriented to local clientele ~~may be permitted where the primary use of a site is oriented to or to serves~~ visitor, regional, or transient traffic.; ~~and~~
 - b. ~~Uses oriented to local clientele may be allowed where visitor-oriented uses are precluded because of environmental concerns or other site specific constraints.~~

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted use, Zoning Clearance required				
	MUP	Minor Use Permit required (see § 18.71.060)				
	UP	Use Permit required (see § 18.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

AGRICULTURAL, RESOURCE AND OPEN SPACE USES

Crop production, horticulture, orchard, vineyard	P	P	P	P	P	
--	---	---	---	---	---	--

INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING

Laboratory - Analytical and testing	—	P	—	P	—	
Artisan/craft product manufacturing with retail sales	—	P(2)	P(2)	P(2)	P(2)	
Brewery/restaurant	—	—	UP	UP —	UP —	
Printing and publishing	—	P	P	P	P—	
Research and development (R&D)	—	UP—	—	UP	—	
Recycling - Small facility	P	P	P	P	P	18.42.150
Recycling - Large facility	—	—	—	UP	—	18.42.150

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted use, Zoning Clearance required				
	MUP	Minor Use Permit required (see § 18.71.060)				
	UP	Use Permit required (see § 18.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES						
Recreational vehicle park	—	—	—	—	UP	
Commercial Recreation facility - Indoor	—	UP-	UP	P	P	
Commercial Recreation facility - Outdoor	UP	UP	-	UP	UP	
Conference facility	—	UP	UP	UP	UP	
Health/fitness facility	—	UP	UP	P	UP	
Library, museum, art gallery	UP	UP	P	P	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	
School - Private	UP	UP	UP	UP	UP	
Sports and active recreation facility— outdoor	—	—UP	UP	UP	UP	-
Studio - Art, dance, martial arts, music, etc.	UP	UP	P	P	P	
Theater	—	UP	P	P	P	
RESIDENTIAL USES						
Accessory Dwelling Unit (ADU)	P(5)	P(5)	P(5)	P(5)	P(5)	18.42.170
Emergency shelter	—	—	—	P	—	
Home occupation	P	P	P	P	P	18.42.080
Live/work unit	MUP	MUP	MUP	MUP	—	18.42.090
Multifamily dwellings	P	UP	UP	UP	UP	18.42.120
Residential care facility for the elderly (RCFE)	—	UP	UP	UP	—	
Residential care facility	—	UP	UP	UP	—	
Residential component mixed use project	P	P	P(2)	P	P	18.42.100
Single-family residential unit	P(3)	—	P(4)	P(4)	—	
Single residential unit	MUP (3)	—	UP(4)	UP(4)	—	-
Tiny home	P(6)	—	—	P(6)	UP(6)	18.42.175
Tiny home/manufactured home community	UP	UP	—	UP	UP	18.42.110

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use allowed only on second or upper floors **and/or on the rear 50% of the first floor of the building or the back 50% of the parcel (facing the alley), and the unit must have a separate alley facing entrance,** in compliance with § 18.22.060(B) (Limitation on the Location of Allowable Land Uses).
- (3) Use permitted only for lots in the CN zone that do not front a major collector, as defined in the General Plan.
- (4) Use permitted only for existing nonconforming single-family homes that have the appearance of a single-family home, per the Citywide Design Guidelines.
- (5) Use permitted only on parcels with an existing nonconforming single-family primary unit or existing/proposed multifamily development, and only in compliance with § 18.42.170.
- (6) Use permitted only on parcels with existing single residential unit or existing/proposed multifamily development, and only in compliance with § 18.42.175.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P Permitted use, Zoning Clearance required MUP Minor Use Permit required (see § 18.71.060) UP Use Permit required (see § 18.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed					
	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
LAND USE (1)	CN	CO	CBD	CG	CH	

RETAIL TRADE

Artisan shop	MUP	UP	P	P	P	
Auto and vehicle sales and rental	—	—	—	P	P	

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
Auto parts sales with no installation services	—	—	—	P	P	
Bar/tavern	—	—	UP	MUP	MUP	
Big box retail	—	—	—	UP	UP	
Building and landscape materials sales - Indoor	—	—	—	P	UP	
Building and landscape materials sales - Outdoor	—	—	—	UP	UP	18.42.130
Cannabis retail and accessory cannabis uses	—	—	MUP (3,4)	MUP (4)	MUP (4)	18.42.057 Chapter 9.30
Cannabis retail - Delivery only	—	—	—	MUP (4)	MUP (4)	18.42.057 Chapter 9.30
Construction and heavy equipment sales and rental	—	—	—	UP	UP	18.42.130
Convenience store	P	—	P	P	P	
Drive-through retail or service	—	—	—	UP	UP	18.42.070
Farm supply and feed store	—	—	—	P	UP	
Formula business 2,001 SF or more	—	UP(2)	UP(2)	UP(2)	UP(2)	Chapter 18.46
Formula business - 2,000 sf or less	—	P	P	P	P	Chapter 18.46
Fuel dealer (propane for home and farm use, etc.)	—	—	—	UP	—	
Furniture, furnishings and appliance store	—	—	P	P	UP	
Retail, general - 10,000 sf or larger	—	—	UP	UP	UP	
Retail, general - 5,000 sf – 9,999 sf	—	—	P	P	P	
Retail, general - Less than 5,000 sf	P	P	P	P	P	
Groceries, specialty foods	P	—UP	P	P	P	

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
Mobile home, boat, or RV sales	—	—	—	UP	UP	
Night club	—	—	UP	UP	UP	
Outdoor retail sales and activities	—	—	P	P	P	18.42.130
Restaurant, café, coffee shop	UP	P	P	P	P	18.42.165
Second hand store	—	—	—	P	P	
Service station	—	—	—	UP	UP	18.42.180
Shopping center	—	—	—	UP	UP	
Outdoor dining	P	P	P	P	P	18.42.165

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use permit required except for the exceptions set forth in § 18.46.050.
- (3) The number of permissible cannabis retail businesses in the Central Business District shall be set by resolution of the City Council in an amount not to exceed 3 businesses.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted use, Zoning Clearance required				
	MUP	Minor Use Permit required (see § 18.71.060)				
	UP	Use Permit required (see § 18.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services	UP	P	P	P	P	
Business support service	—	P	P	P	P	
Formula business	—	UP(2)	UP(2)	UP(2)	UP(2)	Chapter 18.46
Formula business – 2,000 sf or less	—	P	P	P	P	Chapter 18.46
Medical services – Doctor office	P	P	P	P	UP	
Medical services – Clinic, lab, urgent care	—	P	P	P	P—	
Medical services - Hospital	—	UP	—	UP	UP	
Office - Accessory	P	P	P	P	P	
Office - Business/service	—	P	P	P	P	
Office - Professional/administrative	—	P	P	P	P	

SERVICES - GENERAL

Adult day care	P	P	P	P	UP	
Catering service	—	P	P(3)	P	P—	
Child day care center	UP	UP	UP	UP	MUP	
Child day care center – as part of a multifamily housing project or an existing community facility.	P	P	P	P	P	
Contractors, base (4)	—	—	—	UP	UP	
Cottage food preparation (5)	UP	—	—	UP	UP	
Drive-through service	—	—	UP	UP	UP	18.42.070
Equipment rental/sales	—	—	UP	P	UP	

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
Formula business	—	UP(2)	UP(2)	UP(2)	UP(2)	Chapter 18.46
Formula business - 2,000 sf or less	—	P	P	P	P	Chapter 18.46
Kennel, animal boarding	—	—	—	UP	—	18.42.040
Lodging - Bed and breakfast inn (B&B)	—	—	MUP	UP	P	18.42.050
Lodging - Hotel or motel	—	—	UP	UP	UP	
Lodging – Short Term Rental	—	—	MUP	—	—	18.42.190
Maintenance service - Client site services	—	—	—	P	—	
Mortuary, funeral home	—	P	—	P	—	
Personal services	P	P	P	P	MUP	
Personal services - Restricted	—	—	UP	UP	UP	
Public safety facility	—	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	P	
Vehicle services - Major repair/body work	—	—	—	UP	UP	
Vehicle services - Minor maintenance/repair	—	—	—	P	P	
Veterinary clinic, animal hospital	—	P	—	P	P	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
----	-------------------------	----	--------------------

CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use permit required except for the exceptions set forth in § 18.46.050.
- (3) Permitted above the first floor or as part of a restaurant.
- (4) Contractor's base permitting only within a structure.
- (5) Businesses that manufacture approved Cottage Foods under State law related to Cottage Food Operations.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	Permitted use, Zoning Clearance required					Specific Use Regulations
	P	MUP	UP	S	—	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

Ambulance, taxi, and specialized transportation dispatch facility	—	UP	—	UP	UP	
Broadcasting studio	—P	P	P	P	—P	
Parking facility, public or commercial	P	P	P	P	P	
Pipelines, transmission lines	S	S	S	S	S	18.42.145
Telecommunications facility	S	S	S	S	S	Chapter 18.44
Transit station	UP	UP	UP	UP	UP	

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
Solar, wind, geothermal facilities for on-site use	P	P	P	P	P	
Utility facility	P	P	UP	P	P	
Vehicle storage	—	UP—	—	UP	—	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.

Section 3. Based on the foregoing, the City Council hereby amends Title 18.24.030 Land Use Table 2-10 as follows:

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required
	MUP	Minor Use Permit required (see § 18.71.060)
	UP	Use Permit required (see § 18.71.060)
	S	Permit requirement set by Specific Use Regulations

LAND USE (1)	Use not allowed	
	PERMIT REQUIRED BY DISTRICT	
	IL	IH

AGRICULTURAL, RESOURCE AND OPEN SPACE USES

Cannabis – Indoor cultivation (nursery and/or mature plants)	MUP	MUP	Chapter 9.30 and 18.42.055
Crop production, horticulture, orchard, vineyard	P	P	

INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING

Agricultural product processing	UP	P	
Artisan/craft product manufacturing	P(2)	UP	
Brewery/restaurant	UP	UP	
Boat and ship construction, repair, maintenance	UP	P	
Construction contractor base	P(2)	P(2)	
Fish processing	P(2)	P	
Laboratory - Analytical, testing	P(2)	P	
Lumber and wood product manufacturing	UP	UP	
Manufacturing/processing - Heavy	—	UP	
Manufacturing/processing - Light	P	P	
Manufacturing/processing - Medium intensity	UP	P(2)	
Media production	P	P	
Petroleum product storage and distribution	UP	P	
Printing and publishing	P	P	
Research and development (R&D)	P	P	
Recycling - Large facility	UP	UP	18.42.150
Recycling - Small facility	P	P	18.42.150
Storage - Outdoor	UP	UP	18.42.140
Storage - Personal storage facility (mini-storage)	UP	P	
Storage - Warehouse, indoor storage	P(2)	P	
Wholesaling and distribution	P(2)	P	

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required	
	MUP	Minor Use Permit required (see § 18.71.060)	
	UP	Use Permit required (see § 18.71.060)	
	S	Permit requirement set by Specific Use Regulations	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

Adult entertainment business	S	S	Chapter 18.40
Commercial recreation facility - Indoor	UP	—	
Commercial recreation facility - Outdoor	UP	UP	
Emergency shelter	UP	—	
Health/fitness facility	UP	—	
Library, museum	UP	—	
Meeting facility, public or private	UP	—	
School - Specialized education/training	UP	UP	
Sports and active recreation facility	UP	UP	

RESIDENTIAL USES

Caretaker quarters	UP	MUP	
Live/work unit	UP	—	18.42.090

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

- (1) See Article 10 for land use definitions.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required	
	MUP	Minor Use Permit required (see § 18.71.060)	
	UP	Use Permit required (see § 18.71.060)	
	S	Permit requirement set by Specific Use Regulations	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	

RETAIL TRADE

Accessory cannabis – Retail, retail delivery	MUP (2)	MUP (2)	18.42.057 Chapter 9.30
Accessory retail or services	MUP	MUP	18.42.020
Building and landscape materials sales - Indoor	P	P	
Building and landscape materials sales - Outdoor	UP	P	18.42.130
Cannabis retail - Delivery only	MUP (2)	MUP (2)	18.42.057 Chapter 9.30
Construction and heavy equipment sales and rental	UP	P	18.42.130
Farm supply and feed store	P	P	
Fuel dealer (propane for home and farm use, etc.)	P	—P	
Mobile home, boat or RV sales	UP	UP	
Service station	UP	UP	18.42.180

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Business support service	P	UP	
Office - Accessory	P	P	
Office - Processing	P	P	

Key to Zoning District Symbols

IL	Light Industrial
-----------	------------------

IH	Heavy Industrial
----	------------------

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall only be allowable as an accessory use to a cannabis business engaged in manufacturing and/or distribution.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted use, Zoning Clearance required	
	MUP	Minor Use Permit required (see § 18.71.060)	
	UP	Use Permit required (see § 18.71.060)	
	S	Permit requirement set by Specific Use Regulations	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
SERVICES - GENERAL			
Accessory retail or services	MUP	MUP	18.42.020
Equipment rental	P	P	
Kennel, animal boarding	UP	UP	18.42.040
Maintenance service - Client site services	P	P	
Public safety facility	P	P	
Repair service - Equipment, large appliances, etc.	P	P	
Vehicle services - Major repair/body work	UP	UP	
Vehicle services - Minor maintenance/repair	P	P	
Veterinary clinic, animal hospital	P	P	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE			
Ambulance, taxi, or specialized transportation dispatch facility	P	P	
Broadcasting studio	P	—	
Freight terminal	P	P	
Parking facility, public or commercial	UP	UP	

LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
Pipeline or transmission line	S	S	18.42.145
Telecommunications facility	S	S	Chapter 18.44
Transit station or terminal	UP	UP	
Utility facility	P	P	
Vehicle storage	UP	UP	

**TABLE 2-10
Allowed Land Uses and Permit Requirements
for Industrial Zoning Districts**

P Permitted use, Zoning Clearance required
MUP Minor Use Permit required (see § 18.71.060)
UP Use Permit required (see § 18.71.060)
S Permit requirement set by Specific Use Regulations
— Use not allowed

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

- (1) See Article 10 for land use definitions.

Section 6. Based on the foregoing, the City Council hereby Amends 18.71.030 F2 - Limited Term Permit- Events, as follows:

F. Allowed short-term activities. A Limited Term Permit may authorize the following short-term activities within the specified time limits, but in no event for more than 12 months. Other short-term activities that do not fall within the categories defined below shall instead comply with the planning permit requirements and development standards that otherwise apply to the property.

- 2. Events.** Art and craft exhibits, carnivals, circuses, concerts, fairs, farmer’s markets, festivals, flea markets, food events, open-air or drive-in theaters, outdoor entertainment/sporting events, religious revivals, rummage sales, second hand sales, swap

meets, and other special events within a 12-month period for up to: (a) 7 consecutive days, (b) 4 2-day weekends, (c) 1-day event per week, or other similar event timing as determined by the Director. Events are allowed only on non-residentially zoned properties. These activities shall be referred to the Technical Advisory Committee (TAC) for a recommendation prior to action on the Limited Term Permit. **The TAC review process includes the following:**

- a. An encroachment permit and/or proof of insurance coverage is required from the Department of Public Works for events which occur on public property or within the public right of way (streets, sidewalks, trails).
- b. A permit from County Environmental Health may be required if food is prepared at the event.
- c. An inspection by the Fire Marshal is required for all large tents and pavilions.
- d. An inspection by the Building Department is required for all temporary structures.
- e. Police Department review is required for all projects which require traffic re-routing or control.
- f. Caltrans review is required for all projects which require traffic re-routing or control involving Main St./Hwy 1.
- g. All events shall comply with the City's Noise Ordinance.
- ~~h. Recurring events with a three-year history of no issues (as determined by TAC) may apply for a 5-year Limited Term Permit, which will only require the annual renewal of insurance and completion of renewal form.~~

Exempt Events. The following event types are exempt from the requirement to obtain an LTP.

- Private events of less than 30 people, located in a City Park.
 - Events of any size in an existing facility that is already permitted for events, such as a meeting hall, church or school.
-

Section 7. Based on the foregoing, the City Council hereby Amends 18.71.060 E2 – Project Review, ~~Notice Hearing, Minor Use Permit~~, as follows:

E. Project review, notice, and hearing. Each application shall be reviewed by the Director to ensure that the proposal complies with all applicable requirements of this Development Code.

2. Minor Use Permit. Before a decision on a Minor Use Permit, the public notice shall be provided ~~in compliance with Chapter 18.96 (Public Hearings), and~~ as follows:

a. Public Notice. Public Notice shall be provided to property owners and businesses within 300 feet of the proposed use. The notice shall state that the Director ~~has decide whether to approved or disapprove the~~ a Minor Use Permit application ~~on a date and clarify that project opponents may appeal the decision within 10 days to the Planning Commission. , and that a public hearing will be held only if requested in writing by any interested person appears at before the specified date for the decision.~~

b. ~~Hearing.~~ ~~When a hearing is requested, notice of the hearing shall be provided in compliance with Chapter 18.96, and the Director shall conduct the public hearing before a decision on the application in compliance with Chapter 18.96.~~

Section 8. Based on the foregoing, the City Council hereby Amends Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 17.90.080 - Nonconforming Due to Lack of a Use Permit, as follows:

18.90.030 - Restrictions on Nonconforming Structures and Uses

A nonconforming land use and the use of a nonconforming structure may be continued, including transfers of ownership, provided any such continued use shall comply with the requirements of this section. See Section 18.90.040 for exceptions regarding certain residential uses and structures.

A. Nonconforming use of land.

1. General rule. A nonconforming use of land may be continued, provided the use shall not be intensified, enlarged or increased, nor be extended to occupy a greater area of land than it lawfully occupied before becoming nonconforming, ~~except as conditionally allowed below.~~

2. Nonconforming use in a conforming structure. A nonconforming land use within a conforming structure may be expanded or replaced with Minor Use Permit approval, in the following manner:

a. Expansion of use. The nonconforming use of a portion of a structure may be expanded throughout the structure ~~with a Use Permit. The Review Authority shall find that the expansion of the non-conforming use is compatible with neighboring uses and would not adversely impact neighboring properties. Any new or expanded buildings associated with the non-conforming use shall conform with all standards of this development code; and~~

b. Substitution of use. The nonconforming use of a structure may be changed to another nonconforming use of ~~the same or more restricted a similar nature and impact~~

with Use Permit approval; except that if a nonconforming use is changed to a conforming use, no nonconforming use may be resumed. The Review Authority shall find that the substituted use is more compatible with neighboring uses than the existing non-conforming use and that it would not adversely impact neighboring properties.

B. Nonconforming structure. A nonconforming structure may continue to be used in the following manner:

1. Changes to, or expansion of a structure. A nonconforming structure may be changed or expanded as follows:

a. Nonresidential structure. A nonconforming nonresidential or multifamily structure may be enlarged, expanded, reconstructed, or relocated, with Minor Use Permit approval, if the changes comply with all applicable provisions of this Development Code, provided the Review Authority first finds that the additional work is compatible with neighboring uses and would not adversely impact neighboring properties. Additions that go beyond the prior building footprint may be allowed with a Use Permit as follows: an addition that encroaches into a required setback no further than an existing nonconforming portion of the structure may be allowed; provided, that: a) the expansion is not more than 500 square feet beyond the same physical dimensions of the existing structure; or the expansion is limited to 25% of the existing structure's area, whichever is less.

b. Single residential unit or multifamily. A single residential unit or multifamily development that is nonconforming with respect to setback requirements, height limits, or other development standards may undergo interior modifications in compliance with Building Code requirements without limitation by this Chapter. Exterior modifications that go beyond the prior building footprint may be allowed as follows:

- i) The Director may approve any addition to a nonconforming single-family dwelling where the addition complies with applicable setback requirements; and
- ii) An addition that encroaches into a required setback no further than an existing nonconforming portion of the structure may be allowed; provided, that: a) the expansion is not more than 4250 square feet beyond the same physical dimensions of the existing structure; or b) if larger than 4250 square feet, Minor Use Permit approval is granted (limit to 25% larger).

2. Conversion of existing nonconforming structure to residential unit. Single residential units and/or multifamily residential development with a nonconforming residential accessory structure may be converted and/or replaced to create an accessory dwelling unit. A nonconforming residential accessory structure may be rehabilitated and expanded; provided, that it complies with the relevant requirements of Section 18.40.170 accessory Dwelling Units.

~~a. The structure does not exceed 18 feet in height; and~~

~~b. The conversion and/or expansion complies with Subsection (B)(1)(b) of this Section.~~

3. Ordinary maintenance and repair. Any nonconforming structure may undergo ordinary maintenance and repair.

4. Seismic retrofitting and Building Code compliance. Any nonconforming structure may undergo alterations, reconstruction, or repair to reinforce unreinforced masonry or to comply with Building Code requirements; provided, that the work is exclusively to comply with applicable earthquake safety standards and the Building Code and does not change building footprint or height.

5. A non-conforming structure may be reconstructed in the same building footprint, so long as the building is not increased in size by more than 250 square feet beyond the same physical dimensions of the prior structure; or b) if larger than 250 square feet, a Use Permit approval is granted. **However non-conforming structures may not be increased by more than 25% of the existing structure footprint.**

(Am. Ord. 959, § 4, passed 02-10-2020)

18.90.040 - Residential Exemptions

A. Reconstruction or replacement. An involuntarily damaged or destroyed single residential unit or multifamily nonconforming use may be reconstructed or replaced with a new structure with the same footprint, height, and number of dwelling units, in compliance with current Building and Fire Code requirements.

B. Substantial rehabilitation/renovation. Substantial rehabilitation/renovation of, and additions to an existing dwelling unit in a zoning district where residences are a nonconforming use may be allowed **if they meet all development standards of the zoning district.** ~~with Minor Use Permit and Design Review approval, in compliance with §§ 18.71.060 and 18.71.050. (Housing Element Program H-1.1.4)~~

~~**1.—Substantial rehabilitation/renovation defined.** Substantial rehabilitation/renovation of an existing dwelling unit occurs when at least 25% of the floor area of the existing structure is proposed to be added to the structure and/or a Building Permit for construction valued at 50% or more of the assessed value of the structure before rehabilitation/renovation is requested.~~

~~**2.—Protection of community and neighborhood character.** The Review Authority shall ensure that Minor Use Permit and Design Review approval for a substantial rehabilitation or renovation shall maintain public health, safety, and welfare, maintain neighborhood character, and encourage mixed-use development.~~

(Am. Ord. 959, § 4, passed 02-10-2020)

18.90.050 - Loss of Nonconforming Status

A. Termination by discontinuance.

1. If a nonconforming use of land or a nonconforming use of a conforming structure is discontinued for a continuous period of 12 months or more, all rights to legal nonconforming status shall terminate.

2. The Director shall base a determination of discontinuance on evidence including the removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business records to document continued operation.

3. The Director may grant ~~a Minor Use Permit to allow~~ an extension of that 12-month period for a period not to exceed an additional 12 months if the Director finds that circumstances of a significant or unusual nature prevent or have prevented the timely reestablishment of the use.

4. Once the rights to a legal nonconforming status have terminated, any further use of the site or structure shall comply with the regulations of the applicable zoning district and all other applicable provisions of this Development Code.

B. Termination by destruction. Nonconforming status shall terminate if a nonconforming structure, or a conforming structure occupied by a nonconforming use, is involuntarily damaged or destroyed, except as provided by Section 18.90.040 for dwellings, and except as follows.

1. ~~If the cost of repairing or replacing the damaged portion of the structure is 75 percent or less of the assessed value of the structure immediately before damage,~~ The structure may be restored to no more than the same size and use, and the use continued, if ~~a building permit is submitted for the restoration is started~~ within 12 months of the date of damage, ~~or as extended by the Director of Community Development,~~ and is diligently pursued to completion.

2. Minor Use Permit approval shall ~~be required, if the cost of repairing or replacing the damaged portion of the structure is more than 75 percent of the assessed value of the structure immediately before the damage, except that fair market value shall be used where a current licensed appraisal is available to the City. Minor Use Permit approval~~ and shall require a finding, in addition to those contained in 18.71.060.F. (Findings and decision), that the benefit to the public health, safety, or welfare exceeds the detriment ~~inherent in~~ of the restoration and continuance of a nonconformity.

18.90.060 - Nonconforming Parcels

A. Legal building site. A nonconforming parcel that does not comply with the applicable area, width, or depth requirements of this Development Code shall be considered a legal building site if it meets at least one of the following criteria, as documented to the satisfaction of the Director by evidence furnished by the applicant.

1. **Approved subdivision.** The parcel was created by a recorded subdivision map;
2. **Individual parcel legally created by deed.** The parcel is under one ownership and was legally created by a recorded deed before the effective date of the zoning amendment that made the parcel nonconforming;
3. **Variance or lot line adjustment.** The parcel was approved through the Variance procedure or resulted from a lot line adjustment; or
4. **Partial government acquisition.** The parcel was created in compliance with the provisions of this Development Code, but was made nonconforming when a portion was acquired by a governmental entity so that the parcel size ~~is was~~ decreased ~~not more than 20 percent and the yard facing a public right-of-way was decreased not more than 50 percent.~~

B. Subdivision of a nonconforming parcel. No subdivision shall be approved that would increase the nonconformity of an existing parcel or any nonconforming use on the parcel.

18.90.070 - Parcel Without Frontage on a Public Way

A. Conforming parcel without frontage on a public way. A parcel without frontage on a public right-of-way, but otherwise conforming to the applicable requirements of this Development Code, may be used with ~~the approval of the Public Works Director Minor Use-Permit approval~~, unless Article 2 would otherwise require a Use Permit.

B. Parcel with private accessways. If a private accessway was provided in conjunction with an approved subdivision map, the uses allowed in the applicable zoning district shall be considered conforming uses.

18.90.080 - Nonconforming Due to Lack of a Use Permit

A. Conformity of uses requiring a Use Permit. A use lawfully existing without the approval of a Use Permit or Minor Use Permit that would be required by this Development Code shall be deemed conforming only to the extent of its previous lawful use (e.g., maintaining the same site area boundaries, hours of operation, etc.).

B. Previous planning permits in effect. A use that was authorized by a Use Permit or Minor Use Permit but is not allowed by this Development Code in its current location may continue, but only in compliance with the original Use Permit or Minor Use Permit.

Section 9. 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 10. 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.

The foregoing Ordinance was introduced by Councilmember _____ at a regular meeting of the City Council of the City of Fort Bragg held on Date, 2025, and adopted at a regular meeting of the City of Fort Bragg held on Date, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

**Jason
Godeke
Mayor**

ATTEST:

**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 17 OF THE FORT BRAGG MUNICIPAL CODE (CLUDC 1-26) TO:

ORDINANCE NO. XXX-2026

- 1) Amend Section 17.22.030 (C) Commercial Zoning Districts and Table 2.6; 17.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 17.26.030 to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and**
- 2) Amend Section 17.71.030 (F) (2) - Limited Term Permit - Events to clarify the Limited Term Permit Process; and**
- 3) Amend Section 17.71.060 E - Use Permit and Minor Use Permits to Make Minor Modifications to the Minor Use Permit Process; and**
- 4) Amend Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 17.90.080 - Nonconforming Due to Lack of a Use Permit to allow for easier reuse and expansion of non-conforming structures and uses.**

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 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 development and retention of jobs and businesses is a substantial concern for individuals of all demographics, ages, and economic backgrounds in Fort Bragg; and

WHEREAS, the City desires to ensure that business 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, Section 17.94.040 states that the Planning Commission shall forward a written recommendation, and reasons for the recommendation, to the City Council based on the findings identified in Section 17.94.060; and a resolution was transmitted to the City Council on **DATE**, 2026 that represents the Planning Commission’s recommendations; and

WHEREAS, the City Council has considered all public comments and a staff report dated DATE, 2026 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 – Section 8** below; 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)).

NOW, THEREFORE, The 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 State 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; State law; all reports and public testimony submitted as part of the City Council meeting of DATE, 2026 and City Council deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Fort Bragg City Council **does ordains as follows:**

Section 1. Legislative Findings. The City Council hereby finds as follows:

1. The foregoing recitals are true and correct and are made a part of this Ordinance.
2. On DATE, 2026, the Planning Commission held a properly noticed public hearing to consider recommending the proposed amendments 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 amendment to the CLUDC.
3. On DATE, 2026 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 seeks to be consistent with recently adopted State Laws as codified in California Government Code sections 66310 through 66342; and

5. The proposed amendment is internally consistent with other applicable provisions of the Coastal Land Use Development Code, including its Chapters 17.42, 17.71, 17.100, and others; and the LCP Amendment is consistent with the California Coastal Act; The proposed amendment is consistent with CLUDC standards; and
6. 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
7. The documents and other material constituting the record for these proceedings are located at the Community Development Department; and
8. 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 Title 17.22.030 (C) and Table 2-6 Commercial District Land Uses and Permit Requirements as follows:

C. Findings for Use Permit or Minor Use Permit approval. The approval of a Use Permit or Minor Use Permit for a project within a commercial district shall require that the review authority first make the following findings for the zoning district applicable to the site, in addition to the findings required by Section [17.71.060](#) (Use Permit and Minor Use Permit).

1. **CN (Neighborhood Commercial) district.** The use is designed and intended to serve the local neighborhood ~~and not a broader service area, and is not of a size as to require a clientele larger than the neighborhood market area.~~
2. **CO (Office Commercial) district.** The use acts to support primary uses in the zone, or clients or visitors of allowable permitted uses.
3. **CBD (Central Business District) district.** The use complements the intense, pedestrian and regionally oriented shopping areas of the CBD, and will not detract physically from the basically pedestrian nature of the CBD.
4. **CG (General Commercial) district.** **No additional findings required.**
 - a. ~~The use is generally oriented to clients arriving by auto rather than pedestrians;~~
 - b. ~~The uses generally require larger display and/or storage areas; and~~
 - c. ~~The use is not dependent on heavy customer traffic per square foot.~~
5. **CH (Highway and Visitor Commercial) district.**
 - a. 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;
 - b. Secondary uses may be allowed where primary uses are precluded because of environmental concerns or other site specific problems.; **or if they are**
 - c. ~~The use is generally vehicular-oriented unless~~ part of a **larger mixed-use** visitor-oriented complex.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required				
	MUP	Minor Use Permit required (see Section 17.71.060)				
	UP	Use Permit required (see Section 17.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

AGRICULTURAL, RESOURCE & OPEN SPACE USES

Crop production, horticulture, orchard, vineyard	P	P	P	P	P	
--	---	---	---	---	---	--

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Laboratory - Analysis, research and development, testing	—	P	—	P	—	
Artisan/craft product manufacturing with retail sales	—	P(2)	P(2)	P(2)	P(2)	
Brewery/restaurant	—	—	UP	UP	UP	
Printing and publishing	—	P—	P(2)	P	P	
Research and development (R&D)	—	UP	—	UP	—	
Recycling - Reverse vending machine	P	P	P	P	P	-
Recycling - Small collection facility	P	P	P	P	P	17.42.150
Recycling - Large collection facility	—	—	—	UP	—	17.42.150
Recycling - Light processing	—	—	—	UP	—	-

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

~~(2) Use allowed only on second or upper floors, in compliance with Section [17.22.060.B](#) (Limitation on Location of Allowable Uses).~~

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required				
	MUP	Minor Use Permit required (see Section 17.71.060)				
	UP	Use Permit required (see Section 17.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground, recreational vehicle (RV) park	—	—	—	—	UP	
Commercial recreation facility - Indoor	—	— UP	UP	P	P	
Commercial recreation facility - Outdoor	—	—	—	UP	UP	
Conference/convention facility	—	—	UP	UP	UP	
Health/fitness facility	—	UP	UP	P	UP	-
Library, museum, art gallery	—	—	P	P	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	
School – Private Specialized education/training	—	UP	UP	UP	—	
Sports and entertainment assembly	—	—	—	UP	UP	-
Studio - Art, dance, martial arts, music, etc.	— UP	UP	P	P	P	
Theater	—	— UP	P	P	P	

RESIDENTIAL USES

Accessory Dwelling Unit (ADU)	P(5)	P(5)	P(5)	P(5)	P(5)	17.42.170
Emergency/transitional shelter	—	—	—	P	—	
Home occupation	P	P	P	P	P	17.42.080
Live/work unit	MUP	MUP	MUP	MUP	—	17.42.090
Multi-family dwellings	P	UP	UP	UP	UP	17.42.120
Residential care facility for the elderly (RCFE)	—	UP	UP	UP	—	
Residential care facility, 7 or more clients	—	UP	UP	UP	—	
Residential component mixed use project	P	UP	P(2)	UP	UP	17.42.100

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
<i>Single-family Residential Unit</i>	<i>P(3)</i>	—	<i>P(4)</i>	<i>P(4)</i>	—	
<i>Tiny home</i>	<i>P(6)</i>	—	—	<i>P(6)</i>	<i>UP(6)</i>	17.42.175
<i>Tiny home/manufactured home community</i>	<i>UP</i>	<i>UP</i>	—	<i>UP</i>	<i>UP</i>	17.42.110

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

(1) See Article [10](#) for land use definitions.

(2) Use allowed only on second or upper floors and/or on the rear 50% of the first floor of the building or the back 50% of the parcel (facing the alley), and the unit must have a separate alley facing entrance, in compliance with Section [17.22.060.B](#) (Limitation on Location of Allowable Uses).

(3) Use permitted only for lots in the CN zone that do not front a major collector, as defined in the General Plan.

(4) Use permitted only for existing nonconforming single-family homes that have the appearance of a single-family home, per the Citywide Design Guidelines.

(5) Use permitted only on parcels with an existing nonconforming single-family primary unit or existing/proposed multifamily development, and only in compliance with § 18.42.170.

(6) Use permitted only on parcels with existing single residential unit or existing/proposed multifamily development, and only in compliance with § 18.42.175.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required
	MUP	Minor Use Permit required (see Section 17.71.060)
	UP	Use Permit required (see Section 17.71.060)
	S	Permit requirement set by Specific Use Regulations
	—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

RETAIL TRADE

<i>Art, antique, and collectables stores</i>	—	—	P	P	P	-
Artisan shop	— MUP	—P	P	P	P	
Auto and vehicle sales and rental	—	—	—	P	P	
Auto parts sales with no installation services	—	—	—	P	P	
Bar/tavern	—	—	UP	UP	UP	
Big box retail	—	—	UP	UP	UP	
Building and landscape materials sales - Indoor	—	—	—	P	P—	
Building and landscape materials sales - Outdoor	—	—	—	UP	—	17.42.130
<i>Cannabis retail and accessory cannabis uses</i>	—	—	MUP (3)	MUP	MUP	17.42.057 Chapter 9.30
<i>Cannabis retail - Delivery only</i>	—	—	—	MUP	MUP	17.42.057 Chapter 9.30
Construction and heavy equipment sales and rental	—	—	—	UP	UP	17.42.130
Convenience or liquor store	UP	—	P	P	P	
Drive-through retail	—	—	UP	UP	UP	17.42.070
Farm supply and feed store	—	—	—	P	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	UP	—	
<i>Formula business 2,001 SF or more</i>	—	UP(2)	UP(2)	UP(2)	UP(2)	17.42.075
<i>Formula business - 2,000 sf or less</i>	—	P	P	P	P	17.42.075
Furniture, furnishings and appliance	—	—	P	P	—	

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
store						
General retail - 10,000 sf or larger	—	—	UP	UP	UP	
General retail - 5,000 sf 9,999 Sf or larger	—	—	P	P	P	
General retail - Less than 5,000 sf	P	—	P	P	P	
Groceries, specialty foods	P	—UP	P	P	P	
Mobile home, boat, or RV sales	—	—	—	UP	UP	
Night club	—	—	UP	UP	UP	
Office supporting retail	P	P	P	P	P	
Outdoor retail sales and activities	—	—	P	P	P	17.42.130
Restaurant, café, coffee shop	UP	P	P	P	P	17.42.190
Second hand store	—	—	—	P	P	
Service station	—	—	—	UP	UP	17.42.180
Shopping center	—	—	—	UP	UP	
Outdoor dining	P	P	P	P	P	17.42.165

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use permit required except for the exceptions set forth in § 18.46.050.
- (3) The number of permissible cannabis retail businesses in the Central Business District shall be set by resolution of the City Council in an amount not to exceed 3 businesses.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required				
	UP	Minor Use Permit required (see MUP Section 17.71.060)				
	S	Use Permit required (see Section 17.71.060)				
	—	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

<i>ATM</i>	P	P	P	P	P	-
Bank, financial services	UP	P	P	P	P	
Business support service	—	P	P	P	P	
<i>Formula business</i>	—	UP(2)	UP(2)	UP(2)	UP(2)	17.42.075
<i>Formula business – 2,000 sf or less</i>	—	P	P	P	P	17.42.075
Medical services - Doctor office	P	P	P	P	UP	
Medical services - Clinic, lab, urgent care	—	P	P	P	—P	
Medical services - Hospital	—	UP	—	UP	UP	
Office - Accessory	P	P	P	P	P	
Office - Business/service	—	P	P	P	P	
Office - Processing	—	P	P(2)	P	—	-
Office - Professional/administrative	—	P	P	P	P	

SERVICES - GENERAL

Adult day care	P	P	P	P	—P	
Catering service	—	P	—	P	—P	
Child day care center	UP	UP	UP	UP	—P	
<i>Child day care center – as part of a multifamily housing project or an existing public facility.</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	
<i>Contractors, base (4)</i>	—	—	—	UP	—	
<i>Cottage food preparation (5)</i>	UP	—	—	UP	UP	
Drive-through service	—	—	UP	UP	UP	17.42.070
Equipment rental/sales	—	—	UP	P	UP	
<i>Formula business</i>	—	UP(2)	UP(2)	UP(2)	UP(2)	17.42.075

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
<i>Formula business - 2,000 sf or less</i>	—	P	P	P	P	17.42.075
<i>Kennel, animal boarding</i>	—	—	—	UP	—	
<i>Lodging - Bed & breakfast inn (B&B)</i>	—	—	UP	UP	P	17.42.050
<i>Lodging - Hotel or motel</i>	—	—	UP	UP	UP	
<i>Lodging - Short Term Rental</i>	—	—	MUP	—	—	17.42.190
<i>Maintenance service - Client site services</i>	—	—	—	P	—	
<i>Mortuary, funeral home</i>	—	—P	—	P	—	
<i>Personal services</i>	P	P	P	P	UP	
<i>Personal services - Restricted</i>	—	—	UP	UP	—	
<i>Public safety facility</i>	—	P	P	P	P	
<i>Repair service - Equipment, large appliances, etc.</i>	—	—	—	P	—	
<i>Social service organization</i>	—	P	P	P	—	
<i>Vehicle services - Major repair/body work</i>	—	—	—	UP	UP	
<i>Vehicle services - Minor maintenance/repair</i>	—	—	—	P	P	
<i>Veterinary clinic, animal hospital</i>	—	P	—	P	P	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

(1) See Article 10 for land use definitions.

(2) Use allowed only on second or upper floors, in compliance with Section [17.22.060.B](#) (Limitation on Location of Allowable Uses).

(3) Permitted above the first floor or as part of a restaurant.

(4) Contractor's base permitting only within a structure.

(5) Businesses that manufacture approved Cottage Foods under State law related to Cottage Food Operations.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required				
	MUP	Minor Use Permit required (see Section 17.71.060)				
	UP	Use Permit required (see Section 17.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	—	UP	—	UP	UP	
Broadcasting studio	—	P	P	P	—	
Parking facility, public or commercial	P	P	P	P	P	
Pipelines, transmission lines	S	S	S	S	S	17.42.144
Telecommunications facility	S	S	S	S	S	17.44
Transit station or terminal	UP	UP	UP	UP	UP	
Solar, wind, geothermal facilities for on-site use	P	P	P	P	P	
Utility facility	P	P	UP	P	P	
Vehicle storage	—	—	—	UP	UP	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

(1) See Article [10](#) for land use definitions.

Section 3. Based on the foregoing, the City Council hereby amends Title 17.24.030 Land Use Table 2-10 as follows:

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Use Permit required (see Section 17.71.060)			
	UP	Use Permit required (see Section 17.71.060)			
	S	Permit requirement set by Specific Use Regulations			
	—	Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	IL	IH	IT	HD	

AGRICULTURAL, RESOURCE & OPEN SPACE USES

Cannabis – Indoor cultivation (nursery and/or mature plants)	MUP	MUP	—	—	Chapter 9.30 and 18.42.055
Aquaculture	—	UP(3)	UP	UP	17.42.046
Crop production, horticulture, orchard, vineyard	P	P	P(4)	—	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Agricultural product processing	—UP	P	—	—	
Artisan/craft product manufacturing	P(2)	—UP	—	—	
Brewery/restaurant	UP	UP	—	—	
Boat and ship construction, repair, maintenance	—UP	P	—	P	
Construction contractor base	P(2)	P(2)	—	—	
Fish processing	P(2)	P	—	P	
Laboratory - Medical, analytical, research & development	P(2)	P	—	—	
Laundry, dry cleaning plant	P	P	—	—	-
Lumber and wood product manufacturing	UP	UP	P(4)	—	
Manufacturing/processing - Heavy	—	UP	—	—	
Manufacturing/processing - Light	P(2)	P	—	—	
Manufacturing/processing - Medium intensity	—UP	P(2)	—	—	
Media production	P	P	—	—	
Petroleum product storage and distribution	UP	P	—	—	
Printing and publishing	P	P	—	—	
Research and development (R&D)	P	P	—	—	
Recycling – Heavy processing	UP	UP	—	—	17.42.150

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted Use, Zoning Clearance required				
	MUP	Minor Use Permit required (see Section 17.71.060)				
	UP	Use Permit required (see Section 17.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations	
	IL	IH	IT	HD		
Recycling - Large collection facility	UP	UP	—	—	17.42.150	
Recycling - Light processing	UP	UP	—	—	17.42.150	
Recycling - Reverse vending machine	P	P	—	—	17.42.150	
Recycling - Scrap and dismantling yards	—	UP	—	—		
Recycling - Small collection facility	P	P	—	P	17.42.150	
Storage - Cold storage facility, ice plant	—	UP	—	UP		
Storage - Outdoor	UP	UP	UP	UP	17.42.140	
Storage - Personal storage facility (mini-storage)	UP	P	—	—		
Storage - Warehousing	P(2)	P	—	—		
Wholesaling and distribution	P(2)	P	—	—		

Key to Zoning District Symbols

IL	Light Industrial	IT	Timber Resources Industrial
IH	Heavy Industrial	HD	Harbor District

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) Use only allowed in Coastal Zone.
- (4) See Section [17.24.030.C](#) for additional permit requirements.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed									
	<table border="1"> <tr> <th rowspan="2">LAND USE (1)</th> <th colspan="4">PERMIT REQUIRED BY DISTRICT</th> <th rowspan="2">Specific Use Regulations</th> </tr> <tr> <th>IL</th> <th>IH</th> <th>IT</th> <th>HD</th> </tr> </table>	LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations	IL	IH	IT
LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations					
	IL	IH	IT	HD						

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	S	S	—	—	17.40
Commercial recreation facility - Indoor	UP	—	—	—	
Commercial recreation facility - Outdoor	UP	UP	—	—	
Fishing pier	—	—	—	UP	
Health/fitness facility	UP	—	—	—	
Hiking/riding trail	—	—	P	—	
Library, museum	—	—	—	UP	
Meeting facility, public or private	UP	—	—	—	
Park, playground	—	—	P	—	
Nature preserve	—	—	P	—	
School - Specialized education/training	UP	UP	—	—	
Sports and entertainment assembly	—	UP	—	—	

RESIDENTIAL USES

Caretaker quarters	—P	MUP	—	MUP	
Live/work unit	UP	—	—	UP	17.42.090

Key to Zoning District Symbols

IL	Light Industrial	IT	Timber Resources Industrial
IH	Heavy Industrial	HD	Harbor District

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) Use only allowed in Coastal Zone.

(4) See Section [17.24.030](#).C for additional permit requirements.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed				
	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
LAND USE (1)	IL	IH	IT	HD	

RETAIL TRADE

Accessory cannabis – Retail, retail delivery	MUP(2)	MUP(2)	—	—	18.42.057 Chapter 9.30
Accessory retail or services	MUP	MUP	—	MU	17.42.020
Bar/tavern	—	—	—	MUP	
Boat and ship sales	—	—	—	P	
Building and landscape materials sales - Indoor	P	P	—	—	
Building and landscape materials sales - Outdoor	UP	P	—	—	17.42.130
Cannabis retail - Delivery only	MUP(2)	MUP(2)	—	—	18.42.057 Chapter 9.30
Construction and heavy equipment sales and rental	UP	P	—	—	17.42.130
Convenience store	—	—	—	MUP	
Farm supply and feed store	P(2)	P	—	—	
Fuel dealer (propane for home and farm use, etc.)	P	P—	—	—	
Marine hardware and supplies sales	—	—	—	P	
Mobile home or RV sales	UP	UP	—	—	
Restaurant, café, coffee shop	—	—	—	MUP	
Retail sales accessory to wholesaling	MUP	MUP	—	—	
Service station	UP	UP	—	—	17.42.180

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed				
	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	IL	IH	IT	HD	
LAND USE (1)	IL	IH	IT	HD	
ATM	—	—	—	P	-
Business support service	P	—	—	—	
Office - Accessory	P	P	P(4)	P	
Office - Processing and corporate	P	P	—	—	

Key to Zoning District Symbols

IL	Light Industrial	IT	Timber Resources Industrial
IH	Heavy Industrial	HD	Harbor District

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) Use only allowed in Coastal Zone.
- (4) See Section [17.24.030.C](#) for additional permit requirements.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed				
	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	IL	IH	IT	HD	
LAND USE (1)	IL	IH	IT	HD	

SERVICES - GENERAL

Accessory retail or services	MUP	MUP	—	—	17.42.020
------------------------------	------------	------------	---	---	---------------------------

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Use Permit required (see Section 17.71.060)			
	UP	Use Permit required (see Section 17.71.060)			
	S	Permit requirement set by Specific Use Regulations			
	—	Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	IL	IH	IT	HD	
Equipment rental	P(2)	P(2)	—	—	
Kennel, animal boarding	UP	UP	—	—	
Lodging - Hotel or motel	—	—	—	UP(5)	
Maintenance service - Client site services	P(2)	P	—	—	
Medical Marijuana Dispensary	UP	UP	—	—	FBMC 9.30 (Ord. 851 §1, 2005) & 17.42.095
Public safety facility	P	P	P(4)	P	
Repair service - Equipment, large appliances, etc.	P(2)	P	—	—	
Vehicle services - Major repair/body work	UP	UP	—	—	
Vehicle services - Minor maintenance/repair	P	P	—	—	
Veterinary clinic, animal hospital	P	P	—	—	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	P(2)	P	—	—	
Boat launching facility	—	—	—	P	
Broadcasting studio	P	—	—	—	
Freight terminal	P(2)	P	—	—	
Harbor and marina facilities	—	—	—	P	
Parking facility, public or commercial	—	—	—	MUP	
Pipeline or transmission line	S	S	S	S	17.42.144
Telecommunications facility	S	S	S	S	17.44
Transit station or terminal	UP	UP	UP	UP	
Utility facility	P	P	—	—	
Vehicle storage	UP	UP	—	—	

Key to Zoning District Symbols

IL	Light Industrial	IT	Timber Resources Industrial
IH	Heavy Industrial	HD	Harbor District

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) Use only allowed in Coastal Zone.
- (4) See Section [17.24.030.C](#) for additional permit requirements.
- (5) Allowed only on a parcel with no harbor basin water frontage, and/or with its buildable area over 25 feet above mean high tide.

Section 4. Based on the foregoing, the City Council hereby Amends Land Use Table 2-14 of section 17.26.030, as follows:

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed			
	PERMIT REQUIRED BY DISTRICT			
LAND USE (1)	OS PR PF			Specific Use Regulations

AGRICULTURAL, RESOURCE & OPEN SPACE USES

Animal keeping	S	S	S	17.42.040
Nature preserve	P	P	P	
Crop production, horticulture, orchard, vineyard	P	P	P	
Diking, Filling, and dredging in wetlands	P	—	—	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Recycling – Reverse vending machine	—	—	P	17.42.150
Recycling - Small collection facility	—	—	MUP	17.42.150
Storage - Warehouse	—	—	P	

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Use Permit required (see Section 17.71.060)		
	UP	Use Permit required (see Section 17.71.060)		
	S	Permit requirement set by Specific Use Regulations		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	
Storage - Outdoor	—	—	UP	17.42.140

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Equestrian facility	P	UP	—	
Health/fitness facility	—	UP	UP—	
Hiking/riding trail	P	P	P	
Library, museum	—	UP	UP	
Meeting facility, public or private	—	UP	UP	
Park, playground	—	P	P	
School - Elementary, middle, secondary	—	—	P	-
School - Specialized education/training	—	—	P	
Sports and entertainment assembly	—	UP	UP	-
Theater	—	UP	UP	

RESIDENTIAL USES

Caretaker quarters	MUP	MUP	MUP	
Emergency/transitional shelter	—	—	UP	
Farm dwelling on a parcel of 10 acres or more	MUP	—	—	
Residential care facility for the elderly (RCFE)	—	—	UP	
Residential care facility, 7 or more clients	—	—	UP	-

RETAIL TRADE

Accessory retail or services	—	P	P	17.42.030
------------------------------	---	---	---	---------------------------

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Medical services - Clinic, urgent care	—	—	UP	
Medical services - Hospital	—	—	UP	
Office - Accessory	P	P	P	

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed			
	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	
Office - Government	—	—P	P	

SERVICES - GENERAL

Accessory retail or services	—	P	P	17.42.020
Adult day care	—	—	UP	
Child day care center	—	—	UP	
Public safety facility	—P	—P	P	
Social service organization	—	—	P	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	—	—	UP	
Parking facility, public or commercial	—	—	P	
Pipeline or transmission line	S	S	S	17.42.144
Telecommunications facility	S	S	S	17.44
Transit station or terminal	—	—	UP	
Utility facility	—	—	P	
Vehicle storage	—	—	UP	

Key to Zoning District Symbols

OS	Open Space	PF	Public Facility
PR	Parks and Recreation		

Notes:

- (1) See Article [10](#) for land use definitions.

Section 5. Based on the foregoing, the City Council hereby Amends 18.71.030 (F) (2) - Limited Term Permit - Events, as follows:

17.71.030 - Limited Term Permit

F. Allowed short-term activities. A Limited Term Permit may authorize the following short-term activities within the specified time limits, but in no event for more than 12 months. Other short-term activities that do not fall within the categories defined below shall instead comply with the planning permit requirements and development standards that otherwise apply to the property.

2. Events. Art and craft exhibits, carnivals, circuses, concerts, fairs, farmer's markets, festivals, flea markets, food events, open air or drive in theaters, outdoor entertainment/sporting events, religious revivals, rummage sales, second hand sales, swap meets, and other special events for up to five consecutive days, or four two-day weekends, within a 12-month period, allowed only on non-residentially zoned properties. These activities shall be referred to the Technical Advisory Committee (TAC) for a recommendation prior to action on the Limited Term Permit. **The TAC review process includes the following:**

- a. An encroachment permit and/or proof of insurance coverage is required from the Department of Public Works for events which occur on public property or within the public right of way (streets, sidewalks, trails).
- b. A permit from County Environmental Health may be required if food is prepared at the event.
- c. An inspection by the Fire Marshal is required for all large tents and pavilions.
- d. An inspection by the Building Department is required for all temporary structures.
- e. Police Department review is required for all projects which require traffic re-routing or control.
- f. Caltrans review is required for all projects which require traffic re-routing or control involving Main St./Hwy 1.
- g. All events shall comply with the City's Noise Ordinance.
- h. Recurring events with a three-year history of no issues (as determined by TAC) may apply for a 5-year Limited Term Permit, which will only require the annual renewal of insurance and completion of renewal form.

Exempt Events. The following event types are exempt from the requirement to obtain an LTP.

- Private events of less than 30 people, located in a City Park.
- Events of any size in an existing facility that is already permitted for events, such as a meeting hall, church or school.

Section 6. Based on the foregoing, the City Council hereby Amends 17.71.060 E - Use Permit and Minor Use Permit, as follows:

E. Project review, notice, and hearing. Each application shall be reviewed by the Director to ensure that the proposal complies with all applicable requirements of this Development Code.

2. Minor Use Permit. Before a decision on a Minor Use Permit, the public notice shall be provided ~~in compliance with Chapter 17.96 (Public Hearings), and~~ as follows.

- a. **Public Notice.** Public Notice shall be provided to property owners and businesses within 300 feet of the proposed use. The notice shall state that the Director ~~has decide whether to~~

~~approved or disapprove the a Minor Use Permit application on a date and clarify that project opponents may appeal the decision within 10 days to the Planning Commission. ,and that a public hearing will be held only if requested in writing by any interested person appears at before the specified date for the decision.~~

~~**b.—Hearing.** When a hearing is requested, notice of the hearing shall be provided in compliance with Chapter 17.96, and the Director shall conduct the public hearing before a decision on the application in compliance with Chapter 17.96.~~

Section 8. Based on the foregoing, the City Council hereby Amends 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 18.90.080 - Nonconforming Due to Lack of a Use Permit, as follows:

17.90.030 - Restrictions on Nonconforming Structures and Uses

A nonconforming land use and the use of a nonconforming structure may be continued, including transfers of ownership; provided, their continuation shall comply with the requirements of this Section. See Section [17.90.040](#) for exceptions regarding certain residential uses and structures.

The City shall only grant a Minor Use Permit if the City determines that the means of accommodating the Minor Use Permit: (1) will not have an adverse effect on coastal resources; (2) will ensure adequate services will be provided to serve the proposed development; and (3) will not displace Coastal Act priority uses. If the City determines that the means for accommodating a Minor Use Permit will have an adverse effect on coastal resources, will not ensure adequate services will be provided to serve the proposed development, or will displace Coastal Act priority uses, the City shall deny the Minor Use Permit.

Minor Use Permit approval does not replace, supersede or modify the independent requirement for a CDP approved pursuant to the otherwise applicable policies and standards of the certified LCP.

A. Nonconforming use of land.

1. **General rule.** A nonconforming use of land may be continued, provided the use shall not be intensified, enlarged or increased, nor be extended to occupy a greater area of land than it lawfully occupied before becoming nonconforming, **except as conditionally allowed below.**

2. **Nonconforming use in a conforming structure.** A nonconforming land use within a conforming structure may be expanded or replaced with Minor Use Permit approval, in the following manner:

a. **Expansion of use.** The nonconforming use of a portion of a structure may be expanded throughout the structure **with a Use Permit. The Review Authority shall find that the expansion of the non-conforming use is compatible with neighboring uses and would not adversely impact neighboring properties. Any new or expanded buildings associated with the non-conforming use shall conform with all standards of this development code; and**

b. **Substitution of use.** The nonconforming use of a structure may be changed to another nonconforming use of **the same or more restricted a similar nature and impact with Use Permit approval; except that if a nonconforming use is changed to a conforming use, no nonconforming use may be resumed. The Review Authority shall find that the substituted use is**

more compatible with neighboring uses than the existing non-conforming use and that it would not adversely impact neighboring properties.

B. Nonconforming structure. A nonconforming structure may continue to be used in the following manner:

1. Changes to, or expansion of a structure. A nonconforming structure may be changed or expanded as follows.

a. Nonresidential or multi-family structure. A nonconforming nonresidential or multifamily structure may be enlarged, expanded, reconstructed, or relocated, with Minor Use Permit approval, if the changes comply with all applicable provisions of this Development Code, provided the Review Authority first finds that the additional work is compatible with neighboring uses and would not adversely impact neighboring properties. Additions that go beyond the prior building footprint may be allowed with a Use Permit as follows: an addition that encroaches into a required setback no further than an existing nonconforming portion of the structure may be allowed; provided, that: a) the expansion is not more than 500 square feet beyond the same physical dimensions of the existing structure; or the expansion is limited to 25% of the existing structure's area, whichever is less.

b. Single-family dwelling. A single-family dwelling that is nonconforming with respect to setback requirements, height limits, or other development standards may undergo interior modifications in compliance with Building Code requirements without limitation by this Chapter. Exterior modifications that go beyond the prior building footprint may be allowed as follows:

i) The Director may approve any addition to a nonconforming single-family dwelling where the addition complies with applicable setback requirements; and

ii) An addition that encroaches into a required setback no further than an existing nonconforming portion of the structure may be allowed with Minor Use Permit approval, provided that: the addition is less than 25 percent of the total floor area of the existing structure; it complies with Building Code

iii) requirements; and the review authority first determines that the addition will not adversely affect any neighboring property.

2. Conversion of existing nonconforming structure to residential unit. Within a residential zoning district, a nonconforming accessory structure within a rear yard may be converted to a second unit, and a nonconforming residential structure within a rear yard may be rehabilitated and expanded, provided that: it complies with the relevant requirements of Section 18.40.170 accessory Dwelling Units.

~~a. The structure does not exceed one story in height; and~~

~~b. The conversion and/or expansion complies with Subsection B.1.b.~~

3. Ordinary maintenance and repair. Any nonconforming structure may undergo ordinary maintenance and repair.

4. Seismic retrofitting and Building Code compliance. Any nonconforming structure may undergo alterations, reconstruction, or repair to reinforce unreinforced masonry or to comply with Building Code requirements; provided that the work is exclusively to comply with applicable earthquake safety standards and the Building Code, and does not change building footprint or height.

5. A non-conforming structure may be reconstructed in the same building footprint, so long as the building is not increased in size by more than 250 square feet beyond the same physical dimensions of the prior structure; or b) if larger than 250 square feet, a Use Permit approval is granted. However non-conforming structures may not be increased by more than 25% of the existing structure footprint.

17.90.040 - Residential Exemptions

A. Reconstruction or replacement. An involuntarily damaged or destroyed single residential unit or multifamily nonconforming use may be reconstructed or replaced with a new structure with the same footprint, height, and number of dwelling units, in compliance with current Building and Fire Code requirements.

B. Substantial rehabilitation/renovation. Substantial rehabilitation/renovation of, and additions to an existing dwelling unit in a zoning district where residences are a nonconforming use may be allowed if they meet all development standards of the zoning district. ~~with Minor Use Permit and Design Review approval, in compliance with §§ 18.71.060 and 18.71.050. (Housing Element Program H-1.1.4)~~

~~1.— **Substantial rehabilitation/renovation defined.** Substantial rehabilitation/renovation of an existing dwelling unit occurs when at least 25% of the floor area of the existing structure is proposed to be added to the structure and/or a Building Permit for construction valued at 50% or more of the assessed value of the structure before rehabilitation/renovation is requested.~~

~~2.— **Protection of community and neighborhood character.** The Review Authority shall ensure that Minor Use Permit and Design Review approval for a substantial rehabilitation or renovation.~~

17.90.050 - Loss of Nonconforming Status

A. Termination by discontinuance.

1. If a nonconforming use of land or a nonconforming use of a conforming structure is discontinued for a continuous period of 12 months or more, all rights to legal nonconforming status shall terminate.
2. The Director shall base a determination of discontinuance on evidence including the removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business records to document continued operation.
3. The Director may grant ~~a Minor Use Permit to allow~~ an extension of that 12-month period for a period not to exceed an additional 12 months if the Director finds that circumstances of a significant or unusual nature prevent or have prevented the timely reestablishment of the use.
4. Once the rights to a legal nonconforming status have terminated, any further use of the site or structure shall comply with the regulations of the applicable zoning district and all other applicable provisions of this Development Code.

B. Termination by destruction. Nonconforming status shall terminate if a nonconforming structure, or a conforming structure occupied by a nonconforming use, is involuntarily damaged or destroyed, except as provided by Section 18.90.040 for dwellings, and except as follows.

~~1. If the cost of repairing or replacing the damaged portion of the structure is 75 percent or less of the assessed value of the structure immediately before damage,~~ The structure may be restored to no more than the same size and use, and the use continued, if ~~a building permit is submitted for the restoration is started~~ within 12 months of the date of damage, ~~or as extended by the Director of Community Development,~~ and is diligently pursued to completion.

~~2. Minor Use Permit approval shall be required, if the cost of repairing or replacing the damaged portion of the structure is more than 75 percent of the assessed value of the structure immediately before the damage, except that fair market value shall be used where a current licensed appraisal is available to the City. Minor Use Permit approval and~~ shall require a finding, in addition to those contained in 18.71.060.F. (Findings and decision), that the benefit to the public health, safety, or welfare exceeds the detriment ~~inherent in~~ of the restoration and continuance of a nonconformity.

17.90.060 - Nonconforming Parcels

A. Legal building site. A nonconforming parcel that does not comply with the applicable area, width, or depth requirements of this Development Code shall be considered a legal building site if it meets at least one of the following criteria, as documented to the satisfaction of the Director by evidence furnished by the applicant.

- 1. Approved subdivision.** The parcel was created by a recorded subdivision map;
- 2. Individual parcel legally created by deed.** The parcel is under one ownership and was legally created by a recorded deed before the effective date of the zoning amendment that made the parcel nonconforming;
- 3. Variance or lot line adjustment.** The parcel was approved through the Variance procedure or resulted from a lot line adjustment; or
- 4. Partial government acquisition.** The parcel was created in compliance with the provisions of this Development Code, but was made nonconforming when a portion was acquired by a governmental entity so that the parcel size ~~is was~~ decreased. ~~not more than 20 percent and the yard facing a public right-of-way was decreased not more than 50 percent.~~

B. Subdivision of a nonconforming parcel. No subdivision shall be approved that would increase the nonconformity of an existing parcel or any nonconforming use on the parcel.

17.90.070 - Parcel Without Frontage on a Public Way

A. Conforming parcel without frontage on a public way. A parcel without frontage on a public right-of-way, but otherwise conforming to the applicable requirements of this Development Code, may be used with ~~the approval of the Public Works Director~~ ~~Minor Use Permit approval~~, unless Article 2 would otherwise require a Use Permit.

B. Parcel with private accessways. If a private accessway was provided in conjunction with an approved subdivision map, the uses allowed in the applicable zoning district shall be considered conforming uses.

17.90.080 - Nonconforming Due to Lack of a Use Permit

A. Conformity of uses requiring a Use Permit. A use lawfully existing without the approval of a Use Permit or Minor Use Permit that would be required by this Development Code shall be deemed conforming only to the extent of its previous lawful use (e.g., maintaining the same site area boundaries, hours of operation, etc.).

B. Previous planning permits in effect. A use that was authorized by a Use Permit or Minor Use Permit but is not allowed by this Development Code in its current location may continue, but only in

compliance with the original Use Permit or Minor Use Permit.

Section 9. 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 10. 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 11. Fort Bragg City Council does hereby recommend that the Coastal Commission approve Zoning Amendment 1-2026 to amend Division 17 to the Fort Bragg Municipal Code.

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 Godek, Mayor

ATTEST:

City Clerk

PUBLISH: Date, 2026 and Date, 2026 (by summary).
EFFECTIVE DATE: 15 Day after Certification by the California Coastal Commission

RESOLUTION NO. PC -2026

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

AN ORDINANCE AMENDING DIVISION 18 OF THE FORT BRAGG MUNICIPAL CODE (ILUDC 1-26) TO:

1. Amend *Section 18.22.030 (C) Commercial Zoning Districts and Table 2.6; 18.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 18.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
2. Amend *Section 18.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
3. Amend *Section 18.71.060 E - Use Permit and Minor Use Permits* to Make Minor Modifications to the Minor Use Permit Process; and
4. Amend *Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 18.90.080 - Nonconforming Due to Lack of a Use Permit* to allow for easier reuse and expansion of non-conforming structures and uses.

And

AN ORDINANCE AMENDING DIVISION 17 OF THE FORT BRAGG MUNICIPAL CODE (CLUDC 1-26) TO:

1. Amend *Section 17.22.030 (C) Commercial Zoning Districts and Table 2.6; 17.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 17.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
2. Amend *Section 17.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
3. Amend *Section 17.71.060 E - Use Permit and Minor Use Permits* to Make Minor Modifications to the Minor Use Permit Process; and
4. Amend *Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 17.90.080 - Nonconforming Due to Lack of a Use Permit* to allow for easier reuse and expansion of non-conforming structures and uses.

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 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 project is subject to CEQA and per section 15164 an EIR addendum has been prepared; 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 May 13, 2026, to consider the Zoning Amendments and the May 13th Public Hearing was subsequently continued to May 22nd and June 10th; 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 Inland 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 June 10, 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 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 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.
- c. The documents and other material constituting the record for these proceedings are

- located at the Community Development Department, and
- d. The foregoing recitals are true and correct and made a part of this Resolution; and

NOW, THEREFORE, BE IT FURTHER 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 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.
- c. The project is subject to CEQA and per section 15164 an EIR addendum has been prepared; and
- d. The documents and other material constituting the record for these proceedings are located at the Community Development Department, and
- e. The foregoing recitals are true and correct and made a part of this Resolution; and

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

- A. AN ORDINANCE AMENDING DIVISION 18 OF THE FORT BRAGG MUNICIPAL CODE (ILUDC 1-26) TO:
 1. Amend *Section 18.22.030 (C) Commercial Zoning Districts and Table 2.6; 18.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 18.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
 2. Amend *Section 18.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
 3. Amend *Section 18.71.060 E - Use Permit and Minor Use Permits* to Make Minor Modifications to the Minor Use Permit Process; and
 4. Amend *Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 18.90.080 - Nonconforming Due to Lack of a Use Permit* to allow for easier reuse and expansion of non-conforming structures and uses.

AND

- B. AN ORDINANCE AMENDING DIVISION 17 OF THE FORT BRAGG MUNICIPAL CODE (CLUDC 1-26) TO:
 1. Amend *Section 17.22.030 (C) Commercial Zoning Districts and Table 2.6; 17.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 17.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
 2. Amend *Section 17.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and

3. Amend Section 17.71.060 E - Use Permit and Minor Use Permits to Make Minor Modifications to the Minor Use Permit Process; and
4. Amend Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 17.90.080 - Nonconforming Due to Lack of a Use Permit to allow for easier reuse and expansion of non-conforming structures and uses.

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 _____ seconded by _____, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 10th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

David Jensen, Chair

ATTEST:

Lisi Horstman, Administrative Assistant

EIR Addendum

Project Background

On August 19, 2025, the City Council received a report which identified six potential strategies to remove potential barriers to economic growth in Fort Bragg. These regulatory changes could help accelerate the City’s efforts to make Fort Bragg easier for businesses to start, grow and expand.

1. Revise the Land Use Tables to allow more business types in more zoning districts.
2. Allow Small Startups (less than 500 SF) in more locations.
3. Revise the Limited Term Permit Process.
4. Consider modifying the Minor Use Process to make it a truly administrative permit.
5. Modify non-conforming use regulations to make it easier for existing business to expand.

Each of these policy options along with the underlying issue and possible regulatory solutions was explored in detail. The City Council gave the green light for City staff and consultants to make the proposed regulatory changes and bring them forward to Planning Commission for a recommendation.

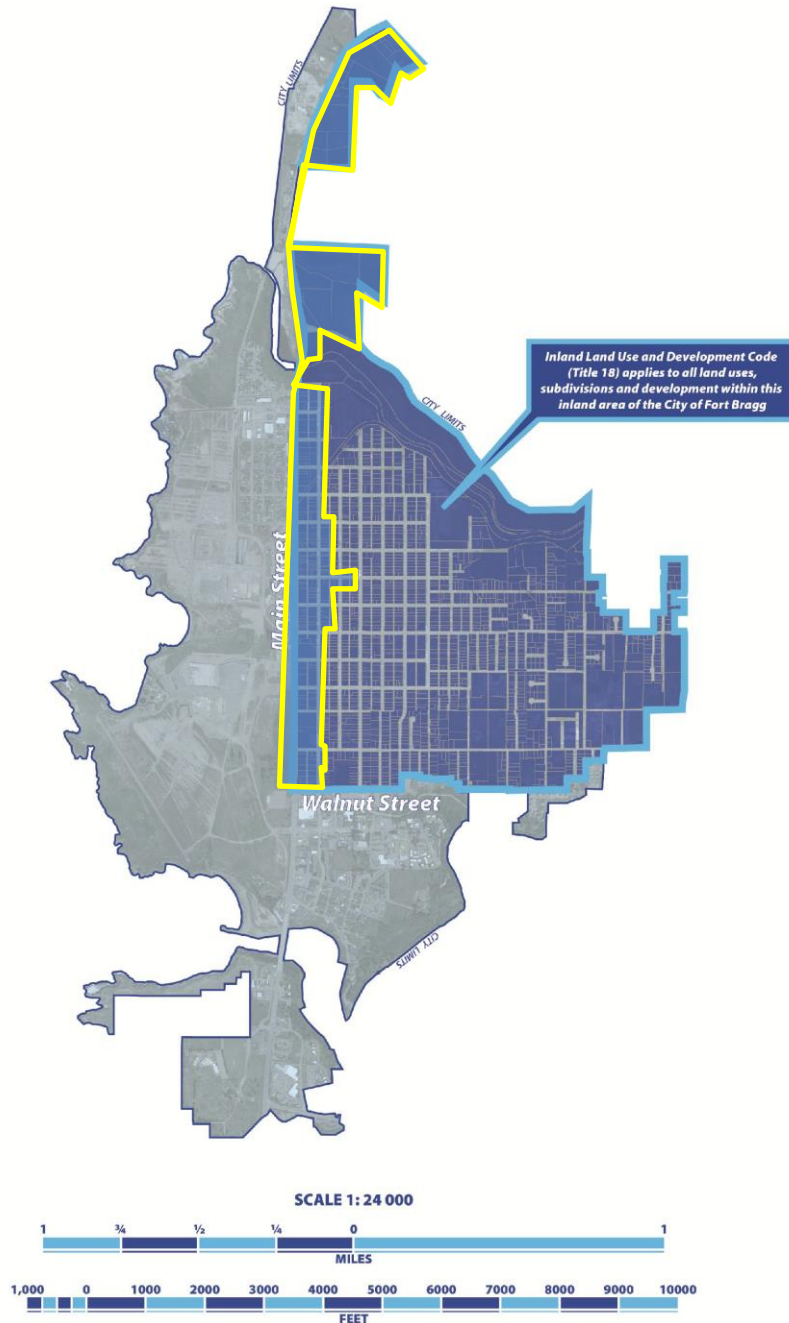
Items 2 and 3 were referred to the Community Development Committee for further discussion and consideration. The Community Development Committee provided direction to hold off on implementation of item #2. For Item 3, MJC meet with the eight-member technical Advisory Committee regarding proposed changes to the Limited Term Permit process. Recommendations from that meeting were brought forward to the Community Development Committee which accepted the recommendations. The proposed ordinance includes revisions to Limited Term Permit regulations to reflect the input provided by both the Technical Advisory Committee and the Community Development Committee.

The City updated the Inland Land Use and Development code in 2017 to allow more uses in more zoning districts at that time. Those changes have not yet been implemented in the Coastal Land Use and Development Code. Therefore, many more changes are proposed to the CLUDC to increase flexibility in those zoning districts. However, as Highway Commercial zoning is intended for visitor serving uses which is a Coastal Act priority, relatively few changes are proposed for this zone, as the Coastal Commission would likely not approve significant revisions to this zoning district.

In February of 2026, the Planning Commission considered the proposed amendments and suggested a number of changes to the proposed amendments, which have been incorporated into the ordinances.

Project Setting and Surrounding Land Uses

The project is located in the commercial, industrial and special purpose zoning districts of the Inland portion of Fort Bragg east of Main Street and North of Walnut Street, as shown the light blue with yellow outline in **Figure 1 (Location Map)**. The Inland Land Use and Development Code regulates land use, subdivisions and development for the eastern half of the City.



The project is under review by the City of Fort Bragg and would require discretionary approval from the City. Therefore, pursuant to CEQA Guidelines Section 15060(c), this activity is potentially considered a project under CEQA. Pursuant to CEQA Guidelines Section 15061(a), the lead agency (in this case, the City of Fort Bragg) must determine whether the project is exempt from CEQA.

Addendum Process

An addendum need not be circulated for public review but can be included in or attached to the final EIR [CEQA Guidelines Section 15164 (c)]. The decision-making body shall consider the addendum with the final EIR prior to making a decision on the project [CEQA Guidelines Section 15164 (d)]. A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence [CEQA Guidelines Section (e)].

Addendum Determination

The City believes an Addendum provides the appropriate level of analysis under CEQA because: CEQA Section 15164 (a) provides that “the lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

None of the conditions described in section 15162 have occurred.

Section 15162 provides for the preparation of a subsequent EIR where:

- (1) Substantial changes are proposed in the project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

The changes proposed by the Zoning Amendment are relatively minor as described below.

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;

There have been no substantial changes to the circumstances under which the EIR was certified as it relates to this zoning amendment. Since that time, no new significant environmental effects have been identified.

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

The zoning amendment will not have any significant effects that were not discussed in the previous EIR.

- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

There is no evidence to suggest that this zoning amendment will create impacts more severe than what was analyzed, nor is there evidence to suggest the previously examined impacts will be more severe than originally thought.

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the measure or alternative;

Mitigation measures have been implemented as they were proposed in the original EIR through changes in land use policies and zoning regulations in both the General Plan and the zoning code. There are no known mitigations that were considered infeasible at the time but are now feasible.

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment but the project proponent declines to adopt the mitigation measure or alternative.

There are no considerably different mitigations measures that have been proposed in conjunction with this project. The mitigations and uniformly applied development standards that mitigate impacts of existing zoning ordinance will continue to mitigate the impacts of this zoning ordinance amendment.

Approved EIRs

The Fort Bragg General Plan was originally adopted in 2002, and the ILUDC Zoning Code was adopted in 2014. Therefore, this Addendum shall apply to both the 2002 General Plan EIR and the 2014 Inland Land Use Development Code Update. Together, these CEQA documents analyzed the potential impacts of the City's land use policies and regulations, and included mitigations in the form of uniformly applied development standards. They were considered comprehensive updates at the time, and have since provided the policy platform from which land use and development in the City has been regulated.

Changes to Approved Projects

The changes to the zoning code are driven primarily by City Council, Planning Commission and staff input.

The City of Fort Bragg City Council seeks to amend the zoning code to:

- A. Make changes to the City’s Use tables for commercial and industrial zoning districts to improve the permitting environment of Fort Bragg to increase business success, expansions and relocations. Including allowing some new uses in zoning districts where they are not currently allowed with Use Permit approval, and allowing some uses in zoning districts where they are currently allowed with a Use Permit to be approved with a Minor Use Permit or by right. The proposed land use table changes include the following:
1. Minor changes to all commercial zoning districts including: spelling out Accessory Dwelling Unit (ADU), deletion of the category Single Residential Unit as it is duplicative of Single-family residential unit, combine duplicative health and fitness categories into just two categories “recreational facility indoor” and “outdoor”., delete footnote reference #4 for Cannabis uses as this footnote is not included in the zoning code.
 2. Allow more uses in more commercial zoning districts, where they will not cause conflicts or environmental impacts, as follows:
 - a. **Neighborhood Commercial Zoning District:**
 - I. Use Permit Required- Cottage Food Preparation.
 - II. Permitted by right - Live/Work, Single-Family Residential, Restaurant/café, and Child day care center.
 - b. **Commercial Office Zoning District**
 - I. Use Permit Required - R&D, Indoor Commercial Recreation Facility, , Grocery (specialty Retail), and Vehicle Storage.
 - II. Permitted by right - Printing and Publishing, Art Studio, Artisan Shop, Child day care center.
 - c. **Central Business District:**
 - I. Permitted by Right - Bed and Breakfast Inn.
 - II. Allow residential uses in the Central Business district on the back half of a commercial property, in addition to allowing them on the upper floors of a commercial property. This change would allow more housing in the Central Business District and provide property owners with more income streams. This change in use would also necessitate the installation of sprinkler systems.
 - d. **General Commercial.**
 - I. Use Permit - bar tavern.
 - II. Permitted by Right - Bed and breakfast Inn.
 - e. **Highway Commercial.**
 - I. Use Permit – Brewery Restaurant, Bar Tavern, Cottage Food Preparation.
 - II. Permitted by Right – Printing & publishing, indoor building and landscaping sales, furniture store, doctors’ office, Medical clinic, adult day care, person services.
 3. Simplify the required Use Permit findings for commercial projects.
 4. The ordinance includes limited proposed changes to the Light Industrial and Heavy Industrial zoning districts as follows:
 - a. **Light Industrial:** Permitted by Right - caretakers quarters, accessory retail,

- b. **Heavy Industrial:** Permitted by Right - caretakers quarters, accessory retail, fuel dealers and business support services.
- B. The zoning amendment includes minor changes to the Limited Term Permit process and requirements.
- C. The zoning amendment makes minor changes to the Minor Use Permit hearing noticing requirements.
- D. The zoning amendment also includes changes to the City's non-conforming use regulations to make it possible to expand existing non-conforming use of land or a non-conforming building with Use Permit approval. This will allow some existing businesses in Fort Bragg to expand in their current locations and will allow some non-conforming residential structures to be rebuilt upon destruction by fire and to expand in conformance with the zoning ordinance.

Environmental Analysis

For the purposes of analysis, the above changes are classified into three categories: No Impact, Less-than-Significant Impact, and Less-than-Significant Impact with Discussion.

No Impact

The following items are expected to produce no environmental impact. Included in this category are typographical corrections, and clarifications of existing department policy and practice. They are:

- *A1 and A2cii. –these amendments include corrections and clarifications.*
- *B – this amendment clarifies existing departmental policy and practices with regard to processing permits for events.*
- *C – these amendments provide a simplified noticing process for Minor Use Permits, which will not have an impact on the environment.*

Less-than-Significant Impact with Discussion

The following items may produce slight impacts to the environmental factors addressed in the previous EIR's. It is believed that any associated impacts would be less than significant, and that those impacts are reasonably ascertained without additional analysis. They are: A2ai, A2bi, A2ci and ii, A2di and A2dii, A2ei,A3.

These changes are considered less than significant because:

1. *All of the proposed new uses in each zoning district would require a Use Permit and CEQA review at the time of permitting.*
2. *The entirety of the zoning districts which would have new uses are made up of urban infill parcels and would therefore be exempt from CEQA, so long as the statutory requirements for the infill exemption were met. If the exemption requirements are*

not met for a specific project, each project would require a CEQA analysis because a Use Permit is required and any potential impacts could be mitigated at that time.

The following items may produce slight impacts to the environmental factors addressed in the previous EIR's. It is believed that any associated impacts would be less than significant, and that those impacts are reasonably ascertained with discussion: A2aii, A2bii, A2eii and D. The potential impacts are addressed below.

A2aii, allowing Live/Work, Single-Family Residential, Restaurant/café, and Child day care center as a permitted use in the neighborhood commercial zoning district is not likely to have a significant impact on the environment because all parcels that are zoned Neighborhood Commercial are small infill parcels and thus would only accommodate a very small project of less than 2,500 SF, which would make the projects exempt from CEQA. Additionally, these uses are consistent with the neighborhood commercial zoning district and surrounding residential zoning districts because they are neighborhood serving and low intensity. For example, single family residential and childcare daycare are currently allowed by right in the residential zoning district.

A2bi allowing the following uses (Printing and Publishing, Art Studio, Artisan Shop, Child day care center) by right in the General Commercial zoning district will not have a significant effect on the environment because these uses have small footprints and have similar impacts as other uses that are allowed by right in the zoning district. These uses are also consistent with other commercial uses allowed in the zoning district. All parcels located in the General Commercial zoning district in the inland area of the City are small infill parcels and are therefore exempt from CEQA.

A2eii, the zoning change would make the following uses Permitted by Right in the Highway commercial zoning district. – Printing & publishing, indoor building and landscaping sales, furniture store, doctors' office, Medical clinic, adult day care, person services. These uses are also consistent with other commercial uses allowed in the zoning district. All parcels located in the Highway Commercial zoning district in the inland area of the City are small infill parcels and are therefore already exempt from CEQA.

D. These zoning changes would allow existing non-conforming uses and buildings limited opportunities for expansion provided certain conditions are met that would ensure that environmental impacts would be insignificant. Conditions for expansion of a non-conforming use or structure include one or more of the following: Use Permit or Minor Use Permit approval, replacement in the same footprint, additions of less than 500 SF, lack of code violations or call for service. Taken together these conditions will ensure that the implementation of the new regulations will not result in a significant impact on the environment, either because the expansion is so small or because a Use Permit or MUP is required and would there by trigger CVEQA review. Additionally, most parcels located in inland area of the City are small infill parcels and are therefore already exempt from CEQA.

Findings

In recommending this Addendum, the Commission should find:

There is no new information of substantial importance that shows that:

- a) The project will have one or more significant effects not discussed in the previous EIR;
- b) Significant effects previously examined will be substantially more severe than

- shown in the previous EIR;
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In compliance with Section 15164 of the CEQA Guidelines, an EIR Addendum is appropriate for the zoning amendment.

Memo

To: Planning Commission
From: Marie Jones
Date: 6-1-2026
Re: Respond to public comment

This memo included responses to a public comment regarding the Economic Development Ordinance currently under consideration by City Council. Please see the point-by-point response below to the emailed public comment.

- I don't see why we would prohibit Accessory retail/services in commercial zoning districts when retail is already permitted as a primary use. If I have a salon, for example, is it a problem if I also have a clothing rack selling branded merch? I don't think so but if the use tables are taken literally, this wouldn't be permitted. I would allow this use as a permitted use in all commercial districts--the only possible exception would be Neighborhood Commercial.

As small format retail is permitted by right in all commercial districts, accessory retail is also permitted by right, as an applicant could just apply for retail and whatever other use they are requesting in a commercial zoning district. Accessory retail is separately regulated in industrial zoning districts because it must be accessory to an industrial use and is otherwise now allowed.

- We should probably consider allowing for Agricultural Accessory Structures in more zoning districts, including all industrial districts, because Crop Production is a permitted use in all zoning districts throughout the City. I see no reason to limit these structures, even in the residential districts where they are currently prohibited.

Agriculture accessory structures could be added to the commercial zoning districts. However, this should be considered carefully as follows:

1. Animal keeping is not a permitted use in these zoning districts, so it is unclear what an agricultural accessory structure would be used for since it could not be used for animal keeping.
 2. Agricultural accessory structures for crop production would be limited to commercial green houses or equipment storage. Neither seem particularly appropriate to the commercial zoning districts.
- Why are Restaurants allowed but Brewery/Restaurants prohibited in Neighborhood Commercial? A small microbrewery/restaurant isn't significantly different from a restaurant that also sells beer (e.g., La Palapa), provided it has the proper odor-eliminating measures that we required for Tall Guy, for example.

The City decided to allow Brewery/Restaurants in the Industrial and zoning district to allow Overtime Brewing to go forward as a business and in the CBD to legalize North Coast Brewery's legal non-conforming use. Extending it to the neighborhood commercial zones would introduce an incompatible use.

- Shouldn't Neighborhood Market be allowed in Neighborhood Commercial? We already have several of these, one in CN and the other as a legal non-conforming use in a residential district.

This statement is incorrect. There is no land use of "Neighborhood Market". Retail general – less than 5000 SF is currently allowed in all commercial zoning districts, which would cover any type of market.

- Neighborhood Commercial should allow for all residential uses that are permitted in Medium Density Residential. These are small areas in town surrounded by residential areas and we need housing as much, if not more than small neighborhood markets, etc. The tables currently prohibit many residential uses that wouldn't have any negative impacts on a neighboring residential area right next door.

This would require a change to the definition of the commercial zoning districts in the City's General Plan which currently allow only some types of residential use. The land use designation in the General Plan can be changed, but that would have to be noticed in a separate public hearing.

- Why is Day care, adult – 6 or fewer clients prohibited in all commercial districts when the same use with 7 or more clients is prohibited? That distinction makes sense in residential zones but not commercial zones.

This statement is incorrect. Daycares of 6 clients or less are allowed by right in residential zoning districts per state law, which is the reason that they are differently regulated in the residential zoning districts. The code currently allows Child day care centers regardless of size in all commercial zoning districts.

- I would consider allowing Contractors base in industrial zoning districts, perhaps with an MUP or UP. There is already one in light industrial and it isn't incompatible with any uses around it.

This statement is incorrect. Contractors Base are already included in all the industrial zoning districts.

- Cottage food production is not listed as permitted or prohibited in the draft ordinance (the fields are blank). It should be permitted in both Industrial zoning districts. Cottage food production already happens in our industrial zone as well. We need to support small businesses like this and industrial zones are ideal production sites for any type of industry, including food and drink.

This statement is incorrect. Cottage food preparation is allowed in three of the commercial districts.



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

DATE: June 10, 2026

DEPARTMENT: Community Development

PREPARED BY: Marie Jones Consulting

PRESENTER: Marie Jones

AGENDA TITLE: Hold a Public Hearing, Receive Report and Adopt a Resolution of the Fort Bragg Planning Commission Recommending that City Council to Adopt an Economic Development Focused Zoning Amendment to: 1) Allow More Uses in More Zoning Districts to Facilitate Economic Development; 2) Clarify the Limited Term Permit Process; 3) Make Minor Modifications to the Minor Use Permit Process; and 4) Revise Non-Conforming Structure and Non-Conforming Use Requirements.

RECOMMENDED ACTION

Adopt a Resolution of the Fort Bragg Planning Commission Recommending that City Council Adopt an Economic Development Focused Zoning Amendment to: 1) Allow More Uses in More Zoning Districts to Facilitate Economic Development; 2) Clarify the Limited Term Permit Process; 3) Make Minor Modifications to the Minor Use Permit Process; and 4) Revise Non-Conforming Structure and Non-Conforming Use Requirements.

BACKGROUND

In this revised staff report, new text is noted in bold (new text added since the May 13th Public Hearing).

On August 19, 2025, the City Council received a report which identified six potential strategies to remove potential barriers to economic growth in Fort Bragg. These regulatory changes could help make Fort Bragg easier for businesses to start, grow and expand.

1. Revise the Land Use Tables to allow more business types in more zoning districts.
2. Allow Small Startups (less than 500 SF) in more locations.
3. Revise the Limited Term Permit Process.
4. Consider modifying the Minor Use Process to make it a truly administrative permit.
5. Modify non-conforming use regulations to make it easier for existing business to expand.

Each of these policy options along with the underlying issue and possible regulatory solutions was explored in detail. The City Council gave the green light for City staff and consultants to make the proposed regulatory changes and bring them forward to Planning Commission for a recommendation.

AGENDA ITEM NO. XX

- Items 2 and 3 were referred to the Community Development Committee on October 6, 2025 for further discussion and consideration.
 - a. The Community Development Committee provided direction to hold off on implementation of item #2 – “Allow Small Startups (less than 500 SF) in more locations.”
 - b. For Item 3, MJC met with the eight-member technical Advisory Committee regarding proposed changes to the Limited Term Permit process. Recommendations from that meeting were brought forward to the Community Development Committee which accepted the recommendations. The proposed ordinance includes revisions to Limited Term Permit regulations to reflect the input provided by both the Technical Advisory Committee and the Community Development Committee.

Additionally, in 2017, the City updated the Inland Land Use and Development code to allow more uses in more zoning districts at that time. Those changes have not yet been implemented in the Coastal Land Use and Development Code. Therefore, many more changes are proposed to the CLUDC to increase flexibility in those zoning districts. However, as Highway Commercial zoning is intended for visitor serving uses (a Coastal Act priority use), fewer changes are proposed for this zone.

The Planning Commission considered this item at a public hearing on May 13, 2026, which was continued to May 22, 2026. Due to comments from the City Attorney regarding the regulations pertaining to non-conforming uses, no decisions were made at the May 22 public hearing and the Planning Commission continued the hearing to June 10, 2026.

The revised ordinances include the following changes (which are highlighted in yellow highlight in the ordinance for ease of understanding).

- 1) The input from the May 13 Planning Commission deliberations has been incorporated into the attached revised ordinances.
- 2) The use table has been modified to allow childcare facilities as a permitted use by right in all multifamily housing and community centers, per new state law (AB 750).
- 3) The Minor Use Permit regulations have been modified to be a truly administrative permit without a hearing, but with an opportunity for opponents to appeal the decision to the Planning Commission.
- 4) The non-conforming use section has been modified to address the City Attorney’s concerns as follows:
 - a. An expansion of a non-conforming use is only permissible within an existing structure with a Use Permit. The proposed code changes no longer allow an expansion of a non-conforming use throughout a parcel.

- b. **The substitution of an existing non-conforming use must be with a similar use and requires a finding that the new use be more compatible with the neighborhood than the old non-conforming use.**
- c. **Expansion of a non-conforming structure would now require a Use Permit. The expansion of a non-conforming structure is now limited to 25% increase in the footprint, as requested by the Planning Commission.**

ANALYSIS

Update the Land Use Tables

Currently, some businesses cannot find appropriate vacant space in the zoning districts where they are permitted, and conversely some businesses find their preferred building in a zone where they are not permitted.

Tensions for consideration:

- Introducing potentially incompatible uses into the same area can lead to conflicts between property owners and/or business operators.
- Industrially zoned land generally has a low value, partly because other uses cannot occupy it. To the degree that the City allows other uses in the industrial zoning district, this land will no longer be available for industrial businesses, which have no alternative places to go. Care should be exercised to preserve industrially zoned land for industrial uses.

The City Council and Planning Commission both recommended that the Land Use Tables be revised to allow more business types in more zoning districts. This policy direction has been implemented in the attached ordinances.

This regulatory change would allow business owners who are seeking to open a new business (or expand an existing business) access to a wider array of locations (zoning districts). The attached Land Use Tables include more diversity of business uses in different zoning districts.

Proposed Changes to the ILUDC. For the ILUDC, potential revisions include the following key changes:

1. Minor changes to all commercial zoning districts including: spelling out Accessory Dwelling Unit (ADU), deletion of the category Single Residential Unit as it is duplicative of Single-family residential unit, combine duplicative health and fitness categories into just two categories “recreational facility indoor” and “outdoor”., delete footnote reference #4 for Cannabis uses as this footnote is not included in the zoning code.
2. Allow more uses in more commercial zoning districts, where they will not cause conflicts or environmental impacts, as follows:
 - **Neighborhood Commercial Zoning District:**

- Use Permit Required- Cottage Food Preparation with a Use Permit.
 - Permitted by right - Live/Work, Single-Family Residential, Restaurant/café, and Child day care center.
 - **Commercial Office Zoning District**
 - Use Permit Required - R&D, Indoor Commercial Recreation Facility, Grocery (specialty Retail), and Vehicle Storage.
 - Permitted by right - Printing and Publishing, Art Studio, Artisan Shop, Child day care center.
 - **Central Business District:**
 - Minor Use Permit - Bed and Breakfast Inn.
 - Allow residential uses in the Central Business district on the back half of a commercial property, in addition to allowing them on the upper floors of a commercial property.
 - **General Commercial.**
 - Permitted by Right - Bed and breakfast Inn.
 - Use Permit - bar tavern, cottage food preparation, Contractors base.
 - **Highway Commercial.**
 - Use Permit – Brewery Restaurant, Bar Tavern, Contractors Base, Cottage Food Preparation.
 - Permitted by Right – Printing & publishing, Indoor building and landscaping sales, Furniture store, Doctors’ office, Medical clinic, Adult day care, Person services.
 - **Allow childcare centers as part of multifamily housing project or existing community facility as a permitted use by right inn all zoning districts per state law.**
3. Simplify the required Use Permit findings for commercial projects.
4. The ordinance includes limited proposed changes to the Light Industrial and Heavy Industrial zoning districts as follows:
- **Light Industrial:** Permitted by Right - caretakers quarters, accessory retail.
 - **Heavy Industrial:** Permitted by Right - caretakers quarters, accessory retail, fuel dealers and business support services.

The attached ordinances (attachment 1 & 2) include revised Land Use Tables and regulatory language for both the ILUDC and the CLUDC. The entirety of both Land Use Tables have been included in the ordinances to provide the City Council, Planning Commission, and the public an overview of all permissible uses and to allow easier comparison about what is allowed and what is not allowed in each zoning district.

Proposed Changes to the CLUDC. Proposed Changes to CLUDC include all the proposed changes to the ILUDC as well as the following:

1. The CLUDC Use Tables have been updated to match changes which were made to the IUDC Use Tables at various times in the past (2017, 2019, 2022, 2024, 2025). Most of these changes have been migrated over to the CLUDC except for retaining the relatively limited number of uses that are permissible in the Highway Commercial district, which the Coastal Commission reserves primarily for visitor serving uses.
2. The CLUDC amendment also includes two ordinances which were adopted in the past for the IUDC (Cannabis and Formula Businesses). These new CLUDC ordinances will be addressed as part of a larger ordinance update to the CLUDC.

Limited Term Permits

Limited Term Permits require significant staff time to process, and some community organizations and events have trouble applying for their permit on time, which causes pressure for coordinating agencies and the non-profit. Some events have been cancelled because they did not apply for a Limited Term Permit in time and/or obtain the required insurance.

Issues for consideration:

- The coordinated multi-department review often identifies safety/operational/public health issues that should be addressed in the event location/operations. This review thereby reduces risks associated with events and other activities. The event organizers change from year to year for events and so the Limited Term Permit process is an opportunity for the City to educate the event operator about their responsibilities.
- Most event operators need to get an encroachment permit even if they do not get a Limited Term permit. The encroachment permit includes insurance requirements to protect the City against claims for liabilities associated with an event. The Lack of insurance coverage results in event delay or cancelation.

Policy Option 3. Revise the Limited Term Permit Process.

Most community events require Limited Term Permits, and Community Development Department (CDD) staff process between 30 and 50 Limited Term Permits per year. Limited Term Permits allow short term activities in zoning districts where they are not typically permitted. Depending on the scale and type of event a Limited Term Permits involves multiple departments (Community Development, Public Works, Police Department, Fire Department, Caltrans and Mendocino County's Building Department & Environmental Health). However, not all events require review by all departments. The Limited Term Permit process also allows the City to require insurance where events will occur on City property or on the City right-of-way. Activities that are currently reviewed/approved through the Limited Term Permit process include parades, fairs, carnivals, first Fridays, farmers market, concerts, festivals, beer gardens, construction yards, temporary structures, etc. The purpose of the Limited Term Permit is to: 1)

identify specific issues for the event or activity and address them through special conditions and coordination with other departments; and 2) obtain an insurance endorsement to protect the City.

The City could potentially revise the Limited Term Permit process in one or more of the following ways:

- Establish a 5-year Limited Term Permit.
- Simplify the Limited Term Permit process for smaller events.
- Make some temporary activities permitted by right.

The City Council referred this item to the Community Development Committee for further discussion. Prior to the CDC meeting these ideas were vetted with the Technical Advisory Committee (TAC). The TAC provided the following recommendations to the CDC.

1. The TAC opposes granting Limited Term Permits for more than 1 year for the following reasons:
 - a. Events often change and the LTP process provides an opportunity for Staff to include additional conditions for events that change with time.
 - b. There are relatively few events (4 of 49 events) that are sufficiently well organized that TAC would feel comfortable granting a three-year LTP permit. However, even granting these few organizations a 3-year LTP may create resentment by other event organizers who might push for a longer-term permit, even though it would not be warranted.
 - c. The same events are often run by different people from year to year. The LTP process informs new event organizers of their responsibilities and the required special conditions for their event. This makes all events run more smoothly, safely and it reduces event related issues for City departments.
 - d. Limited Term Permits are required each year to communicate the timing and location and make up of the event so that all City staff are aware of the event and fulfill any individual required roles.
2. The TAC supported the idea of offering an “over the counter” LTP in limited cases that would include:
 - a. Criteria for an “over the counter” LTP
 - b. A checklist of standard special conditions for simple events that will be reviewed by a CDC person with the applicant at the counter.
3. The TAC did not support the idea of approving small events in the CBD without a LTP. Instead, TAC supported the idea of implementing existing policies that exempt small events of less than 30 people from LTPs in the City parks (birthdays, picnics, small weddings).

The TAC also generated the following ideas to make the current TAC process more efficient.

1. Institute an “expedited event” fee for event organizers who don’t complete all their event related paperwork at least 30 days in advance of the event. This would cover extra City time required to process an LTP quickly and would motivate event organizers to get their event applications submitted on time. Staff recommends an expedited permit fee of \$50.
2. CDD staff will send out a reminder (email or call) to all ongoing events three months prior to the event date (of the previous year), so that event organizers are reminded of the need to apply for the LTP.
3. Clarify that informal private events of less than 30 people in a City Park do not require an LTP per Administrative Regulation S-4.
4. A member of the Administration department should be part of TAC so that all insurance requirements are effectively implemented.
5. The Police Department and Public Works are especially impacted by large events and parades. City Council should establish criteria for when event related staff time (much of which is overtime to set up, break down, and police the event) is charged to an event organizer or paid for by the City’s General Fund. Tac recommends that
 - a. For-profit events should cover all City staff time (e.g. Carnival).
 - b. For non-profit events, the City Council could set a cap on General Fund supported staff time of \$500/event and the City could charge each event for any staff time over and above \$500. (Paul-Bunyan Days, Land Trust Marathon, etc.)
6. CDD will establish an “events calendar” which it will share with all members of the TAC so that everyone can look ahead to see what events are anticipated.

The Community Development Committee, and the Planning Commission agreed with the TAC’s recommendations and the attached ordinances reflect these changes.

Minor Use Permit Process. The Minor Use Permit process is cumbersome and time-consuming for staff with relatively little value added in community process.

- Minor Use Permits take significant staff time, because staff currently prepare a staff report and use a two-stage noticing process (of neighbors and, if appealed, the general public).
- These permits are typically appealed by non-neighbors. They are rarely appealed by neighbors.
- If appealed, the permit requires publication of a notice in the paper and a hearing with the Community Development Director. Permits are also appealable to the Planning Commission, though this rarely happens.

The proposed ordinance modifies the Minor Use Process to make it a truly administrative permit with revised noticing requirements, a checklist for approval (no staff report required) and the ability for staff to refer the project to the Planning Commission if necessary. Both the City Council and the Planning Commission considered and concurred with this approach at previous meetings.

Non-Conforming Structures, Lots and Uses. Currently some existing, long-term businesses have buildings that don't conform to setbacks or other land use requirements or are located in areas where they are no longer permitted. Currently these businesses cannot expand their existing non-conforming structures and/or their business within their existing parcel.

Both the City Council and the Planning Commission have discussed this issue at regularly scheduled meetings and the attached recommended changes to the zoning code reflect previous input.

Proposed changes to Commercial non-conforming structures and uses include:

- Allow non-conforming businesses (located in a zoning district where they are no longer allowed) to expand both within a structure, if: 1) they are not a nuisance and have received no code violation letters or calls for service in three years; 2) they get Use Permit approval; and 3) any new buildings comply with development standards (height, setbacks, etc.).
- Allow any business to increase the size of a non-conforming commercial structure by 500 SF or up to 25% of the existing structures' area with Use Permit approval.
- Allow the reconstruction of a non-conforming structure in the same footprint.

Proposed changes to residential non-conforming structures and uses include:

- Allow an increase in the size of a non-conforming residential structure **up to 25% of the existing structures' area with Use Permit approval.**
- Allow existing nonconforming residential structures (e.g. not allowed in a zoning district) to be rehabilitated/renovated. Currently the code includes outdated cost thresholds for rehabilitation.
- Eliminate limits on the conversion of residential accessory structures to Accessory Dwelling Units, as these limits are no longer permissible under state law. This language was inadvertently left in the code.

FISCAL IMPACT/FUNDING SOURCE

The estimated \$12,000 in costs associated with these regulatory changes would be borne by the General Plan Maintenance Fund. These funds would be used to publish hearing notices and for staff and consultant time.

Implementing these regulatory changes might reduce the workload of Community Development Department staff. If it does, it would free up staff time to engage in other activities such as code enforcement, special project management, economic development, community outreach, community events, and/or other activities as defined by the City Manager/City Council.

ENVIRONMENTAL ANALYSIS:

Please see that attached EIR addendum for compliance of the proposed ILUDC changes with CEQA.

The preparation of and adoption of the CLUDC ordinance is exempt from CEQA under (CEQA Guidelines § 15265 (c)) and pursuant to the California Coastal Act are statutorily exempt from compliance with CEQA. This statutory exemption “shifts the burden of CEQA compliance from the local agency to the California Coastal Commission

STRATEGIC PLAN/COUNCIL PRIORITIES:

These proposed zoning amendments implement and are aligned with the following key priorities from Goal 1A of the Strategic Plan:

- 1. Cultivate a diverse business climate that **welcomes innovation, entrepreneurship, and investment...**

The zoning amendments allows for a more diverse economy and it welcomes innovation, entrepreneurship, and investment as it allows more uses in more zoning districts which makes it easier to open a new business and invest in our community.

- 2. Foster a business-friendly environment that **simplifies the regulatory process....**

The zoning amendments simplify the regulatory process by making some uses permissible by right rather than requiring a Use Permit or a Minor Use Permit. The zoning amendment also simplifies the Minor Use Permit process for both staff and the applicant.

- 3. Revitalize Fort Bragg consistent with the character of the community by **supporting existing businesses and attracting a variety of local business ownership,** supporting buyer empowerment, and creating employment opportunities to encourage spending within our local economy.

The proposed amendment supports existing businesses by allowing those long-term businesses that are legal non-conforming uses (e.g. were established before the Land Use Code and Zoning Map were adopted) to expand with use permit approval. The amendment supports local business ownership through the extension of the franchise business regulations to the Coastal Zone.

- 4. **Uphold land use and environmental policies that encourage orderly and efficient development...**

The proposed amendments are compatible with existing land use and environmental policies that encourage efficient development.

INLAND GENERAL PLAN CONSISTENCY ANALYSIS:

Use Tables. The proposed amendments are consistent with the relevant General Plan policies as outlined below. General Plan Policy language is noted with *italic text*.

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 Inland General Plan and the Inland Land Use and Development Code.*

Central Business District (CBD). *This designation applies to the core of the downtown which is the civic, cultural, and commercial center of the community. Uses and site development patterns in the Central Business District are typically pedestrian-oriented. This designation is intended to accommodate government and professional offices, retail stores, theaters, and other similar uses. Residential uses on upper floors or on the ground floor at the rear of buildings are encouraged at a density of up to 40 units per net acre.*

The proposed zoning code amendment allows a *Bed and Breakfast Inn with a MUP instead of a UP*. This is consistent with City Council's earlier decision to allow vacation rentals in the CBD.

The zoning code amendment would also allow residential uses in the Central Business district on the back half of a commercial property, in addition to allowing them on the upper floors of a commercial property. The general Plan allows residential uses at the rear of buildings and this change to the zoning ordinance implements that part of the zoning designation above.

Neighborhood Commercial (CN). *This designation provides small-scale, convenience shopping and services for surrounding residential neighborhoods. Retail and service businesses such as grocery stores, laundromats, restaurants, beauty salons, and similar types of uses are allowed in this designation.*

The proposed change in the required findings for new uses in the CN district complies with this policy. The new finding is "The use is designed and intended to serve the local neighborhood."

Uses that would be permitted by right would include: Live/Work, Single-Family Residential, Restaurant/café, and Child day care center. All of these use types would serve the local neighborhood and so would be in conformance with the purpose of the zoning district.

Additionally, Cottage Food Preparation would require a Use Permit and at the time of permitting, the Planning Commission can determine if this use fits in with the specific neighborhood where it is proposed.

General Commercial (CG). *The General Commercial designation is intended for a less compact and intensive type of development than found in the Central Business District. Typical land uses in this designation depend more on vehicular than pedestrian access and include automotive and service-related outlets, retail sales, hardware, paint or carpeting sales, offices, apparel stores, and food stores.*

Shopping centers are allowed with approval of a conditional use permit. Residential uses are permitted above the ground floor or on the ground floor at the rear of buildings at a maximum density of up to 24 units per acre.

The proposed changes to the required findings for use permit approval in the General Commercial zone eliminate additional findings for development within the General Commercial zoning district, as this zoning amendment expands uses within the zone beyond large format retail. This zone now allows many residential use types and commercial use types that don't require large format windows. The proposed and existing land uses conform with the General Plan designation above.

The proposed zoning code amendment only adds two new uses to the General Commercial designation, namely Bed and breakfast Inn and a bar tavern. Both of these uses depend on vehicular traffic and neither will cause conflicts with the other uses in the district.

Highway Visitor Commercial (CH). *This land use designation applies to land uses serving residents and visitors on sites which are located along Highway One and arterials at the entry points to the community. Typical uses allowed in this designation include motels and other lodging enterprises, restaurants, and retail outlets. Residential uses are permitted above the ground floor or on the ground floor at the rear of buildings at a maximum density of up to 24 units per acre.*

The proposed changes to the required findings for use permit approval in the Highway Visitor Commercial zone de-emphasize visitor serving as the priority use and allows other uses that serve local clientele without also requiring a visitor serving use in the Inland zoning code. This change is compatible with the General Plan definition for the use, as the General Plan definition does not require visitor serving uses over other uses. (Page 3 of Attachment 1)

The uses that would require a Use Permit (Brewery Restaurant, Bar Tavern, Contractors Base, and Cottage Food Preparation) are consistent with this General Plan Definition. Additionally, the uses that are already allowed but would be permitted by right (Printing & publishing, indoor building and landscaping sales, furniture store, doctors' office, Medical clinic, adult day care, person services) are also consistent with this definition.

Office Commercial (CO). *This designation is intended to serve the office and institutional needs of the community and permits such uses as professional offices, hospitals, medical clinics, and banks. Commercial uses supportive of the office and institutional uses, such as blueprint and copy shops, cafés and restaurants, pharmacies, and similar retail establishments are permitted. Residential uses are permitted at a maximum density of 24 units per acre with a conditional use permit.*

The zoning code changes will require a Use Permit for Research and Development, Indoor Commercial Recreation Facility, Grocery (specialty Retail), and Vehicle Storage. These uses are compatible with this zoning district. The zoning code amendment will allow the following uses by right - Printing and

Publishing, Art Studio, Artisan Shop, Child day care center. These uses are also compatible with this zoning designation.

Heavy Industrial (IH). *This designation is intended for a range of heavy industrial uses including manufacturing, assembly and processing, and the storage and distribution of raw materials, aggregate plants, and related heavy industrial uses which are generally incompatible with and require locations removed from residential and visitor serving uses.*

The revisions to the zoning code would allow the following uses by right, instead of requiring a MUP,: caretakers quarters, accessory retail, fuel dealers and business support services. These uses are all incidental to heavy industrial and these uses are unlikely to have any impacts that necessitate even a MUP analysis.

Light Industrial (IL) *This designation is intended for a variety of commercial, manufacturing, wholesale and distribution, and industrial uses which do not generate a significant amount of on-site customer traffic or high levels of noise, dust, odors, or other potential off-site nuisance characteristics. Manufacturing uses are permitted provided they occur within an enclosed structure. Other uses permitted in this designation include offices ancillary to permitted uses, agricultural product sales and services, construction yards, and automobile repair shops.*

See above discussion.

Policy LU-3.1 Central Business District: Retain and enhance the small-scale, pedestrian-friendly, and historic character of the Central Business District (CBD).

The proposed changes to the CBD allowing residential on the back half of the ground floor and allowing Bed and Breakfasts is compatible with this policy.

Policy LU-3.4 Encourage Infill Development: Encourage infill development of vacant and underdeveloped land in the Central Business District and adjacent commercial areas before amending the Inland General Plan and rezoning to obtain additional commercial land elsewhere.

The proposed amendment encourages infill development by allowing more uses in more zoning districts.

Policy LU-4.1 Formula Businesses and Big Box Retail: The location, scale, and appearance of formula businesses and big box retail shall not detract from the economic vitality of established commercial businesses, and shall be consistent with the small town, rural character of Fort Bragg.

The proposed zoning amendments include regulations for formula businesses which is compatible with this policy.

Policy LU-4.3 Standards for Commercial Uses in Residential Areas: Commercial uses in and adjacent to residential areas shall not adversely affect the primarily residential character of the area.

Proposed changes to the use table would not result in new incompatible uses adjacent to residential areas.

Policy LU-5.2 Industrial Land Use Standards: Require that industrial development avoid or minimize creating substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.

None of the proposed new uses for industrial zoning districts would result in substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.

Limited Term Permit. The Inland General Plan does not have any policies related to temporary events.

Minor Use Permit Process. The Inland General Plan has no policies related to the Minor Use Permit process.

Non-Conforming Uses. The Inland General Plan has no policies related to non-conforming uses.

COASTAL GENERAL PLAN CONSISTENCY ANALYSIS:

Land Use Tables. The following analyzes the proposed Use Table changes with relevant policies of the Land Use Element of the Coastal General Plan. This analysis differs from the prior analysis in that more changes are proposed for the use tables in the Coastal Land Use and Development Code and the policy language of the Coastal General Plan includes additional policies for Coastal Act priority uses. Coastal General Plan Policy language is noted with italic text.

***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 Coastal General Plan and the Coastal Land Use and Development Code.*

***Central Business District (CBD).** This designation applies to the core of the downtown which is the civic, cultural, and commercial center of the community. Uses and site development patterns in the Central Business District are typically pedestrian-oriented. This designation is intended to accommodate government and professional offices, retail stores, theaters, and other similar uses. Residential uses on upper floors or on the ground floor at the rear of buildings are encouraged at a density of up to 40 units per net acre.*

The proposed zoning code amendment allows the following new uses in the CBD:

- Artisan/craft product manufacturing with retail sales
- Brewery/restaurant
- *Accessory Dwelling Unit (ADU), Single-family residential unit*
- *Cannabis retail and accessory cannabis uses*
- *Formula business*
- *General retail - 10,000 sf or larger*
- *Solar, wind, geothermal facilities for on-site use*

These uses are compatible with the existing Central Business District and the CBD designation described above. The CBD already includes a large format general retail store, cannabis retail stores, ADUs, single family residential and a Brewery Restaurant.

The zoning code amendment would also allow residential uses in the Central Business district on the back half of a commercial property, in addition to allowing them on the upper floors of a commercial property. The General Plan allows residential uses at the rear of buildings and this change to the zoning ordinance implements that part of the zoning designation above.

Neighborhood Commercial (CN). *This designation provides small-scale, convenience shopping and services for surrounding residential neighborhoods. Retail and service businesses such as grocery stores, laundromats, restaurants, beauty salons, and similar types of uses are allowed in this designation.*

The proposed change in the required findings for new uses in the CN district complies with this policy. The new finding is “The use is designed and intended to serve the local neighborhood.”

New uses would include:

- Studio - Art, dance, martial arts, music, etc.
- Accessory Dwelling Unit (ADU) (in specific circumstances).
- Single Family Home (in specific circumstances).
- Artisan Shop
- Cottage food preparation
- Solar, wind, geothermal facilities for on-site use

The code amendment also allows a Restaurant/café and a Child day care center by right instead of requiring a Use Permit

All of these use types would serve the local neighborhood and so would be in conformance with the purpose of the zoning district.

General Commercial (CG). *The General Commercial designation is intended for a less compact and intensive type of development than found in the Central Business District. Typical land uses in this designation depend more on vehicular than pedestrian access and include automotive and service-related outlets, retail sales, hardware, paint or carpeting sales, offices, apparel stores, and food stores. Shopping centers are allowed with approval of a conditional use permit. Residential uses are permitted above the ground floor or on the ground floor at the rear of buildings at a maximum density of up to 24 units per acre.*

The proposed zoning code amendment adds the following new uses to the General Commercial designation:

- Artisan/craft product manufacturing with retail sales

- Brewery/restaurant
- Research and development (R&D)
- Accessory Dwelling Unit (ADU) (in specific circumstances).
- Single Family Home (in specific circumstances).
- Cannabis retail and accessory cannabis uses
- Cannabis retail - Delivery only
- Formula business
- General retail - 10,000 sf or larger
- Contractors, base
- Cottage food preparation
- Solar, wind, geothermal facilities for on-site use

The zoning amendment also changes Bed and breakfast Inn and personal services to permitted by right and a bar tavern to Use Permit required.

All these uses are depend on vehicular traffic and none will cause conflicts with the other uses in the district.

Highway Visitor Commercial (CH). *This land use designation applies to land uses serving residents and visitors on sites which are located along Highway One and arterials at the entry points to the community. Typical uses allowed in this designation include motels and other lodging enterprises, restaurants, and retail outlets. Residential uses are permitted above the ground floor or on the ground floor at the rear of buildings at a maximum density of up to 24 units per acre.*

The proposed changes to the required findings for use permit approval in the Highway Visitor Commercial zone. This change is compatible with the General Plan definition for the zoning district, as the General Plan definition does not require visitor serving uses over other uses. (Page 3 of Attachment 2)

New uses that would be permissible in this zoning district include:

- Artisan/craft product manufacturing with retail sales
- Brewery/restaurant
- Accessory Dwelling Unit (ADU) (in specific circumstances).
- Cannabis retail and accessory cannabis uses
- Cannabis retail - Delivery only
- Formula business
- General retail - 10,000 sf or larger
- Cottage food preparation
- Solar, wind, geothermal facilities for on-site use

Personal services would change from a Use Permit required to permitted by right. Additionally, the Use Permit requirement for “multifamily dwelling” has been deleted because the more accurate Residential Component of a Mixed-Use Project is already in the table, and this allows multifamily to be developed with some visitor serving use on the site with a Use Permit, in compliance with the code and the definition.

All the above uses are consistent with the General Plan Definition because they are visitor serving and benefit from a highway 1 location.

Office Commercial (CO). *This designation is intended to serve the office and institutional needs of the community and permits such uses as professional offices, hospitals, medical clinics, and banks. Commercial uses supportive of the office and institutional uses, such as blueprint and copy shops, cafés and restaurants, pharmacies, and similar retail establishments are permitted. Residential uses are permitted at a maximum density of 24 units per acre with a conditional use permit.*

The zoning code changes will include the following new uses:

- Artisan/craft product manufacturing with retail sales
- Research and development (R&D)
- Commercial recreation facility – Indoor (which already existing in this zoning district and this change would make the Redwood Health Club a conforming use)
- Theater
- Accessory Dwelling Unit (ADU) (in specific circumstances).
- Cannabis retail and accessory cannabis uses
- Formula business
- General retail - 10,000 sf or larger
- Groceries, specialty foods
- Mortuary, Funeral home
- Solar, wind, geothermal facilities for on-site use.

These uses are compatible with this zoning district.

The zoning code amendment will allow the following uses by right - Printing and Publishing, Art Studio, Artisan Shop, Child day care center. These uses are also compatible with this zoning designation.

Heavy Industrial (IH). *This designation is intended for a range of heavy industrial uses including manufacturing, assembly and processing, and the storage and distribution of raw materials, aggregate plants, and related heavy industrial uses which are generally incompatible with and require locations removed from residential and visitor serving uses.*

The zoning code amendment would add the following uses to the Heavy Industrial Zoning District:

- Cannabis – Indoor cultivation (nursery and/or mature plants)
- Brewery/restaurant
- Manufacturing/processing - Medium intensity
- Research and development (R&D)
- caretakers quarters
- Accessory cannabis – Retail, retail delivery
- Cannabis retail - Delivery only

The revisions to the zoning code would allow the following uses by right, instead of requiring a MUP: accessory retail, fuel dealers.

These uses are all incidental to heavy industrial and these uses are unlikely to have any impacts that necessitate even a MUP analysis.

Light Industrial (IL) *This designation is intended for a variety of commercial, manufacturing, wholesale and distribution, and industrial uses which do not generate a significant amount of on-site customer traffic or high levels of noise, dust, odors, or other potential off-site nuisance characteristics. Manufacturing uses are permitted provided they occur within an enclosed structure. Other uses permitted in this designation include offices ancillary to permitted uses, agricultural product sales and services, construction yards, and automobile repair shops.*

See above discussion.

Policy LU-3.1 Central Business District: *Retain and enhance the small-scale, pedestrian-friendly, and historic character of the Central Business District (CBD).*

The proposed changes to the CBD allowing residential on the back half of the ground floor and allowing Bed and Breakfasts is compatible with this policy.

Policy LU-3.4 Encourage Infill Development: *Encourage infill development of vacant and underdeveloped land in the Central Business District and adjacent commercial areas before amending the Inland General Plan and rezoning to obtain additional commercial land elsewhere.*

The proposed amendment encourages infill development by allowing more uses in more zoning districts.

Policy LU-4.1 Formula Businesses and Big Box Retail: *The location, scale, and appearance of formula businesses and big box retail shall not detract from the economic vitality of established commercial businesses, and shall be consistent with the small town, rural character of Fort Bragg.*

The proposed zoning amendments include regulations for formula businesses in the Coastal Zone.

Policy LU-4.3 Standards for Commercial Uses in Residential Areas: Commercial uses in and adjacent to residential areas shall not adversely affect the primarily residential character of the area.

Proposed changes to the use table would not result in new incompatible uses adjacent to residential area.

Policy LU-5.2: Ensure that there are adequate sites for visitor-serving land uses by:

- a) *Maintaining existing areas designated for Highway-Visitor Commercial uses;*
- b) *Maintaining the Highway Visitor Commercial land use designation as one allowing primarily recreational and visitor-serving uses; and*
- c) *Reserving adequate infrastructure capacity to accommodate existing, authorized, and probable visitor serving uses.*

The proposed zoning amendment does not change the zoning map so it maintains existing areas designated for visitor-serving land uses. The uses that are proposed to be added to the Visitor Serving use table all serve visitors. This zoning amendment does not impact the availability of infrastructure to serve visitor serving uses. Likewise, for the above reasons the proposed ordinance amendments implements Policy LU-5.6.

Policy LU-7.5 Industrial Land Use Standards: Require that industrial development avoid or minimize creating substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.

None of the proposed new uses for industrial zoning districts would result in substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.

Limited Term Permit. The Coastal General Plan does not have any policies related to temporary events.

Minor Use Permit Process. The Coastal General Plan has no policies related to the Minor Use Permit process.

Non-Conforming Uses. The Coastal General Plan has no policies related to non-conforming uses.

COMMUNITY OUTREACH:

These items were brought forward and discussed by the City Council (August 19, 2025), the Community Development Committee (October 6, 2025) and the Planning Commission (February 25, 2026).

ALTERNATIVES:

The Planning Commission can choose to undertake the following alternative actions:

1. Retain existing regulations.
2. Provide additional direction.

ATTACHMENTS:

1. AN ORDINANCE AMENDING DIVISION 18 OF THE FORT BRAGG MUNICIPAL CODE (ILUDC 1-26) TO:
 - i. Amend *Section 18.22.030 (C) Commercial Zoning Districts and Table 2.6; 18.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 18.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
 - ii. Amend *Section 18.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
 - iii. Amend *Section 18.71.060 E - Use Permit and Minor Use Permits* to Make Minor Modifications to the Minor Use Permit Process; and
 - iv. Amend *Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 18.90.080 - Nonconforming Due to Lack of a Use Permit* to allow for easier reuse and expansion of non-conforming structures and uses.
2. AN ORDINANCE AMENDING DIVISION 17 OF THE FORT BRAGG MUNICIPAL CODE (CLUDC 1-26) TO:
 - i. Amend *Section 17.22.030 (C) Commercial Zoning Districts and Table 2.6; 17.24.030 Industrial Land Use Table 2-10; and Special Purpose Land Use Table 2-14 of Section 17.26.030* to Facilitate Economic Development by Allowing More Uses in More Zoning Districts; and
 - ii. Amend *Section 17.71.030 (F) (2) - Limited Term Permit - Events* to clarify the Limited Term Permit Process; and
 - iii. Amend *Section 17.71.060 E - Use Permit and Minor Use Permits* to Make Minor Modifications to the Minor Use Permit Process; and
 - iv. Amend *Section 17.90.030 - Restrictions on Nonconforming Structures and Uses Through 17.90.080 - Nonconforming Due to Lack of a Use Permit* to allow for easier reuse and expansion of non-conforming structures and uses.
3. resolution of the Fort Bragg Planning Commission recommending that the City Council adopt the above referenced ordinances.
4. EIR Addendum
5. Momo response to public comment submitted to the Planning Commission.

NOTIFICATION:

The following “Notify Me” lists:

- Economic Development Planning
- Fort Bragg Downtown Businesses
- Tourism and Marketing

Re: Public Comment -- 5/20/26 PC mtg., Item No. 6B, ED Code Updates

From Jacob Patterson <jacob.patterson.esq@gmail.com>
Date Wed 6/3/2026 2:17 PM
To cdd <cdd@fortbraggca.gov>
Cc Whippy, Isaac <iwhippy@fortbraggca.gov>; Peters, Sarah <speters@fortbraggca.gov>; Stump, Valerie <VStump@fortbraggca.gov>

Planning Commission,

I have a follow-up comment for this continued public hearing. I spoke with a downtown property owner (300 block of N. Franklin) whose building is vacant but under reconstruction. His plans originally included three residential units (two upstairs and one in the rear of the first floor) but CDD staff interpreted this as meeting the multi-family residential use definition because it involved more than two residential units. Multifamily housing developments require a Use Permit and an expensive formal hearing with the Planning Commission so instead of going that route, he opted to delete the third residential unit.

Personally, I think that interpretation is incorrect and a residential component of a mixed use project, which is a separate and more specific use type in our use tables, should be applied to these situations. IMO, a multi-family residential project is a three or more unit **fully residential** development in the CBD. This distinction is critical because one is permitted by right and one requires a use permit. I think a commercial building in the CBD that has street-level storefront commercial uses should be treated as a permitted use not requiring a use permit no matter the number of residential units as long as the units are on upper floors and/or the rear half of the ground floor. You might want to make that explicit as part of this use table update discussion since the item is still before you. That can be through a more specific footnote to the use table or simply as interpretive direction to planning staff. I see no reason to subject downtown property owners to an expensive use permit process to add more than two residential units to their remodelled buildings as long as the residential units meet the placement and area requirements that apply to the residential component of a mixed use project (i.e., only upstairs or the back half of the first floor with commercial on the street frontage).

Best,

--Jacob

On Tue, May 19, 2026 at 1:39 PM Jacob Patterson <jacob.patterson.esq@gmail.com> wrote:
Planning Commission & Staff,

Now that the proposed ILUDC update shows all the different uses that were previously omitted, I noticed a few currently-prohibited uses that you might want to allow. I encourage you all to scan through the updated tables and identify uses that don't make sense for us to prohibit, particularly in the commercial zoning districts.

Here is a list to consider:

- I don't see why we would prohibit Accessory retail/services in commercial zoning districts when retail is already permitted as a primary use. If I have a salon, for example, is it a problem if I also have a clothing rack selling branded merch? I don't think so but if the use tables are taken literally, this wouldn't be permitted. I would allow this use as a permitted use in all commercial districts--the only possible exception would be Neighborhood Commercial.
- We should probably consider allowing for Agricultural Accessory Structures in more zoning districts, including all industrial districts, because Crop Production is a permitted use in all zoning districts throughout the City. I see no reason to limit these structures, even in the residential districts where they are currently prohibited.
- Why are Restaurants allowed but Brewery/Restaurants prohibited in Neighborhood Commercial? A small microbrewery/restaurant isn't significantly different from a restaurant that also sells beer (e.g., La Palapa), provided it has the proper odor-eliminating measures that we required for Tall Guy, for example.
- Shouldn't Neighborhood Market be allowed in Neighborhood Commercial? We already have several of these, one in CN and the other as a legal non-conforming use in a residential district.
- Neighborhood Commercial should allow for all residential uses that are permitted in Medium Density Residential. These are small areas in town surrounded by residential areas and we need housing as much, if not more than small neighborhood markets, etc. The tables currently prohibit many residential uses that wouldn't have any negative impacts on a neighboring residential area right next door.
- Why is Day care, adult – 6 or fewer clients prohibited in all commercial districts when the same use with 7 or more clients is prohibited? That distinction makes sense in residential zones but not commercial zones.
- I would consider allowing Contractors base in industrial zoning districts, perhaps with an MUP or UP. There is already one in light industrial and it isn't incompatible with any uses around it.
- Cottage food production is not listed as permitted or prohibited in the draft ordinance (the fields are blank). it should be permitted in both Industrial zoning districts. Cottage food production already happens in our industrial zone as well. We need to support small businesses like this and industrial zones are ideal production sites for any type of industry, including food and drink.

Making any of the above changes will not impact the CEQA analysis at all because other uses of the same or more intensity of potential impacts are already permitted by right in each of the relevant zoning districts. The agenda description and public hearing notice are certainly broad enough to allow for these additional use table refinements.

Best,

--Jacob



City of Fort Bragg

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

Text File

File Number: 26-274

Agenda Date: 6/10/2026

Version: 1

Status: Business

In Control: Planning Commission

File Type: Minutes

Agenda Number: 7A.

Receive Report and Consider Adoption of a Resolution Determining that the Proposed FY 2026/27 Multi-Year Capital Improvement Program and FY 2026/27 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan



AGENCY:	Planning Commission
MEETING DATE:	June 10, 2026
PREPARED BY:	V. Stump
PRESENTED BY:	V. Stump

AGENDA ITEM SUMMARY REPORT

TITLE:

Receive Report and Consider Adoption of a Resolution Determining that the Proposed FY 2026/27 Multi-Year Capital Improvement Program and FY 2026/27 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan.

ISSUE:

The Fort Bragg City Council will consider adoption of the Multi-Year Capital Improvement Program as part of the Fiscal Year (FY) 2026/27 City budget adoption process on June 22, 2026.

The Capital Improvement Program (CIP) summarizes the priority capital improvement projects that the City wishes to undertake in the next five years.

- It addresses the City's needs related to the acquisition, expansion, and rehabilitation of long-lived facilities and infrastructure.
- It serves as a planning instrument in conjunction with the City's General Plan and the City Council's strategic goals to identify needed capital projects and coordinate the financing and timing of improvements in a way that maximizes the return to the public.

Some projects identified in the CIP are funded and some projects are as yet unfunded. As the CIP is a project management and planning tool, it is not a binding document, nor a commitment to a particular project nor a particular cost. Attached please find the City's Multi-Year CIP.

RECOMMENDED ACTION:

Adopt a Resolution Determining that the Proposed FY 2026/27 multi-year Capital Improvement Program and FY 2026/27 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan.

ALTERNATIVE ACTION(S):

Provide alternative direction to staff.

ANALYSIS:

Gov. Code sections 65103(c) and 65401 require that the Planning Commission make a General Plan/Coastal General Plan (General Plan) consistency determination for the CIP. The Code considerations in this matter stem from the State Government Code. In part, Government Code section 65401 states that:

"...each governmental body...shall prepare a coordinated program of Proposed public works ...such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof."

The Planning Commission's role is not to add or delete projects from the Multi-Year CIP, but to determine if the CIP conforms to the City's Inland and Coastal General Plans. In other words, the Planning Commission is being asked to determine whether the projects proposed in the Multi-Year CIP are consistent with the goals and policies established in the City's General Plans.

The Multi-Year CIP is attached, and provides a list of current and anticipated projects to address the City's needs related to City infrastructure, improving safety and enhancing the City's recreational facilities.

Table 1, which summarizes each project in the CIP and the relevant Inland General Plan policies and programs that apply to the project. Likewise, the applicable goals and objectives from the City's Coastal General Plan that relate to individual CIP projects located in the Coastal Zone are also listed in Table 1.

Staff has analyzed the CIP projects as they relate to the policies and goals of the Inland General Plan and the Coastal General Plan, and has found that the proposed Multi-Year CIP continues to address the needs of the community, and is consistent with the goals and policies of the City's General Plan and Coastal General Plan.

Additionally, based on a thorough review of the Inland General Plan, the Coastal General Plan and CIP, Staff finds that the proposed Multi-Year CIP does not directly or indirectly conflict with General Plan goals and policies, and the projects are found to be consistent with the General Plans. Furthermore, all capital improvement projects that require obtaining a Coastal Development Permit will undergo a consistency analysis with the Coastal General Plan. Staff has prepared a resolution for consideration by the Planning Commission which includes the relevant findings for the determination of consistency with the Inland and Coastal General Plans.

FISCAL IMPACT:

None.

IMPLEMENTATION/TIMEFRAMES:

A budget workshop will be held with City Council at a Special Meeting on June 23, 2026. On June 29, 2026, the Multi-Year CIP will be considered for adoption by City Council.

ATTACHMENTS:

1. Table 1: Consistency Analysis between Multi-Year CIP and General Plan and Coastal General Plan
2. Capital Improvement Program Summary for FY 2026-27
3. Resolution of the Fort Bragg Planning Commission determining that the proposed FY 2026/27 capital improvement program and FY 2026/27 capital projects budget are consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

Table 1: Analysis of 2026/27 Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan & Coastal General Plan

Municipal Facilities								
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2026/2027 Budgeted		
<p><u>Policy PF-2.7</u> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.</p> <p><u>Goal SF-3</u> Ensure emergency preparedness.</p> <p><u>Policy C-13.3</u> Support Improved Access: Support improved access to public transportation and pedestrian facilities for people with disabilities.</p>	<p><u>Policy CD-7.1</u> Protect and Preserve Buildings and Sites with Historic and Cultural Significance to the Community.</p> <p><u>Policy LU-6.4:</u> Electrical and telecommunications transmission rights-of-way and pipelines shall be routed to minimize impacts to scenic resources and to Environmentally Sensitive Habitat Areas according to the following standards: a) Require underground installation of electrical and telecommunication lines where technically and economically feasible, unless it can be shown that other options are less environmentally damaging.</p>	Improvements are consistent with goals and policies in the Coastal and Inland General Plans, and are primarily focused on public or municipal facilities.	Yes	ISF	Guest House Rehabilitation and Brick Pointing	\$ 120,000		
			Yes	ARPA/UI	Broadband - Fiber	\$ 6,095,077		
			No	ISF	Corp Yard Office Training Center Construction	\$ 250,000		
			No	ISF/Grant	Emergency Operations Center-Veterans Memorial	\$ 100,000		
			No	ISF	Facilities Door & Security Retrofit	\$ 75,000		
			No	UI	City Hall Stair Lift	\$ 144,000		
			Total Public Facilities Projects					\$ 6,784,077
Parks & Community Services Projects								
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2026/2027 Budgeted		
<p><u>Program CD-2.5.2:</u> 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.</p> <p><u>Goal LU-4</u> Promote the economic vitality of the City's existing commercial areas.</p>	<p><u>Policy OS-17.3</u> Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.</p>	These projects are consistent with the Inland and Coastal General Plan and contribute to the economic vitality of our City.	Yes	TBD	Pomo Bluffs Park - Bathroom Replacement	\$ 90,000		
			No	Prop 68	Downtown Franklin Plaza/Public Square	\$ 500,000		
			Total Parks & Community Services Projects					\$ 590,000
Street Maintenance and Traffic Safety								
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2026/2027 Budgeted		
<p><u>Policy C-3.6:</u> Roadway Safety: Improve the safety of the roadway system.</p> <p><u>Goal C-3:</u> Develop and manage a roadway system that accommodates future growth and maintains acceptable Levels of Service while considering the other policies and programs of the General Plan.</p> <p><u>Goal C-11</u> Make it easier and safer for people to walk in Fort Bragg.</p>	<p><u>Policy C-9.1:</u> Provide Continuous Sidewalks: Provide a continuous system of sidewalks throughout the City.</p> <p><u>Policy C-2.3:</u> Design Roadways to Protect Scenic Views. In scenic areas, roadway improvements, including culverts, bridges or overpasses, shall be designed and constructed to protect public views and avoid or minimize visual impacts and to blend in with the natural setting to the maximum extent feasible.</p>	These projects are consistent with goals and policies established in the Circulation element.	Yes	HSIP/Local	Systematic Improvements at Unsignalized Intersections	\$ 186,446		
			Yes	SS4A	SS4A City-Wide Sign Replacement Project	\$ 631,000		
			No	HSIP/Local	Willow Street Pedestrian Improvements - HSIP	\$ 351,300		
			Yes	CDBG	City-Wide Sidewalks	\$ 3,300,000		
			Yes	LPP C/F/Local	Roadway Revitalization	\$ 403,450		
			Total Streets & Traffic Safety Projects					\$ 4,872,196
CV Starr Enterprise								
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2026/2027 Budgeted		
<p><u>Goal OS-9</u> Provide an attractive system of parks and recreation facilities throughout the City to meet the needs of all age groups and capabilities.</p> <p><u>Policy PF-2.7</u> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.</p> <p><u>Policy S-2.2</u> Alternative Energy: Encourage the development and use of alternative sources of energy such as wind, solar, and biomass to meet Fort Bragg's energy needs.</p>		These projects are consistent with the Inland General Plan and the continued goals of the CV Starr project.	No	UI	Resiliency Center - CV Starr Center	\$ 1,450,000		
			No	CRP/UI	(6 DC Fast Chargers) and Parking Lot Rehab	\$ 85,447		
			Total CV Starr Enterprise					\$ 1,535,447

Table 1: Analysis of 2026/27 Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan & Coastal General Plan

Water Enterprise Projects									
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2026/2027 Budgeted			
<p><u>Policy PF-2.2</u> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of water facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement water system improvements or changes in service areas that are designed to ensure adequate service capacity to accommodate existing, authorized, and projected probable future coastal dependent priority uses. Such uses include, but are not limited to, industrial (including commercial fishing facilities), visitor serving, and recreational priority uses in commercial, industrial, parks and recreation, and public facilities districts.</p> <p><u>Program PF-2.2.1</u> Maintain and update a Water System Master Plan and identify capital improvements required to meet anticipated demand.</p> <p><u>Program PF-2.2.2</u> Monitor, on an ongoing basis, the capacity of the potable water system in relation to the anticipated demand.</p> <p><u>Program PF-2.2.7</u> Reconstruct the Madsen Hole pump station, construct a new raw water line from the Madsen Hole pump station to Sherwood Road, and reconstruct water storage ponds.</p> <p><u>Program PF-2.2.8</u> Improve the pressure in the water system lines to meet State standards.</p>	<p><u>Policy PF-2.2</u> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies.</p> <p><u>Program PF-2.2.1</u> Maintain and update a Water System Master Plan and identify capital improvements required to meet anticipated demand.</p> <p><u>Program PF-2.2.2</u> Monitor, on an ongoing basis, the capacity of the potable water system in relation to the anticipated demand.</p> <p><u>Program PF-2.2.8</u> Improve the pressure in the water system lines to meet State standards.</p>	<p>These water enterprise projects include improvements to the raw water infrastructure system, which complies with Policy PF-2.2 and its subsequent programs. The Oneka Buoy desalination project is also consistent with this policy related to developing additional long-term solutions for potable water supply.</p>	Yes	Water Ent	Madsen Hole Ranney - Design	\$ 300,000			
			Yes	DWR	Oneka Buoy - Desalination	\$ 300,000			
			Yes	Water Ent/UI	Noyo River Crossing	\$ 1,400,000			
			Yes	Water Ent	Pudding Creek Water Main Relocation	\$ 819,000			
			Yes	DWR	Raw Water Line All Phases	\$ 5,538,456			
			Yes	Water Ent/UI	Raw Water Reservoirs - 135 AF	\$ 6,000,000			
			Yes	Water Ent	Pudding Creek Water Main Paint	\$ 12,100			
			Yes	Water Ent	Water Main Extension North Fort Bragg (P-2)	\$ 300,000			
			Yes	Water Ent	Brush Creek Culvert Replacement	\$ 386,000			
					Total Water Enterprise	\$ 15,055,556			
Wastewater Enterprise Projects									
Relevant Wastewater System Improvement Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2026/2027 Budgeted			
<p><u>Policy PF-2.5</u> Wastewater: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility nears capacity.</p> <p><u>Program PF-2.5.2</u> Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.</p> <p><u>Program PF-2.5.3</u> Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow.</p>	<p><u>Policy PF-2.5</u> Wastewater Capacity: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility nears capacity.</p> <p><u>Program PF-2.5.2</u> Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.</p> <p><u>Program PF-2.5.3</u> Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow.</p>	<p>Reconstruction of dryer building, and relocation of Pudding Creek sewer main will improve operations in compliance with Policy PF-2.5 and Program PF-2.5.2.</p>	Yes	WW Fund	Pudding Creek Sewer Main Relocation	\$ 420,000			
			Yes	WW Fund	CIPP - Force Mains Project	\$ 1,407,500			
			Yes	WW Fund/UI	Biosolids Dryer Building Reconstruction	\$ 32,000			
			Yes	WW Fund/UI	Chief Celeri Sewer Main Replacement (P-01)	\$ 339,310			
			No	WW Fund/UI	E Oak St. Replacement IV (P-16)	\$ 79,213			
					Total Wastewater Enterprise	\$ 2,278,023			

Table 1: Analysis of 2026/27 Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan & Coastal General Plan

Storm Water Projects						
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2026/2027 Budgeted
<p><u>Policy S-4.2</u> Recycling and Reuse of Solid Waste: Comply with State requirements to reduce the volume of solid waste through recycling and reduction of solid waste.</p> <p><u>Policy PF-2.5</u> Storm Drainage: Annually review storm drain system capacity and expansion plans.</p>	<p><u>Goal OS-8.1</u> Reduce, recycle, and reuse solid waste generated in the City.</p> <p><u>Policy OS-8.1</u> Recycling and Reuse of Solid Waste: Comply with State requirements to reduce the volume of solid waste through recycling and reduction of solid waste.</p>	<p>This project will add to, replace and renovate existing old and dilapidated trash cans with dual trash/recycling receptacles, which is consistent with the goal of reducing, recycling and reusing solid waste generated in the City, and at the same time, will help to conserve and enhance the parks and pedestrian areas within the City of Fort Bragg.</p>	Yes	SD Cap Fees/Grants	Trash Capture Devices	\$ 300,000
			Yes	UI	Minnesota/Riverview Storm Drain Repair	\$ 60,000
			Total Storm Water Projects			

CAPITAL IMPROVEMENT PROJECTS

Funding Acronyms

AF	Asset Forfeiture Funds
ARPA	American Rescue Plan Act Funds
CDBG	Community Development Block Grant
CRP	Carbon Reduction Program Grant
CV Starr	CV Starr Enterprise Fund
DWR	Department of Water Resources Grant
FIRE-JPA	Fire District Joint Powers Authority
GF	
HSIP/Local	Highway Safety Improvement Program
ISF	Internal Service Funds
LPP C, F, and Local	Local Partnership Program, funded by the State's Transportation budget
OWP	Overall Work Program – Mendocino Council of Governments (MCOG) Transportation Planning
SD Cap	Storm drain capacity fee fund
UI	Unidentified
Water Cap Fees	Water capacity fee fund
Water Ent	Water Enterprise Fund
WRFP Grant	Water Recycling Funding Program Grant
WW Cap Fees	Wastewater capacity fee fund
WW Fund	Wastewater Enterprise Fund

FY 2026-2031 CAPITAL IMPROVEMENT PROGRAM BY CATEGORY

Fund	Project	Funding Source	Prior FY(s)	FY 26/27 Proposed Budget	FY 27/28 Projected	FY 28/29 Projected	FY 29/30 Projected	FY 30/31 Projected	Est. 5 year Total	Beyond CIP	Total Project Costs
MUNICIPAL FACILITIES											
416	Guest House Rehabilitation and Brick Pointing	ISF		\$ 120,000					\$ 120,000		\$ 120,000
	Broadband - Fiber	ARPA/UI	12,834,733	6,095,077					\$ 6,095,077		\$ 18,929,810
	Corp Yard Office Training Center Construction	ISF		250,000					\$ 250,000		\$ 250,000
	City Hall - Siding Replace -South and East Side	ISF				160,000			\$ 160,000		\$ 160,000
	Emergency Operations Center-Veterans Memorial	ISF/Grant		100,000	150,000	2,500,000			\$ 2,750,000		\$ 2,750,000
	E. City Hall, Rehabilitation & Stabilization	U/I			250,000	2,000,000			\$ 2,250,000		\$ 2,250,000
	Facilities Door & Security Retrofit	ISF		75,000					\$ 75,000		\$ 75,000
424	Main St Fire Station Rehab - North Wing	COES/UI	207,702			3,800,000			\$ 3,800,000		\$ 4,007,702
427	Police Department Paint & Repairs - External	ISF				70,000			\$ 70,000		\$ 70,000
	Microgrid	PG&E Grant	25,000				4,000,000		\$ 4,000,000		\$ 4,025,000
	City Hall Stair Lift			144,000					\$ 144,000		\$ 144,000
	Total Municipal Facilities		\$ 13,067,435	\$ 6,784,077	\$ 400,000	\$ 8,530,000	\$ 4,000,000	\$ -	\$ 19,714,077	\$ -	\$ 32,781,512
PARKS & COMMUNITY SERVICES											
	Pomo Bluffs Park - Bathroom Replacement			90,000					90,000		90,000
	Pomo Bluffs Park - Parking lot rehabilitation	U/I			50,000				50,000		50,000
	Otis Johnson Trail Restoration	U/I			100,000				100,000		100,000
	Highway 20 Forest and Recreation Area	U/I			3,000,000				3,000,000		3,000,000
	Downtown Franklin Plaza / Public Square	Prop 68		500,000	1,500,000				2,000,000		2,000,000
	Total Parks & Community Services		\$ -	\$ 590,000	\$ 4,650,000	\$ -	\$ -	\$ -	\$ 5,240,000	\$ -	\$ 5,240,000
STREET MAINTENANCE & TRAFFIC SAFETY											
	Rule 20 Project	RULE 20						2,190,000	2,190,000		2,190,000
421	Systematic Improvements at Un-Signalized Intersections	HSIP/Local	18,100	186,446					186,446		204,546
	SS4A City-Wide Sign Replacement Project	SS4A		631,000					631,000		631,000
	CBD Coastal Trail Connection	U/I			85,000	715,000			800,000		800,000
	Willow St. Pedestrian Improvements -HSIP	HSIP/Local	45,900	351,300					351,300		397,200
	City-Wide Sidewalks	CDBG	19,356	3,300,000					3,300,000		3,319,356
	Roadway Revitalization	LPP C/F/Local	180,050	403,450	5,939,220				6,342,670		6,522,720
	Red Street and Alley Rehabilitation	LPP-C & Local					650,000	4,350,000	5,000,000		5,000,000
	Total Street Maint. & Traffic Safety		\$ 263,406	\$ 4,872,196	\$ 6,024,220	\$ 715,000	\$ 650,000	\$ 6,540,000	\$ 18,801,416	\$ -	\$ 19,064,822
CV STARR ENTERPRISE											
	Resiliency Center - CV Starr Center	UI		1,450,000		13,050,000			\$ 14,500,000		\$ 14,500,000
	Replace 13 Small HVAC Systems	CV Starr				820,000	820,000	1,025,000	2,665,000		2,665,000
	Charge-Up CV Starr Center (6 DC Fast Chargers) and Parking Lot Rehab	CRP/UI		85,447		906,000			991,447		991,447
	Boiler Replacement (Leisure and Hydronic)	CV Starr					60,000	65,000	125,000		125,000
	Total CV Starr Enterprise		\$ -	\$ 1,535,447	\$ -	\$ 14,776,000	\$ 880,000	\$ 1,090,000	\$ 18,281,447	\$ -	\$ 18,281,447
WATER ENTERPRISE											
	Madsen Hole Ranney - Design	Water Ent		300,000					300,000		300,000
	Oneka Buoy - Desalination	DWR	1,100,000	300,000					300,000		1,400,000
651	Noyo River Crossing	Water Ent/ U/I		1,400,000					1,400,000		1,400,000
651	Pudding Creek Water Main Relocation	Water Ent	139,126	819,000					819,000		958,126
651	Raw Water Line All Phases	DWR	4,272,031	5,538,456					5,538,456		9,810,487
651	Raw Water Reservoirs - 135 AF	Water Ent/UI	2,950,000	6,000,000	5,800,000				11,800,000		14,750,000
651	Pudding Creek Water Main Paint	Water Ent	121,550	12,100					12,100		133,650
651	Water Main Extension North Fort Bragg (P-2)	Water Ent		300,000	1,084,000				1,384,000		1,384,000
	Recycled Water	WRFP Grant	500,000						-	53,863,000	54,363,000
	Water Tank #1 Replacement (T-1)	U/I							-	8,955,000	8,955,000
	Brush Creek Culvert Replacement	Water Ent		386,000					386,000		386,000
	Cedar Street Water Line Replacement (P-1)	Water Ent/ U/I			320,000	3,300,000			3,620,000		3,620,000
	Willow Street Pump Station (PS-1)	Water Ent/ Grant			976,920		7,164,080		8,141,000		8,141,000
	Oak Street Valves (V-1)	Water Ent/ U/I				93,000			93,000		93,000
	System Renewal -Pipe Replacement (PL-1)	Water Ent/ U/I						2,830,000	2,830,000		2,830,000
	Total Water Enterprise		\$ 9,082,707	\$ 15,055,556	\$ 8,180,920	\$ 3,393,000	\$ 7,164,080	\$ 2,830,000	\$ 36,623,556	\$ 62,818,000	\$ 108,524,263
WASTEWATER ENTERPRISE											
716	Collection System Master Plan	ww/UI	750,000						-	-	750,000
716	Pudding Creek Sewer Main Relocation	WW Fund		420,000					420,000		420,000
	CIPP-Force Mains Project	WW Fund		1,407,500					1,407,500		1,407,500
716	Extend Sewer System North Fort Bragg	UI			430,515				430,515		430,515
716	Biosolids Dryer Building Construction	WW Fund/UI	374,341	32,000		3,500,000			3,532,000		3,906,341
	Chief Celeri Sewer Main Replacement (P-01)	WW Fund/UI		339,310	2,270,765				2,610,075		2,610,075
	Elm Street Force Main CIPP Lining (F-01)	WW Fund/UI				963,152			963,152		963,152
	E Alder St Sewer Main Replacement (P-03)	WW Fund/UI				106,003	709,401		815,404		815,404
	WWTP Sewer Main Replacement (P-02)	WW Fund/UI					726,029	4,858,808	5,584,837		5,584,837
	E Oak St Replacement IV (P-16)	WW Fund/UI		79,213	712,917				792,130		792,130
	Sewer Main Replacement (P-10, 11, 06)	WW Fund/UI						121,056	121,056	811,142	932,198
	Lift Stations Rehabilitation (R-2)	WW Fund/UI					403,645		403,645		403,645
	CCTV Condition Inspection (R-1)	WW Fund/UI					300,000		300,000		300,000
	Total Wastewater Enterprise		\$ 1,124,341	\$ 2,278,023	\$ 3,414,197	\$ 4,569,155	\$ 2,139,075	\$ 4,979,864	\$ 17,380,313	\$ 811,142	\$ 19,315,796
STORM WATER											
	Trash Capture Devices	SD Cap Fees/Grants	206,000	300,000	898,000	3,200,000			4,398,000		4,604,000
	Trash Can Replacement	Caltrans	280,000	-					-		280,000
	Minnesota/Riverview Storm Drain Repair	GF		60,000					60,000		60,000
	Stormwater Program Asset Management Plan	OWP/SD Fees	82,566						-		82,566
	Storm Drain Master Plan Repairs	GF			1,500,000	1,500,000	1,500,000	1,500,000	6,000,000		6,000,000
	Total Storm Water		\$ 568,566	\$ 360,000	\$ 2,398,000	\$ 4,700,000	\$ 1,500,000	\$ 1,500,000	\$ 10,458,000	\$ -	\$ 11,026,566
Grand Total			\$ 24,106,455	\$ 31,475,300	\$ 25,067,337	\$ 36,683,155	\$ 16,333,155	\$ 16,939,864	\$ 126,498,810	\$ 63,629,142	\$ 214,234,406

RESOLUTION NO. PCXX-2026

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION DETERMINING THAT THE PROPOSED FY 2026/27 CAPITAL IMPROVEMENT PROGRAM AND FY 2026/27 CAPITAL PROJECTS BUDGET ARE CONSISTENT WITH THE CITY OF FORT BRAGG INLAND GENERAL PLAN AND COASTAL GENERAL PLAN

WHEREAS, on March 30, 2026, a draft citywide Fiscal Year (FY) 2026/27 Capital Improvement Program (CIP) was released for City Council consideration; and

WHEREAS, pursuant to the State of California Government Code Sections 65103(c) and 65401, the proposed CIP must be consistent with the City's adopted General Plan and the Planning Commission is the hearing body designated to make that determination; and

WHEREAS, the CIP compliance review with the General Plan is not considered a project under the California Environmental Quality Act (CEQA); therefore, it is not subject to CEQA review; and

WHEREAS, individual CIP projects will be subject to review for compliance with CEQA prior to City Council authorization for construction bids on respective projects; and

WHEREAS, on June 10, 2026, the Planning Commission held a meeting to consider whether or not the proposed FY 2026/27 CIP is consistent with the General Plan and the Coastal General Plan; and

WHEREAS, based on all the evidence presented in the staff report and Attachment 1, Table 1: Analysis of 2026/27 Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan & Coastal General Plan, the Planning Commission finds as follows:

1. Based on the information and findings included in the staff report, attachments, minutes and all other records of the proceedings, which are attached hereto and made a part thereof by reference, the Planning Commission hereby finds that the City's FY 2026/27 Capital Improvement Plan (CIP) is consistent with the goals and policies of the City of Fort Bragg Inland General Plan and the Fort Bragg Coastal General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fort Bragg does hereby find that the Multi-Year Capital Improvement Program is consistent with the City of Fort Bragg General Plan and Coastal General Plan.

The above and foregoing Resolution was introduced by Planning Commissioner _____, seconded by Planning Commissioner _____, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 10th day of June, 2026, by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

David Jensen, Chair

ATTEST: Community Development Department Staff