

Attachment 4

Existing Qualified Combining Zones

- Ordinance No. 88-532 Z (Q-2) and
- Ordinance No. 2002-633 Z (Q-16)

October 28, 2025 Public Hearing of the
Fortuna Planning Commission

ORDINANCE NO. 88-532 Z

AN ORDINANCE AMENDING SECTION 17.08.030
(OFFICIAL ZONING MAP) OF TITLE 17, ZONING,
OF THE MUNICIPAL CODE OF THE CITY OF FORTUNA

The City Council of the City of Fortuna, State of California,
does ordain as follows:

SECTION 1: That Section 17.08.030 of Title 17 (Zoning Ordinance) consisting of the Official Map of the City of Fortuna is hereby amended as depicted on Exhibit "A."

SECTION 2: The qualifications included on the "Fortuna General Plan Land Use and Zoning Map" are described below:

- A. The area along South 12th Street just north of Loni Drive to Newburg Road zoned Commercial Thoroughfare, Qualified. The Qualification eliminates commercial stables, contractor yards, equipment storage facilities, second hand stores, and warehouse facilities from the conditionally permitted uses.
- B. The property located at 1787 Smith Lane zoned as Commercial Thoroughfare, Qualified. The Qualification is that a use permit would be required for any development so that the extension of Smith Lane and the need for drainage easements can be evaluated.
- C. The area on South 15th and 16th Street, the properties on Spring Street, The properties on the north side of 3rd Street west of Fortuna Boulevard, and the properties on the north side of Redwood Way past Safeway that are zoned Residential Multifamily, Limited, Qualified. The qualification is that a use permit is required for any development that increases the density of dwellings or intensity of use other than a single family residence.

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SECTION 3: All ordinances or parts of ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflicts and no further.

PASSED AND ADOPTED this 7th day of November, 1988
by the following vote:

AYES: Councilman Dean Lewis, Councilwoman Doris Osburn,
Councilman Dennis Wood and Mayor Mel Berti

NOES: None

ABSENT: Councilman Rick Silvers



Mayor, City of Fortuna

ATTEST:



City Clerk, City of Fortuna

EXHIBIT A

FORTUNA GENERAL PLAN AND ZONING LAND USE MAP

(TO BE INSERTED)

Ordinance 88-532 adopts the Fortuna Zoning Map. The Zoning Map creates the B-1 Qualification with the following setbacks for certain specified areas: Front Yard: 20 feet; Side Yard: 5 feet; Rear Yard: 15 feet

B-16 ✓
School St & Virginia Dr.

ORDINANCE NO. 2002-633Z

**AN ORDINANCE AMENDING SECTION 17.08.030
(OFFICIAL ZONING MAP) OF TITLE 17, ZONING,
OF THE MUNICIPAL CODE OF THE CITY OF FORTUNA
AND THE CITY OF FORTUNA GENERAL PLAN**

The City Council of the City of Fortuna, State of California, does ordain as follows:

SECTION 1: That Section 17.08.030 of Title 17 (Zoning Ordinance) consisting of the Official Map of the City of Fortuna is hereby amended, and the City of Fortuna General Plan is hereby amended, to provide that:

1. The area depicted on Exhibit "A" currently zoned as Single Family Residential (R-1-6) be rezoned to Residential Multi Family Qualified (RM-Q). The Q combining zone modifies the uses of the RM zone by completely eliminating the multifamily dwelling units as either a principal use or a conditional use. All uses otherwise allowed remain the same as listed in Chapter 17.15.

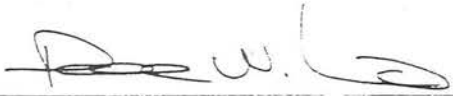
SECTION 2: All ordinances or parts of ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflicts and no further.

SECTION 3: A negative declaration of environmental impact has been prepared for this project and is hereby adopted.

PASSED AND ADOPTED this 4th day of March, 2002 by the following vote:

AYES:	Councilmen Berti, Chapman, Cooke, Shelton and Mayor Nyberg
NOES:	None
ABSENT:	None
ABSTAIN:	None

ATTEST:



City Clerk, City of Fortuna



Mayor, City of Fortuna

Exhibit A Area To Be Rezoned

