



Zoning for Cannabis Dispensaries in the City of Fort Bragg

HEATHER GUREWITZ, MCRP
ASSOCIATE PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT



Cannabis Dispensaries



- ▶ Regulated by Section 9.30 of the Municipal Code
- ▶ Regulated by Section 18.42.057
- ▶ Two Dispensaries approved
- ▶ Three dispensary applications denied
- ▶ Three pending dispensary applications
- ▶ Moratorium began on September 27, 2021

Direction to date



- ▶ 100 ft buffer from youth activities;
- ▶ Limit the total number of dispensaries allowed in the Central Business District to no more than 3.

Proximity of Dispensaries to Residential



- ▶ Land Use Code was adopted in early 1970's
- ▶ Traditional make-up of downtown and commercial involves a mix of residential and commercial
- ▶ New ordinance for housing allows for structures that look like a house in a commercial zone (inland only) to revert to housing with a use permit.

The logo of the City of Fort Bragg, California, is a circular seal. It features a green tree in the center, with a white fish (likely a salmon) swimming in front of its base. The words "CITY OF FORT BRAGG" are written in a circle around the top, and "CALIFORNIA" is written around the bottom. There are small stars on either side of the word "CALIFORNIA".

Residential and Potential Residential Units in the Commercial Districts

A map of Fort Bragg, California, highlighting commercial districts in red and orange. Green dots represent existing residential units, while pink shaded areas indicate potential residential units. The map includes street names such as E Redwood Ave, Alder St, E Oak St, S Harold St, S Spring St, S Corry St, S Whipple St, S Harrison St, S McPherson St, Main St, Hazel St, Madrone St, Dubois Ln, Grove St, Susie Ct, Park St, Morrow St, N Harold St, N Cory St, Winifred St, E Bush St, E Fir St, E Pine St, E Laurel St, W Elm St, W Spruce St, W Bush St, W Fir St, W Pine St, Chief Celerio Dr, and Walnut St. A legend box in the top left corner contains the title "Residential and Potential Residential Units in the Commercial Districts".

General Plan Land Use Element



► Commercial Land:

The goals and policies in this section ensure that the Central Business District remains the historic, civic, cultural, and commercial core of the community. There are also policies encouraging mixed use and infill development to strengthen the other commercial areas of the City. The Circulation and the Community Design Elements provide goals and policies addressing parking, alleyways, and the overall appearance of commercial development.

Policies and Programs



- ▶ Policy LU-3.2 Mixed Uses: 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-4.3 Standards for Commercial Uses in Residential Areas: Commercial uses in and adjacent to residential areas shall not adversely affect the primarily residential character of the area.
- ▶ Policy LU-6.1 Preserve Neighborhoods: Preserve and enhance the character of the City's existing residential neighborhoods.

Potential Discussion Points



- ▶ Are dispensaries more likely than other commercial activities to have a negative impact on neighboring residential properties?
- ▶ Should a buffer be established between dispensaries and individual residences, neighborhoods, or residential zones?