



AGENCY:	City Council
MEETING DATE:	September 26, 2016
DEPARTMENT:	Community Dev.
PREPARED BY:	M Jones
PRESENTED BY:	M Jones

## AGENDA ITEM SUMMARY

### TITLE:

### RECEIVE ANNUAL PROGRESS REPORT ON THE FORT BRAGG GENERAL PLANS

### ISSUE:

State planning laws require that each year, the City Council receive a report on the status of the General Plan and progress in its implementation. According to the Governor's Office of Planning and Research:

"The intent of the statute is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. Because the role of the general plan is to act as a "constitution" for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the general plan and its implementation. The Progress Report is a tool for doing this."

Additionally the statute requires that the City Council receive information regarding efforts to consult with Native American tribes under SB 18. The City of Fort Bragg is a bit unique as it has two General Plans: the Coastal General Plan which is a component of the City's Local Coastal Program and the 2004 General Plan which regulates development in the non-coastal areas of the City. The following analysis provides an update for both General Plans and Native American consultation activities.

### RECOMMENDED ACTION:

Accept Annual Progress Report on the Fort Bragg General Plans

### ALTERNATIVE ACTION(S):

Direct staff to revise the Annual Report prior to submittal to the Office of Planning & Research and the Department of Housing & Community Development

### ANALYSIS:

#### 1. Annual Report on Housing Needs

Please see attached Annual Report to the Department of Housing and Community Development for a complete annual report on the Housing Element. The following list identifies specific actions taken by the City in the past year to address housing needs in the community:

#### **Goal H-1 Conserve and Improve the existing supply to provide adequate, safe and decent housing for all Fort Bragg residents.**

- Implemented the \$800,000 Housing Rehabilitation Program and Homeownership Assistance Program.
- Continued to manage and administer funds for the Home Energy Link Program and HELP

H2O and the Housing Rehabilitation Project.

**Goal H-4 Expand affordable housing opportunities for persons with special housing needs such as the elderly, the disabled, households with very-low to moderate incomes, and first time home buyers.**

- Working with CDBG funding and the Mendocino Coast Hospitality Center the City developed two new units of transitional housing serving ten persons with disabilities (Hospitality Center project). The City completed one housing rehabilitation project which served a disabled adult.
- Seven new residences were approved and constructed, four for low income individuals (through the Habitat for Humanity program) and the rest were market rate.

### **3. Status of the Coastal General Plan**

The Coastal General Plan was adopted in 2008 and will be updated in 2016 to mirror the changes made to the Inland General Plan in 2014 including:

- Add a new Sustainability Element;
- Delete programs which have been implemented since 2008;
- Correct inaccuracies in the 2008 Coastal General Plan;
- Address new State Planning law requirements for storm water management and flood plain development; and
- Extend the time horizon for the General Plan to 2023.

Additional changes may be made to the Coastal General Plan in the 2016 update to address reuse of the Mill Site.

### **4. Major Planning and Project Activities**

During the past year, the City has engaged in a number of long-range planning and implementation activities in support of General Plan goals and policies. The City's activities are organized below by General Plan policy. Please note that the planning policy numbers below are from the Inland General Plan. The policies listed below are in both the Coastal General Plan and the Inland General Plan, though the numbering may be different in the Coastal General Plan.

#### **Chapter 2: Land Use**

**Policy LU-1.1 Implementation of the Land Use Designations Map: Implement the Land Use Designations Map by approving development and conservation projects consistent with the land use designations, and ensure consistency between the Inland General Plan and the Inland Land Use and Development Code.**

- Processed and reviewed 72 building permit applications, 32 development permits, and 71 code enforcement cases.

#### **Chapter 3: Public Services**

**Policy PF-2.2 Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies.**

- Completed the Summers Lane Reservoir project.
- Continue to provide HELP Plus (Home Energy Link Program with water conservation),

HELP H2O (payment assistance program) to City residents.

**Policy PF-2.3 Emergency Water Supply: Develop an emergency water supply for disaster preparedness.**

- Completed the Summers Lane Reservoir project.
- Completed a laundry to landscape water recycling program that allows homeowners to conserve water by reusing laundry water for landscaping.

**Policy PF-2.7 Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.**

- On-going maintenance and emergency repairs at the Guest House. This includes letting the contract for the roof repairs.
- Ongoing maintenance and repair of the City's, facilities, parks, fleet, storm drain, and street infrastructure.

**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 CIP is updated annually as part of the budget process.

**Chapter 4: Conservation, Open Space and Parks**

**Program OS-2.2.1: Require that Caltrans, PG&E, the County of Mendocino, and private property owners remove pampas grass and broom from their properties and rights-of-way. The City shall strive to remove these plants from City-owned property and rights-of-way.**

Provided ongoing code enforcement to ensure removal of all pampas grass and scotch broom from within City limits.

**Goal OS-2 Improve Water Quality**

- Processed National Pollution Discharge Elimination System (NPDES) permit changes and performed on-going permit compliance.

**Policy OS-11.3 Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.**

- Phase I of the Fort Bragg Coastal Trail & Restoration Project was completed, culminating many years of effort by staff.
- Initiated design of Phase II of the Fort Bragg Coastal Trail.
- Completed the Fort Bragg Wayfinding Plan
- Completed the C.V. Starr Center Phase 3 Master Plan.
- Completed the Bainbridge Park Master Plan.
- Completed the Athletic Fields Master Plan
- Completed the City of Trails Feasibility Study.
- Continue to assist the C.V. Starr Center with its major maintenance projects and its capital projects program.

**Policy OS-13.1 Multiple Use Trail System: Develop a multiple use trail system.**

- Phase I of the Fort Bragg Coastal Trail & Restoration Project was completed,

culminating many years of effort by staff.

- Initiated design of Phase II of the Fort Bragg Coastal Trail, applied for additional \$740K in funding from ATP for Phase II of the project, coordinated placement of 13,000 CY of dredge material for restoration of south trail and reuse during construction of middle trail.

**Goal OS-9 Reduce, recycle and reuse solid water generated within the City.**

- Continued to implement the Construction and Demolition Recycling ordinance.

**Chapter 6: Circulation**

**Policy C-2.1: 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.

- Constructed the City's first Low Impact Development (Green) Alley Projects: Purity Alley from Redwood Avenue to Alder Street just east of Franklin Street, and an alley from Oak Street to Madrone Street east of Harrison Street.
- Additional alley improvements included: the Columbi Alley from Oak Street to Madrone Street east of Whipple Streets and the alley behind the CV Starr Center from Willow Street to Wall Street. In addition, several storm drain inlets, with supplementary infiltration, were installed in various locations.
- Restarted the street and alley rehabilitation plans by designing the next round of improvements: N Sanderson Street, S. Franklin Street, Boatyard Drive, "Sears" alley, "Starbucks" alley, and a residential neighborhood alley.

**Policy C-10.1 Provide Continuous Sidewalks:** Provide a continuous system of sidewalks throughout the City.

- Completed the design and bidding of the Chestnut Street Corridor multi-use trail.
- Worked with Caltrans to incorporate sidewalk improvements into Pudding Creek Bridge widening project.

**Chapter 9: Housing**

Please see the attached Annual Housing Element Status Report prepared for the Department of Housing and Community Development.

**FISCAL IMPACT:**

This report is intended to provide an overview of the status of the City's General Plan and to identify the City's efforts to address housing needs within the community. There are no fiscal impacts associated with the report.

**IMPLEMENTATION/TIMEFRAMES:**

Not applicable

**ATTACHMENTS:**

1. Annual Housing Element Progress Report to the Department of Housing and Community Development

**NOTIFICATION:**

None

**City Clerk's Office Use Only**

Agency Action      ☐ Approved      ☐ Denied      ☐ Approved as Amended

Resolution No.: \_\_\_\_\_ Ordinance No.: \_\_\_\_\_

Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Vote: \_\_\_\_\_

☐ Deferred/Continued to meeting of: \_\_\_\_\_

☐ Referred to: \_\_\_\_\_