



City of Fort Bragg

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

Meeting Agenda Community Development Committee

Monday, August 3, 2026

4:00 PM

Town Hall, 363 N. Main Street

MEETING CALLED TO ORDER

ROLL CALL

COMMITTEE MEMBERS PLEASE TAKE NOTICE

Committee Members 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.

City of Fort Bragg is inviting you to a scheduled Zoom meeting.

*Topic: Community Development Department
Time: Aug 3, 2026 04:00 PM Pacific Time (US and Canada)
Join Zoom Meeting
<https://us06web.zoom.us/j/82700228178>*

Meeting ID: 827 0022 8178

*One tap mobile
+16694449171*

*Join instructions
<https://us06web.zoom.us/join/88450655663/invitations?signature=cqURTuYwxYbk9gYcl3UeCxbxjDq1yf8quVIS2OEDA3Y>*

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. Written public comments may be submitted to [Insert name/email address/address here].

1. APPROVAL OF MINUTES

- 1A. [26-308](#) Approve Minutes from May 4, 2026, Community Development Committee

Attachments: [05042026 CDC Minutes](#)

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. CONDUCT OF BUSINESS

- 3A. [26-312](#) Receive Report Regarding Mobile Vending Unit Ordinance and Provide Recommendation to Planning Commission and City Council

Attachments: [08032026 Mobile Vending Staff Report](#)

[Att. 1 - 04152026 CDC Report](#)

[Att. 2 - 05042026 CDC Report](#)

- 3B. [26-317](#) Receive Report, Discuss, and Provide Direction to Summer Intern Staff on Draft Community Youth Survey

Attachments: [Staff Report - Youth Survey](#)

[Att. 1 - Draft Survey](#)

[Att. 2 - Draft Survey Flyer](#)

- 3C. [26-310](#) Review of Formula Business Ordinance

Attachments: [ORD 970-2021 Formula Business Regulations](#)

- 3D. [26-311](#) Open Call Format for Mini Murals on Retaining Wall at Hwy 20 and Hwy 1

Attachments: [Cal Trans SR1 at R20 Retaining Wall Murals Context](#)

[Call for Submissions Cal Trans Wall Mini Murals Draft v2.docx](#)

- 3E. [26-318](#) Request for funding from the Larry Spring Museum for their Redwood Time Exhibition

Attachments: [Redwood Time Funding Request](#)

- 3F. [26-315](#) Historical Placards and/or QR code Virtual Tour Discussion

Attachments: [FB Historic Markers and or Virtual Tour](#)

4. MATTERS FROM COMMITTEE / STAFF

- 4A. [26-314](#) Tree Planting Report

Attachments: [FB Tree Planting Update CDC Aug 2026](#)

ADJOURNMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on July 7, 2026.

Lisi Horstman Administrative Assistant Community Development Department

NOTICE TO THE PUBLIC

DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection in the lobby of City Hall at 416 N. Franklin Street during normal business hours.*
- *Such documents are also available on the City of Fort Bragg's website at <http://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

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Text File

File Number: 26-308

Agenda Date: 8/3/2026

Version: 1

Status: Business

In Control: Community Development Committee

File Type: Staff Report

Agenda Number: 1A.

Approve Minutes from May 4, 2026, Community Development Committee



City of Fort Bragg

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Phone: (707) 961-2823
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Meeting Minutes - Draft Community Development Committee

Monday, May 4, 2026

4:00 PM

Town Hall, 363 N. Main Street

MEETING CALLED TO ORDER

Committee Member Rafanan called the meeting to order at 4:00 PM.

ROLL CALL

City Staff, Associate Planner Sarah Peters, Economic Development Manager
Sarah McCormick, Assistant Planner Valerie Stump, and Administrative Assistant
Lisi Horstman

Present: 2 - Jason Godeke and Marcia Rafanan

1. APPROVAL OF MINUTES

1A. [26-195](#)

Approve Minutes from April 15, 2026, Special Community Development
Committee

These Committee Minutes were approved for Council review.

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Monica Lynne

3. CONDUCT OF BUSINESS

3A. [26-214](#) Mobile Vending Unit Update

Economic Development Manager Sarah McCormick presented the report. Committee Member Rafanan asked a clarifying question. Staff clarified. Assistant Planner Valerie Stump continued with the report on the code enforcement. Committee members asked clarifying questions. Staff provided clarification.

Public Comment: Sabine Hahnbueck, David Jensen, Jenny Shattuck, Monica Lynne, Megan Cahon, and David Gurney

Staff asked for the Committee's direction in order to draft a new ordinance for the Mobile Vending Units. Committee Members provided direction.

3B. [26-211](#) Cal Trans Sidewalk/ADA Project on SR1

Committee Member Godeke presented the report. Committee Member Rafanan and Staff asked clarifying questions.

Public Comment: Jenny Shattuck, Jeremy Logan, and Jacob Patterson

Staff provided clarification. Committee Members provided direction to the staff and provided direction on the project.

4. MATTERS FROM COMMITTEE / STAFF

Associate Planner Sarah Peters provided an update on the Binoculars Project. Committee Members requested more restrooms downtown. Staff asked for the item to be on the agenda at a future meeting.

ADJOURNMENT

Committee Member Rafanan adjourned the meeting at 5:29 PM.



City of Fort Bragg

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Text File

File Number: 26-312

Agenda Date: 8/3/2026

Version: 2

Status: Business

In Control: Community Development Committee

File Type: Staff Report

Agenda Number: 3A.

Receive Report Regarding Mobile Vending Unit Ordinance and Provide Recommendation to Planning Commission and City Council



CITY OF FORT BRAGG

416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE 707/961-2823 FAX 707/961-2802

COUNCIL COMMITTEE ITEM SUMMARY REPORT

MEETING DATE: AUGUST 4, 2026

TO: COMMUNITY DEVELOPMENT COMMITTEE

FROM: SARAH MCCORMICK, ECONOMIC DEVELOPMENT MANAGER

AGENDA ITEM TITLE: Receive Report Regarding Mobile Vending Unit Ordinance and Provide Recommendation to Planning Commission and City Council

ISSUE:

The Community Development Committee (CDC) requested an update on Food Truck / Mobile Vending Ordinance

BACKGROUND:

On April 15, 2026 the Community Development Committee (CDC) held a special meeting to consider potential amendments to the City's Mobile Vending Ordinance (Att. 1 - April 15 CDC Report). Following discussion, the CDC provided the following direction to staff:

- Provide Signage;
- Explore potential downtown locations for a food truck park; and
- Identify suitable locations throughout the city to accommodate Mobile Vending Units.

On May 4, 2026 the CDC held a regularly scheduled meeting to receive an update on Mobile Vending Ordinance process, as well as information regarding code enforcement activities undertaken to date (Att. 2 – May CDC Report). Based on that discussion, the CDC provided the following additional direction to staff:

- Continue relying on existing General Plan standards to regulate noise;
- Do not expand the types of goods permitted under a Mobile Vending Unit Permit;
- Research the feasibility of permanently closing Laurel Street between N. Franklin Street and the first alley to the east to create a food truck plaza; and
- Present the CDC's recommendation to the Planning Commission for input before forwarding it to the full City Council for consideration.

ANALYSIS:

One of the most important factors in the success of a food truck business is the location. And local mobile vendors prefer operating in downtown locations due to the visibility offered and foot traffic. One concept identified by the CDC is creating a permanent centralized location for a cluster of food trucks to operate from.

Consolidating Mobile Vending Units within a designated area could provide several benefits. A single location creates a destination where visitors can choose from a variety of cuisines. A centralized location would also allow vendors to share amenities such as permanent seating, restroom facilities, lighting, waste receptacles, and potentially live entertainment, helping to establish the area as an active public gathering space.

At the same time, concentrating vendors in one location presents operational challenges that would need to be addressed. These include establishing consistent business hours, managing vehicular circulation, accommodating the loss of on-street parking, and determining responsibility for maintaining shared amenities.

Additionally, most Mobile Vending Units are required to operate in conjunction with a licensed commissary kitchen for daily cleaning, servicing and food storage; thus, requiring each unit to leave and return to the site daily. Participating vendors would likely need to adhere to standardized operating hours and coordinated arrival and departure times in order to maintain pedestrian safety and minimize conflicts between vehicles and visitors.

Laurel Street Mobile Vending Unit Cluster

One area identified by the CDC is the creation of a permanent Mobile Vending Unit area by closing of a portion of Laurel Street. Under this concept, bollards would be installed to close the section of Laurel Street between N. Franklin and the first alley to the east, adjacent to City Hall and Tall Guy Brewing, as shown in Image 1 below.



Image 1: Proposed Laurel Street Closure

Under this proposal, vehicular traffic would be rerouted via N. Franklin Street, with access to the public parking lot and the remaining on-street parking from the one-way alley behind City Hall.

The proposed street closure would remove six (6) parking spaces on the south side of street, one ADA-accessible space, and an additional four to five (4-5) parking spaces on the north side of street. The closure would also require relocation of a Mendocino Transit Authority (MTA) bus stop located adjacent to the public parking lot. In addition, rerouting traffic would not be possible every Wednesday due to the weekly Farmers Market, and the increased traffic through the City Hall parking lot would likely have negative impacts.

Additional operational considerations include the loss of passenger pick-up and drop-off immediately in front of the gymnasium. However, improvements to the gymnasium's rear entrance, accessed from the City Hall parking lot, could provide an alternative location for these activities.

Other Clustering Ideas for Committee Consideration

1. 400 Block N. Franklin Street - EAST

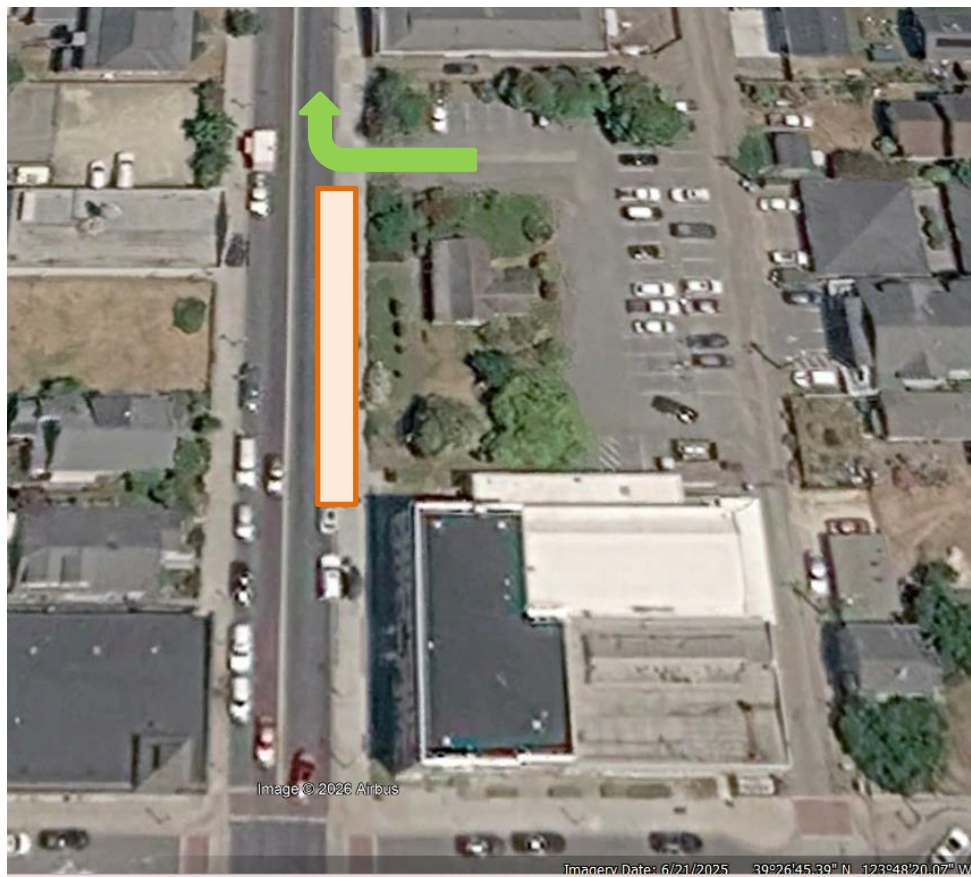


Image 2: N Franklin Street - EAST

Clustering Mobile Vending Units along the east side of the 400 block of N. Franklin would provide a centralized downtown area adjacent to the City Hall parklet. This location offers

good visibility and proximity to public seating; however, visibility for vehicles exiting the adjacent public parking lot would be reduced. To improve traffic safety, vehicles exiting the lot may need to be restricted to right turn only through the appropriate signage.

2. 400 Block N. Franklin Street – WEST

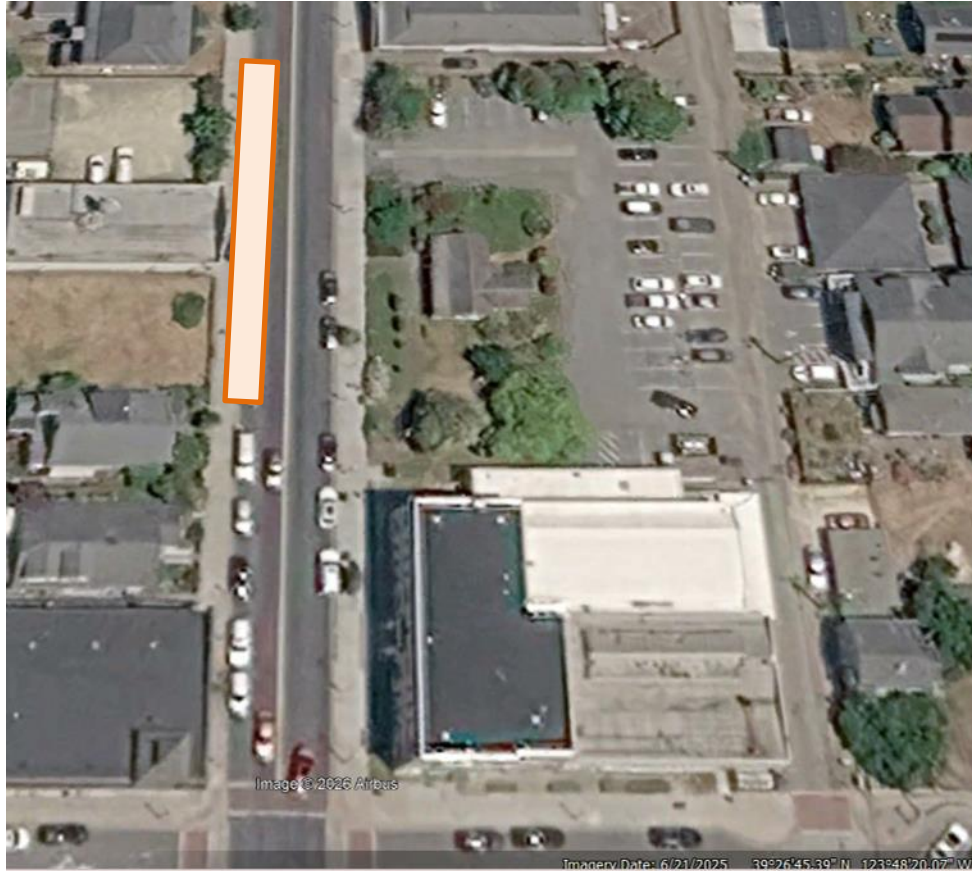


Image 3 – N. Franklin Street – WEST

Another option is to locate Mobile Vending Units along the west side of the 400 block of N. Franklin Street, adjacent to the vacant lot and the AT&T building. While this location minimizes impacts to existing businesses, it provides less open space for customers and is farther away from exiting public picnic tables and public gathering areas.

3. Laurel Street Public Parking Lot

Utilizing Laurel Street Public Parking Lot as a designated Mobile Vending Unit cluster would provide another centrally located option.

Under this scenario, the two electric charging stations would remain available, and the removed parking spaces could be converted into a pedestrian access corridor. The City could also provide electrical service, eliminating the need for vendors to operate generators. Implementation of this option would require the removal of approximately

fifteen (15) parking spaces, while preserving the two electric vehicle charging stations and eight (8) parking spaces.



Image 4 – Laurel Street Public Parking Lot

4. Community First Parking Lot

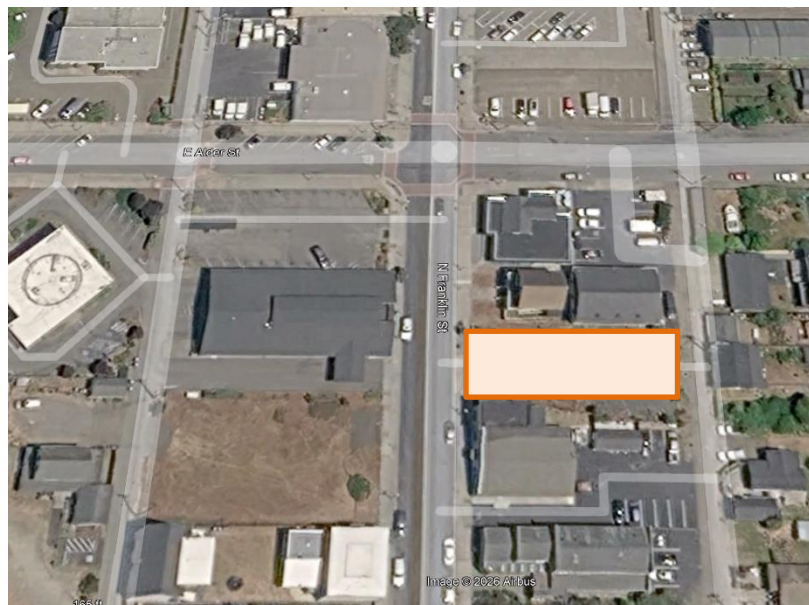


Image 5 – Community First Parking Lot

The private parking lot owned by Community First Credit Union could also serve as a location for a Mobile Vending Hub, and the parking lot is equipped with electric outlets,

which would reduce noise impacts. The bank's preference is for the City to lease the parking lot; however this would require staff support to manage and maintain, which is currently at capacity. If the Committee is interested in pursuing this opportunity, staff could facilitate a meeting between bank management and mobile vendors.

Disbursement Strategies for Committee Consideration

Scattering vendors to unique standalone downtown locations is the City's current approach. These locations can be on private property or within the public right of way. Current regulations allow mobile vending units on private property anywhere within the Central Business District, and at three specific locations within the public right of way: N. Franklin Street, Redwood Avenue, and Alder Street.

Committee may want to consider the following options:

1. **Limit Hours Allowed in a Single Location within the Central Business District.**
Mobile Vending Units prefer the downtown area due to the high pedestrian traffic. Restricting the hours allowed for a single business in a single location may have a twofold benefit: 1) decrease the burden experienced by neighboring businesses; while 2) increasing opportunities for all mobile vending businesses to prosper from ideal locations.
2. **Expand or Modify Permitted Locations within the Central Business District.**
Image 5 identifies several potential locations that could accommodate a single mobile vending unit. These locations were selected because they are generally located adjacent to vacant lots, parking lots, or other areas that would minimize impacts on existing storefront businesses.

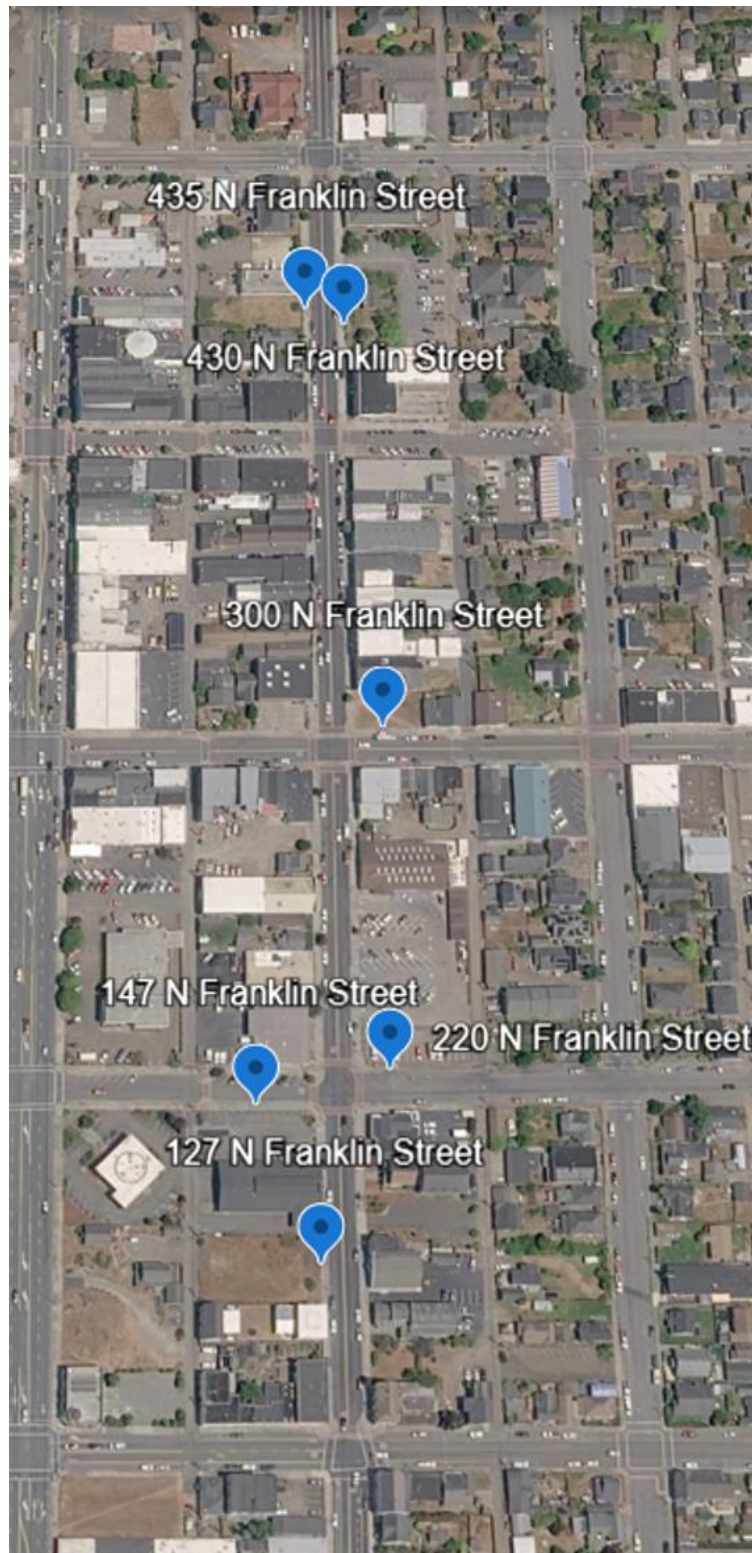


Image 5: Potential Downtown Locations for Single Vender

3. **Encourage Private Property Partnerships.** The Committee may also consider encouraging partnerships between individual Mobile Vending Units and private

property owners. These public-private partnerships would allow vendors to operate on private sites while property owners provide the designated space and, where available, access to utilities or costumer amenities. This approach can increase location flexibility while reducing demand for limited public right-of-way space. The City could advertise this opportunity to property owners and develop a list of interested property owners.

4. **Encourage Service in Areas with Limited Food and Beverage Options.** The Committee may wish to explore opportunities to encourage Mobile Vending Units to operate in areas with limited access to food and beverage services. Examples may include areas near the hospital and courthouse. The City could offer incentives for vendors serving qualifying areas, such as reduced permitting fees or expanded operating hours.

Staff seeks direction from Committee members on the following:

- Mobile Vending Unit Cluster, Sole Vendor locations, or a mix?
- Private Property, Public Right-of-Way, or a mix?
 - If allowed in public right-of-way, shall downtown locations be modified?
- Are you interested in offering incentives to Mobile Vending Units interested in operating in qualifying areas?

ENVIRONMENTAL ANALYSIS:

The discussion and direction provided by the Committee is not a project under the California Environmental Quality Act because the discussion and direction of the Committee will have no direct physical change or a reasonably foreseeable indirect physical change in the environment (Pub. Res. Code § 21065).

STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY

Goal 1: Invigorate Economic Opportunity and Community Vibrancy

Program: 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.

COMMUNITY OUTREACH

- Mobile Vending Units have been topic of discussion at Monthly Business Roundtable Meetings that take place the first Wednesday of the month at 10am in Town Hall, located at 363 N Main Street.
- A steering committee assisted with the development of survey questions that the City promoted through Press Release, website, social media channels, flyers, and hand walked to downtown businesses.

- The public is invited to attend this meeting of the Community Development Committee, as well as any past and/or future meeting held by committee, Planning Commission, and/or City Council.

ALTERNATIVES:

Provide further direction.

Take no action.

ATTACHMENTS:

1. April CDC Report
2. May CDC Report

NOTIFICATIONS:

1. Fort Bragg Planning Commission
2. The following "Notify Me" e-subscriber lists: Fort Bragg Downtown Businesses; Economic Development Planning
3. The following Mobile Vending Units: Los Primos; La Taqueria Oaxaqueña; El Torito



Community Development Committee STAFF REPORT

TO: Community Development Committee **DATE:** April 15, 2026

DEPARTMENT: Economic Development

PREPARED BY: Sarah McCormick, Economic Development Manager

PRESENTER: Sarah McCormick, Economic Development Manager

AGENDA TITLE: Receive Report and Provide Recommendation to City Council Regarding Proposed Changes to Mobile Vending Ordinance for Consideration

RECOMMENDED ACTION

Receive report and provide recommendations to City Council regarding proposed changes to regulations related to mobile vending units, including:

1. Refine ordinance language to clearly identify regulations for Mobile Vending Units versus those for Sidewalk Vending; and/or
2. Revise ordinance to include the following proposed changes to Mobile Vending Units:
 - a) Allowable Locations: *to be determined by Community Development Committee*
 - b) Operating Standards: *to be determined by Community Development Committee*

(or)

1. Direct staff to develop a more detailed analysis and bring back to Committee, prior to the full City Council. Analysis should include potential sites, operational models, and ordinance amendments to support a designated food truck park and/or revised downtown location standards based on input received.
-

BACKGROUND

On September 28, 2015, the City Council introduced an ordinance amending Fort Bragg Municipal Code (FBMC), Chapter 10 (Vehicles and Traffic), specifically Sections 10.20.150 and 10.20.155, regulating the operation of mobile vending units.

Development of the ordinance included multiple public discussions. The Community Development Committee considered the item on January 27, April 28, and May 26, 2015. The Planning Commission reviewed the proposal and provided input on July 8, 2015. The City Council subsequently considered the item on July 13, August 24, and September 14, 2015, before finalizing the ordinance on September 28, 2015.

On March 11, 2019 the City Council revisited mobile vending unit regulations following a recommendation from the Community Development Committee to evaluate additional

AGENDA ITEM NO.

allowable locations. Ordinance No. 945-2019 was then introduced at the March 25, 2019 meeting (Att. 1 – Ordinance 945-2019).

Most recently, on July 22, 2024, the City Council considered further updates to location and operational standards for mobile vending units. This review incorporated prior feedback and continued evaluation of how mobile vending units operate within the community.

ISSUE

Mobile Vehicle Units, commonly known as food trucks, are currently permitted to operate curbside on City streets within the following zoning districts: General Commercial, Office Commercial, Highway Visitor Commercial (except Main Street), as well as at four specific locations within the Central Business District. Mobile Vending Units are also permitted to operate on private property within the zoning districts identified above, in addition to private property within Light Industrial and Heavy Industrial zoning districts.

Unless authorized through a Limited Term Permit, Mobile Vending Units are not permitted to operate within any zoning district designated as Residential, Public Facilities, Parks & Open Space, or Neighborhood Commercial.

Recently, concerns regarding Mobile Vending Unit operations were raised during the Public Comment on Non-Agenda Items portion of City Council meetings. Comments at the podium prompted the mayor to request that this item be brought forward for further discussion.

ANALYSIS

Periodic review and revision of ordinances is a best practice to ensure that local regulations remain relevant, clear, and effective. Over time, laws may become outdated as new issues emerge and community needs change. Additionally, as new regulations are adopted, existing ordinances may overlap, conflict or become redundant, leading to confusion and inefficiencies.

To streamline City regulations related to mobile vending units and ensure that food truck operations align with current community needs, staff is seeking input from the Community Development Committee. To support this effort, a Community Food Truck Survey was distributed on March 13, 2026, and closed on March 31, 2026. The survey gathered input from local businesses and community members, with targeted outreach to businesses located in the Central Business District. The data collected through this survey forms the basis for this staff report and the associated recommendations (Att. 2 – Survey Results).

Key Survey Findings

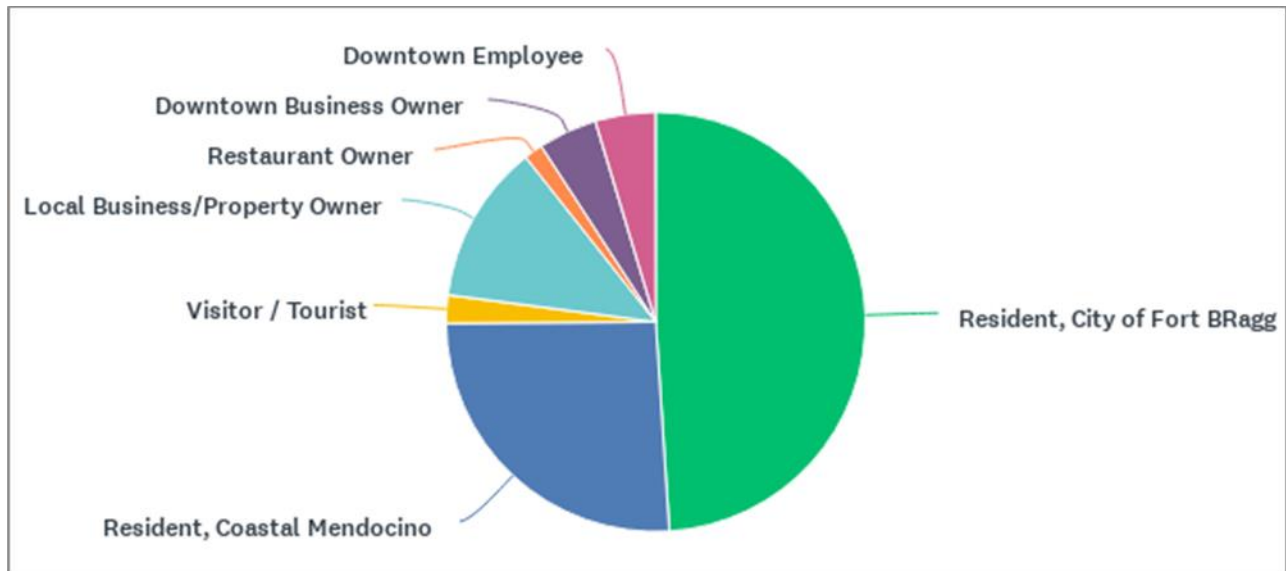


Table 1: Survey Respondent Groups

A total of 819 responses were received between March 13 and March 31, 2026. Survey results indicate that mobile vending units are a regularly utilized amenity within the community.

Approximately 43% of respondents reported purchasing food from mobile vending units on a monthly basis, with an additional 23% indicating weekly patronage. Another 23% stated they rarely visit food trucks, while only 7% reported never having patronized a mobile vending business.

When asked about desired amenities, respondents most frequently identified seating as a top priority. This was followed by lighting and restroom access. Additional amenities receiving notable support were headlamps and music, suggesting a preference for comfortable, social, and event-oriented environments.

Key Takeaways

Overall, survey results indicate that respondents perceive significantly more benefits than concerns related to mobile vending units. A majority selected positive impacts, while half reported “no concerns”.

The most common benefits include:

- Increased variety of dining options
- Convenience and accessibility
- Support for local entrepreneurs

The primary concerns identified were:

- Parking impacts

- Potential competition with brick-and-mortar businesses

When specifically asked about the impacts on brick-and-mortar restaurants, responses were largely neutral. Approximately one in five respondents perceived a negative impact, while a similar portion viewed the impact as positive.

There is strong community support for expanded food truck programming. A total of 88% of respondents expressed support for regular food truck events, including weekly or monthly gatherings, as well as a special event series. Additionally, respondents showed strong support for allowing mobile vending units in a wider range of public and central locations, particularly in downtown areas and special events. These findings suggest the community is generally supportive of integrating mobile vending units more fully into the city's commercial and public spaces, provided that impacts such as parking and business compatibility are thoughtfully managed.

Currently, the City permits mobile vending units to operate across most zoning districts, with the exception of those zoning districts designated as Residential, Public Facilities, Parks & Open Space, and Neighborhood Commercial.

Mobile Vending Units operating with Industrial Zoning Districts are restricted to private property. Within the Central Business District, operations are similarly limited to private property, with the exception of four designated curbside locations identified as having minimal impact on surrounding businesses due to their proximity to vacant parcels and parking areas:

- E. Alder / N. Franklin
- E. Redwood / N. Franklin
- E. Laurel / N. Franklin
- Midblock location on the 400-block N Franklin

Survey results and public comments indicate that the most significant concerns related to mobile vending units are tied to allowable locations, particularly within the Central Business District. As such, staff recommends that any policy discussion begin with this issue area.

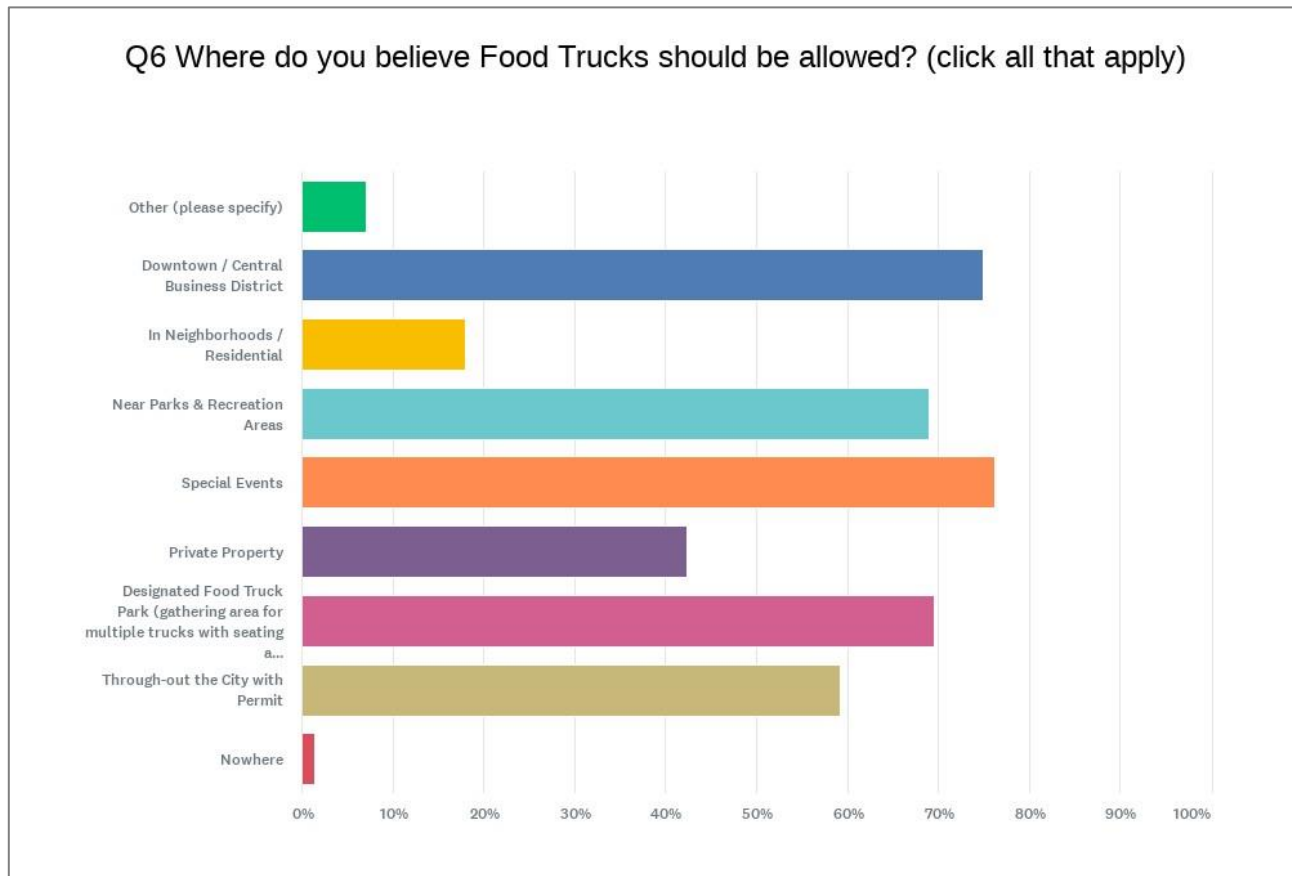


Table 2: Locations for Consideration

While perspectives differ among varying groups, the overall sentiment expressed is illustrated in the chart above.

A designated food truck park ranked highly within all respondent groups, second only to downtown placement and special events. As a result, the most straightforward and focused policy discussion would involve the feasibility and structure of a downtown food truck park.

Food Truck Park Considerations

Designated food truck parks are typically hybrid models that combine private business operations with municipal zoning and regulatory oversight. In many cases, independent vendors lease space within a shared site, often paying monthly rents ranging from \$500 to \$1,000. In exchange, vendors gain access to shared amenities such as:

- Seating areas
- Lighting
- Electrical connections
- Water hookups
- Restroom facilities

Some municipalities accommodate food truck parks on publicly owned land, including parks, surplus parking lots, or underutilized parcels. However, the City of Fort Bragg has limited public land to offer for this purpose.

At present, the only potentially viable publicly owned sites – outside the public right-of-way – are the public parking lots adjacent to City Hall. However, both lots are heavily utilized, so repurposing them for mobile vending would require careful consideration of parking demand, circulation impacts, and competing municipal needs.

Given these constraints, partnership with private property owners or exploration of alternative underutilized sites may be necessary to successfully implement a food truck park within or near downtown.

Committee Discussion Talking Points

1. End Goal Clarification: What is the City's vision? More food access, economic development, public space activation, all three? Others?
2. Public vs. Private Role: What level of public investment is appropriate? Are we willing to reallocate public parking for economic activity and public gathering space? Or should mobile vending be limited to only private property?
3. Prioritize Downtown Location Policy Direction: Do we want to expand access, modify, or further restrict access? Do we prefer a more flexible dispersed model using public and private land, or manage through zoning and/or site-specific locations?
4. Explore Designated Food Truck Park Model: Clustering vendors in a shared space with amenities was the most consistently supported idea. What is the viability and tradeoffs of establishing a designated food truck park in a centralized location, with consideration given to:
 - Private property partnership?
 - Potential shared amenity requirements?
 - Operational and management structures?
5. Return with Feasibility Analysis: Do you want staff to return with a more detailed analysis of potential sites, operational models, and ordinance amendments to support a designated food truck park and/or revised downtown location standards?

ENVIRONMENTAL ANALYSIS:

Revisions to mobile vending regulations are exempt from CEQA.

STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY

Goal 1: Invigorate Economic Opportunity and Community Vibrancy

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A steering committee assisted with the development of survey questions that the City promoted through Press Release, website, social media channels, flyers, and hand walked to downtown businesses.

The public is invited to attend this meeting of the Community Development Committee, as well as any future meeting held by committee, Planning Commission, and/or City Council.

ALTERNATIVES:

Provide further direction.

Take no action.

ATTACHMENTS:

1. Ordinance 945-2019
2. Community Food Truck Survey Results

NOTIFICATION:

- Planning Commission
- The following "Notify Me" lists: Economic Development Planning; Fort Bragg Downtown Businesses
- The following Mobile Vending Units: Los Primos; La Taqueria Oaxacana; El Torito



CITY OF FORT BRAGG

416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE 707/961-2823 FAX 707/961-2802

COUNCIL COMMITTEE ITEM SUMMARY REPORT

MEETING DATE: MAY 4, 2026

TO: COMMUNITY DEVELOPMENT COMMITTEE

FROM: SARAH MCCORMICK, ECONOMIC DEVELOPMENT MANAGER

AGENDA ITEM TITLE: Mobile Vending Ordinance Update, Review of Recent Mobile Vending Code Enforcement Actions, and Policy Options for Mobile Vending Regulations within the City

ISSUE:

The Community Development Committee (CDC) requested an update on Food Truck / Mobile Vending Ordinance process and an overview of recent code enforcement actions related to mobile vending units (MVU).

ANALYSIS:

On April 15, 2026 the CDC held a special meeting to consider changes to the City's Mobile Vending Ordinance (Att. 1 - April 15 CDC Report). Discussion from the meeting resulted in the following direction to staff:

Provide Signage.

Staff provided signage at downtown locations where food trucks are allowed to park on public streets. Signs were placed at Alder Street, Redwood Avenue, and Franklin Street locations. No signs were placed at the Laurel Street location. The signage at the N. Franklin Street location was removed during the weekly Farmers Market; further coordination with the Farmers Market event is needed.

Explore Downtown Locations for Food Truck Park.

Staff met with Community First Credit Union about leasing their parking lot on the 100 block of N Franklin Street. At the time of publishing agenda, staff is waiting to learn details. A verbal update will be provided to the CDC on this site option. Additional site locations will be identified and analyzed. Staff seeks direction from CDC on support for the City to lease property, or whether this should be a private effort on the part of mobile vending operators.

Identify Citywide Locations to Serve Mobile Vending Units.

CDC suggested Jere Melo Street, Glass Beach Drive, and near the hospital as potential locations. This matter has yet to be analyzed.

General Policy Direction

It would be helpful for the CDC to provide staff direction on the following general issues:

Issue 1: Generator Noise

Noise is most often described as unwanted sound. And although sound can be easily measured, the perception of noise and its impact on people is more complicated. A-Weighted Decibel (dBA) approximates the frequency response of the human ear, with ambient sounds generally range from 30 dBA (very quiet) to 100 dBA (very loud). The City's General Plan Element 8: Noise includes tables to with standards for evaluating compatibility between land uses and noise. Should Mobile Vending Units establish a separate set of standards?

TABLE N-4 NOISE AND LAND USE COMPATIBILITY STANDARDS						
Land Use Category	Exterior Noise Exposure L _{dn} dB					
	55	60	65	70	75	80
Residential, Hotels and Motels						
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds						
"Noise Sensitive" - Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches						
Office Buildings, Business Commercial and Professional						
Auditoriums, Concert Halls, Amphitheaters						

Normally Acceptable
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal, conventional construction, without any special insulation requirements.

Conditionally Acceptable
Specified land use may be permitted only after a detailed analysis of the noise reduction requirements and needed noise insulation features included in the design.

Unacceptable
New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies.

Source: Illingworth & Rodkin, Inc., March, 2002

TABLE N-5
NOISE LEVEL PERFORMANCE STANDARDS FOR NEW PROJECTS AFFECTED BY OR INCLUDING
NON-TRANSPORTATION NOISE SOURCES

Noise Level Descriptor	Daytime (7 A.M. to 10 P.M.)	Nighttime (10 P.M. to 7 A.M.)
Hourly Leq dB	55	45
Maximum level, dB	75	65

Note: These noise levels apply to the residential property line nearest the project. Each of the noise levels shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

Issue 2: Types of Mobile Vending Allowed

Currently, the City allows food to be served from mobile vending units. Staff has received inquiries from local entrepreneurs interested in offering other goods, such as books. Does the CDC wish to expand the types of goods allowed to be sold from mobile vending units?

Issue 3: Ordinance Structure

Currently, regulations to Mobile Vending and Sidewalk Vending are interwoven. Staff recommends structuring the text in two sections for clarity.

Issue 4: Process

Any proposed changes to the Fort Bragg Municipal Code (FBMC) require a formal public hearing and approval from City Council. In the past, mobile vending has been brought to the CDC and the Fort Bragg Planning Commission for recommendation to City Council. Once a draft ordinance is prepared, should staff bring it back to CDC, then to Planning Commission and finally to City Council?

Review of Recent Code Enforcement Actions Regarding Mobile Vending Units

Recent discussions regarding food trucks have raised concerns that complaints submitted to the City were not investigated. The following summarizes the actions taken by the City in response to those complaints:

December 2024

A complaint was received regarding generator noise from the Taqueria La Oaxaqueña food truck. On three separate occasions, the Code Enforcement Officer conducted site visits using a decibel meter and determined that the noise levels did not exceed the maximum allowable limits for the zoning district. The complainant was notified of these findings and informed that the food truck was not in violation. The City also noted that discussions were underway regarding potential updates to the Mobile Vending Unit (MVU) ordinance.

November 3, 2025

Two complaints were received regarding the food truck's use of parking spaces, including concerns about overnight parking. When a complainant followed up in person at City Hall, Code Enforcement explained that parking-related concerns were not enforceable due to the absence of an active parking enforcement program. However, staff indicated that the concern regarding overnight parking would be investigated.

November 7, 2025

At the Mayor's request, Community Development Department (CDD) staff contacted the food truck operator to discuss the possibility of relocating. Staff informed the operator of alternative permitted locations. Code Enforcement also reminded the operator of applicable restrictions, including prohibitions on overnight parking and operation past 2:30 a.m. The operator stated that these restrictions were being followed.

December 12, 2025

Complainants submitted correspondence to City management and City Council raising concerns related to food truck locations, generators, pollution, and compliance with applicable laws. Internal discussions continued regarding potential alternative locations and updates to the MVU ordinance.

January 12, 2026

The Mayor requested a legal review of Mobile Vending Permits (MVPs). Code Enforcement and the City Attorney began evaluating regulatory issues related to generators, emissions, and compliance with State law in response to concerns raised during a public meeting.

January 15, 2026

CDD received additional complaints regarding food truck locations, including one instance of a food truck blocking an ADA-accessible parking space. Because the location was permitted under the MVU permit and no parking enforcement program is currently in place, the location itself was not considered a violation.

However, the ADA obstruction was a valid complaint that required follow up. Both City staff and Police Department personnel contacted the operator and directed them to relocate the vehicle, which they did each time. Due to recurring access issues, Code Enforcement coordinated with the Police Department to pursue enforcement if the violation persisted. However, enforcement action was ultimately unnecessary, as the food truck ceased operating at that location. Code Enforcement also requested Police Department assistance in monitoring potential overnight parking. A patrol was conducted, and the vehicle was not observed onsite.

Ongoing Efforts

Since that time, City staff have held multiple meetings with complainants, conducted a community survey, and coordinated internally to identify solutions that balance operational needs and community concerns.

While there is no legal requirement to proactively provide updates, the City's standard practice has been to advise complainants that they may contact staff at any time to request the status of their complaint.

ATTACHMENTS:

1. April 15 CDC Report

NOTIFICATIONS:

1. Fort Bragg Planning Commission
2. The following "Notify Me" lists: Fort Bragg Downtown Businesses; Economic Development Planning
3. The following Mobile Vending Units: Los Primos; La Taqueria Oaxaqueña; El Torito



City of Fort Bragg

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Fort Bragg, CA 95437
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Text File

File Number: 26-317

Agenda Date: 8/3/2026

Version: 1

Status: Business

In Control: Community Development Committee

File Type: Staff Report

Agenda Number: 3B.

Receive Report, Discuss, and Provide Direction to Summer Intern Staff on Draft Community Youth Survey



COMMUNITY DEVELOPMENT COMMITTEE STAFF REPORT

TO:	Community Development Committee	DATE: August 3, 2026
DEPARTMENT:	Community Development	
PREPARED BY:	Damian Gaona, Vianney Maravilla, Maria Ramos	
PRESENTER:	Damian Gaona, Vianney Maravilla, Maria Ramos	
AGENDA TITLE:	Receive Report, Discuss, and Provide Direction to Summer Intern Staff on Draft Community Youth Survey	

RECOMMENDATION

Review survey draft and flyers draft and provide feedback and suggestions.

BACKGROUND

Fort Bragg is a town with a lot of youth. Focusing on the youth can really change their lives and make them successful. The youth don't always get a chance to speak about our town but with a survey it can help more youth speak up and share ideas. This survey aims to use the youth's ideas to improve our town in any way we can, big or small.

DISCUSSION AND ANALYSIS

This survey was split into seven different categories. Each category was included to obtain more knowledge about what teens want and need in their community that may not already exist, or if existing, could become more accessible to them. The survey categories each target a different aspect of community life, particularly as experienced by teenagers.

The first category targeted demographics, this category is going to allow us to know what is popular among different age groups. We are hoping to learn what every age group wants, and how we can make them feel heard. The second category targets youth improvement. This category was used to help us identify what kind of spaces teenagers want and need, in the hopes that these needs can be fulfilled.

The third category targets sports. Having this as a category seems important since we don't have many resources when it comes to athletics for teenagers, and often this causes them to have to travel. The fourth category targets educational resources, and through this

AGENDA ITEM NO. XX

category we are hoping to learn about educational involvement within the teenage age group. We want them to have the educational resources they feel would benefit them.

The fifth category targets commercial businesses. This category is in the survey since it will tell us of any commercial needs that teenagers might have. We are hoping to learn what we could bring into town, or what we could do to better advertise it if it already exists. The sixth category targets questions about indoor spaces, the questions in this category are going to tell us the kind of indoor spaces teenagers like to spend their time in. We are hoping to learn what spaces could be provided to bring this age group together in a communal manner.

The seventh category targets questions about outdoor spaces, this category will help us learn where teenagers spend their time when they're not home and what they enjoy doing outside of home. We are hoping to learn if they are inclined to spend time outside and if they enjoy their time. Through these answers we will see if there is a need for more outdoor facilities and spaces.

Timeline / Process

The Survey will be reviewed at the August 3, 2026, Community Development Committee meeting. Subsequently, recommended changes will be made by staff and the survey finalized. The survey will be launched on the first day of school, August 19, and will be open until September 4. Once the survey is launched, flyers will be posted throughout the schools' campus, and in places throughout town that are regularly frequented by teenagers. QR codes will also be posted on the city website and social media, such as Instagram, Facebook, and TikTok.

FISCAL IMPACT/FUNDING SOURCE

Less than \$20 to cover the cost of printing flyers.

ENVIRONMENTAL ANALYSIS:

This discussion and direction is not a project subject to the California Environmental Quality Act because it is not capable of causing a direct or reasonably foreseeable indirect physical change in the environment.

STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY

Strategic Goal 4C: *Promote free and fee-based multi-generational programs tailored to the needs and interests of youth and senior populations to promote healthy lifestyles and social engagement.*

Depending on the results of the survey, Strategic Goal 4D: *Partner with public schools to develop a multi-use facility initiative that offers public access to school facilities and City-*

owned locations for alternative uses to create vitality, support local businesses, and increase public participation and use.

COMMUNITY OUTREACH

Community Development Department meeting August 3, 2026.

ALTERNATIVES:

Other direction to staff.

ATTACHMENTS:

1. Draft Survey
2. Draft Survey Flyer

NOTIFICATION:

1. Community Development Committee Members
2. Legistar Subscribers

TEENS TODAY, LEADERS TOMORROW

CITY OF FORT BRAGG COMMUNITY YOUTH SURVEY

Welcome to the TEENS TODAY, LEADERS TOMORROW Survey

This survey was created by the City of Fort Bragg's summer interns, designed by teens, for teens, to better understand how local youth spend their time, what matters to you, and what you'd like to see in our community.

Your input will help guide decisions made through **Leading the Next Wave of Leaders**, a youth-driven program that includes a Youth Council and a Youth Impact Fund dedicated to supporting projects that benefit Fort Bragg's young people and the community as a whole.

The feedback you provide will help identify priorities and inform which types of youth-focused projects should move forward for funding and presentation to the City Council. This is your chance to share what you feel Fort Bragg needs and what improvements, activities, or opportunities would make a meaningful difference for local youth.

If you are interested in running for a position on the Youth Council, please contact Public Experience Liaison Adelaide La Torre at alatorre@fortbraggca.gov. Be sure to follow the City of Fort Bragg on social media for updates as the program moves ahead.

Thank you for taking the time to share your perspective. Your voice plays an important role in shaping the future of Fort Bragg.

DEMOGRAPHICS

How old are you? Multiple Choice

- ☐ 13-14
- ☐ 15-16
- ☐ 17-18

What grade are you in? Multiple Choice

- ☐ 8th grade
- ☐ 9th grade
- ☐ 10th grade
- ☐ 11th grade
- ☐ 12th grade
- ☐ Not applicable

What is your gender? Multiple Choice

- ☐ Female
- ☐ Male
- ☐ Non-binary
- ☐ Rather not say

YOUTH IMPROVEMENT

What do you feel would improve this town for the youth? Multiple Choice

- ☐ Youth recreational center
- ☐ More parks
- ☐ More educational resources
- ☐ Other: _____

In what ways would this make it better for the youth?

Your Answer: _____

Which types of youth-focused improvement would you most like the City to invest in?

- ☐ Community pride and beautification (murals, park improvements, cleanup efforts)
- ☐ Youth events and programming (recreation, arts, cultural activities)
- ☐ Downtown activation (pop-ups, temporary activities, business-support events)
- ☐ Public awareness and education (outreach campaigns, community engagement projects)
- ☐ Health, wellness, and recreation (mental health, fitness, outdoor programs)
- ☐ Innovation and technology (digital tools, tech-based community solutions)
- ☐ Environmental and sustainability initiatives (coastal stewardship, climate projects)
- ☐ Other: _____

If the City could fund one project to improve life for Fort Bragg youth, what should it be?

Your answer: _____

SPORTS

What is your favorite sport? Multiple Choice

- ☐ Baseball/Softball
- ☐ Soccer
- ☐ Basketball
- ☐ Football
- ☐ Volleyball
- ☐ Other: _____

Are there enough resources for this sport in Fort Bragg (teams, facilities, equipment, other)?

- ☐ Yes
- ☐ No

If not, what would you like to see more of?

Your Answer: _____

What outdoor sports do you wish were accessible to you?

Your Answer: _____

EDUCATIONAL RESOURCES

Do you feel you have the right resources to go to college?

- ☐ Yes
- ☐ No

If not, what do you want to see? Multiple Choice

- ☐ Information nights
- ☐ Application help
- ☐ Essay workshops
- ☐ Other: _____

What kind of study spaces do you wish to see more of? Multiple Choice

- ☐ Indoor
- ☐ Online
- ☐ Outdoor
- ☐ Other: _____

Have you ever joined any clubs or teams?

- ☐ Yes
- ☐ No

Would you like to see more youth clubs or teams in Fort Bragg?

- ☐ Yes
- ☐ No

If yes, what kinds of clubs or teams would interest you?

Your Answer: _____

COMMERCIAL BUSINESSES

What business do you think Fort Bragg needs the most and why?

Your Answer: _____

What do you leave town for the most? Multiple Choice

- ☐ Recreational activities
- ☐ Clothes shopping
- ☐ Groceries
- ☐ Supply shopping
- ☐ Other: _____

Are there enough of the types of businesses that provide the resources you need?

- ☐ Yes
- ☐ No

What types of businesses do you feel we are missing or need more of? Multiple Choice

- ☐ Clothing stores
- ☐ Retail Stores
- ☐ Restaurants
- ☐ Other: _____

INDOOR ACTIVITIES AND SPACES

What indoor activities do you enjoy the most? Multiple Choice

- ☐ Reading
- ☐ Cooking
- ☐ Gaming
- ☐ Other: _____

Are there indoor spaces you like to hangout in with your friends? Multiple Choice

- ☐ Cafes/Restaurants
- ☐ Sports/Fitness Centers
- ☐ Entertaining/Gaming Facilities
- ☐ Educational/Skill-Building Centers
- ☐ Other: _____

What types of indoor recreational spaces would you like to see more of? Multiple Choice

- ☐ Sports
- ☐ Art
- ☐ Playground
- ☐ Other: _____

OUTDOOR ACTIVITIES AND SPACES

Where do you spend the most time outside of home?

- ☐ School
- ☐ Work
- ☐ Park
- ☐ Other: _____

What outdoor activities do you enjoy the most?

- ☐ Sports
- ☐ Hanging out with friends
- ☐ Walking
- ☐ Other: _____

Do you normally spend time outside alone or with friends? Multiple Choice

- ☐ Alone
- ☐ Friends

What's one outdoor activity you'd like to try but haven't?

Your Answer: _____

FORT BRAGG SURVEY

**TEENS
TODAY,
LEADERS
TOMORROW**

YOUR OPINION MATTERS!



QR CODE TO SURVEY



City of Fort Bragg

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Text File

File Number: 26-310

Agenda Date: 8/3/2026

Version: 1

Status: Business

In Control: Community Development Committee

File Type: Ordinance

Agenda Number: 3C.

Review of Formula Business Ordinance

BEFORE THE CITY COUNCIL OF THE CITY OF FORT BRAGG

AN ORDINANCE ADDING CHAPTER 18.46 (“FORMULA BUSINESS REGULATIONS”) TO ARTICLE 18.4 (“STANDARDS FOR SPECIFIC LAND USES”) OF THE FORT BRAGG INLAND LAND USE AND DEVELOPMENT CODE AND AMENDING CHAPTERS 18.100 (“DEFINITIONS”) AND 18.20 (“ZONING DISTRICTS AND ALLOWABLE LAND USES”) OF THE FORT BRAGG INLAND LAND USE AND DEVELOPMENT CODE

ORDINANCE NO. 970-2021

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 City Council adopted Urgency Ordinance No. 964-2021 (“Moratorium”), which established a forty-five (45) day moratorium on approval of applications for Formula Businesses, as defined in Ordinance No. 964-2021, in the Inland Zoning Area; and

WHEREAS, the City Council extended the Moratorium on approval of applications for Formula Businesses for an additional 315 days on May 24, 2021 to provide for sufficient time to adopt Formula Business regulations; and

WHEREAS, the Planning Commission considered the Inland Land Use and Development Code at a noticed public hearing on June 2, 2021, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission adopted Resolution PC 07-2021 on June 2, 2021, recommending City Council adopt the amended Inland Land Use and Development Code containing Formula Business regulations; and

WHEREAS, the City Council considered the amended Inland Land Use and Development Code at a noticed public hearing on August 9, 2021 (continued from July 26, 2021), at which time all interested parties had the opportunity to be heard; and

WHEREAS, the staff reports, Planning Commission Resolution, and amended Inland Land Use and Development Code are available for review at City Hall during normal business hours; and

WHEREAS, this Ordinance is exempt pursuant to the California Environmental Quality Act (“CEQA”) and Title 14 of the California Code of Regulations (“CEQA Guidelines”) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment.

The City Council ordains as follows:

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

1. The City of Fort Bragg is a small coastal community of 7,500 residents perched on the bluff tops overlooking the Pacific Ocean in northern Mendocino County. A former lumber town with what was a strong fishing industry, Fort Bragg has a rich history and many of its homes and buildings are well over a hundred years old. Located approximately 165 miles north of San Francisco and 185 miles west of Sacramento, Fort Bragg, while quite small, is the largest city on the coast between San Francisco and Eureka. The remoteness of Fort Bragg is one of its greatest assets. The natural landscape is beautiful. The air is clean, the ocean wild, and traffic is a non-issue. The City acquired parkland along the bluff tops of the former mill site and has completed construction of a multiuse trail. This trail created public access to 3.5 miles of scenic coastline and is value added for local residents and visitors alike. Of the City’s 1,869 acres, 962 are located in the Coastal Zone. The coastal views and beauty are critical to what makes Fort Bragg special. Many unique local businesses and brands have made Fort Bragg distinct, relying on the city’s natural beauty and laid-back commercial character. Maintaining the economic health and one-of-a-kind distinction is vital to preserving Fort Bragg’s commercial character while meeting the needs of its visitors and residents.
2. To retain that one-of-a-kind character, the City seeks to avoid the proliferation of chain store uses that result in diluting what makes Fort Bragg unique and instead creates a character of repetitiveness similar to other towns across America, where chain store prevalence grows. Fort Bragg seeks to encourage elements that provide variety and fit with the unique environment, history and its quirky charm while retaining opportunities for all. The City’s mission and vision embraces a friendly city with a small town character and a strong sense of community that values its roots in the fishing and timber industries. The City’s General Plan, Citywide Design Guidelines, and Inland Land Use & Development Code emphasize the commitment to maintaining the strength and vitality of the historic Central Business District.
3. A strong and diverse retail base is necessary for the success of Fort Bragg’s commercial sector, in particular the Central Business District. The City recognizes that a healthy blend of unique and familiar businesses providing diverse retail experiences for both visitors and

residents supports this success. “As the economy evolves to a more tourism and service-based economy, the community has acknowledged the importance of maintaining the historic identity of downtown and the integrity of the residential neighborhoods, while enhancing views and access to the coastline and planning for continued growth and development.” (Inland General Plan 6. Community Design Element). The City is committed to and recognizes the importance of promoting and supporting the economic vitality and diversity of City businesses both in its commercial districts and the historic Central Business District. (Inland General Plan Goal LU-4, Policy CD-6.1 and Policy CD2.3). Maintaining the City’s quality of life and identity is a priority. (Inland General Plan C-5, Policy C-5.1).

4. As the City continues to rely on its reputation as an emerging destination, to sustain and grow its tourism industry Fort Bragg must retain its historical ties to timber and fishing, the coastal and cultural qualities, and its recreation opportunities. Fort Bragg’s commercial uses should promote its unique and special qualities. The commercial uses should not detract from or dilute what makes Fort Bragg stand out from other cities in California. Formula retail businesses are, by their nature, not unique. Many of Fort Bragg’s unique goods and services cannot be found where many of our visitors reside. As a result, the City Council finds that formula retail businesses located in the City, if not regulated, will conflict with and frustrate the City’s goal of maintaining its unique historical character with a local economy that offers visitors and residents non-standard products and services.
5. An abundance of formula retail establishments hinders the City’s ability to promote its unique one-of-a-kind experience and to promote a diverse and balanced retail base within the City. A diverse retail base includes unique character that avoids overwhelming familiarity and sameness. The City Council finds that an overabundance of formula retail establishments will unduly limit or possibly eliminate the availability of businesses that tend to be unique or project the history and character of Fort Bragg.
6. The unrestrained increase of formula retail establishments will hinder the City’s goal to promote economic vitality in existing commercial areas, maintain community identity, and the continued support of economic diversity and vitality in the downtown. (Inland General Plan Goal LU-4, Goal C-5, and CD-2.3) A balanced and diverse retail base should be comprised of a balanced mix of businesses, small, medium and large, familiar and unique, and offering a variety of goods and services. The City strives to ensure that goods and services available locally, meet the regular needs of residents and visitors. The City Council finds that the unregulated establishment of additional formula retail uses may unduly limit or eliminate business establishment opportunities for smaller or medium-sized businesses, which tend to be unique. Further, the unregulated establishment of formula businesses unduly skews the mix of businesses towards formula retailers in lieu of those unique or start-up retailers, and result in decreasing the diversity of goods and services available to residents and visitors.
7. The Inland General Plan Mission and Vision pledges “to preserve and enhance the small town character and natural beauty that make the city a place where people want to live and visit, and to improve the economic diversity of the City to ensure that it has a strong and resilient economy which supports its residents.” (Inland General Plan 1B Mission and Vision). The City Council finds that the public welfare will be served and advanced by regulating formula retail businesses.

8. The City has analyzed the proposed Ordinance and finds that the project is exempt from the California Environmental Quality Act ("CEQA") because Section 15061(b)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) exempts from CEQA those activities where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This Ordinance will have the net effect of reducing, rather than increasing the amount of change in the City in that it does not authorize any additional uses as permitted or conditionally permitted uses nor does it change the uses allowed in the City or their intensity or density.
9. Amending the Inland Land Use and Development Code by this Ordinance is consistent with the General Plan and any applicable specific plan, and internally consistent with other applicable provisions of the Inland Land Use and Development Code.
10. Amending the Inland Land Use and Development Code by this Ordinance will ensure that Formula Business uses are effectively regulated so that they will not be detrimental to the public interest, health, safety, convenience or welfare of the City.
11. The proposed amendment is internally consistent with other applicable provisions of this Development Code.
12. The foregoing recitals are true and correct and are made a part of this Ordinance.

Section 2. INLAND LAND USE AND DEVELOPMENT CODE

The definition of "Formula Business" in Section 18.100.020 (F) ("Definitions of Specialized Terms and Phrases") is here by removed and replaced as follows:

"Formula Business" means a commercial establishment which, along with ten (10) or more other business locations outside of Fort Bragg, regardless of ownership or location at the time that the application is deemed complete, is required by contractual or other arrangement to maintain at least two (2) of the following standardized features: an array of merchandise/menu, decor, uniforms, facade, color scheme, exterior signage including a trademark or service mark as signage.

Formula Business Regulations. The following terms and phrases are defined for the purposes of Chapter 18.46 (**Formula Business Regulations**):

1. **"Array of merchandise/menu"** means 50 percent or more of in-stock merchandise from a single distributor bearing uniform markings.
2. **"Color scheme"** means a selection of colors used throughout, such as on the furnishings, permanent fixtures, and wallcoverings, or as used on the facade.
3. **"Commercial Establishment"** means a commercial establishment that provides goods and/or services directly or indirectly to the consumer.
4. **"Decor"** means the style of interior finishings, which may include but is not limited to style of furniture, wallcoverings or permanent fixtures.

5. **“Facade”** means the face, front or side of a building, including awnings, especially the principal front that looks onto a street or an open space.
6. **“Formula Business”** See definition of “Formula Business” § 18.100.020 (F).
7. **“Payday or Check Cashing Commercial Establishment”** means a person or company that makes or facilitates a deferred presentment transaction, such that the person or company provides currency or a payment instrument in exchange for a person’s check or agreement to provide access to a drawer’s account in a financial institution and agrees to hold that person’s check for a period of time prior to presentment, deposit, or redemption or facilitates this process.
8. **“Service mark”** means a word, phrase, symbol or design or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of a service from one party from those of others.
9. **“Signage”**. See definition of “sign” § 18.100.020 (S).
10. **“Standardized”** means substantially the same, but not necessarily identical.
11. **“Trademark”** means a word, phrase, symbol or design, or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of the goods from one party from those of others.
12. **“Uniforms”** means standardized items of clothing including but not limited to standardized aprons, pants, shirts, smocks or dresses, hat, and pins (other than name tags) as well as standardized colors of clothing.

Section 3. INLAND LAND USE AND DEVELOPMENT CODE

Chapter 18.46 (“Formula Business Regulations”) is hereby added to the Inland Land Use and Development Code to provide as follows:

18.46.010 Purpose.

The purpose of this chapter is to promote and maintain the City’s unique small town character, the diversity and vitality of the City’s commercial districts, and the quality of life for its residents and visitors. It is presumed that establishing or preserving a balanced mix of local, regional and national-based businesses will more effectively serve to achieve this purpose as a strategy to maintain and improve the economic health of the City’s business districts and the small one-of-a-kind ambiance.

18.46.020 Definitions.

The specialized and technical terms and phrases used in this chapter are defined in Article 10 (Definitions), under “Formula Business Regulations.”

18.46.030 Regulations.

- A. A Formula Business Establishment may be allowed in the Commercial Zoning Districts with a Use Permit (UP).
- B. Establishment of or exterior alteration of a Formula Business is subject to Design Review as set forth in Section 18.71.050.

18.46.040 Required Findings for Approval.

In addition to the findings required by 18.71.060 (F) as prerequisite to the issuance of a use permit, the Planning Commission shall make all of the following findings prior to the issuance of a Use Permit for a Formula Business, unless the project is exempt in conformance with Section 18.46.050:

- A. The Commercial Establishment will add to, rather than detract from, the overall economic and cultural vitality of the City; and
- B. The Commercial Establishment will not result in an over-concentration of Formula Business establishments in its immediate vicinity or in the City as a whole; and
- C. The Commercial Establishment will complement existing businesses; and
- D. The Commercial Establishment will promote diversity and variety to assure a balanced mix of commercial uses to serve both resident and visitor populations; and
- E. The Commercial Establishment has been designed to preserve and enhance the City's small town character; and
- F. The Commercial Establishment's exterior design limits "formula" architectural, sign and other components; and
- G. The Commercial Establishment's exterior design integrates existing community architectural design features.

18.46.050 Exemptions.

This Chapter shall not apply to:

- A. Those land use applications approved prior to the adoption of the Ordinance codified in this chapter;
- B. Construction required to comply with fire and/or life safety requirements;
- C. Disability accessibility work;
- D. A Formula Business that does not exceed 2,000 square feet of gross floor area, except those uses prohibited by Section 18.46.060;
- E. Formula Business, which if approved, would not result in Formula Business(es) occupying more than twenty-five percent (25%) of the total gross floor area of a Retail Complex or Mixed Use Project, except those uses prohibited by Section 18.46.060;

- F. A Formula Business, which if approved, would not result in Formula Business(es) occupying more than thirty-five percent (35%) of the total gross floor area of a Mixed Use Project in which at least thirty-five percent (35%) of total gross floor area is a residential component, except those uses prohibited by Section 18.46.060; or
- G. Changes in ownership of existing Formula Businesses where there is no substantial change to the land use classification of the use, or in the mode or character of the operation.

Proposed development that qualifies as an Exemption pursuant to D, E, F, or G of this Section is subject to Design Review as provided in Section 18.71.050.

18.46.060 Prohibited Formula Business Uses.

- A. Formula Businesses are prohibited in the Neighborhood Commercial (CN) Zoning District.
- B. Formula Business Payday Lending or Check Cashing Commercial Establishments are prohibited in all Zoning Districts.

18.46.070 Burden of Proof.

If the City determines that a permit application or permit is subject to this chapter for a Formula Business, the permit applicant or holder bears the burden of proving to the City that the proposed or existing use does not constitute a Formula Business.

Section 4. INLAND LAND USE AND DEVELOPMENT CODE

Table 2-6 of Section 18.22.030 ("Commercial District Land Uses and Permit Requirements") of the Inland Land Use and Development Code, entitled "Allowed Land Uses and Permit Requirements for Commercial Zoning Districts" is hereby amended as follows:

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P MUP UP S — Permitted use, Zoning Clearance required Minor Use Permit required (see § 18.71.060) Use Permit required (see § 18.71.060) 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	UP	UP	P	P	P	
Auto and vehicle sales and rental	—	—	—	P	P	
Auto parts sales with no installation services	—	—	—	P	P	
Bar/tavern	—	—	UP	MUP	MUP	
Big box retail	—	—	—	UP	UP	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P MUP UP S — Permitted use, Zoning Clearance required Minor Use Permit required (see § 18.71.060) Use Permit required (see § 18.71.060) 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	
Building and landscape materials sales - Indoor	—	—	—	P	UP	
Building and landscape materials sales - Outdoor	—	—	—	UP	UP	18.42.130
Cannabis retail	—	—	MUP	MUP	MUP	18.42.057 Chapter 9.30
Cannabis retail - Delivery only	—	—	—	MUP	MUP	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	UP	18.42.070
Farm supply and feed store	—	—	—	P	UP	
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
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	—	P	P	P	
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	

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.

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	—	
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	—	
Child day care center	UP	UP	UP	UP	MUP	
Drive-through service	—	—	UP	UP	UP	18.42.070
Equipment rental	—	—	UP	P	UP	
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)	—	—	UP	UP	P	18.42.050
Lodging - Hotel or motel	—	—	UP	UP	UP	
Lodging - Vacation rental unit	—	—	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	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P MUP UP S — Permitted use, Zoning Clearance required Minor Use Permit required (see § 18.71.060) Use Permit required (see § 18.71.060) 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	
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.

Section 5. 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 6. 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 Morsell-Haye at a regular meeting of the City Council of the City of Fort Bragg held on August 9, 2021 and adopted at a regular meeting of the City of Fort Bragg held on September 13, 2021 by the following vote:

AYES: Councilmembers Albin-Smith, Morsell-Haye, Peters, Rafanan, and Mayor Norvell.
NOES: None.

ABSENT: None.
ABSTAIN: None.
RECUSED: None.

BERNIE NORVELL
Mayor

ATTEST:

June Lemos, CMC
City Clerk

PUBLISH: July 29, 2021 and September 23, 2021 (by summary).
EFFECTIVE DATE: October 13, 2021.



City of Fort Bragg

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

Text File

File Number: 26-311

Agenda Date: 8/3/2026

Version: 1

Status: Business

In Control: Community Development Committee

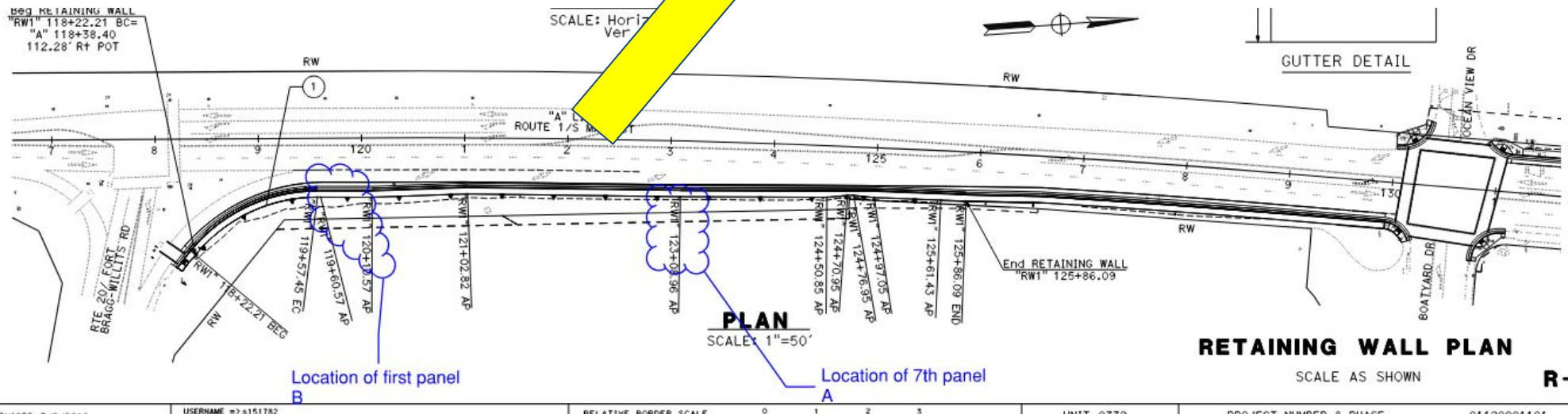
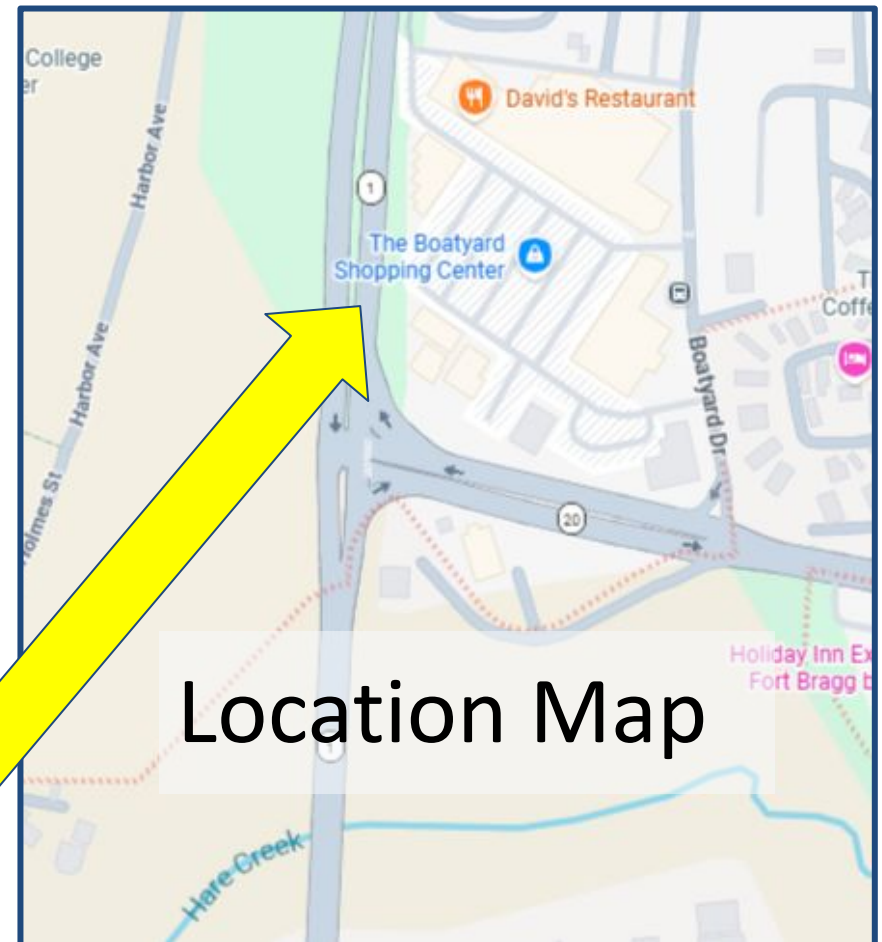
File Type: Staff Report

Agenda Number: 3D.

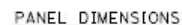
Open Call Format for Mini Murals on Retaining Wall at Hwy 20 and Hwy 1



Retaining Wall Murals Proposal



STATE OF CALIFORNIA -- DEPARTMENT OF TRANSPORTATION	SENIOR LANDSCAPE ARCHITECT	T. CHRIS JOHNSON	CALCULATED- DESIGNED BY	KAYLA MEISS	REVISED BY	
OB-Gibbons' LANDSCAPE ARCHITECTURE			CHECKED BY		T. CHRIS JOHNSON	DATE REVISED



SPLITFACE CONCRETE MASONRY WALL (TYPE 6A)
SMOOTH FACE PANEL DETAILS

RETAINING WALL DETAILS

NO SCALE

R-4



CITY OF FORTBRAGG
416 N. Franklin Street, Fort Bragg, CA95437
<https://www.city.fortbragg.com/>

CALL FOR LOCAL ARTISTS!

Seven mini-murals at the Boatyard intersection of Highway 20 and Main/Highway 1

Mural Context Details: Cal Trans is currently working on a sidewalk project on Main Street/Highway 1, in the City of Fort Bragg. One aspect of the project will be a new masonry retaining wall at the intersection with Highway 20. This retaining wall will include seven art-ready rectangles, five of which will be 32x80 inches, and two of which will be 40x96 inches. The murals will be adjacent to a new sidewalk, and will also be visible from the roadway.

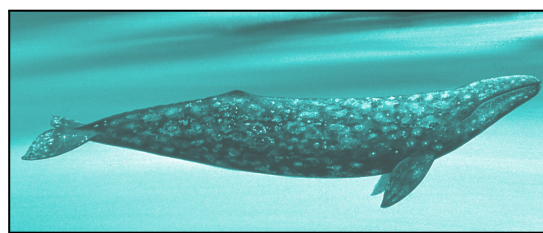
Design Guidelines: the City of Fort Bragg will provide the paint for the murals, in order to insure compliance with Cal Trans traffic art guidelines.

Each panel's color scheme will be **monochromatic**.



The panels will be prepped and primed, so artists can get straight to drawing and painting during a couple of coordinated work sessions (we'll bring lunch!).

Subject matter: designs should focus on local **plants** and **animals**. This may include context (environments). Designs may be highly abstracted or realistic, and anywhere in between.



Commission: selected artists will receive \$700 for a detailed concept image and to execute their art on site.

To Submit: design mockups are **not required** for submission. You may submit a mockup OR send a link to your existing portfolio or a collection of your work, including a public social media profile. Both forms of submission will be weighted equally during the selection process by a three-judge panel. If you prefer to submit a concept image, it should be black, white, and grays, with proportions of 1 to 2.5 (e.g. 4x10 inches).

All applicants should also send a brief resume with contact information, including mailing address. Preference will be given to applicants who reside in Mendocino County.

Checklist:

☐ Link to portfolio or public social media profile

and/OR

☐ Concept mock-up

☐ Short resume, including mailing address

Email submissions, or any questions, to jgodeke@fortbraggca.gov

The deadline for submissions is September 1st, 2026.



City of Fort Bragg

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

Text File

File Number: 26-318

Agenda Date: 8/3/2026

Version: 1

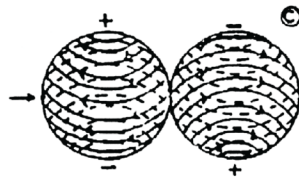
Status: Business

In Control: Community Development Committee

File Type: Staff Report

Agenda Number: 3E.

Request for funding from the Larry Spring Museum for their Redwood Time Exhibition



LARRY SPRING MUSEUM
OF COMMON SENSE PHYSICS

July 28, 2026

Redwood Time Exhibition — Funding Request

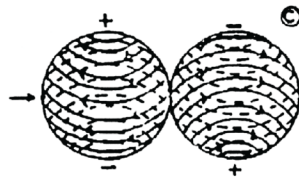
ATT: Community Development Committee

The Larry Spring Museum is seeking support from the City of Fort Bragg for the Redwood Time Exhibition that we are planning to mount in the dry shed at the mill site in April 2027. The exhibition is the culmination of a four-year community art project that has critically and creatively engaged with downtown Fort Bragg's iconic redwood round and its affixed timeline.

To date, we have been awarded \$20K from the Andy Warhol Foundation in support of the exhibition. Our hope is that the City of Fort Bragg can contribute \$10-15K toward additional costs.

Organization Background: The Larry Spring Museum is an artist-run museum that began with the collection of self-taught experimenter Larry Spring. Spring perceived the world through the lens of enchantment; he was amazed by natural science and was possessed by a unique relationship with physics. Over the course of 50-plus years of study, he transformed his surroundings into a multifaceted archive of objects and ideas that embodied and connected his sense of wonder and place. After Spring's death, the Museum has continued to build on his legacy, using his collection and processes as a foundation for the Museum's programming.

Project Background and Cultural Context: A monumental round taken from a Coast Redwood tree stands in the center of downtown. From the center of the slice to the outer rim, there are 17 markers documenting "Historical Events in the Life of this Tree" that serve as a celebration of far-flung events which occurred during the tree's early life. The final marker celebrates the building of the sawmill, and the harvesting of the 1,750-



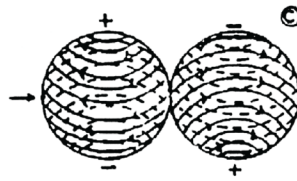
LARRY SPRING MUSEUM
OF COMMON SENSE PHYSICS

year-old tree. As with similar redwood rounds in Northern California, Fort Bragg's log slice naturalizes Euro- and human-centric cultural achievements as the default approach to an understanding of modern history. Notably, the markers exclude local histories that could have been added to provide us with a richer understanding of the past we inherit, and the territory we inhabit: the lived experience of communities who have called this land home across time, generations and arrivals; the deep ecology and the history of the terra itself; details of the species and ecosystems that were lost to the extraction economy -- including the very tree this slice was cut from. The log slice's function is to educate people about the tree's age in a 'relatable' way, but who is relating, and what exactly are they relating to?

The Redwood Time project proposes that we draw into question our notions of individuality as we link ourselves together with complex histories, ecosystems and multi-species relationships by creating a new monument for Fort Bragg. The project has unfolded in 3 phases:

Phase 1, Round Making (2023/24): The community collectively stitched together a 1:1 scale fabric model of Fort Bragg's redwood round using donated fabric of historic/sentimental value. The fabric was then dyed with color made from plants and mushrooms found in the redwood forest. The fabric model is 18 feet in circumference and shows the original timeline markers along with the corresponding tree rings. During this phase we collected fabric, facilitated sewing circles and dye gatherings and pieced together the round.

Phase 2, Conceptions of Time and Interconnectedness (2025/26): The community was challenged with re-imagining a new collective monument for today and tomorrow, by expanding the timelines into a series of local, lived and non-human experiences of time and their interconnected relationships. To date the Larry Spring Museum has hosted



LARRY SPRING MUSEUM
OF COMMON SENSE PHYSICS

approximately 110 free events, workshops and gatherings connected to the Redwood Time project!

Phase 3, The Exhibition (2027): Our funding ask is for an exhibition centered on the community-made fabric round and its timelines. We intend to transform the very place where the original tree was processed — the dry shed on the Mill Site— into a platform for reflection and creative engagement. This site is a poignant and symbolically resonant exhibition space, connecting the community-made round and its new timelines to the tumultuous history from which it emerged. We are in active discussions with the Skunk Train and anticipate formalizing a site agreement. The exhibition will be accompanied by public programming. We will provide full details once they have been finalized. We are also seeking to engage with other local organizations, galleries and non-profits to participate during the month of April so that the event becomes city-wide.

In conclusion, the Redwood Time exhibition will bring together the many communities who participated in phases 1 and 2, will expose the work to new audiences, and position Fort Bragg as a site of reconciliation and creative civic engagement.

Should the City of Fort Bragg provide funding, the Larry Spring Museum will give you with a full report of exhibition expenses and images for promotion. The City's logo will figure on all our material.

I appreciate your time in reviewing our proposal.

Anne Maureen McKeating
Director, Larry Spring Museum
director@larryspringmuseum.org

The Larry Spring Museum presents:



Redwood round & current timeline



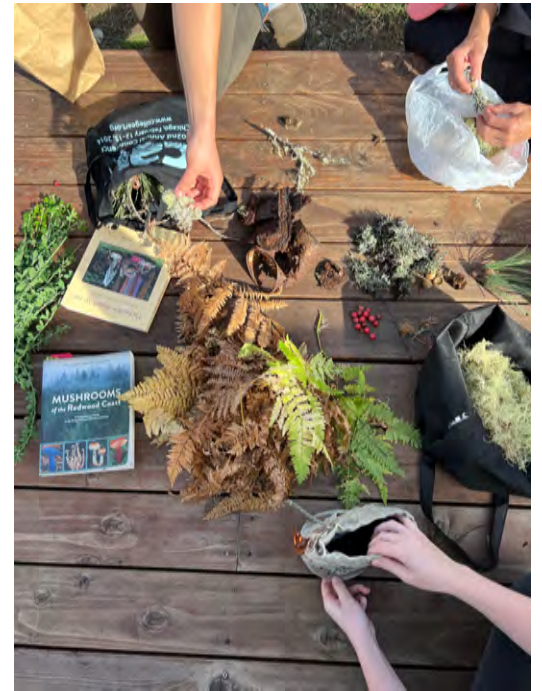
Redwood Time: Building the 1:1 scale model of the round



Lead Artist Anne Beck with 1:1 pattern of the round.



Fabric donated by the community



Dye materials gathered from the redwood forest

Redwood Time: Phase 1 Dye Gatherings & Sewing Circles

Partnership with Pacific Textile Arts



Community dye gathering at PTA



Dyed donated fabric cut into redwood round pattern



Community sewing circle

Redwood Time Phase 2: Timeline mark-making



Making inks and paints from foraged matter for the community to use for community-based timeline creation



Mushroom – dyed threads to be used to create tree rings & timelines on the round



Ink and drawing test showing sand dollar paint & pisolithus fungi ink

Redwood Time Programming

Objective: to get participants to think about time, timelines and ways of perceiving



Animation workshops with Melissa Ferrari. Participants playfully explored Fort Bragg's myths and ecosystems. Their work was included in a magic lantern performance at the end of Ferrari's residency.



Professor Jeff Solomon explains the history and meaning behind the current timeline



Soil Chromatography workshop involved collecting soils from locations around Fort Bragg and testing them for soil health. The chromas will mark 'soil time'.



Participants collected wild clay from the Fort Bragg 'paint pots' and used the clay to make beads marking geological time.

Redwood Time Programming Partnerships



An expanded cinema performance that explored non-human ways of being. In partnership with the Mendocino Film Festival



Mysteries of the Round timeline creation and performance in partnership with community, Théâtre de la Liberté and Art Explorers



Building a timeline of Mendocino's Latinx presence. In partnership with MendoLatino

Redwood Time Phase 3: Dry sheds exhibition site



Exterior of the dry shed on the Mill site. It is centrally located and easily accessed from both downtown and the coastal trail.



Concept photo of the round installed in-situ. The interior space is raw and objects currently in storage will be removed. The round will be the central object. Installations and performances by local artists will take place throughout the space.



City of Fort Bragg

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

File Number: 26-315

Agenda Date: 8/3/2026

Version: 1

Status: Business

In Control: Community Development Committee

File Type: Staff Report

Agenda Number: 3F.

Historical Placards and/or QR code Virtual Tour Discussion

Community Development
Committee Meeting
August 3, 2026

Historical Markers, Placards, and/or a QR code-based Virtual Historical Tour of Fort Bragg

This concept has been suggested
by various constituents.

Possible Community Partners?

Historical Society
Kelley House
Larry Spring Museum
Public Library
Community Members at Large
Other Suggestions?

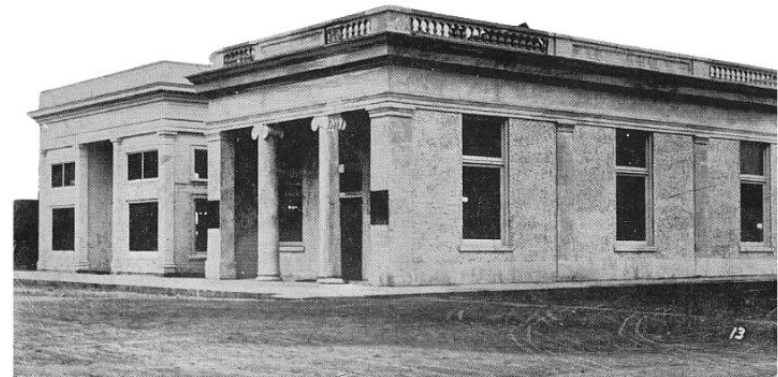
A recent proposal by Julie Parker

Historical Landmark

This is the former site of Fort Bragg's first public library. Union Lumber Company donated the lot on the condition that the lot only be used for a library. The library building was completed in October 1912.

Tragically, on September 20, 1987, the library was destroyed by arson.

The following year, the current library opened on 499 E. Laurel Street.



Contexts:

Public right-of-way (attached to street sign posts?)

Public, City-owned spaces (free-standing placards, or stickers on buildings, as with the **Alleyway Murals Project**)



Dynamite
Shack
historical
placard on the
Coast Trail

Lauren Sinnott's *From Finland to Fort Bragg* mural
QR code links to a
historical resource.



Home
Tour Overview

Tour Stop 1
Among the First

Tour Stop 2
Rescue ends in Tragedy

Tour Stop 3
Tsunami Central

Tour Stop 4
Remembering the Victims

Tour Stop 5
Historic Downtown

Tour Stop 6
Tsunami Radio Reporting

Tour Stop 7
The Work to Rebuild

Tour Stop 8
More than a Park

Tour Stop 9
Hope Spans an Ocean

RECREATION & LEISURE

Tsunami Walking Tour

This walking tour features nine exhibits. Each kiosk features a dramatic story detailing the events and aftermath of the 1964 tsunami on one side and tsunami safety on the other side.

The QR code will link you to additional images and audio recordings from survivors who experienced the 1964 tsunami here in Crescent City. Consider listening to these as you walk from kiosk to kiosk.



One municipal example of an historical walking tour

Questions or Opportunities to consider?

The Island of Joy

The rumors about Gus West Island once swirled through Fort Bragg like tidal surges. Today, all that remains of the so-called "Island of Joy" are the splintered cable ends, remnants of two rickety bridges, rusting in the salt air. You can choose to believe any or all of tales told about this island:

- ☛ It once housed a one-room brothel but, to stop the comings and goings, the bridges were blown up by the City fathers at the behest of the City mothers.
- ☛ The island was home to a recluse, shunned by the community. She was sent to a Japanese internment camp at the start of WWII.
- ☛ The island was used for the illicit production of moon shine during prohibition. The bridges finally frayed and fell into the sea.

Draft #1



During the fiercest winter storms, people made their way to the mainland to avoid being swept off the island.

The *Advocate* reported that although no one was living in the house at the time, "a blaze of unknown origin" destroyed the building on August 4th, 1921.

Illustration: Design and Art by Greg Fisher, 2004



City of Fort Bragg

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

File Number: 26-314

Agenda Date: 8/3/2026

Version: 1

Status: Business

In Control: Community Development Committee

File Type: Staff Report

Agenda Number: 4A.

Tree Planting Report

Tree Planting Report/Update:

Community Development Committee, 8/3/2026

Trees planted Fall/Winter 2025/26 are being watered by volunteers, using a City-Provided Waterhog (10-15 gallons per tree per week)

Observations so far:

Island Oaks on Franklin and Laurel all seem to be healthy.

Silver Maple on Franklin has so far not been thriving (pests and salt burn).

Three of four Sitka Spruce at Guest House are thriving; the more exposed tree is not as happy. Irrigation there is bucket + broadcast.

Southern Magnolia at Dog Park is thriving, the one at City Hall was killed by a gopher.

Three London Plane Trees planted fall, 2026, West to East



Fall 2026 Tree Planting Proposal

I suggest we continue to focus on City properties, public right of way, and also non-profit sites that are advantageous for tree success, particularly in parts of town with low canopy density.

North side of CV Starr

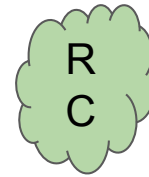


East Side of Dog Park





Guest House West Yard Tree Plan



Western Red Cedar
Thuja plicata 'Green Giant'
30'Wx60'H
Native to Pacific Northwest



Pacific Wax Myrtle
Morella californica
20'Wx25'H (highly varied
mature sizes)
Native to California North
Coast



Sitka Spruce
Picea sitchensis
30'Wx100'H
Native to Pacific Northwest





California Wax Myrtle
on Main Street

Franklin Street Replacement

Decorative plum failed. I propose replacing it with a New Zealand Christmas tree, like the one across the street, which seems to do fine in the context. These are available through our supplier in 15-gallon sizes.



Our Lady of Good Counsel Church

Two trees East of
Church offices



Parents and Friends

properties around town

Clients and Staff of PFi would take care of the trees (weekly watering, etc)



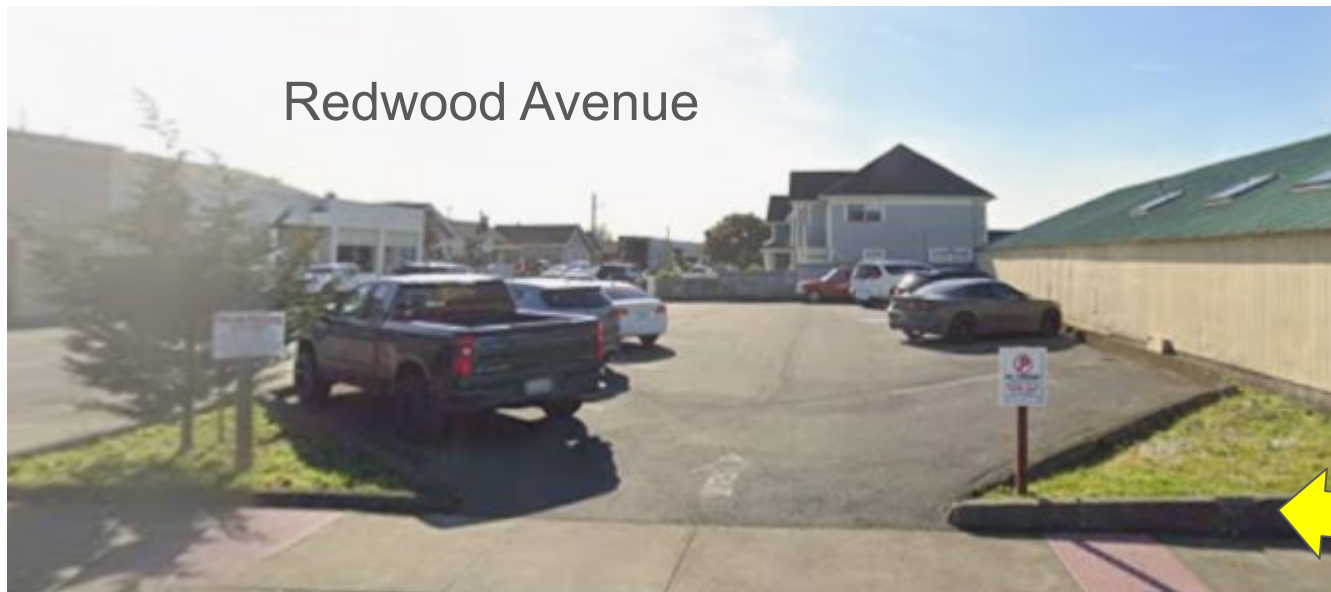
Cypress Street



London Plane
or Red Maple
Three trees

Chestnut Street
London Plane
and
Island Oak

Five trees



Redwood Avenue

Second Leyland
Cypress

Draft Fall 2026 Tree Planting Proposal

Tree Species	Count	Approximate Cost
CA Wax Myrtle (Native)	8	\$720
Catalina Ironwood (Native)	3	\$270
Island Oak (Native)	3	\$270
New Zealand Christmas Tree	1	\$90
Leyland Cypress	1	\$90
Red Maple (October Glory)	4	\$360
London Plane	6	\$540
Total Tree Order	26	\$2,340 + \$400 (delivery) \$2,740

Conservation Works is developing a yard-tree give-away pilot program for the next planting season. Their plan is to focus on neighborhoods with very low canopy density.

We'll partner with them, and hope to learn how we might continue this kind of initiative on an annual basis.



CONSERVATION WORKS

Do you want a FREE tree for your front yard?

Conservation Works is launching a tree giveaway for Fort Bragg residents to promote urban greening and make a lasting impact on the health of residents and the local ecology.

We are accepting applications from August 1-September 30th!

Apply today!

www.conservationworksnc.org/treegiveaway

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