



City of Fort Bragg
GENERAL PLAN
ANNUAL PROGRESS REPORT
2025







Presented March 11 and March 23, 2026

Fort Bragg City Council

Jason Godeke, Mayor
Marcia Rafanan, Vice Mayor
Tess Albin-Smith, Council Member
Scott Hockett, Council Member
Lindy Peters, Council Member

Planning Commission

David Jensen, Chair
Richard Neils, Vice Chair
Ryan Bushnell, Planning Commissioner
Jary Stavely, Planning Commissioner
Katie Turner, Planning Commissioner

Prepared by:

Sarah Peters

City of Fort Bragg
416 N Franklin Street
Fort Bragg, CA 95437

Contents

Date to the City Council.....	5
Recent General Plan Updates.....	5
Introduction.....	5
Housing Element Implementation Activities.....	6
Land Use Element Implementation Activity.....	10
Community Design Element Implementation Activity.....	11
Public Facilities Element Implementation Activity.....	12
Conservation, Open Space, Energy, and Parks Element Implementation Activity.....	14
Circulation Element Implementation Activity.....	14
Safety Element Implementation Activity.....	15
Noise Element Implementation Activity.....	16
Sustainability Element Implementation Activity.....	16
Summary of Development Activity and the General Plan(s).....	16
Compliance with Office of Planning and Research Guidelines.....	18
Priorities for Land Use Planning.....	19
Conclusion.....	21
Appendix A – Housing Element Report (2024).....	21
Appendix B – City Council Comments.....	22

Date to the City Council

March 23, 2026

Recent General Plan Updates

Coastal General Plan : 2008
Inland General Plan : 2012
Housing Element Update: 2019

Introduction

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

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

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

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

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

of the community. It includes urban design guidelines to ensure that development contributes to the community's identity and unique sense of place, and policies to preserve historic sites and buildings.

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

This report highlights some of the City's activities from the 2025 calendar year and how those activities relate to the General Plans.

Housing Element Implementation Activities

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

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

Numerous projects were pursued and ordinance updates occurred in 2025 to implement the City's Housing Element and the above policies, including the following:

HOUSING DEVELOPMENT

The Fort Bragg Apartments Project

Beginning in 2024, the City has been working with a developer on the entitlements for a three-story, eighty-seven (87) unit multi-family townhome project, which includes eight units at a rent affordable to very low-income households, and seventy-nine (79) units at market rate rents. This project is proposed for 1151 S. Main Street, on a vacant, infill lot in the Coastal Zone. It includes a density bonus and inclusionary housing incentives. A public hearing before the Planning Commission was held on March 12, 2025, and a public hearing before the City Council was held on March 24, 2025. The project was approved, and subsequently appealed to the Coastal Commission, which denied the appeal. It is currently in CEQA litigation, and the City is defending the project in court.

Hazelwood Senior Apartments Project

Beginning in 2024, the city has been working with developers on entitlements for a three-story, affordable multi-family apartment building for seniors. This project would be located on a vacant infill lot in the Coastal Zone at 860 Hazelwood Drive. The project would include 49 garden-style units: 37 one-bedroom (613 SF) and 12 two-bedroom (802 SF), with one reserved for an on-site manager. The remaining units will be income-restricted for seniors (62+) earning 30-60% of the Mendocino County area median income. On-site amenities include a community garden with raised planter beds, covered picnic tables with BBQs, and a fenced dog park. Inclusionary housing incentives were approved by City Council on February 24, 2025. A public hearing was held before Planning Commission on April 16, 2025, and a public hearing before the City Council was held on May 12, 2025. The project was approved and a planning permit was issued effective May 29, 2025. No building permit application has been submitted. The applicants did not receive tax credit financing for the project in 2025, so will try again in 2026.

620 S. Franklin Street Apartment Project

The city approved entitlements in 2024 for a multi-family market rate apartment building on a vacant, infill lot in the Coastal Zone. The building permit was issued in January 2025 for this small development with three residential units and 1 storage unit. Construction is underway and the applicant has submitted a building permit application for the conversion of the storage unit into an ADU. This application is under review.

Other New Residential Development

In 2025, the city processed applications for six new ADUs and/or ADU Conversions, two Single Family Residences, two duplexes and three apartments.

ORDINANCE UPDATES AND LCP AMENDMENTS

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

The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's ADU/JADU ordinances to comply with required updates from State law. The revised amendments were prepared in 2023, recommended by Planning Commission and adopted by City Council in January of 2024. Subsequent revisions were made in late 2024 to comply with another round of new State laws, and these were approved by City Council in February 2025. The Inland ordinance was effective April 23, 2025. The Coastal ordinance was submitted to the Coastal Commission as part of a Local Coastal Plan amendment in November 2025.

General Plan Relevance:

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

Tiny Homes and Tiny Homes Communities

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

General Plan Relevance:

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

Urban Lot-Split and Urban Unit Development

In 2023, Urban Lot Split and Urban Unit Development ordinances were prepared as required by SB-9. The Planning Commission and City Council adopted a revised ordinance for the ILUDC in 2024. The City submitted a draft of the ordinance to the Department of Housing and Community Development (HCD) in September 2024 and received comments from HCD in February 2025. The requested changes were incorporated into a draft ordinance and adopted by City Council on July 14, 2025. An LCP amendment was submitted to the Coastal Commission in November 2025 and is slated for review and certification by the Coastal Commission in the coming months.

General Plan Relevance:

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

Planned Unit Development Ordinance

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

General Plan Relevance:

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

Parking Ordinance

In 2024 the City significantly revised its parking ordinance by eliminating minimum parking requirements for all development (including housing) in the Central Business District. On April 14, 2025, City Council adopted an ordinance reducing parking requirements for housing throughout the City in compliance with density bonus law limits. An LCP amendment was submitted to the Coastal Commission in November 2025 and is pending review and certification. This effort is part of the City's Pro-Housing application process.

Supportive Housing and Housing Density Ordinance

On July 14, 2025, the Fort Bragg City Council adopted the following code amendments to enhance supportive housing within the City of Fort Bragg and align it with State law:

- Redevelopment of Non-Vacant Sites
- Supportive Housing
- Group Homes
- Emergency Shelters

An LCP amendment was submitted for the above code amendments to the Coastal Commission in November 2025 and is pending review and certification.

In 2024, staff initiated a code amendment to maximize housing density by right for projects with 20%+ affordable units. This code amendment draft was brought forward to Planning Commission and City Council May and July of 2025 respectively, but the ordinance amendment was not adopted at that time, however staff is in the process of initiating a General Plan amendment and reintroducing a code amendment to maximize housing density by right for project with 20%+ affordable units within the next couple of months.

Additionally in 2024, the City initiated the pursuit of a Pro-Housing Designation from the State of California. The Pro-Housing application was submitted in late 2025 and is under review by HCD.

The City also purchased on-line permitting software to further streamline permitting processes for applicants and in 2025 worked primarily on configuration. The permitting program was launched internally on January 12, 2026, and the City expects it to go fully live for access to applicants within a couple of months.

General Plan Relevance:

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

Land Use Element Implementation Activity

The Land Use Elements of the City's General Plans provide an overview of the long-term development goals for the City. This element was implemented through the following activities in 2025:

Blue Economy

The City has taken the lead to generate a regional conversation and explore a strategic approach to opportunities within the "Blue Economy." The purpose of this project is to improve livelihoods and wages, while also nurturing healthy marine ecosystems. In 2025, the City gathered baseline data on existing social, economic, physical, and environmental conditions of the harbor and has been identifying blue economy opportunities and limitations, potential adaptation and resiliency measures, and a suite of potential projects, partners and funding mechanisms for implementation.

Also in 2025, the City continued to host the California Sea Grant Mendocino Coast Extension Specialist to work on an Aquaculture Feasibility Study to help determine whether Pacific oysters, red abalone, purple sea urchin, and bull kelp can survive and grow in Noyo Harbor. The results of this study will be coupled with information on regional restoration and commercial opportunities to determine which types of aquaculture operations are environmentally, economically, and socially feasible.

The City also was invited to participate in the California Coastal Accelerator initiative, which seeks to advance high-impact coastal resilience projects and support key leaders in five coastal communities: Oceanside, Santa Barbara, Santa Cruz, Alameda, and Fort Bragg. The City Continues to support the statewide Pacific Coast Ocean Restoration (PCOR) initiative for marine restoration efforts to recover critical rocky reef and kelp forest habitat, and associated species in California. This effort includes funding the development of curriculum at Mendocino Coast College for a workforce development pilot program.

Additionally in 2025, the City hosted the second annual North Coast Kelp Fest. Bull kelp forests are the foundation of our nearshore rocky reef ecosystem and in recent years this ecosystem has collapsed. The Kelp Fest was held in October 2025 bringing art, science, food and film together to learn about the kelp crisis and restoration efforts taking place.

General Plan Relevance:

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

Small Business Development

In 2025, the City proposed a set of business-friendly policy changes – some adopted and others still in process. The City evaluated targeted updates to address long-term commercial vacancies, improve zoning flexibility, streamline permits, and create a more supportive environment for entrepreneurs and small business owners. Key policy directions and actions addressed at City Council meetings included:

- Zoning code amendments to allow a broader range of business types across more zoning districts, simplify permit findings, and increase the number of viable locations for new and expanding businesses.
- Support for startups and small footprint businesses
- Permit streamlining for events
- Administrative reform of Minor Use Permits
- More flexibility for legacy and non-conforming businesses
- Fire sprinkler ordinance review

Also in 2025, the City expanded its water and wastewater capacity fee deferral program beyond the Central Business District to include additional commercial zones. This program supports eligible local businesses across sectors such as food service, retail, arts, tourism, neighborhood-serving services, and low-impact artisan/light manufacturing. Its aim is to lower the barriers for small businesses to occupy and improve existing commercial spaces, encourage infill and adaptive reuse, support downtown and neighborhood activity, and strengthen local job creation and economic vitality.

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

General Plan Relevance:

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

Community Design Element Implementation Activity

Business Support. The City’s newly established Economic Development department continues to provide enhanced business support and support local businesses through grants and loans, including a downtown improvement grant program and a Fort Bragg business boost fund. It has established a monthly

business roundtable, added regular Economic Development Office Hours for the public, and produced a new welcome letter which provides several resources to support new businesses. The City also introduced hanging flower baskets along key downtown corridors. These baskets add color, warmth and curb appeal – helping to create a more welcoming, walkable environment for residents, shoppers, and visitors.

Art. The City continues to partner with the Alley Arts Project to expand public art, celebrate local identity, enhance key corridors, and create a more vibrant, walkable Central Business District. In August 2025, the City unveiled the largest mural downtown to date – the Gray Whale Mural in Kelp, designed by Larry Foster and painted by Marta Alonso Canillar – at the North Coast Brewing Company.

Broadband. The City of Fort Bragg is building an underground, fiber-to-the Premise (FTTP) broadband network that will result in increased reliability and speed, while lowering prices. The goal of this initiative is to support economic development, education and healthcare. In 2025, the City acquired Mendocino Coast Network (MCN) – bringing local broadband operations under community ownership. Construction was started in the spring of 2025, and the City estimates completion of the primary broadband build by March 2026. The broadband project will provide 100% of residents and businesses within city limits access to affordable and reliable broadband.

Downtown & Tourism. The City has continued to work with Visit Fort Bragg to coordinate quarterly meetings with downtown business owners to increase activity in the downtown area. Events such as the Magic Market and Winter Wonderland were part of these efforts. In May 2025, Fort Bragg hosted its inaugural Fort Bragg Blues Festival and The Longest Table event, both of which helped activate the Central Business District. The City also launched Fort Bragg’s Entertainment Zone (EZ) which is an event-based tool to help activate downtown, support local businesses, and create a more vibrant, walkable Central Business District. Also in 2025, the City added wayfinding signage downtown, and a vacant storefront registry ordinance was approved to bring focus and accountability to long-term vacant properties.

General Plan Relevance:

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

Public Facilities Element Implementation Activity

Capital Improvement Program

The Capital Improvement Program (CIP) provides direction and guidance for the City on carefully planning and managing its capital infrastructure assets. The following CIP projects were in progress and/or completed in 2025:

FACILITIES

- Broadband – In Construction
- EV Charging Stations – Completed
- City Hall Flooring Replacement - Completed
- Town Hall Retrofit and Bathroom Remodel - Completed
- Police Department Retrofit – Completed
- Facilities Camera and Police Department Access Control Project – Completed
- Installation of solar at six city facilities – In Construction
- Fire Station Roof Replacement – Completed

PARKS

- Bainbridge Park Enhancement Project – In Construction

STREETS

- 2025 Pavement Preservation Project - Completed
- Systematic Improvements at Unsignalized Intersections – In Design
- Willow Street Pedestrian Improvements – In Design
- Stop Gap Patch Paving – Completed
- Central Business District parking Lot Maintenance – Completed
- Art Wrapped Trash Can Project – In Construction

CV STARR CENTER

- CV Starr Center Skylight Replacement – Completed
- CV Starr HVAC Replacement – Completed

WATER

- Water Meter Replacement Project - Completed
- Water Treatment Plant Rehabilitation - Completed
- Raw Water Line Replacement Project - In Construction
- Raw Water Reservoir Project - In Design
- Distribution System Master Plan – Completed
- Recycled Water Feasibility Study – In Progress
- Oneka Seawater Desalination Buoy* – In Design
- Brush Creek Culvert Replacement – In Design

***Desalination Buoy** - The City continued to partner with Oneka Technologies to pilot California's first wave-powered desalination buoy off the Fort Bragg coast. This project will provide a drought resilient, renewable source of drinking water without the use of fossil fuels. It converts seawater into freshwater through reverse osmosis (RO), using only the power of ocean waves. It harnesses the natural energy of ocean waves to produce freshwater. The buoy is planned for deployment in 2026.

WASTEWATER

- Biosolids Feasibility Study – Completed
- Wastewater Facility Biosolids Dryer Building – Complete
- Wastewater Biosolids Storage Building – In Construction
- Collection System Master Plan – In Progress

STORM WATER

- Trash Capture Devices (Phase 1) – In Design
- Minnesota/Riverview Storm Drain Repair – In Design
- Stormwater Asset Management Plan – In Progress

The CIP General Plan Analysis is done annually. The 2025 Analysis can be found on the [City's Website](#).

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

C.V. Starr Community Center

Since its opening in 2009, C.V. Starr has served as a vital community resource. Initially owned and operated by the Mendocino Coast Recreation and Park District, the facility faced ongoing financial challenges and was acquired by the City in 2024 in recognition of its importance to the community. In 2025, the Center partnered with the Every Child is a Swimmer foundation which allowed the City to offer free swim lessons to qualifying families. The Center also partnered with the schools through a grant from the Community Foundation, allowing Center staff to work with underserved students teaching them proper use of gym equipment and body mechanics, proper swimming strokes and various skills needed to become a lifeguard. Also in 2025, the Center partnered with Parents and Friends to bring the 2nd annual Oktoberfest festival to the community, and with other community groups to bring the annual Trunk-or-Treat event to over 1,200 children. The Center also continued its focus on boosting membership, promoting its offerings and engaging actively with the community. Additionally, some much needed improvements were made to the Center, such as the installation of solar canopies and the HVAC and skylight replacements.

Park Upgrades

In 2025, the City resurfaced Wiggly Giggly Playground in Bainbridge Park. The Bainbridge Park Enhancement Project is under construction, and its features include two artificial turf soccer fields, a stage pavilion, a bathroom remodel, and new furniture and landscaping. Additionally, the City's Ad Hoc Committee on Culture and Education partnered with Kai Poma to transform part of the Historic Fort Building into a Tribal Learning Center, a vital resource for education and cultural enrichment. Work begun in 2024 was continued in 2025 and is nearing completion. The City also continued its tree planting efforts, reflecting the City's commitment to increasing green space and fostering a healthier ecosystem. Several new trees were acquired and planted within the City and methodology was refined to facilitate successful growth and retention. This initiative is part of an effort to address "tree deserts" in the community, enhance habitat and biodiversity, and provide residents with a hands-on opportunity to connect with their environment. The addition of these trees and nurturance of trees planted last year contributes to the social and health advantages associated with green spaces, creating a welcoming and serene environment for all.

General Plan Relevance:

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

Circulation Element Implementation Activity

In 2025, the City streets pavement project was completed, improving 7.2 miles of city streets throughout Fort Bragg, including resurfacing, patching and ADA curb ramp upgrades. Additionally, to extend roadway life, the City completed patch paving on severely degraded street segments that had not been scheduled for near-term improvement. Also, design is in progress for the Systematic Improvements at Unsignalized Intersections project.

General Plan Relevance:

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

Safety Element Implementation Activity

In 2025, the Police Department continued work on an updated Emergency Operations Plan for the City of Fort Bragg and conducted multiple Emergency Operations drills with City staff.

Also in 2025, The Care Response Unit (CRU) continued implementation of a grant funded program to streamline access to temporary and permanent housing for residents struggling with homelessness. This funding supported five individuals in Transitional Housing and helped provide stability for justice-involved people exiting long-term homelessness while offering a foundation to pursue sustainable income through employment or Social Security benefits. CRU also continued work on a Local Advisory Committee (LAC) that was established last year through Proposition 47.

The Extreme Weather Shelter provided supplemental emergency shelter to 638 individuals in 2025 when local housing resources were at capacity. CRU was able to expand program capacity by implementing a volunteer model, which reduced staffing costs for weekend shelter operations, enabling available funds to be reallocated to extend the life of the program and increase access to supplemental shelter for additional individuals. CRU also supported program applicants seeking temporary shelter while awaiting placement in stable housing options. They continued outreach efforts to assist applicants with developing housing plans and connecting to service providers, with the goal of securing appropriate services to help resolve homelessness.

Work was continued in 2025 on Project Right Now, an innovative approach to addressing substance abuse disorders among youth. CRU’s efforts to establish a consistent presence on campus by holding open office hours, delivering classroom presentations and assisting students with research projects, have helped build trust with students, increase awareness of the program and ensure that support is accessible and responsive in real time. Project Right Now has also prioritized family and youth voices by making them a central part of the program’s development. In 2025, the Police Department launched a Youth Advisory Board that allows them to meet directly with students, gain their insight, and incorporate their ideas into the program.

General Plan Relevance:

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

Noise Element Implementation Activity

In 2025, City staff reviewed over 90 planning entitlements. The Noise Element is used to assess whether a project will generate noise levels that will impact public health, safety, and wellbeing. Projects that were reviewed and determined to be above the allowable decibels were conditioned for consistency.

Sustainability Element Implementation Activity

The Inland General Plan Sustainability Element is mostly implemented through the activities of developers. For example, in 2025 the City streamlined permitting for 26 solar systems in the City. The Citywide Design Guidelines incorporate “Preferred Standards” for green building. Other important 2025 sustainability projects include: the Facilities Solar Installation Project for six City of Fort Bragg facilities and the Electric Vehicle Charging Station project, to install four additional charging stations at the Police Department to service the department’s electric fleet vehicles.

General Plan Relevance:

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

Summary of Development Activity and the General Plan(s)

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

Staff conducted a General Plan Analysis for 54 discretionary permit applications in 2025. ¹

Application Type	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total	46	53	68	33	55	83	65	80	54
Use Permits	2	3	4	1	4	7	4	8	4
Minor Use Permit	5	5	5	7	6	4	5	2	3
Coastal Development Permit	3	9	14	2	6	15	6	10	8

¹ Limited Term Permits do not undergo General Plan Analysis.

Application Type	2017	2018	2019	2020	2021	2022	2023	2024	2025
Design Review	5	3	2	3	6	20	5	13	9
Subdivision	0	0	0	2	2	2	1	1	1
Lot Line Adjustments	2	2	1	0	3	1	4	0	3
Limited Term Permit	27	29	36	17	27	32	36	42	38
Variance	0	0	5	1	1	2	4	4	0

Additionally, in 2025, staff processed the following:

Application Type	2022	2023	2024	2025
Cannabis Business Permits	3	0	2	1
Mobile Vending Units	1	5	2	1
Sidewalk Vending Permits	1	0	0	2
Pre-Application Conferences	4	5	6	2
Sign Permits	10	20	19	20
Livestock Permits	1	1	0	0

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

	2017	2018	2019	2020	2021	2022	2023	2024	2025
Resolutions Adopted	6	6	8	2	12	30	10	26	19

Building Permits

During 2025, the Community Development Department and Public Works Department collectively reviewed 134 building permit applications. Of these permits, 11 were for the construction of new housing units including 6 accessory dwelling units.

Compliance with Office of Planning and Research Guidelines

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

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

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

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

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

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

- The City should explore if its General Plans comply with Office of Planning & Research Fire Hazard Planning Technical Advisory which was adopted in 2020 by the State of California and may require the City to add new policies to the Safety Element.
- The City needs to explore whether its General Plan Open Space Element complies with Senate Bill 1425 related to:
 - Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable.
 - Climate resilience and other co-benefits of open space, correlated with the safety element.
 - Rewilding opportunities, correlated with the land use element. "Rewilding" includes opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses and establishing a natural communities conservation plan to provide for coordinated mitigation of the impacts of new development.

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

Priorities for Land Use Planning

The City Council has identified the following general planning priorities for 2026 and 2027:

- The City will secure a Pro-Housing designation from the State. The application was submitted to HCD late 2025 and efforts to date have included zoning changes to the City's parking standards, design review process and permitting process for multifamily development.
- The City will complete the LCP amendment process for the following new ordinances: Accessory Dwelling Units, Tiny Homes, Tiny Home Communities, and Planned Unit Developments. All of these ordinances have been adopted by the City Council and an LCP amendment was sent the Coastal Commission to update the CLUDC. Reviews are expected to be complete in 2027. Overall, these various ordinances are intended to increase housing development and housing production.

- The City will continue to update housing regulations to comply with changes in State housing law as they are adopted.
- The City will implement resilient infrastructure and encourage environmental stewardship through the securing, operating, and maintenance of essential and sustainable public infrastructure for the community's wellbeing and future growth.
- The City will strengthen public safety and emergency preparedness by investing in reliable community policing and self-sufficient emergency preparedness to protect our community.
- The City will enhance public spaces, promote recreation, and cultivate civic pride through the celebration of Fort Bragg's unique coastal headlands and forested enclave with expanded and preserved natural spaces, beautiful public places, quality urban parks and recreation that fosters civic pride.
- The City will invigorate economic opportunity and community vibrancy. The Economic Development Department was newly established in 2024 to develop a Business and Economic Plan that benchmarks and attracts diverse businesses to support our community through enduring blue and green industries in the coming months and years. The City Council has adopted policies and programs that support downtown businesses by deferring and waiving fees and reducing red tape.

While the City has accomplished a lot in the 13-16 years since the General Plans were adopted, the following programs will be considered in the coming years for implementation:

Housing Element:

- Program H-1.6.3: Require the replacement of housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: 1) non-vacant sites and 2) vacant sites with previous residential uses that have been vacated or demolished.
- Program H-1.7.5: Consider revising the zoning ordinance to allow for one or more of the following: 1) allow multi-family development in Medium Density and High Density zoning districts (by right) without Use Permit approval; 2) allow multi-family development (by right) without use permit approval in all zoning districts if the project includes 20 percent or more of its units affordable to lower income household; and/or 3) allow multi-family projects of 5 units or less without use permit approval in Medium and High density zoning districts.
- Program H-1.8.1: Give preference to the repair or replacement of residential structures whenever it is economically feasible (repair of less than 75% of structure) over replacement with non-housing structures.
- Program H-1.8.2: Participate in the Franchise Tax Board (FTB) Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB. The City will use funds collected from Franchise Tax Board (FTB) Substandard Housing Program for code enforcement for residential properties and to address health and safety issues in residential properties that would otherwise be red tagged.

- Program H-2.2.2: Work with area non-profits to explore the feasibility of establishing house sharing programs for seniors by creating a matching and vetting process.
- Program H-2.2.4: Work to attract a business that provides dementia care and assisted living facilities to Fort Bragg to serve our aging senior population. Identify vacant parcels that would be suitable for an Assisted Living facility. Consider if the zoning ordinance should be revised to make it easier to develop an assisted living facility in Fort Bragg.
- Program H-2.4.8: Revise the LUDC to allow the maximum density permissible within a zoning district by right (no Use Permit) for all residential projects that include at least 20% of units deed restricted at rents affordable to low income households and that have been listed in the last two Housing Elements as an eligible site in the Vacant Parcel Inventory for the RHNA.
- Program H-2.8.4: Consider working with area non-profits to establish a tiny home (small cottage) community for Transitional Housing.
- Revise Inclusionary Housing Ordinance in Coastal Land Use and Development Code to be consistent with California state law.
- Consider modification of the Land use and Development Code to require replacement of low- and moderate-income residential units, when such units are demolished to accommodate new development.
- Create housing element update that is due in 2027. This work will include engagement of critical stakeholders within the community so that the updated housing element reflects the vision and priorities of the community, builds on what has been effective in the past, and addresses specific state statutory requirements.

Inland General Plan

- Program LU-3.6.1: Consider establishing incentives such as low-interest loans for rehabilitation and installation of fire sprinklers in buildings to encourage the reuse of upper floors of existing buildings in the Central Business District for housing, offices, and other uses.
- Program CD-2.5.2 Locate an area where a pocket park or a small plaza could be established for public gatherings, street fairs, concerts, and similar outdoor public events.
- Program OS-2.4.1: Establish a tree planting and replacement program to assure continuing stands of trees throughout the city.
- Program OS-2.4.2: Consider adopting a street tree program.
- Update Open Space portion of Inland Conservation, Open Space, and Parks Element to address access to open space for all residents in a manner that considers social, economic, and racial equity; climate resilience and other co-benefits of open space correlated with the safety element; and rewilding opportunities correlated with the land use element.

Coastal General Plan

- Program CD-3.2.1: Implement streetscape improvements such as pedestrian lighting, street trees, additional crosswalks, benches, intersection bulb-outs, and other amenities that improve the safety and ambiance of the Central Business District.
- Program CD-3.5.3: Locate an area where a pocket park or a small plaza could be established for public gatherings, street fairs, concerts, and similar outdoor public events.
- Program OS-6.3.1: Revise the Coastal LUDC to allow alternative energy facilities for on-site use as a conditional use in all zones within the City. Solar energy facilities for on-site use shall be allowed as a permitted use in all zoning districts.

- Program CD-8.2.1: Consider the purchase of appropriate locations for public open space and the enhancement of existing public spaces to accommodate community gatherings.
- Update Open Space portion of Inland Conservation, Open Space, and Parks Element to address access to open space for all residents in a manner that considers social, economic, and racial equity; climate resilience and other co-benefits of open space correlated with the safety element; and rewilding opportunities correlated with the land use element.
- Revise specific sections of the Coastal Land Use and Development Code (CLUDC) to be congruent with changes made to the Inland Land Use and Development Code (ILUDC). The applicable sections are Retail Cannabis, Vacation Rentals in the Central Business District, Formula Business, Streamline Design Review, Animal Keeping, Telecommunication Facilities and Definitions. The intention when these changes were made to the ILUDC was to do the same for the CLUDC, however this has not yet happened. A staff report with the proposed changes will be taken to City Council in 2026.

Conclusion

On March 11, 2026, the Planning Commission reviewed the report and recommended that the City Council accept the General Plan Progress Report.

On March 23, 2026, the Fort Bragg City Council reviewed the report and _____ the General Plan Progress Report for 2025.

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

Appendix A – Housing Element Report (2025)

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

The City completed the 2025 Annual Housing Element Report and submitted it directly into California Department of Housing and Community Development’s (HCD) database on _____ 1, 2026. This on-line system provides information to HCD and is included herein for the benefit of the Governor’s Office of Planning and Research. Data is collected on an excel spreadsheet, which contains the following sheets:

Table A	Housing Development Applications Submitted
Table A2	Annual Building Activity Summary Report – New Construction, Entitles, Permits, and Completed Units
Table B	Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability
Table C	Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law
Table D	Program Implementation Status pursuant to Government Code section 65583
Table E	Commercial Development Bonus Approved pursuant to Government Code section 65915.7

- Table F** Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1, subdivision (c)
- Table F2** Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2
- Table G** Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of
- Table H** Locally Owned Surplus Sites
- Table J** Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915
- Table K** Tenant Preference Policy

Leap Reporting

Summary

Appendix B – City Council Comments