

Grocery Outlet

CDP 8-19, DR 1-19, MGR 1-19

Grocery Outlet

Owner: Dominic & Juliette Affinito

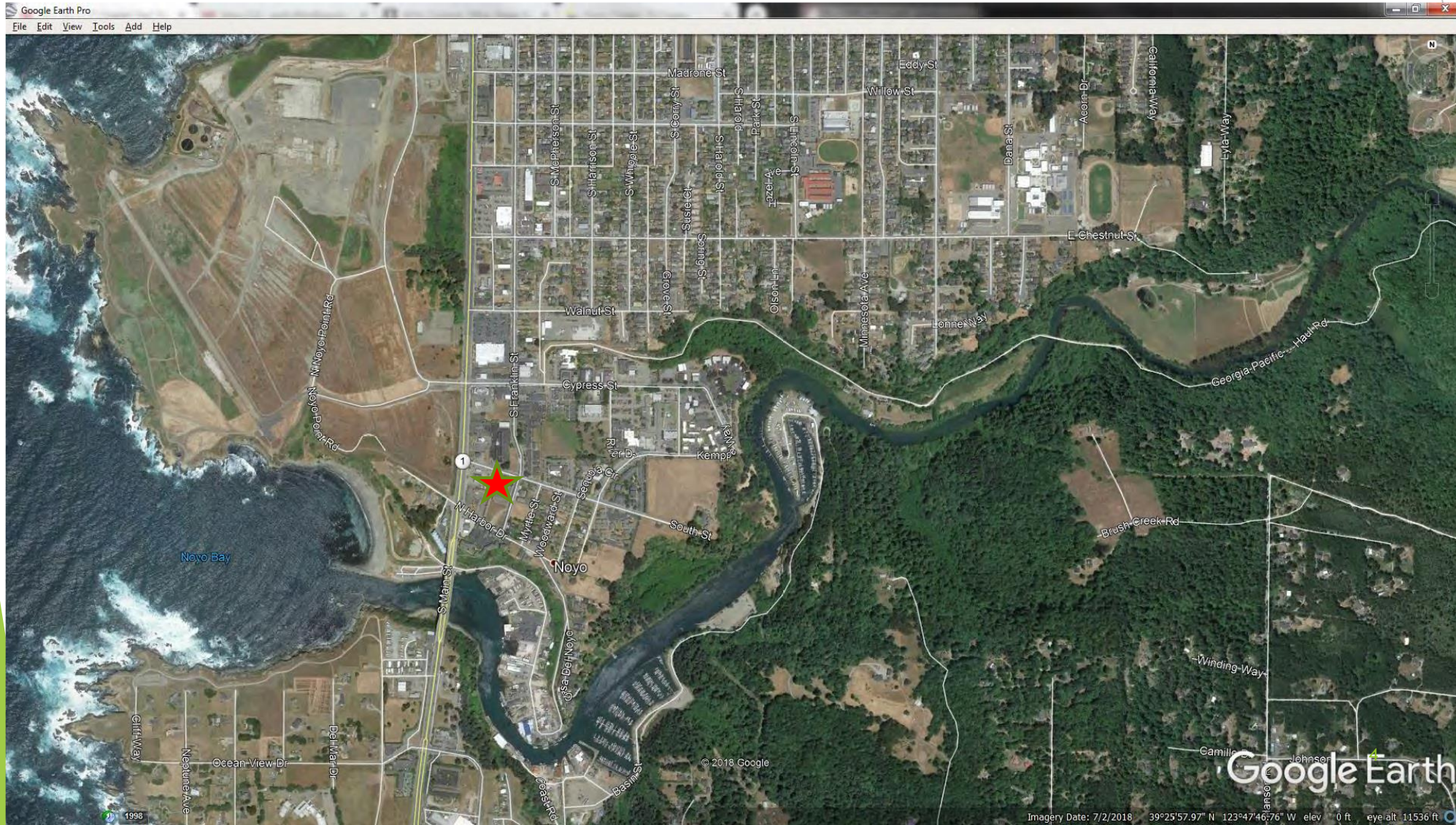
Applicant: BRR Architecture

Agent: Best Development

Grocery Outlet

- ▶ 825, 845, & 851 S. Franklin Street
- ▶ APN 018-120-47, 48, & 49
- ▶ Subject to approval of a Coastal Development Permit (CDP), Design Review (DR) and Lot Merger (MGR)
- ▶ Mitigated Negative Declaration

Location



Vicinity Map

VICINITY MAP



Site Plan

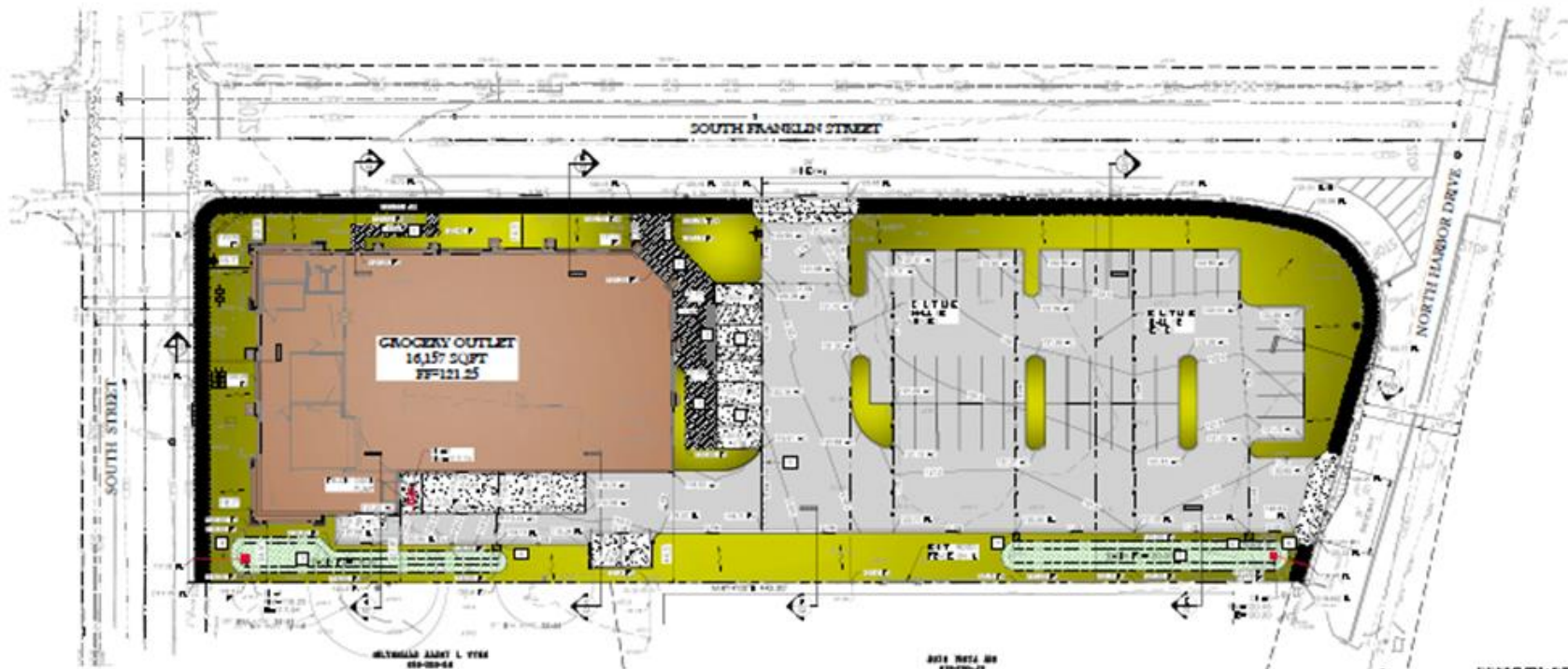
PRELIMINARY GRADING & DRAINAGE PLAN
BEST DEVELOPMENT GROUP
GROCERY OUTLET
 825, 845, 851 SOUTH FRANKLIN STREET
 FORT BRAGG, CA

GRADE/CONSTRUCTION NOTES

- EXISTING FINISHED GRADE FOR
- EXISTING CURB TOP
- 8" CONC. ON GRADE
- 4" PORT. CONC. ON GRADE
- CONCRETE WALKWAY
- 24" ST. PIPE UNDER GRADE
- 12" ST. PIPE UNDER GRADE

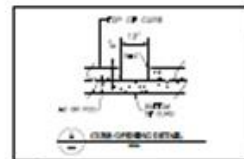
DTY LEGEND

PROPOSED	EXISTING
—	—
•	•
■	■
■	■
■	■
■	■
■	■
■	■
■	■
■	■
■	■



ULTIMATE EXIST. L. VIEW
 100-000-04

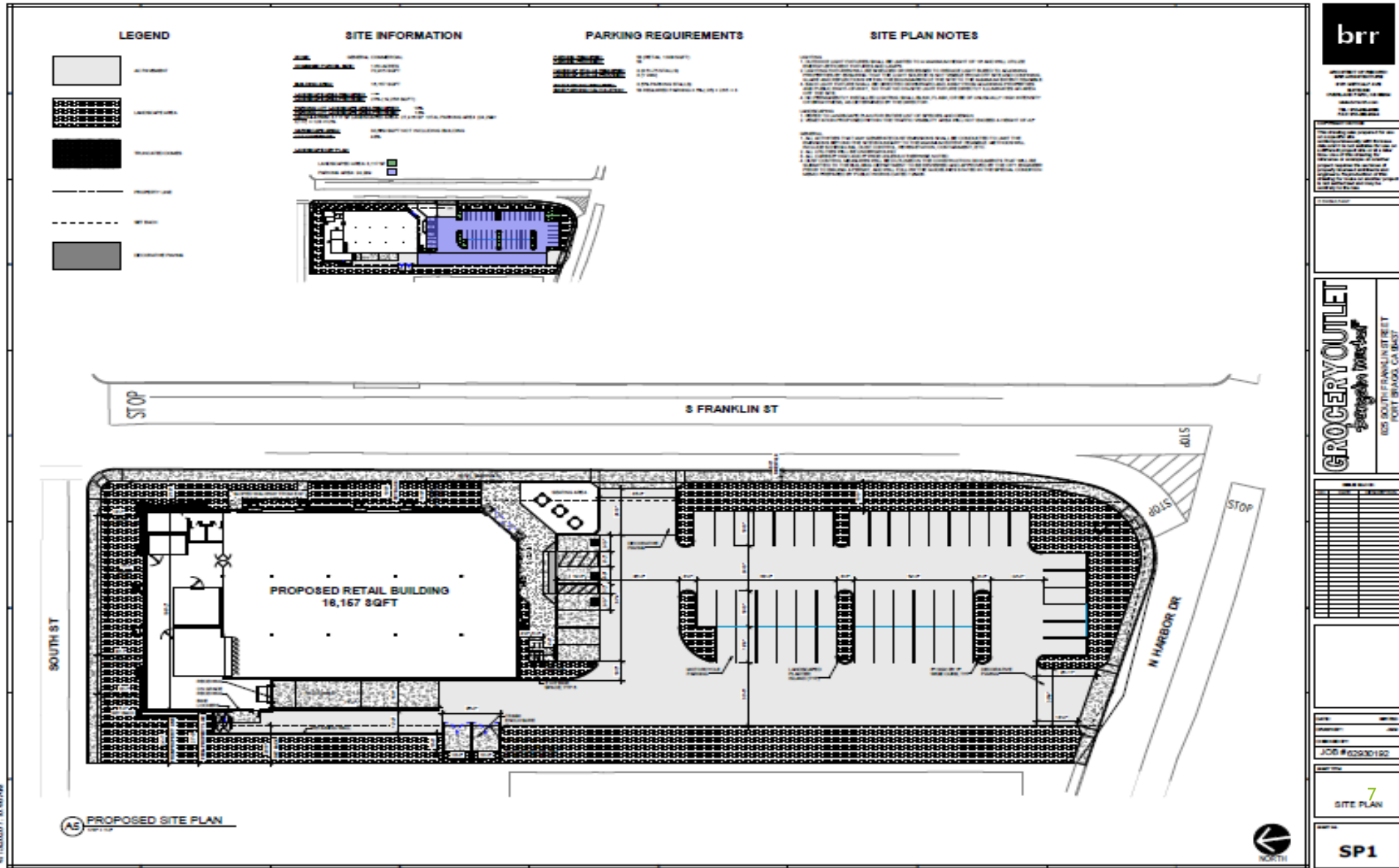
825, 845, 851 SOUTH FRANKLIN STREET
 100-000-04



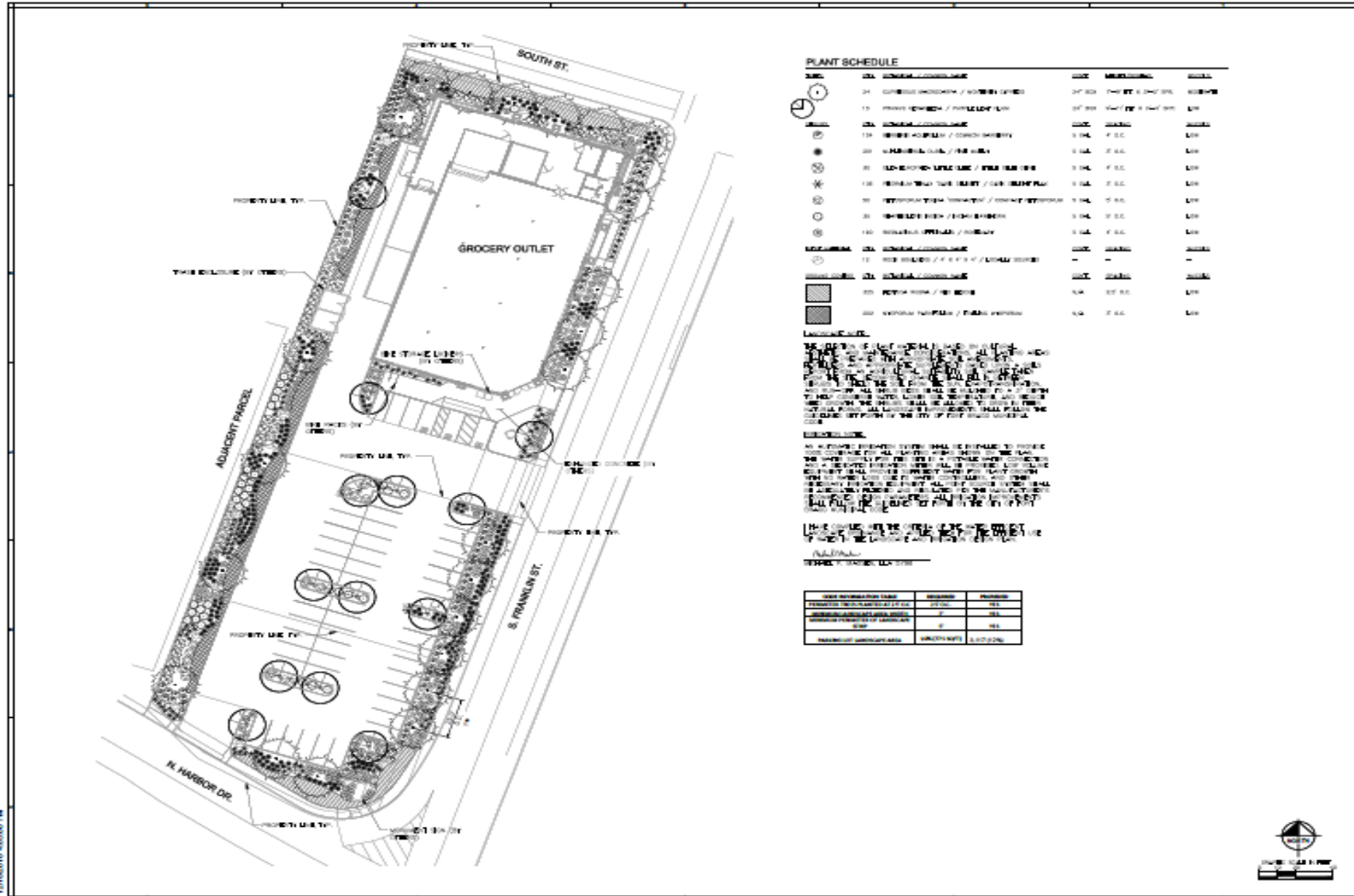
PRELIMINARY GRADING PLAN
 SEPTEMBER 17, 2020

TSD ENGINEERING, INC.
 285 Orchard Drive, Suite #110
 Folsom, CA 95630
 Phone: (916) 408-0200
 Fax: (916) 408-0701

Parking



Landscape Plan



PROJECT INFORMATION
 PROJECT NAME: GROCERY OUTLET
 PROJECT ADDRESS: 1000 N. HARBOUR DR., SACRAMENTO, CA 95811
 PROJECT NUMBER: 2023-012
 PROJECT DATE: 10/2023

CLIENT INFORMATION
 CLIENT NAME: Kinley's Home
 CLIENT ADDRESS: 1000 N. HARBOUR DR., SACRAMENTO, CA 95811

DESIGNER INFORMATION
 DESIGNER NAME: BEST DEVELOPMENT GROUP
 DESIGNER ADDRESS: 1000 N. HARBOUR DR., SACRAMENTO, CA 95811

PROJECT LOCATION
 PROJECT ADDRESS: 1000 N. HARBOUR DR., SACRAMENTO, CA 95811

NO.	DESCRIPTION	DATE
1	PRELIMINARY LANDSCAPE PLAN	10/2023



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PRELIMINARY LANDSCAPE PLAN
 L1.0

Elevation



brr

GROCERY OUTLET
by Benjamin Brubaker
605 SOUTH FRANKLIN STREET
FORT BRAGG, CA 94502

EXTERIOR ELEVATIONS

A2

Perspectives



CE SOUTH ST CORNER PERSPECTIVE



AE ENTRANCE PERSPECTIVE



A3 PARKING LOT PERSPECTIVE

brr

ARCHITECT OF RECORD
1000 N. COLLETT
SANTA ANA, CA 92701
TEL: (714) 261-1000
WWW.BRR.COM

PROJECT INFORMATION
PROJECT NAME: GROCERY OUTLET
PROJECT ADDRESS: 625 SOUTH FRANKLIN STREET
CITY: FORT WORTH, TX 76102
CLIENT: SUPERVALT INC.
DATE: 11/15/2011

DATE: 11/15/2011
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]

GROCERY OUTLET
SuperValt
625 SOUTH FRANKLIN STREET
FORT WORTH, TX 76102

NO.	DESCRIPTION	DATE

DATE: 11/15/2011
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]

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PROJECT NAME: GROCERY OUTLET
PROJECT ADDRESS: 625 SOUTH FRANKLIN STREET
CITY: FORT WORTH, TX 76102
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DATE: 11/15/2011

DATE: 11/15/2011
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]

A2.0A



Current Site



Current Site

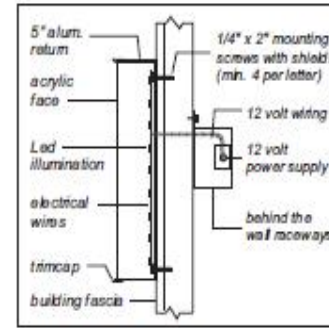


Signage



Sign A:
Led Illuminated Pan Channel Sign
Scale 1/2"=1'-0"

clear acrylic letter faces with 2nd surface vinyl decoration;
white, golden yellow #3630-125, 5" deep black returns with black 1" trimcap.
ul approved white Led illumination.



Led P/C Letter Mount Detail



Building Front Elevation / Scale 3/32"=1'-0"

- 1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
- 2) The location of the disconnect switch after installation shall comply with the Section 600.6 (A)(1) of the National Electrical Code.

 5201 Pentecost Drive Modesto, Calif. 95358 1-800-481-SIGN C.S.C.L. # 718965 FAX (209) 543-1328	JOB # : 0000 CLIENT: GROCERY OUTLET CONTACT: DATE: 3-6-19 PROJECT LOCATION: 825 S. FRANKLIN ST FORT BRAGG, CA	SALESPERSON: SEAN CAMPBELL DRAWN BY: BAM PAGE 1 OF 3 CLIENT APPROVAL _____ DATE _____ LANDSCAPE APPROVAL _____ DATE _____	REVISIONS: 4-24-19 BAM _____ _____ _____	SCALE: NOTED FILE NAME: GROCERY OUTLET fort bragg	120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/> one box above MUST be checked prior to any mfg.	See Drawing for Specifications

Monument Sign



Sign B:
 D/F Led Illuminated Monument Sign
 Scale 1/2"=1'-0"

End View

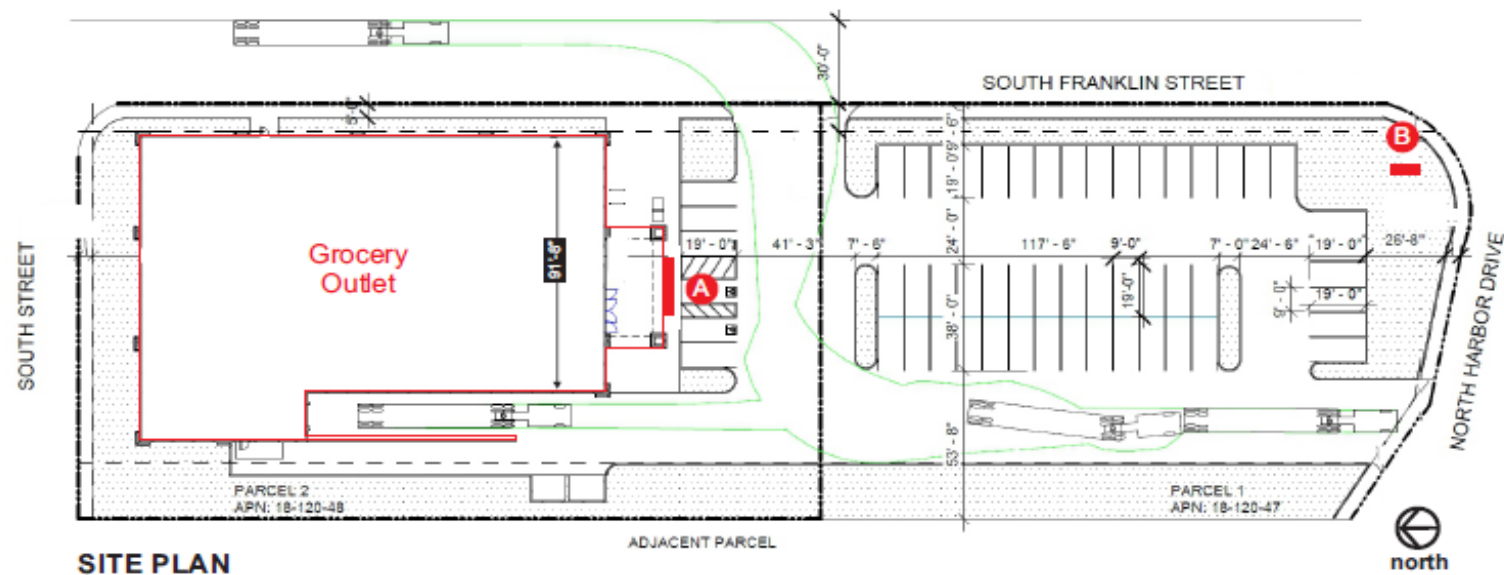
1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
 2) The location of the disconnect switch after installation shall comply with the Article 600.6(A)(1) of the National Electrical Code.

 5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1328 C.S.C.L. # 718965 DESIGN MANUFACTURING INSTALLATION MAINTENANCE	JOB #: 00000 CLIENT: GROCERY OUTLET CONTACT: DATE: 3-6-19 PROJECT LOCATION: 825 S. FRANKLIN ST FORT BRAGG, CA	SALESPERSON: SEAN CAMPBELL DRAWN BY: BAM PAGE 2 OF 3 CLIENT APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____	REVISIONS: 4-24-19 BAM 3-15-19 BAM 3-15-19 BAM 3-15-19 BAM	FILE SCALE: NOTED FILE NAME: GROCERY OUTLET fort bragg	ELEC. 120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other: _____ one box above MUST be checked prior to any mfg.	SPECIFICATIONS See Drawing for Specifications
	14					

Updated Color Palette



Sign Locations



1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.

This includes proper grounding and bonding of the sign.

2) The location of the disconnect switch after installation shall comply with the Section 600.6(A)(1) of the National Electrical Code.

<p>5201 Pentecost Drive Modesto, Calif. 95358 1-800-481-SIGN FAX (209) 543-1326 C.S.C.L. # 718985</p> <p>DESIGN MANUFACTURING INSTALLATION MAINTENANCE</p>	<p>JOB #: 0000 CLIENT: GROCERY OUTLET CONTACT: DATE: 3-6-19 PROJECT LOCATION: 825 S. FRANKLIN ST FORT BRAGG, CA</p>	<p>SALESPERSON: SEAN CAMPBELL DRAWN BY: BAM PAGE 3 OF 3</p> <p>CLIENT APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____</p>	<p>REVISIONS: 4-26-19 BAM</p>	<p>SCALE: NOTED</p> <p>FILE NAME: GROCERY OUTLET fort.bragg</p>	<p>ELECT. 120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/></p> <p>one box above MUST be checked prior to any m/f/g</p>	<p>SPECIFICATIONS See Drawing for Specifications</p>

CEQA

- ▶ Mitigated Negative Declaration
- ▶ Comments received
 - ▶ CDFW
 - ▶ Caltrans
 - ▶ Public concerns
 - ▶ EIR
 - ▶ Traffic
 - ▶ Economic concerns

Issues

- ▶ Traffic, Vehicle Miles Travelled (VMT)
- ▶ Viewshed
- ▶ Formula Retail
- ▶ Greenhouse Gasses
- ▶ Biology/Wetlands
- ▶ Water

Traffic

- ▶ CEQA requires VMT analysis for traffic, although General Plan still has policies related to LOS.
- ▶ No thresholds for VMT - project redistributes existing traffic
- ▶ Traffic Study prepared found that project plus future buildout causes LOS to drop below General Plan standards
- ▶ Traffic Study proposed signalization or roundabout
- ▶ Caltrans - traffic improvements not desirable at this time
- ▶ Special Condition - Fair-Share Improvements

Biology/Wetlands

- ▶ CDFW requested additional study
- ▶ Determination: Not considered wetland
- ▶ Special Conditions
 - ▶ Nesting Bird protocols
 - ▶ Additional bat studies

Economic Concerns

- ▶ **Policy LU-4.1 Formula Businesses and Big Box Retail: Regulate the establishment of formula businesses and big box retail to ensure that their location, scale, and appearance do not detract from the economic vitality of established commercial businesses and are consistent with the small town, rural character of Fort Bragg.**
- ▶ **Staff analysis concluded site consistent with surrounding area.**

Viewshed, GHG, Water

- ▶ Viewshed:
 - ▶ Does not appear to block any existing view of ocean
- ▶ Water
 - ▶ IS analyzed available water sources
- ▶ Greenhouse Gas Emissions:
 - ▶ Redistribution of vehicle trips
 - ▶ Charging Station (Special Conditions)
 - ▶ Truck traffic
 - ▶ 4 semi-trucks/week, usually 7am to 9am (2 refrigerated)
 - ▶ 4-5 small trucks

Coastal Development Permit

- ▶ Coastal Development Permit Required for this location.
 - ▶ Parking
 - ▶ Landscaping (Special Condition)
 - ▶ Signs (Special Condition)
 - ▶ Solid Waste
 - ▶ Lighting
 - ▶ Findings found in the staff report

Design Review

- ▶ Staff required the applicant to modify and revise the initial project design to better comply with the Citywide Design Guidelines.
- ▶ The Design Review Permit process gives the Planning Commission an opportunity to further evaluate the proposed design and, if desired, to further modify the design in order to ensure the appearance does not detract from the economic vitality of established commercial businesses.
- ▶ Design Guidelines and consistency analysis found in staff report.

Lot Merger

- ▶ 3 Lots into 1
- ▶ Approximately 1.63 acres
- ▶ Complies with Subdivision Map Act and City Ordinances
- ▶ Additional dedication Parcel A

Special Conditions

- ▶ Fair-share infrastructure
- ▶ Fossils
- ▶ Birds/Bats
- ▶ Grading & Drainage
- ▶ Frontage improvements on North Harbor & South Franklin
- ▶ EV charging stations
- ▶ Fair-share traffic fund
- ▶ Landscape Plan
- ▶ Lighting Plan
- ▶ Sign Approval
- ▶ Water connections

Recommendation

- ▶ Staff recommends that the Planning Commission:
 - ▶ 1) Open the public hearing;
 - ▶ 2) Receive staff report;
 - ▶ 3) Take testimony from the public and the applicant;
 - ▶ 4) Close the public hearing and deliberate; and
 - ▶ 5) Consider adopting the Mitigated Negative Declaration (SCH: 2021010142) and a Resolution to approve Coastal Development Permit, Design Review, and Notice of Merger (CDP 8-19, DR 1-19, MGR 1-19) subject to standard and special conditions.