

# Community Development Department

Summary Report of Work  
2025 Calendar Year



# Community Development Department

**Vacant**- CDD Director

**Isaac Whippy**- Acting CDD Director

**Sarah Peters**  
Associate Planner

**Valerie Stump**  
Assistant Planner

**Lisi Horstman**  
Administrative Assistant

**Maria Flynn**  
Planning Technician (part time)

Over the course of the year, Marie Jones Consulting, provided 849 hours of consulting services to department staff. The City contracted with 4Leaf to process 7 building and planning permits, and code enforcement cases.



# Planning Commission Activities 2025

Held 15 Meetings

- 11 Regular Meetings
- 4 Special Meetings
- 23 Public Hearings
  - 7 Public Hearings continued
- 25 Staff Reports presented
- 19 Planning Resolutions adopted
  - 11 Planning Permits (*1 permit decision was Conduct of Business*)
  - 7 Ordinance Amendments (ILUDC & CLUDC)
  - 2 PC Business Operations (Bylaws, Meeting Schedule)



# Planning Commission Public Hearings 2025

Hearing Date	Permit No.	Address	Project Summary	Applicant	Application Date	Application Complete	Effective Date
1/29/2025	LCP 1-25, ILDUC 1-25	n/a	LCP 1-25, ILUDC 1-25 Pro Housing Parking Zoning Amendments	City of Fort Bragg	12/9/2024	n/a	LCP: TBD ILUDC: 5/14/25
1/29/2025	LCP 2-25, ILUDC 2-25	n/a	LCP 2-25, ILUDC 2-25 ADU Zoning Amendments	City of Fort Bragg	12/9/2024	n/a	LCP: TBD ILUDC: 4/23/2025
1/29/2025	LCP 3-23, 4-23, 5-23, 6-23	n/a	CLUDC Zoning Amendment Clean Up LCP 3-23, 4-23, 5-23, 6-23	City of Fort Bragg	12/9/2024	n/a	LCP: TBD ILUDC: 3/24/25
2/12/2025*	LCP 1-25, ILDUC 1-25	n/a	LCP 1-25, ILUDC 1-25 Pro Housing Parking Zoning Amendments	City of Fort Bragg	12/9/2024	n/a	LCP: TBD ILUDC: 5/14/25
2/26/2025*	LCP 1-25, ILDUC 1-25	n/a	LCP 1-25, ILUDC 1-25 Pro Housing Parking Zoning Amendments	City of Fort Bragg	12/9/2024	n/a	LCP: TBD ILUDC: 5/14/25
3/12/2025	CDP 8-24, DR 11-24, UP 9-24, SP 20-24	1151 S. Main St.	CDP 8-24, DR 11-24, UP 9-24, SP 20-24 Fort Bragg Apartments	Akashdeep "Kosh" Grewal	9/18/2024	1/27/2025	n/a
4/16/2025	DIV 1-24	104 N. Dana St.	Minor Subdivision	Linda Jo Stern and Shannon Underhill	12/23/2024	2/19/2025	4/26/2025
4/30/2025	CDP 1-25, DR 1-25, UP 1-25, SP 2-25	860 Hazelwood	49 Unit Senior Housing	AMG & Associates, LLC	1/7/2025	11/26/2024	5/29/2025
5/14/2025	CDP 4-25	281 Jere Melo	Oneka Desalination Buoy Pilot Project	Fort Bragg Municipal Improvement District No. 1	n/a	n/a	5/28/2025
5/14/2025	LCP 4-25, ILUDC 4-25	n/a	LCP 4-25, ILUDC 4-25 Ordinance Updates- Urban Lot Split/SB-9	City of Fort Bragg	n/a	n/a	LCP: TBD ILUDC: 8/14/2025
5/14/2025	LCP 5-25, ILUDC 5-25	n/a	LCP 5-25, ILUDC 5-25 Ordinance Updates- Emergency Shelters	City of Fort Bragg	n/a	n/a	LCP: TBD ILUDC: 8/14/2025
5/28/2025*	CDP 4-25	n/a	Oneka Desalination Buoy Pilot Project	Fort Bragg Municipal Improvement District No. 1	n/a	n/a	5/28/2025
5/28/2025	LCP 3-25, ILUDC 3-25	n/a	LCP 3-25, ILUDC 3-25 Pro-Housing Design Review	City of Fort Bragg	n/a	n/a	LCP: TBD ILUDC: 9/10/2025
5/28/2025	CDP 10-24	321 W. Bush St.	Prefab Residence	Janice Dunn and Jonathan Lee	11/18/2024	3/20/2025	6/25/2025
6/11/2025	CDP 8-24/A, DR 11-24/A, UP 9-24/A, SP 20-24/A	1151 S. Main St.	CDP 8-24, DR 11-24, UP 9-24, SP 20-24 Fort Bragg Apartments	Akashdeep "Kosh" Grewal	9/18/2024	1/27/2025	n/a
6/18/2025*	CDP 8-24/A, DR 11-24/A, UP 9-24/A, SP 20-24/A	1151 S. Main St.	CDP 8-24, DR 11-24, UP 9-24, SP 20-24 Fort Bragg Apartments	Akashdeep "Kosh" Grewal	9/18/2024	1/27/2025	n/a
6/25/2025*	CDP 8-24/A, DR 11-24/A, UP 9-24/A, SP 20-24/A	1151 S. Main St.	CDP 8-24, DR 11-24, UP 9-24, SP 20-24 Fort Bragg Apartments	Akashdeep "Kosh" Grewal	9/18/2024	1/27/2025	n/a
6/25/2025	CDP 3-25	190 Riverview Dr.	CDP 3-25 Culvert	City of Fort Bragg	2/26/2025	n/a	n/a
7/9/2025*	CDP 3-25	190 Riverview Dr.	CDP 3-25 Culvert	City of Fort Bragg	2/26/2025	n/a	7/15/2025
10/8/2025	UP 4-25, DR 7-25, SP 5-25	421 N. Whipple St.	Friends of the Fort Bragg Library- Library Annex	Janice Marcell	8/15/2025	9/4/2025	10/18/2025
10/22/2025	MUP 1-25	221/223 E. Redwood	Appeal of Administrative Decision on MUP 1-25	Sabine Brunner	4/17/2025	6/16/2025	11/22/2025
11/12/2025*	MUP 1-25	221/223 E. Redwood	Appeal of Administrative Decision on MUP 1-25	Sabine Brunner	4/17/2025	6/16/2025	11/22/2025
11/12/2025	CDP 7-25, DR 525	n/a	Install Scenic Viewer Binoculars in Two Locations in Noyo Headlands Park Along the Fort Bragg Coastal Trail	City of Fort Bragg	9/26/2025	9/26/2025	11/22/2025



# Performance/Workload Measures by Calendar Year 2025

INDICATORS	2023	2024	2025	Percent Change
Development Permits	117	111	91	-18%
CEQA Documents (Environmental Impact Reports, MNDs, Negative Declarations)	1 MND 1 ND	1 MND	1 MND	0%
Building Permits	172	145	134	-8%
Code Enforcement Cases	176	no data	99	n/a
Legislative Activity	7	12	14	17%
Draft Work/On-Going Tasks	1	4	8	100%
Business Licenses-New Awarded	146	96	124	29%
No. Planning Commission Staff Reports	10	24	25	4%
No. Planning Commission Resolutions	10	26	19	-27%
No. Community Development Committee Staff Reports	13	15	8	-47%
Address Listings	9	18	19	6%



# Development Permits 2025

PERMIT TYPE	Total	Approved	Under Review	Withdrawn	Denied
Coastal Development Permits	8	5	2	1	0
Cannabis Business Permits	1	0	1	0	0
Certificate of Appropriateness	1	0	1	0	0
Subdivisions/Lot Line Adjustments	4	0	3	1	0
Design Review	9	7	1	1	0
Limited Term Permits	38	35	0	3	0
Minor Use Permits	3	2	0	1	0
Mobile Vending Unit/Sidewalk Vending	3	1	0	0	2
Use Permits	4	2	2	0	0
Sign Permits	20	14	3	1	1
Variances	0	0	0	0	0



# Code Enforcement 2025

In 2025, George Leinen retired as Assistant Planner and Code Enforcement and the Department welcomed Valerie Stump back as Assistant Planner and Code Enforcement, and contracted with 4Leaf, Inc. to process some cases.

	Total	Notes
Complaints Received	75	
Currently Active Cases	31	(some cases still open from 2024)
Cases Closed	37	(some cases from previous years)
Unfounded/No Action Required	29	
Total Cases	99	



# Draft Work/Ongoing Tasks *(non-permit)*

- Updated Fee Schedule
- Local Coastal Program Update
- Vacant Property Ordinance
- City Council Study Session on Code Enforcement
- Working with 4Leaf to draft new guiding documents for Code Enforcement to establish standard operating procedures and set priorities for CE case work
- 4<sup>th</sup> of July Drone Survey
- Story Poles
- Turning the Tides

