

STAFF REPORT

City Council Consent Calendar Agenda Item

DATE: April 18, 2022

TO: Honorable Mayor and Council Members

FROM: Liz Shorey, Deputy Director of Community Development

THROUGH: Merritt Perry, City Manager

SUBJECT: **Community Development Department Monthly Report for March 2022**

STAFF RECOMMENDATION:

Receive report as an informational item.

SIGNIFICANT ACTIVITIES:

- The Building Department's annual permit summary for March 2022 is attached.
- Planning Commission activity in March includes:
 - On 3/8/2022, approved a Conditional Use Permit to allow an accessory structure 19 feet in height, exceeding the Fortuna Municipal Code 15-foot minimum for accessory structures and approved the Design Review of a new illuminated LED sign for Fortuna Fire Protection District.
 - On 3/22/22, approved a Conditional Use Permit to allow an accessory structure 16 feet in height, exceeding the Fortuna Municipal Code 15-foot minimum for accessory structures.
- In-process long-range planning activities for Community Development include:
 - SB2 Planning Grant to implement housing element programs, including ADU, multifamily, design review standards, GIS mapping, improvement standards, and infrastructure. ADU standards were adopted by the City Council on November 1, 2021
 - Mill District Specific Plan for infrastructure, design standards, and land use planning is underway, funded by HCD's LEAP grant and Headwaters grant
 - Climate Action Plan--coordinating with other Humboldt County jurisdictions to create a plan that identifies baseline and reduction policies to reduce greenhouse gas emissions, and to streamline CEQA review of development review by tiering off the plan
- Planning Permits Under Review:
 - Recommendation to the City Council to amend the Fortuna Zoning Map from Residential Single Family (R-1-6) to Residential Multifamily (R-M) and the General Plan Land Use Designation from Residential Low (RL) to Residential Medium (R-

M) for Parcels APN 040-043-021 (809 12th Street) and APN 040-043-016 (806 13th Street)

- Package Distribution Facility Conditional Use Permit; Location: 1470 Newburg Road; Applicant: 42 Eureka LP; Property Owner: Town of Scotia, LLC
- Eel River Brewery Expansion Conditional Use Permit and Lot Line Adjustment; Location: 1777 Alamar Way; Applicant/Owner: Ted Vivatson
- Gulliksen Drive Lot Line Adjustment; Location: 202 Gulliksen Drive; Applicant/Owner: Lee and Joan Woodcock
- Power Tap Hydrogen Station Design Review; Location: 1791 Riverwalk Drive; Applicant: Power Tap; Owner: Humboldt Petroleum
- Subdivision Activity:
 - Adams Major Subdivision (6 multifamily lots/buildings; 36 units): Final map is under City review. Staff is working with applicant to complete steps to record the map (agreements, Council approval, fees, etc)
 - Twin Creeks Planned Unit Development (59 Lots/Units): Final map has been approved by the City Council and submitted to the Recorder's office
 - Fitze Minor Subdivision 12th Street: Approved by Planning Commission; Applicant preparing parcel map for recordation
 - Campbell Minor Subdivision (4 lots and a remainder; Berry Creek and Second Ave): Improvement plan phase; comments returned applicant 4/11/22

RECOMMENDED COUNCIL ACTION:

Receive Community Development Department Monthly Report. Consent Agenda vote.

CITY OF FORTUNA

BUILDING PERMIT SUMMARY

MARCH
2022TYPE OF PERMIT ISSUED**RESIDENTIAL**

	NUMBER OF PERMITS	LIVING UNITS	VALUE / COST OF CONSTRUCTION	BUILDING PERMIT FEES
SINGLE FAMILY RESIDENCES	1	1	\$655,000.00	\$9,709.79
DUPLEX FAMILY RESIDENCES				
MULTI-FAMILY RESIDENCES				
MANUFACTURED RESIDENCES				
SECOND DWELLING UNIT (ATTACHED)				
SECOND DWELLING UNIT (DETACHED)				
ADDITIONS				
REMODELS	4		\$107,200.00	\$906.38
GARAGES/CARPORTS	3		\$186,000.00	\$5,129.24
ACCESSORY STRUCTURES				

**PUBLIC WORKS -
SEWER & WATER FEES**

\$14,056.44
\$0.00
\$0.00

COMMERCIAL

NEW STRUCTURES				
ON-SITE IMPROVEMENTS/GRADING	1		\$300,000.00	\$1,993.20
ADDITIONS				
TENANT IMPROVEMENT / REMODEL	1		\$45,000.00	\$562.68
REPAIRS				
SIGNS				

\$0.00
\$0.00

OTHER PERMITS

ELECTRICAL	3		\$34,000.00	\$476.16
PLUMBING	3		\$5,500.00	\$299.62
MECHANICAL	5		\$27,554.00	\$746.76
ROOFING	17		\$268,970.00	\$3,826.86
GRADING - RESIDENTIAL				
SIDING / WINDOWS	3		\$26,790.00	\$386.02
DECK				
SOLAR PHOTO-VOLTAIC SYSTEM	7		\$203,553.00	\$3,385.53
MISCELLANEOUS	1		\$3,000.00	\$126.87

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

TOTAL THIS MONTH:	49	1	\$1,862,567.00	\$27,549.11
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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

\$14,056.44

**PUBLIC WORKS -
SEWER & WATER FEES**

Water Connection Fee
Water Capital Conn Fee
Sewer Capital Conn Fee
Storm Drainage Fee,
Traffic Impact Fee

2022 - TOTAL YEAR TO DATE:	80	4	\$4,039,906.16	\$54,671.79
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# OF PERMITS	LIVING UNITS	VALUE/COST OF CONST	BUILDING PERMIT FEES
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\$87,919.98

PW - SEWER & WATER FEE