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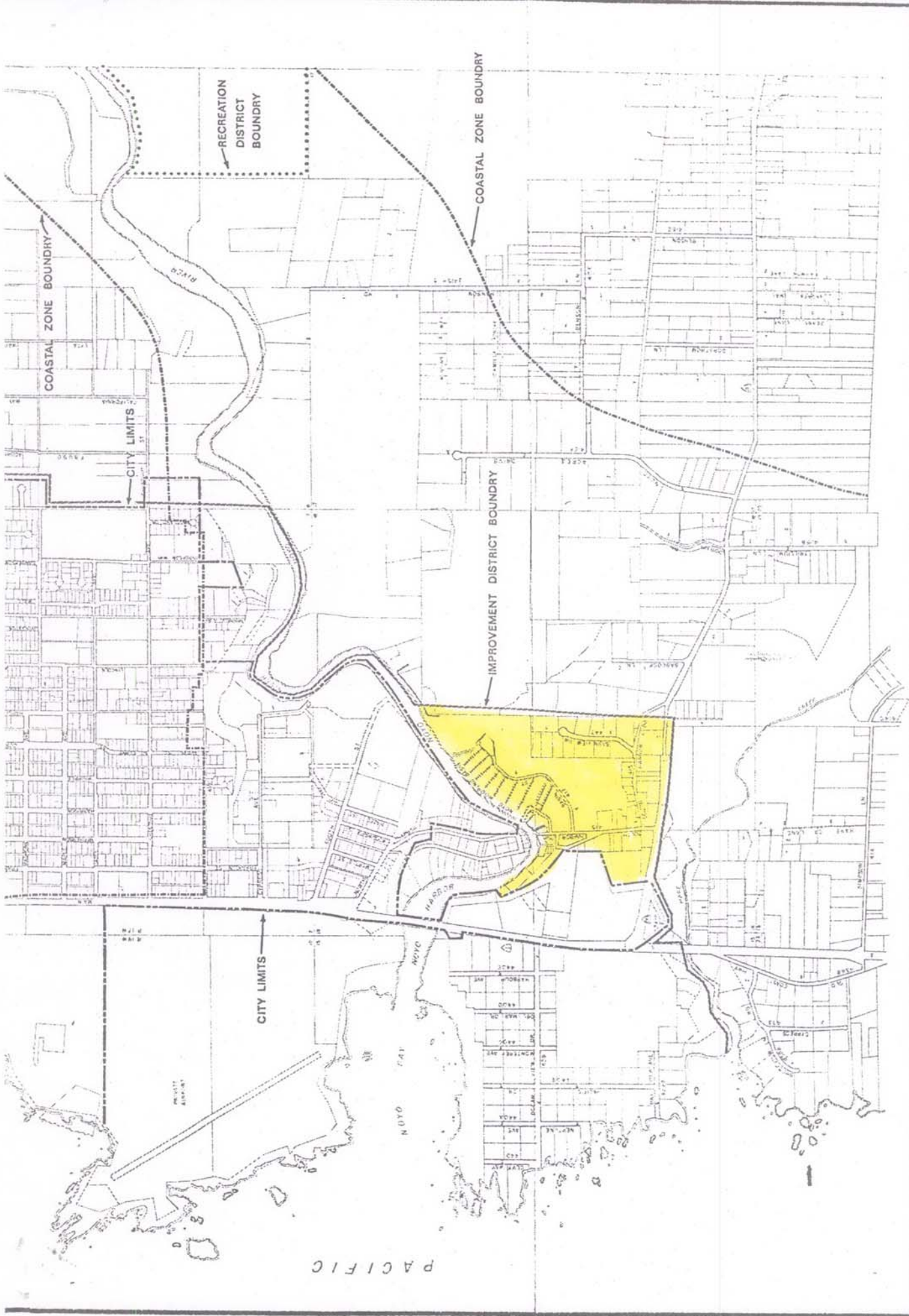
PLANNING CONSULTANTS
 ROBERT WILLIAMS ASSOCIATES / MOORE RESEARCH
 LARKSPUR, CAL. / SANTA ROSA, CAL.

CITY OF FORT BRAGG
GENERAL PLAN

TITLE:
JURISDICTIONS

Distributed after the 3/10/2009
 EDAC packet

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Amy Wynn
Amy Wynn Coastal Development Permits
Permit Agent and Land Use Consultant

703 North Main Street
Fort Bragg, CA 95437
phone: 707 964 2537
fax: 707-964-2622
AmyWynnCDP@mac.com

RECEIVED

MAR - 9 2009

MEMO

CITY OF FORT BRAGG
COMMUNITY DEVELOPMENT DEPT.

March 9, 2009

Marie Jones, Community Development Director
City of Fort Bragg
416 North Franklin Street
Fort Bragg, CA 95437

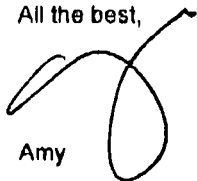
RE: Starting a Business - Planning Considerations

Dear Marie,

The following are my thoughts regarding Planning Considerations that one might want to keep in mind when considering starting a new business or relocating an existing business in the City of Fort Bragg.

Hope this helps.

All the best,



Amy

CC: n/a

Encl: n/a

EDAC-Main; Starting a Business, planning considerations

March 9, 2009

Page 2 of 3

STARTING A BUSINESS – Planning Considerations

The very first thing that a one should do when considering starting a new business or relocating a business in Fort Bragg is to consult with the City's Community Development Department. This department has their finger on the pulse on everything – codes, policies, political and community sentiment – related to development within the City.

The Community Development Department's Mission Statement is:

Engage in long range and current planning activities that maintain and enhance the City of Fort Bragg as a sustainable working town with a diversified economy that serves residents and visitors alike. Work to protect and develop desirable community and environmental amenities, an attractive and functional built environment, and a vibrant economy by providing open, efficient, professional and customer-friendly permitting, grant writing, economic development, and long-range and current planning processes/projects.

When you meet with the Community Development Department, ask them about the items below. They can orient you to

- Consult the City's Economic Development Strategy (available online).
 - The City may have specific notions about the particular business – or its location – that you are starting/relocating.
- Check the City's Zoning Map to ensure that your use is permitted in the location you wish to establish your business (available online).
 - Determine whether your business will be located in or out of the City's Coastal Zone
 - Consult the City's General Plan* sections to review goals, policies & programs regarding:
 - Specific Land Use Designations for that site
 - Specific Elements that may relate to your proposed use (Circulation, Noise, Community Design, etc)
 *(The City's GP is their "big idea" for how they want to see areas of the City utilized and developed; available online)
 - Consult the City's Land Use and Development Code* sections to review language regarding:
 - Specific zoning for that site
 - Specific requirements for your proposed use
 *(Otherwise known as the Zoning Code; the City's LUDC itemizes the specific steps and requirements for how they want to see areas of the City utilized and developed; available online)
- If you need to do any construction (new or remodel) to accommodate your business, consult with the Community Development Department before developing your dream designs.
 - City staff will identify what sorts of permits your work may require, including perhaps:
 - Planning permits, potential, but not limited to:
 - Principally Permitted Use; Minor Use Permit; Use Permit; Specific Use Regulations
 - Design Review
 - City's Design Guidelines are a thorough and helpful tool (available online)
 - The City has incentives to encourage Green Building and efficient land use. Ask if there are any elements of your project that they think may be fertile ground for taking advantage of such incentives.

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March 9, 2009

Page 3 of 3

- Review any fees that may be associated with your proposed/relocated business. This will be a rough estimate until you have specific proposals (i.e., applications) for the various entities to review.
 - Consult with the City's Community Development Department (CDC) to review any potential Development Impact Fees associated with your proposed/relocated business
 - Keep in mind that there may be Green Building considerations that could help reduce a projects impact on City resources; any potential reduced impact may result in a proportional lowering of its related Impact Fee.
 - Consult with CDC to review any potential Planning fees associated
 - Consult with the Building Department to review any potential fees (school, plan review, etc)
 - Consult with the City's Public Works Department to review any potential infrastructure improvements that may be required