

STAFF REPORT

City Council Consent Item

DATE: January 16, 2023

TO: Honorable Mayor and Council Members

FROM: Katey Schmidt, Community Development Department

THROUGH: Merritt Perry, City Manager

SUBJECT: **Community Development Department Monthly Report for December 2023**

STAFF RECOMMENDATION:

Receive report as an informational item.

PLANNING DIVISION ACTIVITIES:

Planning Department Activity:

- The Planning Division has launched Planning Project Applications through the OpenGov online portal. This will streamline the workflow and review process and allow applicants to view their project's progress in real-time.

Planning Commission Activity:

- On November 14, 2023, the Planning Commission approved the Ramirez Rohnerville Road minor subdivision to create two parcels, one developed with a single-family residence.
Applicant: Luis Ramirez; Location: 5050 Rohnerville Road
- Planning Commission Hearing January 9, 2024: Nally 9th Street Conditional Use Permit for residential use in the Retail Commercial zone.
Applicants: Justin and Holly Nally; Location: 557 9th Street

Planning Permits Under Review:

- Olsen Sisemore Minor Subdivision of one 4-acre parcel into one 1-acre parcel and one 3-acre remainder parcel.
Applicants: Heidi Olsen and Dan Sisemore; Location: 939 Fernwood Dive

Ongoing Planning Activities:

- Mill District Specific Plan for infrastructure, design standards, and land use planning is in process, funded by HCD's LEAP grant and Headwaters grant. Alternative land use scenarios are being designed for presentation at stakeholder and public meetings. Staff is coordinating with the new owner of the Mill Site to create a plan that matches the owner's development interests with General Plan policies, public interest, and economic

development. Public presentation scheduled for January 23rd Planning Commission Meeting.

- Staff is developing a competitive solicitation process by which it can proceed with the negotiation for the sale of the lots at Drake and Penn to create low-income housing. The lots are held by the City as an asset with the specific purpose of creating low income under its Recognized Obligation Payment Schedule as a part of the City's Redevelopment Agency. The draft solicitation will be placed on a future Council agenda for approval before publication.
- Ordinance to comply with CA State Assembly Bills AB 1236 and AB 970 EV Charging Station Permit Streamlining and AB 2188 Solar Energy Permit Streamlining has been developed, first reading by City Council January 16, 2024

Grant Updates

- CDBG Program Income Barrier Removal Project; Awarded \$624,990.65
Targets 7 sites requiring numerous ADA improvements including sidewalk, ramp, and parking pad installations.
Status: 100% of plans received from the design consultant, under staff review. Project is expected to go to bid in early 2024.
- Building Forward Library Infrastructure grant; Awarded \$219,083
ADA Modifications, Solar PV and battery storage, emergency generator, window upgrades, electrical/communication wiring, and interior finishes.
Status: On 9/8/23 City and County Staff met onsite with the architect to go over project details.
- Habitat Conservation Fund Vancil Forest Acquisition; Application for \$175,750
Acquisition of a 6.25-acre forest adjacent to Rohner Park.
Status: Site visit with California State Parks Grants Project Staff on 9/14/23.
- California Energy Commission CalAPP Grant; Awarded \$40,000
Funding to establish online, automated online solar permitting program SolarApp+ and supporting online platform.
Status: OpenGov and SolarAPP+ launched on 7/5/2023. OpenGov deployment and subscription fees have been reimbursed by the CalAPP grant.
- SB2 Planning Grant, Awarded \$160,000
Planning grant to facilitate adoption and implementation of zoning code updates including -Improvement Standards and Specifications Update, Multi-Family Design Standards, ADU Ordinance Update, Infrastructure Provision and Financing Analysis, Employee Housing Zoning Code Update, GIS Update Layers Update, SB9 Two-Unit and Urban Lot Split Ordinance.
Status: Grant close-out November 2023.
- Headwaters Fund Planning Grant: Awarded \$75,000
Planning grant to facilitate adoption of the Mill District Specific Plan.
Status: Public Outreach to begin in early 2024, General Plan EIR updates underway, site design and design standards developed.

BUILDING DIVISION ACTIVITIES:

The Building Division has launched OpenGov, an online building permit portal, and SolarApp+, a solar permit streamlining portal. As of December 31, 2023, 188 Building Permits have been issued through the online portal; most have been completed online with no City Hall trips required for the builders. Seven Solar Permits have been issued instantly with the pre-screen tool SolarApp+.

The Building Division's permit summaries for December 2023 and total for 2023 are attached.

RECOMMENDED COUNCIL ACTION:

Receive CDD Monthly Report. Consent Agenda vote.

CITY OF FORTUNA

BUILDING PERMIT SUMMARY

**DECEMBER
2023**

TYPE OF PERMIT ISSUED

<u>RESIDENTIAL</u>	NUMBER OF PERMITS	LIVING UNITS	VALUE / COST OF CONSTRUCTION	BUILDING PERMIT FEES
SINGLE FAMILY RESIDENCES				
DUPLEX FAMILY RESIDENCES				
MULTI-FAMILY RESIDENCES				
MANUFACTURED RESIDENCES				
(ADU) ACCESSORY DWELLING UNIT (ATTACHED)	1	1	\$6,380.00	\$243.20
(ADU) ACCESSORY DWELLING UNIT (DETACHED)				
ADDITIONS				
REMODELS	4		\$153,682.50	\$3,035.25
GARAGES/CARPORTS	1		\$18,000.00	\$437.78
ACCESSORY STRUCTURES				

COMMERCIAL

NEW STRUCTURES				
ON-SITE IMPROVEMENTS/GRADING				
ADDITIONS				
TENANT IMPROVEMENT / REMODEL	1		\$80,000.00	\$499.11
REPAIRS	2		\$60,000.00	\$455.08
SIGNS				

OTHER PERMITS

ELECTRICAL	3		\$4,114.20	\$487.23
PLUMBING				
MECHANICAL	1		\$14,500.00	\$244.25
ROOFING	11		\$216,366.00	\$2,465.57
GRADING - RESIDENTIAL				
SIDING / WINDOWS				
DECK				
SOLAR PHOTO-VOLTAIC SYSTEM	3		\$232,817.00	\$2,061.67
MISCELLANEOUS				

TOTAL THIS MONTH:	27	1	\$785,859.70	\$9,929.14
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NUMBER OF PERMITS	LIVING UNITS	VALUE / COST OF CONSTRUCTION	BUILDING PERMIT FEES
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*Building Permit Fees,
CA State Seismic Fee
CA State Housing Dev. Fee
Water Connection,
Water Cap. Conn. Fee,
Sewer Cap. Conn. Fee,
Storm Drainage Fee,
Traffic Improvement Fee,
Fortuna Elementary School Fee.*

2023 - TOTAL YEAR TO DATE:	362	25	\$20,990,239.43	\$206,841.10
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NUMBER OF PERMITS	LIVING UNITS	VALUE / COST OF CONSTRUCTION	BUILDING PERMIT FEES
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ANNUAL BUILDING DEPARTMENT REPORT FOR THE YEAR - 2023

2023 MONTH	COMMERCIAL				RESIDENTIAL				MISCELLANEOUS / OTHER			
	NEW STRUCTURE	ADD/ALTER/OTHER	SINGLE FAMILY	MULTIFAMILY	ADD/ALTER/OTHER	PERMITS ISSUED	VALUE/COST OF CONSTRUCTION	PERMITS ISSUED	VALUE/COST OF CONSTRUCTION	PERMITS ISSUED	VALUE/COST OF CONSTRUCTION	
	Permits Issued	Value / Cost of Construction	Permits Issued	Value / Cost of Construction	Permits Issued	Value / Cost of Construction	Permits Issued	Value / Cost of Construction	Permits Issued	Value / Cost of Construction	Permits Issued	Value / Cost of Construction
JAN		1	\$100,000.00					6	\$56,500.00	15	\$96,150.00	
FEB	1	\$925,000.00	5	\$369,101.00	1	\$298,690.00		9	\$217,635.00	12	\$200,099.00	
MAR			3	\$2,657,000.00	1	\$301,000.00		7	\$324,000.00	25	\$436,161.00	
APRIL			2	\$22,000.00				9	\$429,610.00	18	\$219,696.00	
MAY			1	\$24,000.00	2	\$538,504.00		8	\$313,466.00	18	\$397,786.00	
JUNE			1	\$2,500.00	2	\$721,176.00		3	\$183,080.00	29	\$563,395.00	
JULY			1	\$2,000,000.00	1	\$284,750.00		11	\$976,687.00	29	\$366,320.00	
AUG			2	\$180,000.00	2	\$685,693.00		10	\$417,612.00	17	\$378,486.00	
SEPT			1	\$182,401.13	4	\$937,672.00		5	\$294,000.00	27	\$549,054.50	
OCT					4	\$1,604,033.00		5	\$199,300.00	14	\$237,680.10	
NOV			1	\$12,500.00	1	\$698,670.00		3	\$146,250.00	17	\$269,722.00	
DEC			3	\$140,000.00	1			6	\$178,062.50	18	\$467,797.20	
TOTALS	1	\$925,000.00	21	\$5,689,502.13	19	\$6,455,188.00	0	\$0.00	82	\$3,738,202.50	239	\$4,182,346.80

TOTAL YEAR OF 2023

TOTAL - BUILDING PERMITS ISSUED.	362
TOTAL - NEW SINGLE FAMILY RESIDENCE.	19
TOTAL - NEW LIVING UNITS.	20
TOTAL - CONSTRUCTION VALUE.	\$20,990,239.43
FEE'S COLLECTED - BUILDING DEPARTMENT.	\$206,841.10

I.E. RESIDENCE, ADU, MULTIFAMILY, MANUFACTURED