

STAFF REPORT

City Council Consent Item

DATE: June 21, 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 May 2022**

STAFF RECOMMENDATION: Receive report as an informational item.

SIGNIFICANT ACTIVITIES:

- The Building Department's permit summary for May 2022 is attached.
- Planning Commission activity in May includes:
 - On 5/10/2022, approved a Design Review of a new hydrogen fuel station (Power Tap), including elevations, colors, landscaping, and signage located at 1791 Riverwalk Drive.
 - On 5/24/22 approved a conditional use permit for a mixed use light industrial/retail/entertainment/food truck venue (Northern Supply/Hub O' Grub/Fat Anne's) located at 164 Dinsmore Drive.
- Special meeting was held on 5/17/22 to discuss the Fortuna Municipal Code (FMC) including parking and screening. No action taken; Commission to continue review of FMC at future special meetings to be scheduled.
- 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. Alternative land use scenarios are being designed for presentation at stakeholder and public meetings.
 - Climate Action Plan--coordinating with other Humboldt County agencies on a CAP that identifies baseline and policies to reduce greenhouse gas emissions, and to streamline development pursuant to CEQA. The Council received two staff presentations (5/16 and 5/25). The County Board of Supervisors authorized County staff to prepare an EIR for the CAP.
- Planning Permits Under Review:
 - 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

Subdivision Activity:

- Adams Major Subdivision (6 multifamily lots/buildings; 36 units): Final map has been recorded, drainage, maintenance and construction agreements recorded and in effect.
- Twin Creeks Planned Unit Development (59 Lots/Units): Phase 1 Final Map has been recorded.
- 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 plans approved.
- Mildbrandt Minor Subdivision (2 Lots) Mylar signed, City working with applicant on requirements for recording.

Subdivision Status Report
(Approved projects, not yet completed)
6/9/2022

Project:	Approved:	Expires:	Status:
Adams Major Subdivision (6 multifamily lots; 36 units)	12/16/19	12/15/21*	Final map has been recorded, drainage, maintenance and construction agreements recorded and in effect
Tanferani Minor Subdivision (2 lots Alamar Way)	11/12/19	11/11/2021	Next step: Parcel Map review; Improvement plans being reviewed by RWQCB. 18 month Parcel Map extension approved 12/14/21.
Twin Creeks Planned Unit Development (59 Lots/Units; Redwood Way)	7/15/19	2/9/2023	Next step: Phase 1 Final Map has been recorded.
Fitze Minor Subdivision 12 th Street	11/9/2021	11/8/2023	Next step: Applicant to submit Mylar to be recorded.
Mildbrandt Subdivision (2 lots; Angel Heights Drive)	10/23/2018	4/22/2022	Next step: Mylar signed, City working with applicant on requirements for recording.
Campbell Minor Subdivision (4 lots and a remainder; Berry Creek and Second Ave)	1/26/2021	1/25/2023	Improvement plans approved.
Luster Minor Subdivision (2 lots; Newburg Road)	6/25/19	6/24/21	Parcel map has been recorded. One-year maintenance warranty period in process.
Cook Subdivision-Alder Drive/Avery Court-Ph. 2 8 residential lots	11/19/2018	5/18/2022	Parcel Map has been recorded. One-year maintenance warranty period in process.
White Circle Subdivision (Riverwalk; 2 lots)	3/27/2018	3/26/2020	Parcel map recorded. Subdivision Construction Agreement to be released. One-year maintenance warranty period in process.

The Subdivision Map Act and Fortuna Municipal Code places responsibility for tracking expiration dates with the applicant. Extension requests must be made by the applicant by written submittal to the City Community Development Department.

*The Subdivision Map Act grants automatic extension upon timely submittal of a Final Map for imminent recordation.

CITY OF FORTUNA

BUILDING PERMIT SUMMARY

MAY
2022TYPE OF PERMIT ISSUEDRESIDENTIAL

	NUMBER OF PERMITS	LIVING UNITS	VALUE / COST OF CONSTRUCTION	BUILDING PERMIT FEES
SINGLE FAMILY RESIDENCES				
DUPLEX FAMILY RESIDENCES				
MULTI-FAMILY RESIDENCES				
MANUFACTURED RESIDENCES				
SECOND DWELLING UNIT (ATTACHED)				
SECOND DWELLING UNIT (DETACHED)	1	1	\$147,121.00	\$2,378.17
ADDITIONS	1		\$65,450.00	\$529.15
REMODELS	2		\$26,500.00	\$384.89
GARAGES/CARPORTS	1		\$27,600.00	\$617.75
ACCESSORY STRUCTURES				

COMMERCIAL

NEW STRUCTURES				
ON-SITE IMPROVEMENTS/GRADING				
ADDITIONS				
TENANT IMPROVEMENT / REMODEL	2		\$115,000.00	\$1,069.04
REPAIRS				
SIGNS				

OTHER PERMITS

ELECTRICAL				
PLUMBING	2		\$8,500.00	\$214.43
MECHANICAL				
ROOFING	4		\$52,053.00	\$686.08
GRADING - RESIDENTIAL				
SIDING / WINDOWS				
DECK				
SOLAR PHOTO-VOLTAIC SYSTEM	5		\$188,655.00	\$2,298.29
MISCELLANEOUS				

TOTAL THIS MONTH:	18	1	\$630,879.00	\$8,177.80
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NUMBER OF PERMITS	LIVING UNITS	VALUE / COST OF CONSTRUCTION	BUILDING PERMIT FEES
			Building Permit Fees. CA State Seismic Fee CA State Housing Dev. Fee

2022 - TOTAL YEAR TO DATE:	135	10	\$6,578,395.16	\$99,611.33
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# OF PERMITS	LIVING UNITS	VALUE/COST OF CONST	BUILDING PERMIT FEES
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PUBLIC WORKS -
SEWER & WATER FEES

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

\$0.00

\$0.00
\$0.00
\$0.00

\$0.00

PUBLIC WORKS - SEWER & WATER FEES
Water Connection Fee Water Capital Conn Fee Sewer Capital Conn Fee Storm Drainage Fee, Traffic Impact Fee

\$123,623.76

PW - SEWER & WATER FEE
