



MEMO

TO: Planning Commission **DATE:** March 11, 2025

DEPARTMENT: Community Development

PREPARED BY: Marie Jones, MJC

REGARDING: Use Permit for Parking Reduction for Proposed Multifamily Rental Project at 1151 South Main Street

This memo summarizes various changes to the project and the impact of those changes on the project parking requirements and the need for a Use Permit. As described in this memo, the Planning Commission’s consideration of a Use Permit is not for a parking reduction from 109 to 107 spaces as described in the report. Instead, the use permit approval is to authorize shared parking between the newly required retail (Special Condition 7) and the residential uses of the site per code section 17.36.080A.1. The table below summarizes the changes to the project and the associated changes to the parking space requirements, which are further analyzed below.

1151 South Main Parking Analysis

Parking Requirement	Revised Project		Initial Project	
	Number of Units	Required Parking Spaces	Number of Units	Required Parking Spaces
Density Bonus Law				
0 to 1 bedroom: 1 onsite parking space	42	42	42	42
2-3 bedrooms: 1.5 onsite parking spaces	42	63	45	67.5
ADU Law				
One space per unit	2	2		
Mixed Use Component				
One Retail/Office Space - No Parking Required	1,050 SF	0		
Total	86	107	87	109.5

- Special Condition 7 requires the Applicant to change the bottom floor northeast two-bedroom unit in Building 3 into a visitor serving use (retail). This use would eliminate one of the housing units from the project, bringing the total number of housing units to 86. Additionally, per Code Section 17.36.080A.1, the Planning Commission can approve a reduction in the number of parking spaces where two or more uses have distinct and differing peak parking periods. The 1,050 SF visitor serving use would meet this criterion as the special condition requires that it be operated only between the hours of 9:00am to 5:00pm when the majority of residents would be at work.
- Additionally, Upon review of the staff report, the project applicant has clarified that two of the proposed 87 units are proposed as attached ADUs rather than regular multifamily units as is allowed under State ADU law. The two ADUs are 2-bedroom units and therefore require 2 spaces total. Under State ADU law a proposed multifamily housing project is allowed to add two attached or detached ADUs and the parking standards for those accessory dwelling units is one space per unit:

66314.(d) (10) (A) Parking requirements for accessory dwelling units shall not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less.

The City of Fort Bragg has adopted more relaxed parking standards for ADUs, by requiring no parking for ADUs. However, this ordinance is not yet in as the City Council must complete the ordinance adoption process and the proposed changes must be certified by the Coastal Commission. Therefore, State Law supersedes the City's current ADU ordinance.

In conclusion, based on the above changes to the project description, the applicant is proposing to provide the required number of spaces for this project (107 spaces).

- The Planning Commission's consideration of a Use Permit is not for a parking reduction from 109 to 107 spaces as described in the report.
- Instead, the Use Permit approval is to authorize shared parking between the retail and the residential uses of the site per code section 17.36.080A.1.