

Inland General Plan Consistency Analysis

<p>Land Use Policy LU-3.1 Central Business District: Retain and enhance the small-scale, pedestrian friendly, and historic character of the Central Business District (CBD).</p>
<p>CONSISTENT: Project is a locally run wine bar/shop that will support local and visiting pedestrian activities in the downtown as both a gathering space and a store. There are no exterior changes to the building proposed for the project.</p>
<p>Land Use Policy LU-3.6 Re-Use of Existing Buildings: Encourage the adaptive re-use and more complete utilization of buildings in the Central Business District and other commercial districts.</p>
<p>CONSISTENT: Previous use of the space was as a retail store. The project will re-use an existing store front for a new use, a wine bar/shop on Laurel St.</p>
<p>Public Facilities Policy PF-1.1 Ensure Adequate Services and Infrastructure for New Development: Review new development proposals to ensure that the development can be served with adequate potable water; wastewater collection, treatment, and disposal; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal.</p>
<p>CONSISTENT: The proposed project has been reviewed by Fire, Police, and Public Works and all have expressed in writing that they can serve the project. In accordance with the City's requirements, capacity fees are applicable to the project. (see below) Thus, the project complies with Policy PF-1.1.</p>
<p>Public Facilities Program PF-1.2.1 New development shall be responsible for any improvements or extensions of infrastructure or the service capacity necessary to serve the development.</p>
<p>CONSISTENT: The project will increase the use of water on the site from the previous use and thus, capacity fees have been calculated to accommodate the new development.</p>
<p>Public Facilities Policy PF-2.1 Development Pays its Share: Require that new development pay its share of capital improvements and the cost of public services to maintain adequate levels of service.</p>
<p>CONSISTENT: Capacity fees cover the cost of maintaining adequate levels of public service and have been calculated for the project.</p>
<p>Public Facilities Program PF-2.2.5 Continue to encourage water conservation techniques and water conserving fixtures in all new development projects</p>
<p>CONSISTENT WITH CONDITION: In order for the project to be consistent with Sustainability Policy S-3.1 a condition has been established to require low flow water fixtures in the restroom and the washing facilities. This condition is also consistent with this program.</p>
<p>Circulation Policy C-3.3 High Trip Generating Uses: Traffic studies shall be required for all major development proposals that require a conditional approval, including but not limited to, drive through facilities, fast food outlets, convenience markets, major tourist accommodations, shopping centers, commercial development, residential subdivisions, and other generators of high traffic volumes that would affect a Level of Service....</p>
<p>CONSISTENT: The Project has been reviewed. The peak hour number of patrons is expected to be no more than 15 people. Because this is oriented toward pedestrian downtown traffic, most visitors will likely be visiting other locations in downtown at the same time and thus, this use in and of itself will not be a high trip generating use, will not affect Level of Service, and does not require a traffic study.</p>

<p>Community Design Policy CD-2.5 Strengthen the Distinctive Identity of the Central Business District: Strengthen the distinctive identity and unique sense of place of the Central Business District</p>
<p>CONSISTENT: The project proponent is a local woman entrepreneur who plans to bring her vision for a local wine bar to downtown Fort Bragg. It will be an independently run and different from other businesses in the downtown. Thus, it will strengthen the distinctive identity and support a unique sense of place.</p>
<p>Noise Policy N-1.2 Reduce Noise Impacts: Avoid or reduce noise impacts first through site planning and project design. Barriers and structural changes may be used as mitigation techniques only when planning and design prove insufficient.</p>
<p>CONSISTENT: The proposed project will not have amplified music and will only operate from 12:00-6:00pm seven days per week. While it will be a place where people can taste wine and possibly have a drink, the proposed business will not be open late and does not anticipate large crowds.</p>
<p>Safety Policy SF-5.1 Demand for Police Services: Review development proposals for their demand for police services and implement measures to maintain adequate police services.</p>
<p>CONSISTENT: The Police Chief has responded to the request for a letter of convenience and supports the project. The PD was consulted and have no issues.</p>
<p>Safety Program SF-7.1.3 Require, as a condition of City approvals of non-residential projects, that the Fire Protection Authority be notified of all hazardous substances that are transported, stored, treated, or could be released accidentally into the environment.</p>
<p>CONSISTENT with CONDITION: While it is unlikely that the proposed business will have hazardous substances, staff have added a condition to require that the applicant notify the Fort Bragg Fire Department of all hazardous substances that will be stored on site.</p>
<p>Sustainability Policy S-1.1 Building Reuse: Where existing buildings in the Plan Area are structurally sound and reuse is economically feasible, reuse of buildings in whole or part is preferred.</p>
<p>CONSISTENT: This is a new use in an existing building and thus constitutes re-use and is consistent with this policy.</p>
<p>Sustainability Policy S-3.1 Reduce Water Use: Minimize the use of potable water in new and existing development.</p>
<p>CONSISTENT with CONDITION: In order to meet this policy staff identified Condition #2 which will require that the project proponent use low flow fixtures to minimize water use in the restroom and washing facilities.</p>
<p>Sustainability Policy S-4.1 Recycling: All commercial, office, and multi-family residential developments shall provide a centralized drop-off location for recyclables and compostable materials.</p>
<p>CONSISTENT: Applicant will have recycling receptacles that separate trash from recycling and will use the existing system of recycling currently used by other businesses for the collection of recyclable materials.</p>