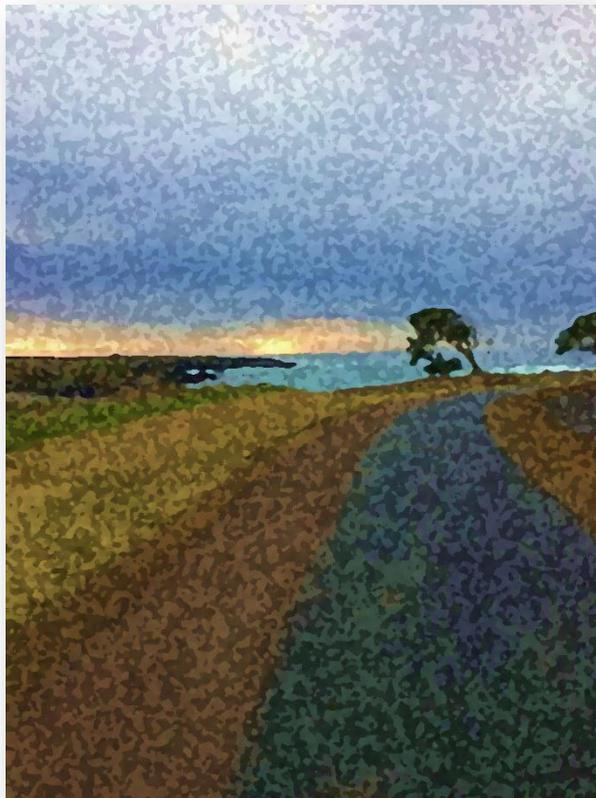


City of Fort Bragg
GENERAL PLAN(s)
ANNUAL PROGRESS REPORT

2018



Community Development
Department

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Overview

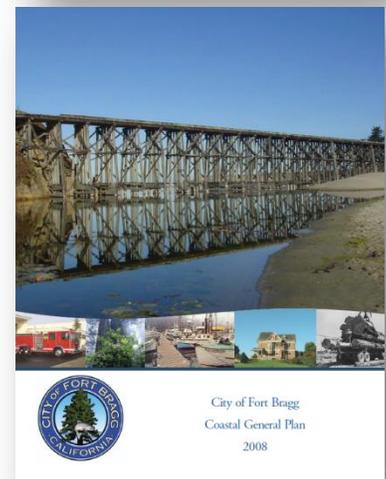
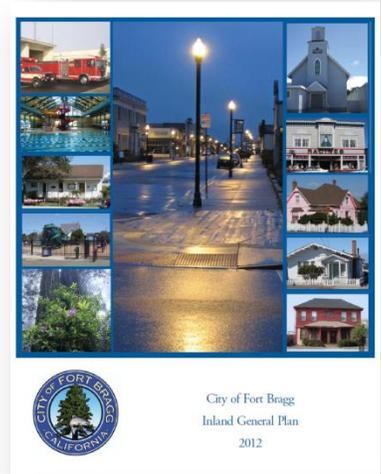
The General Plan is the blueprint for the future physical, economic, and social development of the City and implements California laws that regulate land use planning and development. Fort Bragg is unique in all of California in that we have two General Plans, one for the Coastal Zone and one for the remainder of the City. Throughout this report, we refer to the General Plan(s) to mean both and each singularly.

This report fulfills a state requirement to measure progress in implementing the General Plan(s). The scope of the report includes:

- Overview of General Plan
- Status of the General Plans
- Major Planning Activities
- General Plan Amendments
- Review of Compliance with General Plan Policies
- General Plan Compliance with new State Law
- Residential Development and Housing Element Goals
- Commercial Development Activity
- Total public hearings held

The Community Development Department provides an array of cost-effective and courteous services that support public health, safety and welfare. Additionally, the department implements the City Council's direction and the public interest by creating and enforcing fair and equitable land use policies and regulations. The Department serves the following key stakeholders:

- The **City Council** provides the direction for the implementation of the General Plan through its policy decisions on proposed plan amendments, applications, priorities, and funding.
- Both **applicants** and the **public** receive immediate and direct services from the Department.
- The **general public**, as the "end-user" of the General Plan, help shape the purpose, meaning, and effect of the General Plan via their participation in drafting, reviewing, and commenting on plans, ordinances, and permits.
- The Planning Commission and City employees have varying roles implementing the General Plan.



Status of Fort Bragg General Plan(s)

Both of the City’s General Plans provide the vision and blueprint for how the City as a community (Inland and Coastal) seeks to develop and grow while protecting valued resources and conforming with state law.

The General Plan(s) include an array of use policies which are used for long range planning and to review permits for new development and land divisions. The Plan(s) also provide the regulatory framework for protecting special resources such as the downtown; Coastal Act resources; and service capacity. The General Plan is organized into chapters called General Plan elements.

The Elements of each of Fort Bragg’s General Plan are shown in Table 1, along with the date of adoption or last major revision.

Table 1: General Plan Elements

Elements	Coastal General Plan Date of Adoption or Last Major Revision	Inland General Plan Date of Adoption or Last Major Revision
<i>Land Use</i>	<i>2008</i>	<i>2013</i>
<i>Public Facilities</i>	<i>2008</i>	<i>2013</i>
<i>Conservation, Open Space, Energy, and Parks</i>	<i>2008</i>	<i>2013</i>
<i>Circulation</i>	<i>2008</i>	<i>2013</i>
<i>Community Design</i>	<i>2008</i>	<i>2013</i>
<i>Housing</i>	<i>2008*</i>	<i>2014</i>
<i>Conservation and Open Space</i>	<i>2008</i>	<i>2013</i>
<i>Safety</i>	<i>2008</i>	<i>2013</i>
<i>Noise</i>	<i>2008</i>	<i>2013</i>
<i>Sustainability</i>	<i>NA</i>	<i>2013</i>
<i>Glossary</i>	<i>2008</i>	<i>2013</i>

*HCD does not require a five year update of the Coastal General Plan Housing Element.

The Coastal General Plan provides regulatory authority for all portions of the City located within the Coastal Zone. Additionally it is only through the Certification of the Coastal General Plan (as part of the Certified Local Coastal Program) that the City has the authority to issue Coastal Development Permits within the Coastal Zone. Generally the Coastal General Plan includes more regulatory controls on development activities than the Inland General Plan which is focused more on jobs and housing creation. Additionally, due to the onerous process for updating the Coastal General Plan and Coastal Land Use and Development Code (CLUDC), both the Coastal General Plan and the CLUDC have not kept up with current State Law. The City has regularly updated both the Inland General Plan and the Inland Land Use and Development Code (ILUDC) in compliance with new State law.

Major Planning Activities

General Plan Amendments

Changes or amendments to the General Plan occur through applications by the public or by the County after authorization to proceed by the Board of Supervisors. State law requires the General Plan to be kept current and any updates to occur periodically. The following amendments listed in Table 2 were submitted in 2017 to the Coastal Commission for review and consideration:

Table 2: Approved General Plan Amendments 2017

Amendment	Description
LCP Amendment 1-17	Local Coastal Program Amendment to change the Land Use Designation and Zoning at 100 East Ocean View Drive.
LCP Amendment 3-17	Local Coastal Program Amendment to revise Coastal General Plan policies LU-7.1 and LU-7.2, which require a Specific Plan for rezoning of Timber Resources Industrial Land. The proposed revision would require a community-based planning process and an LCP amendment to rezone Timber Resource Industrial zoned property.

On-Going Long Range Planning Activities

Mill Site Reuse Plan and LCP Amendment. On March 23, 2017, City Council authorized a new planning process for the reuse of the Mill Site. Since authorization, the Community has been engaged through: 1) two all day open houses with six mini-workshops with over 220 people in attendance; 2) a Mill Site reuse survey on Survey Monkey (in both English and Spanish) that was completed by 954 persons; and 17 City Council and Planning Commission workshops covering the following topics: vision, guiding principles, Land Use Plan, Open Space and Parks, Design Guidelines and Sustainability.

Commercial Cannabis Land Uses. The City Council is formulating policy for an ILUDC amendment for retail sales and transportation of commercial cannabis.



Ordinance Amendments

Ordinances, such as the City’s Inland Land Use Development Code (ILUDC) and Coastal Land Use and Development Code (CLUDC), implement the General Plan(s) by regulating land use and development. Decisions on land use permits, building permits or land divisions are based on these and other ordinances. The ordinances listed in Table 3 were approved in 2017.

Table 3: Approved Ordinance Amendments 2017

Amendment	Description
ORDINANCE 928-2017	The ordinance amended Chapter 18.24 (Industrial Zoning Districts), Chapter 18.42 (Standards for Specific Land Uses) and Chapter 18.100 (Definitions) of the Fort Bragg Municipal Code. This ordinance updated Title 18 – Inland Land Use and Development Code – to include new regulations that allow cannabis manufacturing uses to operate in the Light Industrial and Heavy Industrial zoning districts of Fort Bragg with an approved Use Permit.
ORDINANCE 929-2017	The ordinance repealed and replaced Chapter 9.68 (Preservation of Parks) of the Fort Bragg Municipal Code. This ordinance updated Title 9 –Public Peace, Safety, and Morals – to include new regulations that allow Segways on the Fort Bragg Coastal Trail and on developed trails in City parks.
ORDINANCE 930-2017	The ordinance repealed and replaced Articles 2, 3, 4, 7 and 10 of Title 18 of the Fort Bragg Municipal Code, entitled Inland Land Use and Development Code (“ILUDC”). These updates fixed identified problems and ensured that the ILUDC implements the policy goals of the City Council, the General Plan, and conformance with new State Law. The amendment included updates and changes to: (1) land uses and permit requirements in residential, commercial and industrial zoning districts, (2) standards for specific land uses, (3) permit review and decisions, and (4) definitions of specialized terms and phrases.

Compliance & Implementation of General Plan Elements

Fort Bragg’s General Plans lay the foundation for all land use decisions. They define the City’s policy for public and private development, and provide the City Council, Planning Commission, and Community Development Director with specific direction for future decisions affecting land use development. The General Plan Elements and policies for which the City conducted on-going efforts for implementation are described below.

Table 4: Land Use Element

	Policy	Implementation
Both	Policy LU-2.3 County Referrals: Request referrals from the County for all development projects in the City’s Sphere of Influence which are under the jurisdiction of Mendocino County.	The City requests referrals on an on-going basis
Both	Policy LU-2.5 Discourage Piecemeal Annexations: Discourage annexations of small, individual parcels of land in a piecemeal fashion.	The City discouraged piecemeal annexation applications by two property owners located just outside the City limits.
Both	Policy LU-3.1 Central Business District: Retain and enhance the small-scale, pedestrian-friendly, and historic character of the Central Business District (CBD).	The City engaged in active code enforcement activities to encourage property owners in the Downtown to clean up their properties.
Both	Policy LU-3.2 <u>Mixed Uses</u> : Support mixed use development (i.e., a combination of residential and commercial uses) in the Central Business District that does not conflict with the primary retail function of this area. Policy LU-3.6 Re-Use of Existing Buildings: Encourage the adaptive re-use and more complete utilization of buildings in the Central Business District and other commercial districts.	The City passed an ordinance legalizing vacation rentals in downtown to help create more mixed use buildings in downtown.
Both	Policy LU-5.1 Siting New Industrial Development: Site new industrial development so that it is contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects on natural and scenic resources, either individually or cumulatively. Policy LU-5.2 Industrial Land Use Standards: Require that industrial development avoid or minimize creating substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.	The City developed a new Cannabis manufacturing ordinance that complies with both of these policies.

Table 5: Public Facilities Element

	Policy	Implementation
Both	Policy PF-1.2: All new development proposals shall be reviewed and conditioned to ensure that adequate public services and infrastructure can be provided to the development without substantially reducing the services provided to existing residents and businesses.	This is standard practice on all development applications.
Both	Policy PF-2.1 Development Pays its Share: Require that new development pay its share of capital improvements and the cost of public services to maintain adequate levels of service.	New development does not currently pay its share because the City does not have Development Impact Fees for capital projects such as: parks and transportation.
Both	Policy PF-2.2 Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies. Policy PF-2.3 Emergency Water Supply: Develop an emergency water supply for disaster preparedness.	The City completed the Summers Lane Reservoir and is undertaking a raw water line replacement project.
Both	Policy PF-2.5 Wastewater: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility nears capacity.	The City is undertaking a \$16 million Waste Water Treatment Facility upgrade.
Both	Policy PF-2.8 Capital Improvement Plan: Continually update the Capital Improvement Plan to ensure that it identifies capital projects necessary to maintain adequate levels of performance as well as funding sources for all phases of intended projects.	The Capital Improvement Plan (CIP) is updated every year as part of the Budget process.

Table 6: Conservation & Open Space Element

	Policy	Implementation
Both	Policy OS-2.1 Native Landscaping: All development shall be conditioned to require that 50% of all plantings are native plants and shall prohibit the planting of any plant species that is (a) listed as problematic and/or invasive by the California Invasive Plant Council, and/or by the State of California, or (b) listed as a 'noxious weed' by the State of California or the U.S. Federal Government.	The City requires native landscaping in all new development projects.
Both	Policy OS-2.2 Prohibit Invasive Species: Condition development projects requiring discretionary approval to prohibit the planting of any species of broom, pampas grass, gorse, or other species of invasive non-native plants	City staff engages in regular code enforcement to control invasive plants on private property and engages in

	deemed undesirable by the City.	direct removal of invasive plants on the Coastal Trail.
Both	Policy OS-2.4 Forested Areas: Maintain existing forested areas and reforest parks and streetscapes with new trees as needed. Projects proposed in forested areas are required to meet the requirements of the Special Review Areas.	For the Bainbridge Park project, the City planted replacement trees for those that were old and removed.
Both	Policy OS-4.1 Preserve Archaeological Resources: New development shall be located and/or designed to avoid archaeological and paleontological resources where feasible, and where new development would adversely affect archaeological or paleontological resources, reasonable mitigation measures shall be required.	The City works with Sherwood Valley Band of Pomo to ensure that this policy is followed for all private and public projects.
Both	Policy OS-5.1 Streams and Creeks: To the maximum extent feasible, preserve, protect, and restore streams and creeks to their natural state.	The City has explored the feasibility of daylighting Alder and Maple stormwater culverts.
Both	<p>Policy OS-6.1 Pollution in Runoff: Ensure protection of water resources from pollution and sedimentation.</p> <p>Policy OS-6.2 Minimize Introduction of Pollutants: Development shall be designed and managed to minimize the introduction of pollutants into estuaries, wetlands, rivers and streams to the extent feasible.</p> <p>Policy OS-6.3 Minimize Increases in Stormwater Runoff: Development shall be designed and managed to minimize post-project increases in stormwater runoff volume and peak runoff rate, to the extent feasible.</p> <p>Policy OS-6.4 Maintain and Restore Biological Productivity and Water Quality: Development shall maintain and, where feasible, restore the biological productivity and the quality of streams and wetlands to maintain optimum populations of aquatic organisms and for the protection of human health.</p> <p>Policy OS-6.5 Municipal Activities to Protect and Restore Water Quality: The City shall promote both the protection and restoration of water quality. Water quality degradation can result from a variety of factors, including but not limited to the introduction of pollutants, increases in runoff volume and rate, generation of non-stormwater runoff, and alteration of physical, chemical, or biological features of the landscape.</p>	The City implements its MS4 stormwater permit which includes compliance with these policies for all private and public sector development projects.
Both	<p>Policy OS-8.2 Protect and Restore Open Space: During the development review process, protect and restore open space areas such as wildlife habitats, view corridors, and watercourses as open and natural.</p> <p>Policy OS-8.3 Trails in Open Space: Wherever feasible,</p>	The City completed the middle section of the Coastal Trail in 2017-18.

	<p>plan and construct trails through the greenbelts and open space that connect to the City's trail system with those of State Parks and MCRPD.</p> <p>Policy OS-11.1 Multiple Use Trail System: Develop a multiple use trail system.</p>	
Both	<p>Policy OS-9.3 Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.</p> <p>Policy OS-9.4 Playground Facilities: Add or upgrade playground facilities at existing neighborhood parks.</p> <p>Policy OS-10.4 Public Participation: Actively solicit public participation in the selection, design, and facilities planning for existing and future park sites.</p>	The City completed improvement to Bainbridge Park.
Both	<p>Policy OS-9.5 Ballfields: Develop additional baseball, softball, and other ballfields.</p> <p>Policy OS-10.1 Coordinate with Other Agencies: Coordinate with other governmental entities to procure and develop additional park and recreational facilities.</p> <p>Policy OS-10.3 City/School/Recreation District Cooperation: Continue to encourage City/School/Recreation District cooperation in developing and maintaining park and recreation facilities.</p> <p>Policy OS-10.4 Public Participation: Actively solicit public participation in the selection, design, and facilities planning for existing and future park sites.</p>	The City completed a feasibility study to upgrade the ball fields in town.

Table 7: Circulation Element

	Policy	Implementation
Both	<p>Policy C-1.1: Balance the need of all users. The City shall balance the need to increase motor vehicle capacity with the need for complete streets that provide facilities for bicycle and pedestrian circulation and commercial viability.</p> <p>Policy C-1.2: Walking and bicycling shall be considered an essential and integral part of the city's circulation network.</p> <p>Policy C-1.3 Complete Streets: New development, that includes new streets or street segments, shall build multi-modal "complete streets" that are designed for the safety and comfort of cyclists and pedestrians, including children, the elderly, and people with disabilities, consistent with US Department of Transportation complete streets guidelines.</p>	<p>The City completed the construction of the Chestnut street multi-use trail which serves bicyclists and pedestrians.</p> <p>The City also started the construction of the middle section of the coastal trail.</p>
Both	<p>Policy C-2.5: When traffic impact fees are collected, establish a schedule from the date of collection of said fee for the expenditure of funds to construct roadway improvements that meets project needs. Where a project</p>	The City does not have an adopted traffic impact fee.

	would cause a roadway or intersection to operate below the adopted traffic Level of Service standards, the roadway or intersection improvements should be completed in a timely manner but no later than five years after project completion.	
Both	Policy C-3.1 Roadway Improvements: In coordination with Caltrans and Mendocino County, plan for and seek funding for on-going improvements to the local and regional road system to ensure that the roadway system operates safely and efficiently. Project applicants are fiscally responsible for their fair share of roadway improvements necessary to serve their projects.	City continues to work with MCOG and Caltrans to obtain funding for roadway and trail improvements. Project applicants are required to complete their fair share of roadway improvements.
Both	Policy C-3.2 Roadway Standards: Continue to provide consistent standards for the City's street system.	The City applies City roadway standards to all new projects.
Both	Policy C-3.3 High Trip Generating Uses: Traffic studies shall be required for all major development proposals that require a conditional approval, including but not limited to, drive-through facilities, fast food outlets, convenience markets, major tourist accommodations, shopping centers, commercial development, residential subdivisions, and other generators of high traffic volumes that would affect a Level of Service.	The City has required traffic studies for shopping centers (Hare Creek Center), hotel accommodations (Avalon Hotel) and new residential development projects (Danco South Street Project) as required.
Both	Policy C-3.7 Integration of Low Impact Development (LID): Development projects shall incorporate LID features, and subdivision or development projects that include street improvements shall incorporate LID features into the public rights-of-way when feasible.	New projects are required to provide LID features as part of the permitting process.
Both	Policy C-7.1: Improve and update parking regulations in accordance with best practices and smart growth principles.	The ILUDC was revised to reflect best standard parking requirements (a reduction in parking requirements).
Both	Policy C-11.1 Continuous Sidewalks: Require an uninterrupted pedestrian network of sidewalks, with continuous sidewalks along both sides of streets. New development shall provide sidewalks along project frontages to close gaps in the City's sidewalk network.	The Riverview Subdivision included the installation of sidewalks as required by this policy and the Subdivision Map Act.
Both	Policy C-12.2: Improve and expand bicycle facilities and infrastructure according to the City's Bicycle Master Plan and the Residential Streets Safety Plan recommendations. Policy C-12.6: Require that streets linking residential areas with school facilities be designed to include bikeways.	Constructed the Chestnut Street Multi-use Trail and the Coastal Trail.

Both	<p>Policy C-13.1 Regulations for Disabled Persons: Enforce Federal and State regulations regarding access for persons with disabilities.</p> <p>Policy C-13.2 Conformance with State and Federal ADA regulations: Continue to review all projects for handicapped access and require the installation of curb cuts, ramps, and other improvements facilitating handicapped access.</p> <p>Policy C-13.3 Support Improved Access: Support improved access to public transportation and pedestrian facilities for people with disabilities.</p>	<p>ADA requirements are included for every new development project.</p> <p>Both the Chestnut Street Multi-use Trail and the Coastal Trail are ADA accessible.</p>
Both	<p>Policy C-15.1 Development to Pay its Fair Share: Require new development to pay its fair share of transportation improvements to maintain levels of service and traffic safety in the City.</p>	<p>The City has not implemented a traffic mitigation or impact fee for new development.</p>

Table 8: Community Design Element

	Policy	Implementation
Both	<p>Policy CD-1.1 Citywide Design Guidelines: Ensure that new development and remodels are constructed in a manner consistent with the Citywide Design Guidelines.</p>	<p>City requires Design Review for all significant projects.</p>
Both	<p>Policy CD-1.3 Scenic Views and Resource Areas: Ensure that development does not adversely impact scenic views and resources as seen from public rights-of-way.</p>	<p>The City requires scenic corridor analysis for all significant projects.</p>
Both	<p>Policy CD-1.4 Property Maintenance and Nuisances: Ensure that properties are well maintained and nuisances are abated.</p>	<p>The City engaged in 88 code enforcement efforts in 2017.</p>
Both	<p>Policy CD-2.1 Adaptive Reuse: Facilitate the adaptive reuse of existing older buildings in the Central Business District.</p>	<p>The City adopted a new ordinance to allow Vacation Rentals in downtown to encourage the renovation of older buildings in the downtown.</p>
Both	<p>Policy CD-2.3 Economic Vitality: Continue to support the economic diversity and vitality of downtown businesses.</p>	<p>The City supports the downtown merchants through the Visit Fort Bragg and promotions efforts.</p>
Both	<p>Policy CD-2.2 Pedestrian Activity: Encourage increased pedestrian movement and activity in the Central Business District.</p>	<p>The city supports the farmers market and a variety of events and festivals to bring people to the downtown.</p>
Both	<p>Policy CD-2.5 Strengthen the Distinctive Identity of the Central Business District: Strengthen the distinctive identity and unique sense of place of the Central Business</p>	<p>The City paid for and organized the painting of three new lively murals in</p>

	District.	our downtown.
Both	Policy CD-3.1 Entryways: Clearly define the points of entry to the City through the use of distinctive signs, lighting, and landscaping.	The City replaced its Fort Bragg Welcomes You sign and the new City Wayfinding signage system.
Both	Policy CD-7.1 Public Art: Encourage the provision of murals, fountains, sculptures, and other forms of public art in public spaces and parks.	The City paid for and organized the painting of many new murals in our downtown and on the Coastal Trail. Also the City funded and installed four additional artists' benches on the Coastal Trail.

Table 9: Housing Element

	Policy	Implementation
Both	Policy H-1.1 Housing Rehabilitation: Continue and expand the City's housing rehabilitation and preservation programs.	The City provides low interest and no interest loans (CDBG) for low income people to rehab their homes.
Both	Policy H-1.2 Discourage Conversion of Residential Units: Discourage the conversion of residential units to other uses.	The City allows owners of illegal second units to convert them to legal second units.
Both	Policy H-1.3 Energy Conservation & Green Building: Promote energy conservation improvements and green building improvements for existing and proposed residential units.	Fort Bragg provides planning incentives (regulation exemptions) for projects that include energy conservation and green features.
Both	Policy H-1.4 Preserve At-Risk Units: Work with private and non-profit affordable housing developers to preserve at-risk affordable housing projects.	The City has worked with the owners of the Glass Beach and Walnut Apartments.
Both	Policy H-2.1 Regional Housing Needs: Ensure that adequate residentially-zoned land is available to accommodate the City's Regional Housing Needs Determination as described in Section II.	The City currently has sufficient residentially zoned vacant property to accommodate our Regional Housing Needs Allocation.
Both	Policy H-2.3 Secondary Dwelling Units: Continue to facilitate the construction of secondary dwelling units on residential properties.	The City currently offers three free plan sets for second units and has rewritten the zoning ordinance to encourage

		second units per state law. In 2017 the City approved twice the number of building permits for second units than we had prior to the adoption of these new regulations.
Both	<p>Policy H-3.1 Available Funding Sources: Utilize County, State and Federal programs and other funding sources that provide housing opportunities for lower-income and special needs households.</p> <p>Policy H-3.5 Increase Affordable Housing Development: Encourage the construction of housing units which are affordable to households with very low to moderate incomes.</p>	The City has pursued CDBG and HOME funding for affordable housing and partnered with Danco Builders to access Tax Credit financing for affordable housing development in Fort Bragg.
Both	<p>Policy H-3.2 Encourage Senior Housing: Encourage affordable and market rate senior housing projects to be developed with density bonuses and flexible parking standards where consistent with maintaining the character of the surrounding neighborhood.</p> <p>Policy H-3.6 Density Bonus Incentives: Continue to provide density bonuses to projects that provide a required percentage of total units affordable to very low and low-income households and for seniors as required by State Density Bonus law.</p>	The City has approved two large senior housing projects (Cottages at Cypress and South Street Project). Both benefited from flexible parking standards. Neither requested a density bonus.
Both	Policy H-3.8 Housing for the Disabled and the Developmentally Disabled: Continue to facilitate barrier-free housing in new development. Continue to require that 10% of all units in multi-family projects be developed in conformance with Universal Design to achieve accessibility for the disabled and the Developmentally Disabled.	The City requires that 10% of units in multifamily projects be barrier free. Additionally the City applied for a \$3.5 million grant to fund an affordable housing project for disabled adults.
Both	Policy H-3.9 Emergency and Transitional Housing: Continue to support emergency shelters, transitional housing and supportive housing within the City.	The City has been working with MCHC to ensure that Hospitality House (homeless shelter) complies with the terms of its use permit and continues to serve the
Both	Policy H-6.2 Annual Review of Housing Element Implementation: Carry out an annual progress report on implementation of the Housing Element.	This constitutes the required annual review.

General Plan Compliance with New State Law

Table 10: Fort Bragg’s Compliance with new State Land Use Laws (2014-2017)

State Law	Compliance
<p>SB 35 streamlines multifamily housing project approvals, at the request of a developer, in a city that fails to issue building permits for its share of the regional housing need by income category.</p>	<p>Cities that meet the following criteria must approve qualifying multifamily housing projects that are consistent with objective planning and design review standards:</p> <ul style="list-style-type: none"> • The city fails to submit an annual housing element report for two consecutive years; or • HCD determines that the city issued fewer building permits than the locality’s share of the Regional Housing Needs Allocation (RHNA). <p>The City met its fair share of the RHNA in 2017.</p>
<p>SB 540 streamlines the housing approval process by allowing jurisdictions to establish Workforce Housing Opportunity Zones (WHOZs), which focus on workforce and affordable housing in areas close to jobs and transit and conform to California’s greenhouse gas reduction laws.</p>	<p>Compliance with this new law is voluntary. It requires development of a Specific Plan and associated environmental review.</p>
<p>SB 167 AB 678 and AB 1515 are three measures that incorporate nearly all of the same changes to the Housing Accountability Act (HAA). The HAA significantly limits the ability of a jurisdiction to deny an affordable or market-rate housing project that is consistent with existing planning and zoning requirements.</p>	<p>The City currently completes a completeness letter within 30 days of the submittal of an application. This new law requires the City to also notify the applicant if the project is inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision. If the jurisdiction fails to provide the required notice, the project is deemed consistent, compliant and in conformity.</p>
<p>AB 1505 allows a jurisdiction to adopt an ordinance that requires inclusionary housing units, units affordable to low income people.</p>	<p>The City currently has an Inclusionary Housing Ordinance. This new law will allow the City to implement the existing ordinance.</p>

<p>AB 879 expands upon existing law that requires, by April 1 of each year, general law cities to send an annual report to their respective city councils, the state Office of Planning and Research (OPR) and HCD that includes information related to the implementation of the General Plan, including:</p> <ul style="list-style-type: none"> • The city’s progress in meeting its share of RHNA; • The city’s progress in removing governmental constraints to the maintenance, improvement and development of housing; and • Actions taken by the city toward completion of the programs identified in its housing element and the status of the city’s compliance with the deadlines in its housing element. 	<p>This annual report to City Council will also be sent to OPR and NCD and will satisfy the City’s obligations under this new law.</p>
<p>AB 1397 (Low, Chapter 375, Statutes of 2017) makes numerous changes to how a jurisdiction establishes its housing element site inventory.</p>	<p>The City will comply with this new law the next time the City updates its Housing Element.</p>
<p>AB 2501 (Bloom, 2016) Housing: density bonuses Requires the local government to adopt procedures and timelines for processing a density bonus application, provide a list of documents and information required to be submitted with the application in order for it to be deemed complete, and notify the applicant whether it is complete. Specifies the definition for the term “density bonus.” Requires the local government to provide the requested concessions or incentives unless it finds that the concession or incentive does not result in cost reductions, to provide for affordable housing costs or rents for the targeted units, as specified. Expands the definition of housing development definition to include mixed-use housing.</p>	<p>The City’s CLUDC and ILUDC both include density bonus regulations that comply with this requirement.</p>

<p>AB 52 (Gatto, 2014) Native Americans: California Environmental Quality Act.</p> <p>Specifies that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource, as defined, is a project that may have a significant effect on the environment. Requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested consultation to the lead agency in writing.</p>	<p>The City of Fort Bragg engages in consultation with the Sherwood Valley Band of Pomo on an ongoing basis for all City and private sector projects that have the potential to have a significant impact on a cultural resource. The General Plan has not yet been updated to conform with this requirement, although the City regularly complies with it.</p>
<p>AB 1739 (Dickinson, 2014) Groundwater management</p> <p>Requires, prior to the adoption or any substantial amendment of a general plan, the planning agency to review and consider certain specified groundwater plans and refer a proposed action to certain specified groundwater management agencies.</p>	<p>The City will need to comply with this law when it undertakes its next General Plan amendment.</p>

Development Activity

Residential Housing Development

The Housing Element helps ensure that sufficient vacant land is designated in the City to accommodate housing needed by City residents of all income groups, as established in the Regional Housing Needs Plan (RHNP).

The Mendocino Council of Governments sets the Regional Housing Needs Allocation (RHNA) for Fort Bragg and as noted below, the allocation for Fort Bragg is 21 units total for the five year planning horizon starting in 2014.

	Income Group:	Very Low	Low	Moderate	Above Moderate	Total
	% Population	60.0	40.0	40.0	110.0	
County	67.34%	40	27	27	74	168
Ukiah	18.30%	11	7	7	20	46
Fort Bragg	8.28%	5	3	3	9	21
Willits	5.56%	3	2	2	6	14
Point Arena	0.51%	0	0	0	1	1
Total		60	40	40	110	250

The production of new housing affordable to city residents proceeded at a pace that fell in line with this allocation. Over the five-year period, the City added 43 units, more than twice the requirement.

- 32 very low and low income affordable units were produced well outpacing the 8 unit allocation.
- 9 moderate units were developed, three times the amount required.
- Only 3 above moderate units were constructed, well below the 9 units required.

Table 11: Built Housing Units Compared to Housing Element Objectives for CY10-17

	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
RHNA Housing Allocation	8	3	9	21
Units Permitted in 2013	25	1	0	26
Units Permitted in 2014	2	2	0	4
Units Permitted in 2015	2	1	0	3
Units Permitted in 2016	0	2	2	4
Units Permitted in 2017	5	0	1	6
Total	32	9	3	43

Development Valuation

The development valuation includes all private sector retail, industry, services and office building permits. Between 2015 and 2017 the building permit valuation doubled from \$1.8 million to \$3.6 million.

Table 12: Development Trends 2015-2017

	Valuation of Issued Permits
2015	\$1,866,584
2016	\$2,011,141
2017	\$3,685,407

Application Hearings

Table 13 lists the number of public hearings held on applications for development and policy decisions. A single application may involve several hearings that are included in the table.

Table 13: Application Hearings 2016 & 2017

Hearing Body and Application Types	2016	2017
City Council — Total	4	14
General Plan/Ordinance Amendments	3	10
Coastal Development Permit	1	2
Appeals	0	2
Planning Commission — Total	44	46
Use Permits	7	2
Minor Use Permit	3	5
Coastal Development Permit	7	3
Design Review	4	5
Subdivision	2	0
Lot Line Adjustments	2	2
Limited Term Permit	16	27
General Plan/Ordinance Amendments	2	3
Variance	1	0