



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Meeting Agenda Planning Commission

---

Wednesday, March 12, 2025

6:00 PM

Town Hall, 363 N.Main Street and Via Video  
Conference

---

### MEETING CALLED TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### PLANNING COMMISSIONERS PLEASE TAKE NOTICE

*Planning Commissioners are reminded that pursuant to the Council policy regarding use of electronic devices during public meetings adopted on November 28, 2022, all cell phones are to be turned off and there shall be no electronic communications during the meeting. All e-communications such as texts or emails from members of the public received during a meeting are to be forwarded to the City Clerk after the meeting is adjourned.*

### ZOOM WEBINAR INVITATION

*This meeting is being presented in a hybrid format, both in person at Town Hall and via Zoom.*

*When: Mar 12, 2025 06:00 PM Pacific Time (US and Canada)*

*Topic: Planning Commission*

*Join from PC, Mac, iPad, or Android: <https://us06web.zoom.us/j/86328653345>*

*Phone one-tap: +16694449171,,86328653345# US +12532050468,,86328653345# US*

*Join via audio: +1 669 444 9171 US*

*Webinar ID: 863 2865 3345*

*International numbers available: <https://us06web.zoom.us/j/86328653345>*

*To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Chair or Acting Chair calls for public comment on the item you wish to address.*

## **1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS**

*MANNER OF ADDRESSING THE COMMISSION: All remarks and questions shall be addressed to the Planning Commission; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Chair or Acting Chair. Public comments are restricted to three (3) minutes per speaker.*

*TIME ALLOTMENT FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Thirty (30) minutes shall be allotted to receiving public comments. If necessary, the Chair or Acting Chair may allot an additional 30 minutes to public comments after Conduct of Business to allow those who have not yet spoken to do so. Any citizen, after being recognized by the Chair or Acting Chair, may speak on any topic that may be a proper subject for discussion before the Planning Commission for such period of time as the Chair or Acting Chair may determine is appropriate under the circumstances of the particular meeting, including number of persons wishing to speak or the complexity of a particular topic. Time limitations shall be set without regard to a speaker's point of view or the content of the speech, as long as the speaker's comments are not disruptive of the meeting.*

*BROWN ACT REQUIREMENTS: The Brown Act does not allow action or discussion on items not on the agenda (subject to narrow exceptions). This will limit the Commissioners' response to questions and requests made during this comment period.*

*WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Commissioners as soon as possible after receipt and are available for inspection at City Hall, 416 N. Franklin Street, Fort Bragg, during normal business hours. All comments will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible, except comments that are in an unrecognized file type or too large to be uploaded to the City's agenda software application. Public comments may be emailed to [CDD@fortbragg.com](mailto:CDD@fortbragg.com).*

## **2. STAFF COMMENTS**

## **3. MATTERS FROM COMMISSIONERS**

## **4. CONSENT CALENDAR**

*All items under the Consent Calendar will be acted upon in one motion unless a Commissioner requests that an individual item be taken up under Conduct of Business.*

**4A. [25-41](#)** Approve Minutes of the February 26, 2025 Planning Commission Meeting

**Attachments:** [02262025 PC Minutes](#)

## **5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**

## **6. PUBLIC HEARINGS**



- 6A. [25-42](#) Receive a Report, Hold a Public Hearing, and Consider Approval of a Coastal Development Permit (CDP 8-24), Design Review (DR 11-24), Use Permit (UP 9-24), and Sign Permit (SP 20-24) for a proposed eighty-seven unit, three story multi-family project at 1151 S. Main St. (APN 018-440-58). Statutorily exempt from CEQA pursuant to section 15332 - Class 32 In-Fill Development Projects and 15192 - Infill Housing Development.

**Attachments:** [Staff Report- Fort Bragg Apartments 3-12-2025](#)

[Att 1 PC Resolution Fort Bragg Apartments](#)

[Att 2 - Inclusionary Housing Incentives Staff Report 11-12-2024](#)

[Att 3 - Site Photos](#)

[Att 4 - Site Plan](#)

[Att 5 - Project Elevations and Floor Plans](#)

[Att 6 - Project Colors and Materials](#)

[Att 7 - Accessory Buildings and Fencing](#)

[Att 9 - Lighting Plan](#)

[Att 10 - Firesafety](#)

[Att 11 - Civil Plans](#)

[Att 12 - Agency Letters](#)

[Att 13 - NOPH- Fort Bragg Apartments](#)

[MEMO to PC regarding Parking for 1151 S Main Street](#)

[Public Comment 25-42](#)

[1151 South Main Street - PC Meeting Powerpoint](#)

## **7. CONDUCT OF BUSINESS**

- 7A. [25-44](#) Receive Report and Provide a Recommendation to City Council to Accept the Annual 2024 General Plan Report and Annual 2024 Housing Element Progress Report.

**Attachments:** [Annual General Plan Progress Report - 2024 PC](#)

[Housing Element Annual Progress Report 2024](#)

## **ADJOURNMENT**

*The adjournment time for all Planning Commission meetings is no later than 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote.*

STATE OF CALIFORNIA       )  
  )ss.  
COUNTY OF MENDOCINO    )

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on Friday March 7, 2025.

---

Maria Flynn  
Administrative Assistant, Community Development Department

### **NOTICE TO THE PUBLIC**

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 416 North Franklin Street, Fort Bragg, California, during normal business hours. Such documents are also available on the City's website at [www.fortbragg.com](http://www.fortbragg.com) subject to staff's ability to post the documents before the meeting.

### **ADA NOTICE AND HEARING IMPAIRED PROVISIONS:**

It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.

If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.

This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Text File

File Number: 25-41

---

**Agenda Date:** 3/12/2025

**Version:** 1

**Status:** Business

**In Control:** Planning Commission

**File Type:** Minutes

**Agenda Number:** 4A.

Approve Minutes of the February 26, 2025 Planning Commission Meeting



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Meeting Minutes Planning Commission

---

Wednesday, February 26, 2025

6:00 PM Town Hall, 363 N. Main Street and Via Video Conference

---

### MEETING CALLED TO ORDER

Chair Jensen called the meeting to order at 6:00 PM

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present** 5 - Commissioner Jary Stavely, Chair David Jensen, Commissioner Katie Turner, Vice Chair Richard Neils, and Commissioner Ryan Bushnell

### 1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

- (1) None
- (2) None

### 2. STAFF COMMENTS

Administrative Assistant Flynn gave an update on upcoming community events.

### 3. MATTERS FROM COMMISSIONERS

Vice Chair Neils and Commissioner Stavely discussed the Mill Site Workshop that occurred February 25, 2025 and the follow up workshop to occur on March 10, 2025.  
Vice Chair Neils gave an update on upcoming community events.

### 4. CONSENT CALENDAR

#### Approval of the Consent Calendar

A motion was made by Vice Chair Neils, seconded by Commissioner Turner, to approve the Consent Calendar. The motion carried by the following vote:

**Aye:** 5 - Commissioner Stavely, Chair Jensen, Commissioner Turner, Vice Chair Neils and Commissioner Bushnell

**4A. [25-21](#)** Approve Minutes of the February 12, 2025 Planning Commission Meeting

This Minutes was approved on the Consent Calendar.

### 5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None

**6. PUBLIC HEARINGS****6A. [25-26](#)**

Receive a Report, Continue a Public Hearing, and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that the City Council:

(1) Adopt an Ordinance Amending Division 17 of the Fort Bragg Municipal Code (LCP 1-25) to Amend Chapter 17.36 "Parking And Loading" to: 1) Eliminate Minimum Parking Requirements for Residential Uses; 2) Amend the Parking Regulation of The CLUDC to Match the Changes That Have Already been Approved for the ILUDC by City Council; and 3) Address Inconsistencies in Landscaping Requirements for Parking Lots, and

(2) Adopt an Ordinance Amending Division 18 of the Fort Bragg Municipal Code (ILUDC 1-25) to Amend Chapter 18.36 "Parking And Loading" to: 1) to Eliminate Minimum Parking Requirements for Residential Uses; and 2) Address Inconsistencies in Landscaping Requirements for Parking Lots. CEQA Exemption 15061(b)(3)

Chair Jensen continued the public hearing at 6:05 PM

Consultant Jones presented the report.

Commissioners asked clarifying questions regarding the edits in the report.

Public Comment: Hamim Zarabi, Dave Spaur, Paul Clark

Chair Jensen closed the public hearing at 6:23 PM

Discussion: Under deliberation, Commissioners discussed what projects are subject to the changes proposed in the resolution; balancing direction from State Law; findings of the 2023-2024 Parking Study; and Prohousing Designation Program Criteria options for the City.

**A motion was made by Vice Chair Neils, seconded by Commissioner Stavely, that the Planning Resolution be adopted as amended. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Stavely, Chair Jensen, Commissioner Turner, Vice Chair Neils and Commissioner Bushnell

Enactment No: RES PC05-2025

**7. CONDUCT OF BUSINESS**

None

**ADJOURNMENT**

Chair Jensen adjourned the meeting at 7:00 PM



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Text File

**File Number: 25-42**

---

**Agenda Date:** 3/12/2025

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning Commission

**File Type:** Planning Staff Report

**Agenda Number:** 6A.

Receive a Report, Hold a Public Hearing, and Consider Approval of a Coastal Development Permit (CDP 8-24), Design Review (DR 11-24), Use Permit (UP 9-24), and Sign Permit (SP 20-24) for a proposed eighty-seven unit, three story multi-family project at 1151 S. Main St. (APN 018-440-58). Statutorily exempt from CEQA pursuant to section 15332 - Class 32 In-Fill Development Projects and 15192 - Infill Housing Development.



## PLANNING COMMISSION STAFF REPORT

---

**TO:** Planning Commission **DATE:** March 12, 2025

**DEPARTMENT:** Community Development

**PREPARED BY:** Marie Jones, MJC

**PRESENTER:** Marie Jones, MJC

**AGENDA TITLE:** RECEIVE REPORT AND CONSIDER APPROVAL OF COASTAL DEVELOPMENT PERMIT (8-24), DESIGN REVIEW (DR 11-24), USE PERMIT (UP 9-24), AND SIGN PERMIT (SP 20-24) FOR A PROPOSED 87-UNIT, MULTIFAMILY, STACKED FLATS PROJECT AT 1151 SOUTH MAIN STREET (APN 018-440-58)

---

**APPLICATION NO.:** Coastal Development Permit 8-24 (CDP 8-24), Design Review 11-24 (DR 11-24), Use Permit 9-24 (UP 9-24), and Sign Permit 20-24 (SP 20-24), application submittal 9/1/2024, revised application submittal 1/29/2025.

**APPLICANT:** Kosh Grewal

**PROPERTY OWNER:** Akashdeep Grewal, Kosh Petroleum Inc.

**AGENT:** Kosh Grewal

**REQUEST:** Coastal Development Permit, Use Permit, Design Review and Sign Permit to construct a new three-story multifamily rental project. Seven buildings are proposed with a total of 87 units. The buildings range in height from 32' (flat roofs) to 37'8" (shed roofs). The proposed project includes six studios, 36 one-bedroom, and 45 two-bedroom units. Each unit features a private patio or balcony. Amenities include an outdoor playground and two outdoor courtyards. The project includes a parking lot, extensive landscaping and offsite improvements to Harbor Drive and Frontage Road. The applicant has requested the

following inclusionary housing incentives: an increase in the height limit from 28 feet to 38 feet, a reduction in capacity fees to offset drainage cost improvements and a reduction in balcony size from 100 SF to 50 SF. Per State law, the project is eligible for a 50% density bonus, as 15% of the units would be affordable to very low-income families.

<b>LOCATION:</b>	1151 South Main Street
<b>APN:</b>	018-440-58 (2.6 acres)
<b>ZONING:</b>	Highway Visitor Commercial (CH)/ Coastal Zone
<b>ENVIRONMENTAL DETERMINATION:</b>	Statutorily exempt from CEQA pursuant to section 15332 – Class 32 In-Fill Development Projects and 15192 Infill Housing Development.
<b>SURROUNDING LAND USES:</b>	NORTH: Retail & Mobile Home Park EAST: Highway 1, Retail SOUTH: Hotel WEST: Single-Family Homes

**APPEALABLE PROJECT:** Appealable to California Coastal Commission.

## RECOMMENDATION

Adopt a Resolution of the Fort Bragg Planning Commission Recommending that the City Council Approve Coastal Development Permit 8-24 (CDP 8-24), Design Review 11-24 (DR 11-24), Use Permit 9-24 (UP 9-24), and Sign Permit 20-24 (SP 20-24) for an 87-Unit Project and Associated Infrastructure at 1151 South Main Street, Subject to the Findings and all Standard and Special Conditions.

## PROJECT BACKGROUND

Per the California Coastal Records Project, this parcel has not been developed since it was part of a dairy farm in the 1970s. In 2018, AutoZone Parts, Inc. requested a Coastal Development Permit and a Design Review Permit to subdivide an existing parcel into two lots and construct a 7,500 SF retail store with associated infrastructure and frontage improvements. The Planning Commission denied the CDP and DR permits for the proposed AutoZone on October 23, 2019 due to insufficient findings for Design Review and inconsistency with Policy LU-4.1 (Policy LU-4.1 Formula Businesses and Big Box Retail: Regulate the establishment of formula businesses and big box retail to ensure that their location, scale, and appearance do not detract from the economic vitality of established commercial businesses and are consistent with the small town, rural character of Fort Bragg). This decision was appealed to the City Council and on January



27<sup>th</sup> the City Council denied the appeal and upheld the Planning Commission's decision. The applicant purchased the property with the intention of developing multifamily housing on the site as they own the adjacent hotel and saw a need for market rate employee housing in Fort Bragg.

**Inclusionary Incentives.** On October 28, 2024, the City Council held a public hearing and preapproved the following inclusionary housing incentives for this proposed project:

1. Increase the height limit for the proposed project from 28 feet to 38 feet; and
2. In exchange for the applicant undertaking the design, engineering and construction of the stormwater improvements identified as project 5.5.8.1 in the City's 2004 Storm Drain Master Plan, the City shall provide a corresponding capacity fee concession (drainage, sewer and water) to offset the project cost as the second concession.

Please see the attached staff report for the City Council's discussion and deliberation regarding the requested inclusionary housing incentives (Attachment 1).

## DECISION PROCESS

As this project has inclusionary housing, the City Council will have the final approval authority over the inclusionary housing incentives awarded for this project. Consequently, the Planning Commission shall review the project and hold a public hearing and make a recommendation to the City Council regarding the approval or denial of the project via resolution. The City Council will have final review authority for all the permits and the inclusionary incentives.

## PROJECT DESCRIPTION

The project applicant proposes constructing a multifamily project consisting of the following components:

- The project includes seven buildings which range in height from 32' (flat roofs) to 37' 8' (shed roofs) with a total of 87 units.
- The project includes six studio, 36 one-bedroom, and 45 two-bedroom units. Each unit features a private patio or balcony.
- Site amenities include an outdoor playground, outdoor courtyard, and 18,850 SF of open space (14,067 SF of common open space and 4,783 SF of private open space). Landscaping includes 3,006 SF of bioretention planters, as well as 37,000 SF of landscaped areas throughout the project. The landscaping plan includes 73 trees, multiple plants native to Northern California's coast, and four non-native species.
- Total open space (playgrounds, courtyards, open space, landscaped areas) is approximately 55,850 SF (1.3 acres) or 46% of the site. The total building footprint is 28,126 SF or 24% of the site. The remainder of the site, 24,942 SF or 30%, is composed of the parking lot and sidewalks.
- Building finishes are composed of cement plaster, cement board siding, standing

seam metal roof, brick veneer, and board and batten.

- The proposed project density would be 32 units per acre.
- The project includes 107 parking spaces in an L-shaped parking lot located along the west and north sides of the parcel. The parking lot includes 16-foot-high light poles and is surrounded by landscaping with 25 trees (planted every five to eight stalls). The project includes 11 bicycle spaces. The parking lot proposal includes 43 EV-ready parking spaces, eight EV chargers and three ADA parking spaces. There are two trash enclosures proposed for the parking lot. The parking lot would be entered from Harbor Drive and Frontage Road on the east side of the parcel.
- The project would also include installation of sidewalks, curbs, and gutters along the parcel boundaries that front Harbor Avenue and the unnamed road along the east side of the parcel. North Harbor Drive would be paved to City standards from the intersection with Ocean View Drive to the parcel's northern edge.
- The applicant has requested a Use Permit to: 1) build apartments; 2) increase the Floor Area Ratio from 0.4 to 0.7; and 3) reduce the parking requirement from 109 to 107 spaces.



Figure 1: Site Location

## COASTAL GENERAL PLAN CONSISTENCY ANALYSIS - HOUSING POLICIES

As conditioned, the project would be consistent with all Coastal General Plan policies. This section is focused on Housing Policies, and the other policies of the Coastal General Plan are discussed and addressed in the relevant sections of this staff report.

**Housing Policies.** The project is supported by and helps implement many housing

policies of the Coastal General Plan and the City's Housing Element as described below. Policies and goals are noted by italics. Coastal General Plan policies that are not housing specific are analyzed under the appropriate section heading on subsequent pages.

The proposed project implements the following Housing Element policies:

*Goal H-2 Provide a range of housing, including single-family homes, townhouses, apartments, and other housing types to meet the housing needs of all economic segments of the community.*

*Policy H-2.7 Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.*

The project includes studios and one- and two-bedroom stacked units and apartments on an infill site.

*Policy H-1.7 Workforce Housing: Encourage multi-unit housing developments in order to encourage market rate rental housing, affordable housing and lower cost ownership opportunities such as townhomes and condominiums.*

The proposed project would be comprised of a mix of market-rate and affordable apartments. This would be the first large market rate/workforce housing project in more than 20 years. The last market-rate project was a seven-unit Planned Unit Develop project on Whipple street (2004).

*Program H-1.7.8: Workforce Housing in Mixed-Use Zoning. Continue to allow workforce housing in all zoning districts that allow mixed-use development.*

The proposed workforce housing project would be located in Highway Commercial (CH) zoning, which is a mixed-use zoning district.

*Policy H-3.2 Encourage Senior Housing: Allow senior housing projects to be developed with density bonuses and flexible parking standards.*

While not specifically designed for seniors, this project could serve seniors as all accessible units are located on the ground floor.

*Policy H-3.7 Large Families: Encourage housing for large families.*

The project includes 45 two-bedroom units to accommodate larger families.

*Policy H-3.9 Housing for the Disabled: Continue to facilitate barrier-free housing in new development.*

The project includes 29 ground floor apartments of which eight can be constructed to serve disabled individuals, as required by the Coastal Land Use and Development Code (CLUDC).

*Policy H-4.1 Equal Housing Opportunity: Continue to facilitate non-discrimination in housing in Fort Bragg.*

This project will provide housing units without discrimination based on race, gender, age, sexual orientation, marital status or national origin.

## COMPLIANCE LAND USE REGULATIONS

### Coastal General Plan Land Use Policies

The Coastal General Plan includes the following Land Use Designation definition:

**Highway Commercial.** This land use designation applies to land uses serving residents and visitors on sites which are located along Highway One and arterials at the entry points to the community. Typical uses allowed in this designation include motels and other lodging enterprises, restaurants, and retail outlets. Residential uses are permitted above the ground floor or on the ground floor at the rear of buildings at a maximum density of up to 24 units per acre with a conditional use permit.

Similarly, the Coastal Land Use and Development Code sec. 17.22.030-E describes the purpose of the CH zoning district as follows:

*The CH zoning district is applied to sites along Highway 1 and arterials at the entry points to the community. Allowable land uses include lodging, restaurants, and retail stores. The maximum allowable residential density within the CH district for the residential component of a mixed-use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40.*

However, per the Coastal Land Use and Development Code, only “multi-family housing” is listed as a permissible use with a Use Permit in the CH Zoning District, while “mixed-use residential” is not listed as a permissible use. Thus, there is an inconsistency between the Coastal General Plan which appears to require a visitor oriented commercial use on the bottom floor of each of the seven residential buildings and the CLUDC that allows multifamily development with a Use Permit, in other words the CLUDC use tables appear to allow multifamily without requiring a commercial component to the project. There are currently at least four other residential developments in Fort Bragg which do not include a commercial component in this zoning district.

The applicant has determined that including a visitor serving commercial use on the

bottom floor of each of the residential structures would make the project infeasible as it would: 1) eliminate 14 residential units from the project and 2) would require the developer to build out commercial space which would likely never be rented or occupied by a commercial use especially as most of these storefronts would not be visible from the public right of way. Therefore, the applicant has requested a planning incentive under State Density Bonus law to wave this requirement. This request is analyzed later in the report in the Density Bonus section.

Coastal Commission staff requested an analysis of the following additional Coastal General Plan Policies in the Land Use Element that may be relevant to the project:

*Policy LU-5.3: Lower Cost Facilities: Protect, encourage, and, where feasible, provide lower cost visitor and recreational facilities for persons and families of low and moderate income. If and when average annual occupancy rates at Fort Bragg visitor facilities exceed 70%, removal or conversion of existing lower cost facilities shall be prohibited unless the use will be replaced with another facility offering comparable visitor serving or recreational facilities.*

The project site does not currently include visitor serving facilities. The applicant has indicated that providing lower cost visitor serving facilities is infeasible and incompatible with the residential use. Therefore the project complies with this policy.

*Policy LU-5.5: Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.*

The proposed project does not include public recreational opportunities, nor are such opportunities required by the policy. They are preferred where feasible by this policy. This site is relatively close to excellent coastal trail and harbor access which do offer public recreational opportunities. Public recreational opportunities are not compatible with multi-family residential development nor are they compatible with a parcel that is immediately adjacent to the loud and busy highway 1 route. The project complies with this policy.

*Policy LU-5.6: The use of private lands suitable for visitor-serving and commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.*

As previously noted, this site has remained vacant and undeveloped. It does not appear to be suitable for visitor serving or commercial recreational facilities as in the past 40 years no proposals have come forward forwarding this uses in an application since the parcel was created through a

subdivision process. If there were a competing application for a visitor serving or commercial recreational use it would receive preference. However, this is not the case here, therefore the project complies with this policy.

*Policy LU-5.7: Adequate parking should be provided to serve coastal access and recreation uses to the extent feasible. Existing parking areas serving recreational uses shall not be displaced unless a comparable replacement area is provided.*

As analyzed later in this staff report, the proposed project would add over 40 on-street parking spaces, which are currently unavailable and are not required to meet the parking needs of the proposed development. Consequently, the proposed project would increase the amount of parking serving the nearby Fort Bragg Coastal Trail and Pomo Bluffs Trail. Both of these trail systems have their own parking lots. There are over 400 parking spaces on the south side of the Noyo Headland Park and 43 parking spaces in the formal parking lot at Pomo Headlands Park. Neither parking lot is currently over-subscribed. The project complies with this policy.

*Policy LU-10.2: Locating New Development. New residential, commercial, or industrial development, except as otherwise provided in the LCP, shall be located within, 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, either individually or cumulatively, on coastal resources. Where feasible, new hazardous industrial development shall be located away from existing developed areas.*

The proposed project would be located in an area already surrounded by development on all four sides. The project complies with this policy.

*Policy LU-10.3: The location and amount of new development shall maintain and enhance public access to the coast by: (1) facilitating the extension of transit services where feasible; (2) providing non-automobile circulation within the development that includes circulation connections outside of the development; (3) assuring that the recreational needs of new residents will be supported by onsite recreational facilities and/or off-site local park recreational facilities to ensure that coastal recreation areas are not overloaded; and (4) utilizing smart growth and mixed-use development concepts where feasible to improve circulation and reduce auto use, where such auto use would impact coastal access roads.*

1. The proposed project could enhance transit services to the site and Special Condition 20 is included to require the applicant to work with MTA to determine if the addition of a transit stop at the property is warranted and feasible.

2. The project provides pedestrian and bicycle access in and through the project.
3. The project site plan includes two courtyards and a playground to meet the recreational needs of the residents.
4. The proposed project includes parking spaces per density bonus law which will reduce parking and auto use. The proposed site plan splits traffic between Frontage Road and Harbor road thereby reducing the overall impact of the project on these two roads.
5. The project complies with this policy.

*Policy LU-10.4: Ensure Adequate Services and Infrastructure for New Development. Development shall only be approved when it has been demonstrated that the development will be served with adequate water and wastewater treatment. Lack of adequate services to serve the proposed development shall be grounds for denial of the development.*

As analyzed later in the report under the CDP section this project can be served by existing services. As conditioned the project complies with this policy.

*Policy LU-10.5: Minimize Impacts on Air Quality and Green House Gasses. New development shall: 1) be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development, and 2) minimize energy consumption and vehicle miles traveled.*

Fort Bragg is compliant with Air Quality standards except for PM-10. The proposed project would not include any wood burning stoves and so would not contribute further to PM-10 emissions. The state Building Code requires multifamily projects to utilize the lowest GHG producing HVAC systems and on site PV for energy use reductions. This project would be located in a city and so would minimize vehicle miles traveled relative to other projects in the County. The project complies with this policy.

*Policy LU-10.6: Protect Special Communities. New Development shall, where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

The proposed project is not located in a special community or neighborhood. The project complies with this policy.

*Policy LU-10.7: Priority for Coastal Dependent Uses. Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent*



*uses they support.*

The proposed project is not near the shoreline. There is no wetland on site. Residential housing can be considered coastal-related development because the City has a severe housing crisis and working families (most of whom work in the coastal dependent hotel, restaurant, retail, fishing and logging sectors) cannot find housing and so many coastal related businesses cannot expand or attract/retain employees.

The required Use Permit analysis for the multifamily project is included in the Use Permit section of this report.

## DEVELOPMENT STANDARDS

The proposed project complies with all required zoning standards for the Highway Commercial Zoning District. See Table 2 for specific standards and project details.

Table 2 – Compliance with Zoning Standards			
Development Aspect	Zoning Requirement (CH)	Proposed Project	Compliance
Front setback	15 feet	15 feet	Yes
Rear Setback	15 feet	81 feet	Yes
Side Setback	0 feet	56 Feet (N), 11 Feet (S)	Yes
Site Coverage	No Limitation	NA	NA
Height Limit	28 feet	38 feet	Yes, per Inclusionary Housing Incentive
Floor Area Ratio (FAR)	0.40	0.7	Requires Use Permit
Density	12 to 24 units/acre	32 units/acre	Yes, per State Density Bonus Law

## SITE STANDARDS

### Parking

One hundred and seven parking spaces are proposed at a rate of 1.5 spaces/two-bedroom and 1 space/one-bedroom unit and 0.5 spaces per studio. The CLUDC's outdated parking code requires two parking spaces/unit and one additional guest parking space per three units. The City Council and Planning Commission have both approved new parking requirements for the CLUDC to match those of the ILUDC parking code, which was updated in 2017.

The City's CLUDC includes a mechanism for an Applicant to request reduced parking through Use Permit approval as follows:



17.36.040 A(1)a. Basic space requirement. Each land use shall provide the number of off-street parking spaces required by Table 3-7, except where a greater or *lesser number of spaces are required through* Minor Use Permit or *Use Permit approval in compliance with Section 17.71.060.*

The applicant has requested a reduction of the parking requirement, and the reduction has been analyzed as part of the Use Permit analysis later in this report.

An analysis of the parking lot's conformance with the CLUDC follows:

- **ADA.** Three of the parking spaces are designated as ADA spaces, and only two are required by CLUDC Chapter 17.36.
- **EV.** California's CalGreen code requires, for new multifamily projects, that 10% of parking spaces be EV-capable and 40% of parking spaces be EV-ready. The applicant has proposed to meet these requirements with 43 EV-ready spaces and 11 EV chargers. This is less than the minimum required by the building code. The applicant will have to address this discrepancy at the building permit application stage.
- **Bicycles.** The applicant's site plan includes 11 bicycle parking spaces as required by the CLUDC.
- **Motorcycles.** One motorcycle parking space for every 50 vehicle spaces provided.

**Special Condition 1:** Prior to the issuance of the building permit, the applicant shall submit a revised parking plan with two motorcycle parking spaces and 40% of all spaces designated as EV ready, for approval by the Community Development Director. The motorcycle parking spaces can replace regular parking spaces.

**Parking Lot Zoning Standards.** The proposed project complies with all but one of the required standards for parking lots as noted in Table 4 below.

Table 4: Development Standards for Proposed Parking Lot		
Development Standards	Requirements	Proposal
Parking Lot Visibility	Section 17.42.120 of the CLUDC requires that "off street parking be located so that it is not visible from the street fronting the parcel."	The residential parking lot is located behind the residential units and is shielded from view from Highway 1 by buildings and landscaping.
Parking Space Dimensions	Ninety-degree angle parking should have a minimum space width of 9 feet and a minimum space depth of 18 feet.	The proposed parking lot offers 9-foot-wide spaces and a space depth of 18 feet.

Driveway width and depth	The minimum driveway width for 90-degree angle parking is 23 feet.	The proposed parking lot driveway width is 23 feet.
Driveway Cueing Area	Section 17.36.090 B1 requires “A nonresidential development that provides 50 or more parking spaces shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 20 feet from the street right-of-way, to provide a queuing or stacking area for vehicles entering and exiting the parking area.”	The site plan illustrates that the three parking lot entrances are located in back of the right of way by 20 feet, in compliance with this requirement.
Distance from Street Corners	Per 17.36.100B1 Each driveway shall be separated from the nearest street intersection as follows, except where the City Engineer allows less separation: 1. A minimum of 150 feet from the nearest intersection, as measured from the centerline of the driveway to the centerline of the nearest travel lane of the intersecting street	The project complies with this requirement. The driveway on the northeast side of the parcel is 425 feet away from the intersection with Highway 1. The driveway on the southwest side of the parcel is 375 feet away from the intersection with Ocean View Drive.
Parking Lot Landscaping	Per section 17.34.050C5a, Multi-family, commercial, and industrial uses shall provide landscaping within each outdoor parking area at a minimum ratio of 10 percent of the gross area of the parking lot. Location of landscaping. Landscaping shall be evenly dispersed throughout the parking area, as follows: i) Orchard-style planting (the placement of trees in uniformly spaced rows) is encouraged for larger parking areas. ii) Parking lots with more than 50 spaces shall provide a concentration of landscape elements at primary entrances, including, at a minimum, specimen trees, flowering plants, enhanced paving, and project identification. iii) Landscaping shall be located so	The proposed site plan includes 37,000 SF of parking lot and 12,805 SF of landscaped area, which exceeds the minimum landscaping requirement of 3,700 SF.  i) The landscaping plan includes Coastal Shore pines and Tan oaks at the entrances, but no shrubs. See Special Condition 2 to address this requirement.  ii) Landscaped areas do not interfere with pedestrian access throughout the parking lot and the project.

	that pedestrians are not required to cross unpaved landscaped areas to reach building entrances from parked cars. This shall be achieved through proper orientation of the landscaped fingers and islands, and by providing pedestrian access through landscaped areas that would otherwise block direct pedestrian routes.	
--	---	--

The project site plan complies with most of the site development standards for the parking lot, however Special Condition 2 is recommended to address deficiencies:

**Special Condition 2:** The applicant shall install 50 SF of shrubs and grasses at the parking lot entrances from the existing planting list on the landscaping plan. The parking lot entrances shall include enhanced paving (stamped and colored) crosswalk. These items will be installed prior to the issuance of occupancy permit.

### Fencing & Screening

The applicant has proposed a 6-foot-high, 50% “open wood” fence along the southern and northern property boundaries. This complies with the zoning standards for fencing. (See item 7 on page 10 of the plan set.)

### Landscaping

The submitted landscaping plan includes 73 trees as follows: 25 parking lot shade trees, 35 accent trees, and 13 perimeter trees to screen and soften the project from Highway 1. The landscaping plan also includes extensive plantings of native shrubs, plants and ground covers totaling 37,650 SF. The landscaping plan is in compliance with the City’s CLUDC landscaping requirements. However, to comply with open space policies of the Coastal General Plan the landscaping plan must be revised and resubmitted per Special Conditions 13 and 14 described later in this report.

Table 5: Landscaping	
	Landscaping
Parking Lot Landscaping	12,805 SF
Common Open Space	14,067 SF
Private Open Space (ground floor)	1,739 SF
Highway 1 Frontage Landscaping	9,039 SF
<b>Total</b>	<b>37,650 SF</b>

### Lighting

The CLUDC regulates outdoor lighting fixture height, energy efficiency and light spillover onto adjoining properties. The applicant has submitted light fixture specifications, and the selected lights are night sky compliant. The lighting plan illustrates that light does not leave the property at appreciable lumens as required by Policy CD-1.9.

### Signage

This residential project includes a simple sign “The Harbor Apartments.” The proposed sign complies with the 6-foot height limit and with the 76 SF (38 SF each side) size limit, so it is in compliance with the CLUDC. Additionally, the proposed materials of plaster veneer and brick veneer match those materials of the proposed project as required by the code. (See item 8 on page 10 of the plan set.)

### Solid Waste Recycling & Material Storage

The site plan includes two solid waste dumpster enclosures, one each at the north and south ends of the parking lot. These are well placed for ease of collection. The design of the solid waste enclosures includes sufficient space for trash, recyclable and organic waste collection and storage. Additionally, the enclosures are designed to be secure against animal intrusion and are compatible with the appearance of the units, including the cement plaster exterior. (See item 1-9 on page 10 of the plan set.)

## COMPLIANCE WITH MULTIFAMILY REQUIREMENTS

The Coastal LUDC section 17.42.120 includes specific standards for multifamily projects and the project’s compliance with each standard is analyzed in the table below.

**Table 4: Compliance with CLUDC Multifamily Standards**

Standard	Requirement	Project	Complies
<b>Front Set Back</b>	No more than 40% of the front setback may be paved.	Less than 5% of the front setback is paved with drive isles and walkways.	Yes
<b>Open Space</b>	Section 17.42.120 of the CLUDC requires that multifamily projects provide permanently maintained outdoor open space for each dwelling unit (private space) and for all residents (common space). Projects of more than 11 units must provide 100 SF of common open space/unit. Additionally, each unit should have either a 150-SF private patio or a 100-SF balcony.	The proposed project exceeds the public open space requirements but does not meet the private open space requirements. <b>Public Open Space.</b> The project includes 14,067 SF of common landscaped open space and only 8,700 SF is required. Additionally, the CLUDC requires that the common open space be accessible, continuous and usable, and the proposed project provides this in two centralized	Yes

		<p>courtyards and the playground with various walking paths.</p> <p><b>Private Open Space.</b> All ground floor units can be conditioned to include a 150-SF patio as required by the code.</p>	See Special Condition 3 below.
<b>Storage</b>	Section 17.42.120 of the CLUDC requires that multifamily projects provide a minimum of 100 cubic feet of storage space outside of the unit.	Each unit includes an individual private storage space accessible from outside the unit's patio.	Yes
<b>Window Orientation</b>	Section 17.42.120 of the CLUDC requires that windows that are 10 feet or less from another unit should be located to provide privacy between units.	All buildings are located between 15 and 30 feet from adjacent buildings, and no windows are located facing each other with less than 10 feet of privacy.	Yes
<b>Accessory Structures</b>	Accessory structures and uses (e.g., bicycle storage, garages, laundry rooms, recreation facilities, etc.) shall be designed and constructed with an architectural style, exterior colors and materials similar to the structures in the project containing dwelling units.	The proposed trash enclosures will have the same exterior treatments as the remainder of the project.	Yes
<b>Outdoor Lighting</b>	Outdoor lighting shall be installed and maintained along all vehicular access ways and major walkways, in compliance with 17.42.120F	The lighting plan complies with City requirements	Yes
<b>Building Facades Adjacent to Streets</b>	<p>At least 75 percent of the facade of each building adjacent to a public street is occupied by habitable space with windows.</p> <p>Each facade adjacent to a street shall have at least one pedestrian entry into the structure.</p>	All of the buildings facing the street include 100% habitable space. The façades facing Highway 1 do not have a pedestrian entry into the structures that face the street, however, street-facing doors may be problematic for residential uses fronting Highway 1 due to loss of privacy and increased noise. The doors to storage space might serve as doors visible from Highway 1.	<p>Yes</p> <p>See Optional Special Condition 4.</p>

**Option Special Condition 3:** The Building Permit Plan Set shall include a site plan that illustrates 150 SF of private open space for the downstairs units. This may be achieved either with symbolic fencing or by expanding the size of the patio. The building permit plan set shall include 100 SF balconies for each upstairs residential unit.

**Optional Special Condition 4:** The Building Permit Plan Set shall include a site plan for approval by the Director of Community Development, which illustrates a pedestrian entry on the eastern facade of the eastern units of buildings 3 and 7. The applicant can relocate the storage units on these buildings, which would result in an identifiable door from Highway 1.

## USE PERMIT ANALYSIS

A Use Permit analysis is requested to: 1) reduce parking requirements; 2) develop multifamily units; and 3) increase the Floor Area Ratio for the project from 0.4 to 0.7.

### Use Permit - Parking Reduction Analysis

The zoning code allows the Planning Commission to reduce parking requirements through a Use Permit per code sections 17.36.080B and 17.36.040A, which require “quantitative information” that documents the need for less parking. The Planning Commission can make the necessary findings to approve a Use Permit for a parking reduction as follows:

**Applicant’s Request.** The applicant proposes to provide 107 parking spaces at a rate of 1.5 spaces/two-bedroom, 1 space/one-bedroom unit and ½ space per studio.

The CLUDC parking code is outdated. It requires 2 parking spaces/unit and 1 additional guest parking space per 3 units. To comply with CLUDC’s parking requirements, the applicant would need to provide 236 parking spaces. However, State Density Bonus Law (65915p1) requires projects which include inclusionary housing, such as this project, to meet the following maximum parking ratios:

- (A) Zero to one bedroom: one onsite parking space (42 parking spaces for this project), and*
- (B) Two to three bedrooms: one and one-half onsite parking spaces, which requires (67 parking spaces for this project).*

Per State Density Bonus Law, the City can only require 109 parking spaces for this project.

The Inland Zoning code allows the Planning Commission to reduce the parking requirement for a project as follows:

**B. Reduction of required parking.** The Director may reduce the number of parking spaces required by Section [17.36.040](#) (Number of Parking Spaces

Required), through the granting of a Minor Use Permit in compliance with Section [17.71.060](#), based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.).

The project would include the development of 40 new on-street parking spaces. The Planning Commission can choose to allow the use of on-street parking spaces as it is quantitative information that documents the need for fewer spaces. No businesses or residences would be impacted by the utilization of the new 40 on-street parking spaces created as part of the project, because these spaces do not currently exist. So, the new on-street parking could meet the parking requirements for the project. The total parking provided would be 107 spaces + 40 spaces = 147 spaces, which is 37 more spaces than the State Law minimum of 109 spaces. Finally, the Coastal Commission concerns itself with parking only when it could potentially reduce public access to the coast. There is no public access to the coast from this project site. The nearby Pomo Bluff Park and the Noyo Headland Park both offer sufficient parking to meet coastal access needs. Both of these trail systems have their own parking lots. There are over 400 parking spaces on the south side of the Noyo Headland Park and 43 parking spaces in the formal parking lot at Pomo Headlands Park. Neither parking lot is currently over-subscribed.

Given these facts and analysis, the Planning Commission can approve a Use Permit to allow the project to use new on-street parking and to supply the required two additional parking spaces that are needed for conformance with State Density Bonus Law.

### **Use Permit - Increased FAR Analysis**

The City's zoning code allows up to 24 units per acre in the Highway Commercial Zoning District. Per Table 2-9, a Use Permit is required to increase the FAR above 0.4 to accommodate housing units up to the maximum allowed in the Zoning District (24 units). The City Council pre-approved an Inclusionary Housing Incentive to allow development of 38 feet instead of 28 feet, and Density Bonus Law allows 87 units as proposed.

The applicant has proposed modest unit sizes of 500 SF for the studios, 760 SF for the one-bedroom units and 1,000 SF for the two-bedroom units, and has requested a 0.3 increase in the FAR from 0.4 to 0.7 to accommodate 33 units/acre. If the Planning Commission were to deny the request, the applicant would have to redesign the project with fewer and/or smaller units.

### **Use Permit – Multifamily Analysis**

All multifamily projects are required to obtain a Use Permit in the CH zoning district. The project complies with the specific multifamily standards as analyzed earlier in this report. Please see the findings section below for the Use Permit.

**Use Permit Findings Analysis.** The Planning Commission must make the following findings to approve the Use Permit for: 1) a multifamily housing development in the Highway Commercial zoning district and 2) a reduction in the required parking and utilization of new on-street parking to meet a portion of the off-street parking requirements.

1. *The proposed use is consistent with the General Plan, any applicable specific plan, and the Local Coastal Program;*

As detailed throughout this report and as conditioned, the project is consistent with the Coastal General Plan and Local Coastal Program.

2. *The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Development Code and the Municipal Code;*

The proposed use is allowed with Use Permit approval in the Highway Commercial Zoning District and, as conditioned and analyzed in this report, the use complies with the CLUDC and the Municipal Code.

3. *The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;*

The vicinity includes a mix of existing land uses: two hotels, a large shopping center, three small format retail stores, two auto repair businesses, a mobile home park, a college campus, a day care, and a number of single-family homes. There are five nearby vacant parcels, four of which are zoned for medium and high-density residential and two of which are zoned Highway Commercial. There are no active proposals for any of the vacant parcels, though one is for sale and the City has had an initial conversation with a potential developer to do a residential development on one of the parcels. The proposed apartment units would be compatible with all current and future commercial and multifamily residential uses in terms of design, location, size and operating characteristics. Most of the buildings in the corridor are average quality of contemporary design. The proposed project would have significantly higher design quality than the buildings in the neighborhood. The project is large at 84,000 SF, but the individual buildings of the project at 9,000 to 14,000 SF are similar in size to the smaller buildings in the vicinity (see table). The residential project will have compatible operations to the other commercial development in the vicinity.



Project	Size (SF)	Design	Operations
Surf Motel	27,000	Contemporary - parking in middle	Hotel - similar operating characteristics to an apartment building
Dolphin Motel	30,000	Contemporary - parking in front	Hotel - similar operating characteristics to an apartment building
Boatyard Shopping Center	109,000	Contemporary - Parking in middle	Shopping Mall - 7 to 10pm. Compatible with residential use.
Outlet Store	8,000	Industrial - parking in front	9:00 to 5:00 compatible with residential use
McDonalds	3,000	Modern with Parking in Front	Compatible with Residential use
Office Building	8,000	Contemporary - Parking in Front	Compatible with Residential use
Proposed Project	84,000	Contemporary/Modern - Parking in rear	Residential

However, the three single-family homes located directly to the west of the proposed project could experience additional noise from the project parking lot. The closest home is 90 feet from the parking lot. While these homes may be negatively impacted by noise from the parking lot, the increase in noise would be offset by a reduction in noise from Highway 1, which would be blocked by the proposed project.

- Traffic noise on Highway 1 is between 60 and 70 decibels (at 50 feet from the highway) and 57.8 decibels at the closest house.
- By comparison, vehicle door slams, the loudest vehicle noise in a parking lot, are 64 decibels (at 50 feet) or 51.8 decibels at the closest house.

Overall noise levels may be lower at the nearby homes after the construction of the proposed project. However, if the Planning Commission would like to further protect the nearby residences from noise, the Planning Commission could require a sound wall between the parking lot and Harbor Drive through an optional special condition.

**Optional Special Condition 5:** The applicant shall construct a 5-foot-high soundwall between the parking lot and North Harbor Drive prior to the final of the building permit. The soundwall shall be included on the building permit application plan set.

*4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.*

The proposed site is a flat lot which is easily accessible to emergency vehicles.

The project site can effectively access sewer, water and storm drain utilities from the site per the Public Works Department and as required by Special Conditions

in this report. The proposed site plan provides for effective vehicular access and solid waste collection. The project includes adequate stormwater filtration and conveyance systems.

5. *The proposed use complies with any findings required by Section 17.22.030 (Commercial District Land Uses and Permit Requirements).*

- a. *Secondary uses oriented to local clientele may be permitted where the primary use of a site is oriented to or serves visitor, regional, or transient traffic;*

The primary purpose of this project would be to meet regional housing needs per HCD (Regional Housing Needs Allocation). Indeed, Coastal Act Section 30604(f) requires the Commission to encourage housing opportunities for persons of low and moderate income. This apartment project would provide needed workforce housing and affordable inclusionary housing for people of very low income.

- b. *Secondary uses may be allowed where primary uses are precluded because of environmental concerns or other site-specific problems; and*

This finding is not relevant, see above.

- c. *The use is generally vehicular-oriented unless part of a larger visitor-oriented complex.*

The multifamily units are vehicular-oriented.

## **INCLUSIONARY HOUSING / DENSITY BONUS ANALYSIS**

The CLUDC includes inclusionary housing requirements for projects of more than three units. The inclusionary housing ordinance was adopted in 2007 and is intended to implement the Housing Element of the General Plan, by offering incentives for the development of housing that is affordable to low- and moderate-income households. Per section 17.32.040, developments of greater than seven units “must construct 15 percent of all new dwelling units in a residential development as affordable units.” Additionally, section 17.32.060.A.1 identifies the required affordability levels for the affordable units:

- *One-third of the inclusionary units must be affordable to very low-income households with income less than 50% of area median income;*
- *One-third of the inclusionary units must be affordable to low-income households with income less than 80% of area median income;*
- *One-third of the inclusionary units must be affordable to moderate-income households with income less than 120% of area median income, with the first priority for rental given to essential public service employees within the City; and second priority given to local residents who work within city limits. Essential public service employees include: City of Fort Bragg sworn police officers, Fort Bragg Fire Protection Authority fire fighters, Fort Bragg Unified School District teachers, and Mendocino Coast District Hospital health care workers.*

However, the applicant proposes to provide all required inclusionary units at a rent that is affordable to very low-income residents, which qualifies the applicant, per State law, to receive a 50% density bonus, a parking reduction, and up to three planning incentives (Government Code 65915.(a)(3)(D)).

**Number and Affordability of Inclusionary Units.** The applicant initially applied for permits for 53 units and the inclusionary requirement for 53 units is eight units (15% of 53=8). Therefore, the applicant has committed to renting eight units at a rent that is affordable to families earning less than 50% of median Income. Median family income in Fort Bragg in 2022 was \$57,662. After adjusting for inflation, Area Median Income (AMI) in 2024 was \$62,123. Families earning 50% of AMI would earn \$31,061/year and pay \$647/month for an affordable unit (see table below). It is also important to note that the Density Bonus is applied for the project after the number of inclusionary units is determined. This is why the project will not have 15% of 87 units (13 units) as the number of inclusionary units.

#### Inclusionary Housing Calculations for Harbor View Apartments

	Units	Annual Income Limit	Monthly Affordable Rent/Unit (25% of gross income)
Total Units	53		
Inclusionary Units 50% of AMI	8	\$ 31,061	\$ 647
Notes			
AMI 2022, US Census	\$ 57,662		
AMI 2024, inflation adjusted	\$ 62,123		

**Regulatory Agreement.** To ensure ongoing affordability, the applicant must enter into an Inclusionary Housing Regulatory Agreement per section 17.32.080 with the City of Fort Bragg. Special Condition 6 sets the timing and process to enter into the regulatory agreement.

**Special Condition 6.** Prior to issuance of the Certificate of Occupancy the applicant shall complete and enter into an Inclusionary Housing Regulatory Agreement per all of the requirements of section 17.32.080B with the City of Fort Bragg. The regulatory agreement will regulate eight units as affordable to households of very low income.

**Density Bonus Calculation.** With current zoning, the project is eligible for a maximum of 62.4 units (24 units/acre X 2.6 acres). Additionally, per Government Code 65915(f)(2), the applicant is eligible for a 50% density bonus for agreeing to provide 15% of units at a rent affordable to very low-income households. Per State Density Bonus law, the applicant could build as many as 93 units, and the applicant has requested 87 units, which

is permissible per state Density Bonus Law.

**Inclusionary Housing Incentives.** Furthermore, to ensure that the inclusionary Housing requirement does not impact the financial feasibility of a proposed project, the applicant is allowed to request three zoning incentives from the City Council per Government Code Section 65915 (d)(2)(C). Accordingly, the City Council considered this project, and pre-approved the following two zoning incentives requested by the applicant: :

1. Increase the height limit for the proposed project from 28 feet to 38 feet; and
2. In exchange for the applicant undertaking the design, engineering and construction of the stormwater improvements identified as project 5.5.8.1 in the City's 2004 Storm Drain Master Plan, the City shall provide a corresponding capacity fee concession (drainage, sewer and water) to offset the cost of the project as the second concession.

The applicant is eligible for an additional incentive per State Density Bonus Law and the project does not comply with the requirement for commercial development on the street facing frontage of each building. This requirement would make this project financially infeasible as it would: 1) eliminate 14 residential units from the project; and 2) require the developer to build out 9,560 SF of commercial space which would likely never be rented or occupied as most of these storefronts would not be visible from the public right of way. Therefore, the applicant has requested a planning incentive under State Density Bonus law to wave this requirement.

3. Allow the applicant to construct a multifamily residential project with a Use Permit as permitted in the Zoning Ordinance and eliminate the requirement for visitor serving uses on the front bottom floor of each building.

The applicant is requesting this concession to retain the project's financial feasibility. MJC spoke with Coastal Commission staff about this potential concession, and they concurred that the incentive request was potentially feasible given State Density Bonus law. However, Coastal Commission staff requested that the bottom northeast unit of building three be utilized for a visitor serving use to insure a mixed-use character to the project. The applicant has agreed to make that unit into a retail shop. Therefore, the following Special Condition is recommended:

**Special Condition 7:** The applicant shall resubmit the site plan and floor plan with the Building Permit application for Building 3 defining and redesigning the bottom floor northeast unit of the building for a visitor serving use, such as a retail store or gift shop. Additionally, shop hours shall be limited from 9:00am to 5:00pm so that parking may be shared with the apartment residents as permitted by CLUDC section 17.36.080B.

MJC recommends approval of the three incentive with the addition of the above special condition, based on the following findings:

1. The requested incentives are required in order to provide for affordable housing costs as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set in compliance with Government Code Section 65915(c).
2. The concession or incentive will not have a specific adverse impact, as defined by Government Code Section 65589.5(d)(2), upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.
3. The City has determined that the development incentives requested will not have any adverse effects on coastal resources.
4. The project is not feasible if the applicant must replace 9,560 SF of housing units with commercial space, which is very likely not a viable use.
5. This site has remained undeveloped for over 40 years, since it was first subdivided as part of the former cattle ranch. This indicates that there is insufficient demand to support visitor serving uses on this site. Indeed, the only other development proposal for this site in 40 years was an auto parts store, which is also not a visitor serving use.
6. The Fort Bragg City Council has identified workforce housing development as a top priority in the City's Strategic Plan and set a goal to develop 200 units of housing in Fort Bragg by 2026.
7. The Coastal Commission implements the California Coastal Act of 1976, and Section 30604(f) of the Coastal Act requires the Commission to encourage housing opportunities for persons of low or moderate income.  
*"Section 30604 (f) The commission shall encourage housing opportunities for persons of low and moderate income. In reviewing residential development applications for low- and moderate-income housing, as defined in paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code, the issuing agency or the commission, on appeal, may not require measures that reduce residential densities below the density sought by an applicant if the density sought is within the permitted density or range of density established by local zoning plus the additional density permitted under Section 65915 of the Government Code, unless the issuing agency or the commission on appeal makes a finding, based on substantial evidence in the record, that the density sought by the applicant cannot feasibly be accommodated on the site in a manner that is in conformity."*
8. The State of California has passed regulations to streamline and facilitate the construction of market rate and affordable multifamily developments including regulations that limit the ability of local jurisdictions to deny multifamily housing projects based on subjective criteria and the requirement to provide housing incentives and density bonuses for project that include affordable housing. Statewide housing laws, such as Density Bonus Law, the Housing

- Accountability Act, and the Housing Crisis Act, apply in the coastal zone in ways that are also consistent with the Coastal Act.
9. There are relatively few large parcels in Fort Bragg that support multifamily housing, as identified in the City's vacant parcel inventory. Most vacant parcels that can accommodate multifamily housing have an environmental constraint. This parcel does not have any environmental constraints.
  10. There are ten vacant parcels zoned Highway Commercial in the Coastal zone of Fort Bragg. These parcels total 30+ acres so there is significant vacant land to meet future visitor serving needs.
  11. Workforce housing supports visitor serving uses by ensuring that there are sufficient units for workers in restaurants, hotels, parks, retail stores, etc. This has especially become a crisis on the Mendocino Coast as more affordable residential units in the County have been turned into vacation rentals than have been built in the past twenty years. This has made housing a critical support sector for the visitor serving economy at the same time that it has weakened the hotel market in Fort Bragg.

## COASTAL DEVELOPMENT PERMIT ANALYSIS

This section analyzes Coastal Resources (visual, archaeological, biological and public access) for the Coastal Development Permit for the project.

### Visual Resources

The project site is located west of Highway 1 and the relevance of General Plan Policy CD-1.1 to this project is analyzed below.

*Policy CD-1.1: Visual Resources: Permitted development shall be designed and sited to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance scenic views in visually degraded areas.*

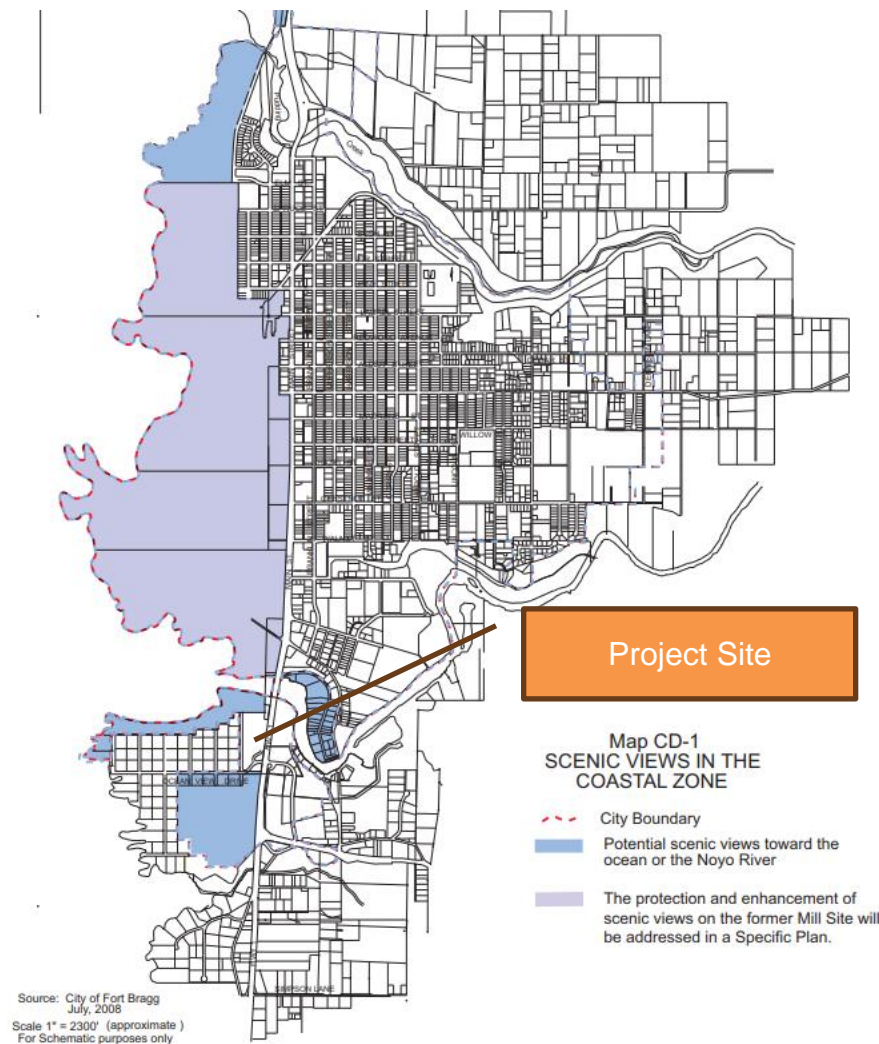
*Program CD-1.1.1: Require Design Review of new development or significant expansion to existing development located in areas designated "Potential Scenic Views Toward the Ocean or the Noyo River" on Map CD-1: Scenic Views in the Coastal Zone.*

*Policy CD-1.3: Visual Analysis Required. A Visual Analysis shall be required for all development located in areas designated "Potential Scenic Views Toward the Ocean or the Noyo River" on Map CD-1 except development listed in below.*

The proposed project is not located in an area identified as a potentially scenic view on Map CD-1 of the Coastal General Plan (see next page). Since Program CD-1.1.1 implements Policy CD-1.1 and Policy CD-1.3, which require a visual analysis, does not



apply to this site as it is not mapped on Map CD-1, City Council can find that the obstructed and fractured views across this parcel are not protected by the City's Certified LCP.



Further, as illustrated in the images below, all the views to the ocean across this site are highly constrained by existing trees, bushes and development located behind and on either side of the vacant parcel. There are large buildings to the North (two-story Outlet Store warehouse), to the South (two-story hotel building), and to the west there are 11 single family homes. These buildings significantly reduce visual access to the distant blue-water views throughout the public right of way as further illustrated by the photos below.



*Figure 2 - View to property from Highway 1.*



*Figure 3: View to horizon from southern edge of property.*



*Figure 4: View to horizon from bend in Frontage Road.*



*Figure 5: View across middle of site.*





Figure 6: View across the north portion of property.

The Coastal General Plan also includes the following additional visual resource policy:

*Policy CD-1.4: New development shall be sited and designed to minimize adverse impacts on scenic areas visible from scenic roads or public viewing areas to the maximum feasible extent.*

Highway 1 is not defined as a scenic road within City limits. A “Public Viewing Area” is defined in the City’s Coastal General Plan as follows:

*Public Viewing Area. A location along existing scenic public roads and trails or within public parklands or beaches where there are scenic views of the beach and ocean, coastline, mountains, ridgelines, canyons and other unique natural features or areas.*

This area of Highway 1 does not qualify as a public viewing area per this definition.

*Policy CD-2.5 Scenic Views and Resource Areas: Ensure that development does not adversely impact scenic views and resources as seen from a road and other public rights-of-way.*

The proposed project has been designed to include extensive native landscaping and trees to ensure that the new project is more scenic than existing development along this section of Highway 1. Additionally, the project consists of a series of small buildings which are oriented on an east-west access to maximize views through the project site, while minimizing the bulk of the development, from Highway 1. See Figures 7 and 8 below.



*Figure 7: View without Development.*



*Figure 8: View with Development.*

The City's Coastal General Plan does not include a definition of a scenic resource. The California Coastal Act defines scenic resources as the visual and scenic qualities of the coast, including beaches, headlands, bluffs and more. The Act also considers cultural features, historic sites and natural points of interest as scenic resources. The empty field with a few trees does not constitute a scenic resource per this definition of the Coastal Act.

*Policy CD-1.5: All new development shall be sited and designed to minimize alteration of natural landforms by:*

- 1. Conforming to the natural topography.*
- 2. Preventing substantial grading or reconfiguration of the project site.*
- 3. Minimizing flat building pads on slopes. Building pads on sloping sites shall utilize split level or stepped-pad designs.*
- 4. Requiring that man-made contours mimic the natural contours.*
- 5. Ensuring that graded slopes blend with the existing terrain of the site and surrounding area.*
- 6. Minimizing grading permitted outside of the building footprint.*
- 7. Clustering structures to minimize site disturbance and to minimize development area.*
- 8. Minimizing height and length of cut and fill slopes.*
- 9. Minimizing the height and length of retaining walls.*

The project site is flat and will not require alterations of the natural landform of the site.

## **Cultural Resources**

An archeological survey was completed for the site in September of 2006. After an extensive field survey, the archaeologist concluded that there is no evidence of archaeological sites or other historic resources. The survey provided no special direction for the handling of development in relation to cultural resources other than to recommend the City's standard Condition 6, which defines the standard required response if unknown resources are discovered during construction. No impacts to cultural resources are expected as a result of the project. The City of Fort Bragg consulted with the Sherwood Valley Band of Pomo, which has pre-historic, historic and present-day connections to the Fort Bragg Area. The SVBP Tribal Council has requested Native American monitoring during all ground-disturbing activities.

**Special Condition 8:** Tribal monitoring is required during earth moving activities, which shall be paid for by the applicant. Please contact Sherwood Valley Band of Pomo Tribal Historic Preservation Office representative Vallerie Stanley at (707) 459-9690 or svrthpo@sherwoodband.com at least 10 days prior to construction for scheduling.

**Special Condition 9:** If cultural resources are encountered during construction, work on-site shall be temporarily halted within 50 feet and marked off of the discovered materials, and workers shall avoid altering the materials and their context until a qualified professional archaeologist and tribal monitor has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect or move cultural resources. No social media posting.

**Special Condition 10:** If human remains or burial materials are discovered during project construction, work within 50 feet of the discovery location, and within any nearby area reasonably suspected to overlie human remains, will cease (Public Resources Code, Section 7050.5). The Mendocino County coroner will be contacted. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws regarding the disposition of Native American remains (Public Resources Code, Section 5097).

## **Environmentally Sensitive Habitat Areas, and Wetland and Riparian Protection**

Two biological studies and reports have been completed for the proposed project site in 2018 and 2024. For both surveys, no special status plants, wetlands or riparian areas were identified on the site. The 2024 biological report does recommend a pre-construction bird survey to ensure that no nests or raptors are disturbed by the project.

**Special Condition 11:** The applicant shall complete a pre-construction bird survey within and adjacent to any proposed disturbance area within the Project area for nesting raptors and other protected bird species within 14 days prior to disturbance. The nesting survey radius around the proposed disturbance would be identified prior to the implementation of the protected bird nesting surveys by a California Department of Fish and Wildlife qualified biologist and would be

based on the habitat type, habitat quality, and type of disturbance proposed within or adjacent to nesting habitat, but would be a minimum of 250 feet from any area of disturbance. If any nesting raptors or protected birds are identified during such pre-construction surveys, trees, shrubs or grasslands with active nests should not be removed or disturbed. A no disturbance buffer should be established around the nesting site to avoid disturbance or destruction of the nest site until after the breeding season or after a qualified wildlife biologist determines that the young have fledged. The extent of these buffers would be determined by a CDFW qualified wildlife biologist and would depend on the special-status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed by a qualified wildlife biologist to make an appropriate decision on buffer distances based on the species and level of disturbance proposed in the vicinity of an active nest.

Several policies within the Coastal General Plan, specifically CD-1.11, OS-5.1 and OS-5.2, require that existing native trees and vegetation should be preserved and protected, as feasible.

*Policy CD-1.11: New development shall minimize removal of natural vegetation. Existing native trees and plants shall be preserved on the site to the maximum extent feasible.*

*Policy OS-5.1 Native Species: Preserve native plant and animal species and their habitat.*

*Policy OS-5.2: To the maximum extent feasible and balanced with permitted use, require that site planning, construction, and maintenance of development preserve existing healthy trees and native vegetation on the site.*

The site has 11 trees that are located throughout the project site as illustrated below. Furthermore, in their comment letter, CDFW has indicated a preference to retain trees, as feasible. Additionally, some of the most notable trees in this view shed are located on the adjoining Outlet Store parcel.



The trees, which could be retained, on the property are noted with red arrows below and with the word “Retain” on the site plan above. The project has been redesigned twice to try and save as many trees on site as possible. The trees on the north west corner will be retained the landscaping strip next to the parking lot. and the two trees on the south side will be retained in the playground and a courtyard. It is not feasible to retain the remaining trees and construct the project.



If the Planning Commission would like to retain the indicated trees, consider requiring optional Special Condition.

**Optional Special Condition 12.** The applicant shall retain any of the indicated four trees if they are identified as Bishop Pine, as feasible.

The project proposes an almost entirely native plant landscaping plan, and as such will “preserve native plant species and the habitats” on site (the species if not the exact individual plants). Per comments received from the CDFW, the following additional special condition is recommended for this project, which would secure the site for native plants only and ensure that only appropriate native plants are located on the site:

**Special Condition 13:** The applicant shall resubmit the Landscaping Plan to include the following changes:

1. Yellow bush lupine (*Lupinus arboreus*) shall be replaced with Coyote bush
2. Dwarf rock rose (*Citis ‘Mickie’*) shall be replaced with a mix of riverbank lupine (*Lupinus rivularis*) and red elderberry (*Sambucus racemosa*).
3. Replace all non-native trees, such as Strawberry tree (*Arbutus x ‘Marina’*) and Trident maple (*Acer buergerianum*), with a mix of California wax myrtle (*Morella californica*), coffeeberry (*Frangula californica*), Howard McMinn manzanita (*Arctostaphylos ‘Howard McMinn’*), and Pacific dogwood (*Cornus nuttallii*).
4. The Cape rush (*Chondropetalum tectorum*) in the bioretention planting area shall be replaced with locally native species such as Pacific reed grass (*Calamagrostis nutkaensis*), blue rush (*Juncus patens*) and/or common rush (*Juncus effusus*).

General Plan Policy OS-5.4 prohibits planting of non-native invasive plants. As conditioned no such plants are proposed from the project site.

*Policy OS-5.4: 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.*

However, Coastal Commission staff have requested a special condition to explicitly prohibit these plants in the future.

**Special Condition 14:** The applicant shall not plant or allow any volunteer growth of any species of broom, pampas grass, gorse, or other species of invasive non-native plants listed on the California Invasive Plant Council (CALIPC) website.

## **Public Access**

Chapter 17.56 of the Coastal Land Use and Development Code outlines public access requirements:

17.56.030: Access Location Requirements. Vertical, lateral, and/or blufftop access shall be required by the review authority in compliance with this Chapter, in the locations specified by the Open Space, Conservation, and Parks Element of the Coastal General Plan.

The project is not in an area used by the public to access the coast nor is it identified in the Coastal General Plan as a location for public access to the

Noyo River. The properties to the north and south are identified as access points and irrevocable offers to dedicate will be required when these projects are developed in the future.

### **Special Communities, Neighborhoods, and Recreational and Visitor Serving Uses**

The project will not impact a special community or neighborhood nor displace any potential recreational or visitor-serving uses.

### **Adequacy of water supply, sewage disposal, solid waste, and public roadway capacity**

The following Coastal General Plan policy requires the City to determine if the project will be served adequately with existing utilities:

#### Policy PF-1.3: Ensure Adequate Service Capacity for Priority Uses.

- a. New development that increases demand for new services by more than one equivalent dwelling unit (EDU) shall only be permitted in the Coastal Zone if,
  - Adequate services do or will exist to serve the proposed development upon completion of the proposed development, and
  - Adequate services capacity would be retained to accommodate existing, authorized, and probable priority uses upon completion. Such priority uses include, but are not limited to, coastal dependent industrial (including commercial fishing facilities), visitor serving, and recreational uses in commercial, industrial, parks and recreation, and public facilities districts. Probable priority uses are those that do not require an LCP amendment or zoning variance in the Coastal Zone.
- b. Prior to approval of a coastal development permit, the Planning Commission or City Council shall make the finding that these criteria have been met. Such findings shall be based on evidence that adequate service capacity remains to accommodate the existing, authorized, and probable priority uses identified above.

As analyzed and conditioned below, the 87-unit apartment project will be served by existing services.

### **WATER SUPPLY**

The City's ongoing need for water storage during severe drought conditions has been partially addressed with the construction of the City's Summers Lain Reservoir, which provides an additional 15 million gallons (MG) of raw water storage to help ensure a reliable water supply during the late summer months when flows are low at the City's three water sources.

On a daily basis, the City currently produces about 50 gallons of treated water per resident or 110 gallons per day per single family home. However, residents in apartments utilize less water (80 gallons/unit/day) than single family homes, due to less outdoor watering. The City's Impact Fee Nexus Study (2024) found that apartments utilize 80 gallons per day/unit, and this number has been used in the table to estimate total water demand for this project.



Water Budget Proposed 87-unit Project at 1151				
Unit Size	Number of Units	Estimated Residents/ Unit	Total Water Use/ Year (gallons)	Total Water Use/Day (gallons)
Studio	6	1.2	175,200	480
1-bedroom	36	1.5	1,051,200	2,880
2-bedroom	45	3	1,314,000	3,600
<b>Total</b>	<b>87</b>		<b>2,540,400</b>	<b>6,960</b>

The 87 new units would serve approximately 196 residents, who would use a total of 2.5 million gallons/year. This new project increases water demand by 1.2% for the City's Water Enterprise.

There are a number of new water systems which exceed the new water demand created by the proposed project.

1. **Package Desalination Plant.** The City has already constructed and currently operates a package desalination system which allows the City to pump brackish water from the Noyo River during high tides and low stream flows, which significantly increases the time periods in which the City can collect water while reducing the negative impact of water withdrawal during extreme drought conditions (low water flow on the river). The desalination system can process up to 144,000 gallons per day in drought conditions, which is quite significant as total water demand in a drought year is about 550,000 gallons per day. With the package desalination plant, the City can serve this project without withdrawing additional water during low flow conditions when the tide is out, which is the only time period during which there are pumping limitations. Instead, the City can withdraw more water during high tides when the water is brackish and when there are no impacts on fish. Additionally, the City can withdraw water during high tides and store it in the raw water pond for future treatment thereby ensuring adequate water availability even when there are multiple extremely low tides in a row during any given time period.
2. **Water Treatment Plant Upgrade.** The City's water treatment system was recently upgraded and has sufficient plant capacity to increase water production by an additional 102% (or double the amount of water currently utilized). In other words, existing development utilizes just one-third of potential capacity.
3. **Water meter conservation project.** This project started in 2021 will be completed in 2025 and result in conservation of 20 million gallons of water per year or 54,795 gallons per day.
4. **Raw Water Line Replacement.** The City has started construction to replace the raw water line from the unnamed creek on Simpson Lane to the raw water ponds. This project will be completed in 2025 and is designed to eliminate significant water leaks from the



distribution system. This project will eliminate more than 1 MG of water loss/year from the raw water system or about 2,740 gallons per day.

The Table below summarizes the completed and underway water projects and total water availability increases for each project. As illustrated in the table, these projects would result in an additional 201,534 gallons of water available per day, which would more than offset the proposed project's water demand of 6,960 gallons per day. The already completed package desalination plant is sufficient, by itself, to provide 28 times more water than is needed by the proposed development.

<b>Fort Bragg - Completed/Ongoing Water Projects</b>		
<b>Project</b>	<b>Annual Water (gallons)</b>	<b>Daily Water (Gallons)</b>
Package Desalination Plant (2022)	52,560,000	144,000
Raw Water Line Replacement (2024/2025)	1,000,000	2,740
Water Meter Conservation Project (2021-25)	20,000,000	54,795
<b>Subtotal</b>	<b>73,560,000</b>	<b>201,534</b>
Proposed Project Projected Water Use (2026)	(2,540,400)	(6,960)
<b>Net Available Water Post Project</b>	<b>71,019,600</b>	<b>194,574</b>

Additionally, the City has started planning and permitting for the following additional projects:

- **Water storage project.** This new facility, undergoing permitting (EIR), may be built in 2026/27 and would consist of three surface reservoirs with a total of 135-acre feet (60 million gallons) of new water storage, which is sufficient water storage to provide all water needs of the City for four months, without any further water withdrawal from the City's three water sources. This water storage is intended to meet all City water needs in severe drought conditions.
- **Offshore desalination wave energy buoy.** This pilot project is undergoing permitting and would provide all water use at the Wastewater Treatment Facility (WWTF). Upon completion, this project will produce half a million gallons of desalinated water/year. The MND has been completed and circulated. Permitting and installation is anticipated in 2025. Once the pilot project is complete the City will evaluate it to determine if this is a good long term water solution that might be scaled up.
- **Recycled Water Project.** This project could provide up to 182 million gallons of recycled water per year. An RFP has been let to complete a feasibility study

for this project.

The table below illustrates the net water impact of three proposed projects that are in the feasibility, design or permitting stage.

Planned & In-Permitting Water Projects		
Project	Annual Water (gallons)	Daily Water (Gallons)
Water Storage Project	60,000,000	164,384
Water Desalination Bouy	500,000	1,370
Recycled Water Project	182,000,000	498,630
<b>Total</b>	<b>242,500,000</b>	<b>664,384</b>

**Water Service.** The project is served by a water main that is located on Harbor Ave. Public Works staff recommends the following Special Conditions:

**Special Condition 15:** Prior to issuance of the building permit, the final utility hookup configuration shall be approved by the Public Works Director or designated staff.

**Special Condition 16:** Additionally, as all-new development is required to pay its fair share of the water system infrastructure and future capital improvements through the Water Capacity Charge, the applicant will be required to pay any residual water capacity charges after completing any storm drain improvements and prior to final of the Building Permit.

## WASTEWATER

The City's Wastewater Treatment Plant was significantly updated in 2016 and has sufficient capacity to serve the new development. The sewer main on Frontage Road also has sufficient diameter to serve this development. On Frontage Road, the sewer depth is approximately 10' at site. The Public Works Department requested the following Special Condition for this project:

**Special Condition 17:** Prior to issuance of a grading permit or building permit, the developer shall meet the following requirements:

- a. The new sewer main shall be adequately sized to achieve standards established by the FBMC and reasonably designed to convey wastewater for future development of the parcel. FBMC section 14.28.040 states that the

minimum size of a sewer lateral shall be 4 inches in diameter. The minimum slope of a sewer lateral shall be two feet per 100 feet (2% slope). Exceptions will be reviewed and approved at the discretion of the District Manager.

- b. New wastewater laterals shall connect the development to the constructed sewer main, per the satisfaction of the Director of Public Works.
- c. The exact location of the utility hookup configuration in the City right-of-way shall be approved by the Public Works Director or designated staff at the time of review of the encroachment permit application.
- d. All new wastewater force mains will remain in the ownership of property owner and all maintenance of associated lift stations and force main will remain the owner's responsibility.
- e. Connection fees are due prior to issuance of building permit. Prior to issuance of the occupancy, the developer shall pay all Water and Sewer Capacity Fees and Storm Drain Fees due per the Inclusionary Housing Incentive #2.

## **CIRCULATION**

This project was referred to Caltrans, which determined that a traffic study was not warranted and that the project would result in reduced vehicle miles traveled due to its location in the City. Caltrans did ask the City to secure MCOG funding to close ADA gaps throughout this area, however, this was not recommended as a condition of approval as these gaps are pre-existing. However, the Department of Public Works referenced a traffic study that was completed for the Autozone project on this site to recommend the following two conditions to address traffic flow and safety at the intersection of Ocean View Drive at Side Street/South Main Street, and at South Main Street/Highway 1.

**Special Condition 18:** At the time of development and prior to the issuance of the occupancy permit, the applicant shall obtain an encroachment permit from Caltrans and install appropriate Keep Clear signage and street markings at the intersection of Ocean View Drive and the frontage road (Intersections Highway 1/Ocean View Drive and Ocean View Drive/Frontage Rd). As conditions warrant and concurrent with regular maintenance, the applicant shall extend westbound north lane striping by approximately 100 feet to provide an earlier separation between left turning and right turning traffic.

This Special Condition will allow southbound traffic on the frontage road to merge with eastbound traffic on Ocean View Drive without impacting the operations of the traffic signal at Highway 1 and Ocean View Drive. There is sufficient additional stacking room between the Ocean View Drive/Frontage Road intersection and the Ocean View Drive/Harbor Avenue intersection to the west to accommodate the anticipated additional queue length for eastbound left and eastbound through traffic.

**Special Condition 19:** At the time of development and prior to the issuance of the occupancy permit, the applicant shall obtain an encroachment permit from Caltrans and place a "No-Left Turn" sign for eastbound traffic exiting the frontage road onto

## Highway 1.

This signage is to prevent exiting traffic from turning northbound onto Highway 1 at this unsignalized intersection.

As conditioned the project complies with the following circulation policies of the Coastal General Plan:

Policy C-1.1 Level of Service Standards: Establish the following Level of Service (LOS) standards:

- Signalized and All-Way-Stop Intersections Along Highway - One LOS D
- Side Street Stop Sign Controlled Intersections Along Highway One (Side Street Approach) LOS D, or LOS F if there are less than 15 vehicles/hour left turns plus through movements from the side street and the volumes do not exceed Caltrans rural peak hour signal warrant criteria levels.

The proposed project has the potential to impact five intersections.

1. S Main Street / CA Hwy 1 at access drive to unnamed frontage road near bridge;
2. S Main Street / CA Hwy 1 at Ocean View Drive
3. S Main Street / CA Hwy 1 at Hwy 20
4. Hwy 20 at Boatyard Drive
5. Ocean View Drive at unnamed frontage road

All of the intersections are under the jurisdiction of Caltrans, with the exception of the intersection of Ocean View Drive and the unnamed frontage road. Caltrans reviewed the proposed project and did not request a traffic study, as this residential apartment project would generate an estimated 406 vehicular trips per day per the ITI Trip Generation Manual, this is equivalent to the level of trips that would have been generate by the Autozone project and that project's traffic study found that the project would not impact Level of Service at any of the intersections, therefore the project will not exceed current LOS limits per Policy C-1.3 of the Coastal General Plan. And Per Policy C-2.3 a traffic study was not required for this project.

Policy C-8.3: Transit Facilities in New Development. Continue to require the provision of bus stops, bus shelters, benches, turnouts, and related facilities in all major new commercial, industrial, residential, and institutional developments.

**Special Condition 20:** The applicant shall work with MTA to determine if the addition of a transit stop at the property is warranted and feasible. If a transit stop is feasible and desirable the applicant shall install a bus stop in the sidewalk at a location per the request of MTA prior to final of the building permit.

Policy C-9.2: Require Sidewalks. Require a sidewalk on both sides of all collector and arterial streets and on at least one side of local streets as a condition of approval for new development.

As conditioned below, the project will include sidewalk improvements to

Frontage Road and Harbor Drive.

**Improvements.** The proposed project will require considerable street and frontage improvements along the Frontage road and Harbor Avenue to comply with Section 17.30.090 of the CLUDC, including: installation of sidewalk, curb and gutter along the project frontage on the south side of Kemppe Way. Special conditions are recommended below to address this deficiency.

**Special Condition 21:** The developer shall submit to the City Engineer, for review and approval, improvement drawings for required public improvements. The plans shall be drawn by, and bear the seal of, a licensed Civil Engineer. Street Section Standards for Minor and Collector streets is City Standard No. 204.

**Special Condition 22:** Prior to the issuance of a Certificate of Occupancy for the project, the following public improvement will be completed by the applicant per the direction of the Director of Public Works and according to City standards:

- a) Harbor Avenue shall be improved as follows, prior to the final of the building permit: Harbor Avenue shall be improved along the length of the parcel frontage including a 50' fully paved Right of Way and a paved parking lane. Upon improvement to this section, prior to the final of the building permit, the paved portion of the street shall be dedicated to the City.
- b) Installation of sidewalk, curb, corner ramps, gutter and conform paving along the project frontage on the west side of Frontage road.

All frontage and utility improvements (ADA compliant driveway aprons, corner ramps, sidewalk, curb, gutter, conform paving, etc.) shall be implemented according to current City Standards.

## **STORMWATER**

### **Storm Water Runoff Pollution Control/Project of Special Water Quality Concern**

The Coastal General Plan includes a number of storm water policies that are relevant to this project including:

Policy OS-9.2: 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, to avoid adverse impacts to coastal waters.

The proposed project includes a system of bioretention basins to reduce the peak runoff volume and rate to avoid adverse impacts to coastal waters. The project has also reduced impervious surfaces and increased pervious areas by requesting a reduced parking ratio as an inclusionary housing incentive, which also reduces runoff volume and peak. The project could further reduce peak

runoff volume and flow if the project implemented a stormwater catchment system (cisterns or tanks) for landscaping or permeable paving. The options special condition below would require this.

**Option Special Condition 23:** The applicant shall install appropriately sized (per Water Calculations) water catchment tanks for buildings 3, 4, 5 and 7, as these buildings include space where a catchment tank can be easily placed without impacting pedestrian access or private open space. These catchment systems will be utilized to water landscaping during non-storm conditions and to slowly infiltrate the stormwater onsite through a designed stormwater infiltration basin.

Policy OS-9.5. Maintain and Restore Biological Productivity and Water Quality. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Most of the above policy does not apply to this proposed project. The applicable sections are underlined. As conditioned the project will control and direct runoff into bioswales, water tanks, and the storm drain ditch along Ocean Drive which will result in stormwater pre-treatment, and slowing the discharge of stormwater for effective ground water recharge.

Policy OS-10.1: Construction-phase Stormwater Runoff Plan. All development that requires a grading permit shall submit a construction-phase erosion, sedimentation, and polluted runoff control plan. This plan shall evaluate potential construction-phase impacts to water quality and coastal waters, and shall specify temporary Best Management Practices (BMPs) that will be implemented to minimize erosion and sedimentation during construction, and prevent contamination of runoff by construction chemicals and materials.

The requirements of this policy are met through Special Condition 28 below.

Policy OS-10.2: Post-Construction Stormwater Runoff Plan. All development that has the potential to adversely affect water quality shall submit a post-construction polluted runoff control plan ("Runoff Mitigation Plan"). This plan shall specify long-term Site Design, Source Control, and, if necessary, Treatment Control BMPs that will be implemented to minimize stormwater pollution and erosive runoff after construction, and shall include the monitoring and maintenance plans for these BMPs.

The requirements of this policy are met through Special Condition 28 below.

Policy OS-10.3: Emphasize Site Design and Source Control BMPs. Long-term post-construction

Best Management Practices (BMPs) that protect water quality and control runoff flow shall be incorporated in the project design of development that has the potential to adversely impact water quality in the following order of emphasis:

A) Site Design BMPs: Any project design feature that reduces the creation or severity of potential pollutant sources, or reduces the alteration of the project site's natural flow regime. Examples include minimizing impervious surfaces, and minimizing grading.

B) Source Control BMPs: Any schedules of activities, prohibitions of practices, maintenance procedures, managerial practices, or operational practices that aim to prevent stormwater pollution by reducing the potential for contamination at the source of pollution. Examples include covering outdoor storage areas, use of efficient irrigation, and minimizing the use of landscaping chemicals.

C) Treatment Control BMPs: Any engineered system designed to remove pollutants by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption, or any other physical, biological, or chemical process.

The requirements of this policy are achieved through the proposed: A) minimizing impervious surfaces, B) stormwater capture for landscape irrigation; and C) stormwater management bioswales, trash capture device. The following optional Special Condition would further protect stormwater.

**Special Condition 24:** The applicant shall not use inorganic landscaping chemicals. No outdoor storage is permissible onsite.

Policy OS-11.1: Use Integrated Management Practices in Site Design. The city shall require, where appropriate and feasible, the use of small-scale integrated management practices (e.g., Low Impact Development techniques) designed to maintain the site's natural hydrology by minimizing impervious surfaces and infiltrating stormwater close to its source (e.g., vegetated swales, permeable pavements, and infiltration of rooftop runoff).

The project uses an Integrated Stormwater Management System which includes five large bioretention planters on the west side of the parking lot, which collect and pre-treat storm water from the parking lots and rooftops through a system of storm drain inlets (Civil plan set C 6/7). Storm water then flows from these bioretention areas into a storm drain system and (then?) to the storm drain outlet on Ocean Drive.

Policy OS-11.2: Preserve Functions of Natural Drainage Systems. Development shall be sited and designed to preserve the infiltration, purification, detention, and retention functions of natural drainage systems that exist on the site, where appropriate and feasible. Drainage shall be conveyed from the developed area of the site in a non-erosive manner.

The site currently has no natural drainage system as it is entirely flat. Stormwater currently soaks into the ground until it reaches saturation and then it flows off site through the City's storm drain system. The project will include the development of impervious surfaces which necessarily impact this existing state.

Therefore, it is not feasible to preserve this function where development is proposed. Drainage will be conveyed from the site in a nonerosive manner through an underground stormwater pipe to the swale located on the north side of Ocean Drive and to the outfall at the end of Ocean Drive.

Policy OS-10.4: Incorporate Treatment Control BMPs if Necessary. If the combination of Site Design and Source Control BMPs is not sufficient to protect water quality and coastal waters consistent with Policy OS-9.3, as determined by the review authority, development shall also incorporate post-construction Treatment Control BMPs. Projects of Special Water Quality Concern (see Policy OS-12.1) are presumed to require Treatment Control BMPs to meet the requirements of OS-9.3. Treatment Control BMPs may include, but are not limited to, those outlined in the City's Storm Water Management program, including biofilters (e.g., vegetated swales or grass filter strips), bioretention, infiltration trenches or basins, retention ponds or constructed wetlands, detention basins, filtration systems, storm drain inserts, wet vaults, or hydrodynamic separator systems.

The proposed project includes the following Treatment Control BMPs: vegetated bioretention, infiltration basins, and hydrodynamic separator systems.

Policy OS-11.3: Minimize Impervious Surfaces. Development shall minimize the creation of impervious surfaces (including pavement, sidewalks, driveways, patios, parking areas, streets, and roof-tops), especially directly connected impervious areas, where feasible. Redevelopment shall reduce the impervious surface site coverage, where feasible. Directly connected impervious areas include areas covered by a building, impermeable pavement, and/or other impervious surfaces, which drain directly into the storm drain system without first flowing across permeable land areas (e.g., lawns).

The proposed project includes the minimum impervious surfaces feasible for parking, sidewalks and multifamily housing. The new impervious surfaces will drain into bioswales where they will be pretreated prior to entry into the storm drain system; or will be caught in rainwater capture tanks for slow infiltration into the ground water system.

Policy OS-11.4: Infiltrate Stormwater Runoff. Development shall maximize on-site infiltration of stormwater runoff, where appropriate and feasible, to preserve natural hydrologic conditions, recharge groundwater, attenuate runoff flow, and minimize transport of pollutants. Alternative management practices shall be substituted where the review authority has determined that infiltration BMPs may result in adverse impacts, including but not limited to where saturated soils may lead to geologic instability, where infiltration may contribute to flooding, or where regulations to protect groundwater may be violated.

Special Condition 23 would result in stormwater flows from half of the buildings being captured in cisterns and allowed to infiltrate into groundwater onsite during non-storm conditions. This project has also been designed to pretreat and infiltrate stormwater from the parking lot and the remaining buildings in bioswales, from which the stormwater overflow would be conveyed to the



drainage swale along Ocean Drive where it could infiltrate further into the groundwater system. Residual storm flows during major storms would go into the ocean from the stormwater outfall at Glass Beach Drive. Public Works recommends adding a special condition requiring installation of a trash capture device. This project site proposes development in a priority land use area that has the potential to contribute trash and debris to waterways. To ensure consistency with the municipal stormwater management program and Statewide Trash Provisions, staff recommends the installation of certified full-capture trash devices\* in project-related storm drains to prevent trash from leaving the site. These devices are designed to capture trash particles  $\geq 5$  mm in size, effectively preventing their transport into downstream water bodies. Trash capture devices installed as part of the project's stormwater management strategy shall be included in an ongoing operations and maintenance plan and comply with annual reporting requirements to ensure the continued effectiveness of the devices.

\*State Water Resources Control Board Certified Full Capture Device List\*  
[https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/trash\\_implementation/certified\\_fcsdevicelist\\_16Feb2021.pdf](https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/certified_fcsdevicelist_16Feb2021.pdf)

**Special Condition 25:** Prior to Certificate of Occupancy, the applicant shall install, operate, and maintain certified full capture trash devices in the development-related storm drains to prevent trash runoff via storm drain systems. A Maintenance and Operations agreement for ongoing maintenance of the trash capture devices installed with this project shall be submitted to the City for review and approval and shall be recorded with the County Recorder's office to ensure that the devices are maintained and remain effective.

Policy OS-11.5: Divert Stormwater Runoff into Permeable Areas. Development that creates new impervious surfaces shall divert stormwater runoff flowing from these surfaces into permeable areas, where appropriate and feasible, to enhance on-site stormwater infiltration capacity.

See above discussions.

Policy OS-11.6: Use Permeable Pavement Materials. To enhance stormwater infiltration capacity, development shall use permeable pavement materials and techniques (e.g., paving blocks, porous asphalt, permeable concrete, and reinforced grass or gravel), where appropriate and feasible. Permeable pavements shall be designed so that stormwater infiltrates into the underlying soil, to enhance groundwater recharge and provide filtration of pollutants. All permeable pavement that is not effective in infiltrating as designed will be replaced with effective stormwater detention and infiltration methods.

See discussion above.

Policy OS-11.9: Provide Storm Drain Inlet Markers. Markers or stenciling shall be required for all storm drain inlets constructed or modified by development, to discourage dumping and other illicit discharges into the storm drain system.

The applicant will need to comply with the Special Condition below:

**Special Condition 26:** The applicant shall install markers or stenciling for all storm drain inlets as specified by the Department of Public Works.

Policy OS-11.10: Continue Operation and Maintenance of Post-Construction BMPs. Permittees shall be required to continue the operation, inspection, and maintenance of all post-construction BMPs as necessary to ensure their effective operation for the life of the development.

**Special Condition 27:** The applicant shall undertake annual inspection and maintenance tasks for all on-site BMPs as specified by the civil engineer and/or the Department of Public Works.

This project is categorized as a project of Special Water Quality Concern by the CLUDC, as it has more than 10 dwelling units.

Policy OS-12.1: Developments of Special Water Quality Concern. The categories of development listed below have the potential for greater adverse coastal water quality impacts, due to the development size, type of land use, impervious site coverage, or proximity to coastal waters. A development in one or more of the following categories shall be considered a “Development of Special Water Quality Concern,” and shall be subject to additional requirements set forth in Policy OS-12.2 below to protect coastal water quality. Developments of Special Water Quality Concern include the following:

- a) Housing developments of ten or more dwelling units.

As a project of Special Water Quality Concern, the project must comply with the following policies:

Policy OS-12.2: Additional Requirements for Developments of Special Water Quality Concern. All Developments of Special Water Quality Concern (as identified in Policy OS-12.1, above) shall be subject to the following four additional requirements to protect coastal water quality:

- 1) Water Quality Management Plan. The applicant for a Development of Special Water Quality Concern shall be required to submit for approval a Water Quality Management Plan (WQMP), prepared by a qualified licensed professional, which supplements the Runoff Mitigation Plan required for all development. The WQMP shall include hydrologic calculations per City standards that estimate increases in pollutant loads and runoff flows resulting from the proposed development, and specify the BMPs that will be implemented to minimize post-construction water quality impacts.

The Department of Public Works has requested the following Special Condition to comply with this section:

**Special Condition 28:** Prior to issuance of the Building Permit the applicant shall submit a draft Water Quality Management Plan, SWIPP, and a Runoff Mitigation Plan (RMP) that demonstrates the project meets the post-construction stormwater requirements established by local, state and federal regulations. The City's RMP requirement can be fulfilled by a SWPPP instead. If using a SWPPP to fulfill the RMP, a draft version should be submitted to the City to ensure the project is in compliance prior to filing for a Notice of Intent (NOI) with the state. Calculations must demonstrate compliance with the hydromodification requirements established by the Municipal Separate Storm Sewer System (MS4) Phase II permit E.12.f and the Mendocino County Low Impact Design Manual (LID Manual). The plan must show all calculations for lot coverage and areas of impervious surfaces including building footprints, pavement, sidewalk, etc. This can be shown on either the site plan for the building permit or incorporated into the coastal development site plan.

- 2) Selection of Structural Treatment Control BMPs. As set forth in Policy OS-10.4, if the review authority determines that the combination of Site Design and Source Control BMPs is not sufficient to protect water quality and coastal waters as required by Policy OS-9.3, structural Treatment Control BMPs shall also be required. The WQMP for a Development of Special Water Quality Concern shall describe the selection of Treatment Controls BMPs, and applicants shall first consider the BMP, or combination of BMPs, that is most effective at removing the pollutant(s) of concern, or provide a justification if that BMP is determined to be infeasible.
- 3) 85th Percentile Design Standard for Treatment Control BMPs. For post-construction treatment of runoff in Developments of Special Water Quality Concern, Treatment Control BMPs (or suites of BMPs) shall be sized and designed to treat, infiltrate, or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.
- 4) Goal for Runoff Reduction. In Developments of Special Water Quality Concern, the post-development peak stormwater runoff discharge rate shall not exceed the estimated pre-development rate for developments where an increased discharge rate will result in increased potential for downstream erosion or other adverse habitat impacts.

**Special Condition 29.** Prior to issuance of the Building Permit, the applicant shall provide a stormwater analysis and plan per code section 17.64.045 proving that:

- a. Storm water runoff has been minimized by incorporation of Low Impact Development (LID) strategies that minimize impermeable areas, maximize permeable areas, and that slow, spread, and sink

runoff to recharge groundwater and minimize runoff. Runoff that is expected shall be collected at vegetative swales or bio retention facilities and overflow finally conveyed by a storm drain system approved by the City Engineer.

- b. Treatment Control Best Management Practices have been sized and designed to retain and infiltrate runoff produced by all storms up to and including the 85th percentile (.83" in 24-hours) based on the size of the development.
- c. An Operations and Maintenance Plan has been developed for all regulated project components by the State NPDES Phase II MS4
- d. All drainage channels, conduits, culverts, and appurtenant facilities shall have sufficient capacity to convey a 100-year flood. The existing drainage infrastructure is a 24" diameter which conveys storm water along Ocean Drive to an ocean outfall. Applicant shall provide analysis documenting sufficiency of existing infrastructure or provide engineer reviewed design of proposed upgrades to drainage conveyance system. If upgrades to the infrastructure are required, this shall be completed by the developer.

**Special Condition 30:** All public improvements to drainage conveyance systems shall be dedicated to the City.

The following additional stormwater policies will be implemented through Special Conditions 20-30 above.

- Policy OS-14.1: Minimize Polluted Runoff and Pollution from Construction.
- Policy OS-14.2: Minimize Land Disturbance During Construction.
- Policy OS-14.3: Minimize Disturbance of Natural Vegetation.
- Policy OS-14.5: Grading During Rainy Season. Grading is prohibited during the rainy season (from November 1 to March 30), except in response to emergencies, unless the review authority determines that soil conditions at the project site are suitable, and adequate erosion and sedimentation control measures will be in place during all grading operations.

The City's 2004 Storm Rain Master Plan includes a project to replace culverts on Ocean Drive as follows:

***5.5.8.1 Culvert Replacement: Ocean View Drive Project***

A project is proposed to replace existing culverts and regrade drainage ditches on Ocean View Drive. Three undersized culverts were identified for replacement. It is recommended that the 12" HDPE culvert crossing Monterey Avenue be replaced with a 24" HDPE culvert (see Node H-1.6 on Figure 5-17). It is also recommended that the 18" CMP culvert at Pacific Drive and the 12" CMP culvert at Neptune Avenue be replaced with 30" HDPE culverts (see Nodes H-1.4 and H-1.2 on Figure 5-17). However, it should be noted that these two culverts are outside of the Fort Bragg City limits, and therefore fall within the jurisdiction of the County of Mendocino. It is also recommended that the drainage ditches on both sides of Ocean View Drive be cleaned and regraded to 2' x 2' x 3'. This project is designated as a medium

priority because the existing culverts are undersized for the current levels of development and drainage ditches are in need of maintenance. Because of the growth potential in the Todd Point area this project is considered development driven. Our opinion of the probable cost for the project is \$118,300.

The Special Condition below requires the applicant to document the sufficiency of existing infrastructure or complete upgrades to infrastructure if required.

**Special Condition 31.** Prior to the issuance of the Building Permit the applicant shall provide an analysis that documents the sufficiency of existing storm water infrastructure or provide an engineer reviewed design of a new proposed drainage conveyance system for approval by the Department of Public Works. If upgrades to infrastructure are required, the upgrades shall be completed by the developer and dedicated to the City.

Additionally, the City Council pre-approved the following inclusionary housing incentive as part of this project:

**Special Condition 32.** In exchange for the applicant undertaking the design, engineering and construction of any needed stormwater improvements identified in project 5.5.8.1 in the City's 2004 Storm Drain Master Plan, the City shall provide a corresponding capacity fee credit (drainage, sewer and water) to offset the cost of the project as the second planning incentive.

**Geologic Hazard.** The site is located 420 feet inland from the coastal bluff overlooking Noyo Harbor and, therefore, is not subject to hazards associated with coastal bluff erosion. All hazards associated with earthquakes will be addressed by the building permit process under the authority of the California Building Code.

**Flood Hazard.** According to Federal Emergency Management Agency (FEMA), flood insurance maps the project site is located outside the 500-year flood plain. No flooding concerns are raised relative to the project.

**Fire and Life Safety.** The Fire Marshal reviewed the project plans and did not issue a statement of concern regarding fire and life safety (Sheet C 5 & 6). Fire Code requirements will be incorporated in the construction plans as necessary during the building permit review by the Fire Marshall. The new building code requires that all buildings have sprinkler systems, a monitored alarm system, and parking and driveway areas navigable by fire trucks and other emergency vehicles.

## DESIGN REVIEW

### Energy Efficiency

Coastal General Policies relevant to green building practices include the following:

Policy OS-6.2 Development Review Process: Make energy conservation an important criterion in the development review process.

Policy OS-6.3 Alternative Energy: Encourage the development and use of alternative sources of energy such as wind, solar, and waves to meet Fort Bragg's energy needs.

As proposed, the project will:

- a. Take advantage of passive solar gain for some of the space heating requirements of each unit.
- b. Achieve insulation values of R-22 for walls and roof.
- c. Space heating and water heating will be provided by air-source heat pumps.
- d. The project is required by the California Energy Code to include PV panels for overall net zero energy use.

The combination of these strategies will result in buildings that are energy efficient and maintain minimal utility costs for the residents.

### Compliance with Citywide Design Guidelines

The stacked flats have an architectural style that is modern/contemporary. There are several design variations and building sizes that add to the visual appeal and interest of the project. All units include small decks or patios which add visual interest to the buildings. The building fronts are well-articulated with plenty of windows to provide for a nice architectural appearance from the outside and good daylighting on the inside.

The building facades facing Highway 1 do not include as many windows or doors as the facades facing south, north and west. This would protect the visual and auditory privacy of future tenants from the noise, headlights, and low-quality views of the highway. The photos below illustrate the design quality of the existing commercial businesses in the area.



Image 1: Emerald Dolphin Motel Building A (right) and Building B (left)





Image 2: Fort Bragg Outlet Building A (right) and Building B (left)



Image 3: McDonald's



Image 4: Surf Motel



Image 5: Mobile Home Park



Image 6: A-frame Coffee

The Citywide Design Guidelines provide guidance for Design Review. However, State law limits the application of design review criteria for multifamily projects to non-subjective quantitative criteria only. Each relevant quantitative guideline is summarized in the table below, along with a description of how the project conforms to the quantitative guideline and any Special Conditions required for conformance. The qualitative design guidelines have not been used in this evaluation, as required by State law.

**Table 5: Compliance with Citywide Design Guidelines**

Relevant Quantitative Design Guidelines	Project Compliance
<ul style="list-style-type: none"> <li>5. Architectural details and materials shall be incorporated on the lower part of the building facade to relate to human scale. These pedestrian scale elements can include awnings, trellises, windows, building base articulation, and changes in materials, textures, and colors.</li> <li>6. Architectural elements that add visual interest, scale, and character such as projecting balconies, trellises, recessed windows, window and door detailing, or green garden walls should be incorporated to help articulate facades and blank walls.</li> <li>7. To divide the building mass into smaller scale components, building faces more than 50 feet long should reduce the perceived mass and bulk by one or more of the following: change of roof or wall plane; projecting or recessed elements, such as trellises, balconies, openings, etc.; varying cornice or rooflines; or other similar means.</li> <li>8. Whenever possible, buildings should be configured around courtyards, gathering areas, and open spaces.</li> </ul>	<ul style="list-style-type: none"> <li>9. The project includes the following pedestrian scale architectural details: change in materials, windows, change in texture, railings.</li> <li>10. The project includes balconies, and window and door detailing.</li> <li>11. The project includes changes in roof or wall plain, projecting balconies, and varying roof lines.</li> <li>12. The project buildings are oriented around two open space courtyards.</li> </ul>
<ul style="list-style-type: none"> <li>• Doors should be visible from the street and windows should allow residents to have “eyes on the street” for natural surveillance.</li> </ul>	<ul style="list-style-type: none"> <li>13. Windows and doors are oriented to the street on Harbor Drive. Windows are oriented to the unnamed road however doors are not all oriented to the unnamed road. See Special Condition 4 which addresses this design review criteria.</li> </ul>
<ul style="list-style-type: none"> <li>• All building and site design should use passive solar design strategies for space heating and lighting to reduce energy demand to the extent feasible.</li> <li>• Buildings shall incorporate passive solar design and include at least one roof plane that is large enough to accommodate photovoltaic (PV) panels</li> </ul>	<ul style="list-style-type: none"> <li>14. The project design emphasizes passive solar gain with many windows located on the southern building facades.</li> </ul>



<p>to meet the majority (&gt;50%) of the building's energy needs, when feasible.</p> <ul style="list-style-type: none"> <li>• Roof forms such as gable, hip or shed roof combinations are strongly encouraged.</li> </ul>	
<p><b>Materials</b></p> <ul style="list-style-type: none"> <li>• Building materials should be durable, require low maintenance, and be of comparable or better quality and image to what is used in the surrounding neighborhood. Frequent changes in building materials should be avoided.</li> <li>• Materials such as brick, stone, copper, etc. should be left in their natural colors. Such materials should not appear thin and artificial.</li> <li>• Veneer should turn corners and avoid exposed edge.</li> <li>• Materials should enhance different parts of a building's façade and be consistent with the desired architectural style. <ul style="list-style-type: none"> <li>a. Where appropriate to the architectural style, materials and textures should vary between the base and body of a building to break up large wall planes and add visual base to the building.</li> <li>b. Heavier materials and darker colors should be used lower on the building elevation to form the building base.</li> </ul> </li> </ul>	<p>15. The roof form includes shed and flat roofs.</p> <ul style="list-style-type: none"> <li>• Proposed durable exterior finish materials would include cement plaster, cement siding, board and batten, brick veneer and standing seam metal roofs. All of these materials are encouraged by the Design Guidelines.</li> <li>• The proposed brick veneer color is not specifically noted but is illustrated as a dark grey, which is a natural color.</li> <li>• Brick veneer is proposed for recessed entryways and so would not turn corners.</li> <li>• The project effectively uses different materials to enhance different parts of the building.</li> <li>• Materials at the base and body of the building are different.</li> <li>• Heavier materials are on the building base.</li> </ul>
<p><b>Color</b></p> <ul style="list-style-type: none"> <li>• No fewer than two colors should be used on any given façade, and three or more colors are preferred. This includes any "natural" colors such as unpainted brick or stone. The three preferred colors should constitute the primary base color, secondary color and minor trim color.</li> </ul>	<ul style="list-style-type: none"> <li>• All building facades include three or more colors.</li> </ul>

<p><b>Lighting</b></p> <ul style="list-style-type: none"> <li>• Lighting sources shall be hidden unless the sources are an integral part of the design. Lighting fixtures should not project above the fascia or roofline of the building.</li> <li>• Partial or full cutoff lighting is required. Exterior lighting shall be located and designed to avoid shining directly onto nearby residential properties, and shall minimize off-site glare. The latest technical and operational energy conservation concepts should be considered in lighting designs.</li> <li>• Parking lot lighting fixtures shall be no taller than 16 feet in height and shall cast light downward without allowing glare or light to encroach upon neighboring properties.</li> </ul>	<ul style="list-style-type: none"> <li>• Project lighting is hidden.</li> <li>• Full cutoff night sky compliant lighting has been specified.</li> <li>• The proposed lighting fixtures are 16 feet in height.</li> </ul>
<p><b>Fencing</b></p> <ul style="list-style-type: none"> <li>• Fences or walls of more than 100 ft should provide variation in the design – via changes in height, materials, embellishments, step backs, gates, etc. - to break up the length and provide visual interest.</li> </ul>	<ul style="list-style-type: none"> <li>• The project includes a fence of more than 100 feet in length along the north boundary. This is a property line security fence. The Special Condition below is provided below to comply with this requirement:</li> </ul> <p><b>Special Condition 33:</b> The applicant shall provide a step back, embellishment or change in height every 100 feet for all property line fences. This change in design shall be confirmed by the City prior to Occupancy Permit approval.</p>
<p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• Open space areas should be sheltered from the noise and traffic of adjacent streets or other incompatible uses. Open space siting should give consideration to prevailing breezes and sun orientation in order to provide a comfortable environment.</li> <li>• Ideally, at least 50 percent of the open space area should have access to direct sunlight.</li> </ul>	<ul style="list-style-type: none"> <li>• The common spaces are interior to the development and are sheltered from coastal winds and street noise.</li> <li>• The playground is entirely open to direct sunlight. The two courtyards will receive 100% direct sunlight in the summer when the sun is high overhead.</li> </ul>

<p><b>Play Areas</b></p> <ul style="list-style-type: none"> <li>• Children's play areas should be visible from as many units as possible and from private open space areas. Direct, convenient access from ground level, private open space to the communal play area is encouraged.</li> <li>• Outdoor play areas should be located adjacent to laundry rooms, community centers, or similar common facilities. Play areas should not be located near public streets, parking, or entry areas unless physically separated by appropriate walls, fencing, or dense landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed play areas are located on the edge of the multi-family units, not centrally. The Planning Commission could add an optional special condition to switch a central courtyard with the play area. This would expose more houses to the sounds of kids playing but would probably result in more use of the play area as it would not be adjacent to the Frontage Road. Sidewalks provide direct access to this play area.</li> <li>• A fence and/or dense landscaping could be installed between the play area and Frontage Road. See Optional Special Condition below.</li> </ul> <p><b>Special Condition 34.</b> The applicant shall submit a plan for the play area to the Community Development Department prior to the issuance of the building permit which includes a seating area for adults and an array of play equipment for children. The Plan will either relocated the Play Area to one of the two common open space areas or include fencing and landscaping to shield the play area from traffic noise.</p>
<p><b>Site Amenities</b></p> <ul style="list-style-type: none"> <li>• Building numbers and individual unit numbers shall be readily visible, in a consistent location, well lighted at night, and compatible with the overall design of the development.</li> <li>• Internal circulation signs and visitor parking areas shall also be clearly indicated. A directory that shows the location of buildings and individual dwelling units within the development is encouraged</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed project does not include these mandatory elements. See Special Condition.</li> </ul> <p><b>Special Condition 35.</b> The project shall include individual unit numbers that are well lighted and in a consistent location for all units. Visitor Parking shall be clearly marked. A directory shall be installed that shows the locations of all buildings, pathways and unit numbers. These items shall be installed prior to the final of the Building Permit.</p>

The project plans do not provide design details or screening for mechanical equipment. Therefore, a Special Condition has been added to ensure that these components comply with the CLUDC.

**Special Condition 36.** Prior to the issuance of a Building Permit, the applicant shall submit for the review and approval of the Community Development Director plans for the locations and visual screening of all mechanical equipment proposed to be constructed as part of the project, including but not limited to standpipes, backflow preventers, generators and propane fuel tanks. All equipment shall be visually screened with vegetation,

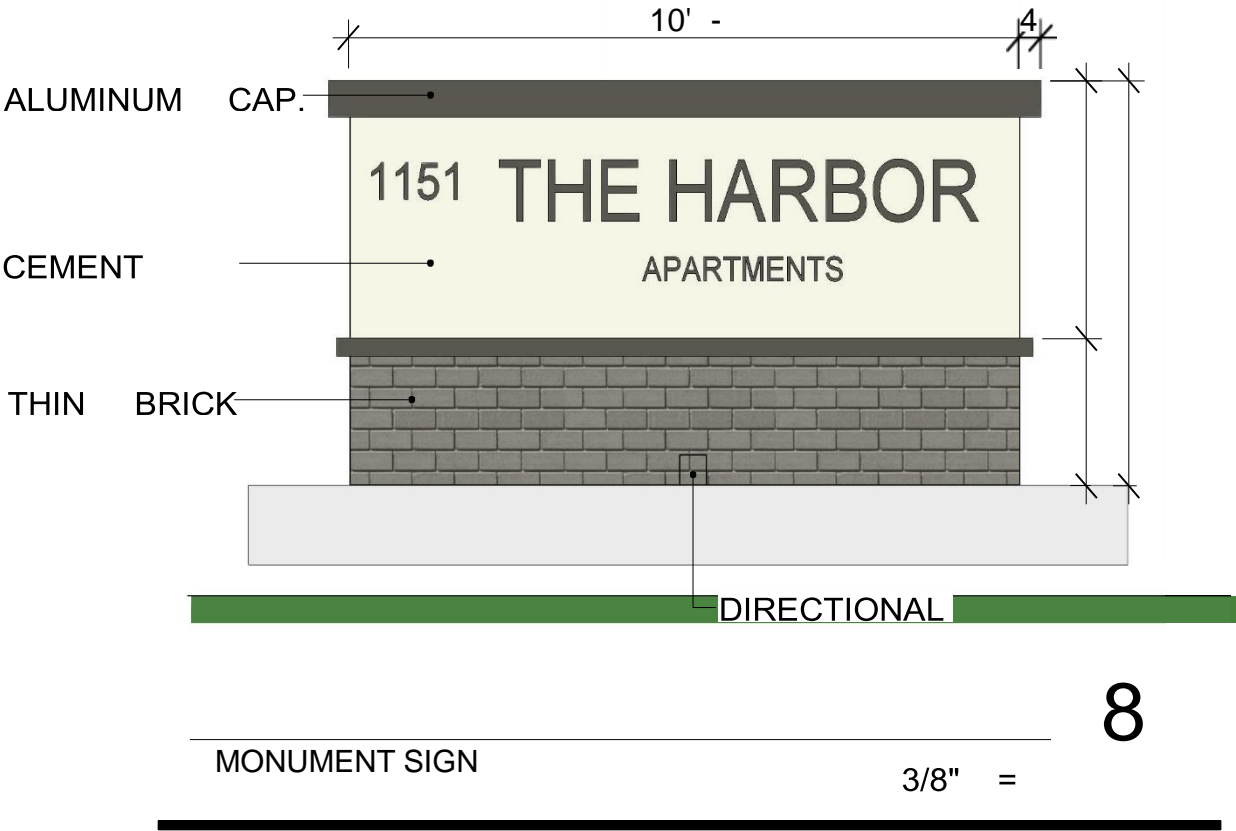
building elements, fencing or wood lattice.

**Sign Permit**

The applicant has proposed a sign at the parking lot entrance to the project site on Frontage Road.

The proposed sign conforms with the City’s zoning ordinance as follows:

- The sign complies with the requirements of 17.38.060 as: it is less than 6 feet in height; it is located on the project parcel and is not located in a traffic visibility area; it is an attractive color that matches the design of the project and is made from materials that are included in the apartment project; and the lighting is modest and appropriate.
- The sign includes street address (numbers) as required.
- The proposed sign is 37 SF which is well below the limit of 100 SF for this development (Table 3-12 of the CLUDC).
- The proposed signage complies with the additional standards of section 17.28.080C freestanding signs.



## ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review under sections 15332 Infill Development and sections 15192 & 15195 – Infill Housing Development. All Sections are cited below with side-by-side analysis of the project's compliance with the threshold criteria for each exemption.

### § 15192. Threshold Requirements for Exemptions for Residential Infill Projects.

In order to qualify for the exemption, set forth in sections 15195, an infill housing project must meet all of the threshold criteria set forth below.

Code Section	Compliance Analysis
(A) The project must be consistent with: (1) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete; and (2) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan.	The subject parcel has a General Plan land use designation of Highway Commercial and is zoned CH, which allows multifamily development with a Use Permit. The project conforms to General Plan policies and zoning regulations, with the approval of a Use Permit to increase the FAR from 0.4 to 0.7 in order to comply with Inclusionary Housing Requirements and State Density Bonus Law. As conditioned the project complies with the City's LCP.
(B). Community-level environmental review has been adopted or certified.	The City adopted an EIR for the General Plan and Land Use and Development Code in 2006. City's LCP was certified by the Coastal Commission in 2008, which is a CEQA equivalent action.
(C). The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.	As analyzed in the Staff Report the project site can be served by existing utilities.

<p>(D). The site of the project:</p> <p>(1) Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations.</p> <p>(2) Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.</p> <p>(3) Does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code.</p> <p>(4) Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.</p>	<p>The project site does not contain wetlands.</p> <p>The Project Site is covered with ruderal grasslands and a few specimen trees. The project site has limited value for habitat and is not known to provide habitat for endangered, rare or threatened species.</p> <p>The City does not have any ordinance that protects non-native species from removal.</p>
<p>(E) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.</p>	<p>No phase I report was required because the site has no known previous use that would result in contamination. The site is not listed on any DTSC or RWQCB list of facilities or sites requiring remediation or in violation of a cleanup order. The site does not have any known contamination.</p>
<p>(F) The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. In addition, the following steps have been taken in response to the results of this assessment:</p> <p>(1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.</p> <p>(2) If a potential for exposure to</p>	<p>See above.</p>

significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.	
(G) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code.	As noted earlier in this staff report, an archaeological survey was completed for this site and no archaeological or historic resources were discovered or identified by the survey. The project will not have any impact on a historical or archaeological resource.
(H) The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.	The project is not located in a wildland fire hazard area.
(I) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties.	The project is surrounded by retail, restaurant, hotel and residential uses, none of which pose a risk of fire or explosion.
(j) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.	As a vacant field in an urban area, the site does not present a public health risk exposure of any type.
(k) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard.	The City's LCP contains policies and regulations to mitigate seismic hazards.
(l) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.	The project site is not located within a flood zone or any other restrictive zone.
(m) The project site is not located on developed open space.	The site is not designated as or developed as open space.
(n) The project site is not located within the boundaries of a state conservancy.	The site is not located in a state conservancy.
(o) The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in sections 15193	The project is being evaluated in its entirety.

to 15195.	
-----------	--

### Section 15195 In-Fill Housing Development Exemption Analysis

CEQA Guideline Section 15195 identifies a categorical exemption for projects characterized as infill housing development. This exemption is intended to promote housing infill development within urbanized areas. The analysis that supports this exemption is in the table below:

Code Section	Compliance Analysis
<p>(a) Except as set forth in subdivision (b), CEQA does not apply to any development project that meets the following criteria:</p> <p>(1) The project meets the threshold criteria set forth in section 15192; provided that with respect to the requirement in section 15192(b) regarding community-level environmental review, such review must be certified or adopted within five years of the date that the lead agency deems the application for the project to be complete pursuant to Section 65943 of the Government Code.</p>	See above analysis.
<p>(2) The project meets both of the following size criteria:</p> <p>(A) The site of the project is not more than four acres in total area.</p> <p>(B) The project does not include any single level building that exceeds 100,000 square feet.</p>	<p>The project site is 2.6 acres.</p> <p>The largest building is 14,965 SF</p>
<p>(3) The project meets both of the following requirements regarding location:</p> <p>(A) The project is a residential project on an infill site.</p> <p>(B) The project is within one-half mile of a major transit stop.</p>	<p>The project site is surrounded on all sides by urban uses.</p> <p>A major transit stop is located 0.27 miles away at the Boatyard Shopping Center.</p>
<p>(4) The project meets both of the following requirements regarding number of units:</p> <p>(A) The project does not contain more than 100 residential units.</p> <p>(B) The project promotes higher density infill housing. The lead agency may establish its own criteria for determining whether the project promotes higher density infill housing</p>	<p>The project contains 87 units.</p> <p>The project provides high density infill at 33 units per acre.</p>



<p>except in either of the following two circumstances:</p> <ol style="list-style-type: none"> <li>1. A project with a density of at least 20 units per acre is conclusively presumed to promote higher density infill housing.</li> <li>2. A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density infill housing unless the preponderance of the evidence demonstrates otherwise.</li> </ol>	
<p>(5) The project meets the following requirements regarding availability of affordable housing: The project would result in housing units being made available to moderate, low or very low-income families as set forth in either A or B below:</p> <p>(A) The project meets one of the following criteria, and the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units as set forth below at monthly housing costs determined pursuant to paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code:</p> <ol style="list-style-type: none"> <li>1. At least 10 percent of the housing is sold to families of moderate income, or</li> <li>2. Not less than 10 percent of the housing is rented to families of low income, or</li> <li>3. Not less than 5 percent of the housing is rented to families of very low income.</li> </ol> <p>(B) If the project does not result in housing units being available as set forth in subdivision (A) above, then the project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).</p>	<p>The project will provide 15% of units to families of very low income. (A-3).</p>

<p>(b) A project that otherwise meets the criteria set forth in subdivision (a) is not exempt from CEQA if any of the following occur:</p> <p>(1) There is a reasonable possibility that the project will have a project-specific, significant effect on the environment due to unusual circumstances.</p> <p>(2) Substantial changes with respect to the circumstances under which the project is being undertaken that are related to the project have occurred since community-level environmental review was certified or adopted.</p> <p>(3) New information becomes available regarding the circumstances under which the project is being undertaken and that is related to the project that was not known, and could not have been known at the time that community-level environmental review was certified or adopted.</p>	<p>There are no unusual circumstances associated with this project.</p> <p>No substantial changes have occurred.</p> <p>No new information has come available.</p>
--	--

## Section 15332 In-Fill Development Exemption Analysis

MJC has also determined the project to be exempt from CEQA review under **Section 15332 Infill Development**. CEQA Guideline Section 15332 identifies the Class 32 categorical exemption for projects characterized as infill development. This exemption is intended to promote infill development within urbanized areas. The class consists of environmentally benign infill projects that are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality effects. Such projects must meet Part 1, conditions (a) through (e), described in the analysis below:

Code Section	Compliance Analysis
(a) The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.	The subject parcel has a General Plan land use designation of Highway Commercial and is zoned CH, which allows multifamily development with a Use Permit. The project conforms to General Plan policies and zoning regulations, with the approval of a Use Permit to increase the FAR from 0.4 to 0.7 and the density bonus afforded by compliance with State Density Bonus Law. As conditioned the project complies with the City's LCP.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.	The project site is 2.6 acres. The project site is surrounded on all sides by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.	The project site does not contain wetlands. The project site is covered with ruderal grasslands and a few specimen trees. The project site has no value for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.	As analyzed and conditioned throughout this report the project would not result in any significant effects on traffic, noise, air quality or water quality.
(e) The site can be adequately served by all required utilities and public services.	As analyzed and conditioned throughout this report the project can be adequately served by all utilities and public services.

### Project Consistency with 15300.2 Exceptions

Application of this exemption, as all categorical exemptions, is limited by the factors described in section 15300.2. of CEQA and, these factors have been analyzed in the table below:

15300.2 Exceptions	Analysis of Compliance with Exceptions
(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies	The project is not located in an area that has been mapped or designated as a location with an environmental resource of hazardous or critical concern by any federal, state, or local agencies.
(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.	There are no other projects in the area which would have a cumulatively significant impact with the proposed project.
(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.	As analyzed throughout this staff report the proposed project will not have a significant effect on the environment.
(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.	The project is not located adjacent to or within the view shed of a scenic highway.
(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.	No phase I report was required because the site has no known previous use that would result in contamination. The site is not listed on any DTSC or RWQCB list of facilities or sites requiring remediation or in violation of a cleanup order. The site does not have any known contamination.
(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.	As noted earlier in this staff report, an archaeological survey was completed for this site and no archaeological or historic resources were discovered or identified by the survey. The project will not have any impact on a historical or archaeological resource.

## **ALTERNATIVE ACTIONS**

1. Hold a hearing, close the hearing, deliberate without a decision, and revisit the application at the next scheduled meeting for a decision and the addition of any new findings.
2. Hold the hearing and continue the hearing to a date certain if there is insufficient time to obtain all input from all interested parties. At the date certain the Council may then deliberate and make a decision.

## **ATTACHMENTS**

1. Resolution of the Fort Bragg Planning Commission Recommending that the City Council Approve Coastal Development Permit 8-24 (CDP 8-24), Design Review 11-24 (DR 11-24), Use Permit 9-24 (UP 9-24), and Sign Permit 20-24 (SP 20-24) for an 87-Unit Project and Associated Infrastructure Located at 1151 South Main Street.
2. Staff Report: Hold a Hearing Receive Report and Consider Adopting a Resolution of the Fort Bragg City Council Providing Preliminary Preapproval of Inclusionary Housing Incentives for Proposed Fort Bragg Apartments Project at 1151 South Main Street
3. Project Site Photos
4. Project Site Plan
5. Project Elevations & Floor Plans
6. Project Colors & Materials
7. Project Accessory Buildings
8. Open Space and Landscaping Plan
9. Lighting Plan
10. Firesafety Plans
11. Civil Plans
12. Letters
13. Notice of Public Hearing

## **RESOLUTION NO. PC -2025**

### **RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE COASTAL DEVELOPMENT PERMIT 8-24 (CDP 8-24), DESIGN REVIEW 11-24 (DR 11-24), USE PERMIT 9-24 (UP 9-24), AND SIGN PERMIT 20-24 (SP 20-24) FOR AN 87-UNIT PROJECT AND ASSOCIATED INFRASTRUCTURE AT 1151 SOUTH MAIN STREET, SUBJECT TO THE FINDINGS AND ALL STANDARD AND SPECIAL CONDITIONS.**

**WHEREAS**, Akashdeep Grewal (“Applicant”) submitted an applicant for: Coastal Development Permit 8-24 (CDP 8-24), Design Review 11-24 (DR 11-24), Use Permit 9-24 (UP 9-24), and Sign Permit 20-24 (SP 20-24) to construct a multifamily apartment project at 1151 South Main Street.

**WHEREAS**, 1151 South Main Street, Fort Bragg, California (Assessor Parcel Number: 018-440-58) is in the Highway Commercial (CH) Zone, Coastal Zone and no changes to the site’s current zoning designation are proposed under the Project; and

**WHEREAS**, the Project is subject to the Fort Bragg Coastal General Plan and Coastal Land Use and Development Code (CLUDC); and

**WHEREAS**, Section 17.32.020 of the CLUDC requires the City Council to provide preliminary approval or disapproval of applicant-requested incentives, modifications, or waivers of development or zoning standards for the development of new multifamily housing units that include inclusionary housing units; and

**WHEREAS**, the City Council held a public hearing on November 12, 2024, to accept public testimony and provided preliminary conceptual approval of two inclusionary housing incentives for the proposed Project; and

**WHEREAS**, the Planning Commission held a public meeting on March 11, 2025 to consider the Project, accept public testimony and consider making a recommendation to City Council; and

**WHEREAS**, the City Council will have the final approval authority over the inclusionary housing incentives awarded for this project and therefore will have authority overall all project entitlements; and

**WHEREAS**, the Planning Commission held a public hearing and received testimony regarding the proposed project on March 12, 2025; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA) Section 15332 (class 32) of the CEQA Guidelines the project is exempt from CEQA as an “In-Fill Development Project” and per Section 15192 as an “Infill Housing Development,” and

**NOW, THEREFORE, BE IT RESOLVED** that the City of Fort Bragg Planning Commission, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Coastal General Plan; the Fort Bragg Coastal Land Use and Development Code; the Project applications; all site plans, and all reports and public testimony submitted as part of the Planning Commission

meeting of March 12, 2025 and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of Fort Bragg hereby recommend, *per the analysis incorporated herein by reference to the project staff report, dated March 12, 2025, that the City Council* approve Coastal Development Permit 8-24 (CDP 8-24), Design Review 11-24 (DR 11-24), Use Permit 9-24 (UP 9-24), and Sign Permit 20-24 (SP 20-24), subject to the findings, standard conditions and special conditions below:

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Resolution;
2. The documents and other material constituting the record for these proceedings are located at the Community Development Department;
3. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the Coastal General Plan, Coastal Land Use and Development Code (ILUDC), and the Fort Bragg Municipal Code in general.

**NOW, THEREFORE, BE IT RESOLVED** that the Fort Bragg Planning Commission makes the following findings and determinations for Coastal Development Permit 8-24 to allow for the construction of an 87-unit apartment project proposed for at 1151 South Main Street *per analysis incorporated herein by reference to the project staff report, dated March 11, 2025.*

1. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment.
2. The proposed use is consistent with the purposes of the zone in which the site is located.
3. The proposed development is in conformance with the City of Fort Bragg's Coastal General Plan.
4. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
5. Services, including but not limited to, water supply, sewage disposal, solid waste, and public roadway capacity have been considered and are adequate to serve the proposed development.

**NOW, THEREFORE, BE IT RESOLVED** that the Fort Bragg Planning Commission makes the following findings and determinations for Use Permit 9-25 to allow for the construction of an 87-unit apartment project proposed for 1151 South Main Street *per analysis incorporated herein by reference to the project staff report, dated March 11, 2025.*

1. The proposed use is consistent with the General Plan, any applicable specific plan, and the Local Coastal Program;

2. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Development Code and the Municipal Code;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.
5. The proposed use complies with any findings required by Section 17.22.030 (Commercial District Land Uses and Permit Requirements).
  - a. Secondary uses oriented to local clientele may be permitted where the primary use of a site is oriented to or serves visitor, regional, or transient traffic;
  - b. Secondary uses may be allowed where primary uses are precluded because of environmental concerns or other site-specific problems; and
  - c. The use is generally vehicular-oriented unless part of a larger visitor-oriented complex.

**NOW, THEREFORE, BE IT RESOLVED** that the Fort Bragg Planning Commission makes the following findings and determinations for Design Review Permit 11-25 to allow for the construction of an 87-unit apartment project proposed for 1151 South Main Street *per analysis incorporated herein by reference to the project staff report, dated March 11, 2025.*

1. Complies with the purpose and requirements of this Section (Design Review in the CLUDC)
2. Provides architectural design, building massing, and scale appropriate to and compatible with the site surroundings and the community.
3. Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.
4. Provides efficient and safe public access, circulation and parking.
5. Provides appropriate open space and landscaping, including the use of water efficient landscaping.
6. Is consistent with the Coastal General Plan, and applicable specific plan, and the certified Local Coastal Program.
7. Complies and is consistent with the City's Design Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the Fort Bragg Planning Commission makes the following findings and determinations for the Density Bonus Law incentives to



allow for the construction of an 86-unit apartment project proposed for 1151 South Main Street *per analysis incorporated herein by reference to the project staff report, dated March 11, 2025.*

1. The requested incentives are required in order to provide for affordable housing costs as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set in compliance with Government Code Section 65915(c).
2. The concession or incentive will not have a specific adverse impact, as defined by Government Code Section 65589.5(d)(2), upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.
3. The City has determined that the development incentives requested will not have any adverse effects on coastal resources.
4. The project is not feasible if the applicant must replace 9,560 SF of housing units with visitor-serving commercial space, which is very likely not a viable use.
5. This site has remained undeveloped for over 40 years, since it was first subdivided as part of the former cattle ranch. This indicates that there is insufficient demand to support visitor serving uses on this site. Indeed, the only other development proposal for this site in 40 years was an auto parts store, which is also not a visitor serving use.
6. The Fort Bragg City Council has identified workforce housing development as a top priority in the City's Strategic Plan and set a goal to develop 200 units of housing in Fort Bragg by 2026.
7. The Coastal Commission implements the California Coastal Act of 1976, and Section 30604(f) of the Coastal Act requires the Commission to encourage housing opportunities for persons of low or moderate income.  
*"Section 30604 (f) The commission shall encourage housing opportunities for persons of low and moderate income. In reviewing residential development applications for low- and moderate-income housing, as defined in paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code, the issuing agency or the commission, on appeal, may not require measures that reduce residential densities below the density sought by an applicant if the density sought is within the permitted density or range of density established by local zoning plus the additional density permitted under Section 65915 of the Government Code, unless the issuing agency or the commission on appeal makes a finding, based on substantial evidence in the record, that the density sought by the applicant cannot feasibly be accommodated on the site in a manner that is in conformity."*
8. The State of California has passed regulations to streamline and facilitate the construction of market rate and affordable multifamily developments including regulations that limit the ability of local jurisdictions to deny multifamily housing

projects based on subjective criteria and the requirement to provide housing incentives and density bonuses for project that include affordable housing. Statewide housing laws, such as Density Bonus Law, the Housing Accountability Act, and the Housing Crisis Act, apply in the coastal zone in ways that are also consistent with the Coastal Act.

9. There are relatively few large parcels in Fort Bragg that support multifamily housing, as identified in the City's vacant parcel inventory. Most vacant parcels that can accommodate multifamily housing have an environmental constraint. This parcel does not have any environmental constraints.
10. There are ten vacant parcels zoned Highway Commercial in the Coastal zone of Fort Bragg. These parcels total 30+ acres so there is significant vacant land to meet future visitor serving needs.
11. Workforce housing supports visitor serving uses by ensuring that there are sufficient units for workers in restaurants, hotels, parks, retail stores, etc. This has become a crisis on the Mendocino Coast because more residential units in the County have been converted into vacation rentals than have been built in the past twenty years. The conversion of housing into vacation rentals in the County has made housing a critical support sector for the visitor serving economy on the coast while it has weakened the hotel market in Fort Bragg.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Fort Bragg Planning Commission makes the following findings and determinations regarding the Sign Review Permit SP 20-24 for this project *per the analysis incorporated herein by reference to the project staff report, dated March 11, 2025*:

1. The proposed signs do not exceed the standards of Sections 17.38.070 (Zoning District Sign Standards) and 17.38.080 (Standards for Specific Sign Types), and are of the minimum size and height necessary to enable pedestrians and motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
2. That the placement of the sign on the site is appropriate for the height and area of a freestanding or projecting sign;
3. That a flush or projecting sign relates to the architectural design of the structure. Signs that cover windows, or that spill over natural boundaries, and/or cover architectural features shall be discouraged;
4. The proposed signs do not unreasonably block the sight lines of existing signs on adjacent properties;
5. The placement and size of the sign will not impair pedestrian or vehicular safety;
6. The design, height, location, and size of the signs are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
7. The proposed signs are in substantial conformance with the design criteria in Subsection 17.38.060.F (Design criteria for signs).

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Fort Bragg Planning Commission does hereby recommend that the City Council approve Coastal

Development Permit 8-24 (CDP 8-24), Design Review 11-24 (DR 11-24), Use Permit 9-24 (UP 9-24), and Sign Permit 20-24 (SP 20-24) subject to the following standard and special conditions:

### **SPECIAL CONDITIONS**

1. Prior to the issuance of the building permit, the applicant shall submit a revised parking plan with two motorcycle parking spaces and 40% of all spaces designated as EV ready, for approval by the Community Development Director. The motorcycle parking spaces can replace regular parking spaces.
2. The applicant shall install 50 SF of shrubs and grasses at the parking lot entrances from the existing planting list on the landscaping plan. The parking lot entrances shall include enhanced paving (stamped and colored) crosswalk. These items will be installed prior to the issuance of occupancy permit.
3. The Building Permit Plan Set shall include a site plan that illustrates 150 SF of private open space for the downstairs units. This may be achieved either with symbolic fencing or by expanding the size of the patio.
4. The Building Permit Plan Set shall include a site plan for approval by the Director of Community Development, which illustrates a pedestrian entry on the eastern facade of the eastern units of buildings 3 and 7. The applicant can relocate the storage units on these buildings, which would result in an identifiable door from Highway 1.
5. The applicant shall construct a 5-foot-high soundwall between the parking lot and North Harbor Drive prior to the final of the building permit. The soundwall shall be included on the building permit application plan set.
6. Prior to issuance of the Certificate of Occupancy the applicant shall complete and enter into an Inclusionary Housing Regulatory Agreement per all of the requirements of section 17.32.080B with the City of Fort Bragg. The regulatory agreement will regulate eight units as affordable to households of very low income.
7. The applicant shall resubmit the site plan and floor plan with the Building Permit application for Building 3 defining and redesigning the bottom floor northeast unit of the building for a visitor serving use, such as a retail store or gift shop. Additionally, shop hours shall be limited from 9:00am to 5:00pm so that parking may be shared with the apartment residents as permitted by CLUDC section 17.36.080B.
8. Tribal monitoring is required during earth moving activities, which shall be paid for by the applicant. Please contact Sherwood Valley Band of Pomo Tribal Historic Preservation Office representative Vallerie Stanley at (707) 459-9690 or [svrthpo@sherwoodband.com](mailto:svrthpo@sherwoodband.com) at least 10 days prior to construction for scheduling.
9. If cultural resources are encountered during construction, work on-site shall be temporarily halted within 50 feet and marked off of the discovered materials, and workers shall avoid altering the materials and their context until a qualified professional archaeologist and tribal monitor has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect or move cultural resources. No social media posting.
10. If human remains or burial materials are discovered during project construction,

work within 50 feet of the discovery location, and within any nearby area reasonably suspected to overlie human remains, will cease (Public Resources Code, Section 7050.5). The Mendocino County coroner will be contacted. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws regarding the disposition of Native American remains (Public Resources Code, Section 5097).

11. The applicant shall complete a pre-construction bird survey within and adjacent to any proposed disturbance area within the Project area for nesting raptors and other protected bird species within 14 days prior to disturbance. The nesting survey radius around the proposed disturbance would be identified prior to the implementation of the protected bird nesting surveys by a CDFW qualified biologist and would be based on the habitat type, habitat quality, and type of disturbance proposed within or adjacent to nesting habitat, but would be a minimum of 250 feet from any area of disturbance. If any nesting raptors or protected birds are identified during such pre-construction surveys, trees, shrubs or grasslands with active nests should not be removed or disturbed. A no disturbance buffer should be established around the nesting site to avoid disturbance or destruction of the nest site until after the breeding season or after a qualified wildlife biologist determines that the young have fledged. The extent of these buffers would be determined by a CDFW qualified wildlife biologist and would depend on the special-status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed by a qualified wildlife biologist to make an appropriate decision on buffer distances based on the species and level of disturbance proposed in the vicinity of an active nest.
12. The applicant shall retain any of the indicated four trees if they are identified as Bishop Pine, as feasible.
13. The applicant shall resubmit the Landscaping Plan to include the following changes:
  - a. Yellow bush lupine (*Lupinus arboreus*) shall be replaced with Coyote bush
  - b. Dwarf rock rose (*Citis 'Mickie'*) shall be replaced with a mix of riverbank lupine (*Lupinus rivularis*) and red elderberry (*Sambucus racemosa*).
  - c. Replace all non-native trees, such as Strawberry tree (*Arbutus x 'Marina'*) and Trident maple (*Acer buergerianum*), with a mix of California wax myrtle (*Morella californica*), coffeeberry (*Frangula californica*), Howard McMinn manzanita (*Arctostaphylos 'Howard McMinn'*), and Pacific dogwood (*Cornus nuttallii*).
  - d. The Cape rush (*Chondropetalum tectorum*) in the bioretention planting area shall be replaced with locally native species such as Pacific reed grass (*Calamagrostis nutkaensis*), blue rush (*Juncus patens*) and/or common rush (*Juncus effusus*).
14. The applicant shall not plant or allow any volunteer growth of any species of broom, pampas grass, gorse, or other species of invasive non-native plants listed on the California Invasive Plant Council (CALIPC) website.
15. Prior to issuance of the building permit, the final utility hookup configuration shall

- be approved by the Public Works Director or designated staff.
16. Additionally, as all-new development is required to pay its fair share of the water system infrastructure and future capital improvements through the Water Capacity Charge, the applicant will be required to pay any residual water capacity charges after completing any storm drain improvements and prior to final of the Building Permit.
  17. Prior to issuance of a grading permit or building permit, the developer shall meet the following requirements:
    - a. The new sewer main shall be adequately sized to achieve standards established by the FBMC and reasonably designed to convey wastewater for future development of the parcel. FBMC section 14.28.040 states that the minimum size of a sewer lateral shall be 4 inches in diameter. The minimum slope of a sewer lateral shall be two feet per 100 feet (2% slope). Exceptions will be reviewed and approved at the discretion of the District Manager.
    - b. New wastewater laterals shall connect the development to the constructed sewer main, per the satisfaction of the Director of Public Works.
    - c. The exact location of the utility hookup configuration in the City right-of-way shall be approved by the Public Works Director or designated staff at the time of review of the encroachment permit application.
    - d. All new wastewater force mains will remain in the ownership of property owner and all maintenance of associated lift stations and force main will remain the owner's responsibility.
    - e. Connection fees are due prior to issuance of building permit. Prior to issuance of the occupancy, the developer shall pay all Water and Sewer Capacity Fees and Storm Drain Fees due per the Inclusionary Housing Incentive #2.
  18. At the time of development and prior to the issuance of the occupancy permit, the applicant shall obtain an encroachment permit from Caltrans and install appropriate Keep Clear signage and street markings at the intersection of Ocean View Drive and the frontage road (Intersections Highway 1/Ocean View Drive and Ocean View Drive/Frontage Rd).
  19. At the time of development and prior to the issuance of the occupancy permit, the applicant shall obtain an encroachment permit from Caltrans and place a "No-Left Turn" sign for eastbound traffic exiting the frontage road onto Highway 1.
  20. The applicant shall work with MTA to determine if the addition of a transit stop at the property is warranted and feasible. If a transit stop is feasible and desirable the applicant shall install a bus stop in the sidewalk at a location per the request of MTA prior to final of the building permit.
  21. The developer shall submit to the City Engineer, for review and approval, improvement drawings for required public improvements. The plans shall be drawn by, and bear the seal of, a licensed Civil Engineer. Street Section Standards for Minor and Collector streets is City Standard No. 204.
  22. Prior to the issuance of a Certificate of Occupancy for the project, the following public improvement will be completed by the applicant per the direction of the Director of Public Works and according to City standards:

- a. Harbor Avenue shall be improved as follows, prior to the final of the building permit: Harbor Avenue shall be improved along the length of the parcel frontage including a 50' fully paved Right of Way and a paved parking lane. Upon improvement to this section, prior to the final of the building permit, the paved portion of the street shall be dedicated to the City.
  - b. Installation of sidewalk, curb, corner ramps, gutter and conform paving along the project frontage on the west side of Frontage road.
  - c. All frontage and utility improvements (ADA compliant driveway aprons, corner ramps, sidewalk, curb, gutter, conform paving, etc.) shall be implemented according to current City Standards.
- 23. The applicant shall install appropriately sized (per Water Calculations) water catchment tanks for buildings 3, 4, 5 and 7, as these buildings include space where a catchment tank can be easily placed without impacting pedestrian access or private open space. These catchment systems will be utilized to water landscaping during non-storm conditions and to slowly infiltrate the stormwater onsite through a designed stormwater infiltration basin.
- 24. The applicant shall not use inorganic landscaping chemicals. No outdoor storage is permissible onsite.
- 25. Prior to Certificate of Occupancy, the applicant shall install, operate, and maintain certified full capture trash devices in the development-related storm drains to prevent trash runoff via stormdrain systems. A Maintenance and Operations agreement for ongoing maintenance of the trash capture devices installed with this project shall be submitted to the City for review and approval and shall be recorded with the County Recorder's office to ensure that the devices are maintained and remain effective.
- 26. The applicant shall install markers or stenciling for all storm drain inlets as specified by the Department of Public Works.
- 27. The applicant shall undertake annual inspection and maintenance tasks for all on-site BMPs as specified by the civil engineer and/or the Department of Public Works.
- 28. Prior to the issuance of the Building Permit the applicant shall submit a draft Water Quality Management Plan, SWIPP, and a Runoff Mitigation Plan (RMP) that demonstrates the project meets the post-construction stormwater requirements established by local, state and federal regulations. The City's RMP requirement can be fulfilled by a SWPPP instead. If using a SWPPP to fulfill the RMP, a draft version should be submitted to the City to ensure the project is in compliance prior to filing for a Notice of Intent (NOI) with the state. Calculations must demonstrate compliance with the hydromodification requirements established by the Municipal Separate Storm Sewer System (MS4) Phase II permit E.12.f and the Mendocino County Low Impact Design Manual (LID Manual). The plan must show all calculations for lot coverage and areas of impervious surfaces including building footprints, pavement, sidewalk, etc. This can be shown on either the site plan for the building permit or incorporated into the coastal development site plan.
- 29. Prior to issuance of the Building Permit, the applicant shall provide a stormwater analysis and plan per code section 17.64.045 proving that:

- a. Storm water runoff has been minimized by incorporation of Low Impact Development (LID) strategies that minimize impermeable areas, maximize permeable areas, and that slow, spread, and sink runoff to recharge groundwater and minimize runoff. Runoff that is expected shall be collected at vegetative swales or bio retention facilities and overflow finally conveyed by a storm drain system approved by the City Engineer.
  - b. Treatment Control Best Management Practices have been sized and designed to retain and infiltrate runoff produced by all storms up to and including the 85th percentile (.83" in 24-hours) based on the size of the development.
  - c. An Operations and Maintenance Plan has been developed for all regulated project components by the State NPDES Phase II MS4
  - d. All drainage channels, conduits, culverts, and appurtenant facilities shall have sufficient capacity to convey a 100-year flood. The existing drainage infrastructure is a 24" diameter which conveys storm water along Ocean Drive to an ocean outfall. Applicant shall provide analysis documenting sufficiency of existing infrastructure or provide engineer reviewed design of proposed upgrades to drainage conveyance system. If upgrades to the infrastructure are required, this shall be completed by the developer.
30. All public improvements to drainage conveyance systems shall be dedicated to the City.
31. Prior to the issuance of the Building Permit the applicant shall provide an analysis that documents the sufficiency of existing storm water infrastructure or provide an engineer reviewed design of a new proposed drainage conveyance system. If upgrades to infrastructure are required, this shall be completed by the developer and dedicated to the City.
32. In exchange for the applicant undertaking the design, engineering and construction of any needed stormwater improvements identified as project 5.5.8.1 in the City's 2004 Storm Drain Master Plan, the City shall provide a corresponding capacity fee concession (drainage, sewer and water) to offset the cost of the project as the second concession.
33. The applicant shall provide a step back, embellishment or change in height every 100 feet for all property line fences. This change in design shall be confirmed by the City prior to Occupancy Permit approval.
34. The applicant shall submit a plan for the play area to the Community Development Department prior to the issuance of the building permit which includes a seating area for adults and an array of play equipment for children. The Plan will either relocated the Play Area to one of the two common open space areas or include fencing and landscaping to shield the play area from traffic noise.
35. The project shall include individual unit numbers that are well lighted and in a consistent location for all units. Visitor Parking shall be clearly marked. A directory shall be installed that shows the locations of all buildings, pathways and unit numbers. These items shall be installed prior to the final of the Building Permit.
36. Prior to the issuance of a Building Permit, the applicant shall submit for the review and approval of the Community Development Director plans for the locations and visual screening of all mechanical equipment proposed to be constructed as part

of the project, including but not limited to standpipes, backflow preventers, generators and propane fuel tanks. All equipment shall be visually screened with vegetation, building elements, fencing or wood lattice.

## **STANDARD CONDITIONS**

1. This action shall become final on the 11th day following the City Council decision.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the CLUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with stakeholders such as Native American groups that have ties to the area.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. That such permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which such permit was granted have been violated.
  - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Coastal Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with CLUDC Subsection 17.76.070(B).

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that this Resolution shall become effective immediately upon its passage and adoption.



The above and foregoing Resolution was introduced by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and passed and adopted at a regular meeting of the  
Planning Commission of the City of Fort Bragg held on the 12<sup>th</sup> day of March 2025  
by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**RECUSE:**

---

**David Jensen, Chair**

**ATTEST:**

---

**Maria Flynn**  
**Office Assistant**



AGENCY: City Council  
MEETING DATE: Nov 12, 2024  
DEPARTMENT: Community Development  
PRESENTED BY: Marie Jones Consulting  
EMAIL ADDRESS: marie@mariejonesconsulting.com

## AGENDA ITEM SUMMARY

**TITLE: Hold a Hearing Receive Report and Consider Adopting a Resolution of the Fort Bragg City Council Providing Preliminary Preapproval of Inclusionary Housing Incentives for Proposed Fort Bragg Apartments Project at 1151 South Main Street**

### **ISSUE:**

In September of 2024 the City received an application for a 53-unit market rate housing project proposed for 1151 South Main Street. The City has been working with the applicant to address and resolve a variety of items on the project and the Planning and Public Works review of the application is nearly complete. At this time, the remaining outstanding issue for the project is stormwater management.

Until recently, MJC understood that the City's Inclusionary Housing Ordinance did not apply to rental projects due to the 2009 Palmer appeals court decision. As noted in the Inclusionary Housing in Lieu Fee staff report, presented to the City Council on October 28, 2024, subsequent state law and court cases re-established inclusionary housing as a planning tool in 2017. The applicant was notified as soon as this error was discovered, and the applicant was asked to submit a request for incentives for City Council's consideration. The applicant subsequently submitted the attached request for incentives (Attachment 1).

### **ANALYSIS:**

The inclusionary housing ordinance implements the Housing Element of the General Plan, by offering incentives for the development of housing that is affordable to low- and moderate-income households. Per the Coastal Land Use and Development Code (CLUDC), section 17.32.040 developments of greater than 7 units "must construct 15 percent of all new dwelling units in a residential development as affordable units."

Additionally, in recognition that the inclusionary housing requirement reduces the profitability and therefore the feasibility of a project the ordinance includes a mechanism by which the City Council can "pre-approve" planning incentives prior to submittal of the final permit application and consideration of the project by the Planning Commission and City Council, see CLUDC section 17.32.070 below:

#### **17.32.070 - Inclusionary Housing Incentives**

A. Process for describing incentives. A residential development that complies with the inclusionary housing requirements in Subsection 17.32.040.A. (Number of units required), through the actual construction of inclusionary units, shall be entitled to the following procedures and incentives.

1. Voluntary conceptual preliminary approval of incentives.

AGENDA ITEM NO. \_\_\_\_\_

- a. Before the submittal of any formal application for a General Plan amendment, rezoning, Coastal Development Permit, Use Permit, Tentative Map, or other permit or entitlement describing and specifying the location, number, size, and type of the housing development, the developer may submit **a letter of request for incentives identifying any requests for density bonus, incentives, modifications, or waivers of development or zoning standards necessary to make construction feasible for the proposed development, including the inclusionary units.** The Council shall review the preliminary development proposal and the letter of request for incentives within 90 days of submittal at a public hearing and indicate conceptual preliminary approval or disapproval of the proposed development and request for incentives, modifications, or waivers of development or zoning standards.
- b. Preliminary approval or disapproval shall not bind the Council, but rather shall be subject to the discretion of the Council to modify its preliminary recommendations based upon a full review of all pertinent project information, including any CEQA analysis, presented at the public hearing on the subject application.
- c. The provisions of this Section do not replace, supersede or modify the independent requirement for a CDP approved pursuant to the otherwise applicable policies and standards of the certified LCP.

The ordinance does not provide any details about the number or type of planning incentives which the City Council can pre-approve. This is entirely up to the City Council's discretion. The applicant has requested the following two incentives (Attachment 1):

*"We would like to request the following two incentives from the City Council for implementing 10 affordable units into the project.*

1. *First request is to allow an increase on maximum building height from 28ft to 38ft. This would allow the owner to increase the density of the project from 53 units to 68 units (2 ADUS, 10 affordable, and 56 market rate) by designing the buildings as 3 stories instead of 2. Also, by designing the buildings as 3 stories there would be additional site area to add more parking spaces, outdoor open space, and the reduction of the building footprints helps to increase the pervious surface area to reduce stormwater.*
2. *Second we would like to request the City to be responsible for the upsizing and cleaning of the storm drain system along Ocean View Drive. According to the 2004 Storm Drainage Master Plan, four existing culverts need to be upsized to accommodate sizes between 24" and 30". We are requesting that the City implement these culvert improvements, including the upsizing and cleaning of the drainage ditch areas."*

Both requests are discussed in more detail below.

**1) Analysis of Height Limit Increase.** The currently proposed 53-unit project (without inclusionary housing and no incentives) provides 19.4 units per acre, although 24 units per acre is permissible in the zoning district. The applicant would like to build more units, however, due to the zoning ordinance's height limits, parking requirements, open space requirements, and storm water management requirements, only 19 units per acre will fit, unless the applicant is allowed to build three-story structures. The requested increase in the height would allow the applicant to construct fewer buildings, which would increase stormwater infiltration and open space on the site. Additionally, the images below provide a mockup of how a two-story and a three-story project might look from highway 1. The site parcel is between 5 and 10 feet lower in elevation than the highway, which has the effect of

reducing the perceived height of the proposed buildings. Image 1 illustrates how the project might look from the highway as a two-story project. Image 2 illustrates a possible configuration of the project as a three-story project.

Image 1: Schematic Elevations of 53 unit 28-foot-high Market Rate Housing



Image 2: Schematic Elevations of 65 unit 38-foot-high Market Rate Housing



The applicant has requested 68 units (2 ADUs, 10 affordable, and 56 market rate units). The parcel is 2.6 acres which at 24 units per acre would allow 62 units. Accessory Dwelling Unit law requires cities to approve an extra two ADUs for any new multifamily project and stipulates that those additional two units not be counted as part of the density limits for the zoning district. The applicant can construct 64 units total without a density bonus. The applicant is eligible for a 5 percent density bonus per state law (Government Code 65915f4) for providing at least 10 percent of units affordable to moderate income households, which results in an extra 3 units for a total unit count of 67 units.

**2) Analysis of Ocean Drive Stormwater Maintenance Project Request.** The City's 2004 Stormdrain Master Plan includes a project to replace culverts on Ocean Drive (Attachment 3), as follows:

#### ***5.5.8.1 Culvert Replacement: Ocean View Drive Project***

A project is proposed to replace existing culverts and regrade drainage ditches on Ocean View Drive. Three undersized culverts were identified for replacement. It is recommended that the 12" HDPE culvert crossing Monterey Avenue be replaced with a 24" HDPE culvert (see Node H-1.6 on Figure 5-17). It is also recommended that the 18" CMP culvert at Pacific Drive and the 12" CMP culvert at Neptune Avenue be replaced with 30" HDPE culverts (see Nodes H-1.4 and H-1.2 on Figure 5-17). However, it should be noted that these two culverts are outside

of the Fort Bragg City limits, and therefore fall within the jurisdiction of the County of Mendocino. It is also recommended that the drainage ditches on both sides of Ocean View Drive be cleaned and regraded to 2' x 2' x 3'. This project is designated as a medium priority because the existing culverts are undersized for the current levels of development and drainage ditches are in need of maintenance. Because of the growth potential in the Todd Point area this project is considered development driven. Our opinion of the probable cost for the project is \$118,300.

As a second concession, the applicant has requested that the City address the undersized culverts and engage in maintenance activities. In 2024 dollars the project would cost an estimated \$201,404. Alternatively, the City could require the applicant to pay its proportional share of this cost. As the proposed housing project must be designed to infiltrate the stormwater from the 85<sup>th</sup> percentile storm on site (per the zoning ordinance), the project would only discharge stormwater into this system in severe storm events. As there is a pre-existing deficiency, the City cannot require the applicant to cover the entire cost of repairs and maintenance. Instead, the City would have to determine the applicant's proportional share of the cost, given all the stormwater that flows into the system from all property owners. Additionally, this stormwater system is located both within the County and the City's jurisdiction, making coordination between the two jurisdictions an important part of the project, and the applicant would like the City to manage the permitting and environmental review for this project.

Stormwater Design & Engineering. The Public Works Department has requested that the applicant be responsible for designing and engineering the Ocean View Drive Stormwater project, as staff has many other projects right now and is concerned about completing the design and engineering quickly enough to meet the construction timeline for the apartment project, if it is approved. The applicant has agreed to pay for and complete the design & engineering of the project to ensure that it is completed in a timely manner.

Construction. Public Works staff would also like the applicant to construct the stormwater project to improve timeliness and reduce costs. The applicant has expressed a willingness to construct the off-site stormwater improvements if the cost of doing so is offset with a corresponding reduction in the project's overall capacity fees (drainage, sewer and water) as part of the requested inclusionary housing incentive. The cost of completing the stormwater improvements would be around \$150,000 if the applicant completes the work. So the applicant would be seeking about \$60,000 in drainage fee concessions and about \$90,000 in sewer/water fee concessions, in exchange for completing the storm drain project and as part of their inclusionary housing incentive.

Alternatively, City Council can direct the City to construct the stormwater project. However, funds will need to be committed to the project, as there is no enterprise fund for drainage projects. Perhaps ARPA housing funds could be used to fund this project.

In-Lieu Fee Alternative. The applicant has expressed a willingness to pay the inclusionary housing in-lieu fee if the City Council prefers not to approve the requested concessions.

**RECOMMENDED ACTION(S):**

The City Council must approve at least one concession, per the code, for the project's inclusionary housing. MJC recommends the City Council approve both requested concessions as detailed in the attached resolution.

**ALTERNATIVE ACTION(S):**

Provide other direction.

**FISCAL IMPACT:**

Approval of the height increase would have a minor negative fiscal impact because it would increase the residential population in the City, and at the local level residents use more services than they pay for through local taxes. This would be offset to the degree that the additional housing results in business expansion and an increase in business taxes.

The fiscal impact of completing the culvert replacement project is likely to be a small fraction of the cost of construction, because if the applicant was required to pay a proportional share for the stormwater improvements as a condition of approval for the project that share would be a fraction of the total cost.

**GREENHOUSE GAS EMISSIONS IMPACT:**

The addition of market rate apartments in Fort Bragg will reduce overall emissions as the City is small and compact and locating residence within the City will result in fewer vehicle miles traveled than new development within the county.

**CONSISTENCY:**

The granting of a planning incentive for inclusionary housing is consistent with state law, Program H-2.4.1 of the City's Housing Element and Chapter 17.32 of the Coastal Land Use and Development Code.

**IMPLEMENTATION/TIMEFRAMES:**

The applicant will redesign their project depending on the approved incentives, and CDD will review their application and bring it to the Planning Commission and City Council for consideration within in a timely manner.

**ATTACHMENTS:**

1. Letter Request for Incentives
2. Resolution of the Fort Bragg City Council Providing Preliminary Preapproval of Inclusionary Housing Incentives for Proposed Fort Bragg Apartments Project at 1151 South Main Street
3. Public Hearing Notice

**NOTIFICATION:**

'Notify Me' Housing List  
Applicant – Akashdeep "Kosh" Grewal



# SITE CONTEXT



1- NORTH VIEW FROM OCEAN VIEW DRIVE



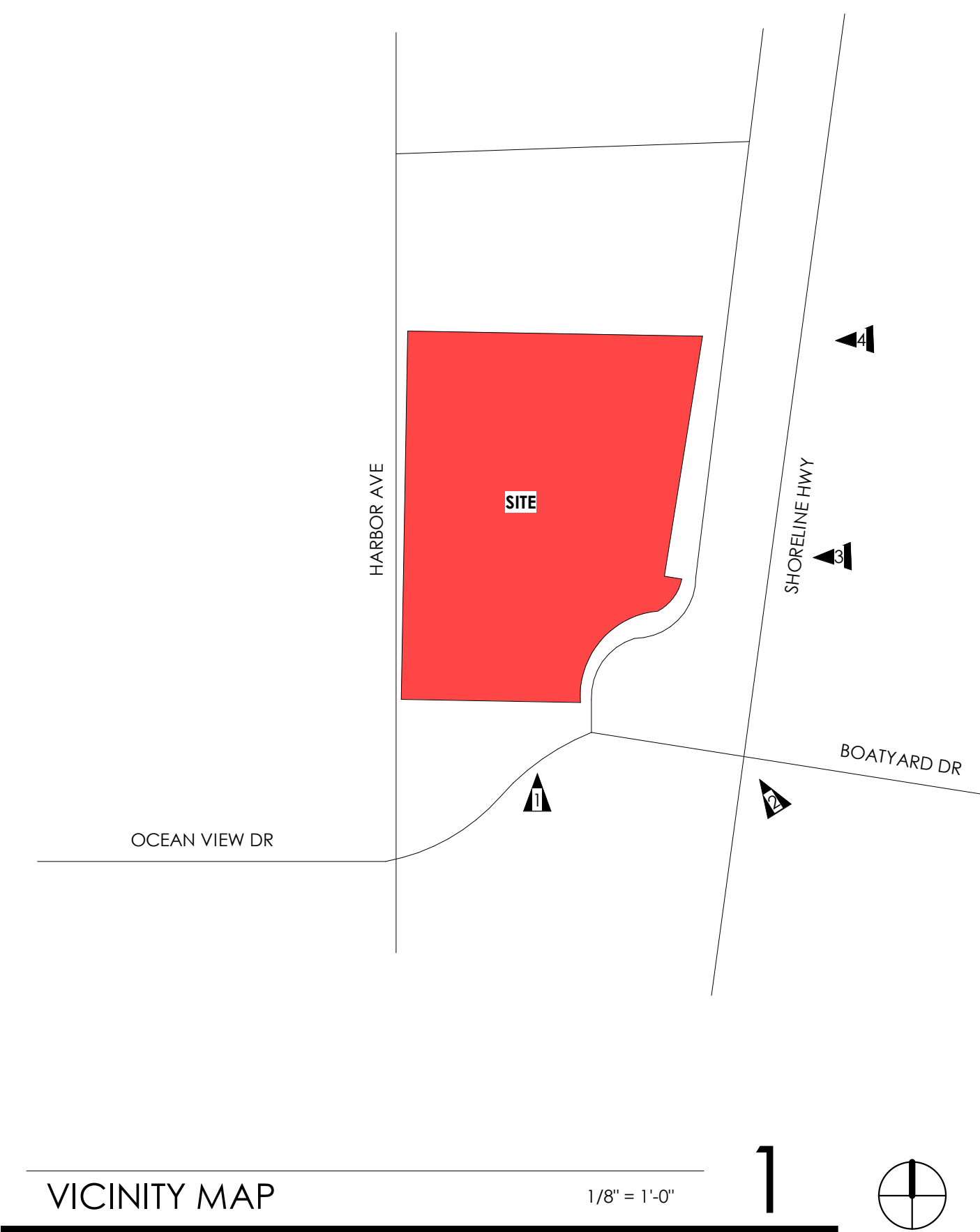
2- NORTH WEST VIEW FROM SHORELINE HIGHWAY



3- WEST VIEW FROM SHORELINE HIGHWAY



4- SOUTH WEST VIEW FROM SHORELINE HIGHWAY



HRGA

2277 Fair Oaks Boulevard, Studio 220  
Sacramento, California 95825  
916.993.4800 | www.hrgarchitects.com

**FORT BRAGG APARTMENTS**

1151 SOUTH MAIN STREET, FORT BRAGG, CA

01/23/2025

24031

12



PROJECT NAME:	FORT BRAGG APARTMENTS		
PROJECT LOCATION:	1151 SOUTH MAIN STREET, FORT BRAGG, CA, 95437		
ASSESSORS PARCEL #:	018-440-058-00		
LOT SIZE:	118,918 SF 2.73 ACRES		
ZONING:	CH - HIGHWAY & VISITOR COMMERCIAL		
GENERAL PLAN:	CH - HIGHWAY & VISITOR COMMERCIAL		
OCCUPANCY / USE:	R-2, MULTI-FAMILY RESIDENTIAL		
PARKING DIMENSIONS:	90 DEGREE STANDARD SPACE WIDTH: 9 FT SPACE DEPTH: 18 FT		*COMPACT CAR SPACES - PROHIBITED EXCEPT TO ALLOW THE PLANTING OF TREES (FORT BRAGG MUNICIPAL CODE, CHAPTER 17.36.090)
	TWO-WAY MANEUVERING WIDTH: 23 FT		
PARKING LOT SHADING:	1 SHADE TREE PER 5 PARKING STALLS		
SITE LIGHTING POLE HEIGHT:	16 FT MAX.		
SITE LIGHTING SHIELDING REQUIREMENTS:	SHIELDED TO AVOID SPILL-OVER ILLUMINATION		

	ZONING REQUIREMENT:	PROVIDED:	MEETING CODE
BUILDING HEIGHT:	28 FT (*38FT WAS APPROVED BY CITY COUNCIL)	38' - 0"	YES
FRONT SETBACK:	15 FT - UNNAMED ROAD	15 FT	YES
STREET SIDE:	NO REQUIREMENT	N/A	N/A
INTERIOR SIDE SETBACK:	NO REQUIREMENT (SOUTH)	11' - 0"	YES
REAR SETBACK:	15 FT (HARBOR AVE)	81'-6"	YES
LANDSCAPE SETBACK:	EQUAL TO THE REQUIRED BLDG SETBACKS	15 FT FRONT/REAR	YES
FAR:	0.4	0.70	NO
DENSITY:	24 U/A	32*	YES
OPEN SPACE:	100 SF/UNIT PUBLIC SPACE = 5,300 SF 150 SF PRIVATE SPACE PER UNIT W/ PATIO = 7,200 SF 100 SF PRIVATE SPACE PER UNIT W/ BALCONY = 600	18,850 SF	YES
RESIDENTIAL BIKE PARKING:	MINIMUM OF 10% OF REQUIRED VEHICLE PARKING	11	YES
RESIDENTIAL STORAGE:	A MINIMUM OF 100 CUBIC FEET OF LOCKABLE STORAGE AREA SHALL BE PROVIDED FOR EACH DWELLING OUTSIDE OF THE UNIT, WITH NO DIMENSION LESS THAN 30 INCHES.	8,700 CUBIC FT	YES

\*AFFORDABLE HOUSING PROPOSED WHICH INCREASED THE PROJECT DENSITY

### ZONING INFORMATION

#### BUILDING SUMMARY:

LEVEL	UNIT TYPES			TOTAL
	STUDIO	1 BED	2 BED	
LEVEL 1	2	12	15	29
LEVEL 2	2	12	15	29
LEVEL 3	2	12	15	29
TOTAL	6	36	45	87

#### UNIT SUMMARY:

UNIT TYPE	AREA	TOTAL UNITS	PERCENTAGE
STUDIO/1 BATH	500 SF	6	7%
1 BED/1 BATH	760 SF	36	41%
2 BED/2 BATH	1,000 SF	45	52%
TOTAL		87	

#### PARKING SUMMARY:

REQUIRED STALLS	TOTAL REQUIRED	PROVIDED STALLS	RATIO TO UNITS
STUDIO: 0.5 SPACES PER UNIT : 6 x 0.5 = 3	107	107	107/87 = 1.2
1 BD: 1 SPACES PER UNIT : 36 x 1 = 36			
2 BD: 1.5 SPACES PER UNIT : 45 x 1.5 = 68			

ACCESSIBLE: 3  
COMPACT: 7  
STANDARD: 97

#### EV PARKING REQUIREMENTS:

PROGRAM	TYPE	CODE REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL	EV READY	CAL GREEN 4.106.4.2.2 - 40% OF TOTAL SPACES	43	43
	EV CHARGERS (EVCS)	CAL GREEN 4.106.4.2.2 - 10% OF TOTAL SPACES	11	11

NOTE:  
- EV READY: TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES  
- EV CHARGERS: TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EV CHARGERS. AT LEAST 50% OF THE  
REQUIRED EV CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS

#### ACCESSIBLE EV PARKING REQUIREMENTS:

PROGRAM	CODE REQUIREMENT	REQUIRED	PROVIDED	
			VAN	STANDARD
RESIDENTIAL	CAL GREEN 4.106.4.2.2.1.2 - 1 IN EVERY 25 EVCS SPACES, BUT NOT LESS THAN 1	1	1	0

#### ACCESSIBLE PARKING REQUIREMENTS:

PROGRAM	CODE REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL	CBC CODE 1109A - MIN 2 % OF TOTAL PARKING SPACES	2	2

### RESIDENTIAL PROGRAM DATA

GROSS AREA SCHEDULE	
BUILDING	AREA
<b>BLDG - 1</b>	
LEVEL 1	3,946 SF
LEVEL 2	3,946 SF
LEVEL 3	3,946 SF
	<b>11,838 SF</b>
<b>BLDG - 2</b>	
LEVEL 1	3,234 SF
LEVEL 2	3,234 SF
LEVEL 3	3,234 SF
	<b>9,703 SF</b>
<b>BLDG - 3</b>	
LEVEL 1	3,841 SF
LEVEL 2	3,872 SF
LEVEL 3	3,841 SF
	<b>11,555 SF</b>
<b>BLDG - 4</b>	
LEVEL 1	4,996 SF
LEVEL 2	4,973 SF
LEVEL 3	4,996 SF
	<b>14,965 SF</b>

GROSS AREA SCHEDULE	
BUILDING	AREA
<b>BLDG - 5</b>	
LEVEL 1	4,792 SF
LEVEL 2	4,792 SF
LEVEL 3	4,792 SF
	<b>14,376 SF</b>
<b>BLDG - 6</b>	
LEVEL 1	3,391 SF
LEVEL 2	3,391 SF
LEVEL 3	3,391 SF
	<b>10,172 SF</b>
<b>BLDG - 7</b>	
LEVEL 1	3,926 SF
LEVEL 2	3,926 SF
LEVEL 3	3,926 SF
	<b>11,778 SF</b>
<b>GRAND TOTAL</b>	<b>84,387 SF</b>



### SITE PLAN

1" = 30'-0"





PERSPECTIVE FROM HARBOR AVENUE

HRGA

2277 Fair Oaks Boulevard, Studio 220  
Sacramento, California 95825  
916.993.4800 | www.hrgarchitects.com

**FORT BRAGG APARTMENTS**  
1151 SOUTH MAIN STREET, FORT BRAGG, CA

01/23/2025

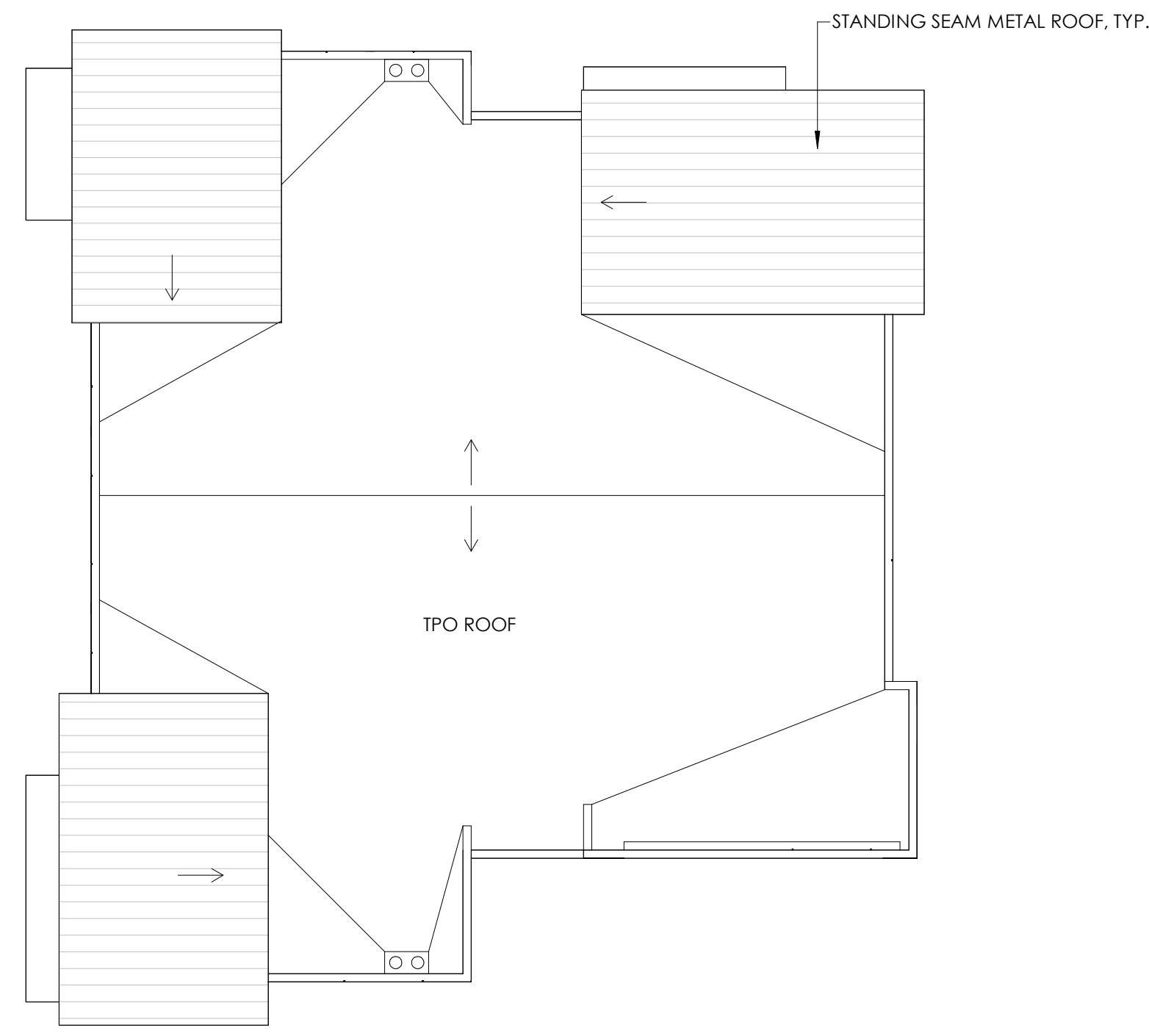
24031

1





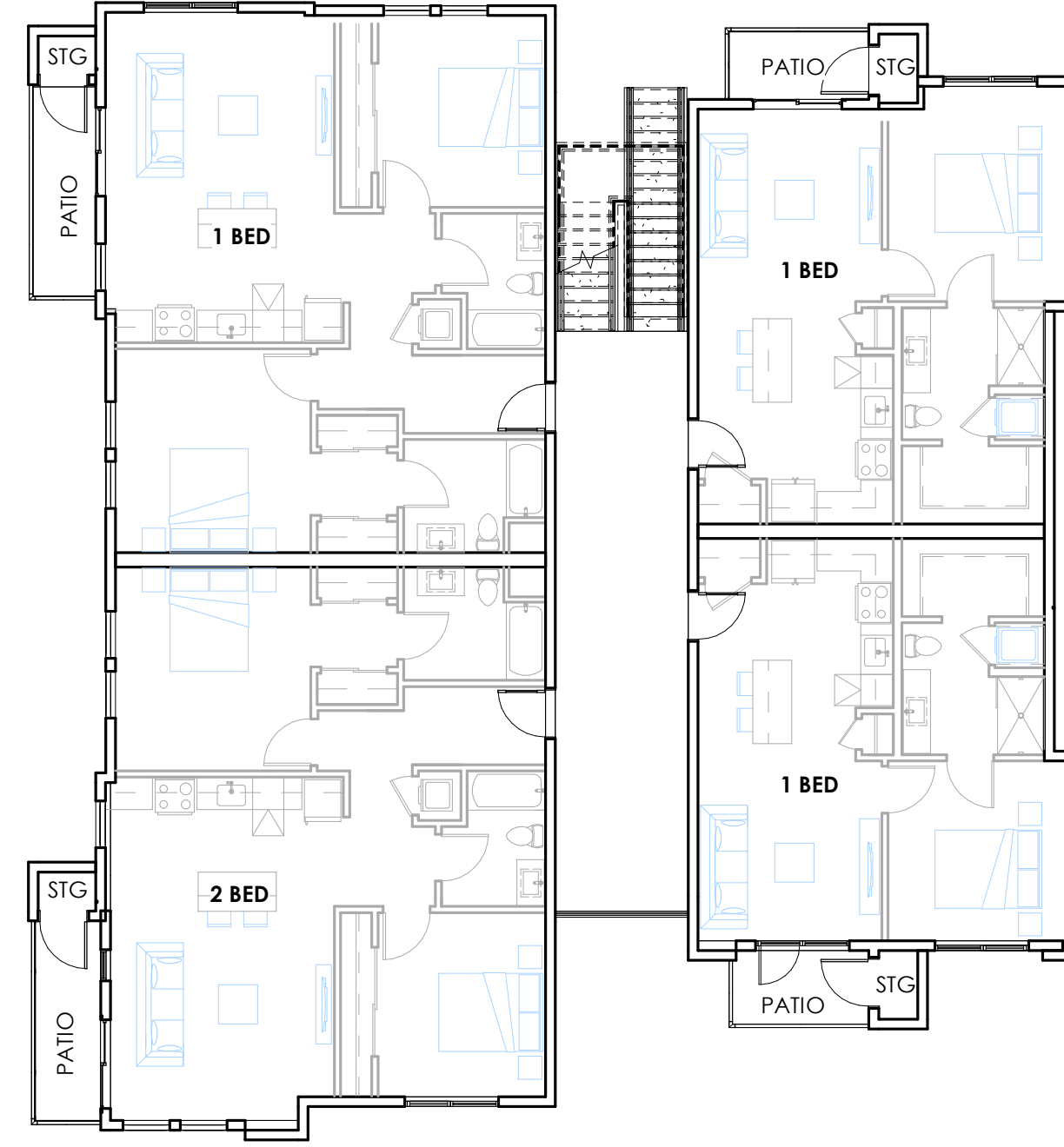




BLDG 1 - ROOF PLAN

3/32" = 1'-0"

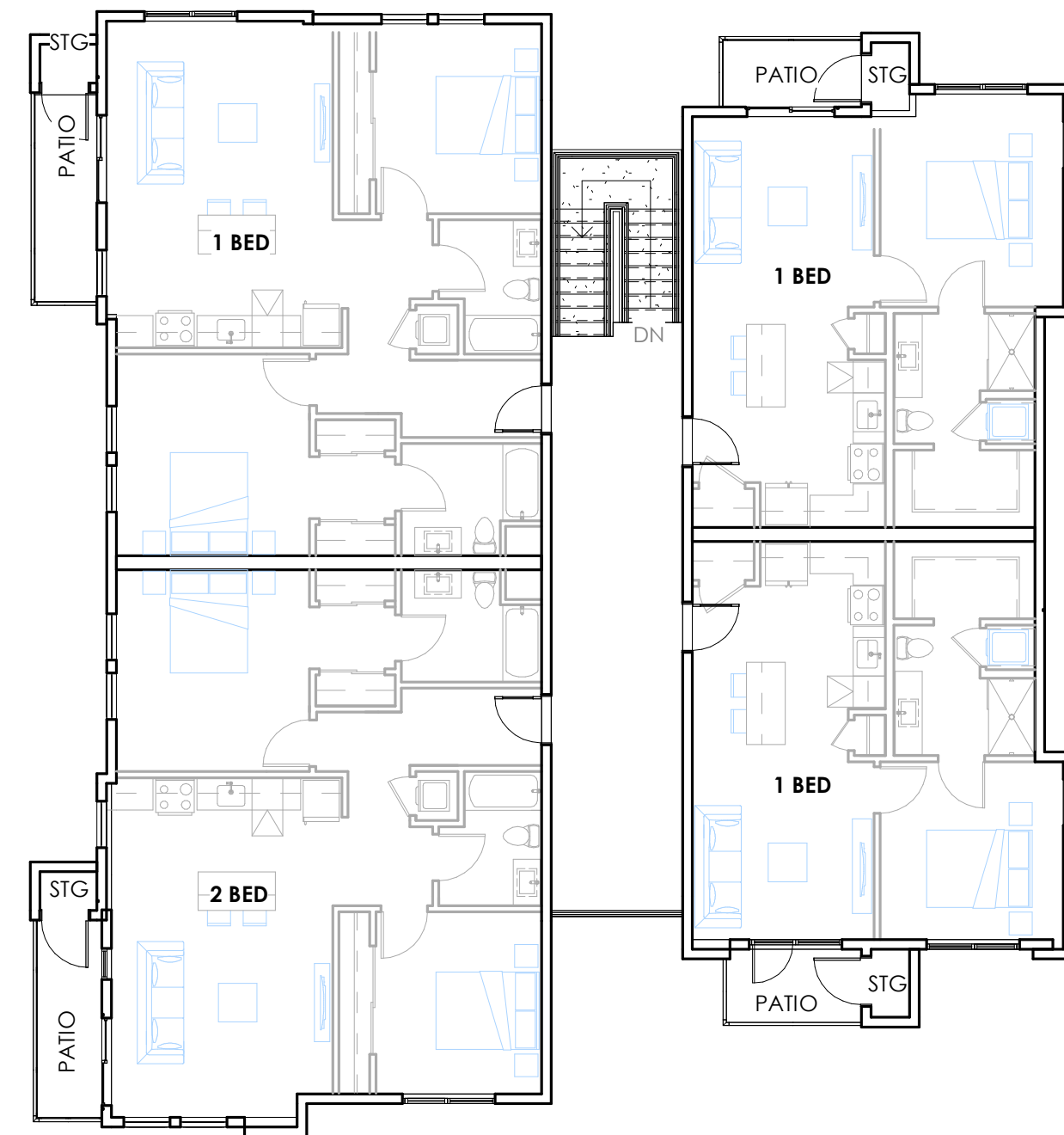
8



BLDG 1 - LEVEL 2

3/32" = 1'-0"

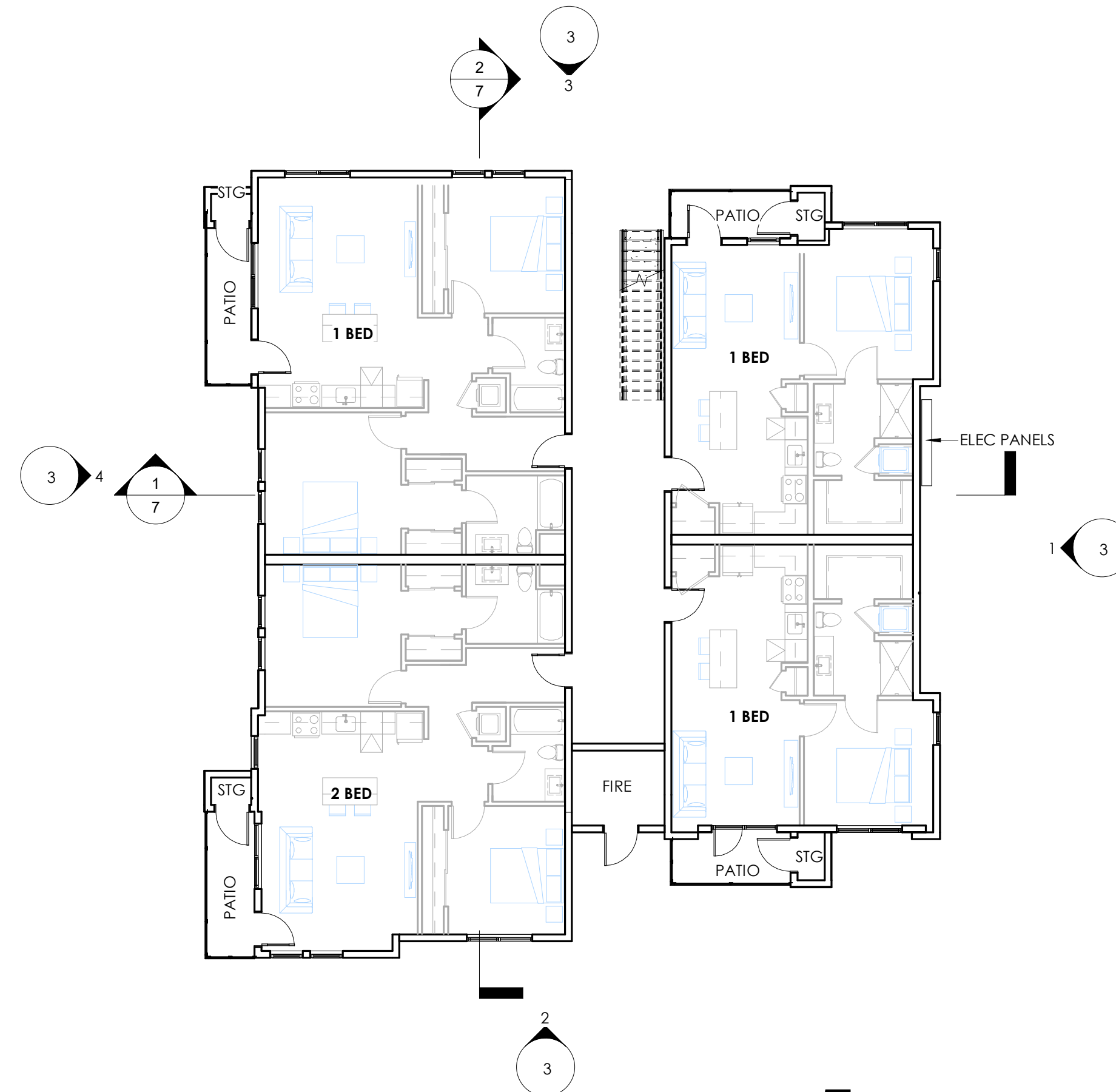
6



BLDG 1 - LEVEL 3

3/32" = 1'-0"

7



BLDG 1 - LEVEL 1

3/32" = 1'-0"

5



BLDG 1 - WEST ELEVATION

3/32" = 1'-0"

4



BLDG 1 - NORTH ELEVATION

3/32" = 1'-0"

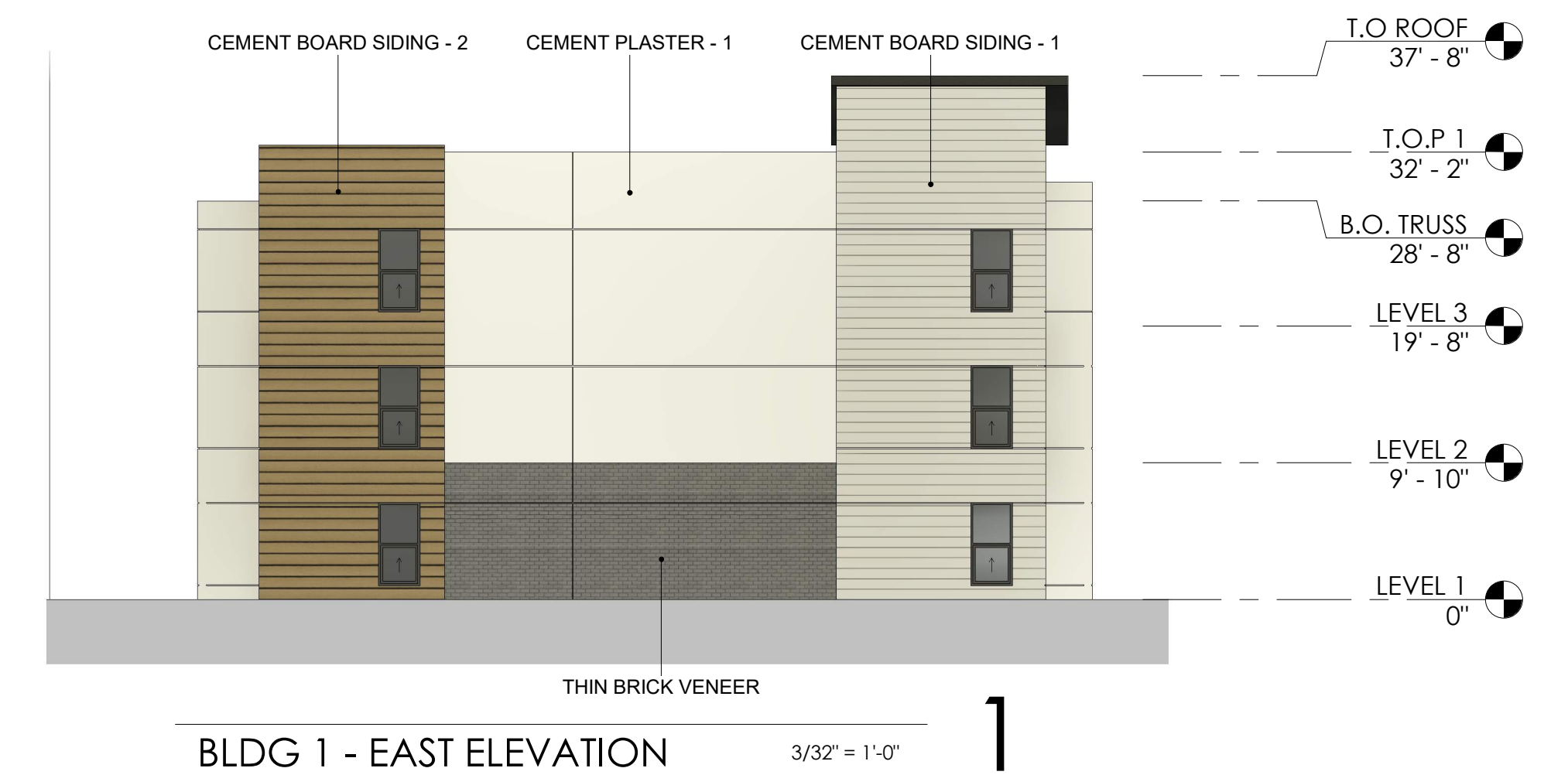
3



BLDG 1 - SOUTH ELEVATION

3/32" = 1'-0"

2



BLDG 1 - EAST ELEVATION

3/32" = 1'-0"

1

HRGA

2277 Fair Oaks Boulevard, Studio 220  
Sacramento, California 95825  
916.993.4800 | www.hrgarchitects.com

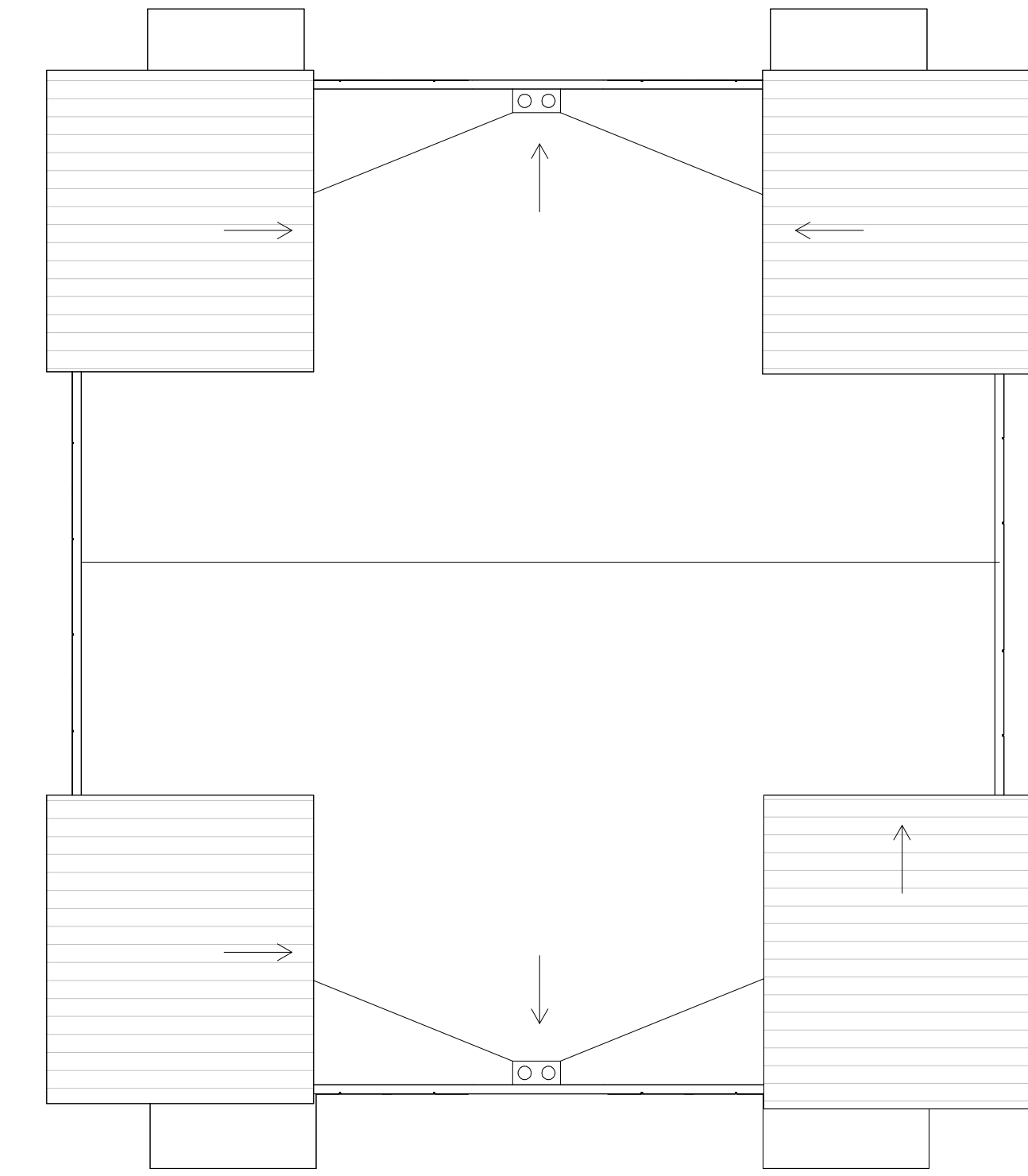
# FORT BRAGG APARTMENTS

1151 SOUTH MAIN STREET, FORT BRAGG, CA

BLDG - 1

3

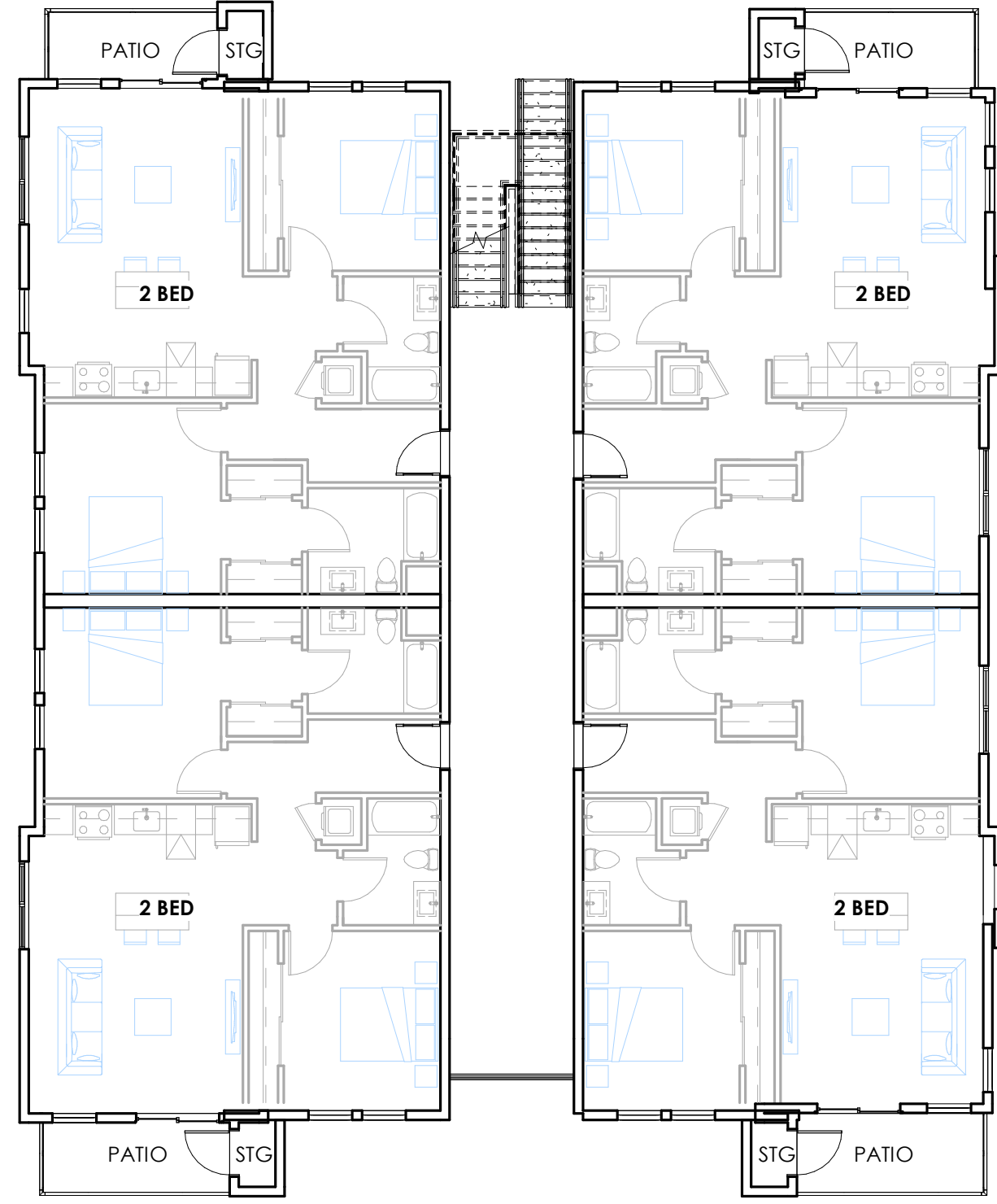




BLDG 5 - B.O. TRUSS

3/32" = 1'-0"

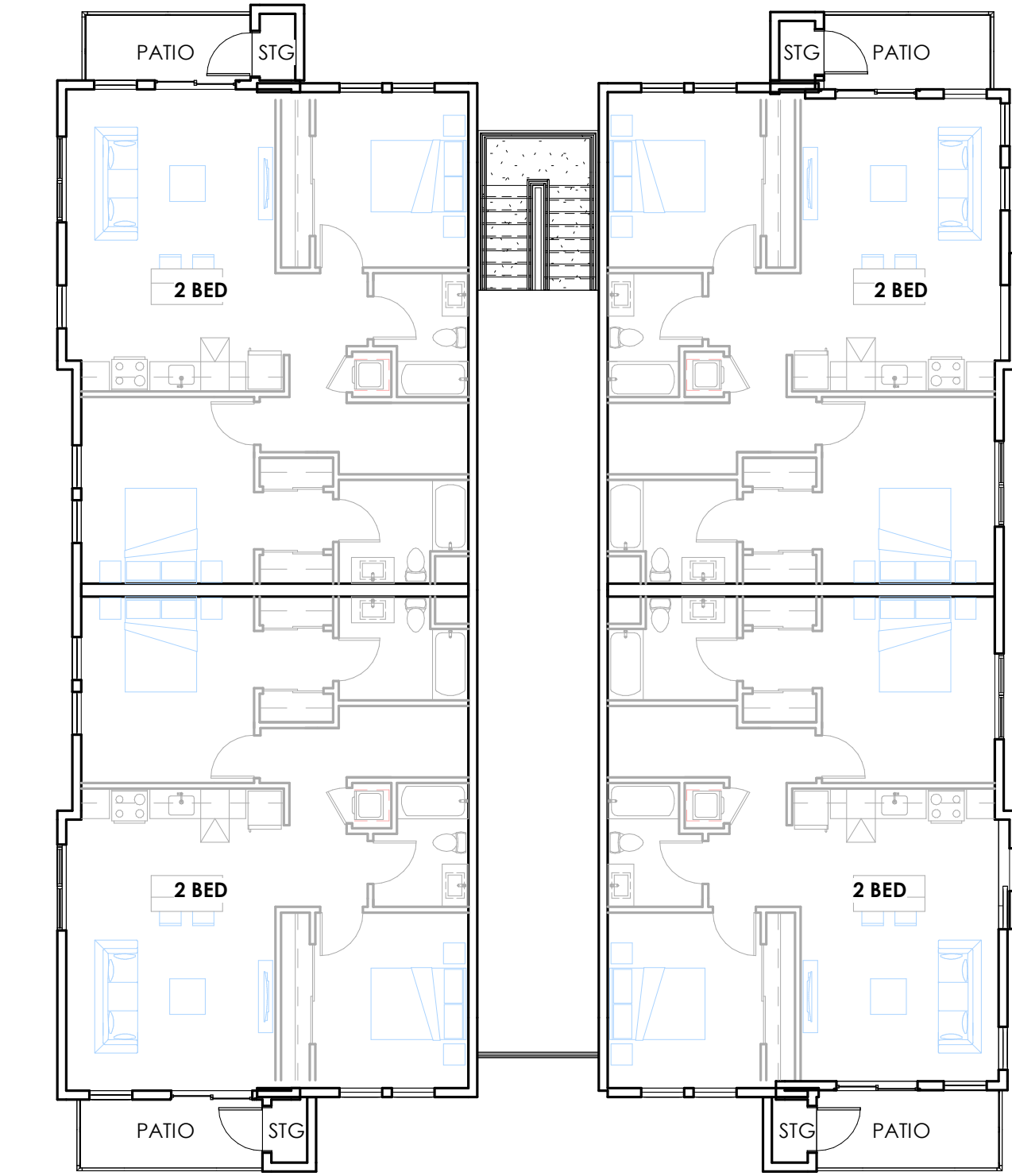
8



BLDG 5 - LEVEL 2

3/32" = 1'-0"

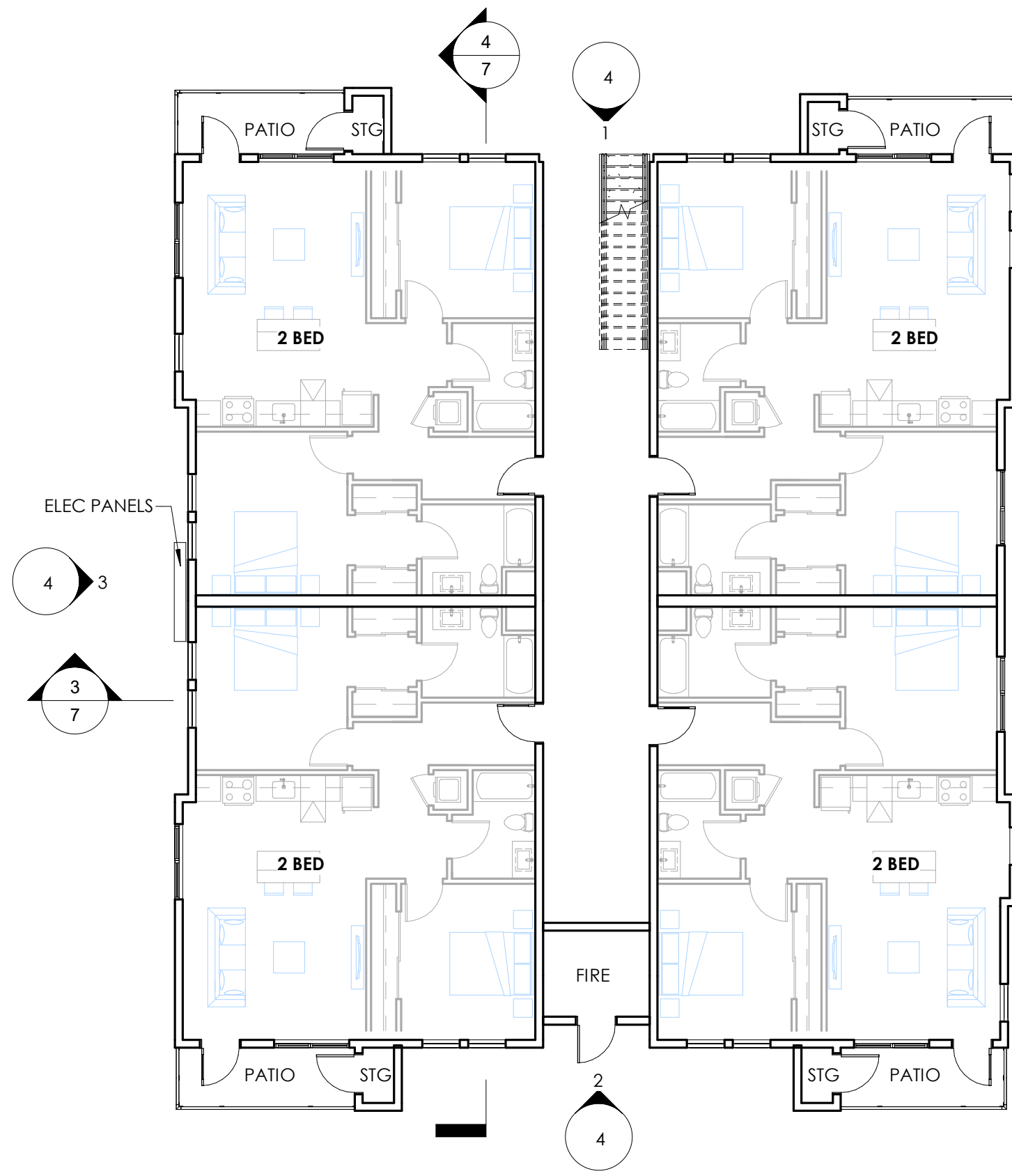
6



BLDG 5 - LEVEL 3

3/32" = 1'-0"

7



BLDG 5 - LEVEL 1

3/32" = 1'-0"

5



BLDG 5 - EAST ELEVATION

3/32" = 1'-0"

4



BLDG 5 - WEST ELEVATION

3/32" = 1'-0"

3



BLDG 5 - SOUTH ELEVATION

3/32" = 1'-0"

2



BLDG 5 - NORTH ELEVATION

3/32" = 1'-0"

1

BLDG - 5

HRGA

2277 Fair Oaks Boulevard, Studio 220  
Sacramento, California 95825  
916.993.4800 | www.hrgarchitects.com

# FORT BRAGG APARTMENTS

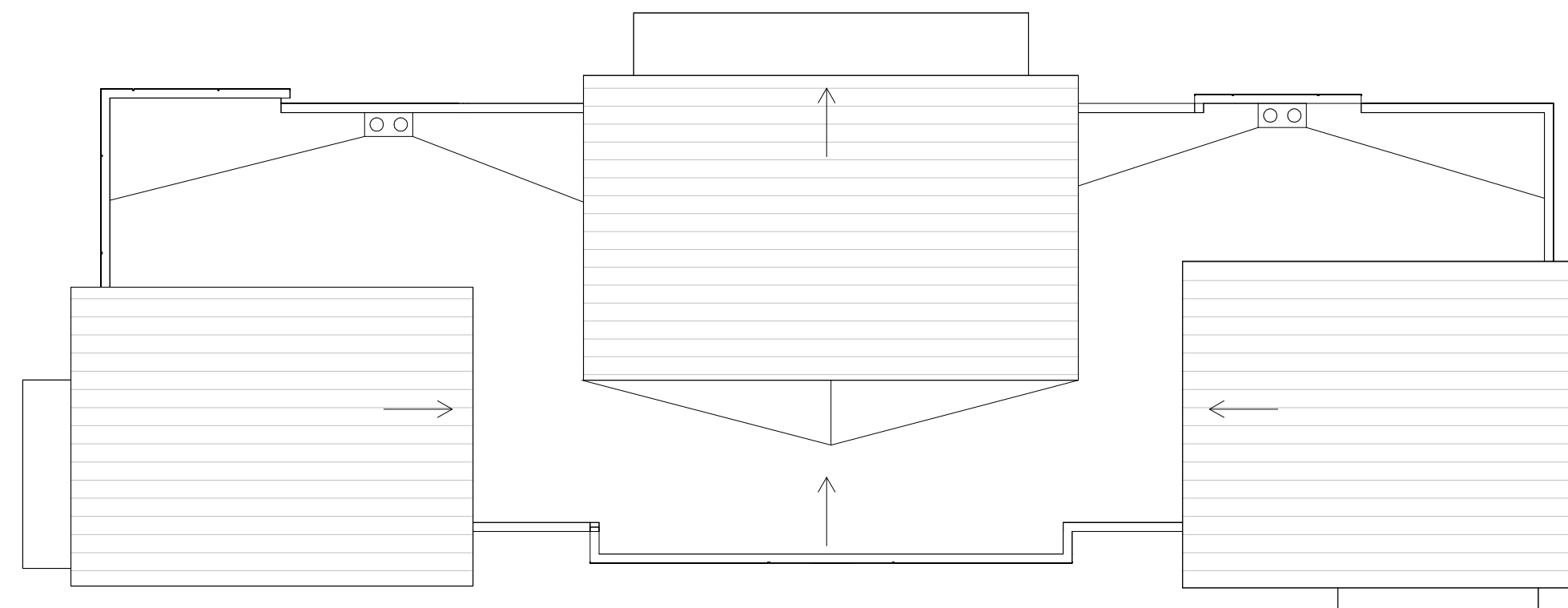
1151 SOUTH MAIN STREET, FORT BRAGG, CA

01/23/2025

24031

4

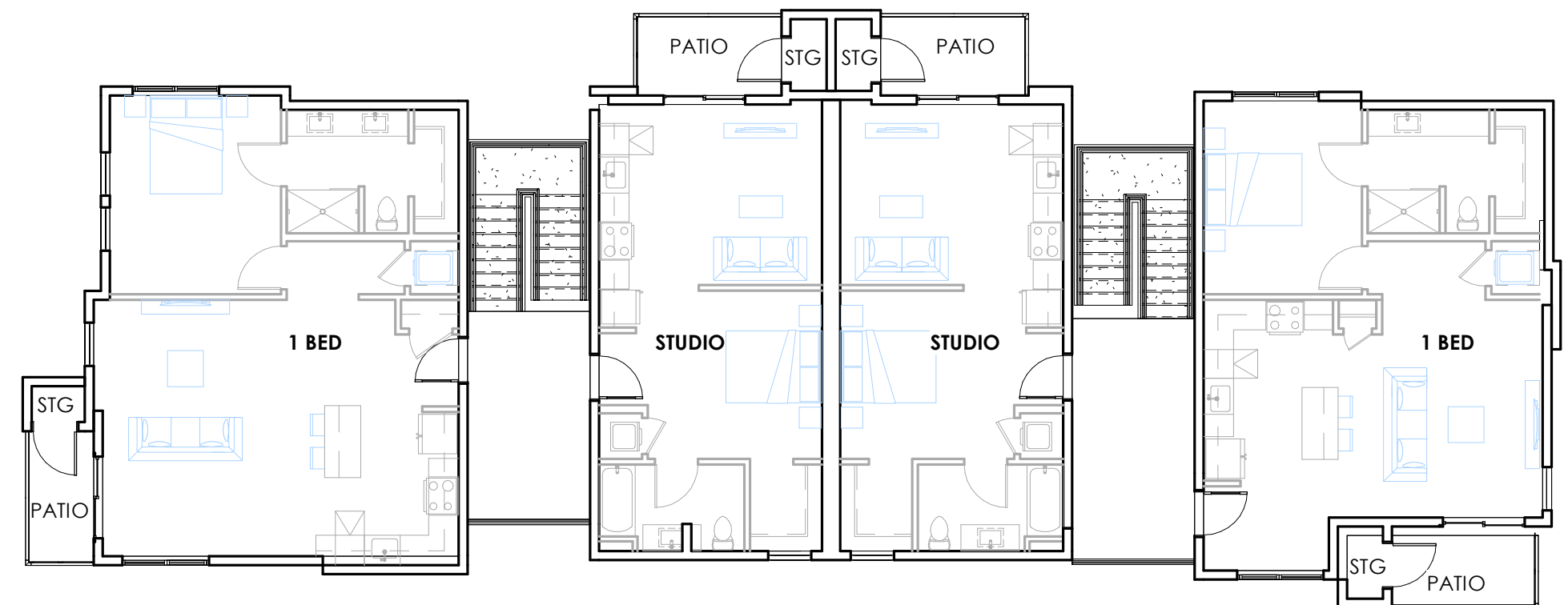




BLDG 6 - ROOF PLAN

3/32" = 1'-0"

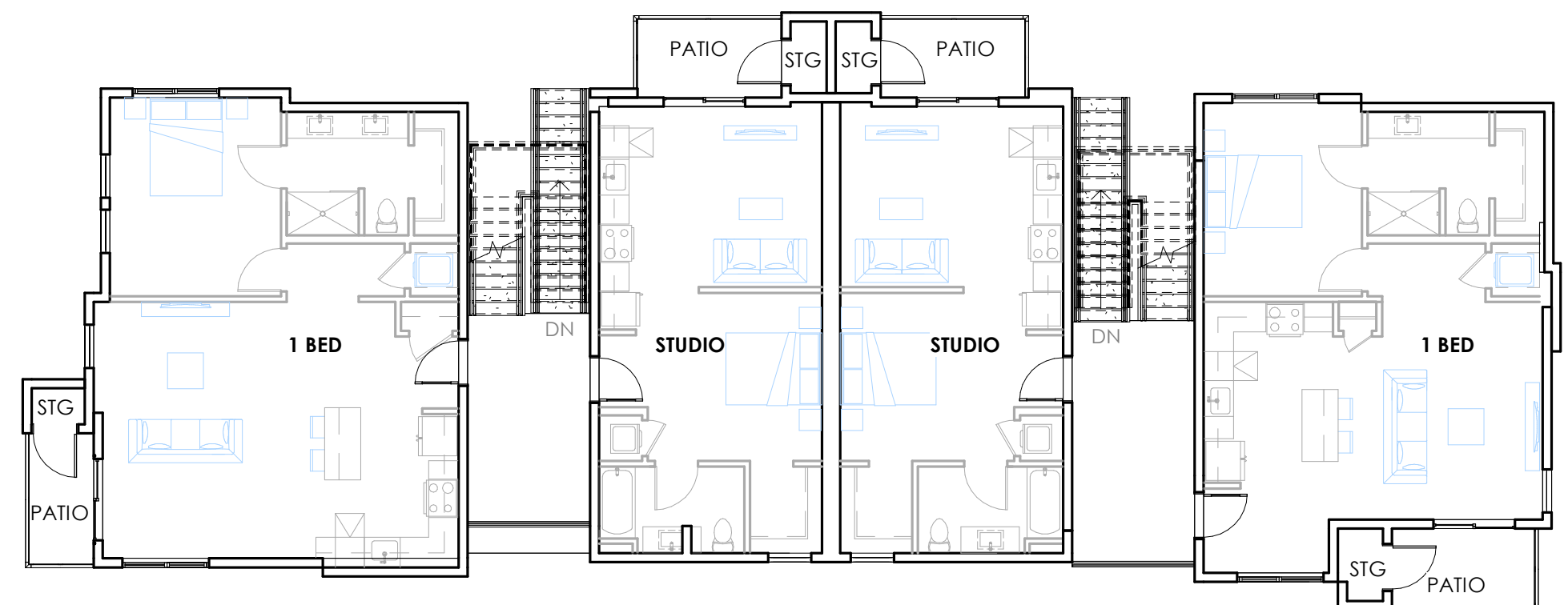
8



BLDG 6 - LEVEL 3

3/32" = 1'-0"

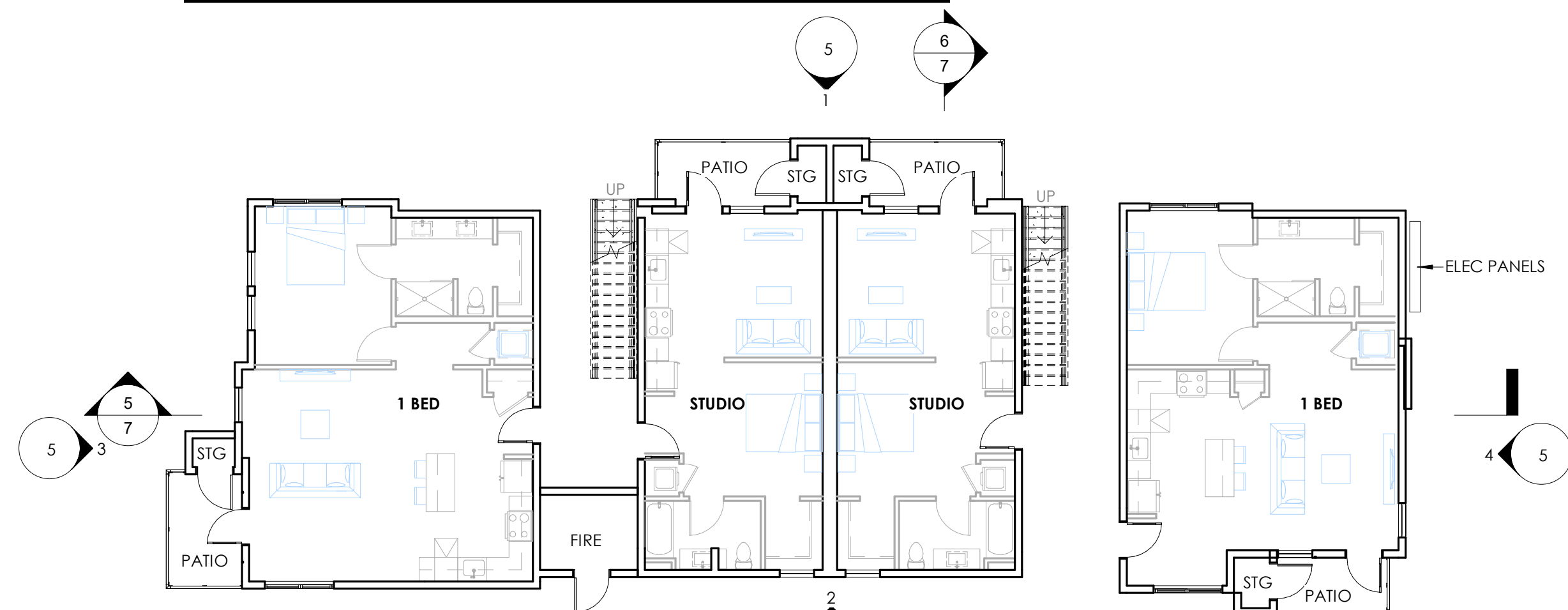
7



BLDG 6 - LEVEL 2

3/32" = 1'-0"

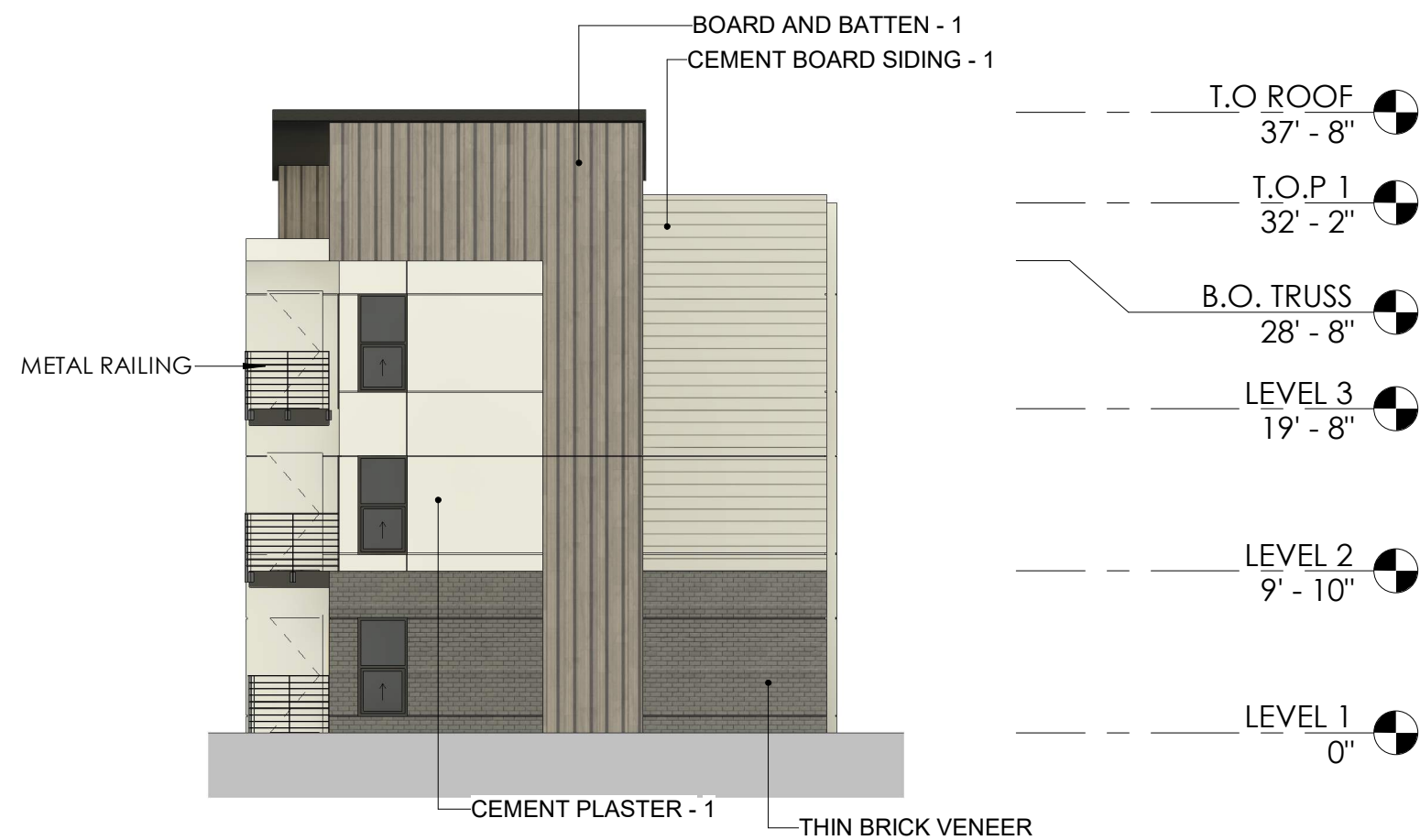
6



BLDG 6 - LEVEL 1

3/32" = 1'-0"

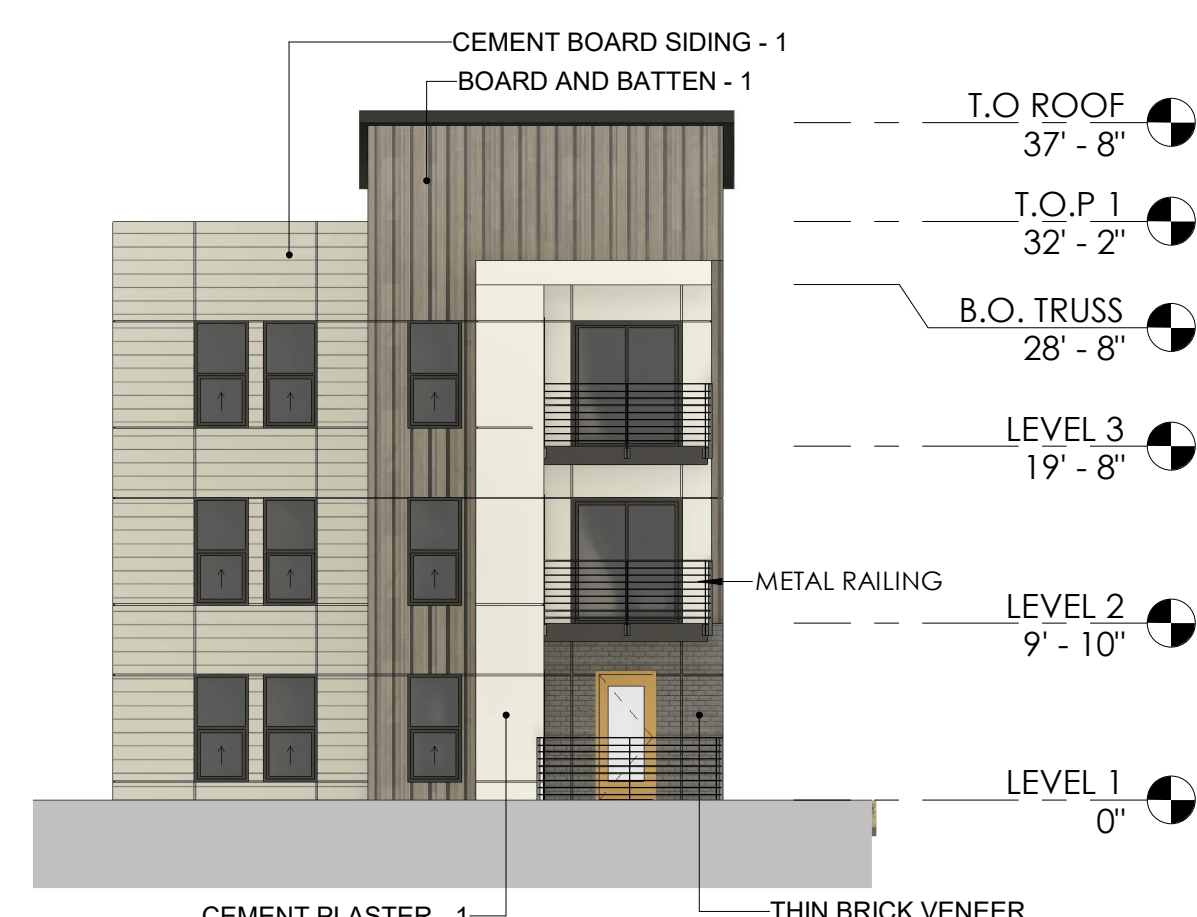
5



BLDG 6 - EAST ELEVATION

3/32" = 1'-0"

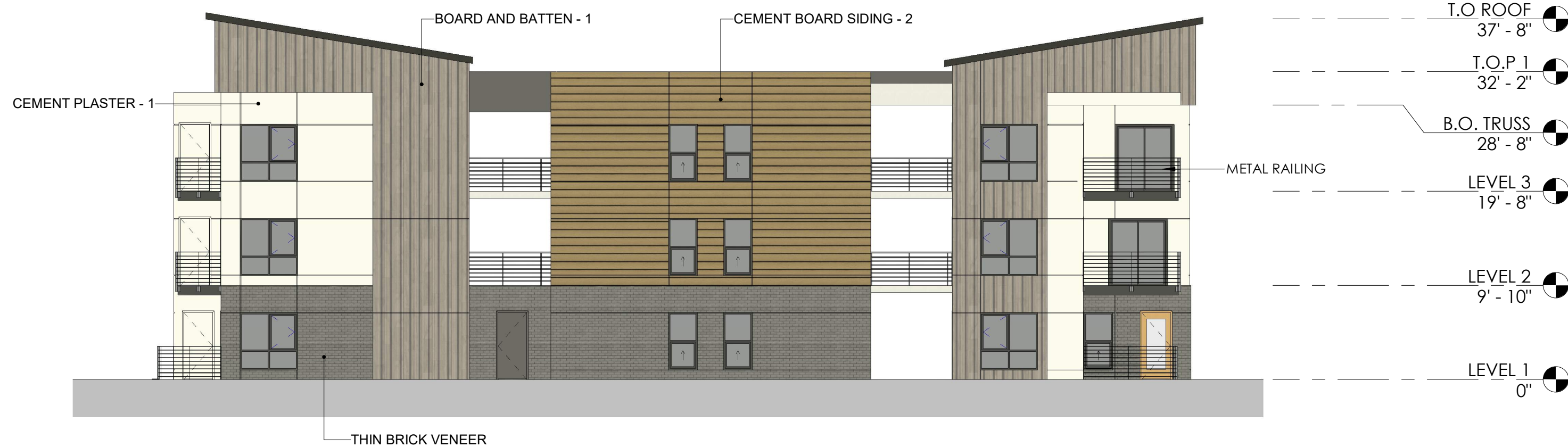
4



BLDG 6 - WEST ELEVATION

3/32" = 1'-0"

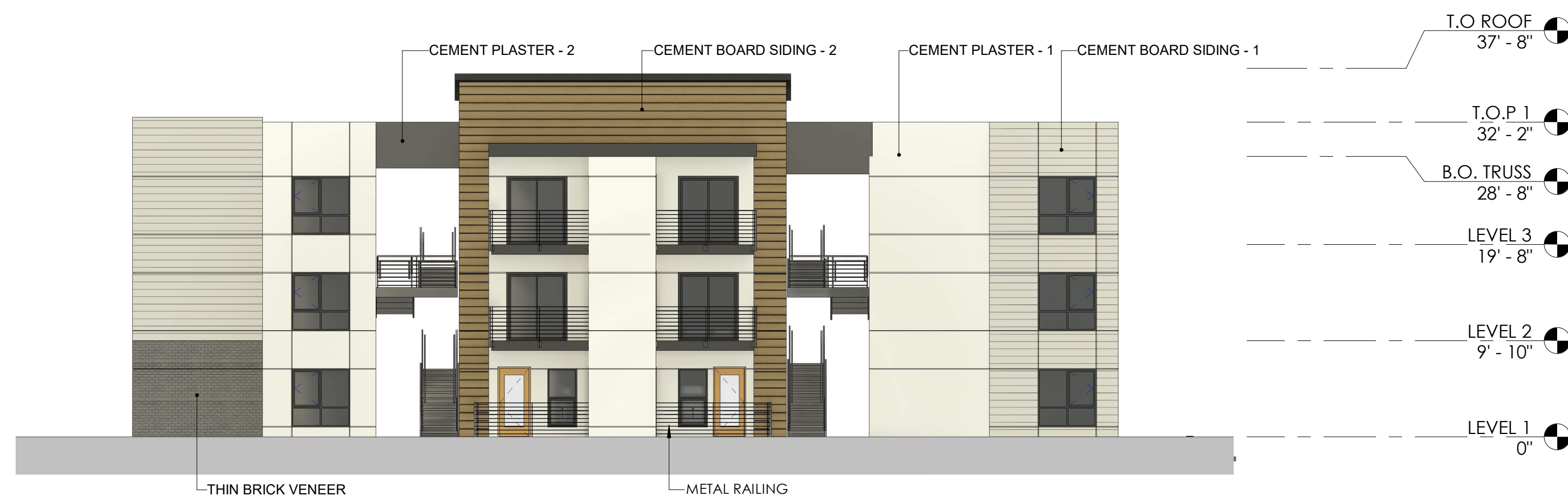
3



BLDG 6 - SOUTH ELEVATION

3/32" = 1'-0"

2



BLDG 6 - NORTH ELEVATION

3/32" = 1'-0"

1

BLDG - 6

HRGA

2277 Fair Oaks Boulevard, Studio 220  
Sacramento, California 95825  
916.993.4800 | www.hrgarchitects.com

## FORT BRAGG APARTMENTS

1151 SOUTH MAIN STREET, FORT BRAGG, CA

01/23/2025

24031

5





EAST ELEVATION (SHORELINE HIGHWAY)

3/32" = 1'-0"

2



WEST ELEVATION (HARBOR AVENUE)

3/32" = 1'-0"

1

HRGA

2277 Fair Oaks Boulevard, Studio 220  
Sacramento, California 95825  
916.993.4800 | www.hrgarchitects.com

# FORT BRAGG APARTMENTS

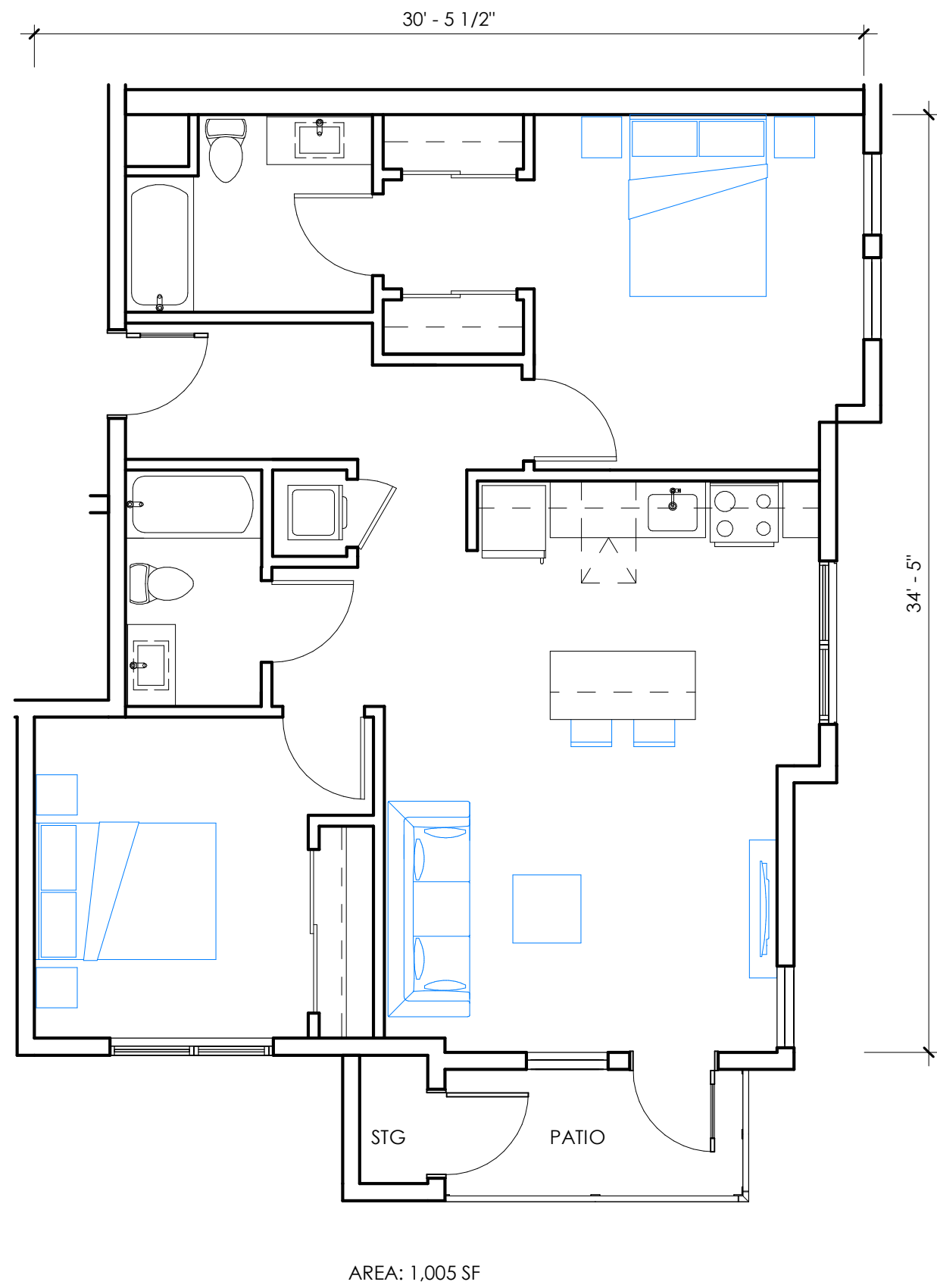
1151 SOUTH MAIN STREET, FORT BRAGG, CA

01/23/2025

24031

6

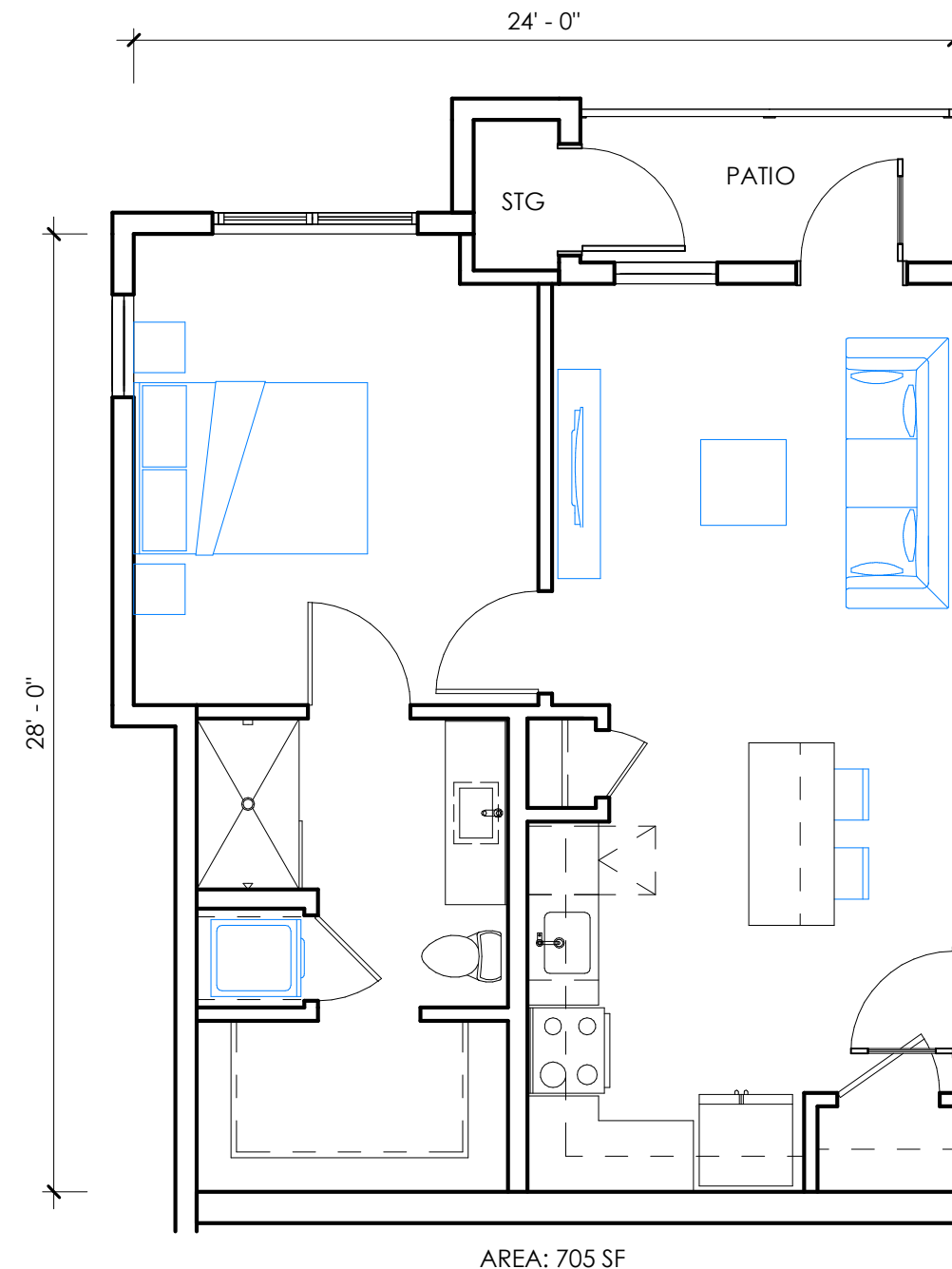




2 BED - B

3/16" = 1'-0"

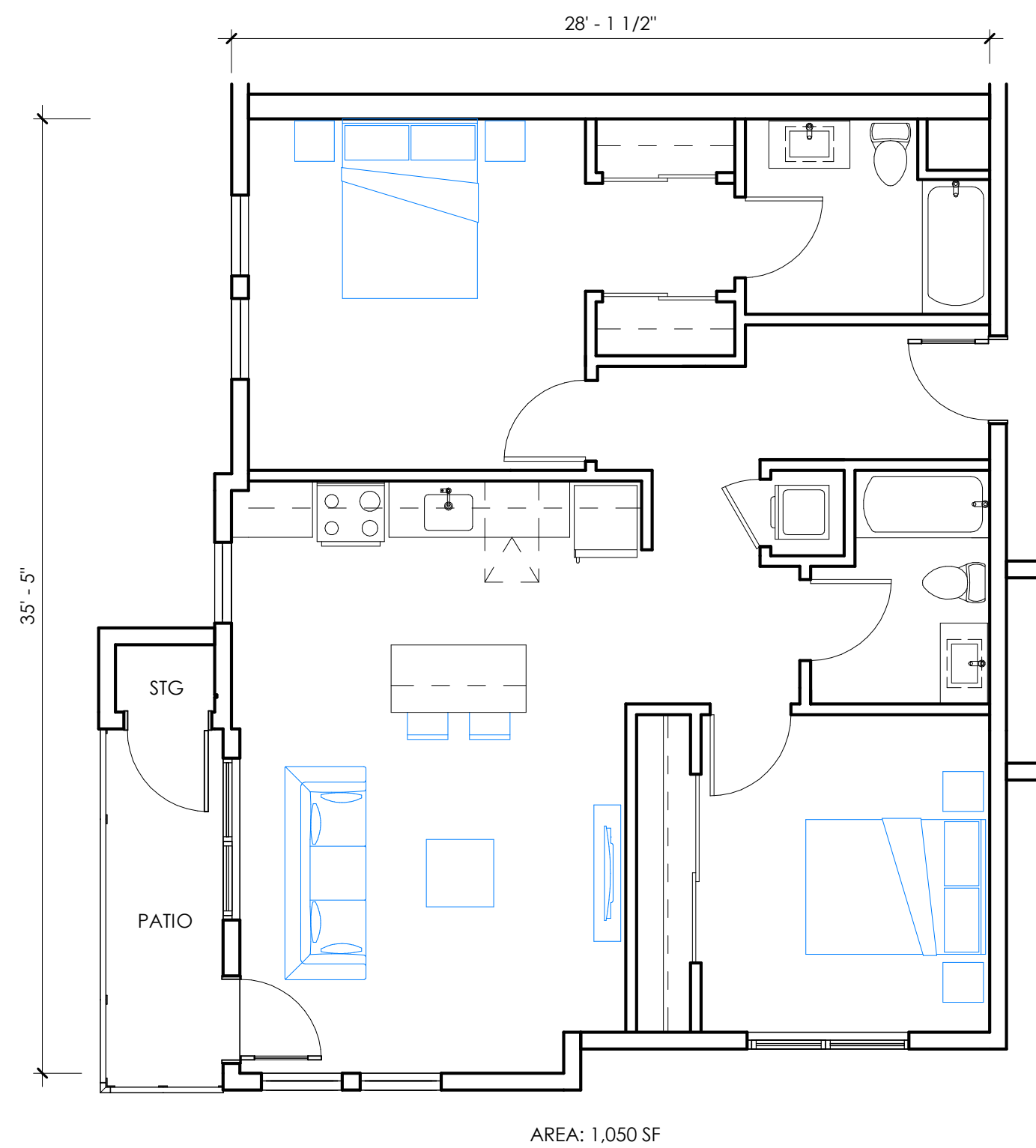
5



1 BED - B

3/16" = 1'-0"

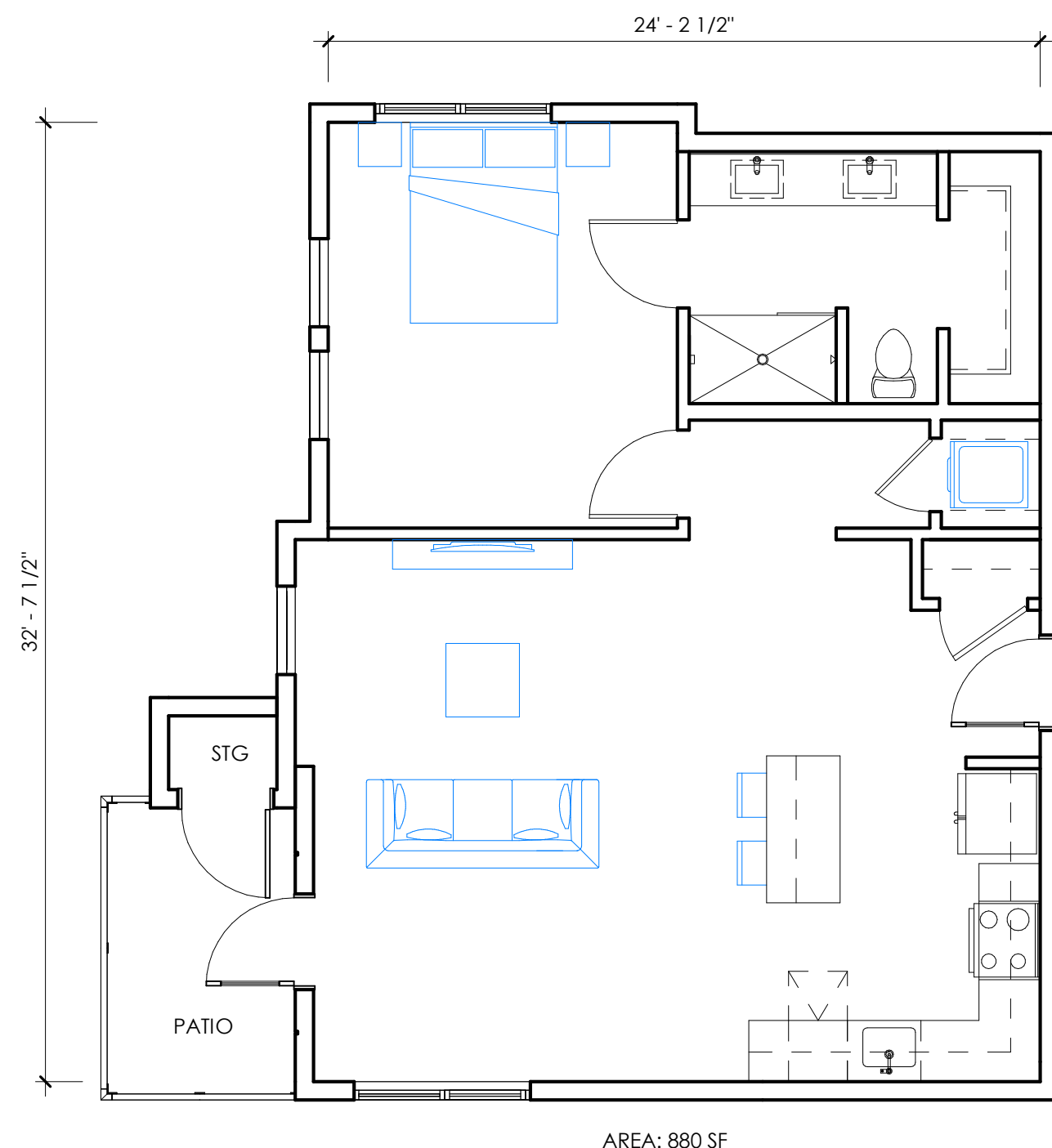
3



2 BED - A

3/16" = 1'-0"

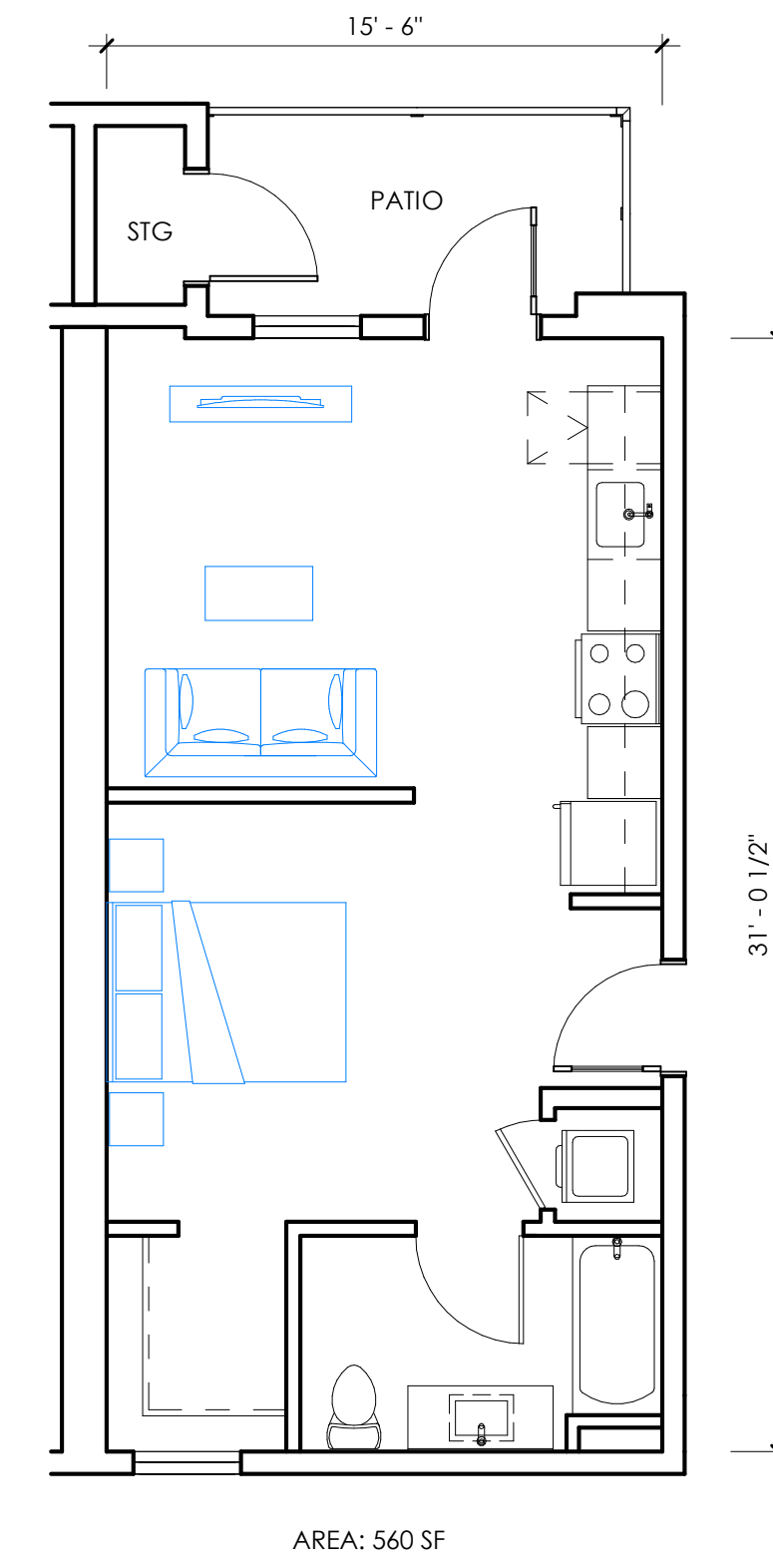
4



1 BED - A

3/16" = 1'-0"

2



STUDIO - A

3/16" = 1'-0"

1

HRGA

2277 Fair Oaks Boulevard, Studio 220  
Sacramento, California 95825  
916.993.4800 | www.hrgarchitects.com

# FORT BRAGG APARTMENTS

1151 SOUTH MAIN STREET, FORT BRAGG, CA

01/23/2025

24031

8

# MATERIAL BOARD



CEMENT PLASTER - 1



CEMENT PLASTER - 2



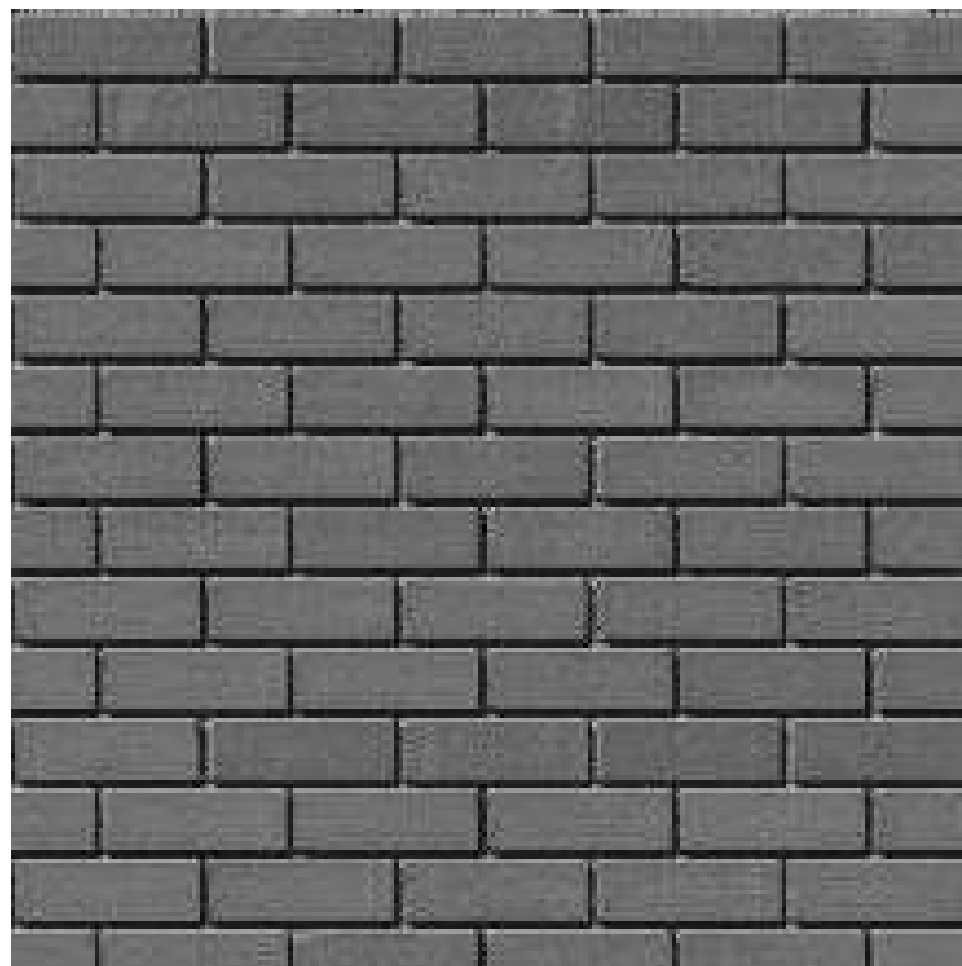
CEMENT BOARD SIDING - 1



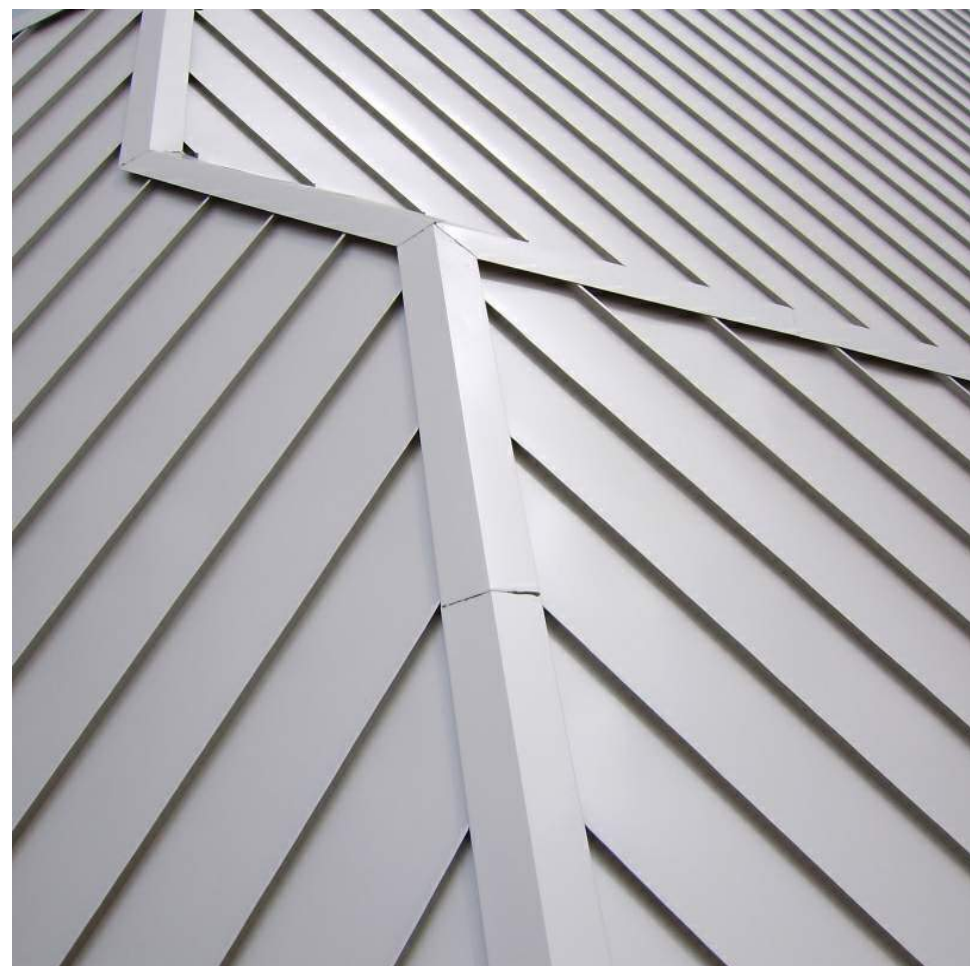
CEMENT BOARD SIDING - 2



BOARD AND BATTEN - 1

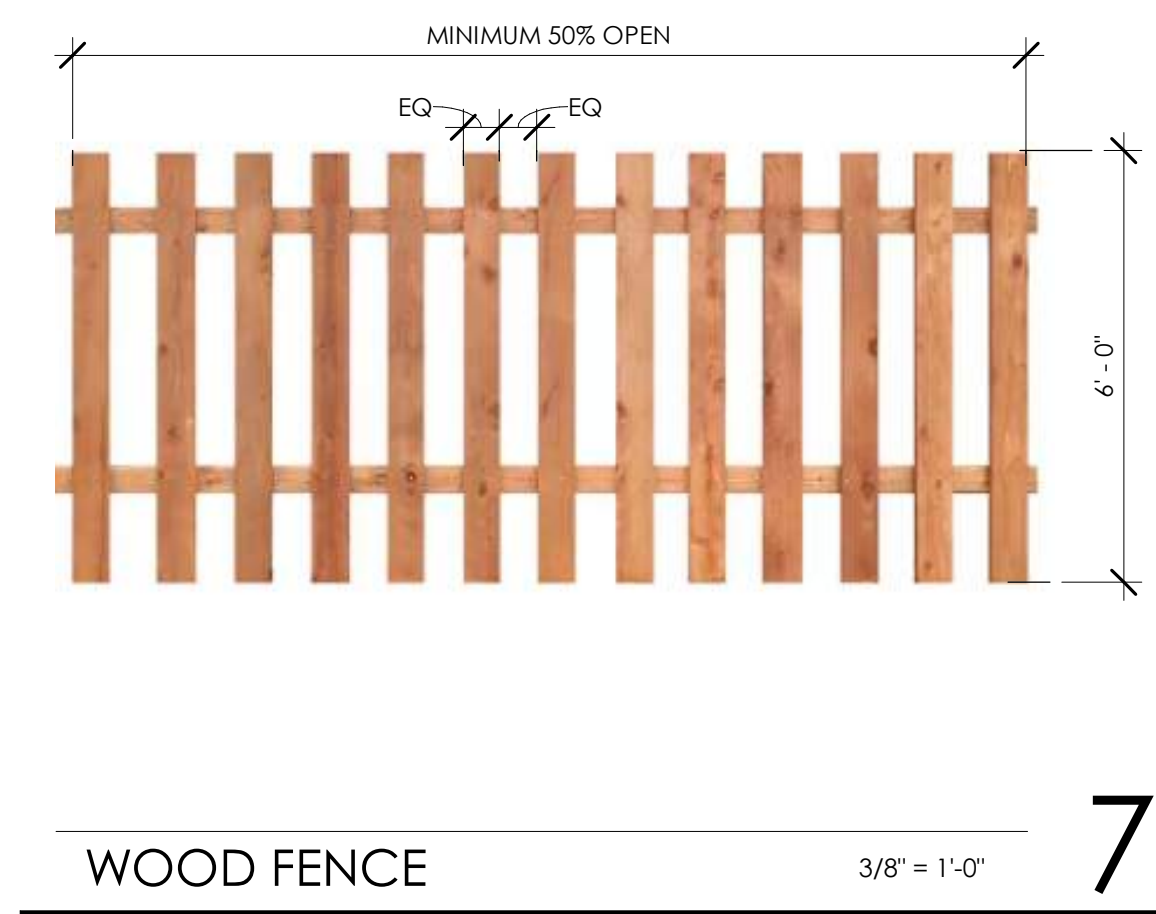
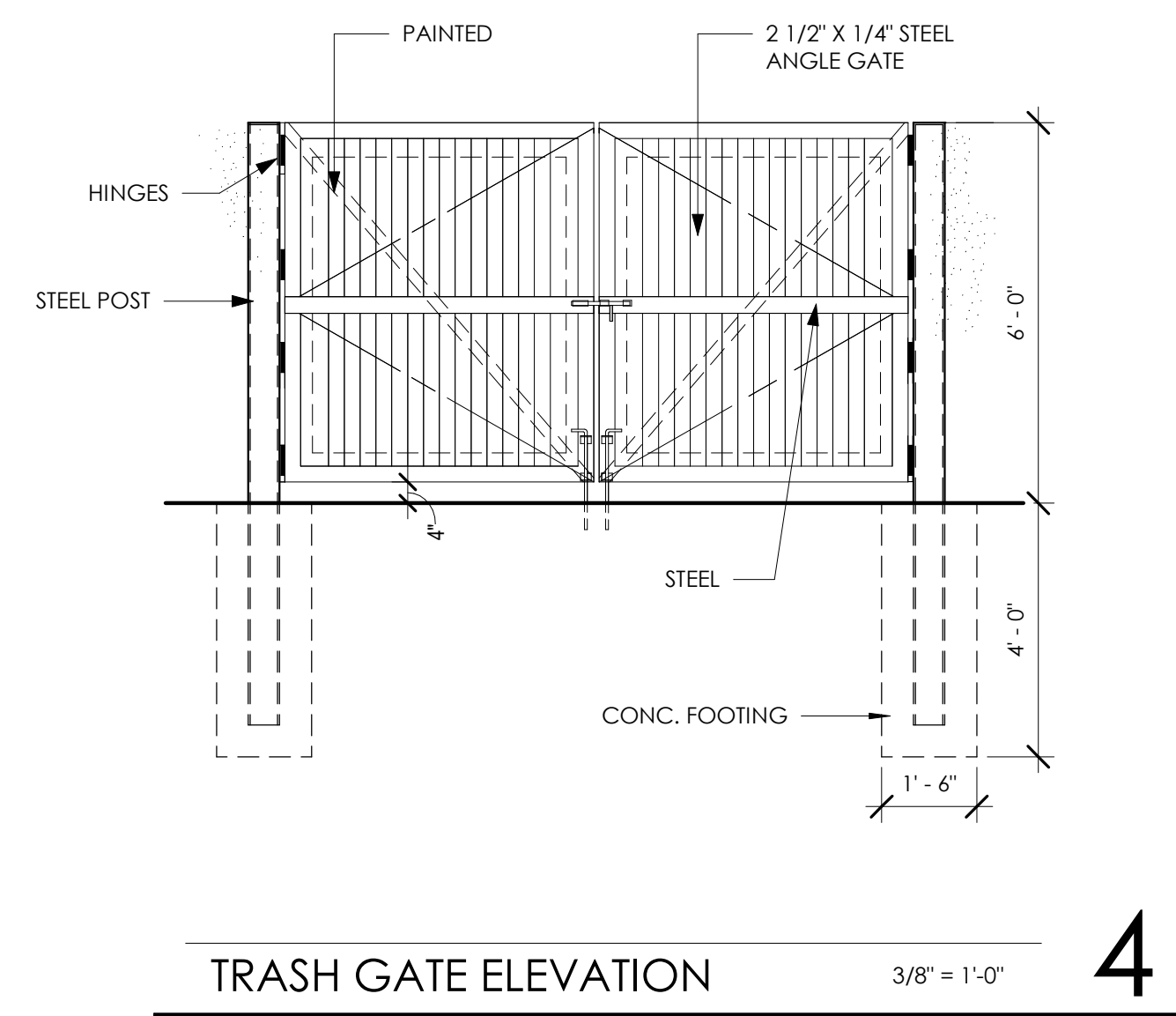
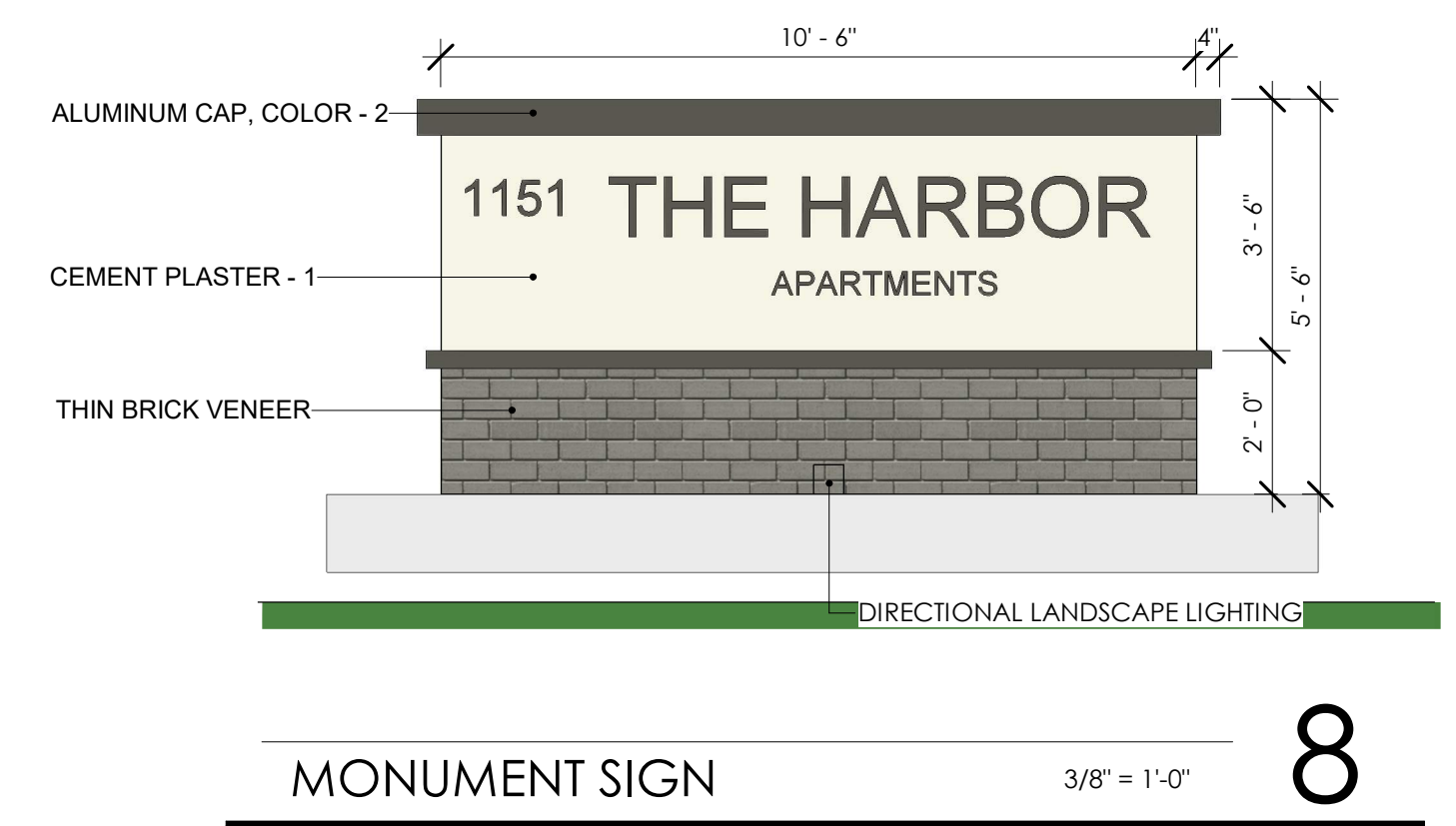
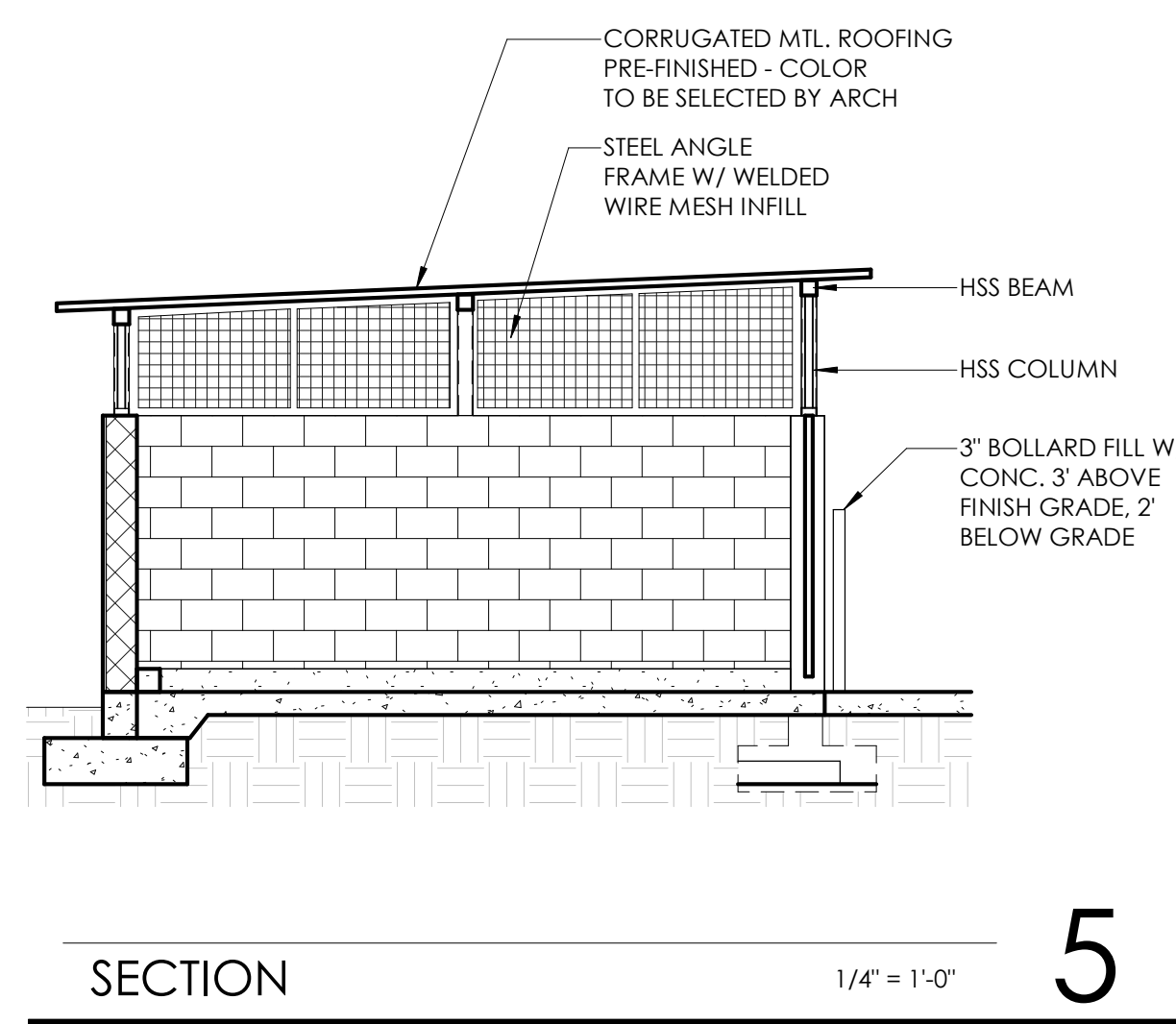
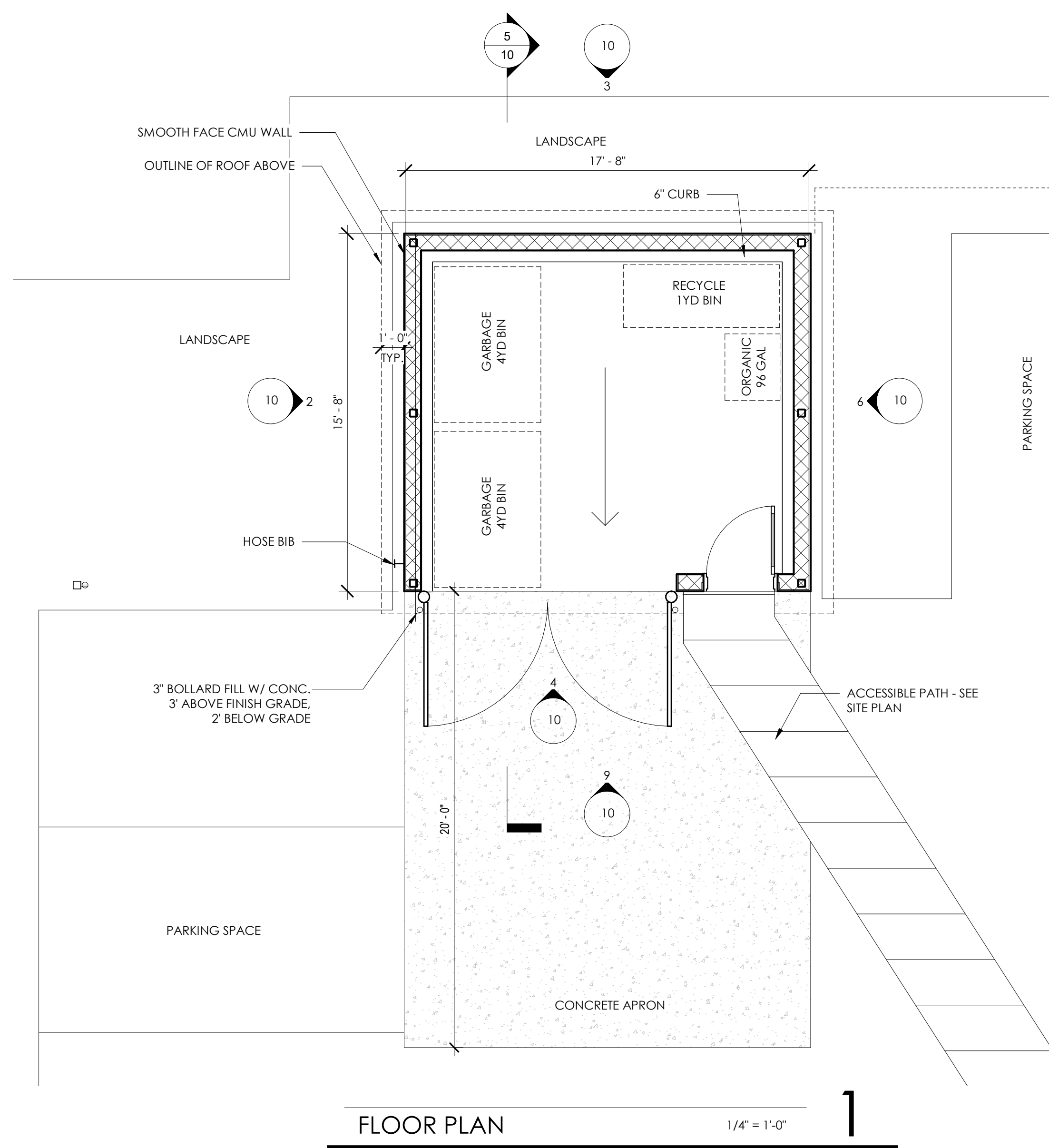
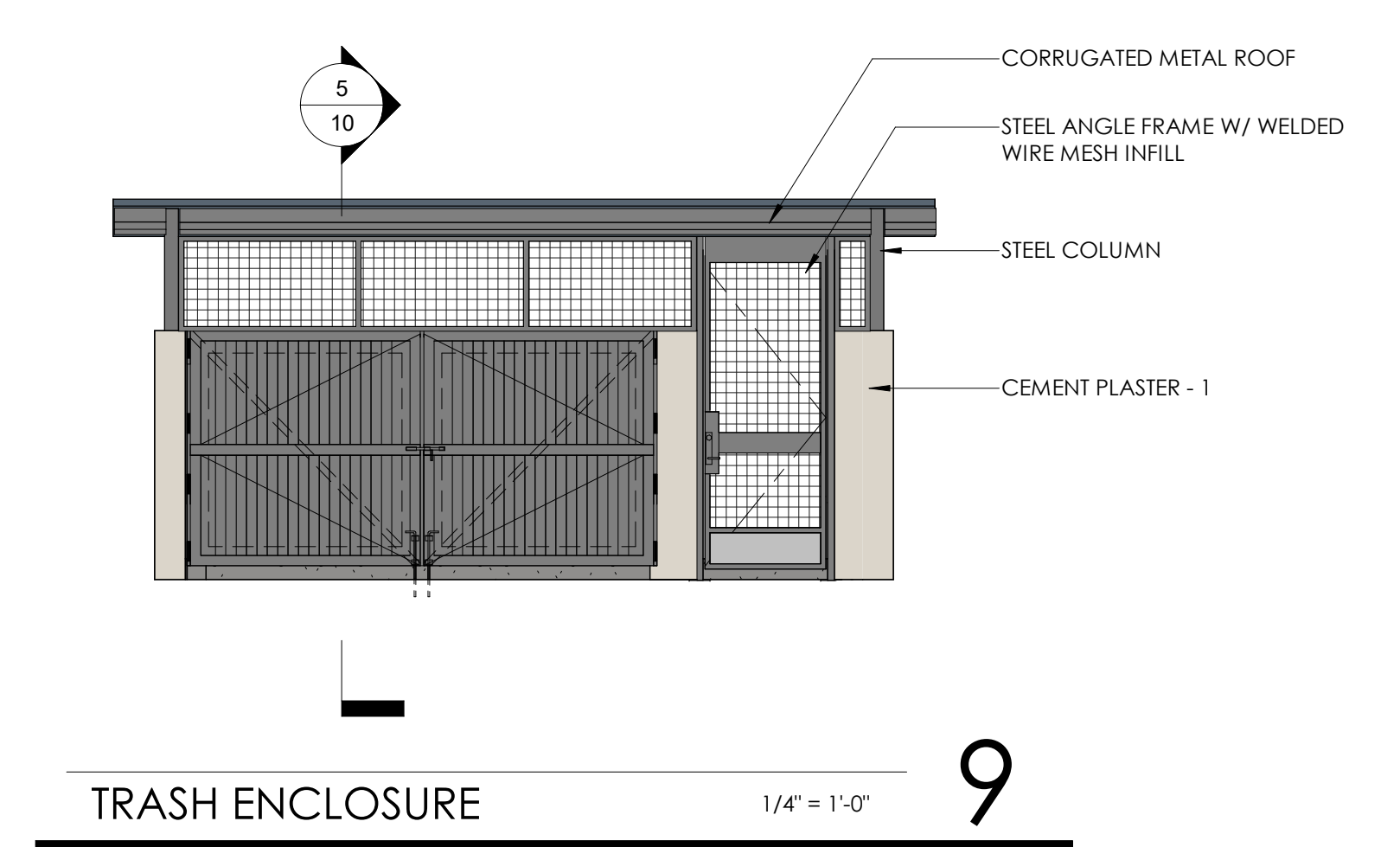
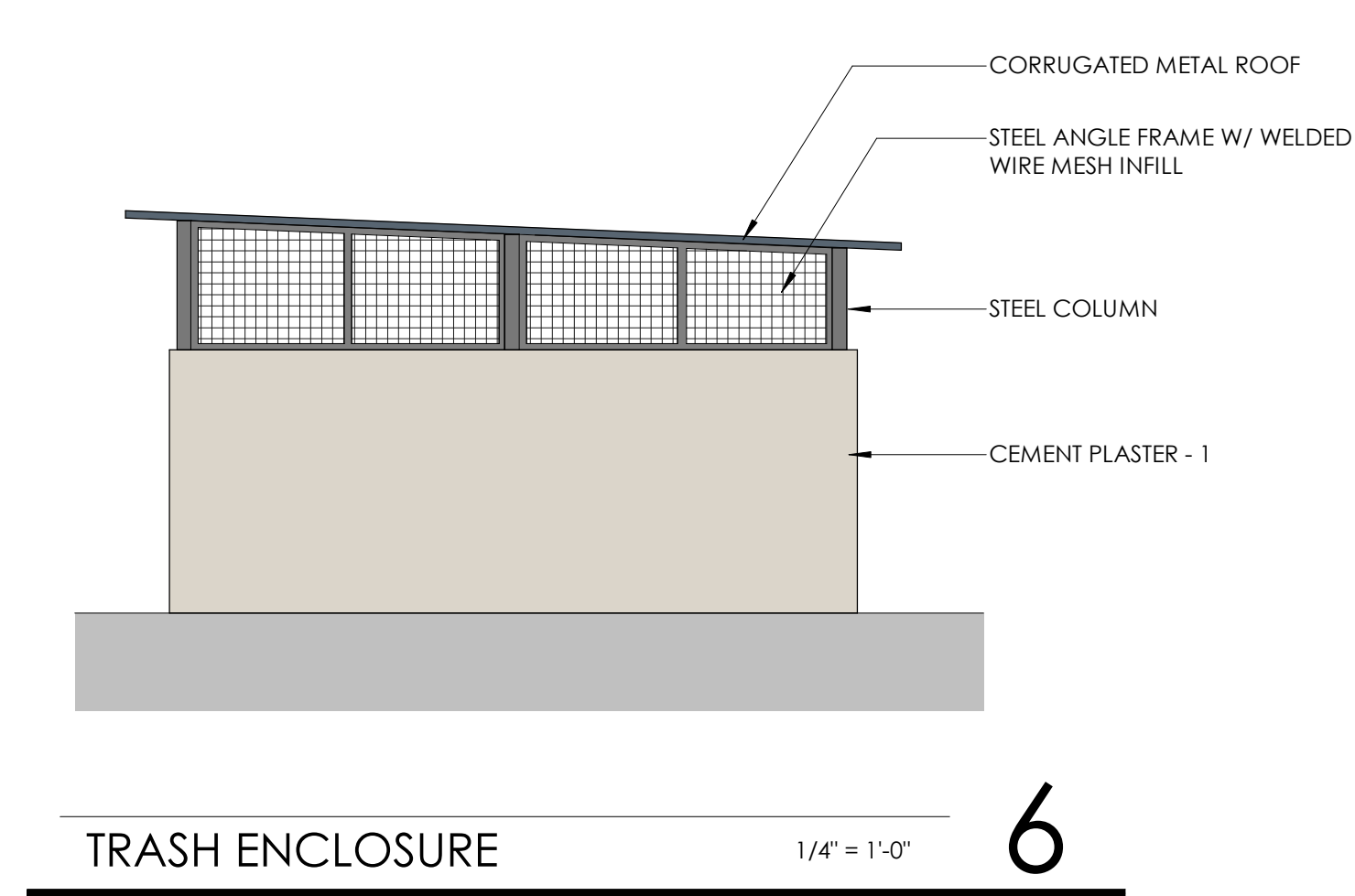
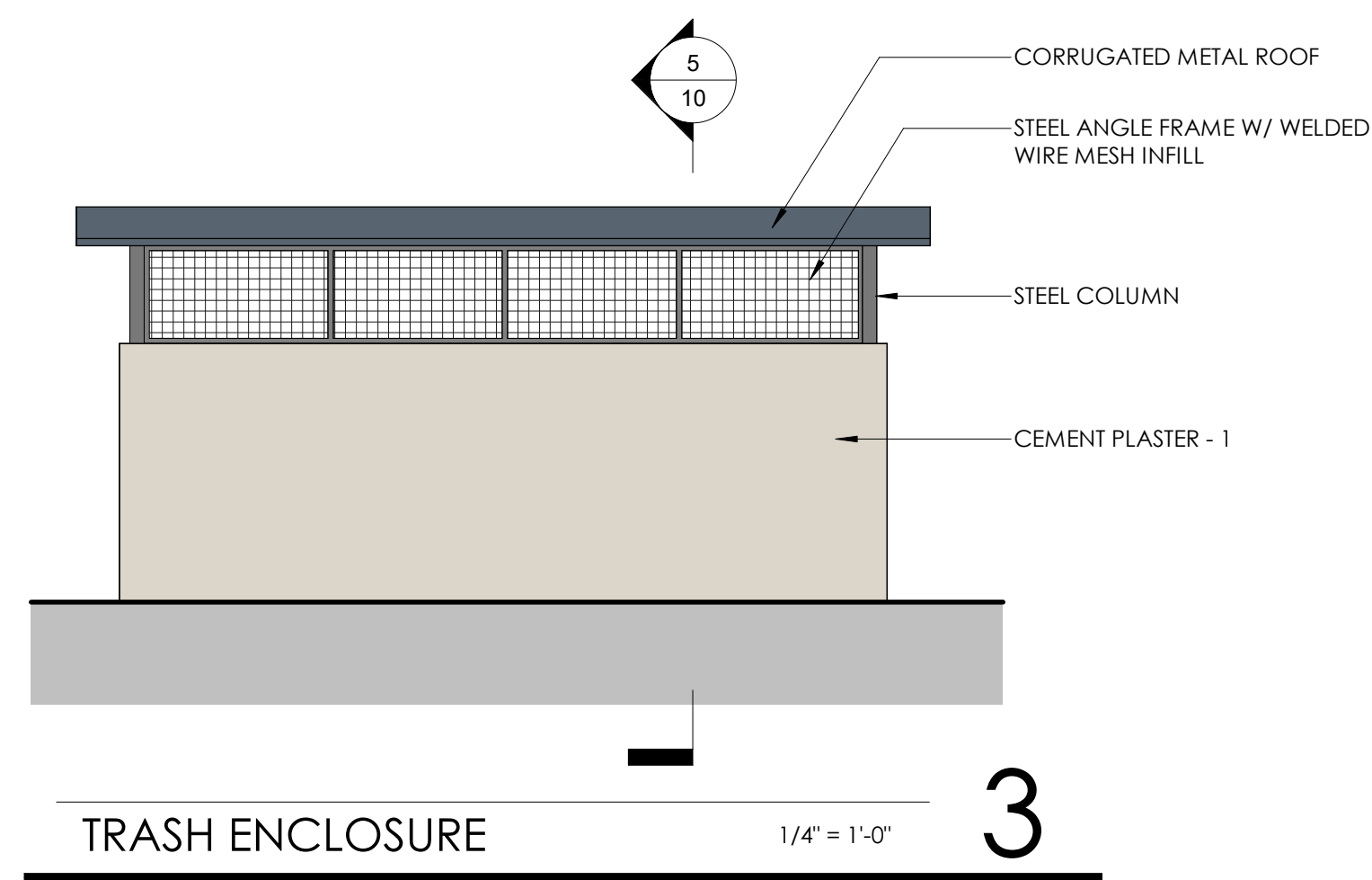
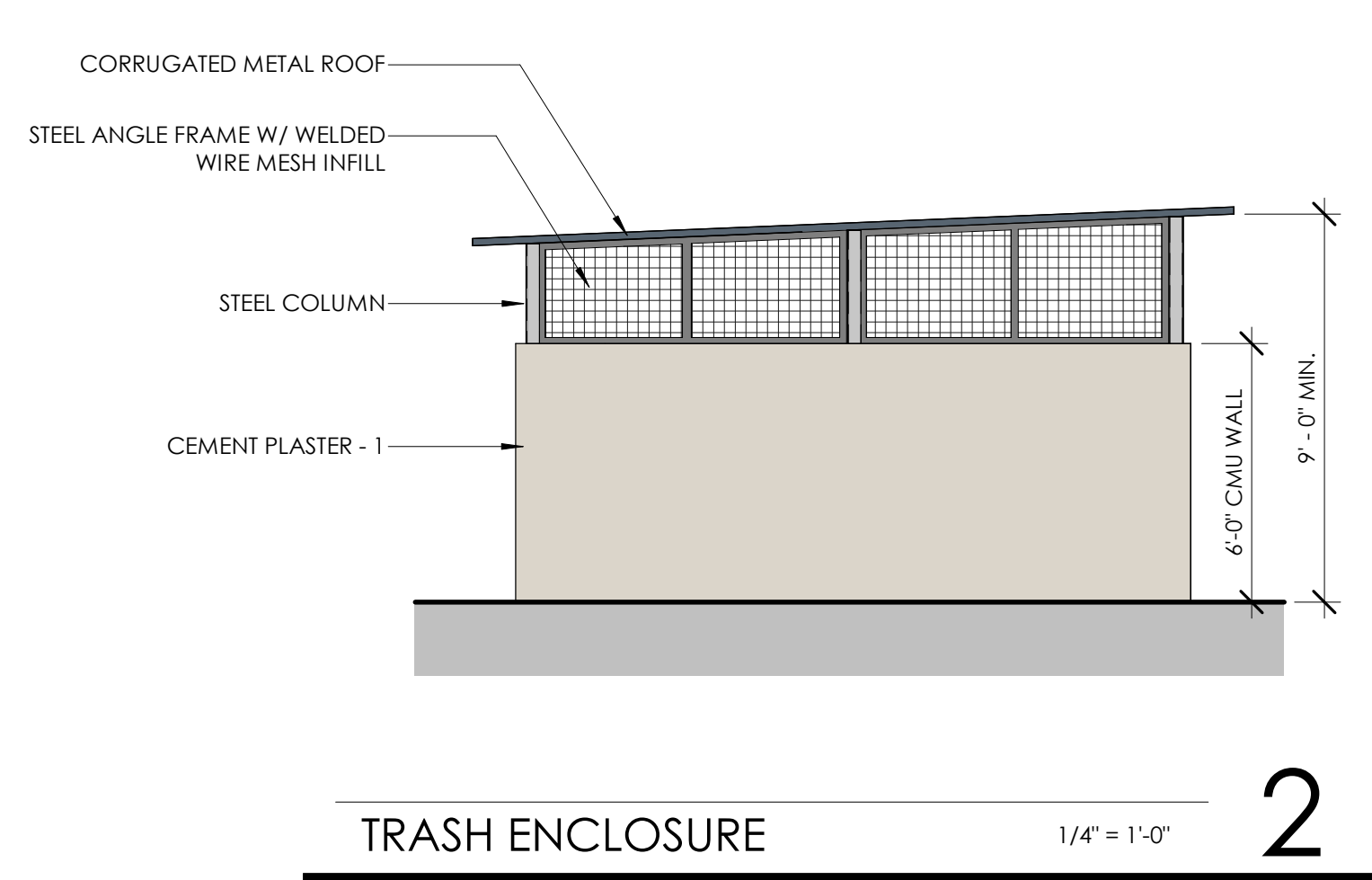


THIN BRICK VENEER



STANDING SEAM METAL ROOF





HRGA

2277 Fair Oaks Boulevard, Studio 220  
Sacramento, California 95825  
916.993.4800 | www.hrgarchitects.com

# FORT BRAGG APARTMENTS








1151 SOUTH MAIN STREET, FORT BRAGG, CA

01/23/2025

24031

10



Luminaire Schedule										
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	P1A	Single	COOPER - LUMARK	PRV-P-PA1A-730-U-T2U-HSS		0.850	2963	30.7	61.4
	10	P1B	Single	COOPER - LUMARK	PRV-P-PA1A-730-U-T4W-HSS		0.850	3022	30.7	307
	7	P1C	Single	COOPER - LUMARK	PRV-P-PA1B-730-U-T4W-HSS		0.850	4938	52.8	369.6
	4	P2A	Single	COOPER - INVUE	CCP-VA-1-830-U-T4FT		0.850	3032	30.3	121.2
	10	P2B	Single	COOPER - INVUE	CCP-VA-1-830-U-T2	PRE-PROGRAMMED 50% DIMMED.	0.425	2542	29.8	298
	6	P3A	Single	COOPER - INVUE	CCP-VA-1-830-U-T4W		0.850	2930	29	174
	6	W1A	Single	COOPER - INVUE	CCW-VA-1-830-U-T2	PRE-PROGRAMMED 50% DIMMED.	0.425	2542	29.8	178.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LARGE COURTYARD	Illuminance	Fc	3.65	4.6	2.3	1.59	2.00
PARKING AND DRIVES	Illuminance	Fc	1.32	2.5	0.7	1.89	3.57
PLAYGROUND	Illuminance	Fc	3.89	5.1	1.6	2.43	3.19
PROPERTY BOUNDARY	Illuminance	Fc	0.13	1.6	0.0	N.A.	N.A.
SIDEWALK BETWEEN BLDGS 1 AND 2	Illuminance	Fc	1.36	3.0	0.7	1.94	4.29
SIDEWALK BETWEEN BLDGS 1 AND 4	Illuminance	Fc	1.02	1.4	0.7	1.46	2.00
SIDEWALK BETWEEN BLDGS 2 AND 3	Illuminance	Fc	1.03	1.7	0.7	1.47	2.43
SIDEWALK BETWEEN BLDGS 3 AND 5	Illuminance	Fc	1.10	1.8	0.3	3.67	6.00
SIDEWALK BETWEEN BLDGS 4 AND 5	Illuminance	Fc	1.60	3.4	1.0	1.60	3.40
SIDEWALK BETWEEN BLDGS 4 AND 6	Illuminance	Fc	1.09	1.5	0.9	1.21	1.67
SIDEWALK BETWEEN BLDG 5 AND PLAY	Illuminance	Fc	1.94	3.0	1.1	1.76	2.73
SIDEWALK BETWEEN BLDGS 6 AND 7	Illuminance	Fc	1.06	1.7	0.3	3.53	5.67
SIDEWALK MAIN	Illuminance	Fc	1.18	1.9	0.8	1.48	2.38
SIDEWALK SOUTH TO BLDG 7	Illuminance	Fc	0.51	1.0	0.2	2.55	5.00
SIDEWALK WEST	Illuminance	Fc	1.24	1.8	0.7	1.77	2.57
SMALL COURTYARD	Illuminance	Fc	2.53	4.0	1.0	2.53	4.00



HARBOR AVENUE

OCEAN VIEW DRIVE

All values shown are maintained horizontal footcandles at grade level.  
The lighting calculations provided in this report approximate the light levels expected within the space as defined and are based on the information provided to Cal Lighting. Please verify the data to assure the accuracy of the report. Cal Lighting is not responsible for light output of lamps and ballasts, or design variables.

#	Date	Comments
1	1/15	NEW BLDG LAYOUT
Revisions		

Application Designer: ASP	Fort Bragg Apartments
Site Location: COL	1115 SOUTH MAIN STREET
Date: 1/15/2025	EXTERIOR LIGHTING NORMAL
Scale: NTS	



Project		Catalog #		Type	
Prepared by		Notes		Date	



## Invue

### ClearCurve Pedestrian

Pedestrian Luminaire

#### Product Features



#### Product Certifications



#### Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 8](#)

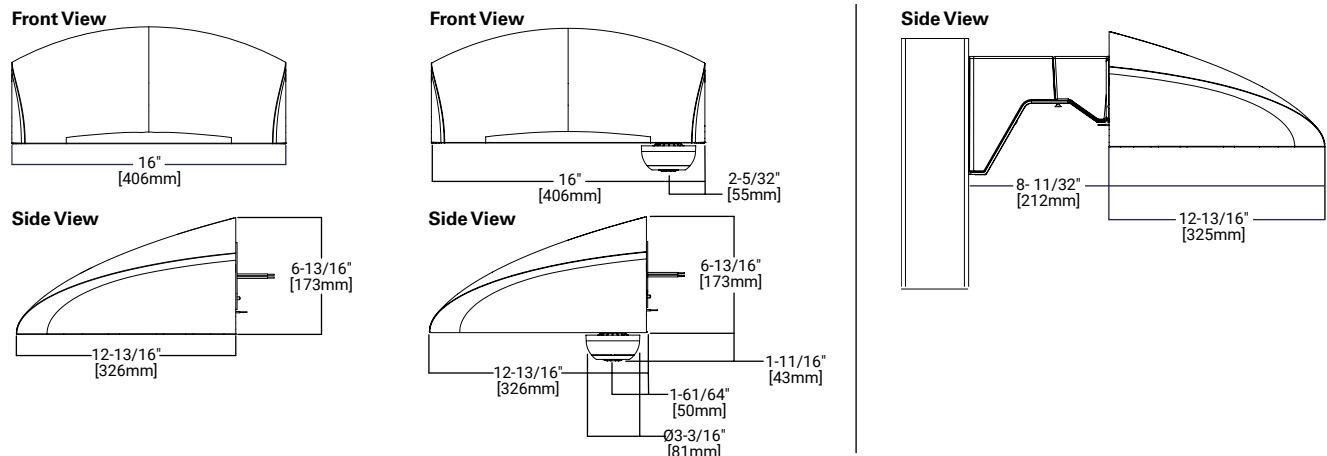
#### Quick Facts

- Available with Visual Comfort or Discrete optics configurations
- Lumen packages from 1,600 to over 14,000 lumens (18W to 110W)
- Efficacy up to 157 lumens per watt
- Standard quick mount arm with universal drill pattern
- Available with internal battery for emergency lighting

#### Connected Systems

- WaveLinx PRO Wireless

#### Dimensional Details



#### NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.

## Ordering Information

SAMPLE NUMBER: CCP-VA4-740-U-T4W-GM

Product Family <sup>1</sup>	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Visual Comfort Configurations					
<b>CCP</b> =ClearCurve Pedestrian <b>BAA-CCP</b> =ClearCurve Pedestrian Buy American Act Compliant <sup>27</sup> <b>TAA-CCP</b> =ClearCurve Pedestrian Trade Agreements Act Compliant <sup>27</sup>	<b>VA1</b> =Wavestream, 2,800 lumens <b>VA2</b> =Wavestream, 3,800 lumens <b>VA3</b> =Wavestream, 4,500 lumens <b>VA4</b> =Wavestream, 6,000 lumens <b>VA5</b> =Wavestream, 8,000 lumens <sup>2</sup> <b>VA6</b> =Wavestream, 10,000 lumens <sup>2</sup>		<b>727</b> =70CRI, 2700K <b>730</b> =70CRI, 3000K <b>735</b> =70CRI, 3500K <b>740</b> =70CRI, 4000K <b>750</b> =70CRI, 5000K <b>760</b> =70CRI, 6000K <b>827</b> =80CRI, 2700K <b>830</b> =80CRI, 3000K <b>835</b> =80CRI, 3500K <b>840</b> =80CRI, 4000K <b>850</b> =80CRI, 5000K <b>AMB</b> =Amber 590nm <sup>24</sup>	<b>U</b> =Universal, 120-277V <b>1</b> =120V <b>2</b> =208V <b>3</b> =240V <b>4</b> =277V <b>8</b> =480V <sup>4</sup> <b>9</b> =347V	<b>T1</b> =Type I <sup>5</sup> <b>T2</b> =Type II <b>T3</b> =Type III <b>T4FT</b> =Type IV Forward Throw <b>T4W</b> =Type IV Wide <b>5WQ</b> =Type V Square Wide <b>5MQ</b> =Type V Square Medium <b>5NQ</b> =Type V Square Narrow <b>SL2</b> =Type II w/Spill Control <sup>5</sup> <b>SL3</b> =Type III w/Spill Control <sup>5</sup> <b>SL4</b> =Type IV w/Spill Control <sup>5</sup> <b>RW</b> =Rectangular Wide Type I <b>AFL</b> =Automotive Frontline <b>SLL</b> =90° Spill Light Eliminator Left <sup>5</sup> <b>SLR</b> =90° Spill Light Eliminator Right <sup>5</sup>	<b>AP</b> =Grey <b>BZ</b> =Bronze <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White
	Discrete Configurations	Drive Current				
	<b>SA1</b> =1 Light Square <b>SA2</b> =2 Light Squares	<b>A</b> =350mA <b>B</b> =450mA <b>C</b> =615mA <b>D</b> =800mA <b>E</b> =1050mA <b>F</b> =1200mA <sup>3</sup>				
Options (Add as Suffix)				Accessories (Order Separately)		
<b>F</b> = Single Fuse (120V, 277V or 347V. Must Specify Voltage) <b>FF</b> = Double Fuse (208, 240, or 480V. Must Specify Voltage) <b>10MSP</b> = 10kV MOV Surge Protective Device <b>20MSP</b> = 20kV MOV Surge Protective Device <b>20K</b> = 20kV UL 1449 Fused Surge Protective Device <b>2L</b> = Two Circuits <sup>5, 6</sup> <b>L90</b> = Optics Rotated 90° Left <sup>5</sup> <b>R90</b> = Optics Rotated 90° Right <sup>5</sup> <b>HSS</b> = House Side Shield (Factory Installed) <sup>5, 9</sup> <b>HA</b> = 50°C High Ambient Temperature <sup>10</sup> <b>TR</b> = Tamper Resistant Hardware <b>CC</b> = Coastal Construction <sup>11</sup> <b>DALI</b> = DALI Driver <b>BPC</b> = Button Type Photocontrol <sup>12</sup> <b>PR</b> = NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>14</sup> <b>PR7</b> = NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>14</sup> <b>AHD145</b> = After Hours Dim, 5 Hours <sup>15</sup> <b>AHD245</b> = After Hours Dim, 6 Hours <sup>15</sup> <b>AHD255</b> = After Hours Dim, 7 Hours <sup>15</sup> <b>AHD355</b> = After Hours Dim, 8 Hours <sup>15</sup> <b>MS/DIM-L08</b> = Motion Sensor for Dimming Operation, Up to 8' Mounting Height <sup>12, 16</sup> <b>MS/DIM-L20</b> = Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>12, 16</sup> <b>SPB1</b> = Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height <sup>12, 17</sup> <b>SPB2</b> = Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height <sup>12, 17</sup> <b>WPS2XX</b> = WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting <sup>12, 18, 19, 20</sup> ; replace XX with sensor color (WH, BZ or BK) <b>WPS4XX</b> = WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting <sup>12, 18, 19, 20</sup> ; replace XX with sensor color (WH, BZ or BK) <b>FADC</b> = Field Adjustable Dimming Control <sup>25</sup> <b>X</b> = No surge protector  <b>EMERGENCY OPTIONS (choose only one)</b> <b>EBP</b> = Emergency Battery Pack (Ambient Temp, 0° to 40°C) <sup>7, 8, 13, 26</sup> <b>CBP</b> = Cold Weather Emergency Battery Pack (Ambient Temp, -20° to 40°C) <sup>7, 8, 13, 26</sup> <b>CBP-CEC</b> = Cold Weather Emergency Battery Pack, CEC Compliant (Ambient Temp, -20° to 40°C) <sup>7, 8, 13, 26</sup> <b>ITS</b> = Internal Transfer Switch, UL Recognized Component <sup>7, 13</sup>				<b>OA/RA1013</b> = Photocontrol Shorting Cap <b>OA/RA1014</b> = NEMA Photocontrol - 120V <b>OA/RA1016</b> = NEMA Photocontrol - Multi-Tap 105-285V <b>OA/RA1201</b> = NEMA Photocontrol - 347V <b>OA/RA1027</b> = NEMA Photocontrol - 480V <b>WRGX</b> = Wireguard for qty "X" Lightsquares <sup>5</sup> <b>BB/CCXX</b> = Back Box with 3/4 NPT (replace XX with color selection) <b>BB-BPC/CCXX</b> = Back Box with 3/4 NPT and button PC (replace XX with color selection) <sup>12, 25</sup> <b>LS/HSS</b> = House Side Shield <sup>5, 21</sup> <b>FSIR-100</b> = Wireless Configuration Tool for Motion Sensor <sup>22</sup> <b>WOLC-7P-10A</b> = WaveLinX Outdoor Control Module (7-PIN) <sup>23</sup> <b>BB-ZW/CCXX</b> = Back Box with 3/4" NPT and Wavelinx enabled 4-PIN Twistlock Receptacle (replace XX with color selection) <sup>25</sup> <b>BB-FADC/CCXX</b> = Field Adjustable Dimming Control (replace XX with color selection) <sup>25</sup> <b>POLE-MT-kit-XX</b> = Pole Mount Arm (replace XX with color selection to match fixture)		
<b>NOTES:</b> 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Only available with Type IV Wide (T4W) distribution. 3. Not available with 2 Light Squares (SA2x). 4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 5. Not available with Visual Comfort Light Engines (Vax) 6. Not available with 1 Light Square (SA1x). 7. Not available with other emergency options (EBP, CBP, CBP-CEC, or ITS). 8. Universal (120-277V), 120V, or 277V only. 9. Light Square trim plate will be painted Black when HSS option is selected. 10. Not available with VA6 or SA2E Light Engine. Not available with emergency options (EBP, CBP, or CBP-CEC). Not available with AMB (amber leds) 11. Light Square configuration only. The finish is tested per ASTM B117. Scribe rating of 7 per ASTM D1654. 12. For voltages above 277V, must specify voltage. Cannot select voltage ranges H or C. 13. Not available with VA6 or SA2E Light Engines. 14. If 347-480V (H) or 277-480V (C) voltage is specified, use a photocontrol that matches the input voltage used (either 277V, 347V, or 480V). 15. Requires the use of photocontrol (BPC). See After Hours Dim supplemental guide for additional information. 16. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. 17. Utilizes the Wattstopper sensor FSP-3x1. Sensor color determined by product finish. See reference table. 18. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 19. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 20. Not available with Back Box. 21. Must order one per Light Square when ordering as a field-installable accessory (1 or 2). 22. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 23. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS). Only for use at 120-347V. 24. Use for wildlife and observatory (Narrow-band 590nm +/- 5nm). Choose drive current B for SA1 or SA2. Choose lumen package VA2 for T2, T3, and T4FT, choose VA5 for T4W. Not available with 2L option. 25. Not available with DALI, PR7, MS/DIM, SPB1, SPB2, WPS (any sensors or network dimming control devices). 26. Battery systems are UL924 Listed 27. Product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.						

## Product Specifications

### Construction

- Low copper content, die-cast aluminum housing provides a clean smooth aesthetic
- Patent pending housing design
- IP66 rated
- 3G vibration rated

### Optics

- Visual Comfort WaveStream™ technology or high-efficiency injection-molded AccuLED
- Comprehensive range of Color Temperature choices
- Visual Comfort - Four optical distributions utilizing patented visual comfort WaveStream™ technology
- Visual Comfort - 6 lumen packages, ranging from 2,800 to 10,000 lumens
- AccuLED – 18 distributions including HSS shielding
- AccuLED – 11 lumen packages, ranging from 1,600 to 12,000 lumens
- AccuLED - Patented, high-efficiency injection molded AccuLED Optics technology

### Electrical

- Approx. 90% lumen maintenance at 60,00 hours
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation
- 10kV surge module standard
- 10MSP, 20MSP, 20kv and X are optional
- Standard with 0-10V dimming
- Suitable for operation in -40°C to 40°C ambient environment
- Optional 50°C high ambient (HA) configuration available

### Mounting

- Versatile, patented standard quick mount arm accommodates drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)

### Finish

- Finishes include white, black, bronze, gray, dark platinum and graphite metallic
- RAL and custom color matches available
- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Coastal Construction (CC) option available, providing 5,000 hour salt spray rating per ASTM B117, with a scribe rating of 9 per ASTM D1654

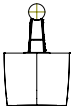
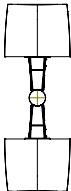
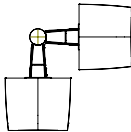
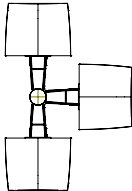
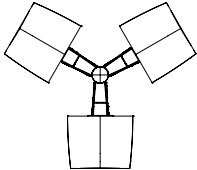
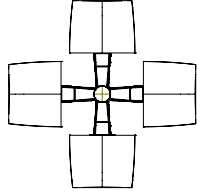
### Warranty

- Five year limited warranty, consult website for details [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)

Approximate Fixture Weight

23.0 lbs

## Mounting Data

Effective Projected Area (EPA - Sq. Ft.)						
Configuration	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
EPA (Sq. Ft.)	0.92	1.92	1.62	2.39	2.13	2.39

## Energy and Performance Data

### VA Performance

[Supplemental Performance Guide](#)

Lumen Package	VA1	VA2	VA3	VA4	VA5	VA6
Power Wattage (Watts)*	28.5W	41W	49W	58.6W	78W	106W
Input Current (mA) @120V	240	340	406	493	676	933
Input Current (mA) @277V	105	148	175	221	285	388
Power Wattage (Watts)*	31.5W	44W	53.5W	65W	83W	115W
Input Current (mA) @347V	93	125	155	188	237	321
Input Current (mA) @480V	67	92	114	138	175	243

### SA Performance

[Supplemental Performance Guide](#)

Lumen Package	SA1A (350mA)	SA1B (450mA)	SA1C (615mA)	SA1D (800mA)	SA1E (1050mA)	SA1F (1200mA)	SA2A (350mA)	SA2B (450mA)	SA2C (615mA)	SA2D (800mA)	SA2E (1050mA)
Power Wattage (Watts)*	18W	24W	32W	44W	59W	67W	37W	47W	64W	84W	111W
Input Current (mA) @120V	150	200	270	370	490	564	320	400	538	700	925
Input Current (mA) @277V	72	90	120	162	210	251	150	184	236	303	397
Power Wattage (Watts)*	21W	26.5W	35W	47W	61.5W	72W	42W	53W	70W	89W	116W
Input Current (mA) @347V	63	78	100	135	180	210	123	154	201	257	335
Input Current (mA) @480V	45	57	75	99	131	153	90	113	147	188	245

### Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

### Lumen Maintenance (TM-21)

Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 (Hours)**
25°C	94.4%	90.4%	89.0%	83.0%	>199,000
40°C	94.6%	90.9%	89.4%	83.9%	>212,000
50°C	91.8%	87.0%	85.2%	78.2%	>151,000

#### NOTES:

\* Supported by IESTM-21 standards

\*\* Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, that explains proper use of IESTM-21 and LM-80.

# Energy and Performance Data

## VA Performance

[Supplemental Performance Guide](#)

CCT	Optics		VA1	VA2	VA3	VA4	VA5	VA6
730	T2 (Type II)	Lumens	2,709	3,627	4,290	5,519	--	--
		Lumens per Watt	90.9	90	89	85	--	--
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	--	--
	T3 (Type III)	Lumens	2,765	3,701	4,377	5,631	--	--
		Lumens per Watt	92	90	90	87.2	--	--
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	--	--
	T4FT (Type IV Forward Throw)	Lumens	3,230	4,368	5,116	6,257	--	--
		Lumens per Watt	107	107	104	97	--	--
		BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	--	--
	T4W (Type IV Wide)	Lumens	3,122	4,254	5,049	6,140	7,720	9,785
		Lumens per Watt	108	109	108	107	104	96.8
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
740	T2 (Type II)	Lumens	2,794	3,741	4,424	5,692	--	--
		Lumens per Watt	93.8	92	92	88	--	--
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	--	--
	T3 (Type III)	Lumens	2,851	3,817	4,514	5,807	--	--
		Lumens per Watt	95	93	92	89.9	--	--
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	--	--
	T4FT (Type IV Forward Throw)	Lumens	3,332	4,505	5,276	6,453	--	--
		Lumens per Watt	110	111	108	99.9	--	--
		BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	--	--
	T4W (Type IV Wide)	Lumens	3,220	4,388	5,207	6,332	7,961	10,091
		Lumens per Watt	111	112	111	110	107	99.8
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3

# Energy and Performance Data

## SA Performance

[Supplemental Performance Guide](#)

CCT	Optics		SA1A (350mA)	SA1B (450mA)	SA1C (600mA)	SA1D (800 mA)	SA1E (1050mA)	SA1F (1200mA)	SA2A (350mA)	SA2B (450mA)	SA2C (600mA)	SA2D (800 mA)	SA2E (1050mA)
730	T1 (Type I)	Lumens	2,426	3,062	4,009	4,945	6,063	6,648	4,852	6,124	8,017	9,889	12,124
		Lumens per Watt	135	128	125	112	108	99	134	133	129	122	114
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	T2 (Type II)	Lumens	2,485	3,137	4,107	5,066	6,210	6,810	4,970	6,273	8,213	10,130	12,420
		Lumens per Watt	138	131	128	115	111	102	137	136	132	125	117
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T2R (Type II Roadway)	Lumens	2,530	3,194	4,182	5,158	6,324	6,935	5,061	6,388	8,363	10,316	12,647
		Lumens per Watt	141	133	131	117	113	104	140	139	135	128	119
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2
	T3 (Type III)	Lumens	2,517	3,178	4,160	5,131	6,290	6,898	5,034	6,354	8,319	10,261	12,580
		Lumens per Watt	140	132	130	117	112	103	139	138	134	127	118
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T3R (Type III Roadway)	Lumens	2,532	3,196	4,184	5,162	6,328	6,939	5,064	6,392	8,368	10,322	12,655
		Lumens per Watt	141	133	131	117	113	104	140	139	135	128	119
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2
	T4FT (Type IV Forward Throw)	Lumens	2,490	3,143	4,115	5,075	6,222	6,823	4,979	6,285	8,228	10,149	12,443
		Lumens per Watt	138	131	129	115	111	102	138	137	132	126	117
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	T4W (Type IV Wide)	Lumens	2,513	3,173	4,153	5,123	6,281	6,888	5,026	6,344	8,306	10,245	12,561
		Lumens per Watt	140	132	130	116	112	103	139	138	134	127	118
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	5WQ (Type V Square Wide)	Lumens	2,611	3,296	4,315	5,323	6,525	7,156	5,222	6,591	8,629	10,644	13,050
		Lumens per Watt	145	137	135	121	116	107	144	143	139	132	122
		BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	5MQ (Type V Square Medium)	Lumens	2,572	3,246	4,250	5,242	6,427	7,048	5,143	6,492	8,499	10,483	12,852
		Lumens per Watt	143	135	133	119	115	105	142	141	137	130	121
		BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2
	5NQ (Type V Square Narrow)	Lumens	2,592	3,273	4,284	5,285	6,479	7,105	5,185	6,544	8,568	10,568	12,956
		Lumens per Watt	144	136	134	120	115	106	143	142	138	131	122
		BUG Rating	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1
	SL2 (Type II w/Spill Control)	Lumens	2,466	3,112	4,075	5,026	6,162	6,757	4,931	6,224	8,148	10,051	12,322
		Lumens per Watt	137	130	127	114	110	101	136	135	131	124	116
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	SL3 (Type III w/Spill Control)	Lumens	2,463	3,109	4,071	5,021	6,156	6,751	4,926	6,218	8,141	10,041	12,311
		Lumens per Watt	137	130	127	114	110	101	136	135	131	124	115
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	SL4 (Type IV w/Spill Control)	Lumens	2,441	3,082	4,034	4,976	6,101	6,690	4,882	6,163	8,068	9,952	12,201
		Lumens per Watt	136	128	126	113	109	100	135	134	130	123	114
		BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3
	RW (Rect- angular Wide Type I)	Lumens	2,534	3,199	4,188	5,166	6,333	6,945	5,068	6,397	8,375	10,331	12,665
		Lumens per Watt	141	133	131	117	113	104	140	139	135	128	119
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	AFL (Au- tomotive Frontline)	Lumens	2,514	3,174	4,155	5,125	6,283	6,890	5,028	6,346	8,309	10,249	12,565
		Lumens per Watt	140	132	130	116	112	103	139	138	134	127	118
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2



# Energy and Performance Data

## SA Performance

[Supplemental Performance Guide](#)

CCT	Optics		SA1A (350mA)	SA1B (450mA)	SA1C (600mA)	SA1D (800 mA)	SA1E (1050mA)	SA1F (1200mA)	SA2A (350mA)	SA2B (450mA)	SA2C (600mA)	SA2D (800 mA)	SA2E (1050mA)
740	T1 (Type I)	Lumens	2,664	3,363	4,403	5,431	6,658	7,301	5,328	6,725	8,804	10,860	13,315
		Lumens per Watt	148	140	138	123	119	109	147	146	142	134	125
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
	T2 (Type II)	Lumens	2,729	3,445	4,510	5,563	6,820	7,479	5,458	6,889	9,019	11,125	13,639
		Lumens per Watt	152	144	141	126	122	112	151	150	145	138	128
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	T2R (Type II Roadway)	Lumens	2,779	3,508	4,592	5,665	6,945	7,616	5,558	7,015	9,184	11,328	13,889
		Lumens per Watt	154	146	144	129	124	114	154	153	148	140	130
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
	T3 (Type III)	Lumens	2,764	3,489	4,568	5,635	6,908	7,576	5,528	6,978	9,135	11,269	13,815
		Lumens per Watt	154	145	143	128	123	113	153	152	147	139	130
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T3R (Type III Roadway)	Lumens	2,781	3,510	4,595	5,668	6,949	7,620	5,561	7,019	9,190	11,335	13,897
		Lumens per Watt	154	146	144	129	124	114	154	153	148	140	130
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	T4FT (Type IV Forward Throw)	Lumens	2,734	3,451	4,518	5,573	6,833	7,493	5,468	6,902	9,036	11,146	13,665
		Lumens per Watt	152	144	141	127	122	112	151	150	146	138	128
		BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	T4W (Type IV Wide)	Lumens	2,760	3,484	4,561	5,626	6,897	7,564	5,520	6,967	9,121	11,251	13,794
		Lumens per Watt	153	145	143	128	123	113	152	151	147	139	129
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	5WQ (Type V Square Wide)	Lumens	2,867	3,620	4,739	5,845	7,166	7,858	5,735	7,238	9,476	11,689	14,331
		Lumens per Watt	159	151	148	133	128	117	158	157	153	145	134
		BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3
	5MQ (Type V Square Medium)	Lumens	2,824	3,565	4,667	5,757	7,057	7,739	5,648	7,129	9,333	11,512	14,114
		Lumens per Watt	157	149	146	131	126	116	156	155	150	142	132
		BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	5NQ (Type V Square Narrow)	Lumens	2,847	3,594	4,705	5,803	7,115	7,802	5,694	7,187	9,409	11,606	14,228
		Lumens per Watt	158	150	147	132	127	116	157	156	152	144	133
		BUG Rating	B1-U0-G0	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	SL2 (Type II w/Spill Control)	Lumens	2,708	3,418	4,475	5,519	6,767	7,420	5,415	6,835	8,948	11,038	13,532
		Lumens per Watt	150	142	140	125	121	111	150	149	144	137	127
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	SL3 (Type III w/Spill Control)	Lumens	2,705	3,415	4,470	5,514	6,760	7,413	5,410	6,829	8,940	11,027	13,519
		Lumens per Watt	150	142	140	125	121	111	149	148	144	136	127
		BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	SL4 (Type IV w/Spill Control)	Lumens	2,681	3,384	4,431	5,465	6,700	7,347	5,362	6,768	8,860	10,929	13,399
		Lumens per Watt	149	141	138	124	119	110	148	147	143	135	126
		BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3
	RW (Rect- angular Wide Type I)	Lumens	2,783	3,513	4,599	5,673	6,955	7,627	5,566	7,025	9,197	11,345	13,909
		Lumens per Watt	155	146	144	129	124	114	154	153	148	140	130
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	AFL (Au- tomotive Frontline)	Lumens	2,761	3,485	4,563	5,628	6,900	7,566	5,522	6,969	9,124	11,255	13,798
		Lumens per Watt	153	145	143	128	123	113	153	152	147	139	129
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2

## Control Options

### 0-10V

This fixture is offered standard with 0-10V dimming driver(s).

### Photocontrol Options

Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

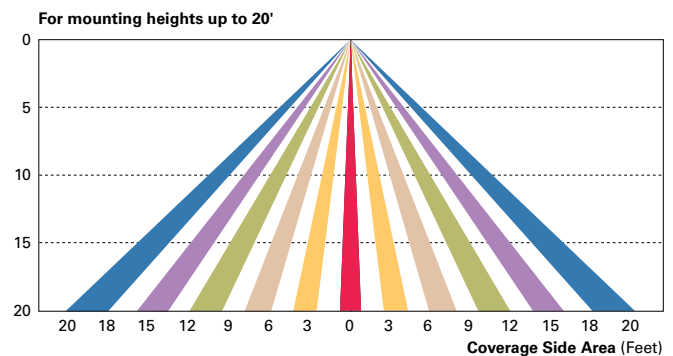
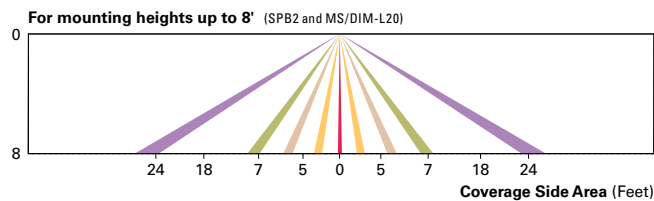
### After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

### Dimming Occupancy Sensor (SPB and MS/DIM)

These sensors are factory installed in the luminaire, dimming after five minutes of no motion detected. When motion is detected, the luminaire output is 100%. Includes an integral photocell that can be programmed for "dusk-to-dawn" operation. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The MS/DIM requires the FSIR-100 programming tool to adjust factory defaults. Two lens options provide optimal coverage patterns for mounting heights up to 20'.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray



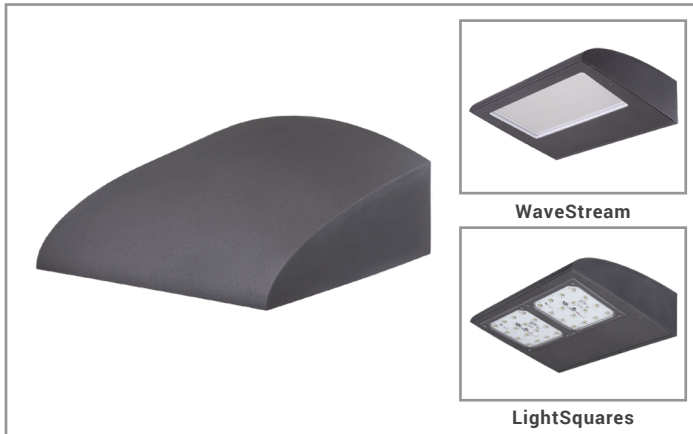
### WaveLinx Wireless Control and Monitoring System

Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinx (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

### WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Project		Catalog #		Type	
Prepared by		Notes		Date	



## Invue ClearCurve Wall

Wall Mount Luminaire

### Product Features



### Product Certifications



### Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 8](#)

### Quick Facts

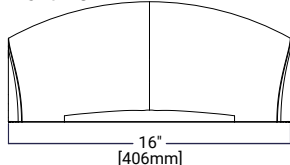
- Available with Visual Comfort or Discrete optics configurations
- Lumen packages from 1,600 to over 14,000 lumens (18W to 110W)
- Efficacy up to 157 lumens per watt
- Available with internal battery for emergency lighting

### Connected Systems

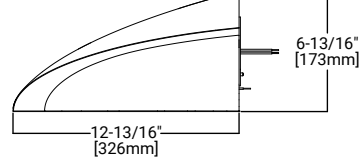
- WaveLinX PRO Wireless

### Dimensional Details

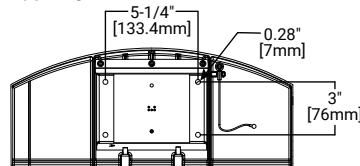
Front View



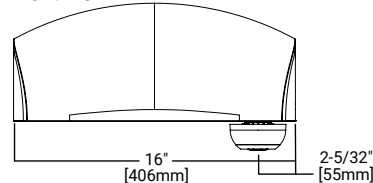
Side View



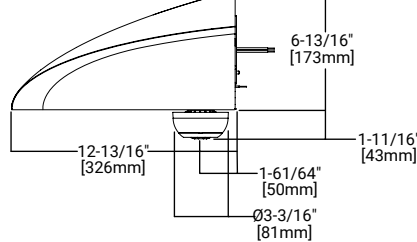
Back View



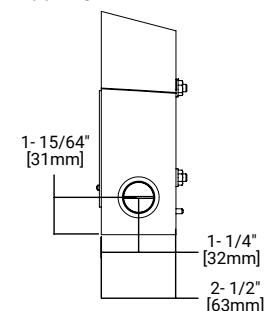
Front View



Side View



Back Box



#### NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.

## Ordering Information

SAMPLE NUMBER: CCW-VA4-740-U-T4W-GM

Product Family <sup>1</sup>	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Visual Comfort Configurations					
<b>CCW</b> =ClearCurve Wall <b>BAA-CCW</b> =ClearCurve Wall Buy American Act Compliant <sup>28</sup> <b>TAA-CCW</b> =ClearCurve Wall Trade Agreements Act Compliant <sup>28</sup>	<b>VA1</b> =Wavestream, 2,800 lumens <b>VA2</b> =Wavestream, 3,800 lumens <b>VA3</b> =Wavestream, 4,500 lumens <b>VA4</b> =Wavestream, 6,000 lumens <b>VA5</b> =Wavestream, 8,000 lumens <sup>2</sup> <b>VA6</b> =Wavestream, 10,000 lumens <sup>2</sup>		<b>727</b> =70CRI, 2700K <b>730</b> =70CRI, 3000K <b>735</b> =70CRI, 3500K <b>740</b> =70CRI, 4000K <b>750</b> =70CRI, 5000K <b>760</b> =70CRI, 6000K <b>827</b> =80CRI, 2700K <b>830</b> =80CRI, 3000K <b>835</b> =80CRI, 3500K <b>840</b> =80CRI, 4000K <b>850</b> =80CRI, 5000K <b>AMB</b> =Amber 590nm <sup>24</sup>	<b>U</b> =Universal, 120-277V <b>1</b> =120V <b>2</b> =208V <b>3</b> =240V <b>4</b> =277V <b>8</b> =480V <sup>4</sup> <b>9</b> =347V	<b>T1</b> =Type I <sup>5</sup> <b>T2</b> =Type II <b>T3</b> =Type III <b>T4FT</b> =Type IV Forward Throw <b>T4W</b> =Type IV Wide <b>SL2</b> =Type II w/Spill Control <sup>5</sup> <b>SL3</b> =Type III w/Spill Control <sup>5</sup> <b>SL4</b> =Type IV w/Spill Control <sup>5</sup> <b>SLL</b> =90° Spill Light Eliminator Left <sup>5</sup> <b>SLR</b> =90° Spill Light Eliminator Right <sup>5</sup>	<b>AP</b> =Grey <b>BZ</b> =Bronze <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White
	Discrete Configurations	Drive Current				
	<b>SA1</b> =1 Light Square <b>SA2</b> =2 Light Squares	<b>A</b> =350mA <b>B</b> =450mA <b>C</b> =615mA <b>D</b> =800mA <b>E</b> =1050mA <b>F</b> =1200mA <sup>3</sup>				
Options (Add as Suffix)				Accessories (Order Separately)		
<b>F</b> = Single Fuse (120V, 277V or 347V. Must Specify Voltage) <b>FF</b> = Double Fuse (208, 240, or 480V. Must Specify Voltage) <b>10MSP</b> = 10kV MOV Surge Protective Device <b>20MSP</b> = 20kV MOV Surge Protective Device <b>20K</b> = 20kV UL 1449 Fused Surge Protective Device <b>2L</b> = Two Circuits <sup>5, 6</sup> <b>L90</b> = Optics Rotated 90° Left <sup>5</sup> <b>R90</b> = Optics Rotated 90° Right <sup>5</sup> <b>HSS</b> = House Side Shield (Factory Installed) <sup>5, 9</sup> <b>C1</b> = 1/2" NPT Double Conduit Entry <b>C2</b> = 3/4" NPT Double Conduit Entry <b>HA</b> = 50°C High Ambient Temperature <sup>10</sup> <b>TR</b> = Tamper Resistant Hardware <b>CC</b> = Coastal Construction <sup>11</sup> <b>DALI</b> = DALI Driver <b>BPC</b> = Button Type Photocontrol <sup>12</sup> <b>PR</b> = NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>14</sup> <b>PR7</b> = NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>14</sup> <b>AHD145</b> = After Hours Dim, 5 Hours <sup>15</sup> <b>AHD245</b> = After Hours Dim, 6 Hours <sup>15</sup> <b>AHD255</b> = After Hours Dim, 7 Hours <sup>15</sup> <b>AHD355</b> = After Hours Dim, 8 Hours <sup>15</sup> <b>MS/DIM-L08</b> = Motion Sensor for Dimming Operation, Up to 8' Mounting Height <sup>12, 16</sup> <b>MS/DIM-L20</b> = Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>12, 16</sup> <b>SPB1</b> = Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height <sup>12, 17</sup> <b>SPB2</b> = Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height <sup>12, 17</sup> <b>WPS2XX</b> = WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting <sup>12, 18, 19, 20</sup> ; replace XX with sensor color (WH, BZ or BK) <b>WPS4XX</b> = WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting <sup>12, 18, 19, 20</sup> ; replace XX with sensor color (WH, BZ or BK) <b>UPL</b> = Uplight fixture <sup>5</sup> <b>FADC</b> = Field Adjustable Dimming Control <sup>25</sup> <b>NAT</b> = Natatorium qualified <sup>11</sup> <b>X</b> = No surge protector  <b>EMERGENCY OPTIONS (choose only one)</b> <b>EBP</b> = Emergency Battery Pack (Ambient Temp, 0° to 40°C) <sup>7, 8, 13, 26</sup> <b>CBP</b> = Cold Weather Emergency Battery Pack (Ambient Temp, -20° to 40°C) <sup>7, 8, 13, 26</sup> <b>CBP-CEC</b> = Cold Weather Emergency Battery Pack, CEC Compliant (Ambient Temp, -20° to 40°C) <sup>7, 8, 13, 26</sup> <b>ITS</b> = Internal Transfer Switch, UL Recognized Component <sup>7, 13</sup>				<b>OA/RA1013</b> = Photocontrol Shorting Cap <b>OA/RA1014</b> = NEMA Photocontrol - 120V <b>OA/RA1016</b> = NEMA Photocontrol - Multi-Tap 105-285V <b>OA/RA1201</b> = NEMA Photocontrol - 347V <b>OA/RA1027</b> = NEMA Photocontrol - 480V <b>WRGX</b> = Wireguard for qty "X" Lightsquares <sup>5</sup> <b>BB/CCXX</b> = Back Box with 3/4 NPT (replace XX with color selection) <b>BB-BPC/CCXX</b> = Back Box with 3/4 NPT and button PC (replace XX with color selection) <sup>12, 25</sup> <b>LS/HSS</b> = House Side Shield <sup>5, 21</sup> <b>FSIR-100</b> = Wireless Configuration Tool for Motion Sensor <sup>22</sup> <b>WOLC-7P-10A</b> = WaveLinX Outdoor Control Module (7-PIN) <sup>23</sup> <b>BB-ZW/CCXX</b> = Back Box with 3/4" NPT and Wavelinx enabled 4-PIN Twistlock Receptacle (replace XX with color selection) <sup>25</sup> <b>BB-FADC/CCXX</b> = Field Adjustable Dimming Control (replace XX with color selection) <sup>25</sup> <b>POLE-MT-kit-XX</b> = Pole Mount Arm (replace XX with color selection to match fixture)		
<b>NOTES:</b> 1. DesignLights Consortium® Qualified. Refer to <a href="http://www.designlights.org">www.designlights.org</a> Qualified Products List under Family Models for details. 2. Only available with Type IV Wide (T4W) distribution. 3. Not available with 2 Light Squares (SA2x). 4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 5. Not available with Visual Comfort Light Engines (VAX) 6. Not available with 1 Light Square (SA1x). 7. Not available with other emergency options (EBP, CBP, CBP-CEC, or ITS). 8. Universal (120-277V), 120V, or 277V only. 9. Light Square trim plate will be painted Black when HSS option is selected. 10. Not available with VA6 or SA2E Light Engine. Not available with emergency options (EBP, CBP, or CBP-CEC). Not available with AMB (amber leds) 11. Light Square configuration only. The finish is tested per ASTM B117. Scribe rating of 7 per ASTM D1654. 12. Must specify voltage 120, 208, 240 or 277V. 13. Not available with VA6 or SA2E Light Engines. 14. If 347-480V (H) or 277-480V (C) voltage is specified, use a photocontrol that matches the input voltage used (either 277V, 347V, or 480V). 15. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 16. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via ETO. 17. Utilizes the Wattstopper sensor FSP-3x1. Sensor color determined by product finish. <a href="#">See reference table.</a> 18. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 19. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 20. Not available with Back Box. 21. Must order one per Light Square when ordering as a field-installable accessory (1 or 2). 22. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 23. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS). Only for use at 120-347V. 24. Use for wildlife and observatory (Narrow-band 590nm +/- 5nm). Choose drive current B for SA1 or SA2. Choose lumen package VA2 for T2, T3, and T4FT, choose VA5 for T4W. Not available with 2L option. 25. Not available with DALI, PR7, MS/DIM, SPB1, SPB2, WPS (any sensors or network dimming control devices). 26. Battery systems are UL924 Listed 27. 2L not available with FF, AHD or DALI options. Controls and/or battery packs operate only one of the two circuits when 2L is specified. 2L with controls options not available with 347V or 480V. 28. Product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to <a href="#">DOMESTIC PREFERENCES</a> website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.						

## Product Specifications

### Construction

- Low copper content, die-cast aluminum housing provides a clean smooth aesthetic
- Patent pending housing design
- IP66 rated

### Optics

- Visual Comfort WaveStream™ technology or high-efficiency injection-molded AccuLED
- Comprehensive range of Color Temperature choices
- Visual Comfort - Four optical distributions utilizing patented visual comfort WaveStream™ technology
- Visual Comfort - 6 lumen packages, ranging from 2,800 to 10,000 lumens
- AccuLED – 18 distributions including HSS shielding
- AccuLED – 11 lumen packages, ranging from 1,600 to 12,000 lumens
- AccuLED - Patented, high-efficiency injection molded AccuLED Optics technology

### Electrical

- Approx. 90% lumen maintenance at 60,00 hours
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation
- 10kV surge module standard
- 10MSP, 20MSP, 20kv and X are optional
- Standard with 0-10V dimming
- Suitable for operation in -40°C to 40°C ambient environment
- Optional 50°C high ambient (HA) configurations available

### Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- “Hook-N-Lock” mechanism for easy installation
- Back box accessory available for post-construction installation.

### Finish

- Finishes include white, black, bronze, gray, dark platinum and graphite metallic
- RAL and custom color matches available
- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Coastal Construction (CC) and Natatorium (NAT) options available

### Warranty

- Five year warranty

#### Approximate Fixture Weight

18.5 lbs

## Energy and Performance Data

### VA Performance

[Supplemental Performance Guide](#)

Lumen Package	VA1	VA2	VA3	VA4	VA5	VA6
Power Wattage (Watts)*	28.5W	41W	49W	58.6W	78W	106W
Input Current (mA) @120V	240	340	406	493	676	933
Input Current (mA) @277V	105	148	175	221	285	388
Power Wattage (Watts)*	31.5W	44W	53.5W	65W	83W	115W
Input Current (mA) @347V	93	125	155	188	237	321
Input Current (mA) @480V	67	92	114	138	175	243

### SA Performance

[Supplemental Performance Guide](#)

Lumen Package	SA1A (350mA)	SA1B (450mA)	SA1C (615mA)	SA1D (800mA)	SA1E (1050mA)	SA1F (1200mA)	SA2A (350mA)	SA2B (450mA)	SA2C (615mA)	SA2D (800mA)	SA2E (1050mA)
Power Wattage (Watts)*	18W	24W	32W	44W	59W	67W	37W	47W	64W	84W	111W
Input Current (mA) @120V	150	200	270	370	490	564	320	400	538	700	925
Input Current (mA) @277V	72	90	120	162	210	251	150	184	236	303	397
Power Wattage (Watts)*	21W	26.5W	35W	47W	61.5W	72W	42W	53W	70W	89W	116W
Input Current (mA) @347V	63	78	100	135	180	210	123	154	201	257	335
Input Current (mA) @480V	45	57	75	99	131	153	90	113	147	188	245

## Energy and Performance Data

## VA Performance

[🔗 Supplemental Performance Guide](#)

CCT	Optics		VA1	VA2	VA3	VA4	VA5	VA6
730	T2 (Type II)	Lumens	2,709	3,627	4,290	5,519	--	--
		Lumens per Watt	90.9	90	89	85	--	--
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	--	--
	T3 (Type III)	Lumens	2,765	3,701	4,377	5,631	--	--
		Lumens per Watt	92	90	90	87.2	--	--
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	--	--
	T4FT (Type IV Forward Throw)	Lumens	3,230	4,368	5,116	6,257	--	--
		Lumens per Watt	107	107	104	97	--	--
		BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	--	--
	T4W (Type IV Wide)	Lumens	3,122	4,254	5,049	6,140	7,720	9,785
		Lumens per Watt	108	109	108	107	104	96.8
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
740	T2 (Type II)	Lumens	2,794	3,741	4,424	5,692	--	--
		Lumens per Watt	93.8	92	92	88	--	--
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	--	--
	T3 (Type III)	Lumens	2,851	3,817	4,514	5,807	--	--
		Lumens per Watt	95	93	92	89.9	--	--
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	--	--
	T4FT (Type IV Forward Throw)	Lumens	3,332	4,505	5,276	6,453	--	--
		Lumens per Watt	110	111	108	99.9	--	--
		BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	--	--
	T4W (Type IV Wide)	Lumens	3,220	4,388	5,207	6,332	7,961	10,091
		Lumens per Watt	111	112	111	110	107	99.8
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3

# Energy and Performance Data

## SA Performance

[Supplemental Performance Guide](#)

CCT	Optics		SA1A (350mA)	SA1B (450mA)	SA1C (600mA)	SA1D (800 mA)	SA1E (1050mA)	SA1F (1200mA)	SA2A (350mA)	SA2B (450mA)	SA2C (600mA)	SA2D (800 mA)	SA2E (1050mA)
730	T1 (Type I)	Lumens	2426	3062	4009	4945	6063	6648	4852	6124	8017	9889	12124
		Lumens per Watt	135	128	125	112	108	99	134	133	129	122	114
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	T2 (Type II)	Lumens	2485	3137	4107	5066	6210	6810	4970	6273	8213	10130	12420
		Lumens per Watt	138	131	128	115	111	102	137	136	132	125	117
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T3 (Type III)	Lumens	2517	3178	4160	5131	6290	6898	5034	6354	8319	10261	12580
		Lumens per Watt	140	132	130	117	112	103	139	138	134	127	118
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T4FT (Type IV Forward Throw)	Lumens	2490	3143	4115	5075	6222	6823	4979	6285	8228	10149	12443
		Lumens per Watt	138	131	129	115	111	102	138	137	132	126	117
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	T4W (Type IV Wide)	Lumens	2513	3173	4153	5123	6281	6888	5026	6344	8306	10245	12561
		Lumens per Watt	140	132	130	116	112	103	139	138	134	127	118
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	SL2 (Type II w/Spill Control)	Lumens	2466	3112	4075	5026	6162	6757	4931	6224	8148	10051	12322
		Lumens per Watt	137	130	127	114	110	101	136	135	131	124	116
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	SL3 (Type III w/Spill Control)	Lumens	2463	3109	4071	5021	6156	6751	4926	6218	8141	10041	12311
		Lumens per Watt	137	130	127	114	110	101	136	135	131	124	115
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	SL4 (Type IV w/Spill Control)	Lumens	2441	3082	4034	4976	6101	6690	4882	6163	8068	9952	12201
		Lumens per Watt	136	128	126	113	109	100	135	134	130	123	114
		BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3

# Energy and Performance Data

## SA Performance

[Supplemental Performance Guide](#)

CCT	Optics		SA1A (350mA)	SA1B (450mA)	SA1C (600mA)	SA1D (800 mA)	SA1E (1050mA)	SA1F (1200mA)	SA2A (350mA)	SA2B (450mA)	SA2C (600mA)	SA2D (800 mA)	SA2E (1050mA)
740	T1 (Type I)	Lumens	2664	3363	4403	5431	6658	7301	5328	6725	8804	10860	13315
		Lumens per Watt	148	140	138	123	119	109	147	146	142	134	125
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
	T2 (Type II)	Lumens	2729	3445	4510	5563	6820	7479	5458	6889	9019	11125	13639
		Lumens per Watt	152	144	141	126	122	112	151	150	145	138	128
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	T3 (Type III)	Lumens	2764	3489	4568	5635	6908	7576	5528	6978	9135	11269	13815
		Lumens per Watt	154	145	143	128	123	113	153	152	147	139	130
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T4FT (Type IV Forward Throw)	Lumens	2734	3451	4518	5573	6833	7493	5468	6902	9036	11146	13665
		Lumens per Watt	152	144	141	127	122	112	151	150	146	138	128
		BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	T4W (Type IV Wide)	Lumens	2760	3484	4561	5626	6897	7564	5520	6967	9121	11251	13794
		Lumens per Watt	153	145	143	128	123	113	152	151	147	139	129
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	SL2 (Type II w/Spill Control)	Lumens	2708	3418	4475	5519	6767	7420	5415	6835	8948	11038	13532
		Lumens per Watt	150	142	140	125	121	111	150	149	144	137	127
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	SL3 (Type III w/Spill Control)	Lumens	2705	3415	4470	5514	6760	7413	5410	6829	8940	11027	13519
		Lumens per Watt	150	142	140	125	121	111	149	148	144	136	127
		BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	SL4 (Type IV w/Spill Control)	Lumens	2681	3384	4431	5465	6700	7347	5362	6768	8860	10929	13399
		Lumens per Watt	149	141	138	124	119	110	148	147	143	135	126
		BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3



# Energy and Performance Data

## SA Performance

[Supplemental Performance Guide](#)

CCT	Optics		1A (350mA)	1B (450mA)	1C (600mA)	1D (800mA)	1E (1050mA)	1F (1200mA)	2A (350mA)	2B (450mA)	2C (600mA)	2D (800mA)	2E (1050mA)
740	SL4-HSS (Type III w/ Spill Control, House Side Shield)	Lumens	1,904	2,387	3,058	3,982	4,873	5,093	4,426	5,549	7,109	8,932	9,704
		Lumens per Watt	104.6	102	95.6	91.1	84.8	81.5	121.6	118.6	111.1	107.2	88.8
		BUG Rating	B0-U0-G1	B0-U0-G1	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2
	SLR (90° Spill Light Eliminator Right)	Lumens	1,998	2,505	3,209	4,179	5,115	5,345	4,645	5,824	7,461	9,374	10,184
		Lumens per Watt	109.8	107.1	100.3	95.6	89	85.5	127.6	124.4	116.6	112.5	93.2
		BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	SLR-HSS (90° Spill Light Eliminator Right, House Side Shield)	Lumens	1,657	2,077	2,661	3,465	4,240	4,432	3,851	4,828	6,185	7,771	8,443
		Lumens per Watt	91	88.8	83.1	79.3	73.7	70.9	105.8	103.2	96.6	93.3	77.2
		BUG Rating	B0-U0-G1	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	SLL (90° Spill Light Eliminator Left)	Lumens	1,998	2,505	3,209	4,179	5,115	5,345	4,645	5,824	7,461	9,374	10,184
		Lumens per Watt	109.8	107.1	100.3	95.6	89	85.5	127.6	124.4	116.6	112.5	93.2
		BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	SLL-HSS (90° Spill Light Eliminator Left, House Side Shield)	Lumens	1,657	2,077	2,661	3,465	4,240	4,432	3,851	4,828	6,185	7,771	8,443
		Lumens per Watt	91	88.8	83.1	79.3	73.7	70.9	105.8	103.2	96.6	93.3	77.2
		BUG Rating	B0-U0-G1	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2

## Energy and Performance Data

### Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

### Lumen Maintenance (TM-21)

Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 (Hours)**
25°C	94.4%	90.4%	89.0%	83.0%	>199,000
40°C	94.6%	90.9%	89.4%	83.9%	>212,000
50°C	91.8%	87.0%	85.2%	78.2%	>151,000

**NOTES:**

\* Supported by IESTM-21 standards

\*\* Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, that explains proper use of IESTM-21 and LM-80.

## Control Options

### 0-10V

This fixture is offered standard with 0-10V dimming driver(s).

### Photocontrol Options

Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

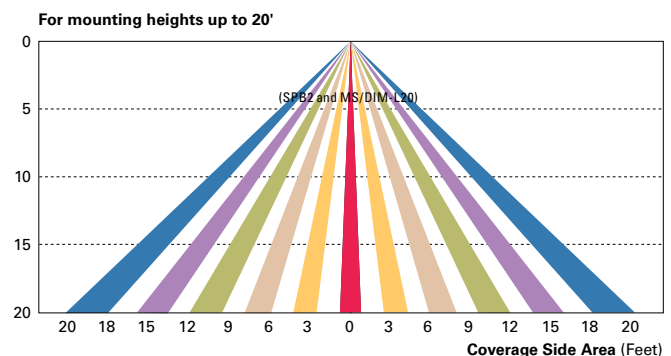
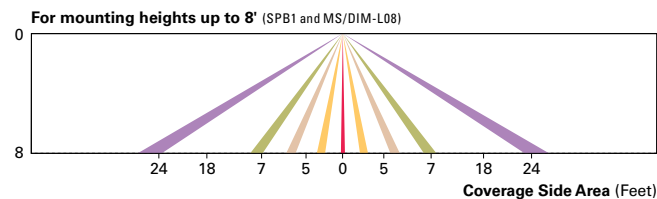
### After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

### Dimming Occupancy Sensor (SPB and MS/DIM)

These sensors are factory installed in the luminaire, dimming after five minutes of no motion detected. When motion is detected, the luminaire output is 100%. Includes an integral photocell that can be programmed for "dusk-to-dawn" operation. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The MS/DIM requires the FSIR-100 programming tool to adjust factory defaults. Two lens options provide optimal coverage patterns for mounting heights up to 20'.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray



### WaveLinX Wireless Control and Monitoring System

Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinX (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

### WaveLinX Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinX to control outdoor area, site and flood lighting. WaveLinX controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week

Project		Catalog #		Type	
Prepared by		Notes		Date	



# Lumark

## Prevail Discrete LED

Area / Site Luminaire

### Product Features



### Product Certifications



### Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3, 4](#)
- Optical Configurations [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 8](#)

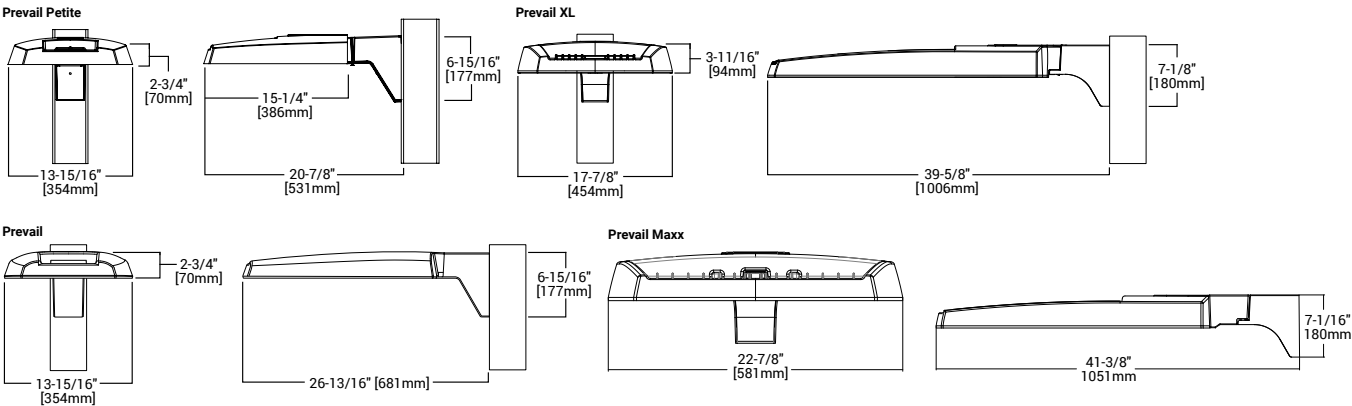
### Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

### Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

### Dimensional Details




NOTES:  
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.  
2. IDA Certified for 3000K CCT and warmer only.

## Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

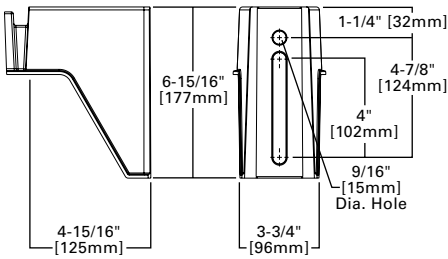
Product Family <sup>1, 2</sup>	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
	Configuration	Drive Current <sup>4</sup>					
<b>PRV-P</b> =Prevail Petite <b>BAA-PRV-P</b> =Prevail Petite BAA Buy American Act Compliant <sup>3</sup> <b>TAA-PRV-P</b> =Prevail Petite TAA Trade Agreements Act Compliant <sup>3</sup>	<b>PA1</b> =1 Panel, 24 LED Rectangle	<b>A</b> =400mA Nominal <b>B</b> =700mA Nominal <b>C</b> =950mA Nominal <b>D</b> =1200mA Nominal	<b>740</b> =70CRI, 4000K <b>730</b> =70CRI, 3000K <b>750</b> =70CRI, 5000K <b>8540</b> =85CRI, 4000K	<b>U</b> =Universal, 120-277V <b>H</b> =High Voltage, 347-480V 1=120V 2=208V 3=240V 4=277V 8=480V <sup>5</sup> 9=347V <b>DV</b> =DuraVolt, 277-480V <sup>5, 6</sup>	<b>T2R</b> =Type II Roadway <b>T2U</b> =Type II Urban <b>T3</b> =Type III <b>T4W</b> =Type IV Wide <b>5WQ</b> =Type V Square Wide	<b>SA</b> =QM Standard Versatile Arm <b>MA</b> =QM Mast Arm <b>FMA</b> =Fixed Mast Arm <sup>27</sup> <b>WM</b> =QM Wall Mount Arm <b>ADJA-WM</b> = Adjustable Arm – Wall Mount <sup>29</sup> <b>ADJA</b> =Adjustable Arm – Pole Mount <sup>29</sup> <b>ADJS</b> =Adjustable Arm – Slipfitter, 3” vertical tenon <sup>29</sup> <b>SP2</b> =Adjustable Arm – Slipfitter, 2 3/8” vertical tenon <sup>27, 29</sup>	<b>AP</b> =Grey <b>BZ</b> =Bronze <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White
<b>PRV</b> =Prevail <b>BAA-PRV</b> =Prevail BAA Buy American Act Compliant <sup>3</sup> <b>TAA-PRV</b> =Prevail TAA Trade Agreements Act Compliant <sup>3</sup>	<b>PA1</b> =1 Panel, 24 LED Rectangle <b>PA2</b> =2 Panels, 48 LED Rectangles	<b>A</b> =700mA Nominal <b>B</b> =950mA Nominal					
<b>PRV-XL</b> =PRV XL <b>BAA-PRV-XL</b> =Prevail XL BAA Buy American Act Compliant <sup>3</sup> <b>TAA-PRV-XL</b> =Prevail XL TAA Trade Agreements Act Compliant <sup>3</sup>	<b>PA3</b> =3 Panels, 72 LED Rectangles <b>PA4</b> =4 Panels, 96 LED Rectangles	<b>A</b> =750mA Nominal <b>B</b> =950mA Nominal					
<b>PRV-M</b> =Prevail Maxx <b>BAA-PRV-M</b> =Prevail Maxx BAA Buy American Act Compliant <sup>3</sup> <b>TAA-PRV-M</b> =Prevail Maxx TAA Trade Agreements Act Compliant <sup>3</sup>	<b>PA6</b> = 6 Panels, 144 LED Rectangles	<b>A</b> =600mA Nominal <b>B</b> =800mA Nominal <b>C</b> =1000mA Nominal <b>D</b> =1200mA Nominal					
Options (Add as Suffix)				Accessories (Order Separately) <sup>20, 21</sup>			
<b>10K</b> =10kV UL 1449 Fused Surge Protective Device <b>20MSP</b> =20kV MOV Surge Protective Device <b>20K</b> =20kV UL 1449 Fused Surge Protective Device <b>F</b> =Single Fuse (Used with Voltages 120, 277 or 347V) <b>FF</b> =Double Fuse (Used with Voltages 208, 240 or 480V) <b>FADC</b> =Field Adjustable Dimming Controller <sup>30</sup> <b>L90</b> =Optics Rotated 90° Left <b>R90</b> =Optics Rotated 90° Right <b>CC</b> =Coastal Construction finish <sup>9</sup> <b>HSS</b> =House Side Shield (Factory Installed) <sup>7</sup> <b>HA</b> =50°C High Ambient Temperature <sup>8</sup> <b>PR</b> =NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>10</sup> <b>PR7</b> =NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>10</sup> <b>MS/DIM-L08</b> =Motion Sensor for Dimming Operation, Up to 8’ Mounting Height <sup>11, 12, 13</sup> <b>MS/DIM-L20</b> =Motion Sensor for Dimming Operation, 9’ - 20’ Mounting Height <sup>11, 12, 13</sup> <b>MS/DIM-L40</b> =Motion Sensor for Dimming Operation, 21’ - 40’ Mounting Height <sup>11, 12, 13</sup> <b>SPB1</b> =Motion Sensor for Dimming Operation, BLE Interface, Up to 8’ Mounting Height <sup>11, 14</sup> <b>SPB2</b> =Motion Sensor for Dimming Operation, BLE Interface, 8’ - 20’ Mounting Height <sup>11, 14, 27, 28</sup> <b>SPB4</b> =Motion Sensor for Dimming Operation, BLE Interface, 21’ - 40’ Mounting Height <sup>11, 14, 28</sup>		<b>WPS2XX</b> =Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7’ - 15’ Mounting Height <sup>11, 12, 15, 16, 17</sup> <b>WPS4XX</b> =Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15’ - 40’ Mounting Height <sup>11, 12, 15, 16, 17</sup> <b>WLS2XX</b> =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7’ - 15’ Mounting Height <sup>11, 12, 15, 16, 17</sup> <b>WLS4XX</b> =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15’ - 40’ Mounting Height <sup>11, 12, 15, 16, 17</sup> <b>(See Table Below)</b> =LumenSafe Integrated Network Security Camera <sup>18, 19</sup>		<b>PRVSA-XX</b> =Standard Arm Mounting Kit <sup>22</sup> <b>PRVMA-XX</b> =Mast Arm Mounting Kit <sup>22</sup> <b>PRVWM-XX</b> =Wall Mount Kit <sup>22</sup> <b>PRV-ADJA-XX</b> =Adjustable Arm - Pole Mount Kit <sup>22</sup> <b>PRV-ADJS-XX</b> =Adjustable Arm - Slipfitter Kit <sup>22</sup> <b>PRV-ADJA-WM-XX</b> =Adjustable Arm - Wall Mount Kit <sup>22</sup> <b>PRVXLSA-XX</b> =Standard Arm Mounting Kit <sup>28</sup> <b>PRVXLMA-XX</b> =Mast Arm Mounting Kit <sup>28</sup> <b>PRVXLWM-XX</b> =Wall Mount Kit <sup>28</sup> <b>PRV-XL-ADJA-XX</b> =Adjustable Arm - Pole Mount Kit <sup>28</sup> <b>PRV-XL-ADJA-WM-XX</b> = Adjustable Arm - Wall Mount Kit <sup>28</sup> <b>PRV-XL-ADJS-XX</b> = Adjustable Arm - Slipfitter Kit <sup>28</sup> <b>PRV-M-ADJA-XX</b> =Adjustable Arm - Pole Mount Kit <sup>27</sup> <b>PRV-M-ADJS-XX</b> =Adjustable Arm - Slipfitter Kit <sup>27</sup> <b>PRV-M-ADJA-WM-XX</b> =Adjustable Arm - Wall Mount Kit <sup>27</sup> <b>MA1010-XX</b> =Single Tenon Adapter for 3-1/2” O.D. Tenon <b>MA1011-XX</b> =2@180° Tenon Adapter for 3-1/2” O.D. Tenon		<b>MA1017-XX</b> =Single Tenon Adapter for 2-3/8” O.D. Tenon <b>MA1018-XX</b> =2@180° Tenon Adapter for 2-3/8” O.D. Tenon <b>SRA238</b> =Tenon Adapter from 3” to 2-3/8” <b>PRV/DIS-FDV</b> =Full Drop Visor <sup>23</sup> <b>PRVXL/DIS-FDV</b> =Full Drop Visor <sup>18</sup> <b>HSS-VP</b> =House Side Shield Kit, Vertical Panel <sup>7, 24</sup> <b>HSS-HP</b> =House Side Shield Kit, Horizontal Panel <sup>7, 24</sup> <b>VGS-ARCH</b> = Panel Drop Shield, Short <b>VGL-ARCH</b> = Panel Drop Shield, Long <b>OA/RA1013</b> =Photocontrol Shorting Cap <b>OA/RA1014</b> =NEMA Photocontrol - 120V <b>OA/RA1016</b> =NEMA Photocontrol - Multi-Tap 105-285V <b>OA/RA1201</b> =NEMA Photocontrol - 347V <b>OA/RA1027</b> =NEMA Photocontrol - 480V <b>FSIR-100</b> =Wireless Configuration Tool for Occupancy Sensor <sup>25</sup> <b>WOLC-7P-10A</b> =WaveLinx Outdoor Control Module (7-PIN) <sup>26</sup>	
<b>NOTES:</b> 1. DesignLights Consortium® Qualified. Refer to <a href="http://www.designlights.org">www.designlights.org</a> Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to <a href="http://DOMESTIC.PREFERENCES">DOMESTIC.PREFERENCES</a> website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit <a href="http://www.signify.com/duravolt">www.signify.com/duravolt</a> for more information. 7. House Side Shield not for use with 5WQ distribution. 8. Not available with PATD light engine in Petite housing (PRV-P). 9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS SPB). 12. Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).							
16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 17. Replace XX with sensor color (WH, BZ or BK). 18. Only available in PRV-XL configurations. 19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Not for use with PRV-XL or PRV-M configurations. 23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details. 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Only for use at 120-347V. 27. Only available for PRV-M configurations. 28. Only for use with PRV-XL. 29. Fixed for PRV-M 30. Cannot be used with PR7 or other motion response control options.							

## LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

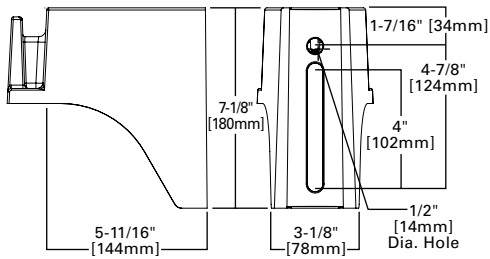
Product Family	Camera Type	Data Backhaul	
<b>L</b> =LumenSafe Technology 	<b>H</b> =Dome Camera, High Res <b>Z</b> =Dome Camera, Remote PTZ	<b>C</b> =Cellular, Customer Installed SIM Card <b>A</b> =Cellular, Factory Installed AT&T SIM Card <b>V</b> =Cellular, Factory Installed Verizon SIM Card	<b>S</b> =Cellular, Factory Installed Sprint SIM Card <b>E</b> =Ethernet Networking

## Mounting Details

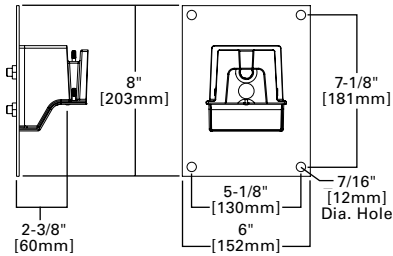
**SA=QM Pole Mount Arm (PRV & PRV-P)**



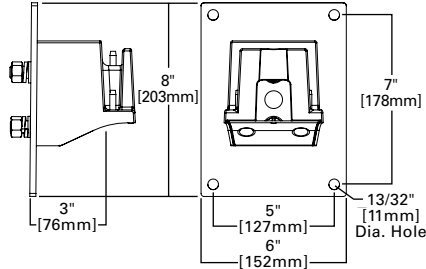
**SA=QM Pole Mount Arm (PRV-XL)**



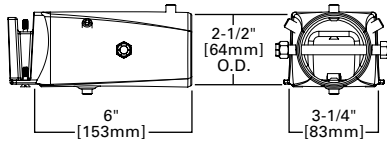
**WM=QM Wall Mount Arm (PRV & PRV-P)**



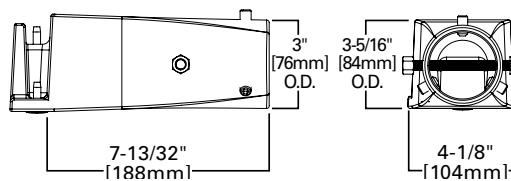
**WM=QM Wall Mount Arm (PRV-XL)**



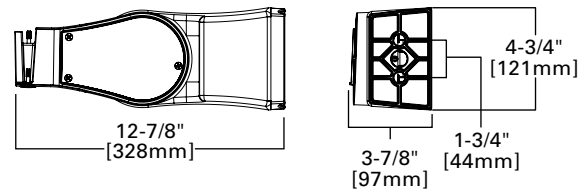
**MA=QM Mast Arm (PRV & PRV-P)**



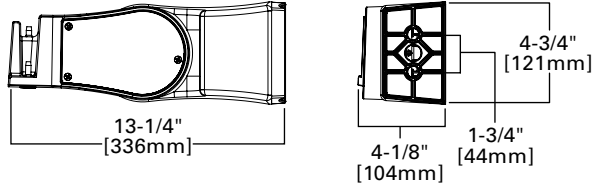
**MA=QM Mast Arm (PRV-XL)**



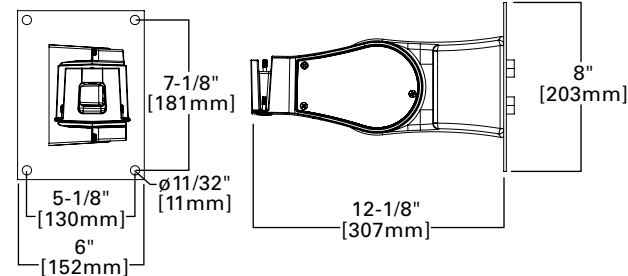
**ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)**



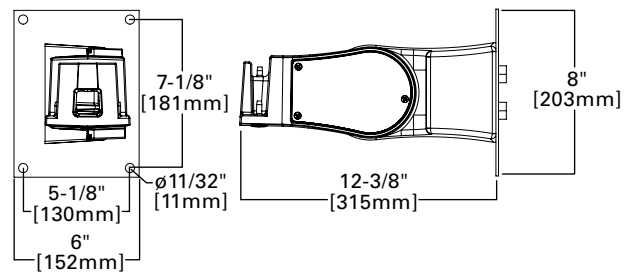
**ADJA=Adjustable Arm Pole Mount (PRV-XL)**



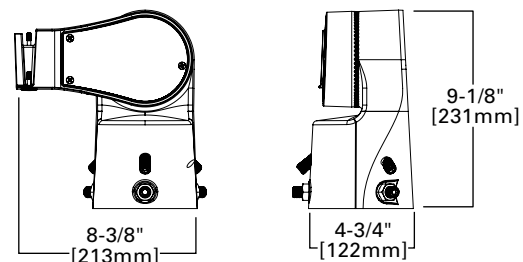
**ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)**



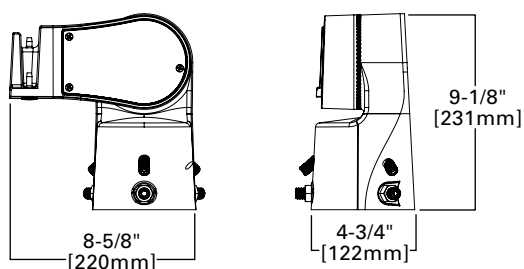
**ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)**



**ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)**

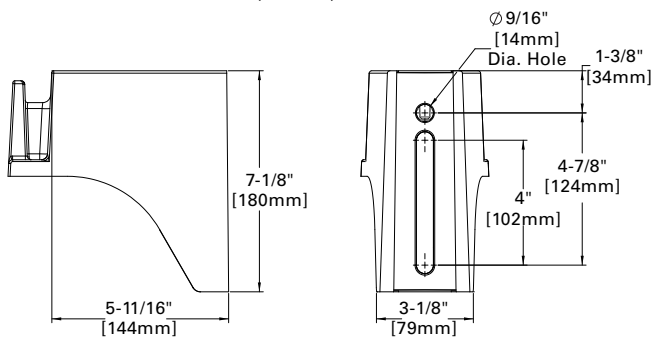


**ADJS=Adjustable Slipfitter 3 (PRV-XL)**

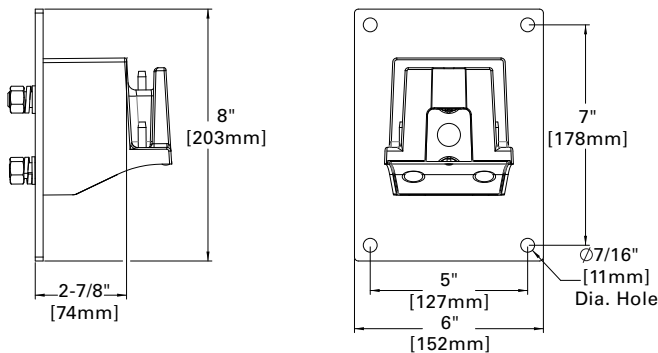


## Mounting Details

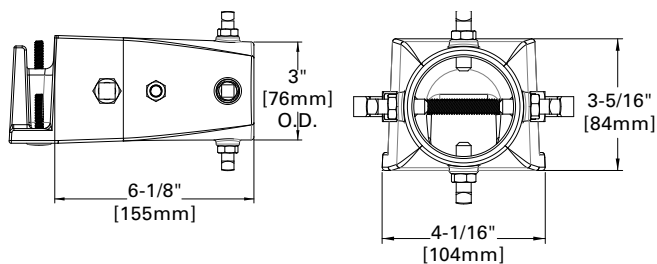
**SA=QM Pole Mount Arm (PRV-M)**



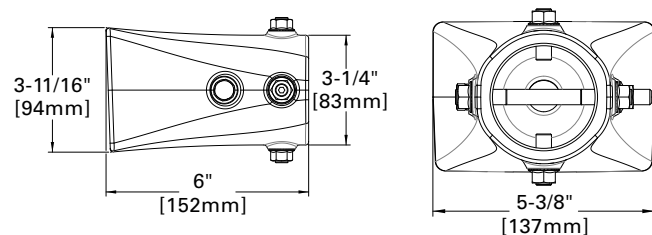
**WM=QM Wall Mount Arm (PRV-M)**



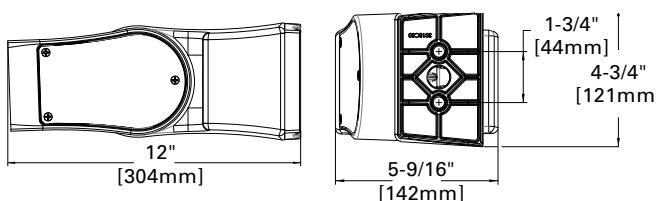
**MA=QM Mast Arm (PRV-M)**



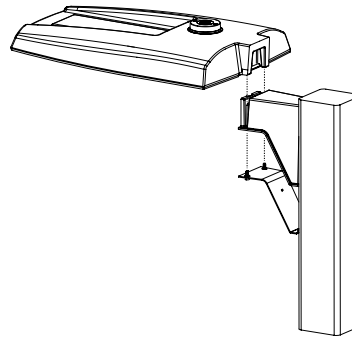
**FMA=Fixed Mast Arm (PRV-M)**



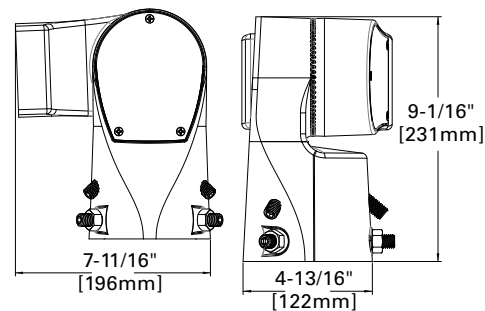
**ADJA=Adjustable Pole Mount Arm (PRV-M)**



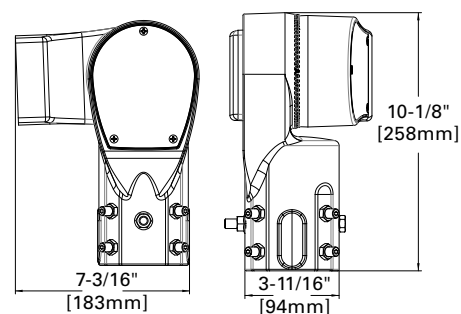
**Versatile Mount System**



**ADJS=Adjustable Slipfitter (PRV-M)**




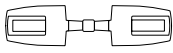
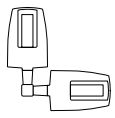
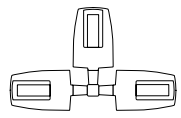
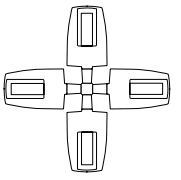
**SP2=Adjustable Slipfitter 2-3/8\" (PRV-M)**



## Mounting Details

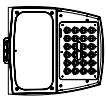
### Mounting Configurations and EPAs

**NOTE:** For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications

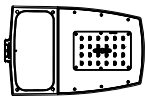
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

## Optical Configurations

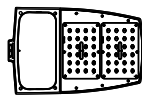
PRV-P-PA1X



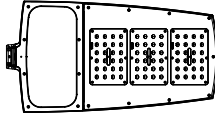
PRV-PA1X



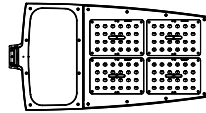
PRV-PA2X



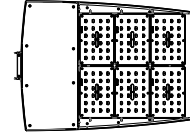
PRV-XL-PA3X



PRV-XL-PA4X



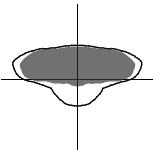
PRV-M-PA6X



### Optical Distributions

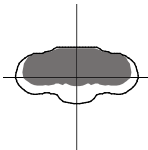
T2R

(Type II Roadway)



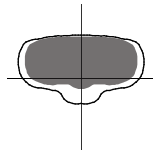
T2U

(Type II Urban)



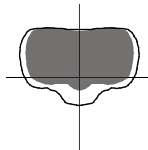
T3

(Type III)



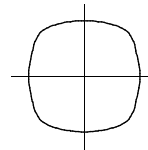
T4W

(Type IV Wide)



5WQ

(Type V Square Wide)



■ = Distribution with House Side Shield (HSS)  
□ = Optical Distribution

## Product Specifications

### Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

### Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

### Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels; Comes pre-set to the highest position at the lumen output selected

### Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated

- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

### Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

### Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

### Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

### Warranty

- Five year limited warranty, consult website for details. [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)

## Energy and Performance Data

## Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL				Prevail Maxx			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B	PA6A	PA6B	PA6C	PA6D
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303	274	366	457	544
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970	600	800	1000	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53	2.30	3.05	3.83	4.54
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12	0.99	1.30	1.62	1.94
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90	0.78	1.05	1.32	1.60
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65	0.58	0.76	0.95	1.14
Distribution																	
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689	41,611	52,596	61,921	67,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131	152	144	135	125
	3000K Lumens <sup>1</sup>	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145	37,896	47,900	56,392	61,837
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334	32,874	41,553	48,919	53,642
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103	120	114	107	99
	3000K Lumens <sup>1</sup>	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545	29,939	37,843	44,552	48,853
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647	41,372	52,294	61,565	67,509
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131	151	143	135	124
	3000K Lumens <sup>1</sup>	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107	37,678	47,625	56,068	61,481
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644	28,951	36,594	43,082	47,241
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91	106	100	94	87
	3000K Lumens <sup>1</sup>	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176	26,366	33,327	39,235	43,023
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532	41,155	52,020	61,242	67,155
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130	150	142	134	123
	3000K Lumens <sup>1</sup>	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002	37,480	47,375	55,774	61,159
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183	30,159	38,121	44,879	49,212
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96	110	104	98	90
	3000K Lumens <sup>1</sup>	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578	27,466	34,717	40,872	44,818
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057	41,207	52,086	61,320	67,240
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129	151	142	134	124
	3000K Lumens <sup>1</sup>	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570	37,528	47,435	55,845	61,236
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286	30,005	37,926	44,650	48,961
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93	110	104	98	90
	3000K Lumens <sup>1</sup>	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760	27,326	34,540	40,664	44,589
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868	42,947	54,285	63,909	70,079
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135	157	143	136	129
	3000K Lumens <sup>1</sup>	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219	39,112	49,438	58,203	63,822

## NOTES:

1. For 3000K or HSS BUG Ratings, refer to published IES files



## Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL		Prevail Maxx
Light Engine		PA1	PA1	PA2	PA3	PA4	PA6
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)	HSS-HP (qty 6)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)	HSS-VP (qty 6)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings

FADC Postion	Percent of Typical Lumen Output
1	25%
2	48%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Maintenance

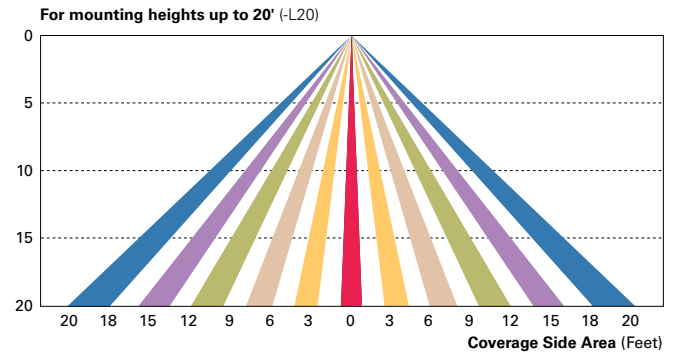
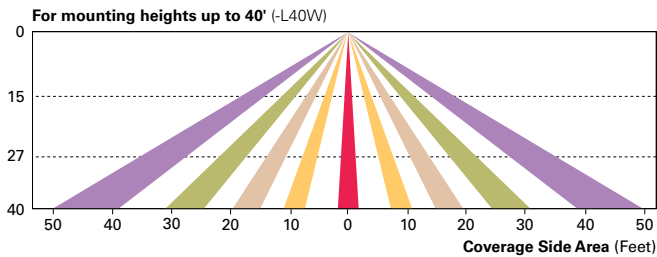
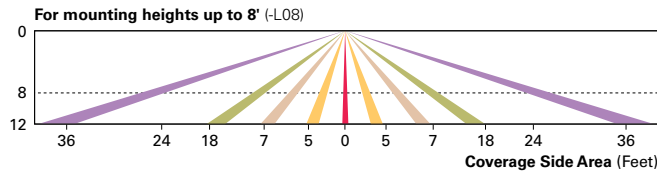
Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

## Control Options

**0-10V** This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

**Photocontrol** (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

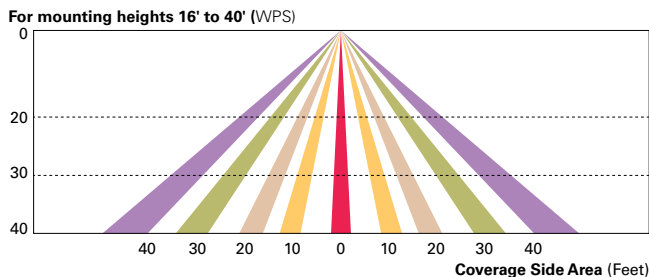
**Dimming Occupancy Sensor** (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



**WaveLinx Wireless Control and Monitoring System** Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

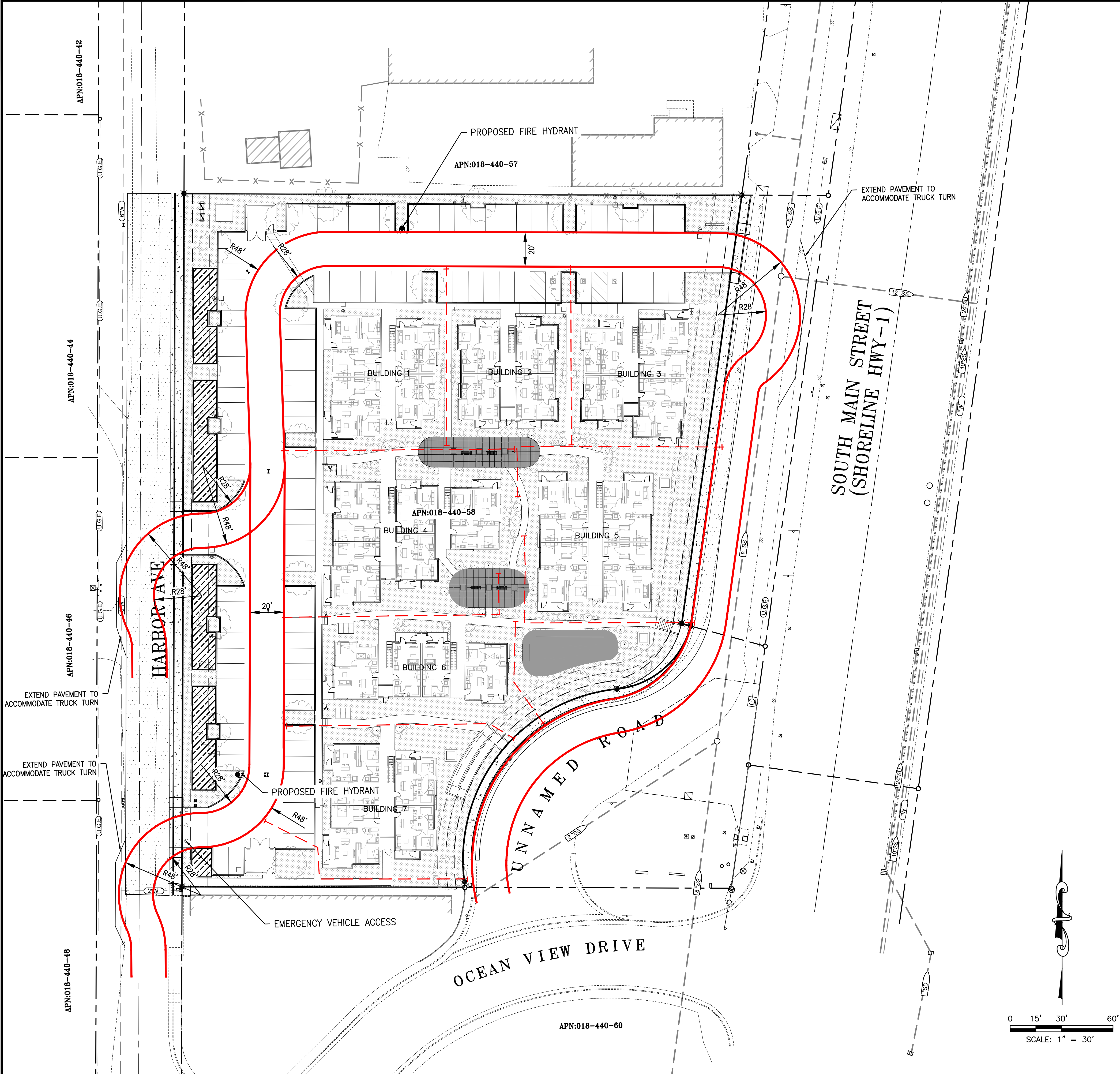
**WaveLinx Outdoor Control Module (WOLC-7P-10A)** A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

**WaveLinx PRO Wireless Sensor (WPS2 and WPS4)** These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



**LumenSafe (LD)** The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.





LEGEND

- 20' FIRE ACCESS PATH, UNLESS OTHERWISE NOTED.
- ≤150' PATH OF FIRE HOSE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

BUILDING ANALYSIS

BUILDING 1	
SQUARE-FOOTAGE:	11,838
TYPE OF CONSTRUCTION:	V-B
REQUIRED FIRE FLOW:	3,000 GPM
FLOW DURATION:	3 HOURS
FIRE SPRINKLERS:	NFPA 13
BUILDING 2	
SQUARE-FOOTAGE:	9,703
TYPE OF CONSTRUCTION:	V-B
REQUIRED FIRE FLOW:	2,750 GPM
FLOW DURATION:	2 HOURS
FIRE SPRINKLERS:	NFPA 13
BUILDING 3	
SQUARE-FOOTAGE:	11,555
TYPE OF CONSTRUCTION:	V-B
REQUIRED FIRE FLOW:	3,000 GPM
FLOW DURATION:	3 HOURS
FIRE SPRINKLERS:	NFPA 13
BUILDING 4	
SQUARE-FOOTAGE:	14,965
TYPE OF CONSTRUCTION:	V-B
REQUIRED FIRE FLOW:	3,250 GPM
FLOW DURATION:	3 HOURS
FIRE SPRINKLERS:	NFPA 13
BUILDING 5	
SQUARE-FOOTAGE:	14,376
TYPE OF CONSTRUCTION:	V-B
REQUIRED FIRE FLOW:	3,250 GPM
FLOW DURATION:	3 HOURS
FIRE SPRINKLERS:	NFPA 13
BUILDING 6	
SQUARE-FOOTAGE:	10,172
TYPE OF CONSTRUCTION:	V-B
REQUIRED FIRE FLOW:	2,750 GPM
FLOW DURATION:	2 HOURS
FIRE SPRINKLERS:	NFPA 13
BUILDING 7	
SQUARE-FOOTAGE:	11,778
TYPE OF CONSTRUCTION:	V-B
REQUIRED FIRE FLOW:	3,000 GPM
FLOW DURATION:	3 HOURS
FIRE SPRINKLERS:	NFPA 13

HYDRANT REQUIREMENTS

- MINIMUM NUMBER OF HYDRANTS: 2
- AVERAGE SPACE BETWEEN HYDRANTS: 450'
- MAXIMUM DISTANCE FROM ANY POINT ON FRONTAGE ROAD TO HYDRANT: 225'

NOTES

- 1. SITE IMPROVEMENTS AND BUILDING FOOTPRINTS SHOWN FOR ENTITLEMENT PURPOSES. FINAL DEVELOPMENT SHALL BE BUILT PER CONSTRUCTION DOCUMENTS.

BENCHMARK ELEVATION: 71.04' (NAV88)  
NGS BENCHMARK  
DESIGNATION: L1438  
MENDOCINO, CA FORT BRAGG (2018)  
SW ABUTMENT OF BRIDGE OVER HARE  
CREEK JUST NORTH OF HARE CREEK RD  
ON HWY 1. NAVD88=71.04'

JTS ENGINEERING  
CONSULTANTS, INC.  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED:	TEG	SCALE:
DRAWN:	TEG	H: 1"=30'
CHECKED:	PHYA	V: N/A
SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339		

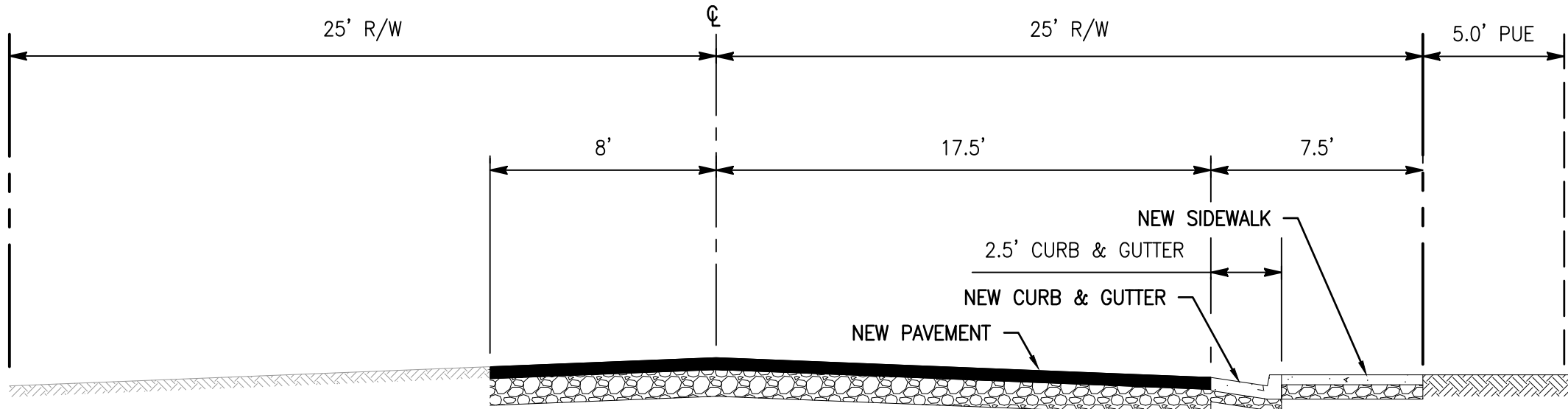
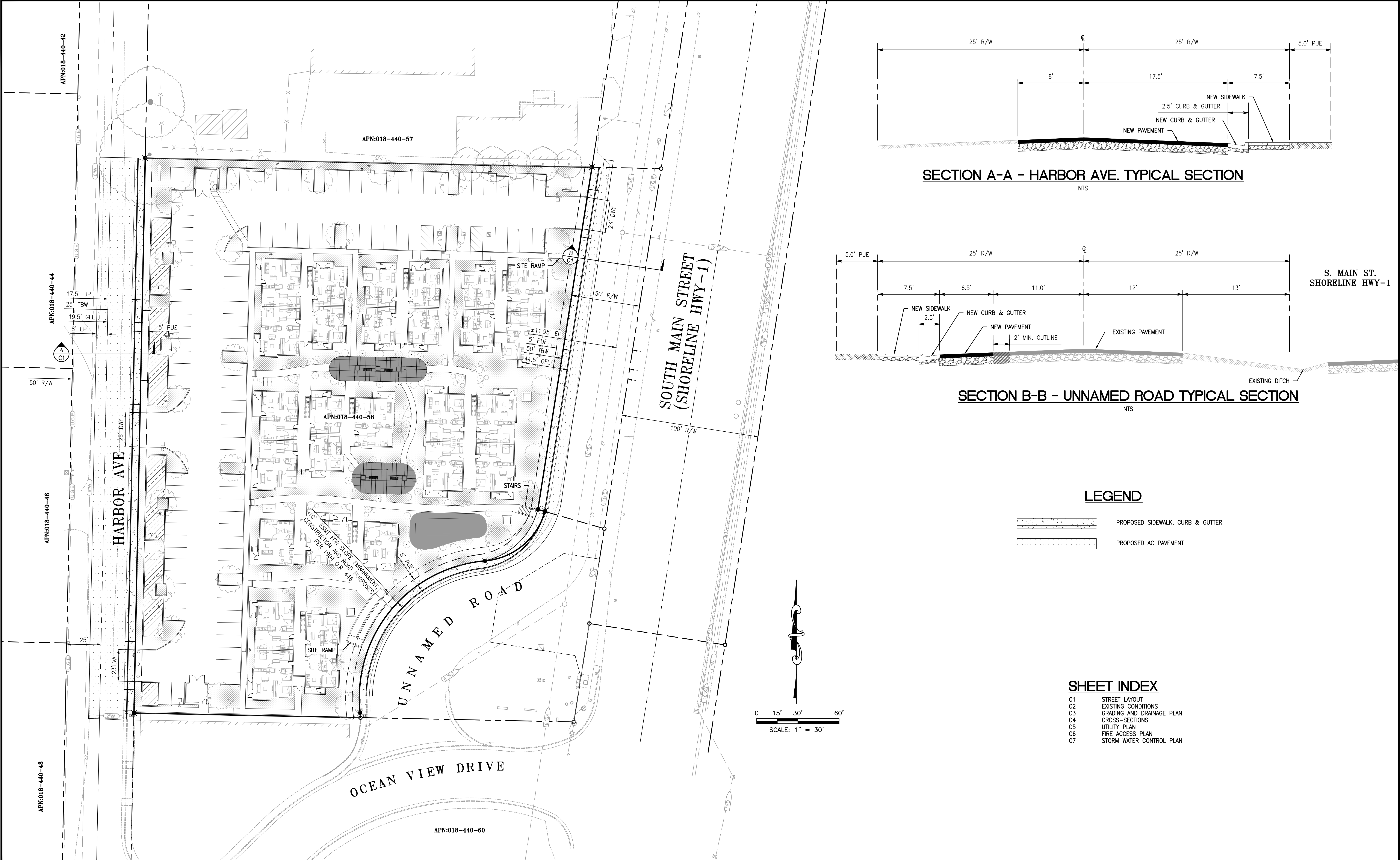


NO.	DESCRIPTION	ENGR INIT	APPROVAL	
			BY	DATE

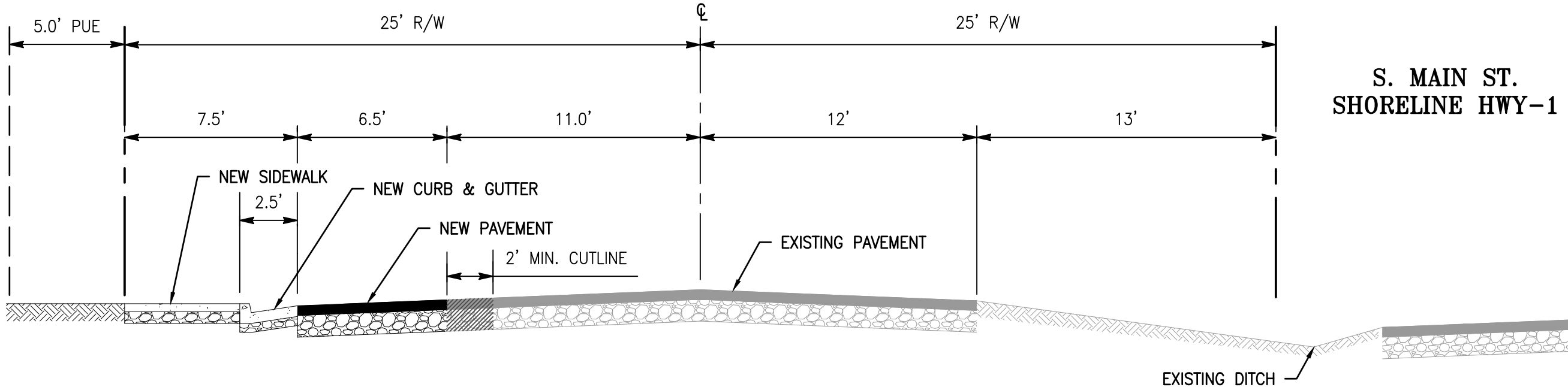
FIRE ACCESS PLAN  
FORT BRAGG APARTMENTS  
PRELIMINARY  
1151 SOUTH MAIN ST.  
APN: 018-440-058  
CITY OF FORT BRAGG  
CALIFORNIA

DATE: 01/23/25  
SHEET  
C6  
OF 7





SECTION A-A - HARBOR AVE. TYPICAL SECTION  
NTS



SECTION B-B - UNNAMED ROAD TYPICAL SECTION  
NTS

LEGEND

- PROPOSED SIDEWALK, CURB & GUTTER
- PROPOSED AC PAVEMENT

SHEET INDEX

- C1 STREET LAYOUT
- C2 EXISTING CONDITIONS
- C3 GRADING AND DRAINAGE PLAN
- C4 CROSS-SECTIONS
- C5 UTILITY PLAN
- C6 FIRE ACCESS PLAN
- C7 STORM WATER CONTROL PLAN

BENCHMARK ELEVATION: 71.04' (NAVD88)  
NGS BENCHMARK  
DESIGNATION: L1438  
MENDOCINO, CA FORT BRAGG (2018)  
SW ABUTMENT OF BRIDGE OVER HARE  
CREEK JUST NORTH OF HARE CREEK RD  
ON HWY 1. NAVD88=71.04'

**JTS** ENGINEERING  
CONSULTANTS, INC.  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

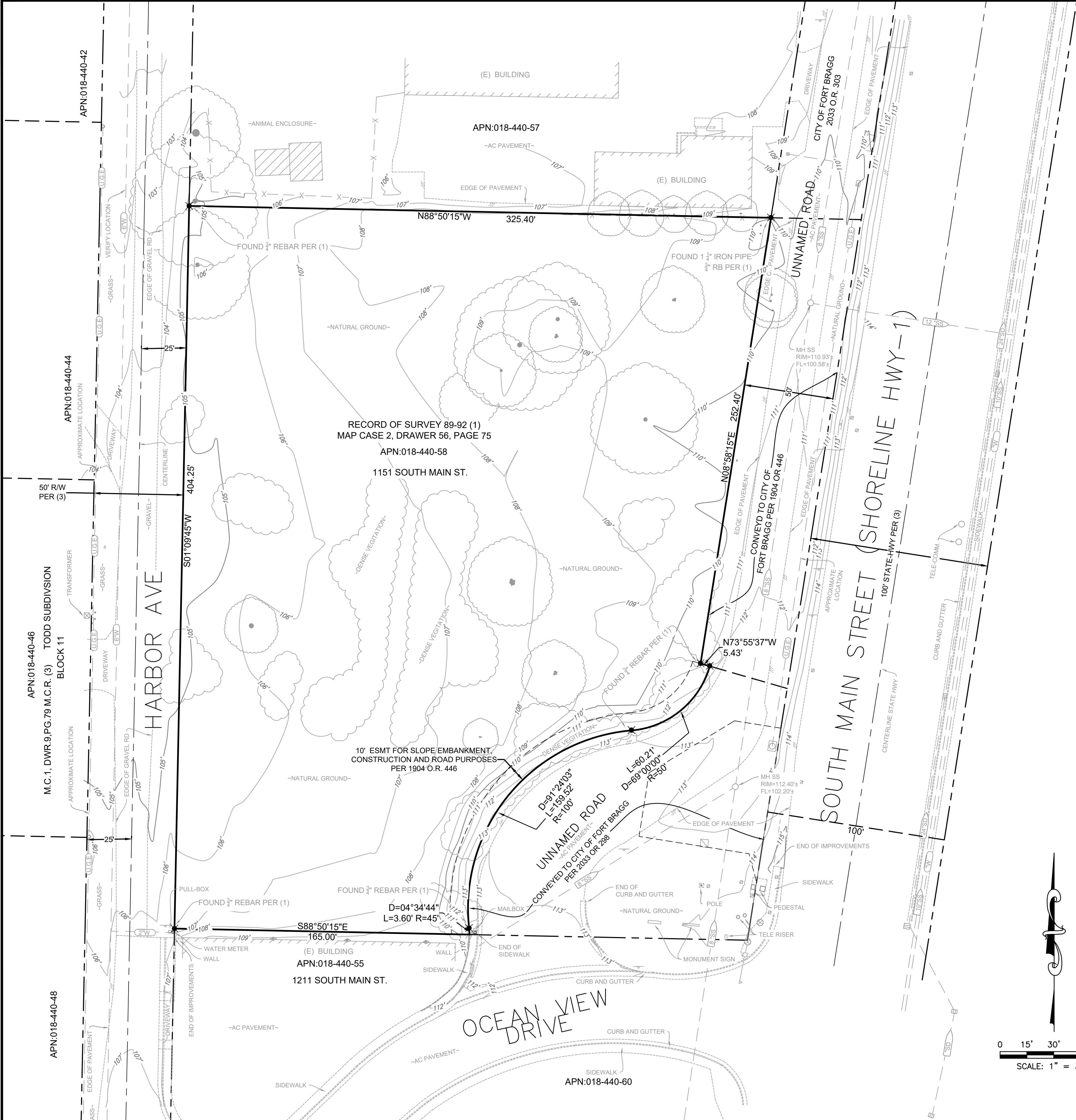
DESIGNED:	TEG	SCALE:	
DRAWN:	TEG	H: 1"=30'	
CHECKED:	PHYA	V: N/A	
SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339			



NO.	DESCRIPTION	ENGR INIT	APPROVAL	
			BY	DATE

STREET LAYOUT  
**FORT BRAGG APARTMENTS**  
PRELIMINARY  
1151 SOUTH MAIN ST.  
APN: 018-440-058  
CITY OF FORT BRAGG CALIFORNIA

DATE: 01/23/25  
SHEET  
**C1**  
OF 7

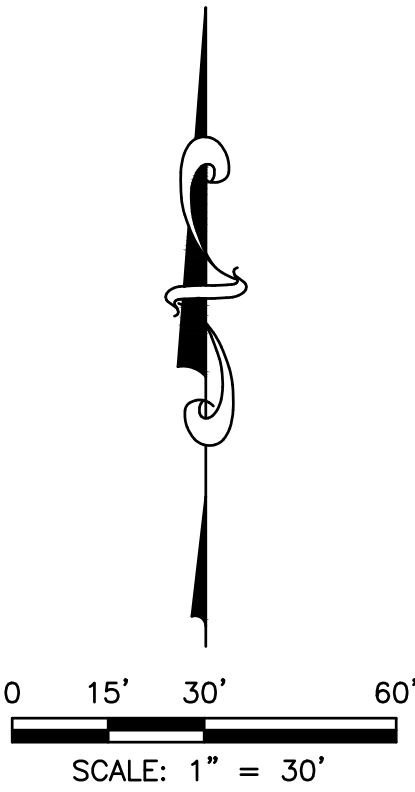


SURVEY NOTES:

- 1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY REDWOOD EMPIRE TITLE COMPANY OF MENDOCINO COUNTY ORDER NO. 2021190MN DATED JUNE 9, 2022.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY. BOUNDARY SHOWN HERE ON IS PER RECORD AND IDENTICAL TO RECORD OF SURVEY 89-92 FILED IN MENDOCINO COUNTY IN CASE 2, DRAWER 56, AT PAGE 75. FOUND MONUMENTS PER SAID MAP HAVE BEEN SHOWN HEREON. SAID MAP IS REFERED TO (1)
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- 6) NO ARBORIST REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY. SOME TREES WERE NOT ACCESSIBLE DUE TO DENSE ONSITE VEGETATION, THESE HAVE BEEN LOCATED APPROXIMATELY BY DRIPLINES. PLEASE CONSULT WITH A LICENSED ARBORIST FOR COMPLETE TREE INFORMATION.

LEGEND

MANHOLE	
DRAIN INLET	
WATER LINE	
DRAIN LINE	
SEWER LINE	
GAS LINE	
FIRE HYDRANT	
WATER VALVE	
SEWER CLEAN OUT	
WATER METER	
FIRE DEPT. CONNECTION	
EDGE OF PAVEMENT	
BACK FLOW PREVENTER	
CONCRETE CURB	
SPOT ELEVATION	
TRAFFIC SIGNAL	
TRAFFIC SIGNAL WITH LIGHT	
PARKING LIGHT	
PULL BOX	
GAS VALVE	
UTILITY POLE	
GAS METER	
OVER HEAD WIRE	
UTILITY POLE W/GUY	
PUBLIC STREET LIGHT	
SIGN	
FENCE	
WALL	
GUARD POST	
TREE	
VAULT	
TRANSFORMER	
RAIN WATER LEADER	
TELEPHONE LINE	
ELECTRICAL LINE	
U.G. CABLE LINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
ADJACENT PROPERTY LINE	
ROAD CENTERLINE	
EASEMENT FOUND	
MONUMENT AS SHOWN	



BENCHMARK ELEVATION: 71.04' (NAVD88)  
NGS BENCHMARK  
DESIGNATION: L1438  
MENDOCINO, CA FORT BRAGG (2018)  
SW ABUTMENT OF BRIDGE OVER HARE CREEK JUST NORTH OF HARE CREEK RD ON HWY 1. NAVD88=71.04'

JTS

ENGINEERING  
CONSULTANTS, INC.

1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED:	TEG	SCALE:
DRAWN:	TEG	H: 1"=30'
CHECKED:	PHYA	V: N/A
SUBMITTED:	PASTOR H. Y. ABEJUELA III	RCE: 94339



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

EXISTING CONDITIONS

FORT BRAGG APARTMENTS

PRELIMINARY

1151 SOUTH MAIN ST.

APN: 018-440-058

CITY OF FORT BRAGG

CALIFORNIA

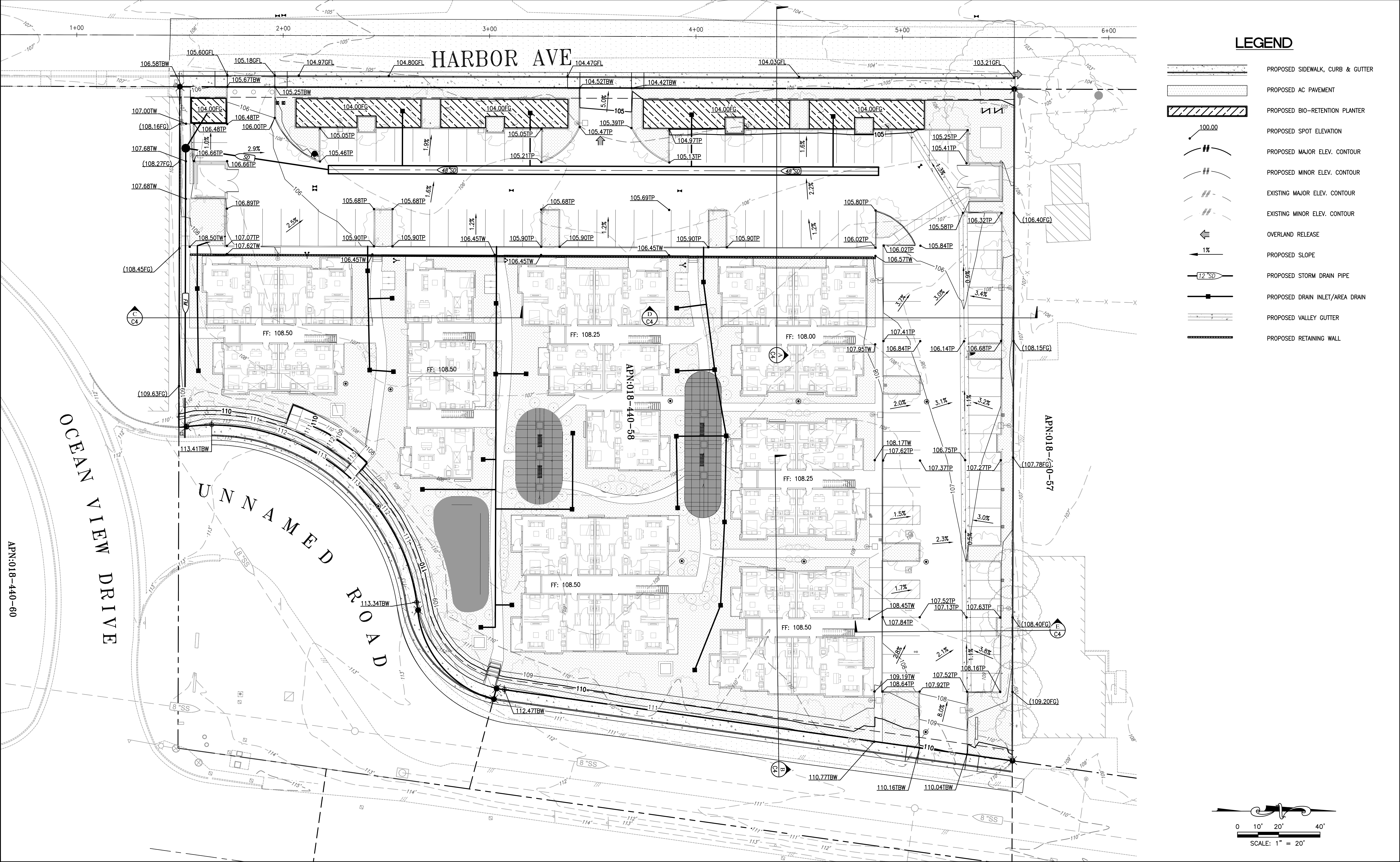
DATE: 01/23/25

SHEET

C2

OF 7





BENCHMARK ELEVATION: 71.04' (NAVD88)  
NGS BENCHMARK  
DESIGNATION: L1438  
MENDOCINO, CA FORT BRAGG (2018)  
SW ABUTMENT OF BRIDGE OVER HARE  
CREEK JUST NORTH OF HARE CREEK RD  
ON HWY 1. NAVD88=71.04'

**JTS** ENGINEERING  
CONSULTANTS, INC.  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

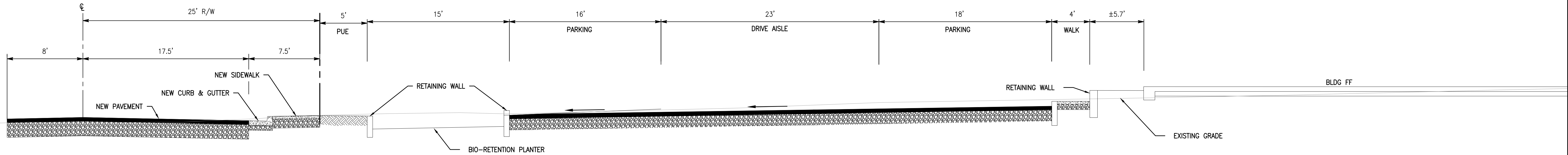
DESIGNED:	TEG	SCALE:
DRAWN:	TEG	H: 1"=20'
CHECKED:	PHYA	V: N/A
SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339		



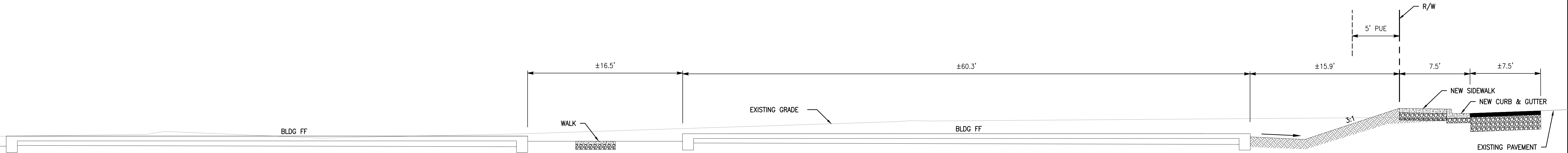
NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

GRADING & DRAINAGE PLAN  
**FORT BRAGG APARTMENTS**  
PRELIMINARY  
1151 SOUTH MAIN ST.  
APN: 018-440-058  
CITY OF FORT BRAGG  
CALIFORNIA

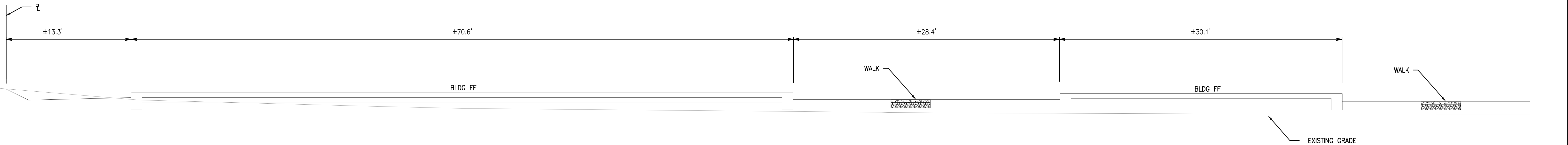
DATE: 01/23/25  
SHEET  
**C3**  
OF 7



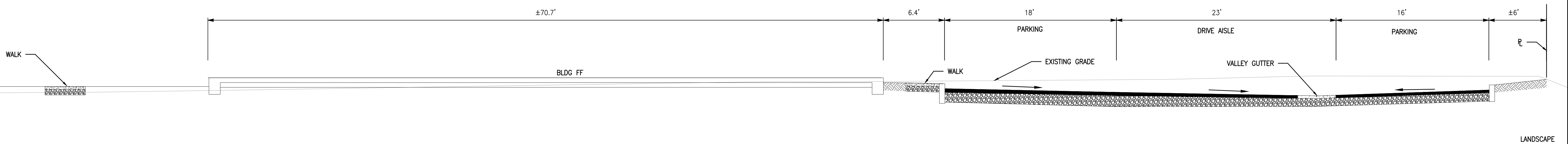
CROSS-SECTION A-A  
NTS



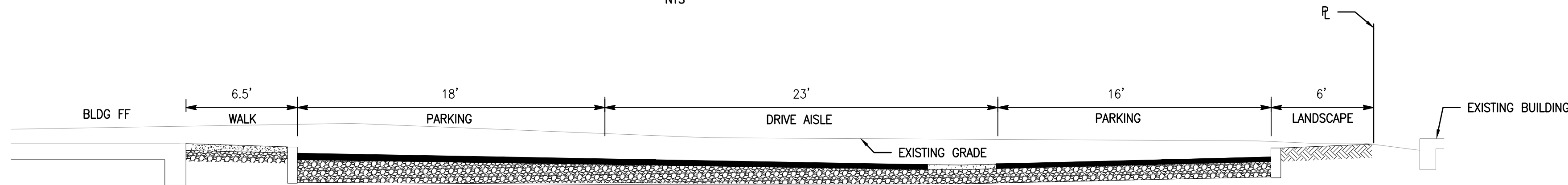
CROSS-SECTION B-B  
NTS



CROSS-SECTION C-C  
NTS



CROSS-SECTION D-D  
NTS



CROSS-SECTION E-E  
NTS

NOTE: SEE SHEET C3 FOR LOCATION OF CROSS-SECTIONS

BENCHMARK ELEVATION: 71.04' (NAVD88)  
NGS BENCHMARK  
DESIGNATION: L1438  
MENDOCINO, CA FORT BRAGG (2018)  
SW ABUTMENT OF BRIDGE OVER HARE  
CREEK JUST NORTH OF HARE CREEK RD  
ON HWY 1. NAVD88=71.04'

**JTS** ENGINEERING  
CONSULTANTS, INC.  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED: TEG  
DRAWN: TEG  
CHECKED: PHYA  
SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339

SCALE:  
H: N/A  
V: N/A



NO.	DESCRIPTION	ENGR INIT	APPROVAL	
			BY	DATE

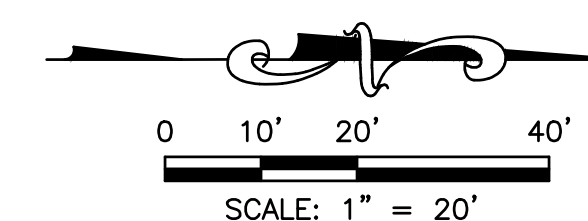
CROSS-SECTIONS  
**FORT BRAGG APARTMENTS**  
PRELIMINARY  
1151 SOUTH MAIN ST.  
APN: 018-440-058  
CITY OF FORT BRAGG CALIFORNIA

DATE: 01/23/25  
SHEET  
**C4**  
OF 7



DOMESTIC WATER PIPE	
FIRE PROTECTION WATER PIPE	
DOMESTIC WATER SERVICE	
FIRE HYDRANT ASSEMBLY	
DOUBLE CHECK ASSEMBLY	
FIRE DEPT. CONNECTION	
STORM DRAIN PIPE	
STORM DRAIN INLET	
BIO-RETENTION PLANTER	
SANITARY SEWER PIPE	
SANITARY SEWER CLEANOUT (AT EVERY 100' MAX)	

1. NEW WATER SERVICES (OTHER THAN FIRE) SHALL BE METERED.
2. PROPOSED WET UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
3. PROPOSED SANITARY SEWER PIPE SLOPED AT 1% UNLESS OTHERWISE SHOWN.
4. PROPOSED STORM DRAIN PIPES SHOWN SLOPED AT 0.5% UNLESS OTHERWISE SHOWN.
5. PROPOSED FIRE PROTECTION SYSTEM SHALL BE DESIGNED BY FIRE SPRINKLER CONSULTANT.



BENCHMARK ELEVATION: 71.04' (NAVD88)  
NGS BENCHMARK  
DESIGNATION: L1438  
 MENDOCINO ,CA FORT BRAGG (2018)  
 SW ABUTMENT OF BRIDGE OVER HARE  
 CREEK JUST NORTH OF HARE CREEK RD  
 ON HWY 1. NAVD88=71.04'

**JTS ENGINEERING  
CONSULTANTS, INC.**  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED: TEG	SCALE:
DRAWN: TEG	H: 1"=20'
CHECKED: PHYA	V: N/A
SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339	

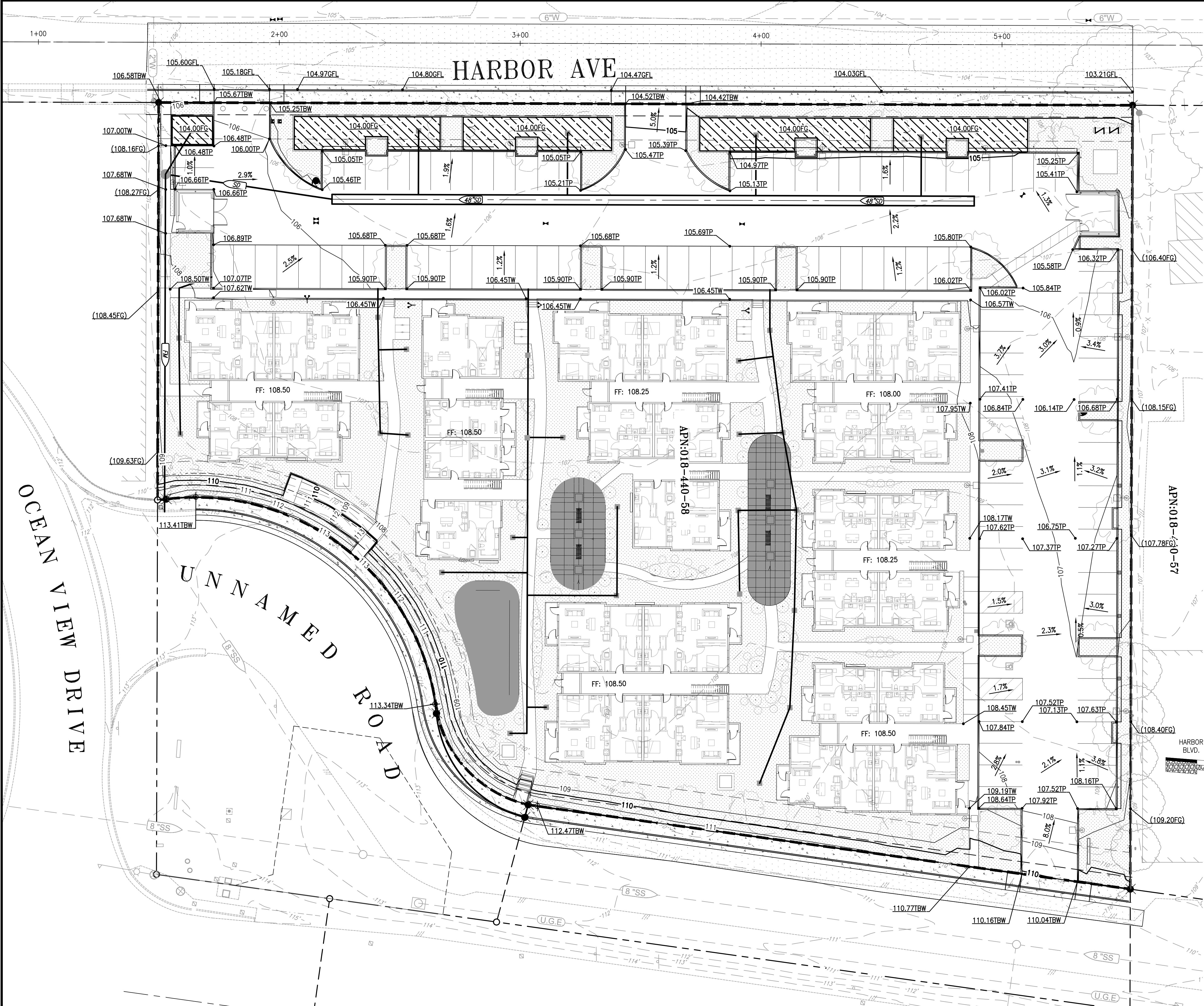


NO.	DESCRIPTION	ENGR INIT	APPROVAL	
			BY	DATE

UTILITY PLAN  
**FORT BRAGG APARTMENTS**  
 PRELIMINARY  
 1151 SOUTH MAIN ST.  
 CITY OF FORT BRAGG      APN: 018-440-058      CALIFORNIA

DATE: 01/23/25  
SHEET  
C5  
OF 7





LEGEND

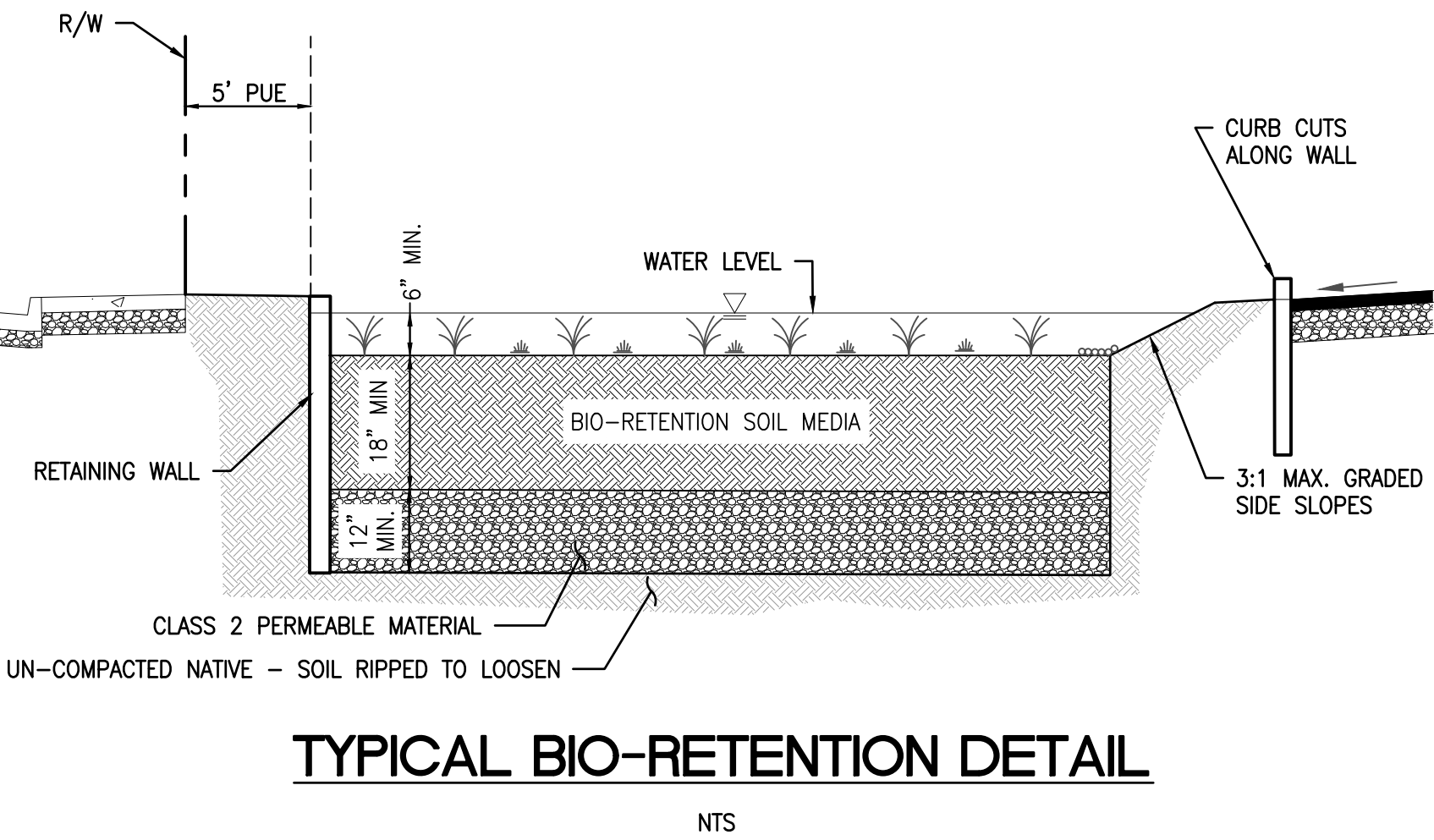
- PROPOSED SIDEWALK, CURB & GUTTER
- PROPOSED AC PAVEMENT
- PROPOSED BIO-RETENTION PLANTER
- PROPOSED SPOT ELEVATION
- PROPOSED MAJOR ELEV. CONTOUR
- PROPOSED MINOR ELEV. CONTOUR
- EXISTING MAJOR ELEV. CONTOUR
- EXISTING MINOR ELEV. CONTOUR
- PROPOSED SLOPE
- PROPOSED STORM DRAIN PIPE
- PROPOSED DRAIN INLET
- DRAINAGE MANAGEMENT AREA (DMA)
- DRAINAGE MANAGEMENT AREA (DMA)

DMA TABLE

DMA NAME	AREA (SF)	IMPERVIOUS AREA (SF)	MIN. BIO-RETENTION PLANTER AREA (SF)
DMA-1	108,856	75,140	3,006

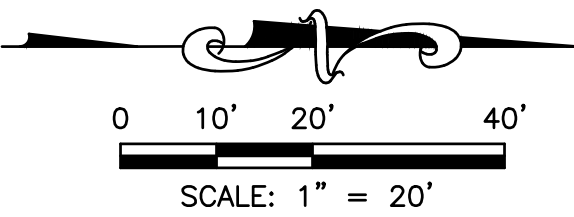
GENERAL NOTES

- NO AREAS WITHIN DMA TO BE LEFT UNDISTURBED.
- NO SITE DESIGN MEASURES IMPLEMENTED.
- DMA SOIL COMPRISED OF HYDROLOGIC SOIL GROUP TYPE A PER UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY DATABASE.
- SOURCE CONTROL MEASURES SHALL BE IMPLEMENTED FOR TRASH STORAGE AREAS. AREA DRAINS SHALL BE CONNECTED TO SANITARY SEWER SYSTEM OR BIO-RETENTION PLANTERS.



TYPICAL BIO-RETENTION DETAIL

NTS



BENCHMARK ELEVATION: 71.04' (NAVD88)  
NGS BENCHMARK  
DESIGNATION: L1438  
MENDOCINO, CA FORT BRAGG (2018)  
SW ABUTMENT OF BRIDGE OVER HARE  
CREEK JUST NORTH OF HARE CREEK RD  
ON HWY 1. NAVD88=71.04'

**JTS** ENGINEERING  
CONSULTANTS, INC.  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED:	TEG	SCALE:
DRAWN:	TEG	H: 1"=20'
CHECKED:	PHYA	V: N/A
SUBMITTED:	PASTOR H. Y. ABEJUELA III	RCE: 94339



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

STORM WATER CONTROL PLAN  
**FORT BRAGG APARTMENTS**  
PRELIMINARY  
1151 SOUTH MAIN ST.  
APN: 018-440-058  
CITY OF FORT BRAGG  
CALIFORNIA

DATE: 01/23/25  
SHEET  
**C7**  
OF 7

## California Department of Transportation

DISTRICT 1  
P.O. BOX 3700 | EUREKA, CA 95502-3700  
(707) 445-6600 | FAX (707) 441-6314 TTY 711  
[www.dot.ca.gov/dist1](http://www.dot.ca.gov/dist1)



February 14, 2025

Marie Jones  
Consulting Planner  
Community Development Department  
City of Fort Bragg  
416 N. Franklin Street  
Fort Bragg, CA 95437

Fort Bragg Apartments  
1151 South Main Street  
APN: 018-440-58

Dear Ms. Jones:

Thank you for giving Caltrans the opportunity to review for comment the site plan for the proposed 87-unit apartment complex proposed in Todd's Point neighborhood, south of the Noyo River Bridge. The project is seeking a Coastal Development Permit and Use Permit, as well as Design Review and Mitigated Negative Declaration from the City of Fort Bragg. These 87 units consist of 75,000 square feet of living space and comprise: six studio apartments, 36 one-bedroom apartments and 45 two-bedroom apartments. The site is zoned Highway Visitor Commercial (where will include 107 parking spaces, and each unit will include We have reviewed the proposal and offer the following comments:

- Caltrans agrees with the City's conclusion that the project is located within an infill neighborhood, and therefore exempt from certain requirements of CEQA. While the Todd's Point subdivision is an infill location, however, the greater subdivision has notable gaps in ADA-accessible paths of travel for pedestrians, including gaps between the project site and nearby services to the east, at times forcing residents (including those in wheelchairs) to travel on the roadway.
- To the extent this project will complete the public street for all users on the public right-of-way immediately adjacent to the project, the project generally supports residential living that may result in reduced vehicle miles traveled per household, when compared to other developments.
- Likewise, the State of California is funding \$9 million in ADA sidewalk improvements along Highway 1 in Fort Bragg, from Pudding Creek Bridge to Hare Creek Bridge, but this still leaves ADA gaps to the west and east of Highway 1.
- To ensure residents of this and other projects in the Todd's Point and South Fort Bragg neighborhoods have accessible pathways to services, Caltrans urges the City of Fort Bragg to prioritize a planning process to identify ADA gaps in the Todd's Point and South Fort Bragg neighborhoods, likely through the Overall Work Program administered by the Mendocino Council of Governments.



Ms. Marie Jones  
02/14/25  
Page 2

- Caltrans also urges the City of Fort Bragg to look into near-term pedestrian improvements that the City may be able to put in place in the public right-of-way, even prior to completing a comprehensive plan to remove ADA barriers in the Todd's Point and South Fort Bragg neighborhoods. Near-term off-site pedestrian improvements could include ideas such as a mid-block crosswalk on Unnamed Road, aligned with one of the 87-unit apartment complex's internal pedestrian pathways. Working with Caltrans, it would be possible to create an ADA-accessible ramp to connect pedestrians from Unnamed Road to the new sidewalk to be built in the summer of 2025 on the West side of Highway 1.

Caltrans thanks the City of Fort Bragg for its work to support infill development and its work to make the city a friendly and safe environment for all road users.

If you have any questions or concerns, please contact me at (707) 497-7742 or by e-mail sent to [daniel.gjerde@dot.ca.gov](mailto:daniel.gjerde@dot.ca.gov).

Sincerely,

*Daniel Gjerde*

DANIEL GJERDE  
Local Development Review Coordinator  
Caltrans District 1



# CITY OF FORT BRAGG

*Incorporated August 5, 1889*

416 N. Franklin Street, Fort Bragg, CA 95437

Phone: (707) 961-2827 Fax: (707) 961-2802

[www.FortBragg.com](http://www.FortBragg.com)

## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Fort Bragg Planning Commission will conduct a public hearing at a regular meeting on Wednesday, March 12, 2025 at 6:00 PM or as soon thereafter as the matter may be heard at Town Hall, at the corner of Main and Laurel Streets (363 North Main Street), Fort Bragg, California. The public hearing will concern the following item(s):

APPLICATION: Coastal Development Permit (CDP 8-24), Design Review (DR 11-24), Use Permit (UP 9-24), and Sign Permit (SP 20-24)

FILING DATE: January 27, 2025

APPLICANT: Akashdeep "Kosh" Grewal

PROJECT: Coastal Development Permit, Use Permit, Design Review and Sign Permit to construct a new three-story multi-family project. Seven buildings are proposed with a total of eighty-seven units. The proposed project would include six studios, 36 one-bedroom, and 45 two-bedroom units. Amenities include an outdoor playground and two outdoor courtyards. The project includes a 107 car parking lot, extensive landscaping and improvements to Harbor Drive and Frontage Road. The applicant has requested three inclusionary housing incentives: an increase in the height limit from twenty-eight feet to thirty-eight feet, a reduction in capacity fees to offset stormwater improvements, and a reduction in balcony size from 100 SF to 50 SF. Eleven percent of the units would be affordable to very low-income families.

LOCATION: 1151 South Main Street

APNS: 018-440-58

LOT SIZE: 2.6 acres

ZONING: Highway Visitor Commercial

ENVIRONMENTAL CEQA: Statutorily exempt from CEQA pursuant to section 15332 – Class 32 In-Fill Development Projects and 15192 - Infill Housing Development.

Public Comment regarding this Public Hearing may be made in any of the following ways: (1) Emailed to the Community Development Department, at [cdd@fortbragg.com](mailto:cdd@fortbragg.com) (2) Written comments delivered to City Hall, 416 N. Franklin Street before 2:00 PM on the day of the meeting; or (3) Verbal comments made during the meeting, either in person at Town Hall or virtually using Zoom if a Zoom link is provided at the time of agenda publication.

Staff reports and other documents that will be considered by Planning Commissioners will be made available for review on the City's website: <https://cityfortbragg.legistar.com/Calendar.aspx>, at least 72 hours prior to the Planning Commission meeting, and are also available for review and/or copying during normal office



hours at Fort Bragg City Hall, 416 N. Franklin Street. To obtain application materials or for more information, please contact the Community Development Department, via email at [cdd@fortbragg.com](mailto:cdd@fortbragg.com). At the conclusion of the public hearing, the Planning Commission will consider a decision on the above matter.

Appeal process and fee schedule: Decisions of the Planning Commission shall be final unless appealed to the City Council in writing within ten (10) days thereafter with a filing fee of \$1,000 to be filed with the City Clerk. If you challenge the above case in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

Maria Flynn  
Maria Flynn, Administrative Assistant  
Community Development Department

POSTING/MAILING ON OR BEFORE: February 27, 2025  
PUBLICATION DATE: February 27, 2025

STATE OF CALIFORNIA     )  
  ) ss.  
COUNTY OF MENDOCINO )

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg in the Community Development Department; and that I caused this notice to be posted in the City Hall Notice case on or before February 27, 2025.

Maria Flynn  
Maria Flynn, Administrative Assistant  
Community Development Department

cc: Planning Commission  
Owner/Applicant/Agent  
Property Owners within 300'  
Residents within 100'  
'Notify Me' Subscriber Lists



# CIUDAD DE FORT BRAGG

*Incorporado August 5, 1889*

416 N. Franklin Street, Fort Bragg, CA 95437

Teléfono: (707) 961-2827 Fax: (707) 961-2802

[www.FortBragg.com](http://www.FortBragg.com)

## **AVISO DE AUDIENCIA PÚBLICA**

POR LA PRESENTE SE NOTIFICA que la Comisión de Planificación de Fort Bragg llevará a cabo una audiencia pública en una reunión regular el miércoles 12 de marzo de 2025 a las 6:00 p. m. o tan pronto como se escuche el asunto en el Ayuntamiento, en la esquina de las calles Main y Laurel (363 North Main Street), Fort Bragg, California. La audiencia pública tratará los siguientes puntos:

SOLICITUD: Permiso de desarrollo costero (CDP 8-24), Revisión de diseño (DR 11-24), Permiso de uso (UP 9-24) y Permiso de señalización (SP 20-24)

FECHA DE PRESENTACIÓN: 27 de enero de 2025

SOLICITANTE: Akashdeep "Kosh" Grewal

PROYECTO: Permiso de desarrollo costero, permiso de uso, revisión de diseño y permiso de letrero para construir un nuevo proyecto multifamiliar de tres pisos. Se proponen siete edificios con un total de ochenta y siete unidades. El proyecto propuesto incluiría seis estudios, 36 unidades de un dormitorio y 45 unidades de dos dormitorios. Las comodidades incluyen un área de juegos al aire libre y dos patios al aire libre. El proyecto incluye un estacionamiento para 107 automóviles, un extenso paisajismo y mejoras en Harbor Drive y Frontage Road. El solicitante ha solicitado tres incentivos de vivienda inclusiva: un aumento en el límite de altura de veintiocho pies a treinta y ocho pies, una reducción en las tarifas de capacidad para compensar las mejoras de las aguas pluviales y una reducción en el tamaño del balcón de 100 pies cuadrados a 50 pies cuadrados. El once por ciento de las unidades serían asequibles para familias de ingresos muy bajos.

UBICACIÓN: 1151 South Main Street

Teléfono de emergencia: 018-440-58

TAMAÑO DEL LOTE: 2,6 acres

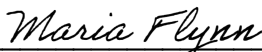
ZONIFICACIÓN: Autopista Visitantes Comercial

CEQA AMBIENTAL: Exento por estatuto de CEQA de conformidad con la sección 15332 - Proyectos de desarrollo de relleno Clase 32 y 15192 - Desarrollo de viviendas de relleno.

Los comentarios públicos sobre esta audiencia pública se pueden realizar de cualquiera de las siguientes maneras: (1) por correo electrónico al Departamento de Desarrollo Comunitario, a [cdd@fortbragg.com](mailto:cdd@fortbragg.com) (2) por escrito, en el Ayuntamiento, 416 N. Franklin Street, antes de las 2:00 p. m. del día de la reunión; o (3) mediante comentarios verbales realizados durante la reunión, ya sea en persona en el Ayuntamiento o virtualmente mediante Zoom, si se proporciona un enlace de Zoom al momento de la publicación de la agenda.

Los informes del personal y otros documentos que serán considerados por los Comisionados de Planificación estarán disponibles para su revisión en el sitio web de la Ciudad: <https://cityfortbragg.legistar.com/Calendar.aspx>, al menos 72 horas antes de la reunión de la Comisión de Planificación, y también están disponibles para su revisión y/o copia durante el horario de oficina normal en el Ayuntamiento de Fort Bragg, 416 N. Franklin Street. Para obtener los materiales de la solicitud o para obtener más información, comuníquese con el Departamento de Desarrollo Comunitario por correo electrónico a [cdd@fortbragg.com](mailto:cdd@fortbragg.com). Al finalizar la audiencia pública, la Comisión de Planificación considerará una decisión sobre el asunto mencionado anteriormente.

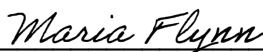
Proceso de apelación y escala de tarifas: Las decisiones de la Comisión de Planificación serán definitivas a menos que se apele por escrito ante el Ayuntamiento dentro de los diez (10) días posteriores a la misma, con una tarifa de presentación de \$1,000 que deberá presentarse ante el Secretario de la Ciudad. Si impugna el caso anterior ante el tribunal, es posible que se limite a plantear solo los asuntos que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso o en la correspondencia escrita entregada al Departamento de Desarrollo Comunitario en la audiencia pública o antes de ella.

  
\_\_\_\_\_  
Maria Flynn, Asistente Administrativa  
Departamento de Desarrollo Comunitario

PUBLICACIÓN/ENVÍO POR CORREO EL 27 DE FEBRERO DE 2025 O ANTES DE ÉL  
FECHA DE PUBLICACIÓN: 27 de febrero de 2025

ESTADO DE CALIFORNIA            )  
  ) artículos.  
CONDADO DE MENDOCINO        )

Declaro, bajo pena de perjurio, que soy empleado de la Ciudad de Fort Bragg en el Departamento de Desarrollo Comunitario; y que hice que este aviso se publicara en la caja de Avisos del Ayuntamiento el 27 de febrero de 2025 o antes.

  
\_\_\_\_\_  
Maria Flynn, Asistente Administrativa  
Departamento de Desarrollo Comunitario

cc:    Comisión de Planificación  
      Propietario/Solicitante/Agente  
      Propietarios de propiedades dentro de 300'  
      Residentes dentro de 100'  
      Listas de suscriptores de 'Notificarme'



## 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
<b>Density Bonus Law</b>				
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
<b>ADU Law</b>				
One space per unit	2	2		
<b>Mixed Use Component</b>				
One Retail/Office Space - No Parking Required	1,050 SF	0		
<b>Total</b>	<b>86</b>	<b>107</b>	<b>87</b>	<b>109.5</b>



- 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.

---

**Email contact from Fort Bragg, CA**

---

**From** City of Fort Bragg <granicus@fortbragg.com>

**Date** Thu 2/27/2025 10:59 AM

**To** cdd <cdd@fortbragg.com>

Message submitted from the <Fort Bragg, CA> website.

**Site Visitor Name:** Judy Mashhour-Azad

**Site Visitor Email:** jmashhour@me.com

Dear Sir..very concerned about the planned apartment complex planned for 1151 South Main Street. This is the Gateway to our beautiful city that will Destroy the beauty of our small town. Please don't let big business take away from our views when driving into town. There has to be somewhere else to build what they want. I know they got the property at a low price but they are a big business that can afford to pay for a better location. Another thing I would like to say is that I do not understand how you can allow Marie Jones to be a part of this committee when she was fired from the last one she was on?

Thank you for your time. Sincerely, Judy Mashhour-Azad

## Housing Development

---

**From** City of Fort Bragg <granicus@fortbragg.com>

**Date** Wed 3/5/2025 12:12 PM

**To** cdd <cdd@fortbragg.com>

Message submitted from the <Fort Bragg, CA> website.

**Site Visitor Name:** Kate Erickson

**Site Visitor Email:** kmaryerickson@gmail.com

Hi Katie,

I don't know if you need this input, but I want to state my support for the proposed 87-unit housing development at Todd's Point.

Thank you for all you do for our city.

Take care,

Kate

---

**Proposed apartments at 1151 S Main St**

---

**From** Brad <bradloofbourrow@gmail.com>

**Date** Fri 3/7/2025 5:45 PM

**To** cdd <cdd@fortbragg.com>

Hello,

My name is Brad and I live in Todd's Point subdivision. I would like to express my opposition to the apartment project. I think it's a bad spot and would bring way too many people to a very busy area. I already see groups of hotel guests running across the highway out of the crosswalks. Also large groups of guests with kids walking down Ocean View Dr towards the ocean taking up one half of the road due lack of sidewalks.

They also come down Pacific Dr, again with no sidewalks taking up the road. That's a big problem. I know there is a coastal trail but I think a lot of people will still use the road. Adding 300-400 people to this already crowded neighborhood without sidewalks will be very dangerous. I know housing is needed but apartments should be in an area like by the hospital, Sherwood Rd, or install sidewalks on one half of Ocean View Dr.

Please consider this in your meetings.

Thanks, Brad Loofbourrow  
31380 Bay View Ave, Fort Bragg, CA 95437



---

**1151 South Main Street Apartments**

---

**From** Tristan Loofbourrow <tristanloofbourrow@gmail.com>

**Date** Mon 3/10/2025 9:53 AM

**To** cdd <cdd@fortbragg.com>

Hello,

I think the 3 story proposed height is too high and will block the view for people coming into town. Also there are no sidewalks on Ocean View Dr and it makes it dangerous for people driving and walking down that street and other surrounding streets. Which will be made worse by the introduction of these apartments. Thank you for your time.

Blessings, Tristan

---

**1151 S Main St. apartments**

---

**From** Jill Loofbourrow <jillkat95@gmail.com>

**Date** Mon 3/10/2025 10:30 AM

**To** cdd <cdd@fortbragg.com>

To whom it may concern,

My name is Jill Loofbourrow and I live on Pacific Ave. in Todds Point.  
I just want to voice my concerns over the proposed apartment complex.

There are a lot of vacation rentals in the neighborhood along with the hotel at the beginning entrance to the neighborhood. We see a lot of guests walking along and on the road to get to the ocean view, Babcock beach and in the opposite direction, the shopping center. It's dangerous for pedestrian and automobile traffic as there are no sidewalks in most of those areas. Adding a considerable amount of people is just going to add to that problem.

Also, the proposed height of the building is not good. When we built our house there were strict guidelines to follow and we followed them. Along with the 31/2 ft. fence restrictions. If the restrictions are to safeguard views the 3 story apartment complex would certainly block views.

Also, I find it interesting that the Grocery Outlet could not be built on that side of the road because of the height and eyesore that some say would be welcoming people to Fort Bragg. Grocery outlet that will be great for the whole community got a lot of resistance to go in that spot but now it's somehow okay for a proposed apartment building to go in just down the road a bit. How is that in keeping with the small town feel and aesthetic.

Yes, we need affordable housing, more housing in general. I just think there should be a better, safer place for it.

Sincerely,

Jill Loofbourrow

---

## Notice of public hearing

---

**From** City of Fort Bragg <granicus@fortbragg.com>

**Date** Mon 3/10/2025 1:06 PM

**To** Flynn, Maria <MFlynn@fortbragg.com>

Message submitted from the <Fort Bragg, CA> website.

**Site Visitor Name:** Hamid Zarrabi

**Site Visitor Email:** hamkath40@yahoo.com

Dear Maria Flynn,

I have received your notice of public hearing, dated February 27, 2025 regarding the up coming planning commission meeting for March 12, 2025.

I understand that this meeting will concern the items for the proposed apartment complex at 1151 South Main Street, Fort Bragg. I am concerned about one of the items listed under the project description and that is "improvements to Harbor Drive". This road is located on the east side of the highway One approximately a mile away from the project's site which is on the west side of the highway.

If this is an error, I strongly suggest that a new notice with the correct information be mailed to all the recipients in a timely manner. I also strongly suggest that the planning commission meeting agenda regarding this project which is scheduled for March 12, 2025 be postponed until such time that correct information has been provided and posted for all parties concerned.

Sincerely

Hamid Zarrabi

---

**FW: Request to Postpone Planning Commission Hearing Pending Public Records Disclosure & Ethics Review**

---

**From** City Clerk <cityclerk@fortbragg.com>

**Date** Tue 3/11/2025 4:32 PM

**Cc** Whippy, Isaac <iwhippy@fortbragg.com>; Weaver, Amber <AWeaver@fortbragg.com>; Munoz, Cristal <cmunoz@fortbragg.com>; Flynn, Maria <MFlynn@fortbragg.com>; Peters, Sarah <speters@fortbragg.com>

 6 attachments (2 MB)

1151 S Main FB apts PW review.pdf-redacted.pdf; 202501 MJC\_-\_Fort\_Bragg\_Invoice.pdf-redacted.pdf; Att 2 - Inclusionary Housing Incentives Staff Report 11-12-2024.pdf-redacted.pdf; Exhibit A - MJC Scope of work for 2024.docx-redacted.pdf; Incentives Request from Applicant.pdf-redacted.pdf; Screen Shot 2025-03-10 at 3.44.25 PM.png;

Elected Officials: (BCC)

Below please find email from Hamid Zarrabi.

Sincerely,



**Diana Paoli**  
City Clerk  
Phone: 707-961-2823 ext. 104 Office  
Email: [dpaoli@fortbragg.com](mailto:dpaoli@fortbragg.com)  
416 N. Franklin Street  
Fort Bragg, CA 95437

---

**From:** Hamid Zarrabi <hamkath40@yahoo.com>

**Sent:** Tuesday, March 11, 2025 3:00 PM

**To:** Whippy, Isaac <iwhippy@fortbragg.com>; Lemos, June <jlemos@fortbragg.com>; Godeke, Jason <JGodeke@fortbragg.com>; jmorsell-haye@fortbragg.com; lpeters@fortbragg.com; Rafanan, Marcia <mrafanan@fortbragg.com>; miacuaniello@fortbragg.com; planningcommission@fortbragg.com

**Cc:** editor@mendovoice.com; advocate-news@mcn.org; kstolp@advocate-news.com; news@ukiahdj.com; news@kzyx.org; news@lostcoastoutpost.com

**Subject:** Request to Postpone Planning Commission Hearing Pending Public Records Disclosure & Ethics Review

**Dear Council, City Leadership and Members of the Fort Bragg Planning Commission,**

I am reaching out to formally request the **postponement of the upcoming Planning Commission hearing on [date] regarding the 1151 S Main St development and associated ordinances** until the City has fully responded



to my **Public Records Act (PRA) request** and provided necessary transparency regarding a **potential conflict of interest involving Marie Jones Consulting (MJC)**.

I submitted a **Public Records Act request on March 3rd**, requesting:

- **All contracts, invoices, and communications between Marie Jones, City staff, and the Planning Commission regarding 1151 S Main St.**
- **A copy of her Form 700 (Statement of Economic Interests), which discloses any financial relationships with private developers.**

To date, **I have not received the Form 700**, and the City has indicated that my records request **will not be completed until April 30, 2025**—well after this hearing. **Without this disclosure, it is impossible to determine whether conflicts of interest exist that may have influenced the review of this project.**

---

## **Serious Concerns That Need to Be Addressed Before This Hearing Moves Forward**

### **1. Marie Jones Was Paid by the City to Review 1151 S Main St While Also Advocating for Incentives Benefiting the Developer**

- **An invoice dated January 31, 2025, confirms that Marie Jones Consulting billed the City for work directly related to the 1151 S Main St project.**
- **At the same time, she authored a City Staff Report recommending key financial incentives for the developer, including:**
  - **A height increase from 28 to 38 feet.**
  - **Shifting storm drain improvement costs from the developer to the City.**
  - **Reduction of development impact fees.**

► **Why This Matters:** If Marie Jones has any financial ties to **Kosh Petroleum Inc. (the developer)**, she may have **personally benefited from the incentives she recommended** while being paid by the City to review the project. **Without her Form 700 disclosure, there is no way for the public to verify this.**

---

### **2. Undue Influence in the Last Planning Commission Hearing**

- **During the previous Planning Commission hearing, Marie Jones was recorded directing the Commission on what they “could not discuss” regarding 1151 S Main St.**
- **Between 30:00 – 35:00 minutes into the hearing, she appears to be steering the discussion to favor approval of ordinances that would benefit this project.**

► **Why This Matters:** A **City-paid consultant should not be limiting or controlling what Planning Commissioners discuss**—especially on a project where she **may have a financial interest**.

📌 **Hearing Recording Link:** [Watch Here](#)

🕒 **Key Timestamp:** 30:00 – 35:00

---

### **3. The City Has Not Provided Marie Jones’ Form 700**

- **Form 700 is legally required for consultants who have decision-making authority on City matters.**

- The City **has not provided this document, despite my request.**

► **Why This Matters:**

- **If Marie Jones is also working for the developer, this represents a major conflict of interest.**
  - **The Planning Commission should not proceed with this hearing until this information is disclosed.**
- 

#### **4. Marie Jones' Broad Influence Over City Planning Raises Further Questions**

- The **Scope of Work for 2024** shows that **Marie Jones is responsible for:**
  - **Ordinance development**
  - **Permit analysis for grant-funded projects**
  - **Preparation of staff reports & CEQA review**

► **Why This Matters:** If Marie Jones is working for both private developers and the City, she is in a position to influence policies that benefit her private clients.

---

#### **5. Developer's Incentives Request Matches Marie Jones' Recommendations**

I have attached a document submitted by the applicant **requesting financial and zoning incentives for 1151 S Main St.** The incentives requested include:

- **A height increase from 28 to 38 feet.**
- **Shifting storm drain improvement costs from the developer to the City.**
- **Reduction of development impact fees.**

These requests mirror **the exact recommendations Marie Jones later made in her Staff Report.** Given that Marie Jones was also paid by the City to review this project, it is essential to determine:

- **Was Marie Jones coordinating with the developer before making these recommendations?**
- **Did she have a financial interest in the project that she failed to disclose?**

This further reinforces why the Planning Commission should not move forward until **Marie Jones' Form 700 and all relevant communications are disclosed to the public.**

### **Request for Immediate Action**

I urge the **Planning Commission to take the following actions before moving forward with any discussions related to 1151 S Main St:**

1. **Postpone the upcoming hearing** until the full **Public Records Request is fulfilled** and transparency is ensured.

- The City has stated that the records **will not be available until April 30, 2025**—meaning the public does not have complete information before this hearing.

**2. Disclose Marie Jones' Form 700 immediately.**

- The public deserves to know whether she has a financial interest in the developer before the Planning Commission considers this project.

**3. Investigate whether Marie Jones' involvement has compromised the integrity of this process.**

- Was she **advising both the City and the developer at the same time?**
- Did she **influence recommendations in favor of the developer?**

**4. Disclose all communications between Marie Jones & Planning Commissioners related to 1151 S Main St.**

- The City must provide all emails, meeting notes, and discussions regarding project approvals and policy changes that benefit this project.

---

## Attachments for Your Review

- 📌 Marie Jones Consulting invoice to the City of Fort Bragg (January 31, 2025)
- 📌 Inclusionary Housing Incentives Staff Report (November 12, 2024)
- 📌 Scope of Work for Marie Jones Consulting (2024)
- 📌 Email correspondence regarding 1151 S Main St (January 29, 2025)
- 📌 [Planning Commission Hearing Recording.\(Timestamp 30:00 – 35:00\)](#)

---

## Final Thoughts

This issue is about **transparency, ethics, and public trust**. The **Planning Commission should not proceed with this hearing while essential public records remain undisclosed and serious ethical concerns remain unaddressed.**

**I respectfully request a formal response** from the Commission regarding **whether this hearing will be postponed until full public disclosure is achieved.**

Thank you for your time and attention.

Hamid Zarrabi  
Fort Bragg Resident



## **CITY OF FORT BRAGG**

416 N. FRANKLIN, FORT BRAGG, CA 95437  
PHONE (707)961-2823 FAX (707)961-2802

### **MEMORANDUM**

**DATE:** September 30, 2024

**TO:** Marie Jones, Kosh Grewal

**FROM:** Diane O'Connor, Assistant City Engineer

**SUBJECT:** Public Works comments on proposed apartment complex at 1151 S Main Street

---

It is recommended that the applicant view the videos of the Planning Commission Meetings of September 25, 2019 and October 23, 2019 for the AutoZone project proposed for the same site, as it is likely that similar concerns could arise over this project.

#### **1. Circulation**

- a. In accordance with the completed traffic study from the AutoZone project, which analyzed effects at Ocean View Drive at the Side Street/S Main St, and at S Main St/Hwy 1, recommendations were incorporated below and shall be completed at the time of development. For Intersections SR1/Ocean View and Ocean View Drive/Frontage Rd, install appropriate Keep Clear signage and street markings at the intersection of Ocean View Drive and the frontage road. This will allow southbound traffic on the frontage road to merge with eastbound traffic on Ocean View Drive, without impacting the operations of the traffic signal at SR 1 and Ocean View Drive. There is sufficient additional stacking room between the Ocean View/Frontage Road intersection and the Ocean View/Harbor Avenue intersection to the west to accommodate the anticipated additional queue length for eastbound left and eastbound through traffic.
- b. A "No-Left Turn" sign shall be placed for eastbound traffic exiting frontage road onto Highway 1. This signage is to prevent exiting traffic from turning northbound onto Highway 1 at this unsignalized intersection.

#### **2. Frontage**

- a. Improvements to Unnamed Frontage Road: the entire road length fronting the parcel shall be improved, include widening the street to full width, sidewalk, curb, and gutter on the west side.
  - i. The developer shall submit to the City Engineer for review and approval improvement drawings drawn by and bearing the seal of a licensed Civil Engineer for the required improvements to Unnamed Frontage Road.



- ii. Frontage Road improvements shall be constructed prior to finalizing of building permit for development. All frontage and utility improvements (ADA compliant driveway aprons, corner ramps, sidewalk, curb, gutter, conform paving, etc.) shall be implemented according to current City Standards.
  - b. Improvements to Harbor Avenue shall include the entire road length from Ocean View Drive to the north end of the parcel to include widening the street to full width.
    - i. The developer shall submit to the City Engineer for review and approval improvement drawings drawn by and bearing the seal of a licensed Civil Engineer for the required improvements to Harbor Avenue.
    - ii. Harbor Avenue improvement plans and improvements shall be made at time of building permit for development. All street improvements shall be implemented according to current City Standards.
    - iii. Special consideration shall be paid to drainage in designing the new roadway profile. No water shall be directed onto adjacent properties and sufficient drainage conveyance systems will be an imperative consideration to the approval of this item.
- 3. Storm Water Runoff Pollution Control and drainage:** All proposed development associated with this project shall be compliant with the Fort Bragg Municipal Code (FBMC) sections [17.64 \[Stormwater Runoff Pollution Control\]](#) Standards for development and section [12.14 \[Drainage Facility improvements\]](#).
- a. As this development includes over one acre of disturbance, the applicant is required to submit a Stormwater Pollution Prevention Plan (SWPPP) to the State Water Board to obtain a Construction General Permit.
  - b. A Runoff Mitigation Plan (RMP) is required by the City to demonstrate the project meets the post-construction stormwater requirements established by local, state and federal regulations. The City's RMP requirement can be fulfilled by a SWPPP instead. If using a SWPPP to fulfill the RMP, a draft version should be submitted to the City to ensure the project is in compliance prior to filing for a Notice of Intent (NOI) with the state.
  - c. Draft SWPPP and/or RMP due prior to issuance of a building permit.
  - d. Calculations must demonstrate compliance with the hydromodification requirements established by the [Municipal Separate Storm Sewer System \(MS4\) Phase II permit E.12.f](#) and the [Mendocino County Low Impact Design Manual \(LID Manual\)](#).
  - e. Show all calculations for **lot coverage and areas of impervious surfaces** including building footprints, pavement, sidewalk, etc. This can be shown on either the site plan for the building permit or incorporated into the coastal development site plan.
  - f. Stormwater calculations dated September 13, 2024 do not provide sufficient detail to analyze project impacts. Applicant is strongly encouraged to think about this project in terms of the whole neighborhood, and the consequences of replacing almost all of the pervious surface with impervious surfaces, without the advantage of any stormwater outfall or other infrastructure with which to accommodate the greatly increased volume of stormwater runoff.
    - i. What is the volume of water that will be displaced by the proposed impervious surfaces in a 10-year or 100-year storm event?

- ii. How much of that will be retained by the bioretention facility, and how much will be transported by Harbor Avenue as overflow?
- iii. Where will all of that water go once it exits the newly paved Harbor Ave?
- iv. It may be necessary to create a stormwater outfall or other drainage features to ensure that the excess stormwater generated by the project does not cause issues by directing water toward adjacent properties or cause any additional bluff erosion. Applicant is encouraged to minimize the use of impervious surfaces and maximize the use of low impact development features to increase stormwater retention on site to the maximum extent feasible.

**4. Water:**

- a. **Water Pressure:** The applicant shall ensure adequate pressure and flow to the subject site to provide necessary commercial and fire suppression flows. The Applicant shall provide documentation that water pressures can be achieved or that they have a means (via pressure pump, tank, etc.) for enhancing their system to meet standards. Documentation shall be submitted prior to issuance of building permit.
- b. **Water Connection:**
  - i. Water main is located in Harbor Ave.
  - ii. Final utility hookup configuration shall be approved by the Public Works Director or designated staff.
  - iii. **Connection fees** are due prior to issuance of building permit.

**5. Sewer:**

- a. **Connection:** In Frontage Road, sewer depth is approximately 10' at site. FBMC section 14.28.040 states *the minimum size of a sewer lateral shall be 4-inch diameter. The minimum slope of a sewer lateral shall be 2 feet per 100 feet (2% slope). Exceptions will be reviewed and approved at the discretion of the District Manager.*
- b. The exact location of the Utility hookup configuration in the City right of way shall be approved by the by the Public Works Director or designated staff at the time of review of the encroachment permit application.
- c. **Connection fees** are due prior to issuance of building permit.

**6. Backflow required:** on both commercial and fire suppression lines. Backflow devices shall be installed prior to final of building permit.

**7. Encroachment Permit(s) Required:** Any construction within the City right of way shall be constructed under the authority of an encroachment permit. Please allow 2 weeks for encroachment permit application processing.

**8. Capacity Fees:** Payment of Drainage, Water, Sewer, Police Facility and Fire Facility Capacity Fees shall be completed prior to issuance of the building permit.

***Estimated*** Fees are shown below:

- a. Water Capacity Fees for 53 units is estimated at \$122,612.32
- b. Sewer Capacity Fees for 53 units is estimated at \$100,986.20
- c. Drainage Fee is estimated at \$0.75 per SF of impervious surface. At 78,606 SF of impervious, the fee is estimated to be \$58,962

- d. Police Facilities Fees for approx. 54,115 SF residential space is estimated at \$17,586.83
- e. Fire Facilities Fees for approx. 54,115 SF residential space is estimated at \$10,940.97

Actual fees will be determined at time of building permit submittal.



## Marie Jones Consulting

Land Use Planning, Economic Development,  
Housing, Project Feasibility, Grant Writing

16312 Old Caspar Rail Road  
Fort Bragg CA 95437  
707-357-6480

**Date** 1/31/2025  
**Invoice #** 35  
**Client** City of Fort Bragg  
416 N Franklin Street  
Fort Bragg, CA 95437  
**Project** Various

### Invoice Overview

Account	Project Name	hrs.	Rate	Total
<b>Community Development</b>				
DDAs & Development Permits				
119-0000-2722	Hazelwood Senior Project	1.25	\$ 150.00	\$ 187.50
119-0000-2725	1151 Main Street Townhome Project	2	\$ 150.00	\$ 300.00
119-0000-2723	Geoagg	0.5	\$ 150.00	\$ 75.00
<b>110-4320-0319</b>	ARPA Funding for Housing	43.5	\$ 150.00	\$ 7,437.50
<b>110-4320-0319</b>	CDD Departmental Budget	13.5	\$ 125.00	\$ 1,687.50
<b>Public Works Department</b>				
110-4330-0319	Departmental Budget	1	\$ 125.00	\$ 125.00
716-7008-0731	Wastewater Treatment Upgrade	4.5	\$175	\$ 525.00
<b>Total</b>		<b>66.25</b>		<b>\$10,337.50</b>

*Thanks for your business, if you have any questions please don't hesitate to call me at 707-357-6480. Due upon receipt. A late fee of 1.5% will be charged on all invoices that are past 30 days due.*

### Current Planning

**Date** 1/31/2025  
**Invoice #** 35 A  
**Client** City of Fort Bragg

<b>119-0000-2722</b>	<b>Hazelwood Senior Project</b>			
1/1/2025	Begin reviewing project submittal, emails with applicant.	1	\$150	\$150
1/3/2025	Call with applicant, follow up email with John Smith regarding sewer lift station.	0.25	\$150	\$38
<b>Invoice Total Amount Due</b>		<b>1.25</b>		<b>\$187.50</b>

<b>119-0000-2725</b>	<b>1151 Main Street Townhome Project</b>			
1/24/2025	Start review of new submittal	0.5	\$150	\$75
1/29/2025	Prepared referrals and plan sets and sent them to Fire, Caltrans, Public Works, Coastal Commission, CDFW.	1.5	\$150	\$225
<b>Invoice Total Amount Due</b>		<b>2</b>		<b>\$300</b>

110-4320-0319

**ARPA Funding for Housing**

**Date** 1/31/2025  
**Invoice #** 35 B  
**Client** City of Fort Bragg

Date	Work Completed	Hours	Rate	Amount
1/1/2024	Prepare hearing notice for PC meeting for ADUs. Prepare and Finalize ADU Staff Report. Finalize ADU Ordinances and PC recommendation Resolution.	7	\$175	\$1,225
1/2/2025	Respond to Coastal Commission Comments regarding ordinance amendments (Tiny Home, ADU, PUD, Outdoor Dining, Tiny Home Communities, etc.). Make required amendments to ordinances and change four CLUDC resolutions into ordinance format.	6	\$175	\$875
1/3/2025	Prepare PC resolution to recommend four ordinances to CC. Prepare Hearing notice for Pro-housing Parking Amendment. Prepare Pro-Housing Parking Staff report for Planning Commission Meeting. Prepare Prohousing Parking Ordinances for LCUDC and ILUDC.	8	\$175	\$1,400
1/4/2025	Review and edit draft staff 4 ordinances report and ordinances (dining, Tiny home, pud), send to MF. Prepare hearing notice for parking hearing.	4	\$175	\$700
1/4/2025	Work on Parking Ordinances.	4	\$175	\$700
1/5/2025	Work of Parking Staff report & Parking Ordinances	8	\$175	\$1,400
1/6/2025	Finalize all docs for Parking Updates and send. Further refinements to ministerial checklist for design review. Send docs to Coastal Commission for their comments.	5	\$175	\$875
1/27/2025	Review and respond to attorney's comments on ADU ordinance.	2.5	\$175	\$438
1/29/2025	Finish review and incorporation of City Attorney's comments into ILUDC ADU Ordinance.	2	\$175	\$350
1/29/2025	Prepare for and attend Planning Commission meeting re Pro-housing Parking Report and other CLUDC amendments	4	\$175	\$700
<b>Invoice Total Amount Due</b>		<b>43.50</b>		<b>\$7,438</b>

110-4320-0319

**CDD Departmental Budget**

**Date** 1/31/2025  
**Invoice #** 35 C  
**Client** City of Fort Bragg

Date	Work Completed	Hours	Rate	Amount
1/3/2025	Research for IW regarding mill site planning process	1	\$125	\$125
1/2/2025	Prepared work progress update	0.5	\$125	\$63
1/6/2025	Staff Training.	1	\$125	\$125
1/24/2025	Staff Training. Meet with CO	2	\$125	\$250
1/27/2025	Meet with IW and SM	1.5	\$125	\$188
	Emails	7.5	\$125	\$938
<b>Invoice Total Amount Due</b>		<b>13.5</b>		<b>\$1,688</b>



**Public Works Projects**

**Date** 1/31/2025  
**Invoice #** 35 D  
**Client** City of Fort Bragg

Date	Work Completed	Hours	Rate	Amount
<b>110-4330-0319 Departmental Budget</b>				
1/24/2025	Meet with CO	1	\$125	\$125
				\$0
<b>Invoice Total Amount Due</b>		<b>1</b>		<b>\$125</b>

<b>716-7008-0731 Wastewater Treatment Upgrade</b>				
1/6/2025	review and edit IS/MND for Oneka	2	\$175	\$350
1/31/2025	Site visit for 190 Riverview Culvert Replacement. Review and sign contact with WRA.	1	\$175	\$175
	Various emails	1.5		
<b>Invoice Total Amount Due</b>		<b>4.5</b>		<b>\$525</b>

Thanks for your business, if you have any questions please don't hesitate to call me at 707-357-6480

<b>Approval</b>	
<b>Initiated:</b>	DocuSigned by: Maria Flynn
<b>Approved:</b>	John Smith
<b>Date:</b>	795F134449F64E1... 2/6/2025
<b>Amount:</b>	\$300.00
<b>Acct/PO#:</b>	119-0000-2725 PO#12731
<b>Project #:</b>	Fort Bragg Apartments

<b>Approval</b>	
<b>Initiated:</b>	DocuSigned by: Maria Flynn
<b>Approved:</b>	John Smith
<b>Date:</b>	795F134449F64E1... 2/6/2025
<b>Amount:</b>	\$9125.00
<b>Acct/PO#:</b>	110-4320-0319 PO#12731
<b>Project #:</b>	Various CDD Projects

<b>Approval</b>	
<b>Initiated:</b>	DocuSigned by: Maria Flynn
<b>Approved:</b>	John Smith
<b>Date:</b>	795F134449F64E1... 2/6/2025
<b>Amount:</b>	\$187.50
<b>Acct/PO#:</b>	119-0000-2724 PO#12731
<b>Project #:</b>	860Hazelwood Senior Apartments

<b>Approval</b>	
<b>Initiated:</b>	DocuSigned by: Maria Flynn
<b>Approved:</b>	John Smith
<b>Date:</b>	795F134449F64E1... 2/6/2025
<b>Amount:</b>	\$125.00
<b>Acct/PO#:</b>	110-4330-0319 PO#12731
<b>Project #:</b>	Various PW Projects

<b>Approval</b>	
<b>Initiated:</b>	DocuSigned by: Maria Flynn
<b>Approved:</b>	John Smith
<b>Date:</b>	795F134449F64E1... 2/6/2025
<b>Amount:</b>	\$75.00
<b>Acct/PO#:</b>	119-0000-2723 PO#12731
<b>Project #:</b>	GeoAggregates CDP Exemption

<b>Approval</b>	
<b>Initiated:</b>	DocuSigned by: Maria Flynn
<b>Approved:</b>	John Smith
<b>Date:</b>	795F134449F64E1... 2/6/2025
<b>Amount:</b>	\$525.00
<b>Acct/PO#:</b>	716-7008-0731 PO#12731
<b>Project #:</b>	WWTP Upgrades



AGENCY: City Council  
MEETING DATE: Nov 12, 2024  
DEPARTMENT: Community Development  
PRESENTED BY: Marie Jones Consulting  
EMAIL ADDRESS: marie@mariejonesconsulting.com

## AGENDA ITEM SUMMARY

**TITLE: Hold a Hearing Receive Report and Consider Adopting a Resolution of the Fort Bragg City Council Providing Preliminary Preapproval of Inclusionary Housing Incentives for Proposed Fort Bragg Apartments Project at 1151 South Main Street**

### **ISSUE:**

In September of 2024 the City received an application for a 53-unit market rate housing project proposed for 1151 South Main Street. The City has been working with the applicant to address and resolve a variety of items on the project and the Planning and Public Works review of the application is nearly complete. At this time, the remaining outstanding issue for the project is stormwater management.

Until recently, MJC understood that the City's Inclusionary Housing Ordinance did not apply to rental projects due to the 2009 Palmer appeals court decision. As noted in the Inclusionary Housing in Lieu Fee staff report, presented to the City Council on October 28, 2024, subsequent state law and court cases re-established inclusionary housing as a planning tool in 2017. The applicant was notified as soon as this error was discovered, and the applicant was asked to submit a request for incentives for City Council's consideration. The applicant subsequently submitted the attached request for incentives (Attachment 1).

### **ANALYSIS:**

The inclusionary housing ordinance implements the Housing Element of the General Plan, by offering incentives for the development of housing that is affordable to low- and moderate-income households. Per the Coastal Land Use and Development Code (CLUDC), section 17.32.040 developments of greater than 7 units "must construct 15 percent of all new dwelling units in a residential development as affordable units."

Additionally, in recognition that the inclusionary housing requirement reduces the profitability and therefore the feasibility of a project the ordinance includes a mechanism by which the City Council can "pre-approve" planning incentives prior to submittal of the final permit application and consideration of the project by the Planning Commission and City Council, see CLUDC section 17.32.070 below:

#### **17.32.070 - Inclusionary Housing Incentives**

A. Process for describing incentives. A residential development that complies with the inclusionary housing requirements in Subsection 17.32.040.A. (Number of units required), through the actual construction of inclusionary units, shall be entitled to the following procedures and incentives.

1. Voluntary conceptual preliminary approval of incentives.

AGENDA ITEM NO. \_\_\_\_\_

- a. Before the submittal of any formal application for a General Plan amendment, rezoning, Coastal Development Permit, Use Permit, Tentative Map, or other permit or entitlement describing and specifying the location, number, size, and type of the housing development, the developer may submit **a letter of request for incentives identifying any requests for density bonus, incentives, modifications, or waivers of development or zoning standards necessary to make construction feasible for the proposed development, including the inclusionary units.** The Council shall review the preliminary development proposal and the letter of request for incentives within 90 days of submittal at a public hearing and indicate conceptual preliminary approval or disapproval of the proposed development and request for incentives, modifications, or waivers of development or zoning standards.
- b. Preliminary approval or disapproval shall not bind the Council, but rather shall be subject to the discretion of the Council to modify its preliminary recommendations based upon a full review of all pertinent project information, including any CEQA analysis, presented at the public hearing on the subject application.
- c. The provisions of this Section do not replace, supersede or modify the independent requirement for a CDP approved pursuant to the otherwise applicable policies and standards of the certified LCP.

The ordinance does not provide any details about the number or type of planning incentives which the City Council can pre-approve. This is entirely up to the City Council's discretion. The applicant has requested the following two incentives (Attachment 1):

*"We would like to request the following two incentives from the City Council for implementing 10 affordable units into the project.*

1. *First request is to allow an increase on maximum building height from 28ft to 38ft. This would allow the owner to increase the density of the project from 53 units to 68 units (2 ADUS, 10 affordable, and 56 market rate) by designing the buildings as 3 stories instead of 2. Also, by designing the buildings as 3 stories there would be additional site area to add more parking spaces, outdoor open space, and the reduction of the building footprints helps to increase the pervious surface area to reduce stormwater.*
2. *Second we would like to request the City to be responsible for the upsizing and cleaning of the storm drain system along Ocean View Drive. According to the 2004 Storm Drainage Master Plan, four existing culverts need to be upsized to accommodate sizes between 24" and 30". We are requesting that the City implement these culvert improvements, including the upsizing and cleaning of the drainage ditch areas."*

Both requests are discussed in more detail below.

**1) Analysis of Height Limit Increase.** The currently proposed 53-unit project (without inclusionary housing and no incentives) provides 19.4 units per acre, although 24 units per acre is permissible in the zoning district. The applicant would like to build more units, however, due to the zoning ordinance's height limits, parking requirements, open space requirements, and storm water management requirements, only 19 units per acre will fit, unless the applicant is allowed to build three-story structures. The requested increase in the height would allow the applicant to construct fewer buildings, which would increase stormwater infiltration and open space on the site. Additionally, the images below provide a mockup of how a two-story and a three-story project might look from highway 1. The site parcel is between 5 and 10 feet lower in elevation than the highway, which has the effect of

reducing the perceived height of the proposed buildings. Image 1 illustrates how the project might look from the highway as a two-story project. Image 2 illustrates a possible configuration of the project as a three-story project.

Image 1: Schematic Elevations of 53 unit 28-foot-high Market Rate Housing



Image 2: Schematic Elevations of 65 unit 38-foot-high Market Rate Housing



The applicant has requested 68 units (2 ADUs, 10 affordable, and 56 market rate units). The parcel is 2.6 acres which at 24 units per acre would allow 62 units. Accessory Dwelling Unit law requires cities to approve an extra two ADUs for any new multifamily project and stipulates that those additional two units not be counted as part of the density limits for the zoning district. The applicant can construct 64 units total without a density bonus. The applicant is eligible for a 5 percent density bonus per state law (Government Code 65915f4) for providing at least 10 percent of units affordable to moderate income households, which results in an extra 3 units for a total unit count of 67 units.

**2) Analysis of Ocean Drive Stormwater Maintenance Project Request.** The City's 2004 Stormdrain Master Plan includes a project to replace culverts on Ocean Drive (Attachment 3), as follows:

#### ***5.5.8.1 Culvert Replacement: Ocean View Drive Project***

A project is proposed to replace existing culverts and regrade drainage ditches on Ocean View Drive. Three undersized culverts were identified for replacement. It is recommended that the 12" HDPE culvert crossing Monterey Avenue be replaced with a 24" HDPE culvert (see Node H-1.6 on Figure 5-17). It is also recommended that the 18" CMP culvert at Pacific Drive and the 12" CMP culvert at Neptune Avenue be replaced with 30" HDPE culverts (see Nodes H-1.4 and H-1.2 on Figure 5-17). However, it should be noted that these two culverts are outside

of the Fort Bragg City limits, and therefore fall within the jurisdiction of the County of Mendocino. It is also recommended that the drainage ditches on both sides of Ocean View Drive be cleaned and regraded to 2' x 2' x 3'. This project is designated as a medium priority because the existing culverts are undersized for the current levels of development and drainage ditches are in need of maintenance. Because of the growth potential in the Todd Point area this project is considered development driven. Our opinion of the probable cost for the project is \$118,300.

As a second concession, the applicant has requested that the City address the undersized culverts and engage in maintenance activities. In 2024 dollars the project would cost an estimated \$201,404. Alternatively, the City could require the applicant to pay its proportional share of this cost. As the proposed housing project must be designed to infiltrate the stormwater from the 85<sup>th</sup> percentile storm on site (per the zoning ordinance), the project would only discharge stormwater into this system in severe storm events. As there is a pre-existing deficiency, the City cannot require the applicant to cover the entire cost of repairs and maintenance. Instead, the City would have to determine the applicant's proportional share of the cost, given all the stormwater that flows into the system from all property owners. Additionally, this stormwater system is located both within the County and the City's jurisdiction, making coordination between the two jurisdictions an important part of the project, and the applicant would like the City to manage the permitting and environmental review for this project.

Stormwater Design & Engineering. The Public Works Department has requested that the applicant be responsible for designing and engineering the Ocean View Drive Stormwater project, as staff has many other projects right now and is concerned about completing the design and engineering quickly enough to meet the construction timeline for the apartment project, if it is approved. The applicant has agreed to pay for and complete the design & engineering of the project to ensure that it is completed in a timely manner.

Construction. Public Works staff would also like the applicant to construct the stormwater project to improve timeliness and reduce costs. The applicant has expressed a willingness to construct the off-site stormwater improvements if the cost of doing so is offset with a corresponding reduction in the project's overall capacity fees (drainage, sewer and water) as part of the requested inclusionary housing incentive. The cost of completing the stormwater improvements would be around \$150,000 if the applicant completes the work. So the applicant would be seeking about \$60,000 in drainage fee concessions and about \$90,000 in sewer/water fee concessions, in exchange for completing the storm drain project and as part of their inclusionary housing incentive.

Alternatively, City Council can direct the City to construct the stormwater project. However, funds will need to be committed to the project, as there is no enterprise fund for drainage projects. Perhaps ARPA housing funds could be used to fund this project.

In-Lieu Fee Alternative. The applicant has expressed a willingness to pay the inclusionary housing in-lieu fee if the City Council prefers not to approve the requested concessions.



**RECOMMENDED ACTION(S):**

The City Council must approve at least one concession, per the code, for the project's inclusionary housing. MJC recommends the City Council approve both requested concessions as detailed in the attached resolution.

**ALTERNATIVE ACTION(S):**

Provide other direction.

**FISCAL IMPACT:**

Approval of the height increase would have a minor negative fiscal impact because it would increase the residential population in the City, and at the local level residents use more services than they pay for through local taxes. This would be offset to the degree that the additional housing results in business expansion and an increase in business taxes.

The fiscal impact of completing the culvert replacement project is likely to be a small fraction of the cost of construction, because if the applicant was required to pay a proportional share for the stormwater improvements as a condition of approval for the project that share would be a fraction of the total cost.

**GREENHOUSE GAS EMISSIONS IMPACT:**

The addition of market rate apartments in Fort Bragg will reduce overall emissions as the City is small and compact and locating residence within the City will result in fewer vehicle miles traveled than new development within the county.

**CONSISTENCY:**

The granting of a planning incentive for inclusionary housing is consistent with state law, Program H-2.4.1 of the City's Housing Element and Chapter 17.32 of the Coastal Land Use and Development Code.

**IMPLEMENTATION/TIMEFRAMES:**

The applicant will redesign their project depending on the approved incentives, and CDD will review their application and bring it to the Planning Commission and City Council for consideration within in a timely manner.

**ATTACHMENTS:**

1. Letter Request for Incentives
2. Resolution of the Fort Bragg City Council Providing Preliminary Preapproval of Inclusionary Housing Incentives for Proposed Fort Bragg Apartments Project at 1151 South Main Street
3. Public Hearing Notice

**NOTIFICATION:**

'Notify Me' Housing List  
Applicant – Akashdeep "Kosh" Grewal

## Exhibit A

### Scope of Work

Marie Jones Consulting will provide planning consulting services, on a time and materials basis, to the City of Fort Bragg for the following services:

Service	Rate
Ordinance development.	\$125
Community Development Department staff training & development.	\$125
Preparation of reports for current planning projects and associated CEQA Review, and presentation of reports to Planning Commission.	\$150
Permit analysis and other work on grant funded projects.	\$175

**From:** [Mary Woltering](#)  
**To:** [marie@mariejonesconsulting.com](mailto:marie@mariejonesconsulting.com); "Kosh Grewal"  
**Cc:** [Young Kim](#); [Omar Siddiqui](#)  
**Subject:** Fort Bragg - City Council Incentive Request  
**Date:** Tuesday, October 22, 2024 9:24:08 AM  
**Attachments:** [Basin H.pdf](#)

---

Hi Marie,

We would like to request the following two incentives from the City Council for implementing 10 affordable units into the project.

First request is to allow an increase on maximum building height from 28ft to 38ft. This would allow the owner to increase the density of the project from 53 units to 68 units (2 ADUS, 10 affordable, and 56 market rate) by designing the buildings as 3 stories instead of 2. Also, by designing the buildings as 3 stories there would be additional site area to add more parking spaces, outdoor open space, and the reduction of the building footprints helps to increase more pervious surface area to reduce the stormwater impact.

Second we would like to request the city to be responsible for the upsizing and cleaning of the storm drain system along Ocean View Drive. According to the 2004 Storm Drainage Master Plan (attached for reference), four existing culverts need to be upsized to accommodate sizes between 24" and 30". We are requesting that the city implement these culvert improvements, including the upsizing and cleaning of the drainage ditch areas.

Thank you,

Mary Woltering  
Associate, Senior Project Manager

**HRGA**

2277 Fair Oaks Blvd, Studio 220  
Sacramento, California 95825  
916-569-8103 (direct)  
916-993-4800 (office)  
916-521-3412 (m)  
[mwoltering@hrgarchitects.com](mailto:mwoltering@hrgarchitects.com)  
[www.hrgarchitects.com](http://www.hrgarchitects.com)

---



---

**From:** [marie@mariejonesconsulting.com](mailto:marie@mariejonesconsulting.com) <[marie@mariejonesconsulting.com](mailto:marie@mariejonesconsulting.com)>

**Sent:** Wednesday, January 29, 2025 12:13 PM

**To:** Gjerde, Daniel W@DOT <[Daniel.Gjerde@dot.ca.gov](mailto:Daniel.Gjerde@dot.ca.gov)>

**Subject:** Referral for 87 unit apartment project at 1151 S Main Street

**EXTERNAL EMAIL.** Links/attachments may not be safe.

Hi Dan,

My first referral to you in your new position!

Jessie looked at this project back in October, but it has increased from 65 to 87 units and from two to three stories. So, I am referring it out again.

I did not include the entire plan set as it is too big to email. I have attached the elevation, site plan and circulation pages.

The project changed because the applicant increased the affordability of the inclusionary units which resulted in a larger density bonus.

Also as this is an infill project, it is exempt from CEQA so this is your only opportunity to comment. 😊

Please feel free to reach out with any questions or comments.

Hope all is well in your new job.

Marie Jones  
[Mariejonesconsulting.com](http://Mariejonesconsulting.com)  
707-357-6480

---

**Planning commission meeting 4/12/2025**

---

**From** Hamid Zarrabi <hamkath40@yahoo.com>

**Date** Wed 3/12/2025 11:49 AM

**To** cdd <cdd@fortbragg.com>

Date: March 11, 2025

Ref: Planning Commission Hearing March 12, 2025

Dear Commissioners,

I have read the report regarding the proposed apartment complex at 1151 South Main Street, Fort Bragg and I find this report to have erroneous and misleading information. As one of the residents on Harbor Avenue, which will be mostly impacted by this project, I am concerned about the safety and well being of the mentioned residents and our properties. Therefore I am requesting the following changes and/or improvements.

1. Trash enclosures be moved to the east side of the proposed project in order to protect the residents on Harbor Avenue from noise, odors, insects and rodents.
2. Due to the fact that I believe the noise generation information impacting the residents on Harbor Avenue is inconclusive, we request a six feet sound wall to be erected between the complex and Harbor Avenue.
3. The Parking lot light poles to be reduced in height from 16 feet to 12 feet in order to reduce the spillover onto properties on Harbor Avenue.
4. Harbor Avenue will be paved with sidewalk, curb and gutter install only along the parcel boundaries which is on the east side of the this road. There will be 17 feet of the road, on the west side, which will stay as gravel and grass. I strongly suggest that  
"No Parking At Anytime" signs be posted along the west side of Harbor Avenue in order to protect our wells, which are adjacent to this area of the road, from parked vehicles contamination. These signs Should be posted prior to grant of occupancy permit.
5. This report does not mention or address the impact this project will have on the residents of Harbor Avenue during the construction of the complex. I, again, strongly suggest a plan be put into action to protect our neighborhood against the dangerous conditions such as air pollution, noise pollution, hazardous material contamination and traffic. I also would like to add that if there is any contamination or damage to my property during the construction I will hold the city responsible



Sincerely

Hamid Zarrabi

---

## REVISION TO CONCERNS REGARDING DEVELOPMENT AT 1151 S MAIN STREET

---

From Judy Mashhour Azad <jmashhour@me.com>

Date Wed 3/12/2025 12:42 PM

To cdd <cdd@fortbragg.com>

**Subject:** Concerns Regarding Development at 1151 S Main St

Dear Fort Bragg City Council,

I hope this email finds you well. As a concerned resident of Fort Bragg, I am reaching out regarding the proposed development at **1151 S Main St(Parcel Number 01844058)**. While I understand the importance of growth and housing, I have significant concerns about the project's transparency, its impact on infrastructure, and its alignment with existing zoning regulations. Additionally, **our city's water supply is already strained, and further development without adequate water resources is highly concerning**. I urge the City Council to address these issues before proceeding further.

### Key Concerns & Questions:

#### Transparency & Public Information

- The community deserves full and accessible disclosure of all project details.
- Can the City Council provide clearer information regarding the scope, timeline, and long-term vision for this development?

#### Water Supply Concerns

- Fort Bragg is already experiencing **water shortages**, and **both so-called reservoirs remain incomplete**.
- How does the City plan to ensure an adequate water supply for additional housing without **fully developed reservoirs**?
- Has a **water impact study** been conducted to evaluate how this project will affect the city's already limited resources?

#### ADA Accessibility to the Coastal Trail

- Will this development ensure proper ADA access to the Coastal Trail for individuals with disabilities?
- What specific plans are in place to meet accessibility standards?

#### Affordable Housing – Defining the Cost for Residents

- The project has been promoted as **affordable housing**, but what will the actual unit prices be?
- Can the Council provide a **specific pricing breakdown** so the public understands what affordability means in this case?

### **Short-Term Rental & AirBnB Concerns**

- Will these units eventually be available for sale to private buyers?
- If so, how will the City prevent them from turning into **AirBnBs**, which could reduce long-term housing stock for local residents and impact our tourism-driven motel industry?

### **Traffic Congestion & Infrastructure Impact**

- Increased traffic is already a major issue, and this development will only **exacerbate congestion** in key areas, including:
  - **Mendocino & Highway 20 → Main Street**
  - **Turn lane onto Ocean View**
  - **Traffic on Ocean View from the park, which is already congested**
  - **Harbor Avenue → Ocean View, where the campground traffic creates additional strain**
- Have **traffic impact studies** been conducted? If so, can the findings be shared with the public?

### **Zoning Compliance – Highway/Visitor Commercial Requirements**

- This property is zoned **Highway/Visitor Commercial**, meaning it should contain a business component.
- Is turning just **one unit** into a store sufficient to comply with zoning, or should each building include a commercial element?

### **Building Height & Scenic Impact**

- Why is the project requesting a **38-foot height limit** when zoning restricts the height to **28 feet**?
- This alteration would **obstruct views and alter the scenic integrity** of the area.

### **Preserving Fort Bragg's Gateway Character**

- The entrance from Highway 20 and Mendocino serves as a **gateway into Fort Bragg**.
- How will this development impact the small-town, coastal character that defines our community?

### **Request for Action:**

I strongly urge the City Council to address these concerns transparently **before approving any zoning changes or variances** for this development. **Without a completed water infrastructure, it is irresponsible to move forward with further residential**

**development.**Fort Bragg residents deserve a thorough and open discussion about how this project will impact our housing market, economy, infrastructure, and environment.

I kindly request a **formal response** to these concerns and encourage the City to schedule a **public forum** for further discussion. Thank you for your time and consideration—I look forward to your response.

Sincerely,

**Judy Mashhour-Azad**

19301 Cliff Way

Fort Bragg, CA 95437

Jmashhour@me.com

916-9959971

Sent from my iPad

---

**1151 S Main Street Regarding Development**

---

**From** Judy Mashhour Azad <jmashhour@me.com>

**Date** Wed 3/12/2025 1:38 PM

**To** Flynn, Maria <MFlynn@fortbragg.com>

In regard to the opposed incoming apartment complex I would like to bring up the following important information.

I am under the understanding that the City Of Fort Bragg is currently having a major issue at the cities sewage plant, that is dealing with the disposal of the solid waste having to be trucked out for disposal. This additional complex will have a major impact in the already existing problem.

Thank You,

Judy Mashhour-Azad

Sent from my iPad



Submitted March 12, 2025 @ \_\_\_\_\_  
for planning Commission meeting  
By RBurnett 19200 Harbor Ave  
+ temporary @ mcn - ogra  
202-961-1616

\* Due to the many inaccuracies in the project documents I am requesting a postponement of this meeting/hearing until inaccurate information is corrected

\* Where are the wells/borings/drillings done around the time of the AutoZone project was active. What was the depth of each penetration and where are the receipts for the sealing/encapsulation materials, and who performed the labor.

\* Trash/receptical areas need to be relocated to the frontage road area. The pads must be sloped inward with drain hand lined to city sewer collection to insure hazardous and dangerous contaminants are not leached into local groundwater.

\* as of March 12, 2025 has California Coastal Commission given approval to the declared structure heights of 28' +

\* the precautions to mitigate dust & sand, wind and road hazards/pollution need be declared for both pre, during and a fter construction.

Rcvd by \_\_\_\_\_ 11

\_\_\_\_\_ 8

\* Where are the pet areas and locations of bag dispensers. Project <sup>development</sup> owners shall keep dispensers refilled for the life of the structures

\* During pre and actual construction areas must be designated for cleaning tools, equipment and vehicles with non permeable containment. This should include parking of vehicles/equipment that may leak, drip, or shed hazardous material, cleaning or flushing paint, stain primer and coatings used or brought on to site. Containment material/area shall be inspected daily before end of work day for damage. Adequate repairs or replacement before cleanup of material or tools or vehicles takes place

A designated area with a hard line to carry waste directly to the City sewer may be installed before construction.

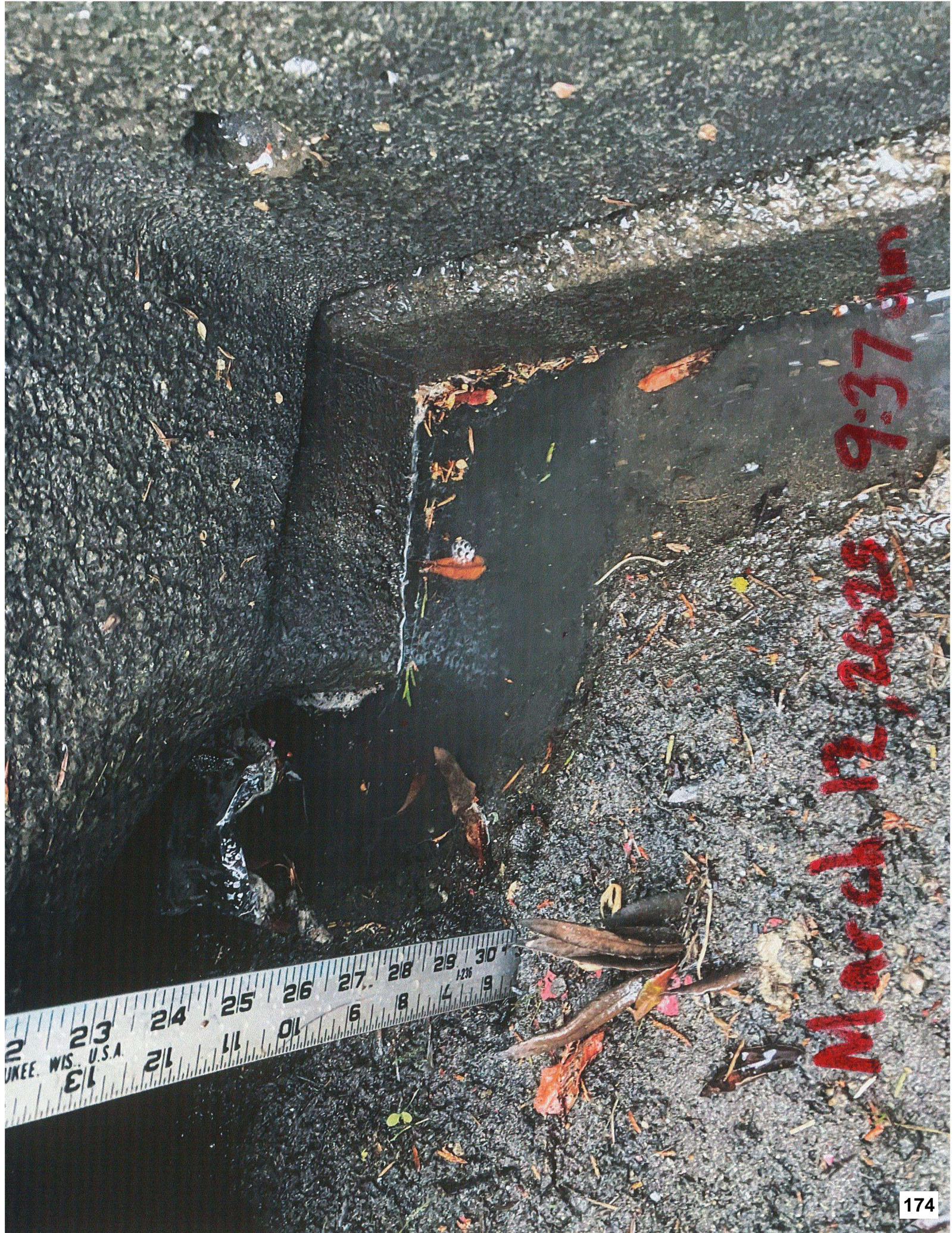
\* Storm drains along Oceanview Harbor Ave need to be maintained and repaired by the City before construction breaks ground. The City has failed to maintain the drainage for past 5 years. Why. Currently the storm drain over flows in less than 12 min with light light rain

- \* With additional 100+ Vehicles transporting dirt, silt and sand to this storm drain water shed cleanout will require 2-3 times/year with Vac truck and backhoe

Again, Why has the City abandoned its responsibility to maintain drainage?

- \* Parking lot need to be impermeable surface drained to city sewer or collected and hard lined to Pomo bluffs daylight area - this run-off should not be channeled to the wells on Todd's point.
- \* Vehicle repair or work shall be prohibited by the residents of this complex. Engine oil, fuel drainings, brake fluid, cleaners and solvents will deteriorate the surface and contaminate the ground water supply
- \* Pesticides herbicides, growth regulators and fertilizers shall be used according to label directions and remain within project boundaries. Contaminates found in runoff water shall be considered a violation of the Clean water Act.
- \* There should be no rain, sprinkler run off pooled for percolation or claimed water table recharge





March 12, 2025 9:37 am



March 12, 2023

9:47 am







March 17, 2025 9:41 am



About Contact Current Conditions  
Settings



CALIFORNIA DEPARTMENT OF  
WATER RESOURCES



Home Programs

Statewide Groundwater  
Management

Wells Well Standards

California Well Standards,  
Combined

Part III. Destruction of Water Wells

## Part III. Destruction of Water Wells



water.ca.gov







Home

Programs

Statewide Groundwater  
Management

Wells

Well Standards

California Well Standards,  
Combined

Part III. Destruction of Water Wells

# Part III. Destruction of Water Wells



# 1151 South Main Street

Existing



Proposed



# Compliance with State and Local Laws

## Compliance with State Law

- Inclusionary Housing Requirements
  - 15% of units for very low-income families
- Three Planning Incentives
  - Increase Height Limit
  - Complete storm drain improvements on Ocean Drive for partial credit for required Capacity Fees.
  - Reduced scope of required Visitor Serving component of mixed-use project.
- Density Bonus Law – eligible for 50% density bonus increase (93 units).
- Parking Reduction per Density Bonus Law and ADU Law – 107 spaces.

## Compliance with Local Law

- Coastal Development Permit: analyze project impacts on biological resources, coastal access, arch resources, scenic resources, availability of public services/infrastructure, stormwater management, etc.
- Use Permit – Analyze multifamily use compatibility, request to increase FAR from 0.4 to 0.7, and shared parking between retail and residential.
- Design Review – State law limits this analyses to the City's quantitative design review criteria only.
- Sign Permit



# Process

- Planning Commission's Role
  - Provide a recommendation to City Council.
  - Planning Commission can provide a recommendation to approve or deny some or all the requested permits.
  - Recommendation must be supported with findings.
- City Council's Role
  - Approve or deny the permits based on substantive evidence in the record and required findings.
- Project is appealable to the Coastal Commission only if the City Council approves the project.
- Permits are conditioned so the project complies with the Coastal General Plan and Zoning Ordinance.
  - Staff Report includes 36 recommended special conditions.
  - Resolution also includes 8 required standard conditions.
  - Planning Commission may add new special conditions for City Council's consideration.
- If approved the applicant must comply with all special and standard conditions for the project.

# Architectural Rendering

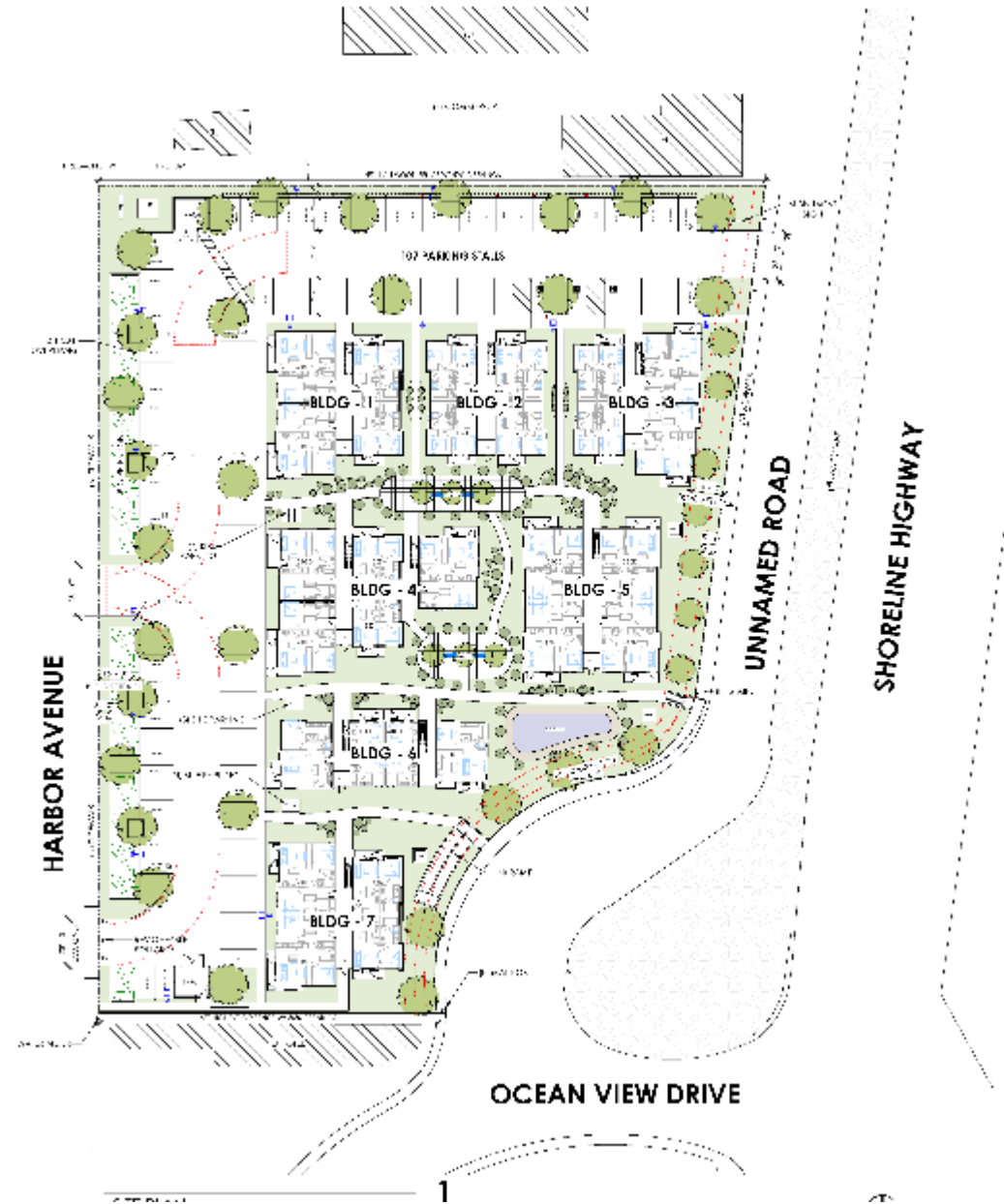
## View from Harbor Drive



# Site Plan

The project includes seven buildings which range in height from 32' (flat roofs) to 37' 8" (shed roofs) with a total of 87 units.

- Total open space (playgrounds, courtyards, open space, landscaped areas) is approximately 55,850 SF (1.3 acres) or 46% of the site.
- The total building footprint is 28,126 SF or 24% of the site.
- The remainder of the site, 24,942 SF or 30%, is composed of the parking lot and sidewalks.
- The proposed project density would be 32 units per acre.
- 107 parking spaces in an L-shaped parking lot, landscaping with 25 trees
  - 11 bicycle spaces.
  - 43 EV-ready parking spaces & eight EV chargers.
- Off site improvements



# Floor Plans

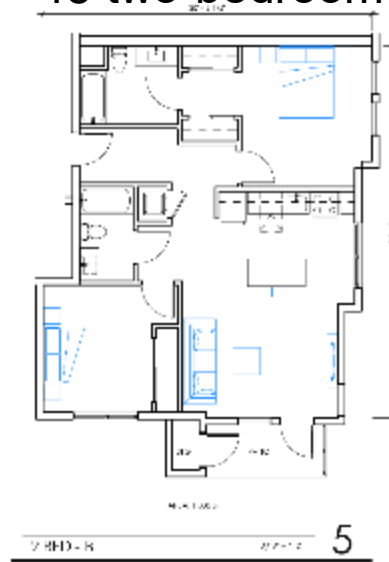
The project includes six studio, 36 one-bedroom, and 45 two-bedroom units. Each unit features a private patio or balcony.

Studios ± 500 SF

One Bedroom ± 760 SF

Two Bedrooms ± 1,000 SF

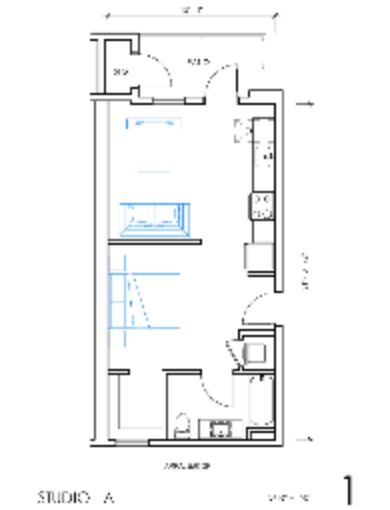
45 two-bedroom



36 one-bedroom



6 studios





# Use Permit Request #1

## Unit Count

- 87 Units Requested
  - 85 Multifamily Units
  - 2 Attached ADUs
  - 8 Affordable Units for Very Low-Income Households (15% calculated prior to density bonus).
- Planning Permit as conditioned:
  - 85 Multifamily Units
  - 2 Attached ADUs
  - 1 Visitor Serving Storefront
  - 8 Affordable Units for Very Low-Income Households
- Building Permit Stage
  - 10% of units (9 units) must be accessible with Universal Design Features.

## Parking

### 1151 South Main Parking Analysis

Parking Requirement	Revised Project		Initial Project	
	Number of Units	Required Parking Spaces	Number of Units	Required Parking Spaces
<b>Density Bonus Law</b>				
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
<b>ADU Law</b>				
One space per unit	2	2		
<b>Mixed Use Component</b>				
One Retail/Office Space - No Parking Required	1,050 SF	0		
<b>Total</b>	<b>86</b>	<b>107</b>	<b>87</b>	<b>109.5</b>

Use Permit approval request would authorize shared parking between the retail and the residential uses of the site per code section 17.36.080A.1.

Project would result in 40 additional on-street parking spaces.

# Landscaping

Landscaping includes:

- 3,006 SF of bioretention planters,
- 37,000 SF of other landscaped areas throughout the project.
- 73 trees, multiple plants native to Northern California's coast, and four non-native species.

Special Conditions to replace non-native with native plants, retain existing trees as feasible, provide more landscaping at parking lot entrances, prohibit planting of invasive non-natives.



# Use Permit Request #2 and #3

## Multifamily Use Permit

- Project complies with all Multifamily Requirements except for the amount of private open space and front doors facing Highway 1.
- These are addressed with special conditions.

## Increase FAR – Floor Area Ratio

- Zoning code allows up to 24 units/acre.
- Use Permit is required to increase the FAR above 0.4 to accommodate housing units up to the maximum allowed.
- Density Bonus Law allows 87 units as proposed.
- Units are of modest size
- FAR would increase from 0.4 to 0.7 to accommodate the density bonus units.

# Inclusionary Housing & Density Bonus Law

- **Purpose:** To require affordable units as part of a market rate rental project. Balance project feasibility with public need for more affordable units. Results in mixed-income projects.
- Project's units are small which will serve as market rate workforce housing.
- No units are eligible for sale as condos. Units cannot be rented for vacation rentals as the City prohibits all vacation rentals except in the downtown.
- City requires 15% of inclusionary units for multifamily housing projects.
- Applicant decided to provide eight units (15% of the original 56-unit project) affordable to households earning \$31,06. Rent would be \$647/month.

Per State Law, project is eligible for 50% density bonus to allow up to 93 units. Project includes 86 units.

Per State Law, project is eligible for three planning Incentives.

1. Increase the height limit from 28 feet to 38 feet; and
2. Applicant would undertake the design, engineering and construction of the stormwater improvements identified as project 5.5.8.1 in the City's 2004 Storm Drain Master Plan, and receive a corresponding capacity fee concession (drainage, sewer and water) to offset the cost of off site improvements.
3. Allow applicant to construct a multifamily project with a Use Permit and reduce the requirement for a visitor serving use on the front bottom floor of each building to apply to just building 3.



# Height Limits

- Proposed buildings range in height from 32' (flat roofs) to 37' 8" (shed roofs).
- Building site is  $\pm 5$  feet below grade of Highway 1.
- May reduce perception of height from Highway 1 to 27' for flat roofs and 32' feet for shed roofs.
- Dolphin Inn is 28 feet in height.
- Outlet Store is 26 feet in height.



# Views

- This area is not mapped for view protections.
- Area does not require a visual analysis per the Coastal General Plan.
- Views are constrained by trees, bushes and development located west of the parcel.



*Figure 7: View without Development.*



*Figure 8: View with Development.*

# Tree Retention



# Water

- Was a significant issue for development projects in the past.
- The City has invested in many water projects to address this issue.
- Per Public Works, the proposed project can be served by the City with existing water infrastructure.

Water Budget Proposed 87-unit Project at 1151				
Unit Size	Number of Units	Estimated Residents/ Unit	Total Water Use/ Year (gallons)	Total Water Use/Day (gallons)
Studio	6	1.2	175,200	480
1-bedroom	36	1.5	1,051,200	2,880
2-bedroom	45	3	1,314,000	3,600
<b>Total</b>	<b>87</b>		<b>2,540,400</b>	<b>6,960</b>

Fort Bragg - Completed/ Ongoing Water Projects		
Project	Annual Water (gallons)	Daily Water (Gallons)
Package Desalination Plant (2022)	52,560,000	144,000
Raw Water Line Replacement (2024/2025)	1,000,000	2,740
Water Meter Conservation Project (2021-25)	20,000,000	54,795
<b>Subtotal</b>	<b>73,560,000</b>	<b>201,534</b>
Proposed Project Projected Water Use (2026)	(2,540,400)	(6,960)
<b>Net Available Water Post Project</b>	<b>71,019,600</b>	<b>194,574</b>



# Neighborhood Circulation

- Coastal Access is available by vehicle on Ocean Drive. (green)
- Coastal Access is available by walking and bicycle directly via Harbor Ave and via Frontage Road and through a dedicated easement at the Cliff House Restaurant. (purple)
- Vehicles can leave the site and drive south or north on Highway 1 from the intersection of Ocean and Main Street (blues)
- Vehicles can drive south on highway 1 via intersection of Frontage Road with Main Street (yellow)



# Circulation & Traffic

## Level of Service (LOS)

- Project Population  $2.3 \times 86 = 197$  people
- 406 trips/day
- Five intersections
- Caltrans did not require a traffic study
- Trip level similar to Autozone project.
- Project will not exceed LOS limits.

## Traffic Safety

- Install “Keep Clear” signage at intersection of Ocean View Drive and Frontage Road.
- Extend lane striping by approximately 100 feet on Ocean View drive to increase separation for vehicles turning left and right at Highway 1.
- Install “no left turn” sign for eastbound traffic existing Frontage Rd onto Highway 1.

# Stormwater System

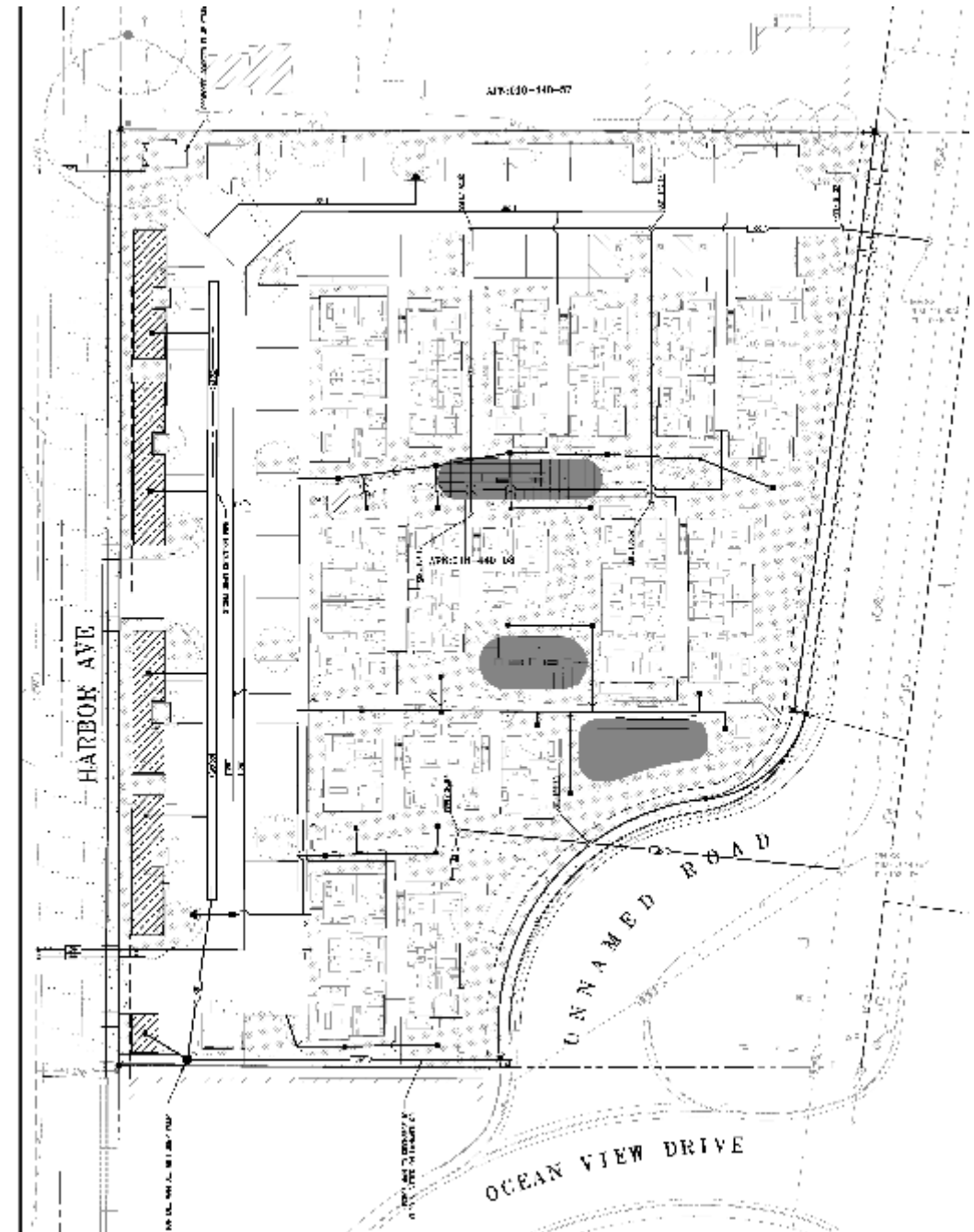
Special Condition to require rainwater capture tanks that recharge aquifer.

System of drains from project to the system of stormwater treatment bioswales, where water is pretreated and infiltrated.

Convey excess water to Ocean View Drive through a culvert where it will continue to infiltrate.

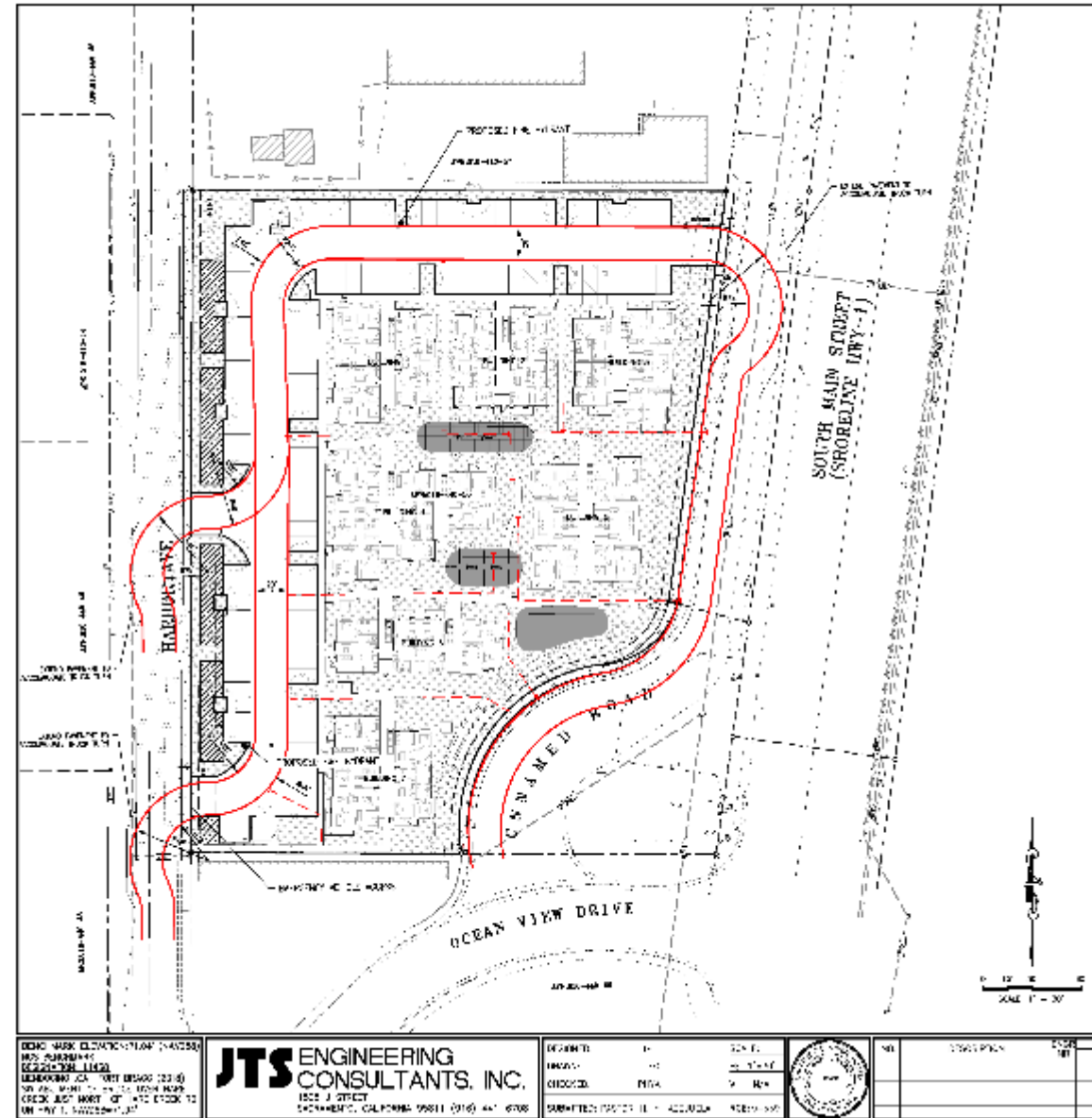
Special condition to install a trash capture device.

Various other special conditions.



# Fire Safety

- Safe and effective firefighting access.
- Installation of two fire hydrants.
- Installation of sidewalks, curbs, and gutter on Harbor Avenue and Frontage Road. North Harbor Drive would be paved to City standards along the parcel.





# Design Review - Project Elevations



EAST ELEVATION (SHORELINE HIGHWAY) 2



WEST ELEVATION (HARBOR AVENUE) 1



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Text File

**File Number: 25-44**

---

**Agenda Date:** 3/12/2025

**Version:** 1

**Status:** Business

**In Control:** Planning Commission

**File Type:** Planning Staff Report

**Agenda Number:** 7A.

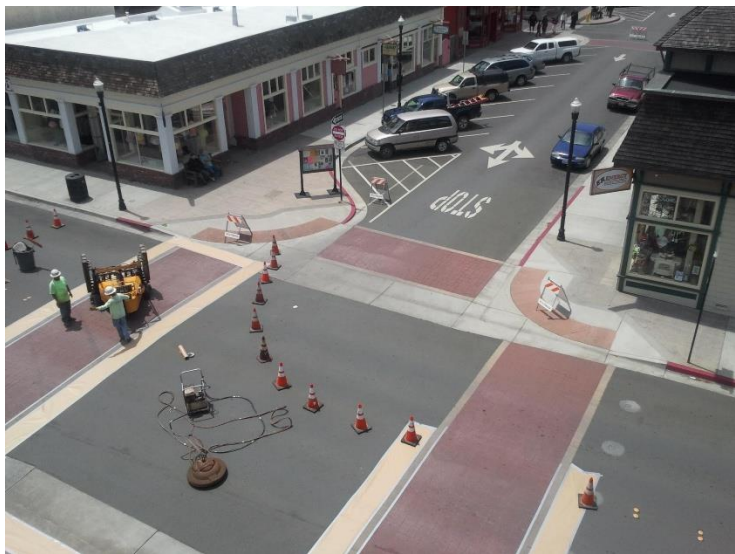
Receive Report and Provide a Recommendation to City Council to Accept the Annual 2024 General Plan Report and Annual 2024 Housing Element Progress Report.



**City of Fort Bragg**  
**GENERAL PLAN**  
**ANNUAL PROGRESS REPORT**  
**2024**











**Presented March 2025**

**Fort Bragg City Council**

Jason Godeke, Mayor  
Marcia Rafanan, Vice Mayor  
Tess Albin-Smith, Council Member  
Scott Hockett, Council Member  
Lindy Peters, Council Member

**Planning Commission**

David Jensen, Chair  
Richard Neils, Vice Chair  
Ryan Bushnell, Planning Commissioner  
Jary Stavely, Planning Commissioner  
Katie Turner, Planning Commissioner

**Prepared by:**

Sarah Peters  
&  
Maria Flynn

City of Fort Bragg  
416 N Franklin Street  
Fort Bragg, CA 95437

## Contents

Date to the City Council.....	5
Recent General Plan Updates.....	5
Introduction.....	5
Housing Element Implementation Activities .....	6
Land Use Element Implementation Activity.....	10
Community Design Element Implementation Activity .....	11
Public Facilities Element Implementation Activity .....	11
Conservation, Open Space, Energy, and Parks Element Implementation Activity.....	12
Circulation Element Implementation Activity.....	13
Safety Element Implementation Activity .....	13
Noise Element Implementation Activity .....	14
Sustainability Element Implementation Activity .....	14
Summary of Development Activity and the General Plan(s) .....	14
Compliance with Office of Planning and Research Guidelines.....	16
Priorities for Land Use Planning .....	17
Conclusion.....	18
Appendix A – Housing Element Report (2024).....	18
Appendix B – City Council Comments .....	19

## Date to the City Council

March 24, 2025

## Recent General Plan Updates

Coastal General Plan : 2008

Inland General Plan : 2012

Housing Element Update: 2019

## Introduction

Government Code Section 65400 and requires jurisdictions to submit an annual report on the status of the City's General Plan to the Office of Planning and Research (OPR) and to the Department of Housing and Community Development (HCD) by April 1st each year. The General Plan Annual Report is intended to assess General Plan implementation, and the effectiveness of the plan to support orderly growth and development; preservation and conservation of open space and natural resources; and the efficient expenditure of public funds. The report is provided for informational purposes only.

A General Plan provides the legal framework for decision-making regarding land use, development, and conservation. State law requires that General Plans be kept current and internally consistent and that the Housing Element be updated every eight (8) years.

The City has two General Plans, the Inland General Plan, adopted in 2012, and the Coastal General Plan adopted in 2008. The City Council adopted Fort Bragg's 6<sup>th</sup> Cycle (2019-2027) Housing Element, which was reviewed and certified by the Department of Housing and Community Development in 2019.

The General Plan has seven State required elements and two additional elements:

- **Land Use Element** - Discusses the location, distribution, and extent of various permitted land uses within the City. This element identifies standards for population density and development intensity for each type of land use.
- **Public Facilities Element** - Establishes the essential public facilities and services to ensure that the existing and future population of Fort Bragg is provided with the highest feasible level of public services.
- **Conservation, Open Space, Energy and Parks Element**- Contains the State-mandated open space and conservation elements. Emphasis is placed on protecting the City's natural resources, protecting and enhancing environmentally sensitive areas, and providing open space and parks to meet the community's recreational needs. This element also includes specific policies and programs to ensure continued public access, preserve and enhance scenic views, and protect wetlands, bluff tops, and other natural resources.
- **Circulation Element** - Contains policies and Levels of Service standards for the roadway system, which will be updated to reflect the Vehicle Miles Traveled. This element also contains policies for public transit, bicycle facilities, parking and transportation for the mobility impaired, taking into account the relationship between land use and transportation needs of the community.
- **Community Design Element** - Establishes policies and programs dealing with the appearance of the community. It includes urban design guidelines to ensure that development contributes to

the community's identity and unique sense of place, and policies to preserve historic sites and buildings.

- **Safety Element** - Contains policies and programs to reduce the risk of injury, loss of life, and property damage resulting from natural disasters and hazardous conditions and materials.
- **Noise Element** - Contains policies and programs to reduce the community's exposure to excessive noise.
- **Sustainability Element (Inland only)** - Includes policies and programs to reduce energy use and the production of greenhouse gases, and to improve the sustainability of commercial and residential development through policies and programs that encourage green building design, materials and techniques in new construction.
- **Housing Element** - Includes policies and programs to meet the housing needs of all economic segments of the community, emphasizing increased mixed-use housing, effective utilization of infill sites, inclusionary housing, and providing additional housing for special needs groups such as seniors.

This report highlights some of the City's activities from the 2024 calendar year and how those activities relate to the General Plans.

## Housing Element Implementation Activities

Due to the continued housing crisis locally and statewide, the City has prioritized activities that meet our housing goals and the following General Plan Policies:

- Goal H-1 Provide a range of housing, including single-family homes, townhouses, apartments and other housing types to meet the housing needs of all economic segments of the community.
- Policy H-1.6 Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.
- Policy H-1.7 Workforce Housing: Encourage multi-unit housing developments in order to encourage market rate rental housing, affordable housing and lower cost ownership opportunities such as townhomes and condominiums.
- Goal H-2 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.
- Policy H-2.1 Available Funding Sources: Utilize County, State and Federal programs and other funding sources that provide housing opportunities for lower-income and special needs households.
- Policy H-2.2 Encourage Senior Housing: Encourage affordable and market rate senior housing projects to be developed with density bonuses and flexible parking standards where consistent with maintaining the character of the surrounding neighborhood.

Numerous projects were pursued and ordinance updates occurred in 2024 to implement the City's Housing Element and the above policies, including the following:



## **HOUSING DEVELOPMENT**

### **The Fort Bragg Apartments Project**

Beginning in 2024, the City has been working with a developer on the entitlements for a three story, eighty-seven (87) unit multi-family townhome project, which includes eight units at a rent affordable to very low-income households, and seventy-nine (79) units at market rate rents. This project is proposed for 1151 S. Main Street, on a vacant, infill lot in the Coastal Zone. It includes a density bonus and inclusionary housing incentives. A public hearing before the Planning Commission was held on March 12, 2025.

### **Hazelwood Senior Apartments Project**

Beginning in 2024, the City has been working with developers on entitlements for a three-story, affordable multi-family apartment building for seniors. This project would be located on a vacant infill lot in the Coastal zone at 860 Hazelwood Drive. The project would include 49 garden-style units: 37 one-bedroom (613 SF) and 12 two-bedroom (802 SF), with one reserved for an on-site manager. The remaining units will be income-restricted for seniors (62+) earning 30-60% of the Mendocino County area median income. On-site amenities include a community garden with raised planter beds, covered picnic tables with BBQs, and a fenced dog park. Inclusionary Housing Incentives were approved by City Council on February 24. Planning Permits are scheduled for a Planning Commission public hearing on March 26, 2025.

### **620 S. Franklin Street Apartment Project**

The City approved entitlements in 2024 for a multi-family market rate apartment building on a vacant, infill lot in the Coastal zone. The building permit was issued in January 2025 for this small development with four units.

### **Other New Residential Development**

In 2024, the City processed applications for five new ADUs and/or ADU Conversions and two Single Family Residence applications

## **ORDINANCE UPDATES AND LCP AMENDMENTS**

### **Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)**

The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's ADU/JADU ordinances to comply with required updates from State law. The revised amendments were prepared in 2023, recommended by Planning Commission and Adopted by City Council in January of 2024. Subsequent revisions were made in late 2024 to comply with another round of new State laws, and these were approved by City Council in February 2025.

#### **General Plan Relevance:**

- Policy H-1.3 Secondary Dwelling Units: Continue to facilitate the construction of secondary dwelling units on residential properties.
- Program H-1.3.1 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.
- Program H-1.3.2 No Development Impact Fees for Secondary Units: Continue to refrain from charging Capacity Fees for second units.

### Tiny Homes and Tiny Homes Communities

In 2023, a Tiny Homes Communities ordinance was prepared, to establish regulations to allow tiny home communities on parcels of 1 acre or less. The Tiny Homes Communities ordinance was revised based on California Coastal Commission input and the City Council adopted it for the ILUDC in February 2024. The Tiny Homes and Tiny Homes Communities ordinances were adopted February 11, 2025 based on comments from the Coastal Commission and will soon be certified by the Coastal Commission.

#### General Plan Relevance:

- Program H-1.7.10: Tiny Home Community. Consider adopting new zoning regulations to allow for small home subdivisions, with small individual parcel ownership, in all residential zoning districts. Consider changing the minimum lot size and minimum parcel dimensions of the LUDC to accommodate tiny home communities as part of a planned unit development.

### Urban Lot-Split and Urban Unit Development

In 2023, Urban Lot Split and Urban Unit Development ordinances were prepared as required by SB-9. The Planning Commission and City Council adopted a revised ordinance for the ILUDC in 2024. The City submitted a draft of the ordinance to HCD in September of 2024 and received comments in February of 2025 from the Department of Housing and Community Development (HCD)=. The requested changes will be incorporated into a draft ordinance to bring to Planning Commission in March or April of this year.

#### General Plan Relevance:

- Program H-1.7.6: Allow Higher Densities in Single Family Residential Districts with Use Permit Approval. Consider revising the zoning ordinance to allow three or four- unit developments on larger parcels within Single Family Residential Zoning districts with a Use Permit. Consider revisions to the Lot Coverage Ratio and Floor Area Ratio to control building size and massing.
- Program H-2.5.9. Encourage and Support Land Divisions to Support Affordable Housing. The City shall encourage lot line adjustments and land divisions resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Vacant Land Inventory.
- Program H-4.1.2 Reduce Capacity Fees for Smaller Units: Consider charging water and sewer capacity fees based on the size of the unit (either square feet or number of bedrooms) in order to ensure that each unit pays its fair share for capacity costs.

### Planned Unit Development Ordinance

In 2023, the City adopted a revised Planned Unit Development ordinance to allow PUDs on parcels of one acre or more, instead of 5 acres or more. In 2024, the City Council adopted the ordinance for the ILUDC. The City will submit an LCP amendment to adopt the ordinance in the CLUDC in 2025.

General Plan Relevance:

- Program H-1.6.2: Planning Incentives: Consider adopting planning incentives for new residential development on infill sites.
- Policy H-1.7 Workforce Housing: Encourage multi-unit housing developments in order to encourage market rate rental housing, affordable housing and lower cost ownership opportunities such as townhomes and condominiums.

### Parking Ordinance

In 2024 the City significantly revised its parking ordinance by reducing eliminating parking requirements for all development (including housing) in the Central Business District. In 2025, the Planning Commission and City Council will consider reducing parking requirements for housing throughout the City in compliance with density bonus law limits. This effort is part of the City's Pro-Housing application process.

### Supportive Housing and Housing Density Ordinance

In 2024, staff initiated the following code amendments to enhance supportive housing within the City of Fort Bragg and align it with State law:

- Redevelopment of Non-Vacant Sites
- Supportive Housing
- Maximizing Housing Density by Right for projects with 20%+ affordable units
- Group Homes

These code amendment drafts will be brought forward to Planning Commission and City Council in March of 2025 for public hearings, review, discussion and decision.

Additionally in 2024, the City held two housing workshops for public input on permitting processes and other housing related topics.

- Subsequently the City decided to prioritize pursuit of a Pro-Housing Designation from the State of California. This process was initiated in 2024, with the goal of completion in 2025/2026.
- The City also purchased on-line permitting software to further streamline permitting processes for applicants, and The City has hired an outside company for building permit plan check inspection services to improve permit processing timeliness.

**General Plan Relevance:**

- Program H-1.6.3 Redevelopment of Non-Vacant Sites. Require the replacement of housing units subject to the requirements of Government Code, section 65915(c)(3).
- Policy H-2.4 Increase Affordable Housing Development: Encourage the construction of housing units which are affordable to households with very low to moderate incomes.
- Program H-2.8.2 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.
- Program H-2.4.7 Supportive Housing: Revise the City's zoning ordinance so that it complies with AB 2162, which requires the City to allow supportive housing by right in all multi-family zoning districts and in all mixed-use zoning districts.
- Program H-2.5.8 Maximize housing density by right for projects with 20%+Affordable units.
- Program H-2.8.10 Define Group Home. Revise the LUDC to define group homes that serve 6 or fewer as a permitted use in all zones in which a single-family home is permitted, and to define group homes with 7 or more residents as an organizational house.
- Policy H-1.9 Work to Reduce the cost of Construction and Permitting Timeframes.
- Program H-1.9.1: Building Permits. Consider hiring a contract building inspector to bring building inspection services into the city in order to improve timeliness and inspection certainty.

## **Land Use Element Implementation Activity**

The Land Use Elements of the City's General Plans provide an overview of the long-term development goals for the City. This element was implemented through the following activities in 2024:

### **Blue Economy**

The City has taken the lead to generate a regional conversation and explore a strategic approach to opportunities within the "Blue Economy." The purpose of this project is to improve livelihoods and wages, while also nurturing healthy marine ecosystems. In 2024, significant progress has been made, such as: website development, funding secured to develop curriculum for rocky reef restoration program, and the development of a CEQA document to deploy California's first wave powered desalination buoy in partnership with Oneka Technologies.

**General Plan Relevance:**

- Coastal Goal LU-8 Encourage a mixture of commercial fishing, recreational boating and fishing, mixed commercial and visitor-serving uses consistent with coastal access policies.
- Inland Goal LU-4 Promote the economic vitality of the City's existing commercial areas.
- Coastal Program LU-6.1.1: Work with the County of Mendocino, the Noyo Harbor District and other agencies to develop and adopt a Noyo Harbor Plan establishing standards for conservation and development for the entire Noyo River drainage area.



### Small Business Development

The City continues to implement Community Development Block Grant Programs for the Business Assistance Loan Program and Microenterprise Technical Assistance.

#### General Plan Relevance:

- Goal LU-4 Promote the economic vitality of the City's existing commercial areas.

## Community Design Element Implementation Activity

**Business Support.** The City established a new Economic Development department to provide enhanced business support and better support local businesses through grants and loans, including a downtown improvement grant program and a Fort Bragg business boost fund.

**Art.** The City Council also approved \$25,000 to enhance the City's Mural Project, which seeks to enrich the city's visual landscape by adding vibrant and culturally relevant murals to the Central Business District and other key locations. Additionally, the City completed a project to have 55 new and 20 renovated eye-catching art-wrapped dual waste/recycling bins strategically placed in three distinct "high-trash" generating areas in the City. The City partnered with the Fort Bragg Unified School District Art Department to use art created by students for the bins.

**Broadband.** Also in 2024, the City completed design, construction plans, business model, financing strategy and operations plan to establish a municipal broadband utility. This project will provide 100% of residents and businesses within city-limits access to affordable and reliable broadband.

**Downtown & Tourism.** The City has continued to work with Visit Fort Bragg to coordinate quarterly meetings with downtown business owners to increase activity in the downtown. Events such as the Magic Market and the Winter Wonderland were part of these efforts.

#### General Plan Relevance:

- IGP Policy CD-2.3/CGP Policy CD-3.3 Economic Vitality: Continue to support the economic diversity and vitality of downtown businesses.
- IGP Policy CD-7.1/CGP Policy CD-8.1 Public Art: Encourage the provision of murals, fountains, sculptures, and other forms of public art in public spaces and parks.

## Public Facilities Element Implementation Activity

### Capital Improvement Program

The Capital Improvement Program (CIP) provides direction and guidance for the City on carefully planning and managing its capital infrastructure assets. The following CIP projects were in progress and/or completed in 2024:

- Streets Rehabilitation Project - Completed
- Wiggly Giggle Park Enhancement Project - Completed
- Bainbridge Park Enhancement Project – In Design
- Water Treatment Plant Overhaul - In Construction
- Raw Water Line Replacement Project - In Construction

- Water Meter Replacement Project - In Construction
- Distribution System Master Plan- In Design
- Fire Station Rehabilitation Project- Design Complete
- Town Hall and Facilities Rehabilitation Project- In Design
- Reservoir Project - In Design
- Collection System Master Plan- In Design
- Fort Bragg Art and Recycling Beautification Project - Complete
- Oneka Seawater Desalination Buoy Pilot Study - Permitting
- Fire Station Roof Replacement- Project Complete
- City Hall Roof Replacement- Project Complete
- Broadband – In Construction
- Recycled Water Project – Feasibility Study
- Trash Capture Devices – In Design

The CIP General Plan Analysis is done annually. The 2024 Analysis can be found on the [City's Website](#).

## Conservation, Open Space, Energy, and Parks Element Implementation Activity

### C.V. Starr Community Center

Since its opening in 2009, C.V. Starr has served as a vital community resource. Initially owned and operated by the Mendocino Coast Recreation and Park District, the facility has faced ongoing financial challenges. Recognizing its importance to the community, the City Council approved the integration of the Center as a City-owned and operated facility. During 2024, the City successfully onboarded C.V. Starr employees into its workforce, ensuring a seamless transition into City operations while fostering collaboration and enhancing service delivery. The Center also focused on boosting membership, achieving consistent month-to-month growth by promoting its offerings and engaging more actively with the community.

### Park Upgrades

In 2024, the City reopened Wiggly Giggly Playground with all new playground equipment in Bainbridge Park. Additionally, the historic Fort Building has been in the process of being transformed into a tribal learning center, a vital resource for education and cultural enrichment. The City also partnered with Conservation Works to successfully plant eight new trees at the Fort Bragg Dog Park, where previously there were none, reflecting the City's commitment to increasing green space and fostering a healthier ecosystem. This initiative is part of an effort to address "tree deserts" in the community, enhancing habitat and biodiversity while providing residents with a hands-on opportunity to connect with their environment. The addition of these trees contributes to the social and health advantages associated with green spaces, creating a welcoming and serene environment for park visitors and their canine companions.

#### General Plan Relevance:

- Policy OS-9.3 Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.
- Goal CD-6: Preserve cultural and historic resources.
- Program OS-2.4.1: Establish a tree planting and replacement program to assure continuing stands of trees throughout the City.

## Circulation Element Implementation Activity

In 2024, the City streets rehabilitation project was completed, improving the pavement and functionality of six streets throughout Fort Bragg. Additionally, several improvements were made in the Central Business District, including bollard installations, street striping, extended red curbs at crosswalks, and rehabilitation of stamped asphalt crosswalks, which significantly degraded over the past 12 years.

### General Plan Relevance:

- IGP Program C1.3.2: Through the Capital Improvement Plan and related impact fees, the City shall ensure that adequate funds are provided to maintain the existing circulation network, and where feasible upgrade it to “complete street” design.
- IGP Program C-11.6.1: Continue to provide traffic controls and well-lit intersections in areas with a high volume of pedestrian movement.

## Safety Element Implementation Activity

The Police Department secured funding to overhaul the firearms program. In addition to other practices to increase officer safety and decrease liability, aging firearms will be replaced and the department will be transitioning to state-of-the-art optics systems on new firearms.

The Police Department also continued work on a much needed updated Emergency Operations Plan for the City of Fort Bragg and conducted an Emergency Operations Center activation simulation exercise which enacted the Emergency Operations Plan in accordance with the Homeland Security Exercise Evaluation Protocols.

Also in 2024, The Care Response Unit (CRU) was awarded a grant through which will inject \$2.5 million into the local community over the next four years, add three full-time living wage and two part-time living wage jobs to our local economy, and streamline access to temporary and permanent housing for residents struggling with homelessness.

CRU also administered a Youth Opioid Response grant and started Project Right Now, which helped over 550 youth and taught them the dangers of fentanyl. CRU trained over 800 people in the use of Narcan, including 15 businesses, schools and organizations with over 1000 doses of Narcan distributed locally. It was also the driving force behind the formation of the Fort Bragg Fentanyl Task Force.

CRU assisted over 250 residents with services related to social security applications, housing, substance use disorders, mental health illnesses and domestic violence recovery. CRU managed the Extreme Weather Shelter, which provided over 650 bed nights in 2024 to those experiencing homelessness. They were able to add a third full-time Social Services Liaison with the grant and secured external funding to maintain the program for another two years.

General Plan Relevance:

- Goal SF-6 Maintain effective police services.
- Goal SF-7 Maintain an effective medical emergency response system.
- Policy SF-3.2 Maintain an Updated Emergency Plan: Update the City's Emergency Operations Plan as needed to take into account the requirements of the California Emergency Management Systems (SEMS).

## Noise Element Implementation Activity

In 2024, City staff reviewed over 109 planning entitlements. The Noise Element is used to assess whether a project will generate noise levels that will impact public health, safety, and wellbeing. Projects that were reviewed and determined to be above the allowable decibels were conditioned for consistency.

## Sustainability Element Implementation Activity

The Inland General Plan Sustainability Element is mostly implemented through the activities of developers. For example, in 2024 the City streamlined permitting for 12 roof-top solar systems for residences in the City. The Citywide Design Guidelines incorporate "Preferred Standards" for green building. Other important 2024 sustainability projects include: the Facilities Solar Installation Project for six City of Fort Bragg facilities and the Electric Vehicle Charging Station project at the Police Department, to install four additional charging stations to service the department's electric fleet vehicles.

General Plan Relevance:

- IGP Policy S-2.5 Use of Local and Renewable Energy: Buildings and infrastructure that create and/or use locally and renewably generated energy are encouraged. Photovoltaic and wind energy systems are encouraged. The installation of solar panels or other clean energy power generation sources over parking areas is preferred.

## Summary of Development Activity and the General Plan(s)

The Community Development Department reviews and processes land use entitlements and building permits in compliance with the Inland and Coastal Land Use and Development Codes. This requires a General Consistency analysis for which the finding must be made that a project is consistent with the General Plan. City staff use the General Plan policies to evaluate the project and, when necessary, add conditions to achieve consistency.

Staff conducted a General Plan Analysis for XX discretionary permit applications in 2024. <sup>1</sup>

Application Type	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total	44	46	53	68	33	55	83	65	80

<sup>1</sup> Limited Term Permits do not undergo General Plan Analysis.



Application Type	2016	2017	2018	2019	2020	2021	2022	2023	2024
Use Permits	7	2	3	4	1	4	7	4	8
Minor Use Permit	3	5	5	5	7	6	4	5	2
Coastal Development Permit	7	3	9	14	2	6	15	6	10
Design Review	4	5	3	2	3	6	20	5	13
Subdivision	2	0	0	0	2	2	2	1	1
Lot Line Adjustments	2	2	2	1	0	3	1	4	0
Limited Term Permit	16	27	29	36	17	27	32	36	42
Variance	1	0	0	5	1	1	2	4	4

Additionally, in 2024, staff processed the following:

Application Type	2022	2023	2024
Cannabis Business Permits	3	0	2
Mobile Vending Units	1	5	2
Sidewalk Vending Permits	1	0	0
Pre-Application Conferences	4	5	6
Sign Permits	10	20	19
Livestock Permits	1	1	0

In 2021, the Planning Commission adopted the practice of documenting all project approvals with a resolution. Each resolution for either approval or denial of a project includes required findings that are outlined in the Land Use and Development Codes, including consistency with the General Plan and any required special conditions. The table below shows the significant increase in resolutions approved by the Planning Commission.

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Resolutions Adopted	2	6	6	8	2	12	30	10	26

### Building Permits

During 2024, the Community Development Department and Public Works Department collectively reviewed 145 building permit applications. Of these permits, 9 were for the construction of new housing units including accessory dwelling units for a total of 12 new units.

## **Compliance with Office of Planning and Research Guidelines**

The General Plans generally comply with OPR's general plan guidelines with the following **exceptions**:

- Neither General Plan includes the required Environmental Justice Element. However, an Environmental Justice Element is optional to the City of Fort Bragg because poverty levels and environmental contamination is not high enough to trigger the need for an EJ Element. The Environmental Justice Element is required by statute to do the following:

An environmental justice element, or related goals, policies, and objectives integrated in other elements, must identify the disadvantaged communities within the area covered by the general plan of the city, if the city has a disadvantaged community. The environmental justice element, or related environmental justice goals, policies, and objectives integrated in other elements, shall do all of the following:

(A) Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.

(B) Identify objectives and policies to promote civic engagement in the public decision-making process.

(C) Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

- The City should explore if its General Plans comply with Office of Planning & Research Fire Hazard Planning Technical Advisory which was adopted in 2020 by the State of California and may require the City to add new policies to the Safety Element.
- The City needs to explore whether or not its General Plan Open Space Element complies with Senate Bill 1425 related to:
  - Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable.
  - Climate resilience and other co-benefits of open space, correlated with the safety element.
  - Rewilding opportunities, correlated with the land use element. "Rewilding" includes opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses and establishing a natural communities conservation plan to provide for coordinated mitigation of the impacts of new development.

The City engages in consultation with Native American tribes on all planning projects and planning regulations and General Plan updates as required by state law. The City has an updated Housing Element.

## Priorities for Land Use Planning

The City Council has identified the following general planning priorities for 2025 and 2026:

- The City will apply for and secure a Pro-Housing designation from the State. This effort includes zoning changes to the City's parking standards, design review process and permitting process for multifamily development.
- The City will complete the major ordinance and LCP amendment process for the following new ordinances: Accessory Dwelling Units, Tiny Homes, Tiny Home Communities, and Planned Unit Developments. Most of these ordinances have been recommended by the Planning Commission and are at some stage of adoption by the City Council. Those not adopted into the ILUDC in 2024 will be adopted in 2025, and included in an LCP amendment to the Coastal Commission to update the CLUDC. Overall, these various ordinances are intended to increase housing development and housing production.
- The City will continue to update housing regulations to comply with changes in State housing law.
- The City will implement resilient infrastructure and encourage environmental stewardship through the securing, operating, and maintenance of essential and sustainable public infrastructure for the community's wellbeing and future growth.
- The City will strengthen public safety and emergency preparedness by investing in reliable community policing and self-sufficient emergency preparedness to protect our community.
- The City will enhance public spaces, promote recreation, and cultivate civic pride through the celebration of Fort Bragg's unique coastal headlands and forested enclave with expanded and preserved natural spaces, beautiful public places, quality urban parks and recreation that fosters civic pride.
- The City will invigorate economic opportunity and community vibrancy. The Economic Development Department was newly established in 2024 to develop a Business and Economic Plan that benchmarks and attracts diverse businesses to support our community through enduring blue and green industries in the coming months and years.

While the City has accomplished a lot in the 12-15 years since the General Plans were adopted, the following programs will be considered in the coming years for implementation:

### Housing Element:

- Program H-1.3.3 Develop Amnesty/Legalization Program for Illegal Residential Units: Continue to provide a legalization program for illegal residential units, especially second units, that includes requiring property owners to undertake improvements to meet requirements of current building codes.
- Program H-1.6.2: Planning Incentives: Consider adopting planning incentives for new residential development on infill sites.
- Program H-1.7.7: Simplify Design Review for Residential Projects. Continue the process of revising the Design Review Guidelines to make them more effective. Consider simplifying the Design Review requirements for 3 and 4 unit projects.
- Program H-1.7.12: Mitigation Banks. Consider establishing a habitat and/or wetland mitigation bank with a non-profit Land Trust to establish an offsite mitigation bank for impacts to wetlands and ESHA communities.

### Inland General Plan

- Program OS-5.1.1: Work with organizations and private property owners to enhance the City's watercourses for habitat preservation and recreation.

- Program OS-9.4.1: Provide additional playground facilities and basketball courts at appropriate locations within neighborhoods.
- Program C-8.1.1: Work with the property owners to obtain temporary use, in the event of an emergency, of the logging road that begins on Cypress Street and provides access to Highway 20 (aka the A&W Haul Road), east of Fort Bragg.
- Program CD-2.5.2 Locate an area where a pocket park or a small plaza could be established for public gatherings, street fairs, concerts, and similar outdoor public events.
- Program CD-7.1.2: Consider implementing an ongoing outdoor sculpture exhibit adjacent to City Hall and/or in other locations, with an emphasis on supporting and showcasing local artists and reflecting the cultural life of the community.

### Coastal General Plan

- Program OS-2.1.4: Seek Federal and State funding for the repair of streambank erosion, planting of riparian vegetation to stabilize creek banks, and removal of debris obstructing water flow.
- Program OS-6.3.1: Revise the Coastal LUDC to allow alternative energy facilities for on-site use as a conditional use in all zones within the City. Solar energy facilities for on-site use shall be allowed as a permitted use in all zoning districts.
- Program OS-17.1.2: Establish a Park and Open Space Trust Fund as required by the Quimby Act and Government Code Sections 66000-66011.
- Policy C-6.1 Provide Additional Access Routes to Noyo Harbor: Consider constructing a new access route from the west side of Main Street to the north side of the Noyo Harbor. Any new access route to the north side of the Noyo Harbor shall be consistent with all applicable policies of the LCP including, but not limited to, the wetland, environmentally sensitive habitat area, public access, and visual protection policies.

## **Conclusion**

On March 12, 2025, the Planning Commission reviewed and recommended that the City Council \_\_\_\_\_ the General Plan Progress Report.

On March 24, 2025, the Fort Bragg City Council reviewed and \_\_\_\_\_ the General Plan Progress Report for 2024.

This report, including the annual Housing Element report, shall be submitted to the Governor's Office of Planning and Research (OPR) and to the California Department of Housing and Community Development (HCD) by the April 1<sup>st</sup> deadline.

## **Appendix A – Housing Element Report (2024)**

Fort Bragg's 6th Cycle Housing Element was adopted by City Council on September 9, 2019 and addresses the planning period from 2019 to 2027. Section 65400 of the Government Code requires that the City submit an annual report on the status and progress of implementing the Housing Element.



The City completed the 2024 Annual Housing Element Report and submitted it directly into California Department of Housing and Community Development's (HCD) database on March 27, 2024. This on-line system provides information to HCD, and is included herein for the benefit of the Governor's Office of Planning and Research. Data is collected on an excel spreadsheet, which contains the following sheets:

<b>Table A</b>	Housing Development Applications Submitted
<b>Table A2</b>	Annual Building Activity Summary Report – New Construction, Entitles, Permits, and Completed Units
<b>Table B</b>	Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability
<b>Table C</b>	Sites Identified or Rezoned to Accommodate Shortfall Housing Needs
<b>Table D</b>	Program Implementation Status pursuant to Government Code section 65583
<b>Table E</b>	Commercial Development Bonus Approved pursuant to Government Code section 65915.7
<b>Table F</b>	Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1, subdivision (c)
<b>Table F2</b>	Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2
<b>Table G</b>	Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of, pursuant to Government Code section 65400.1
<b>Table H</b>	Locally Owned Surplus Sites
<b>Table I</b>	Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)
<b>Table J</b>	Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915
<b>Table K</b>	Tenant Preference Policy

#### **Leap Reporting**

#### **Summary**

## **Appendix B – City Council Comments**

Please Start Here

General Information	
Jurisdiction Name	Fort Bragg
Reporting Calendar Year	2024
Contact Information	
First Name	Maria
Last Name	Flynn
Title	Administrative Assistant
Email	cdd@fortbragg.com
Phone	7079612827
Mailing Address	
Street Address	416 N. Franklin St.
City	Fort Bragg
Zipcode	95437

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v\_02\_12\_25

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

**Please save your file as Jurisdictionname2024 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

**1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

**2. Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

Data is auto-populated based on data entered in Tables A, A2, C, and D

<b>Jurisdiction</b>	Fort Bragg	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	08/15/2019 - 08/15/2027

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		5
<b>Total Units</b>		<b>15</b>

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	1	1	0
2 to 4 units per structure	8	8	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	6	3
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>9</b>	<b>15</b>	<b>3</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	10	15
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	94
Total Housing Units Approved:	6
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	6	6
Discretionary	2	88

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	87
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	83
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas



Jurisdiction	Fort Bragg
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 08/15/2019 - 08/15/2027

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes		
1					2	3	4	5							6	7	8	9	10	11	12	13		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								14	0	0	0	0	0	5	75	94	6	0						
	008-041-06-00	321 W. Bush St.	New SFR	BP-240109+CDP-240010	MH	O	12/27/2024	0	0	0	0	0	0	0	1	1	0	0	NONE	No	N/A	Pending	Discretionary	Under Review at City
	018-440-58-00	1151 S. Main St.	Fort Bragg Apartments	CDP 8-24+UP 9-24+DR 11-24+SP 20-24+VAR 4-24	5+	R	9/18/2024	14	0	0	0	0	0	0	73	87	0	0	NONE	Yes	Yes	Pending	Discretionary	Resubmitted 1/29/2025, Under Review at City
008-312-18-00	008-312-21-00	135 Dana St.	New SFR	BP-240075	SFD	O	7/12/2024	0	0	0	0	0	0	0	1	1	1	0	NONE	No	N/A	Approved	Ministerial	Issued
	008-102-08-00	161 Brandon Way	ADUCON	BP-240047	ADU	R	5/7/2024	0	0	0	0	0	0	1	0	1	1	0	NONE	No	N/A	Approved	Ministerial	Issued
	008-313-13-00	178 Jewett St.	ADUCON	BP-240008	ADU	R	1/18/2024	0	0	0	0	0	0	1	0	1	1	0	NONE	No	N/A	Approved	Ministerial	Finalized
	008-221-12-00	227 N. Harold St.	ADUCON	BP-240033	ADU	R	3/29/2024	0	0	0	0	0	0	1	0	1	1	0	NONE	No	N/A	Pending	Ministerial	Under Review at County
	008-212-04-00	336 N. Harold St.	New ADU	BP-240004	ADU	R	1/5/2024	0	0	0	0	0	0	1	0	1	1	0	NONE	No	N/A	Pending	Ministerial	Correction Letter at County
	018-020-34-00	594 S. Franklin St.	New ADU	BP-240093	ADU	R	8/12/2024	0	0	0	0	0	0	1	0	1	1	0	NONE	No	N/A	Approved	Ministerial	Ready for Applicant at Co.

222

<b>Jurisdiction</b>	Fort Bragg	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	08/15/2019 - 08/15/2027

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019- 08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	60	-	-	27	-	-	-	-	-	-	-	27	33
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	31	1	-	43	-	6	-	-	-	-	-	53	-
	Non-Deed Restricted		-	-	-	-	-	-	3	-	-	-		
Moderate	Deed Restricted	23	-	-	-	-	6	-	-	-	-	-	56	-
	Non-Deed Restricted		3	7	2	1	-	30	7	-	-	-		
Above Moderate		23	4	5	3	1	6	3	5	-	-	-	27	-
Total RHNA		137												
Total Units			8	12	75	2	18	33	15	-	-	-	163	33
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low- Income Need		2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		30		-	-	-	-	-	-	-	-	-	-	30

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted  
LI Deed Restricted  
LI Non Deed Restricted  
MI Deed Restricted  
MI Non Deed Restricted  
Above Mod Income





# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>		Fort Bragg	
<b>Reporting Year</b>		2024	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<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.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
Program H-1.1.1 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	Completed
Program H-1.3.1 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.	Ongoing	In 2021, the City utilized SB-2 grant funds to develop designs and engineering for two sets of construction plans for Fort Bragg's Pre-Approved ADU Program: 1) 720 SF one-bedroom; and 2) 960 SF two-bedroom. Currently available to all residents. The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's ADU/JADU ordinances to comply with required updates from State law. The revised amendments were prepared in 2023, recommended by Planning Commission and adopted by City Council in 2024. Subsequent revisions were made in late 2024 to comply with another round of new State laws and comments from the Coastal Commission. The ILUDC ordinance is anticipated to be adopted by City Council in March 2025. A revised LCP amendment will be submitted to the Coastal Commission in early 2025 for certification.
Program H-1.3.2 No Development Impact Fees for Secondary Units	Free secondary unit program to provide affordable and aesthetically pleasing second unit designs.	Ongoing	The City currently does not charge water or sewer capacity fees for ADUs and JADUs.
Program H-1.3.3 Develop Amnesty/Legalization Program for Illegal Second Units	Continue to provide a legalization program for illegal residential units, especially second units, that includes requiring property owners to undertake improvements to meet the requirements of the current building code.	2020-2021	Implemented in 2015. The City charges no penalty fees or back payment for illegal units that submit a building permit to be legalized and per State Law. The City does not require correction of non-conforming issues on site and allows each non-conforming unit 5 years to gain legal status per state law.
Program H-1.3.4 Junior Accessory Dwelling Units	Consider revising the zoning ordinance to allow junior accessory dwelling units (units no more than 500 SF and contained entirely within an existing single-family structure) in single-family residential and multifamily zoning. The Junior Accessory units would be in addition to a second unit, allowing up to 3 units per parcel by right.	2021	Completed in 2020, and recently revised. The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's ADU/JADU ordinances to comply with required updates from State law. The revised amendments were prepared in 2023, recommended by Planning Commission and adopted by City Council in 2024. Subsequent revisions were made in late 2024 to comply with another round of new State laws and comments from the Coastal Commission. The ILUDC ordinance is anticipated to be adopted by City Council in March 2025. A revised LCP amendment will be submitted to the Coastal Commission in early 2025 for certification.
Program H-1.3.5 Allow Tiny Homes as Second Units	Consider revising the zoning ordinance so that people can park mobile residences (residences built under the vehicle code) as a second unit, so long as the residence looks like a house (e.g. external siding that is compatible with the residential neighborhood, skirted if the wheels would otherwise be visible from the public right of way, etc.).	2022	Received SB-2 grant funding. Ordinance allowing Tiny Homes was adopted on April 25, 2022. The Ordinance was rewritten in 2023 address needed corrections. A CEQA analysis was completed. The ILUDC ordinance was adopted by Planning Commission and City Council in 2024. The LCP amendment to adopt ADU ordinance into the CLUDC was submitted to the Coastal Commission in 2024 and returned with comments. A revised LCP amendment will be submitted to the Coastal Commission in early 2025 for certification.
Program H-1.3.6 Alternative Designs for Second Units	Explore options for allowing cutting edge construction techniques for second units including but not limited to: straw bale, rammed earth, prefabricated second units, etc.	2021	No work completed on this program yet.
Program H-1.6.1 List of Vacant Parcels	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.	Updated in 2019. Substantially updated in 2023 into a powerpoint presentation which includes for each vacant property the following information: photos, parcel map, development challenges, allowable density, zoning and various other details.

Program H-1.6.2 Planning Incentives	Consider adopting planning incentives for new residential development on infill sites	Consider updating the LUDC to provide a mechanism for market rate housing projects to request up to one planning incentive for development of market rate housing on infill sites (as defined by CEQA).	Presented to Council 2020 as part of an Economic Policy Manual. Received direction to move forward. Plans to implement 2024-2025.
Program H-1.6.3 Redevelopment of Non-Vacant Sites	Require the replacement of housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: 1) non-vacant sites and 2) vacant sites with previous residential uses that have been vacated or demolished.	The replacement requirement will be implemented by 2020/21 and applied as applications on identified sites are received and processed.	To be implemented in 2025.
Program H-1.7.1 Permit Streamlining	Develop a streamlined permitting process for local and out of area developers to permit affordable and market-rate multi-unit housing projects. Project streamlining for larger vacant parcels (2 to 10 acres) could consist of: 1) completion of all resource studies (botanical, traffic, cultural resources, etc.); 2) completion of the CEQA analysis; and/or 3) completion of the site plan, elevations, and all permitting for a vacant parcel	2020-2025	Significant pre-development work was completed for a three acre vacant parcel on Hazelwood, including: botanical and wetland study and 30% design for required public improvements. This work was funded with LEAP funds. The City determined that it does not have sufficient budget to complete pre-development work on other parcels. The City is currently processing entitlements for a senior housing project on the Hazelwood parcel. The applicant was able to utilize the background reports prepared by the City for their application.
Program H-1.7.2 Site Improvements	Obtain grant funding for off-site improvements in support of affordable multi-unit housing projects	Ongoing	Partnered with developer, Danco, to apply for Infill Infrastructure Grant funds and was awarded nearly \$3.1 million for "The Plateau" project. The project was opened for occupancy on November 1, 2023.
Program H-1.7.3 Market Study	Complete a housing market study for market rate multi-family housing development in Fort Bragg and use it to market Fort Bragg to housing developers.	Ongoing	To be implemented
Program H-1.7.4 Attract Multi-Unit Developers	Work to attract multi-unit housing developers to the Fort Bragg Market place.	Ongoing	GOC Construction was granted entitlements for a multi-family housing development. Currently working with two developers- Akashdeep Grewal and AMG & Associates for two new multi-family developments.
Program H-1.7.5 Allow Higher Density by Right	Consider revising the zoning ordinance to allow for one or more of the following: 1) allow multi-family development in Medium Density and High Density zoning districts (by right) without Use Permit approval; 2) allow multi-family development (by right) without use permit approval in all zoning districts if the project includes 20 percent or more of its units affordable to lower income household; and/or 3) allow multi-family projects of 5 units or less without use permit approval in Medium and High density zoning districts.	2020-2021	To be considered
Program H-1.7.6 Allow Higher Densities in Single Family Residential Districts with Use Permit Approval	Consider revising the zoning ordinance to allow three or four unit developments on larger parcels within Single Family Residential Zoning districts with a Use Permit. Consider revisions to the Lot Coverage Ratio and Floor Area Ratio to control building size and massing.	2020-2021	The City completed a couple of zoning code changes to implement this program in 2023-- Urban Unit Development and Urban Lot Splits. . HCD provided comments in 2024 and revised ordinances will be brought to Planning Commission and City Council in 2025
Program H-1.7.7 Simplify Design Review for Small Residential Projects	Continue the process of revising the Design Review Guidelines to make them more effective. Consider exempting 3 and/or 4 unit projects from the need to obtain a Design Review permit and/or consider simplifying the Design Review requirements for 3 and 4 unit	Ongoing	The City is working on this in 2025
Program H-1.7.8 Workforce Housing in Mixed-Use Zoning	Continue to allow workforce housing in all zoning districts that allow mixed-use development.	Ongoing	Implemented
Program H-1.7.9 Live-Work Housing in Industrial Zoning Districts	Continue to allow live-work housing in all industrial zoning districts.	Ongoing	Implemented

Program H-1.7.10 Tiny Home Communities	Consider adopting new zoning regulations to allow for small home subdivisions, with small individual parcel ownership, in all residential zoning districts. Consider changing the minimum lot size and minimum parcel dimensions of the LUDC to accommodate tiny home communities as part of a planned unit development.	2020-2021	The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's Tiny Home Community ordinances to comply with required updates from State law. The revised amendments were prepared in 2023, recommended by Planning Commission and adopted by City Council in 2024. Subsequent revisions were made in late 2024 to comply with another round of new State laws and comments from the Coastal Commission. The ILUDC ordinance is anticipated to be adopted by City Council in March 2025. A revised LCP amendment will be submitted to the Coastal Commission in early 2025 for certification.
Program H-1.7.11 Public Private Partnership for Major Subdivisions	Consider establishing a partnership between the City and existing property owners to complete subdivisions of 4+ lots for resale of parcels. This program could consist of the City taking the role of agent for the subdivision of underutilized parcels into smaller lots in Fort Bragg in order to facilitate utilization of these parcels for residential development. For example, the City could complete all the studies and the subdivision to divide the main lot into smaller lots, which the property owner could then sell. The City could be repaid by the property owner upon sale of the parcels or receive a dedication of one parcel for affordable housing.	2020-2025	The City has created a Community Land Trust to facilitate this work. The 5013c was established in 2023 and a board of directors was elected to the Mendocino Coast Land Trust. The Land Trust is currently seeking a property to purchase with a federal appropriation.
Program H-1.7.12 Mitigation Banks	Consider establishing a habitat and/or wetland mitigation bank with a non-profit Land Trust to establish an offsite mitigation bank for impacts to wetlands and ESHA communities.	2020-2021	To be considered
Program H-1.7.13 Rezone a Portion of the GP Mill Site for Housing	Continue the community-based planning process and consider rezoning a portion of the Mill Site for workforce and affordable housing. Consider submitting a Local Coastal Program to the Coastal Commission for the approval of at least 25 acres of residential zoning on the Mill Site.	2020-2025	This process is currently stalled due to litigation regarding the ownership and applicability of City and State planning regulation of the Mill Site. As of this report, the City and property owners have agreed to a stay and are hosting public workshops to move forward.
Program H-1.8.1 Repair and Replace	Give preference to the repair or replacement of residential structures whenever it is economically feasible (repair of less than 75% of structure) over replacement with non-housing structures.	Ongoing	Implementation is ongoing
Program H-1.8.2 Substandard Housing Program	Participate in the Franchise Tax Board (FTB) Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB. The City will use funds collected from Franchise Tax Board (FTB) Substandard Housing Program for code enforcement for residential properties and to address health and safety issues in residential properties that would otherwise be red-tagged.	Ongoing	Grant funds for code enforcement were expended and the City Council chose to move Code Enforcement to part time, under the Community Development Department. No additional grant funds were awarded for code enforcement.
Program H-1.9.1 Building Permits	Consider hiring a contract building inspector to bring building inspection services into the City in order to improve timeliness and inspection certainty.	2020-2025	The City is launching a pilot program with 4Leaf to contract building inspectors.
Program H-1.9.2 Reduce Cost of Construction	Explore the feasibility of adopting a modified version of the Uniform Building Code and consider not adopting some of the costly new 2020 UBC requirements.	2020	Determined to be unfeasible.

Program H-2.1.1 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 non-profit and for-profit affordable housing developers to apply for State and Federal funding. Seek funding for affordable housing from all sources.	Apply for funding as funding cycles occur	In 2023, local non-profit partner, Parents and Friends constructed four units of housing for developmentally disabled adults, with funding provided by CDBG through the City of Fort Bragg. The City continues ongoing work with Danco and Rural Housing and Community Development Corporation to seek opportunities for more low income, senior, and disabled housing. In 2023 Danco completed 20 units of permanent supportive housing for disabled adults and 25 units of affordable housing for seniors.
Program H-2.2.1 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.	Periodically update inventory of properties suitable for senior housing.	Completed.
Program H-2.2.2 House Sharing	Work with area non-profits to explore the feasibility of establishing house sharing programs for seniors by creating a matching and vetting process.	2020-2025	To be implemented
Program H-2.2.3 Encourage Housing for Seniors with Pets	Consider methods to encourage developers of senior housing to include pet friendly units and/or accommodations for pets, especially service animals for seniors.	2020-2025	To be considered
Program H-2.2.4 Encourage Housing with Dementia Care and Assisted Living for Seniors	Work to attract a business that provides dementia care and assisted living facilities to Fort Bragg to serve our aging senior population. Identify vacant parcels that would be suitable for an Assisted Living facility. Consider if the zoning ordinance should be revised to make it easier to develop an assisted living facility in Fort Bragg.	2020-2025	Suitable vacant parcels were identified in 2023 in the city vacant parcel inventory powerpoint document. Assisted living is currently allowed with Use Permit approval, the Planning Commission and City Council will consider a zoning amendment to allow this type of facility by right in 2025.
Program H-2.4.1 Inclusionary Housing Ordinance	Continue to implement the City's Inclusionary Housing Ordinance. Monitor the Inclusionary Housing Ordinance to determine if it constrains new housing development and if it does, take action to mitigate the constraint on new housing development.	Monitoring 2020-2023 & take action 2023-2025	Ongoing
Program H-2.4.2 Support Self Help Housing	Continue to provide one or two planning incentives for self-help affordable housing.	Ongoing	Ongoing
Program H-2.4.3 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 and RH zones. Consider allowing SRO housing in RVH zones by right (without Use Permit approval).	Changes to the zoning code have been completed. Implementation is ongoing	Implemented
Program H-2.4.4 Consider Community Land Trust	Complete research regarding Community Land Trust and consider working with community partners to establish a Community Land Trust that serves Fort Bragg.	2020-2025	The Community Land Trust was established in 2022.
Program H-2.4.5 Prioritize City Services for Housing Developments	Continue to implement procedures to grant priority service for sewer and water services to residential developments.	Ongoing	This is no longer an issue for the City of Fort Bragg as the City has reconstructed the Waste Water Treatment Facility so that there is adequate capacity for all future residential development. Likewise the City is undertaking a number of initiatives to further increase its water supply and storage. In 2017 the City constructed the Summers Lane Reservoir which increased water storage by 45 acre feet and the City constructed a desalinization package plant in 2020.
Program H-2.4.6 Support Effective Use of Housing Vouchers	Work with non-profit partners to develop a program that may include one or more of the following: assist landlords to bring units up to minimum requirements for voucher program; complete a new study on the cost of living to increase the voucher payment rate; develop an 10 - Housing Element 2019 10-14 education program for landlords about the benefits of the voucher program; and/or provide case work services for voucher tenants.	2020-2025	In process. Successively worked with the Strategic Committee of Mendocino Continuum of Care to place an incentive/education program for landlords in the Strategic Plan.
Program H-2.4.7 Supportive Housing	Revise the City's zoning ordinance so that it complies with AB 2162, which requires the City to allow supportive housing by right in all multi-family zoning districts and in all mixed-use zoning districts.	2022-2021	To be implemented in 2025.



Program H-2.4.8 Maximize Housing Density by Right for Projects with 20%+ Affordable Units	Revise the LUDC to allow the maximum density permissible within a zoning district by right (no Use Permit) for all residential projects that include at least 20% of units deed restricted at rents affordable to low income households and that have been listed in the last two Housing Elements as an eligible site in the Vacant Parcel Inventory for the RHNA, these parcels are listed on the Vacant Parcel Inventory and include: 008-172-09, 251 So Franklin St; 018-440-58, 1151 So Main St; 018-150-61, 1190 So Main St; 018-090-02, 700 River Dr.; 018-090-16, 700 River Dr.; 008-010-31, 1020 Glass Beach Dr.; 018-113-03, 970 Chestnut St; 008-010-33, 1080 Glass Beach Dr.; 008-290-73, 1329 Cedar St; 008-302-28, 1328 Cedar St; 008-290-34, 1325 Cedar St; 018-100-42, 485 So Lincoln St; 018-210-29, 860 Hazelwood St; 020-520-22, 1600 Oak St; 018-440-50, 200 We Ocean View Dr.; 018-113-01, 552 S Lincoln St; 018-440-38, 350 Ocean View Dr.; 018-440-49, 250 We Ocean View Dr.; 018-340-04, 441South St; 018-340-03, 601 Cypress St; 008-350-60, 920 Stewart St; 018-150-58, No Street Address; 018-150-56, No Street Address; 018-150-55, 100 East Ocean View Dr.	2020-2021	860 Hazelwood and 1151 S. Main St. are both in the entitlement phase. 860 is 100% affordable and 1151 S. Main St. has 15% affordable units.
Program H-2.4.9 Encourage and Support Land Divisions to Support Affordable Housing	The City shall encourage lot line adjustments and land divisions resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Vacant Land Inventory.	2019-2027	The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's Urban Lot Split ordinances to comply with required updates from State law. The revised amendments were prepared in 2023, recommended by Planning Commission and adopted by City Council in 2024. Subsequent revisions will be made in 2025 to comply with comments from HCD. These will be brought back to the Planning Commission and City Council in 2025/
Program H-2.6.1 Seek Funding to Develop or Rehabilitate Housing for Large Low-Income Families	Continue to work with affordable housing developers to identify potential new construction or rehabilitation projects that will serve large lower-income families and obtain and administer a grants specifically to accommodate large families.	Ongoing	860 Hazelwood and 1151 S. Main St. are both in the entitlement phase. 860 is 100% affordable and 1151 S. Main St. has 15% affordable units.
Program H-2.7.1 Expedited Permit Processing and Reasonable Accommodation Program	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 to develop projects targeted for persons with disabilities, including those with developmental disabilities. Place info about the reasonable accommodation program on the City's website.	Ongoing	Ongoing
Program H-2.8.1 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	Ongoing
Program H-2.8.2 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	Ongoing. In 2022, a new Crisis Respite with four beds and Danco Permanent Supportive Housing with 20 units. The City continues to co-ordinate with local non-profits, churches and local motels to offer winter shelter services.
Program H-2.8.3 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.	Implemented and ongoing.
Program H-2.8.4 Transitional and Supportive Housing	Consider working with area non-profits to establish a tiny home (small cottage) community for Transitional Housing.	2020-2025	The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's Tiny Home Community ordinances to comply with required updates from State law. The revised amendments were prepared in 2023, recommended by Planning Commission and adopted by City Council in 2024. Subsequent revisions were made in late 2024 to comply with another round of new State laws and comments from the Coastal Commission. The ILUDC ordinance is anticipated to be adopted by City Council in March 2025. A revised LCP amendment will be submitted to the Coastal Commission in early 2025 for certification.

Program H-2.8.5 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	Implemented.
Program H-2.8.6 Emergency Shelter for Families	Work with area non-profits to establish an emergency shelter for families.	2020-2025	Implemented at Hospitality House.
Program H-2.8.7 Emergency Shelters Regulatory Changes	Consider revising the LUDC to ensure that emergency shelters are subject only to the following requirements (per State law): 1) maximum number of beds; 2) off-street parking based upon demonstrated need; 3) size and location of onsite waiting and intake areas; 4) provision of onsite management; 5) proximity to other shelters; 6) length of stay; 7) lighting; and 8) security during hours when the shelter is open.	Changes to the zoning code will take place in 2020/21.	Implemented. Both the ILUDC and CLUDC zoning codes allow emergency shelters as a permitted use in the General Commercial zone.
Program H-2.8.8 Evidence-Based Homeless Services	Consider the key findings of research and evidence-based approaches when considering funding solutions for homelessness.	Ongoing	Ongoing. In 2019, City staff joined Mendocino County Homeless Services Continuum of Care Strategic Planning Committee, and attends regular monthly board meetings.
Program H-2.8.9 Safe Pilot Parking Program	The City Council will consider developing a safe parking program that may consist of one or more of the following actions: 1) analyze the issue to determine how best to address the issue of homeless people sleeping in their cars; 2) identify and engage local stakeholder; 3) develop and implement a plan of action.	2020-2022	No progress.
Program H-2.8.10 Define Group Home	Revise the ILUDC and CLUDC to define group homes that serve 6 or fewer as a permitted use in all zones in which a singlefamily home is permitted, and to define group homes with 7 or more residents as an organizational house.	2020-2021	Will be updated in 2025.
Program H-2.9.1 First Time Home Buyers	Consider whether to require, through the inclusionary housing ordinance, the provision of housing units affordable to first time home buyers who qualify for affordable housing.	2020-2025	Adopted.
Program H-2.9.2 Funding Sources for First Time Home Buyers	Continue applying for funding sources for first time home buyers, if the housing market and funding requirements will result in a successful program, and provide referrals to FHA programs offered by local lenders and sweat-equity programs operated by non-profit housing organizations.	Ongoing	Ongoing.
Program H-2.9.3 Revise Annexation Rules	Consider revising the regulations regarding annexations to increase the amount of land zoned for residential development within City limits, especially as water storage and wastewater treatment are less of a limit to the expansion of the City limits, and as some areas adjacent to the City do not have the correct soils for septic systems and/or do not have an onsite water source.	2019-2025	Two parcels with failing septic systems were added to the Municipal Services District in 2022. The LAFCO has indicated that they will not support out of area service unless this is brought forward to LAFCO as an annexation or an expansion of the Municipal Services District. Out of area service agreements are therefore blocked at this time.
Program H-3.1.1 Housing 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-3.1.2 Non-discrimination Clauses	Include non-discrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.	Ongoing	Ongoing.
Program H-3.2.1 Use Housing Funds	Use housing 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	Ongoing.

Program H-3.2.2 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 programs 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	Ongoing. The Community Development Committee meets on a regular basis to identify opportunities to remove land use constraints to housing development.
Program H-3.2.3 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-4.1.1 Continue to Pursue Strategies to Address Water Pressure Issues	Continue to pursue strategies to address water pressure issues that impact development potentials.	Ongoing	The City completed multiple water projects to help mitigate water availability issues and potential impact on development. These include a water treatment plant upgrade, desalinisation. In progress are the raw water line replacement and water pressure improvements.
Program H-4.1.2 Reduce Capacity Fees for Smaller Units	Consider charging water and sewer capacity fees based on the size of the unit (either square feet or number of bedrooms) in order to ensure that each unit pays its fair share for capacity costs.	2020-2021	ADU's no longer pay capacity fees per state law. Urban Unit Development units also don't pay capacity fees if they are less than 750 SF.
Program H-5.1.1 Housing Rehabilitation Projects	Seek funding 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 rehabilitation funds to add bedrooms to overcrowded units, as feasible.	Annually as an ongoing program	Ongoing.
Program H-5.1.2 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.	Update in 2021	To be updated in 2024.
Program H-5.1.3 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 for the housing rehabilitation loan program. Facilitate citizen awareness of the City's rehabilitation loan program.	In place and ongoing	Funding for the City's housing rehab program has expired and the program is currently not active. The City will apply for HOME funds in 2024 or 2025 to potentially restart the program.
Program H-5.1.4 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.	Annually as an ongoing program	Ongoing as part of the CIP.
Program H-5.2.1 Discourage Vacation Rentals	Continue to prohibit vacation rentals in all zoning districts except for the CBD. Undertake proactive undercover code enforcement activity on a regular basis against all illegal vacation rentals in Fort Bragg. Work with the County of Mendocino at all levels to reduce or eliminate further conversions of residential units into vacation rentals as this practice has greatly increased the magnitude of the housing crisis on the Mendocino coast and in the City of Fort Bragg.	2020-2021	Ongoing. The City continues to enforce the prohibition of vacation rentals in all zones (except limited vacation rentals on second floors of commercial buildings in the CBD). Staff check websites and investigate code enforcement complaints for illegal vacation rentals.
Program H-5.2.2 Single-Family Homes	Continue to allow the reuse of existing singlefamily residences, in commercial zones, as single-family residences. Consider allowing second units on commercially zoned parcels with existing single family homes.	2020-2021	Implemented in Inland. Coastal code will be revised in 2025 through an LCP amendment which received approval by Planning Commission and City Council in 2025.
Program H-5.2.3 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.	Changes to the zoning code have been completed. Implementation is ongoing	Ongoing.

Program H-5.3.1 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-5.3.2 Require At-Risk Education Program; Program H-5.3.3 Monitor At-Risk Units	Work with property owners and non-profit affordable housing organizations to ensure that tenants receive required education and notifications regarding at-risk units.	Ongoing	No units are currently at risk in the City of Fort Bragg. All units are guaranteed to remain affordable through 2031. The City will monitor the units that are at risk in the 2030 decade to ensure that they remain affordable.
Program H-5.3.4 Replacement Program for Units Demolished for New Development	Consider modification of the Land use and Development Code to require replacement of low and moderate income residential units, when such units are demolished to accommodate new development.	2025-2030	To be considered.
Program H-5.3.5 Work with Potential Purchasers of At-Risk Units	Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at risk in the 2030 decade to inform them of the status of these projects. Where feasible, provide technical assistance and support to these organizations with respect to acquisition. Consider reducing or waiving development fees associated with preservation or replacement of at-risk units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation, and gap funding for affordable development. Access funding resources such as tax-exempt bonds, housing tax credits, Community Development Block Grants, HOME funds for the preservation of affordable housing units.	Ongoing	Ongoing. To be reconsidered and improved.
Program H-5.3.6 Maintain List of At-Risk Projects	Actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.	Ongoing	Ongoing.
Program H-5.3.7 Provide Tenant Education and Assistance Tenants of At-Risk Projects	Require property owners to give a 3-year, 12-month and 6-month notice of their intent to opt out of low-income use restrictions. Work with tenants of at-risk units 10 - Housing Element 2019 10-22 and provide them with education regarding tenant rights and conversion procedures. Assist tenants of existing rent restricted units to obtain priority status on housing choice voucher waiting list.	Ongoing	Ongoing.
Program H-6.1.1 Workshops	Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.	Annually	No revisions to the City's Housing Element were proposed in 2024. The Community Development Committee meets to discuss ways of removing barriers to new housing construction. Two Housing workshops were held to identify solutions to develop more housing in Fort Bragg.
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)	Completed in March of 2025.
Program H-7.1.1 Recycling	Consider revising the zoning ordinance so that all multifamily residential developments provide a centralized drop-off location for recyclables and compostable materials.	Changes to the zoning code will take place in 2020/21.	Implemented, required by Design Review.
Program H-7.1.2 Rainwater Capture and Drought Tolerant Landscaping	Consider revising the zoning ordinance to incentivize the installation of cisterns to capture rainwater from roofs for all water needs. Consider revising the zoning ordinance to require drought tolerant landscaping for landscaped areas in commercial and multifamily residential uses.	2020-2021	Implemented.
Program H-7.1.3 Sustainable Building Techniques	Encourage housing that includes environmental benefits such as energy conservation, green building, water conservation, and recycling.	2020-2021	Informational brochures have been developed. The adopted revisions to the Citywide Design Guidelines (2022) promote these methods.





Jurisdiction	Fort Bragg	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Fort Bragg	
Reporting Period	2024	31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

#### Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA *				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									





<b>Jurisdiction</b>	Fort Bragg
<b>Reporting Period</b>	(Jan. 1 - Dec. 31) 2024
<b>Period</b>	6th Cycle 08/15/2019 - 08/15/2027

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Fort Bragg	<b>NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns</b>	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
<b>Reporting Period</b>	2024		

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

For Mendocino County jurisdictions, please format the APN's as follows:999-999-99-99

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						



Jurisdiction	Fort Bragg	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT

Table K  
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		<a href="https://www.codepublishing.com/CA/FortBraggLUC183/FortBraggLUC1832.html#18.32.060">https://www.codepublishing.com/CA/FortBraggLUC183/FortBraggLUC1832.html#18.32.060</a>
Notes		Link above is from the Inland Land Use and Development Code. The same preference ordinance is also in the Coastal Land Use and Development Code.

Jurisdiction	Fort Bragg
Reporting Year	2024 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

*Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.*

<b>Total Award Amount</b>	\$ 65,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
---------------------------	--------------	--

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Implement Prohousing Policies and Programs of 2019 Housing Element - Community Land Trust	\$56,408.00	\$0.00	In Progress	Other	The City hired a consultant who enaged in a range of work to implement a pilot project for the Land Trust. The consultant prepared reports, resolutions and ordinances to amend/adopt Urban Lot Split, Urban Unit Development, Tiny Home Community, Planned Unit Development regulations for the both the CLUDC and the ILUDC. This task also included completion of a vacant sites inventory and some pre-development work for a potential pilot roject.
Update City regulations to allow Accessory Dwelling Unit for Coastal Zone in compliance with Section 65852.2 of the Government Code	\$8,592.00	\$8,592.00	Completed	None	The City's consultant completed a comprehensive update of the Citys ADU ordinances for both the ILUDC and the CLUDC. The ordinance update for the ILUDC were reviewed by the Planning Commisison and approved by the City Council. The ordinance reolutions for the CLUDC update were also reviewed and approved by the Planning Commission and the City Council.