

STAFF REPORT

City Council Consent Item

DATE: October 21, 2024

TO: Honorable Mayor and Council Members

FROM: Shari Meads, Community Development Director

THROUGH: Amy Nilsen, Interim City Manager

SUBJECT: **Community Development Department Report for September 2024**

STAFF RECOMMENDATION:

Receive a report highlighting September 2024 Community Development Department activities.

PLANNING DEPARTMENT HIGHLIGHTS:

- Applications were received for two minor subdivisions, two Mobile Food Vendor Permits, four Home Occupation Permits, an extensive Zoning Information Request, and a Pre-Application Meeting.
- On Monday, September 9th, and Monday, September 16th, the Community Development Director attended Humboldt County Community Economic Resilience Consortium Housing Group meetings.
- On Friday, September 13th, the Community Development Director met with California Housing and Community Development staff to evaluate needed steps to be awarded the State's Pro-Housing designation.
- On Friday, September 13th, the Community Development Director attended the Cal Cities Redwood Empire Division meeting and election.
- On Wednesday, September 18th, a pre-application meeting was held for a proposed 66-bed senior living facility including independent and assisted-living units at the McLean Campus.
- On Wednesday, September 18th, the Community Development Director met with California Fish and Wildlife staff to walk the Mill District site and discuss proposed riparian area protections.
- On Friday, September 19th, the Community Development Director was the TalkShop radio show guest.
- On Thursday, September 26th, the Community Development Director met with Department of Transportation staff to plan groundbreaking and ribbon-cutting events for the 100% grant-funded Main Street Gateway project.

- On Thursday, September 26th, the Community Development Director met with Regional Climate Action Plan stakeholders to discuss the ongoing jurisdictional presentations and potential implementation pathways.
- From Friday, September 28th, through Tuesday, October 2nd, the Community Development Director attended the American Planning Association California Annual Conference in Riverside, CA. The conference included sessions on land use, code enforcement, legislative updates, the California Environmental Quality Act, Housing Element implementation, objective design standards, vehicle miles traveled mitigation, and many other topics of relevance.

PLANNING COMMISSION ACTIVITY:

- On September 10th, the Planning Commission approved Design Review for an electronic digital sign. The Commission also recommended City Council approval of a Rezone and General Plan Amendment for a Rohnerville Road property.
- At a September 24th Special Meeting, the Planning Commission received a Mill District Specific Plan and Supplemental Environmental Impact Report presentation and recommended City Council adoption of the Mill District Specific Plan, related General Plan Amendments, and the implementing Q, Qualified Zone, and Design Guidelines.
- Rezoning of three parcels constituting two separate projects on Rohnerville Road.

GRANT STATUSES:

- California State Library Building Forward Library Infrastructure Grant. Awarded \$219,083 for ADA modifications, solar PV and battery storage, emergency generator, window upgrades, electrical/communication wiring, and interior finishes.
Status: We have finalized plans for the project. Assisting with the County’s constructing bid process and seeking additional funding for energy efficiency projects.
- California Natural Resources Agency, Department of Parks and Recreation, Habitat Conservation Fund. Awarded \$175,750 to acquire the Vancil Forest, a 6.25-acre forest adjacent to Rohner Park.
Status: Awarded and pursuing matching funds.
- Department of Transportation Clean California Local Grant: The award amount is being finalized. The funds will be used for the Main Street Gateway beautification project.
Status: Groundbreaking ceremony scheduled for October 17, 2024 with construction expected to last approximately six weeks.

BUILDING DIVISION ACTIVITIES:

- The September 2024 Building Permit Summary is attached.

CITY OF FORTUNA

BUILDING PERMIT SUMMARY

**SEPTEMBER
2024**

TYPE OF PERMIT ISSUED

RESIDENTIAL	NUMBER OF PERMITS	LIVING UNITS	VALUE / COST OF CONSTRUCTION	BUILDING PERMIT FEES
SINGLE FAMILY RESIDENCES	1	1	\$944,745.00	\$29,405.65
DUPLEX FAMILY RESIDENCES				
MULTI-FAMILY RESIDENCES				
ADU RESIDENCES (DETACHED)				
ADU RESIDENCES (ATTACHED)				
MANUFACTURED RESIDENCES				
ADDITIONS				
REMODELS	1		\$4,200.00	\$153.33
GARAGES/CARPORTS				
ACCESSORY STRUCTURES				

COMMERCIAL

NEW STRUCTURES				
ON-SITE IMPROVEMENTS/GRADING				
ADDITIONS				
TENANT IMPROVEMENT / REMODEL				
REPAIRS				
SIGNS				

OTHER PERMITS

ELECTRICAL	6		\$31,200.00	\$1,578.94
PLUMBING				
MECHANICAL	3		\$21,976.90	\$606.32
ROOFING	13		\$214,825.00	\$2,883.96
GRADING - RESIDENTIAL				
SIDING / WINDOWS				
DECK				
SOLAR PHOTO-VOLTAIC SYSTEM	2		\$93,424.00	\$1,166.37
MISCELLANEOUS				

TOTAL THIS MONTH:	26	1	\$1,310,370.90	\$35,794.57
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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.*

2024 - TOTAL YEAR TO DATE:	287	10	\$14,182,032.02	\$434,672.35
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NUMBER OF PERMITS	LIVING UNITS	VALUE / COST OF CONSTRUCTION	BUILDING PERMIT FEES
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