

BEFORE THE CITY COUNCIL OF THE CITY OF FORT BRAGG

AN ORDINANCE AMENDING DIVISION 18 OF THE FORT BRAGG MUNICIPAL CODE (ILUDC 1-25) TO AMEND CHAPTER 18.36 “PARKING AND LOADING” TO: 1) ~~ELIMINATE MINIMUM PARKING REQUIREMENTS FOR MULTIFAMILY HOUSING;~~ AND 2) AMEND CHAPTER 18.35 “LANDSCAPING STANDARDS” TO ADDRESS INCONSISTENCIES IN LANDSCAPING REQUIREMENTS FOR PARKING LOTS.

ORDINANCE NO. XXX-2025

WHEREAS, California Constitution Article XI, Section 7, enables the City of Fort Bragg (the “City”) to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare; and

WHEREAS, the City of Fort Bragg (“City”) adopted a General Plan in 2002 which established policies for all lands within Fort Bragg city limits and its sphere of influence; and

WHEREAS, the City adopted 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 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, pursuant to the California Environmental Quality Act (“CEQA”) pursuant to Pursuant to CEQA Guidelines Section 15061(b3), this project is exempt from CEQA by the commonsense exemption; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 29, 2025 to consider the Zoning Code Amendment, accept public testimony and adopted a resolution recommending that City Council adopt a zoning amendment to modify the City’s PUD regulations; and

WHEREAS, the City Council held a duly noticed public hearing on Date, 2025 to consider the Zoning Code Amendment, and accept public testimony regarding a zoning amendment to modify the City’s Planned Development (18.71.090) regulations; and

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg City Council, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Inland General Plan; the Fort Bragg Inland Land Use and Development Code; the Project application; all reports and public testimony submitted as part of the City Council meeting of Date, 2025 and City Council deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the City Council does hereby make the following findings and determinations:

SECTION 1: LEGISLATIVE FINDINGS

1. The foregoing recitals are true and correct and made a part of this Ordinance.
2. On January 29, 2025, the Planning Commission held a properly noticed public hearing to consider recommending the proposed minor amendment to the Inland Land Use and Development Code to the Fort Bragg City Council for adoption and adopted a resolution in support of the City Council’s adoption of the amendment to the ILUDC pursuant to Gov. Code Section 65355; and
3. On DATE, 2025, the City Council held a properly noticed public hearing to consider adoption of the minor amendment to the Inland Land Use and Development Code; and

SECTION 2: ILUDC AMENDMENT FINDINGS

Pursuant to Fort Bragg Municipal Code Section 18.94.060, the City Council makes the following findings for adoption of the proposed amendments to the Fort Bragg Inland Land Use and Development Code:

- 1) The proposed amendment is consistent with the General Plan and any applicable specific plan; and
- 2) The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- 3) The proposed amendment is internally consistent with other applicable provisions of this Development Code.
- 4) The project is exempt from CEQA, pursuant to Section 15061(b3) “the commonsense exemption”
- 5) The documents and other material constituting the record for these proceedings are located at the Community Development Department.

SECTION 3: Based on the foregoing, the City Council does hereby Amend the residential parking requirements of Table 7 of chapter 18.71.080 Planned Development as follows:

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE

Land Use Type: Recreation, Education, and Public Assembly	Vehicle Spaces Required	
	Minimum	Maximum
Mobile home	1 space for each unit. No spaces	-
<ul style="list-style-type: none"> • Outside of mobile home park • Within a mobile home park or Tiny Home Community 	No minimum Parking Requirement per section 18.36.080.D, otherwise 1	-

Land Use Type: Recreation, Education, and Public Assembly	Vehicle Spaces Required	
	Minimum	Maximum
	space for each unit, plus 0.5 guest parking space.	
Multifamily housing, live/work unit, co-housing, residential component of a mixed-use project	Under 2 bedrooms: 1 space per unit. 2 bedrooms or more: 2 spaces per unit. No minimum Parking Requirement per section 18.36.080.D, otherwise: Under 2 bedrooms: 1 space per unit.	2.25 spaces per unit.
Organizational house, rooming or boarding house, residential care facility, co-housing	0.5 spaces per bedroom.	1 space per bedroom.
Second dwelling unit	See § 18.42.170(M).	See § 18.42.170(M).
Single-family dwelling	No 2 spaces	4 spaces

Notes:

- (1) Recreational vehicle parking spaces may also be required. See Subsection (D) of this Section (Recreational vehicle (RV) parking spaces).

~~SECTION 4. Based on the foregoing, the City Council does hereby add Section 18.71.080E as follows:~~

~~**E. Multifamily Residential Parking Reduction.** Multifamily residential development projects of three units or more shall have no minimum parking requirement (Table 3-7), if the project also includes the following:~~

- ~~1. At least fifty percent of the land that would have been required for parking shall instead be developed for housing units, with the same average unit density, size, and height as the remainder of the project, and~~
- ~~2. The remainder of the land that would have been dedicated to parking shall instead be used for other amenities to the multifamily housing development such as landscaped gardens, patios, playgrounds, PV, community club house, management quarters, and other similar residential accessory uses and/or stormwater infiltration/open space.~~

~~SECTION 5. Based on the foregoing, the City Council does hereby Amend Section 18.71.090A2b as follows:~~

18.36.090 - Parking Design and Development Standards

Required parking areas shall be designed, constructed, and properly maintained in compliance with the following requirements. Except where noted, the Director may modify the requirements of this Section through Minor Use Permit approval (§ 18.71.060).

A. Location of parking. Parking areas shall be located as follows:

1. **Residential.** Residential parking shall be located on the same parcel as the uses served. Temporary (overnight) parking is allowed within required setback areas only on a paved driveway.
2. **Nonresidential.** Nonresidential parking shall be located on the same parcel as the uses served or within 300 feet of the parcel if shared parking or public parking facilities are used to meet parking requirements.
 - a. Nonresidential parking shall not be located within a required front setback.
 - b. Parking may be located within a required side or rear setback; provided, that it is separated from the side or rear property line by a minimum 5-foot-wide landscaped area. **The Director of Public Works may waive this landscaping requirement for parking spaces accessed directly from an alley.**
 - c. Parking between the primary structure and the fronting street should be avoided.
3. **Within the Downtown.** Parking within the Downtown area identified by § 18.36.080(C), Figure 3-7 (CBD Special Parking Combining Zone), shall not be located between a primary building and the fronting street.

~~SECTION 6. Based on the foregoing, the City Council does hereby Amend Section 18.34.050(C) as follows:~~

18.34.050 (C) Parking Areas. All parking areas shall be landscaped as follows:

4. Perimeter parking lot landscaping. All surface parking areas shall be provided a fence, or landscape buffer between the parking area, and streets and adjoining properties, and the open areas between the property line and the public street right-of-way shall be landscaped.

- a. Adjacent to streets and only where allowed by § 18.36.090 or preexisting conditions.
 - i) A parking area for a nonresidential use adjoining a public street where allowed by § 18.36.090(A) (Parking Design and Development Standards - Location of parking) shall be designed to provide a landscaped planting strip between the street right-of-way and parking area equal in depth to the setback required by the applicable zoning district or ~~15~~ five feet, whichever is more.

b. **Adjacent to side or rear property lines.** Parking areas for nonresidential uses shall provide a perimeter landscape strip at least 5 feet wide (inside dimension) where the parking area adjoins a side or rear property line. ~~The Director of Public Works may waive this landscaping requirement for parking spaces accessed directly from an alley.~~ Trees shall be provided at the rate of 1 for each 25 linear feet of landscaped area, or other spacing as determined

SECTION 7. 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 8. 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.

SECTION 9. Fort Bragg City Council does hereby recommend that the Coastal Commission approve Zoning Amendment 1-25 (ILUDC 1-25) to Amend Chapter 18.36 "Parking And Loading" to: 1) Eliminate Minimum Parking Requirements for Multifamily Housing; and 2) Amend Chapter 18.35 "Landscaping Standards" of Division 18 to Address Inconsistencies in Landscaping Requirements for Parking Lots.

BE IT FURTHER RESOLVED that this Ordinance shall become effective immediately upon its passage and adoption.

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

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

**ABSTAIN:
RECUSE:**

Jason Godeke, Mayor

ATTEST:

Amber Weaver, Acting City Clerk

PUBLISH: Date, 2025 and Date, 2025 (by summary).
EFFECTIVE DATE: Date, 2025.