

STAFF REPORT

Consent Agenda Item

DATE: July 20, 2026

TO: Honorable Mayor and Council Members

FROM: Brendan Byrd, Community Development Director

THROUGH: Amy Nilsen, City Manager

SUBJECT: **Community Development Monthly Report**

STAFF RECOMMENDATION:

Receive report as an informational item.

EXECUTIVE SUMMARY:

Planning Division Activity:

- The Planning Division processed 7 business licenses in June.
- Community Development staff met with consulting teams gathering data for General Plan Update process. Progress is on schedule and moving forward as planned.
- The Fortuna General Plan 2060 website (www.fortunageneralplan2060.com) is live. Community members can access information and find several ways to participate in the General Plan and Housing Element Update process including taking a Housing Survey and applying for the General Plan Update Technical Advisory Group.
- Staff attended a CALED webinar on June 3, regarding the upcoming Go-Biz funded “Permit Streamlining Academy”, an in-person cohort-based training model, that includes both stipends and technical assistance for local jurisdictions to streamline their building and planning development processes. Applications for the academy are projected to open in late summer/early fall.
- The Senior Planner attended the inaugural “California Outdoor Economy Summit” at the Adorni Center in Eureka on June 4 and June 5. Participants from statewide outdoor recreation groups, eco/agro tourism industries, outdoor recreation businesses, economic development professionals, and local tribal representatives presented valuable insight in ways jurisdictions can capture a portion of the \$87 billion in economic value added to the California economy.
- CDD Staff are developing a Local Authority Recommendation application for designation as an Opportunity Zone 2.0. An Opportunity Zone designation provides local businesses with access to outside private capital by offering investors significant federal tax breaks.
- Community Development staff participated in an interview panel with Fortuna Police Department for the vacant Code Compliance Officer position.

- On June 24, Planning Staff released a request for qualifications for a Hearing Officer to preside over public hearings related to the Mobile Home Rent Stabilization Ordinance and other applicable hearings resulting from violations of the municipal code.
- The Senior Planner and City Manager met with representatives from the North Coast Small Business Development Center (SBDC) to discuss collaboration with the implementation of a Community Development Block Grant funded Business Assistance Loan Program. SBDC staff also advised city staff of an upcoming request for proposals for “neighborhood hub” partner locations to be released on July 17, 2026.

Planning Commission Activity:

- June 9, 2026
 - The June 9th Planning Commission meeting was cancelled
- June 23, 2026
 - The Planning Commission approved with conditions a lot line adjustment between Assessor’s Parcel Numbers 202-112-042; 202-112-044 and found the project exempt from the California Environmental Quality Act (CEQA).
 - The Planning Commission approved Conditional Use Permit with conditions for an 832 Square-foot Accessory Structure with a Proposed Height of 21 feet and found the project to be exempt from the California Environmental Quality Act.

Active Planning Projects:

Proposed Project	Project Description	Location
Minor Subdivision	A minor subdivision of an existing developed parcel dividing the property into four individual parcels and one remainder parcel	701 S. Fortuna Blvd
Subdivision- Major	Subdivision of one parcel into six multi-family residential parcels to allow for 28 total condominium units.	1569 Newburg Road
Lot Line Adjustment	Lot line adjustment between two commercial parcels.	Mill Site Area
Subdivision-Major	Phase 2 of the Twin Creeks subdivision to create 21 residential parcels.	Redwood Way
Subdivision-Major	Completion of the final phases of the Gulliksen subdivision to create 35 residential parcels.	Gulliksen Avenue
Subdivision-Minor	Minor subdivision of one parcel into three residential parcels.	Berry Creek Avenue
Subdivision-Minor	Minor subdivision of one parcel into three residential parcels.	Berry Creek Avenue
Subdivision-Minor	Minor subdivision of one parcel into two residential parcels.	1125 Angel Heights Drive
Subdivision-Minor	Subdivision of one parcel into three residential parcels.	3495 Rohnerville Road

Grant Funding Updates:

- **Community Development Block Grant 2025 NOFA Planning Activity: General Plan Update; Application for \$279,307**

Status: Application is under review by CA Dept of Housing and Community Development Staff

- **Community Development Block Grant Program Income (PI); PI on hand~\$970,000**
Status: Staff will bring next steps to utilize the Program Income on hand to Council in the near future.
- **Northcoast Resource Partnership Technical Assistance; Awarded \$10,000**
Status: Awarded technical assistance grant to provide consultant assistance to develop a comprehensive Community Forest Plan as a guiding document to manage, protect, and sustainably use city owned forests. Staff are working with technical advisor on scope of plan. Opportunities for community input to follow.
- **California Department of Housing and Community Development Permanent Local Housing Allocation; Allocated \$149,769**
Status: City delegated allocated funds to the County of Humboldt to provide services for Fortuna citizens through their First-time Home Buyers Program. Delegation agreement approved by City Council and County Board of Supervisors. Application submitted in May 2026.
- **Habitat Conservation Fund Vancil Forest Acquisition; Awarded \$175,750**
Acquisition of a 6.25-acre forest adjacent to Rohner Park for community forest expansion, trails, and recreation areas.
Status: Staff seeking compatible grants to fulfill 50% match requirement.
- **Land and Water Conservation Fund Vancil Forest Acquisition; Awarded \$144,500**
Partial match funds for Vancil Forest Acquisition.
Status: City Staff to work with State Parks staff to complete Federal requirements. Staff are seeking final funds for closing and incidental costs.
- **California Natural Resources Agency California River Parkway Grant; Awarded \$620,194**
California State Coastal Conservancy; Awarded \$250,000
National Coastal Wetlands Conservation Grants Program; Awarded \$972,250
Lower Eel River Wetlands Acquisition Project. In partnership with the Wiyot Tribe, acquisition of approximately 250-acres to be utilized as a recreation area and preservation of open space. The city will assume ownership of 7.2 acres along Riverwalk Drive to develop a public park and access to the Eel River. The Wiyot Tribe will assume ownership of the remainder for habitat restoration, preservation of open space, and cultural activities.
Status: City Council has approved purchase agreement with property owners, signatures obtained. Staff are seeking incidental funding for land lot line adjustment to separate city and tribal portion of parcel.

Building Division Activities:

- The Building Division issued 19 permits in June 2026; permit detail summaries are attached.

RECOMMENDED COUNCIL ACTION:

Receive the Community Development Department Monthly Report. Consent Agenda vote.

CITY OF FORTUNA

BUILDING PERMIT SUMMARY

JUNE
2026TYPE OF PERMIT ISSUED

<u>RESIDENTIAL</u>	NUMBER OF PERMITS	LIVING UNITS	VALUE / Cost OF CONSTRUCTION	BUILDING PERMIT FEES
SINGLE FAMILY RESIDENCES	1	1	\$471,000.00	\$20,335.37
DUPLEX FAMILY RESIDENCES				
MULTI-FAMILY RESIDENCES				
ADU RESIDENCES (DETACHED)				
ADU RESIDENCES (ATTACHED)				
MANUFACTURED RESIDENCES				
ADDITIONS	1		\$12,000.00	\$428.53
REMODELS	1		\$39,995.00	\$496.00
GARAGES/CARPORTS				
ACCESSORY STRUCTURES	1		\$2,000.00	\$184.62

COMMERCIAL

NEW STRUCTURES				
ON-SITE IMPROVEMENTS/GRADING				
ADDITIONS				
TENANT IMPROVEMENT / REMODEL				
REPAIRS	1		\$299,995.00	\$2,742.16
SIGNS	1		\$10,000.00	\$247.55

OTHER PERMITS

ELECTRICAL	2		\$6,250.00	\$491.12
PLUMBING				
MECHANICAL	2		\$26,403.00	\$450.37
ROOFING	6		\$104,198.00	\$1,485.63
GRADING - RESIDENTIAL				
SIDING / WINDOWS	2		\$7,001.00	\$509.61
DECK				
SOLAR PHOTO-VOLTAIC SYSTEM	1		\$69,091.00	\$605.56
MISCELLANEOUS				

TOTAL THIS MONTH:	19	1	\$1,047,933.00	\$27,976.52
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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.*

2026 - TOTAL YEAR TO DATE:	140	29	\$10,033,657.59	\$317,032.35
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# OF PERMITS	LIVING UNITS	VALUE/COST OF CONST	BUILDING PERMIT FEES
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