



City of Fort Bragg

GENERAL PLAN

ANNUAL PROGRESS REPORT

2023



March 2024

Fort Bragg City Council

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Date to the City Council

March 13, 2023

Last General Plan Update Date

Coastal General Plan : 2008

Inland General Plan : 2012

Housing Element Update : 2019

Introduction

Government Code Section 65400 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) prior to 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 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, 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, the production of greenhouse gases, and 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 2023 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. Numerous activities were pursued in 2023 to implement the City's Housing Element including the following:

The Plateau Project

The Danco Group finished their sixty-nine (69) housing unit Plateau project, which includes 20 Permanently Supportive Housing Units; 23 Affordable Senior Cottages; 25 Affordable Workforce Units; and a Manager's Unit. This \$27 million project includes a \$250,000 investment from the City's Housing Trust Fund, \$3 million in City-secured HEAP grant funds, and a \$3,089,000 IIG Grant that the City jointly submitted and endorsed.

General Plan Relevance:

- Policy H-1.6 Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.
- 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.
- Program H-2.7.1 Continue to provide expedited permit processing and reasonable accommodation program to projects targeted for persons with disabilities, including those with developmental disabilities. Encourage developers of supportive housing to develop projects targeted for persons with disabilities, including those with developmental disabilities. Place info about the reasonable accommodation program on the City's website.

Long-Term Care at 350 Cypress St.

Funded by a Community Development Block Grant, this 12-unit long-term residential care facility for disabled adults was approved for a Coastal Development Permit (CDP) in 2021, and the building permit was issued in April of 2022 and the first phase of this project was completion in 2023. Implemented by Parent's and Friend's Inc. the first four units of the 12-unit project was constructed and provide housing for disabled adults requiring 24-hour care including both ambulatory, non-ambulatory, and bedridden.

General Plan Relevance:

- 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.
- Program H-1.7.4: Attract Multi-Unit Developers. Work to attract multi-unit housing developers to the Fort Bragg Market place.
- 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-2.4 Increase Affordable Housing Development: Encourage the construction of housing units which are affordable to households with very low to moderate incomes.

ADU Construction

In 2023, the City processed applications for the construction of 12 new ADUs.

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) ordinance and LCP Amendment

The City prepared and adopted an amendment to the Inland and Coastal Land Use Code 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. Additionally, the Planning Commission recommended, and the City Council approved an LCP amendment to update the ADU ordinance in the Coastal Land Use and Development Code.

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 Home Communities Ordinance & LCP Amendment

In 2023, the City hired a consultant who prepared a Tiny Homes Communities ordinance for the City of Fort Bragg. The Tiny Home Communities ordinance establishes regulations to allow tiny home communities on parcels of 1 acre or less. An MND was prepared for the ordinance, and it has been circulated and adopted. The Planning Commission and City Council will consider adopting the TINY Home Communities ordinance for the ILUDC in 2024 and submit an LCP amendment to adopt the ordinance in the CLUDC.

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 Ordinances & LCP Amendments

In 2023, the City hired a consultant who prepared Urban Lot Split and Urban Unit Development ordinances as required by SB-9. The Planning Commission and City Council adopted the ordinance for the ILUDC in 2023 and will submit an LCP amendment to adopt the ordinance in the CLUDC in 2024.

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

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.

Community Land Trust (CLT)

In 2023, strengthened the Community Land Trust to support housing. The Land Trust investigated specific lots for workforce housing development.

General Plan Relevance:

- Program H-2.4.4 Consider Community Land Trust: Complete research regarding Community Land Trust and consider working with community partners to establish a Community Land Trust that serves Fort Bragg.
- 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.

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 2023:

Blue Economy

The City has taken the lead to generate a regional conversation and explore how a strategic approach to opportunities within the "Blue Economy." The purpose is to improve livelihoods and wages, while also nurturing healthy marine ecosystems. In 2023, the City:

- Formed the Noyo Ocean Collective. The Noyo Ocean Collective (NOC) is committed to implementing a shared resiliency vision in which economic vitality and environmental sustainability are compatible, outcomes are equitable, and community priorities are centered. Founding members of the NOC include the City of Fort Bragg, Noyo Harbor District, Noyo Center for Marine Science, Mendocino College, Sherwood Valley Band of Pomo Indians and West Business Development Center. This collective effort is strengthened with support from affiliates, such as California Sea Grant, Kai-Poma, Conservation Works, The Nature Conservancy, Sonoma Mendocino Economic Development District, and more. Several agencies and organizations have invested funding to support our success, including California Sea Grant, California Coastal Commission, Coastal Conservancy, California Employment Department, U.S. Department of Commerce, and others.
- Developed a communication and engagement plan (CEP) and a website to engage the public in the effort.
- Applied for and was awarded a multi-year Coastal Commission Grant to update the zoning in the Harbor District. Prepared and distributed the RFQ to solicit a group of consultant to undertake the work of the Blue Economy initiative.

General Plan Relevance:

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

Small Business Development

The City continues to implement Community Development Block Grant Programs for the Business Assistance Loan Program and Microenterprise Technical Assistance. Additionally, the City received funds from the California Public Utilities Commission (LATA grant) to design citywide digital infrastructure which is now at the 30% design stage.

General Plan Relevance:

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

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 completed in 2023:

- CV Starr Center's Lighting Controller Watt Stopper Upgrade Project
- School Zone Radar Speed Sign Replacement Project
- Bollard and Street Light Project
- Facilities Lighting Improvement Project
- Corp Yard Roof Replacement Project
- Elm Street Lift Station Project
- "CV Starr Domestic Boilers and Storage Tank Replacement Project"
- Pudding Creek Water Main Relocation
- Pudding Creek Sewer Main Relocation

The CIP General Plan Analysis is done annually. The 2023 Analysis can be found on the [City's website](#).

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

Bainbridge Park Upgrades

In 2023, the City completed a substantial upgrade to wiggly giggle playground in Bainbridge Park.

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.

Municipal Separate Storm Water System (MS4)

The City prepared a National Pollutant Discharge Elimination System (NPDES) Annual Report, submitted on October of 2023. This report lists the City's activities performed during the previous fiscal year concerning the Storm Water Management Plan. Examples of this effort include: 1) education and outreach to community members and contractors; 2) prevention of industrial pollutants from regulated facilities; 3) various community clean-up events; 4) trash standards; and 5) ensuring storm drains are clear and free of debris; and incorporating new self-certification forms for land-owners who are required to maintain LID features on their sites.

General Plan Relevance:

- IGP Policy OS-6.3 /CGP Policy OS-9.2: Minimize Increases in Stormwater Runoff. Development shall be designed and managed to minimize post-project increases in stormwater runoff volume and peak runoff rate, to the extent feasible, to avoid adverse impacts to coastal waters.
- CGP Policy OS-10.2: Post-Construction Stormwater Runoff Plan. All development that has the potential to adversely affect water quality shall submit a post-construction polluted runoff control plan ("Runoff Mitigation Plan"). This plan shall specify long-term Site Design, Source Control, and, if necessary, Treatment Control BMPs that will be implemented to minimize stormwater pollution and erosive runoff after construction, and shall include the monitoring and maintenance plans for these BMPs.
- IGP Policy OS-6.5 Municipal Activities to Protect and Restore Water Quality: The City shall promote both the protection and restoration of water quality. Water quality degradation can result from a variety of factors, including but not limited to the introduction of pollutants, increases in runoff volume and rate, generation of non-stormwater runoff, and alteration of physical, chemical, or biological features of the landscape.

Circulation Element Implementation Activity

In 2023, the City finished installing 17 school zone radar speed signs with new solar-powered electronic speed detector signs along Chestnut, Sanderson, Lincoln, and Dana Streets near the school zones.

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.
- IGP Program C-7.1.1: Revise the Inland Land Use and Development Code to reduce parking requirements for: 1) affordable and senior housing developments; 2) commercial and mixed-use projects within a reasonable walking distance of downtown; and 3) small infill projects in areas with an abundance of on-street parking.
- CGP Program C-5.1.1: Continue, and update, as needed, the City's parking in-lieu fee program for the Central Business District.

Community Design Element Implementation Activity

The City engaged in a Code Enforcement Program to encourage business owners in the downtown commercial area to improve the visual character of their properties and abate nuisance conditions. Additionally, the City has worked with Visit Fort Bragg to coordinate quarterly meetings with downtown business owners to increase activity in the downtown. Events such as the Magic Market and the Winter Wonderland were part of these efforts. The City continues to support the development of public art murals in the downtown.

General Plan Relevance:

- IGP Program CD-1.1.1: Periodically update the Citywide Design Guidelines.
- IGP Program CD-1.4.1/CGP Program CD-2.6.1: Continue to implement and enforce the City's nuisance abatement ordinance, and update it, as necessary, to ensure that property values are maintained throughout the City.
- 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.

Safety Element Implementation Activity

Nothing to report on this element.

General Plan Relevance:

- IGP Policy SF-2.2/CGP Policy SF-3.2 Storm Drainage: Continue to maintain effective flood drainage systems and regulate construction to minimize flood hazards.
- Goal SF-6 Maintain effective police services.
- Goal SF-7 Maintain an effective medical emergency response system.

Noise Element Implementation Activity

In 2023, City staff reviewed over 60 planning entitlements. The Noise Element is used to assess whether a project will generate a 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, the City streamlined permitting for 54 roof-top solar systems for residences in the City. The Citywide Design Guidelines now incorporate "Preferred Standards" for green building. Other important sustainability projects include: the Facilities Lighting Improvement Project and CV Starr Center's Lighting Controller Watt Stopper Upgrade Project

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.
- Policy S-3.1 Reduce Water Use: Minimize the use of potable water in new and existing development.
- Policy S-4.2 Recycling and Reuse of Solid Waste: Comply with State requirements to reduce the volume of solid waste through recycling and reduction of solid waste.

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 29 discretionary permit applications in 2023.¹

Application Type	2016	2017	2018	2019	2020	2021	2022	2023
Total	44	46	53	68	33	55	83	65
Use Permits	7	2	3	4	1	4	7	4
Minor Use Permit	3	5	5	5	7	6	4	5
Coastal Development Permit	7	3	9	14	2	6	15	6
Design Review	4	5	3	2	3	6	20	5
Subdivision	2	0	0	0	2	2	2	1
Lot Line Adjustments	2	2	2	1	0	3	1	4
Limited Term Permit	16	27	29	36	17	27	32	36
Variance	1	0	0	5	1	1	2	4

Additionally, in 2023, staff processed the following applications:

¹ Limited Term Permits do not undergo General Plan Analysis.

Application Type	2022	2023
Cannabis Business Permit	3	0
Mobile Vending Unit	1	5
Sidewalk Vending Permit	1	0
Pre-Application Conference	4	5
Sign Permits	10	20
Livestock Permit	1	1

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

	2016	2017	2018	2019	2020	2021	2022	2023
Resolutions Adopted	2	6	6	8	2	12	29	10

Building Permits

During 2023, the Community Development Department and Public Works Department collectively reviewed 190 building permit applications. Of these permits, 35 were for the construction of new housing units including 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:

- 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 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 2023 and 2023:

- The City continued its moratorium on the In-Lieu parking fees for projects in the Central Business District. The City hired a consultant who completed a Central Business District parking study which found that generally there is no shortage of parking in Downtown. The study includes a number of recommendations which the City Council will consider in 2024.
- The City is engaging in a parcel-by-parcel study of development issues in the Harbor for the Blue Economy Project
- The City hired a consultant who has prepared new ordinances for Urban Lot Splits, Urban Unit Development and Tiny Home Communities. The consultant also prepared major revisions to the City's ADU and tiny Home ordinance to ensure compliance with State Law. Finally, the consultant prepared a revision to the Planned Unit Development ordinance to make it applicable to parcels of one acre or more. Most of these ordinances have been recommended by the Planning Commission and are at some stage of adoption by the City Council. All will be adopted into the ILUDC in 2024 and included in an LCP amendment to the Coastal Commission to update the CLUDC. Overall, these various ordinances are intended to increase housing development and housing production.
- The City is engaged in litigation with the Skunk Train to ensure that the Mill Site is subject to the same development standards as the rest of Fort Bragg.
- The City is completed a raw waterline project that replaced the existing line.

While the City has accomplished a lot in the 11 years/15 years since the General Plans were adopted, the following remain as future activities for consideration:

Housing Element:

- Program H-1.3.3 Develop Amnesty/Legalization Program for Illegal Residential Units: Continue to provide a legalization program for illegal residential units, especially second units, that includes requiring property owners to undertake improvements to meet the requirements of the current building code.

- Program H-1.6.2: Planning Incentives: Consider adopting planning incentives for new residential development on infill sites.
- Program H-1.7.2: Site Improvements. Obtain grant funding for off-site improvements in support of affordable multi-unit housing projects.
- Program H-1.7.7: Simplify Design Review for Small Residential Projects. Continue the process of revising the Design Review Guidelines to make them more effective. Consider exempting 3 and/or 4 unit projects from the need to obtain a Design Review permit and/or consider simplifying the Design Review requirements for 3 and 4 unit projects.
- Program H-1.7.12: Mitigation Banks. Consider establishing a habitat and/or wetland mitigation bank with a non-profit Land Trust to establish an offsite mitigation bank for impacts to wetlands and ESHA communities.

Inland General Plan

- Program OS-5.1.1: Work with organizations and private property owners to enhance the City's watercourses for habitat preservation and recreation.
- Program OS-9.4.1: Provide additional playground facilities and basketball courts at appropriate locations within neighborhoods.
- Program C-8.1.1: Work with the property owners to obtain temporary use, in the event of an emergency, of the logging road that begins on Cypress Street and provides access to Highway 20 (aka the A&W Haul Road), east of Fort Bragg.
- Program CD-2.5.2 Locate an area where a pocket park or a small plaza could be established for public gatherings, street fairs, concerts, and similar outdoor public events.
- Program CD-7.1.2: Consider implementing an ongoing outdoor sculpture exhibit adjacent to City Hall and/or in other locations, with an emphasis on supporting and showcasing local artists and reflecting the cultural life of the community.
- Program S-2.2.1: Revise the City's Zoning Ordinance to allow small wind, solar and geothermal systems for on-site use as a permitted use in all zones within the City.
- Program S-4.2.2: Continue to implement the City's Construction and Demolition Waste Recycling Ordinance. Periodically review the ordinance and consider increasing the target diversion amounts.

Coastal General Plan

- Program OS-1.2.1: Update the mapping of environmentally sensitive habitat areas as new information becomes available.
- Program OS-2.1.4: Seek Federal and State funding for the repair of streambank erosion, planting of riparian vegetation to stabilize creek banks, and removal of debris obstructing waterflow.
- Program OS-6.3.1: Revise the Coastal LUDC to allow alternative energy facilities for on-site use as a conditional use in all zones within the City. Solar energy facilities for on-site use shall be allowed as a permitted use in all zoning districts.
- Program OS-17.1.2: Establish a Park and Open Space Trust Fund as required by the Quimby Act

and Government Code Sections 66000-66011.

- Policy C-6.1 Provide Additional Access Routes to Noyo Harbor: Consider constructing a new access route from the west side of Main Street to the north side of the Noyo Harbor. Any new access route to the north side of the Noyo Harbor shall be consistent with all applicable policies of the LCP including, but not limited to, the wetland, environmentally sensitive habitat area, public access, and visual protection policies.

Conclusion

On March 20, 2023 The Planning Commission reviewed and recommended that the City Council accept the General Plan Progress Report.

On March 25, 2023 the Fort Bragg City Council reviewed and accepted the General Plan Progress Report for 2023.

Additional City Council comments are included as Appendix B. 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 (2023)

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 to submit an annual report on the status and progress of implementing the Housing Element.

The City completed the 2023 Annual Housing Element Report and submitted it directly into California Department of Housing and Community Development’s (HCD) database on March 28, 2023. This on-line system provides information to HCD, and is included herein for the benefit of the Governor’s Office of Planning and Research. Data is collected on an excel spreadsheet, which contains the following sheets:

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

Summary

LEAP Reporting

Appendix B – City Council Comments

City Council reviewed the 2023 General Plan Annual Report on Monday, March 25, 2024. City Council accepted the 2023 General Plan Annual Progress Report and 2023 Housing Element Annual Progress Report with the following comments: