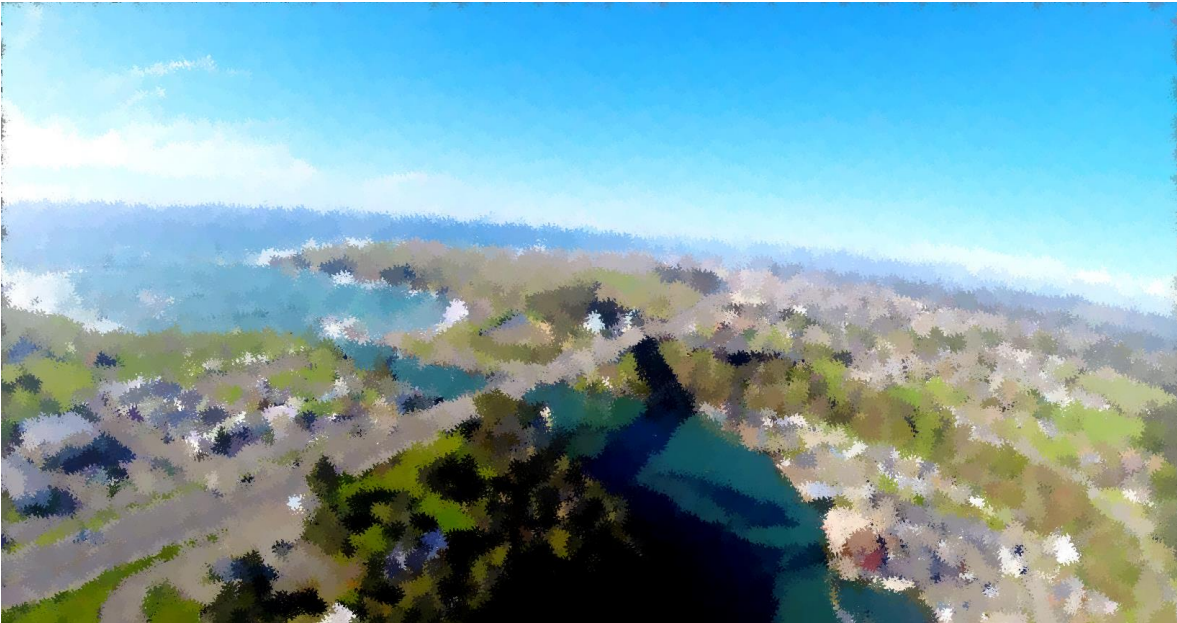


**City of Fort Bragg**  
**GENERAL PLAN(s)**  
**ANNUAL PROGRESS REPORT**  
**2019**



Community Development  
Department

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## Overview

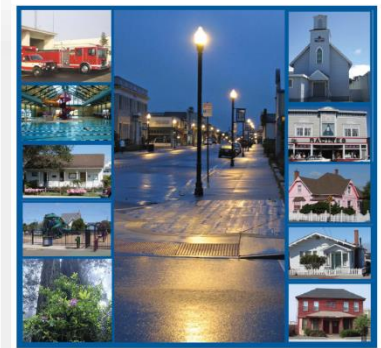
The General Plan is the blueprint for the future physical, economic, and social development of the City and implements California laws that regulate land use planning and development. Fort Bragg is unique in all of California in that we have two General Plans, one for the Coastal Zone and one for the 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.



City of Fort Bragg  
Inland General Plan  
2012



City of Fort Bragg  
Coastal General Plan  
2008

## ***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**

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

\*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 or by the City. State law requires the General Plan be kept current. Two Coastal General Plan amendments were submitted in 2017 to the Coastal Commission for review and consideration and they were adopted in 2018:

**Table 2: Approved General Plan Amendments 2018**

Amendment	Description
<b>LCP Amendment 1-17</b>	Local Coastal Program Amendment to change the Land Use Designation and Zoning at 100 East Ocean View Drive.
<b>LCP Amendment 3-17</b>	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. Since 2017, the Planning Commission, City Council and the Community have participated in 27 meetings to develop a Local Coastal Program (LCP) Amendment for submittal to the Coastal Commission. The City Council and Planning Commission have provided direction on : 1) Elements 1, 2, 3, 4, 5, 6, 7 and 9 of the Coastal General Plan; a new Land Use Plan for the Mill Site Reuse Plan; and received and provided comments on the following General Plan update reports: 1) Low Cost Visitor Serving Accommodations Report; 2) Visual Analysis Report; 3) Sea Level Rise Report; and 4) the Buildout Analysis Report.

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 4 were approved in 2018.

**Table 3: Approved Ordinance Amendments 2018**

<b>Amendment</b>	<b>Description</b>
ORDINANCE 937-2018	The ordinance repealed and replaced Section 17.94.030C of Title 17, the Coastal Land Use and Development Code, of the Fort Bragg Municipal Code to revise noticing requirements for zoning changes to properties located in the Timber Resources Industrial zoning district. This is a minor change to the Processing, Notice and Hearing section of the Code to replace the specific plan requirement with a comprehensive plan requirement, in compliance with Coastal General Plan Land Use Policies LU 7.1 and LU 7.2.
ORDINANCE 939-2018	The proposed ordinance amended Table 4-1 of Section 18.42.040 (Animal Keeping) of Title 18 (Inland Land Use and Development Code) of the Fort Bragg Municipal Code to modify beekeeping permit requirements to allow beekeeping in residential and commercial zoning districts within the City of Fort Bragg.
ORDINANCE 941-2018	The proposed ordinance added a paragraph to Section 6.12.040 (Nuisance Conditions) of Chapter 6.12 (Health and Sanitation) of the Fort Bragg Municipal Code stating that commercial buildings which are closed, vacant, or inoperative for a period exceeding 90-days shall be declared a public nuisance, unless certain standards are maintained, including: clean unobstructed windows; local contact information of property owner or property manager posted and clearly displayed on front door; interior and exterior of structure kept clear of trash, debris and unused items; and exterior paint and structural elements maintained in good condition.
ORDINANCE 943-2018	The ordinance repealed and replaced Section 17.14.020 [Zoning Map and Zoning Districts] of Chapter 17.14 [Zoning Map] of Title 17 [Coastal Land Use and Development Code] of the Fort Bragg Municipal Code to rezone a portion of 100 East Ocean View Drive (APN 018-150-55) from "Very High Density Residential" to "Highway Visitor Commercial."



# 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-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 is developing a Coastal LCP amendment which would result in rezoning of about 30% of the Mill Site for new development in areas that are adjacent to existing development.

**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	This is standard practice on all development applications.

	provided to existing residents and businesses.	
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 new water tank 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 deemed undesirable by the City.	City staff engages in regular code enforcement to control invasive plants on private property and engages in direct removal of invasive plants on the Coastal Trail.
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	<p>Policy OS-5.1 Streams and Creeks: To the maximum extent feasible, preserve, protect, and restore streams and creeks to their natural state.</p>	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, 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>	The City completed the middle section of the Coastal Trail in 2018.
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</p>	The City is exploring the feasibility of establishing a bicycle park at Noyo Headlands Park.

	for existing and future park sites.	
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 and has dedicated funds to assist with their renewal.

**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>	The City completed construction of the middle section of the coastal trail.
Both	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 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.	The City does not have an adopted traffic impact fee.
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.	<p>City continues to work with MCOG and Caltrans to obtain funding for roadway and trail improvements.</p> <p>Project applicants are required to complete their fair share of roadway improvements.</p>

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 City continues to complete sidewalk infill projects.
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.	The City updated the Street Safety Plan.
Both	Policy C-13.1 Regulations for Disabled Persons: Enforce Federal and State regulations regarding access for persons with disabilities.  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.  Policy C-13.3 Support Improved Access: Support improved access to public transportation and pedestrian facilities for people with disabilities.	ADA requirements are included for every new development project.
Both	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.	The City has not implemented a traffic mitigation or impact fee for new development.

**Table 8: Community Design Element**

	Policy	Implementation
Both	Policy CD-1.1 Citywide Design Guidelines: Ensure that new development and remodels are constructed in a manner consistent with the Citywide Design Guidelines.	City requires Design Review for all significant projects.
Both	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.	The City requires scenic corridor analysis for all significant projects.
Both	Policy CD-1.4 Property Maintenance and Nuisances: Ensure that properties are well maintained and nuisances are abated.	The City engaged in 147 code enforcement efforts in 2018.
Both	Policy CD-2.1 Adaptive Reuse: Facilitate the adaptive reuse of existing older buildings in the Central Business District.	The City adopted a new ordinance to allow Vacation Rentals in downtown to encourage the renovation of older buildings in the downtown.
Both	Policy CD-2.3 Economic Vitality: Continue to support the economic diversity and vitality of downtown businesses.	The City supports the downtown merchants through the Visit Fort Bragg and promotions efforts.
Both	Policy CD-2.2 Pedestrian Activity: Encourage increased pedestrian movement and activity in the Central Business District.	The city supports the farmers market and a variety of events and festivals to bring people to the downtown.
Both	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 District.	The City supports the installation of new lively murals in our downtown.
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 on our Coastal Trail.

**Table 9: Housing Element**

<b>Housing Programs Progress Report</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation

Program H-1.1.1 Housing Rehabilitation:	Seek funding through the Community Development Block Grant (CDBG) program and other State and/or Federal programs to assist in the rehabilitation and conservation of multi-family residential projects. Work with non-profit and for-profit affordable housing developers to achieve successful rehabilitation of multi-family housing. Utilize CDBG housing rehabilitation funds to add bedrooms to overcrowded units, as feasible.	Ongoing	The City provides low interest and no interest loans (CDBG) for low income people to rehab their homes. The City has also committed program income to rehabilitation improvements for the Glass Beach Affordable Housing Project.
Program H-1.1.2 Target Areas:	Continue to identify target areas and specific properties where housing rehabilitation is most needed through a periodic update of the housing conditions survey which identifies the neighborhoods and areas requiring rehabilitation assistance.	2015	The Housing Conditions survey has not been updated.
Program H-1.1.3 Housing Rehabilitation/Preservation Program:	Continue the City's housing rehabilitation program which provides low interest loans for the rehabilitation of homes owned or occupied by very low to moderate income households. Continue to seek funding from CDBG, HOME and other sources for the housing rehabilitation loan program. Facilitate citizen awareness of the City's rehabilitation loan program.	Ongoing	The City is currently operating a CDBG housing rehab loan program
Program H-1.1.4 Capital Improvement Program:	Consider capital improvement projects necessary to maintain the community's older neighborhoods as part of the City Council's annual review of the Capital Improvement Program.	Ongoing	The city is always engaged in improvements to infrastructure which helps the City's older neighborhoods.
Program H-1.2.1 Single-Family Homes:	Consider revising the zoning ordinance so that single-family residences, located in commercial zones, can be used as single-family residences, even if their legal non-conforming status has expired due to vacancy or interim commercial use.	Changes to the zoning code have been completed. Implementation is ongoing.	Completed in 2014
Program H-1.2.2 Housing Rehabilitation in Non-Residential Areas:	Continue to permit substantial rehabilitation of, and additions to, existing housing located in zones where it is a legal nonconforming use.	Ongoing	Ongoing
Program H-1.2.3 Regulate Conversion of Residential Space for the Cultivation of Medical Marijuana:	Continue to implement the City's medical marijuana cultivation ordinance to limit the area in a residential structure that can be used for cultivation of Medical Marijuana.	Changes to the municipal code have been completed. Implementation is ongoing.	Changes to the municipal code have been completed. Implementation is ongoing.

Program H-1.3.1 Energy Conservation Program:	Continue to provide energy conservation and green building materials and techniques workshops, display board and brochures. Continue the City's energy conservation program as funding allows.	Ongoing	Ongoing
Program H-1.4.1 Develop At-Risk Units Program:	Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State and local agencies to preserve the units.	Ongoing	Ongoing
Program H-1.4.2 Require At-Risk Education Program:	Work with property owners and non-profit affordable housing organizations to ensure that tenants receive required education and notifications regarding at-risk units.	Ongoing	Not Applicable.
Program H-2.1.1 Inventory of Infill Sites:	Maintain the inventory of vacant and underdeveloped residentially designated land in the City's GIS system. Provide copies of the inventory for public distribution on the City website.	Ongoing, as vacant sites are developed the GIS system is updated and a map and list of vacant sites is posted on the City's website.	The City currently has sufficient residentially zoned vacant property to accommodate our Regional Housing Needs Allocation.
Program H-2.3.1 Secondary Dwelling Unit Design:	Continue to implement the City's free secondary unit program to provide affordable and aesthetically pleasing second unit designs for the development of secondary units in Fort Bragg	Second unit designs have been prepared and implementation is ongoing	Second Unit plans will be updated in 2018 to the new Building code.
Program H-2.3.2 Reduce Development Impact Fees for Secondary Units and Smaller Units:	Consider establishing an updated Capacity Fee for small residential units that recognizes the reduced impacts on the City's sewer, water, drainage, parks, and streets of smaller units of one bedroom or less.	2015	Completed in 2017 as part of second unit ordinance and City Council direction to eliminate capacity charges for second units.
Program H-2.3.3 Develop Amnesty/Legalization Program for Illegal Residential Units:	Consider establishing an amnesty or legalization program for illegal residential units, especially second units, that includes payment of capacity and connection fees and required improvements to meet the health and safety code.	2015-2016	The City has not established a formal amnesty program, however units may be legalized at any time.
Program H-2.5.1: Vacant Parcel Map	Continue to update the vacant parcels map and provide information to potential developers about infill development opportunities in Fort Bragg.	Ongoing.	As vacant sites are developed, the GIS system is updated and a map and list of vacant sites is posted on the City's website.



Program H-3.1.1 Available Funding:	Seek available State and Federal assistance to develop affordable housing for seniors, the disabled, persons with developmental disabilities, lower-income large households, and households with special housing needs. Work with the County Community Development Commission (CDC), Rural Community Housing Development Corporation (RCHDC), and other non-profit and for-profit affordable housing developers to apply for and implement HCD programs such as the HOME Program. Seek funding for affordable housing from other sources such as the United States Department of Agriculture (USDA), Tax Credit financing, and CDBG.	Apply for funding as funding cycles occur, a minimum of one funding application per year.	the City has applied for and received a \$3 million HEAP application for the 68 unit affordable Danco project. The City is administering a \$3 million grant for the parents and friends project.
Program H-3.2.1 Affordable Senior Housing:	Maintain an inventory which identifies properties which are potentially well-suited for senior housing. Work with developers to facilitate funding and construction of senior housing.	Update inventory of properties suitable for senior housing once a year.	As vacant sites are developed, the GIS system is updated and a map and list of vacant sites is posted on the City's website.
Program H-3.5.1 Inclusionary Housing Ordinance:	Continue to implement the City's Inclusionary Housing Ordinance.	Changes to the zoning code have been completed.	No market rate projects of sufficient size have been submitted to require inclusionary housing.
Program H-3.5.2 Support Self Help Housing:	Continue to provide one or two planning incentives for self-help affordable housing.	Changes to the zoning code have been completed. Implementation is ongoing.	The City is considering a two unit self-help project (2018) that has not requested any planning incentives.
Program H-3.5.3 Support SRO Housing:	Continue to encourage and facilitate Single-Room Occupancy Units by allowing rooming and boarding with a Minor Use Permit in the RM, RH, and RVH zones.	Changes to the zoning code have been completed.	Implementation is ongoing.
Program H-3.5.4 Prioritize City Services for Lower Income Developments:	Continue to implement procedures to grant priority service for sewer and water services to lower-income residential developments.	Ongoing	Ongoing
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.	Ongoing	Ongoing

Program H-3.7.1 Seek Funding to Develop or Rehabilitate Housing for Large Low-Income Families:	Continue to work with affordable housing developers to identify a potential new construction or rehabilitation project that will serve large lower-income families and obtain and administer an HCD HOME grant or CDBG grant specifically to accommodate large families.	Ongoing	Ongoing
Program H-3.8.1 Continue to provide expedited permit processing and reasonable accommodation program to projects targeted for persons with disabilities, including those with developmental disabilities.	Encourage developers of supportive housing, on an annual basis, to develop projects targeted for persons with disabilities, including those with developmental disabilities. Work with the Redwood Regional Center to implement an outreach program to families with disabilities regarding the City's services for this population. Place info about this program on the City's website.	Ongoing	Ongoing. Permitting for the Danco affordable housing and PSH housing project was processed in 6 weeks.
Program H-3.9.1 Ongoing Estimates of the Demand for Emergency Housing:	Continue to work with the Fort Bragg Police Department and homeless service providers in the community to maintain ongoing estimates of the demand for emergency housing in Fort Bragg and to develop strategies to meet that demand	Annual update	Annual update
Program H-3.9.2 Inter-Agency Cooperation:	Continue to work with private, non-profit, County, and State agencies to provide transitional housing, supportive services and emergency housing for the homeless.	Ongoing	The City has been working with Continuum of Care, MCHC and Danco to provide housing for the homeless.
Program H-3.9.3 Transitional and Supportive Housing:	Continue to regulate transitional and supportive housing as a residential use subject to the same restrictions that apply to other residential use types and dwellings of the same type in the same zone.	Changes to the zoning code have been completed.	Implementation is ongoing.
Program H-3.9.4 Emergency Shelters:	Continue to allow emergency shelters as a permitted use in the General Commercial (CG) zoning district.	Changes to the zoning code have been completed.	Implementation is ongoing.
Program H-3.10.1 First Time Home Buyers:	Continue to require through the inclusionary housing ordinance, the provision of housing units affordable to first time home buyers who qualify for affordable housing.	Changes to the zoning code have been completed.	Implementation is ongoing.
Program H-3.10.2: Funding Sources for First Time Home Buyers:	Continue applying for funding sources for first time home buyers such as HCD's HOME Program and CDBG, and provide referrals to FHA programs offered by local lenders and sweat-equity programs operated by non-profit housing organizations.	Ongoing	This program is not successful in Fort Bragg because housing costs are too high to qualify for first time home buyers assistance. Staff recommends

			deleting this program in the future.
Program H-4.1.1Housing Discrimination Complaints:	Continue to facilitate equal housing opportunity by referring housing discrimination complaints to the Fair Housing Division of HUD. Continue to distribute information regarding equal housing opportunity laws and the equal housing opportunities for Fair Housing at City Hall.	Ongoing	Ongoing
Program H-4.1.2 Non-discrimination Clauses:	Include non-discrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.	Ongoing	Ongoing
Program H-4.2.1 Use Housing Funds:	Use CDBG funds, and other funds as available, to support renovations and improvements to accessibility in affordable housing for qualified seniors, persons with disabilities and persons with developmental disabilities.	Ongoing	The City has obtained a \$3 million CDBG grant for housing for adults with disabilities.
Program H-4.2.2 Reasonable Accommodation for Persons with Disabilities and Developmental Disabilities:	Continue to review the City's land use and building regulations to identify constraints that may exist for the provision of housing for persons with disabilities and developmental disabilities, and continue to implement the City's policy and program to provide reasonable accommodations for persons with disabilities and developmental disabilities. Publicize revisions to land use regulations and the City's policy and programs for providing reasonable accommodation for persons with disabilities.	Implemented and ongoing	Implemented and ongoing
Program H-4.2.3 Reasonable Accommodation:	Ensure all new, multi-family construction meets the accessibility requirements of the federal and State Fair Housing Acts through local permitting and approval processes.	Ongoing	Ongoing
Program H-5.1.1Continue to Pursue Strategies to Address Water Storage, Pressure, and Supply Issues:	Continue to pursue strategies to: 1) add additional water storage capacity to the City's water supply system; 2) identify and fix water leaks in the water supply system; 3) address water pressure issues that impact development potentials; and/or 4) seek new water supply as opportunities arise.	Ongoing	The City has largely addressed the water supply and storage issues with the construction of the Summer's In Reservoir in 2016.

Program H-6.1.1 Workshops:	Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.	Annually	Annually
Program H-6.2.1 Annual Report:	Prepare an annual report that describes the amount and type of housing constructed, the stock of affordable housing units, demolition permits, and conversion of residential units to other uses, and other housing-related activities for review by the EDAC, Planning Commission, and City Council.	Annually (include with the annual review of the Capital Improvement Program (CIP) by the Planning Commission)	Annually (include with the annual review of the Capital Improvement Program (CIP) by the Planning Commission)

## General Plan Compliance with New State Law

Table 10 briefly identifies new State Laws (2014-2016) which have implications for General Plan and Land use. The table also provides a brief overview of the City's compliance with or path to compliance with the relevant law.

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

State Law	Compliance
<b>SB 35</b> 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.	Cities that meet the following criteria must approve qualifying multifamily housing projects that are consistent with objective planning and design review standards: <ul style="list-style-type: none"> <li>• The city fails to submit an annual housing element report for two consecutive years; or</li> <li>• HCD determines that the city issued fewer building permits than the locality's share of the Regional Housing Needs Allocation (RHNA).</li> </ul> The City met its fair share of the RHNA in 2017.
<b>SB 540</b> 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.	Compliance with this new law is voluntary. It requires development of a Specific Plan and associated environmental review.
<b>SB 167 AB 678 and AB 1515</b> 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.	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.
<b>AB 1505</b> allows a jurisdiction to adopt an ordinance that requires inclusionary housing units, units affordable to low income people.	The City currently has an Inclusionary Housing Ordinance. This new law will allow the City to implement the existing ordinance.

<p><b>AB 879</b> 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"> <li>• The city's progress in meeting its share of RHNA;</li> <li>• The city's progress in removing governmental constraints to the maintenance, improvement and development of housing; and</li> <li>• 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.</li> </ul>	<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><b>AB 1397</b> (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><b>AB 2501</b> (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><b>AB 52</b> (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><b>AB 1739</b> (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
<b>Total</b>		<b>60</b>	<b>40</b>	<b>40</b>	<b>110</b>	<b>250</b>

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. Additionally, the City Council approved planning permits for an addition 32 affordable housing units bringing the total very low and low income units to 64.
- 9 moderate units were developed, three times the amount required.
- Only 3 above moderate units were constructed, well below the 9 units required. The City Council approved planning permits in 2018 for an addition 14 units of Market rate Housing, bringing the total to 17 market rate units.

**Table 11: Built Housing Units Compared to Housing Element Objectives for CY10-18**

	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
Units Permitted in 2018	68	12		82
<b>Total</b>	<b>98</b>	<b>21</b>	<b>3</b>	<b>125</b>

## 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
2018	\$5,663,515.

## 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 & 2018**

Hearing Body and Application Types	2016	2017	2018	
<b>City Council — Total</b>	<b>4</b>	<b>14</b>		
General Plan/Ordinance Amendments	3	10	4	
Coastal Development Permit	1	2	0	
Appeals	0	2	1	
<b>Planning Commission — Total</b>	<b>44</b>	<b>46</b>		
Use Permits	7	2	3	
Minor Use Permit	3	5	5	
Coastal Development Permit	7	3	9	
Design Review	4	5	3	
Subdivision	2	0	0	
Lot Line Adjustments	2	2	2	
Limited Term Permit	16	27	29	
General Plan/Ordinance Amendments	2	3	2	
Variance	1	0	0	