



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Agenda Planning Commission

Wednesday, March 13, 2024

6:00 PM

Town Hall, 363 N.Main Street and Via Video
Conference

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PLANNING COMMISSIONERS PLEASE TAKE NOTICE

Planning Commissioners are reminded that pursuant to the Council policy regarding use of electronic devices during public meetings adopted on November 28, 2022, all cell phones are to be turned off and there shall be no electronic communications during the meeting. All e-communications such as texts or emails from members of the public received during a meeting are to be forwarded to the City Clerk after the meeting is adjourned.

ZOOM WEBINAR INVITATION

This meeting is being presented in a hybrid format, both in person at Town Hall and via Zoom.

When: Mar 13, 2024 06:00 PM Pacific Time (US and Canada)

Topic: Planning Commission

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/88563270699>

Or One tap mobile :

+16694449171,,88563270699# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 669 444 9171 US

Webinar ID: 885 6327 0699

International numbers available: <https://us06web.zoom.us/j/88563270699>

To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Chair or Acting Chair calls for public comment on the item you wish to address.

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR**ITEMS**

MANNER OF ADDRESSING THE COMMISSION: All remarks and questions shall be addressed to the Planning Commission; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Chair or Acting Chair. Public comments are restricted to three (3) minutes per speaker.

TIME ALLOTMENT FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Thirty (30) minutes shall be allotted to receiving public comments. If necessary, the Chair or Acting Chair may allot an additional 30 minutes to public comments after Conduct of Business to allow those who have not yet spoken to do so. Any citizen, after being recognized by the Chair or Acting Chair, may speak on any topic that may be a proper subject for discussion before the Planning Commission for such period of time as the Chair or Acting Chair may determine is appropriate under the circumstances of the particular meeting, including number of persons wishing to speak or the complexity of a particular topic. Time limitations shall be set without regard to a speaker's point of view or the content of the speech, as long as the speaker's comments are not disruptive of the meeting.

BROWN ACT REQUIREMENTS: The Brown Act does not allow action or discussion on items not on the agenda (subject to narrow exceptions). This will limit the Commissioners' response to questions and requests made during this comment period.

WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Commissioners as soon as possible after receipt and are available for inspection at City Hall, 416 N. Franklin Street, Fort Bragg, during normal business hours. All comments will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible, except comments that are in an unrecognized file type or too large to be uploaded to the City's agenda software application. Public comments may be emailed to CDD@fortbragg.com.

2. STAFF COMMENTS**3. MATTERS FROM COMMISSIONERS****4. CONSENT CALENDAR**

All items under the Consent Calendar will be acted upon in one motion unless a Commissioner requests that an individual item be taken up under Conduct of Business.

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**6. PUBLIC HEARINGS**

- 6A. [24-613](#) Continued from February 14, 2024. Conduct a Public Hearing, and Consider Approval of Minor Subdivision 1-23 (DIV 1-23) for 145 Dana Street (APN 008-312-18). Categorically Exempt.

Attachments: [Staff Report 145 Dana Street DIV 1-23](#)
[Att 1 Tentative Parcel Map](#)
[Att 2 Public Works Memorandum 1-2024](#)
[Att 3 Notice of Exemption](#)
[Att 4 Applicant Comment](#)
[Att 5 Resolution DIV1-23 145 Dana](#)
[Att 6 Public Hearing Notice 2-14-2024](#)
[Public Comment 24-613](#)

- 6B. [24-612](#) Continued from February 14, 2024. Receive Report, Conduct a Public Hearing, and Consider Approval of Variance 2-24 (VAR 2-24), Use Permit 2-23 (UP 2-23), Design Review 3-23 (DR 3-23), and Sign Permit 8-23 (SP 8-23) Applications Requesting to Convert an Existing Commercial Building to the Following Uses: Restaurant with Arcade, General Retail, and Four Multi-Family Dwelling Units in the Inland Central Business District. Categorically Exempt.

Attachments: [Staff Report](#)
[Att 1 Application](#)
[Att 2 Site Plan](#)
[Att 3 Exterior Elevations](#)
[Att 4 Floor Plans](#)
[Att 5 Landscaping Plan](#)
[Att 6 Lighting Plan](#)
[Att 7 Sign Plan](#)
[Att 8 Paint Color Swatches](#)
[Att 9 PC Resolution Bears Pizza](#)
[Att 10 Public Hearing Notice VAR 2-24](#)
[Att 11 Notice of Exemption](#)
[Public Comment 23-521](#)
[Public Comment 24-612](#)

7. CONDUCT OF BUSINESS

ADJOURNMENT

The adjournment time for all Planning Commission meetings is no later than 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote.

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on March 8, 2024.

Maria Flynn
Administrative Assistant, Community Development Department

NOTICE TO THE PUBLIC

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 416 North Franklin Street, Fort Bragg, California, during normal business hours. Such documents are also available on the City’s website at www.fortbragg.com subject to staff’s ability to post the documents before the meeting.

ADA NOTICE AND HEARING IMPAIRED PROVISIONS:

It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.

If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.

This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).



City of Fort Bragg

416 N Franklin Street
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Phone: (707) 961-2823
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Text File

File Number: 24-613

Agenda Date: 3/13/2024

Version: 1

Status: Public Hearing

In Control: Planning Commission

File Type: Planning Staff Report

Agenda Number: 6A.

Continued from February 14, 2024. Conduct a Public Hearing, and Consider Approval of Minor Subdivision 1-23 (DIV 1-23) for 145 Dana Street (APN 008-312-18). Categorically Exempt.

AGENDA ITEM SUMMARY REPORT

APPLICATION NO.: Minor Subdivision 1-23 (DIV 1-23)

OWNER/APPLICANT: Heather and Carlos Franco

APPLICATION: A request to subdivide an existing ±30,784 SF parcel into three parcels of ±10,665 SF, ±12,119 SF and ±8,000 SF. The existing parcel is developed with one residential unit, detached garage with driveway, and landscaped areas.

LOCATION: 145 Dana Street

ASSESSOR'S PARCEL NO.: 008-312-18

APPEALABLE PROJECT: Can be appealed to City Council

ZONING: Low Density Residential District (RL)

ENVIRONMENTAL DETERMINATION: Staff recommends that the project be found exempt under CEQA Guidelines Section 15315 Minor Land Division.

SURROUNDING LAND USES:

SOUTH:	Single-family residential
EAST:	Single-family residential and assisted living facility
NORTH:	Single-family residential
WEST:	Single-family residential

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission: 1) receive staff report; 2) open the public hearing; 3) take public comment; 4) close the public hearing and deliberate; and 5) adopt a resolution approving the Tentative Map for Minor Subdivision 1-23 (DIV 1-23); and find that the project is categorically exempt under CEQA Guidelines Section 15315.

PROJECT DESCRIPTION:

The applicants propose a Tentative Map to subdivide a ±30,874-square-foot parcel located in a Low Density Residential District (RL). The site is located at 145 Dana Street at its intersection with Oak Street. The existing site improvements include a single-family residential unit with a

detached garage, paved driveway, and connections to City water and sewer, and PG&E. The yards are landscaped. The applicants request to split a ±30,784-square-foot property into three parcels with areas of ±8,000 square feet (Proposed Parcel 1), ±12,119 square feet (Proposed Parcel 2) and ±10,665 square feet (Proposed Parcel 3).

The existing single-family residence and garage would remain as part of Parcel 2 (the middle lot). In the future, the applicants may construct a single-family residence on proposed Parcels 1 and 3. On proposed Parcel 1, a new 12-foot-wide driveway would be required at time of the residential development. Similarly on proposed Parcel 3, a 22-foot-wide driveway would be required at the time of residential development. Additionally, a 5-foot-wide public utility easement is proposed along the property frontage on Oak Street and Dana Street. When completed, the two new dwelling units would have separate utility connections. See **Attachment 1: Tentative Map**.

Surrounding land uses include single-family residential parcels on all sides of the existing lot and an assisted living facility is across the street. The surrounding single-family residential parcels vary in size between 8,000 square-feet to 19,000 square-feet as shown in Figure 1.

Figure 1: Project Site and Surrounding Parcel Sizes



INLAND LAND USE & DEVELOPMENT CODE ANALYSIS:

The following analysis summarizes the proposed subdivision’s consistency with the zoning designation and relevant development standards.

Minimum Parcel Size Standards

Inland Land Use and Development Code (ILUDC) Section 18.21.040 prescribes standards for newly created parcels in the RL District. The proposed parcels are within the minimum and maximum parcel dimensions required by the ILUDC, as demonstrated in Table 1.

Table 1: Residential District Subdivision Standards

Low Density Res. Minimum Parcel Size Standards	Lot Size Area (sf)	Width (ft)	Depth (ft)	Compliance
	> 6,000	> 50	3 times width maximum	
Proposed Parcel 1	8,000	58.5	130.26' ¹	Complies
Proposed Parcel 2	12,119	87.5	138.51'	Complies
Proposed Parcel 3	10,665	77	138.51'	Complies

Figure 2 shows the proposed lots in the context of the neighboring parcels:

Figure 2: Proposed Tentative Map in Context



PARCEL 2 DEVELOPMENT STANDARDS COMPLIANCE ANALYSIS

When a parcel is proposed for subdivision, for the parcel with existing development all existing development must comply with all current development standards, such as setbacks, parking etc. However, as the applicant is not proposing to develop the two vacant single-family parcels at this time, zoning code compliance for any future development will be analyzed when building permits are submitted for those parcels (1&2). While the tentative map illustrates potential development footprints for Parcel 1 and Parcel 3, these are illustrative only and not under the purview/review of the Planning Commission for a minor subdivision. Therefore, the following analysis of development standards apply to Parcel 2, which has development.

Parcel 2 Setbacks

As shown in Table 2, the proposed development on parcel 2 will comply with the setbacks required by ILUDC §18.21.050 for RL Districts.

¹ ILUDC 18.100 Definition of Front Lot Line: the front lot line on a corner lot is the line with the shortest frontage.

Table 2: Proposed Parcel Setback Compliance

<i>Low Density Residential Required Setbacks</i>	<i>Front Yard (ft)</i>	<i>Interior Side Yard (ft)</i>	<i>Street Side Yard (ft)</i>	<i>Rear Yard (ft)</i>	<i>Compliance</i>
	20 ft., but no closer than 25 ft. to the street right-of-way or the edge of pavement	5	10	10	
<i>Proposed Parcel 2</i>	22	5' (R) 14' (L)	N/A	33.5	Complies

Parcel 2 Parking

ILUDC §18.36.040 Table 3-7 requires a minimum of two and a maximum of four parking spaces per single-family dwelling unit and ILUDC §18.36.090(D)(1) Table 3-10 establishes the required parking-space size. Additionally, ILUDC §18.36.100(A)(1) provide standards for driveway width, spacing, dimensions and distance. The existing development on Parcel 2 satisfies all parking space and driveway requirements.

Table 3: Parking and Driveway for Parcel 2.

<i>ILUDC Requirement</i>	<i>Parcel 2</i>	<i>Compliance</i>
<i>Two 9 ft x 18 ft spaces per single family dwelling</i>	Existing driveway can accommodate two parking spaces and would not be expanded or reduced as a result of the project.	Complies
Minimum driveway width: 10 ft Maximum driveway width: 23 ft	Existing driveway is ~25 ft but will not be reduced or increased as part of the project,	Existing non-conforming/ Complies
<i>Minimum driveway length: 23 ft</i>	~75 ft	Complies
<i>Minimum paved driveway length: 20 ft</i>	Existing driveway is paved	Complies

Public Utilities and Services

The existing residence is currently served by City water and sewer, with other utilities provided by PG&E, heating fuel distributors, and AT&T and Comcast or other wired, wireless and satellite telecommunications providers. The Public Works Department has determined that the City has adequate potable water supply and capacity at its wastewater treatment facility to serve the proposed subdivision. See Public Works Memorandum that recommends the payment of residential capacity and connection fees for water and sewer (January 18, 2024). Public Works staff also recommends installation of a backflow device. A public utility easement will be recorded, as shown on the proposed Tentative Map. The Public Works Memorandum includes fee estimates to add two new water and sewer connections. The applicant is required to pay capacity and connection fees; see recommended **Special Condition 1**.

Special Condition 1: Applicant shall comply with all requirements in the memo prepared by Public Works on January 10, 2024.

The Fort Bragg Fire Department (FBFD) has reviewed the proposal and determined that there are no special conditions required. However, to ensure emergency personnel can easily locate the sites, **Special Condition 2** requires that the applicant apply for assignment of addresses.

Special Condition 2: Prior to occupancy of any residential unit in this subdivision, address numbers shall be placed in such a manner as to be visible from Dana St. and shall be placed on each residential unit in such a manner as to be visible from the access driveway. The minimum height of numbers to be used shall be three inches and contrasting color from basic background visible from the access driveway. The minimum height of numbers to be used shall be three inches and contrasting color from basic background.

Frontage Improvements

The proposed subdivision will create two new lots on an existing City Street with existing sidewalk and utilities. No other frontage, site, or utility improvements can be required for a minor subdivision. Improvements must be required at the time of development.

Stormwater

All Stormwater controls and improvements are prescribed by Fort Bragg ILUDC Section 18.64 *Urban Runoff Pollution Control*, and Fort Bragg Municipal Code (FBMC) Section 12.14 *Drainage Facilities*. Stormwater flows across this site in a south westerly direction. The onsite storm water management system shall maintain post-development peak runoff rate and average volume at levels that are similar to pre-development levels. All storm water management and erosion control shall comply with the requirements of Title 18 of the City of Fort Bragg ILUDC as recommended in **Special Conditions 3, 4, and 5**.

Special Condition 3: Prior to approval of the final parcel map, the applicant shall submit a Final Stormwater Control Plan, along with associated calculations and worksheets, to be approved by the Public Works Director or his/her designee.

Special Condition 4: Stormwater runoff shall be minimized via the incorporation of the selected site design measures in accordance with the approved Final Stormwater Control Plan.

Special Condition 5: Private Maintenance Agreements for the on-site storm water facilities shall be recorded as part of the Deed for each parcel. Drafts of these documents shall be submitted and approved prior to approval of the Parcel Map.

GENERAL PLAN CONSISTENCY ANALYSIS:

As proposed the project is consistent with the density and intensity of use proposed in the City's Inland General Plan. It does not conflict with any policies and is consistent with the following relevant policies:

Land Use Element

Program LU-7.1.1 *Use the minimum density indicated by the Land Use Designations Map as a starting point when determining specific density for a residential project.*

CONSISTENT: The project site has a General Plan Land Use Designation of Low Density Residential (RL) which has an allowable density of 3 to 6 dwelling units per acre. The Tentative Map proposes 3 dwelling units on 0.7 acres of land or 4 units per acre which is within the allowable density and as such also complies with Program LU-7.1.1.

Conservation, Open Space, Energy, and Parks Element

Policy OS-2.1 Native Landscaping: *All development shall be conditioned to require that 50% of all plantings are native plants and shall prohibit the planting of any plant species that is (a) listed as problematic and/or invasive by the California Invasive Plant Council, and/or by the State of California, or (b) listed as a 'noxious weed' by the State of California or the U.S. Federal Government.*

CONSISTENT (with condition): To ensure consistency, **Special Condition 6** is recommended for compliance with policy OS-2.1.

Special Condition 6: Prior to issuance of a building permit for the vacant lots, the applicant shall submit a final landscaping plan where 50% of all plantings are native plants and that does not contain any plant species that are (a) listed as problematic and/or invasive by the California Invasive Plant Council, and/or by the State of California, or (b) listed as a 'noxious weed' by the State of California or the U.S. Federal Government.

Safety Element

Policy SF-1.1 *New development shall: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard; and (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

CONSISTENT: The new dwelling units will be subject to the California Building Code and California Fire Code. Through the implementation of the uniform standards in these codes, the project complies with this policy.

Housing Element

Goal H-1 *Provide a range of housing, including single-family homes, townhouses, apartments, and other housing types to meet the housing needs of all economic segments of the community.*

Policy H-1.6 Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.

CONSISTENT: The proposed project would divide an existing 0.7 acre parcel into three lots, retain one single-family residential unit and allows for the future construction of additional residential units. The property is surrounded on all sides by residential land uses, including single-family residences and an assisted living facility. Therefore, this project will efficiently utilize an existing lot by subdivision and establish three lots. The proposed subdivision satisfies Goal H-1 and policy H-1.6.

As analyzed and conditioned, the project is consistent with the applicable policies of the City's General Plan.

ENVIRONMENTAL DETERMINATION:

The project was reviewed for eligibility for exemption from California Environmental Quality Act, CEQA Guidelines Section 15315. Class 15 Categorical Exemption consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The Class 15 guideline for *Minor Land Divisions* is correct for the proposed three-lot subdivision at 145 Dana Street. The proposed project would create three parcels on less than one acre of land within the City limits of Fort Bragg. The site is connected to water and sewer and access is available for two new connections. As analyzed, the project complies with the ILUDC and conforms to the General Plan. No variances or exceptions are required. The parcel has not been divided within the last two years and is not on a slope greater than 20 percent. It is recommended that the project be found exempt from CEQA under CEQA Guidelines Section 15315.

CONDITIONS OF APPROVAL:

The following standard and special conditions are recommended for inclusion in approval of the proposed Tentative Map (DIV 1-23):

SPECIAL CONDITIONS

1. Applicant shall comply with all requirements in the memorandum prepared by Public Works on January 10, 2024.
2. Prior to occupancy of any residential unit in this subdivision, address numbers shall be placed in such a manner as to be visible from Dana St. and shall be placed on each residential unit in such a manner as to be visible from the access driveway. The minimum height of numbers to be used shall be three inches and contrasting color from basic background visible from the access driveway. The minimum height of numbers to be used shall be three inches and contrasting color

from basic background.

3. Prior to approval of the final parcel map, the applicant shall submit a Final Stormwater Control Plan, along with associated calculations and worksheets, to be approved by the Public Works Director or his/her designee.
4. Stormwater runoff shall be minimized via the incorporation of the selected site design measures in accordance with the approved Final Stormwater Control Plan.
5. Private Maintenance Agreements for the on-site storm water facilities shall be recorded as part of the Deed for each parcel. Drafts of these documents shall be submitted and approved prior to approval of the Parcel Map.
6. Prior to issuance of a building permit, the applicant shall submit a final landscaping plan where 50% of all plantings are native plants and that does not contain any plant species that are (a) listed as problematic and/or invasive by the California Invasive Plant Council, and/or by the State of California, or (b) listed as a 'noxious weed' by the State of California or the U.S. Federal Government.

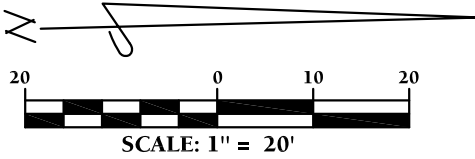
STANDARD CONDITIONS

1. This action shall become final on the 11th day following the decision unless an appeal to the City Council is filed pursuant to ILUDC Chapter 18.92 - Appeals.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the ILUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) Cease and desist from all further excavation and disturbances within 100 feet of the discovery; 2) Notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) Retain a professional archaeologist to determine appropriate action in consultation with stakeholders such as Native American groups that have ties to the area.

7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a) That such permit was obtained or extended by fraud.
 - b) That one or more of the conditions upon which such permit was granted have been violated.
 - c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.
 - d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Inland Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with ILUDC Subsection 18.76.070(B).

ATTACHMENTS

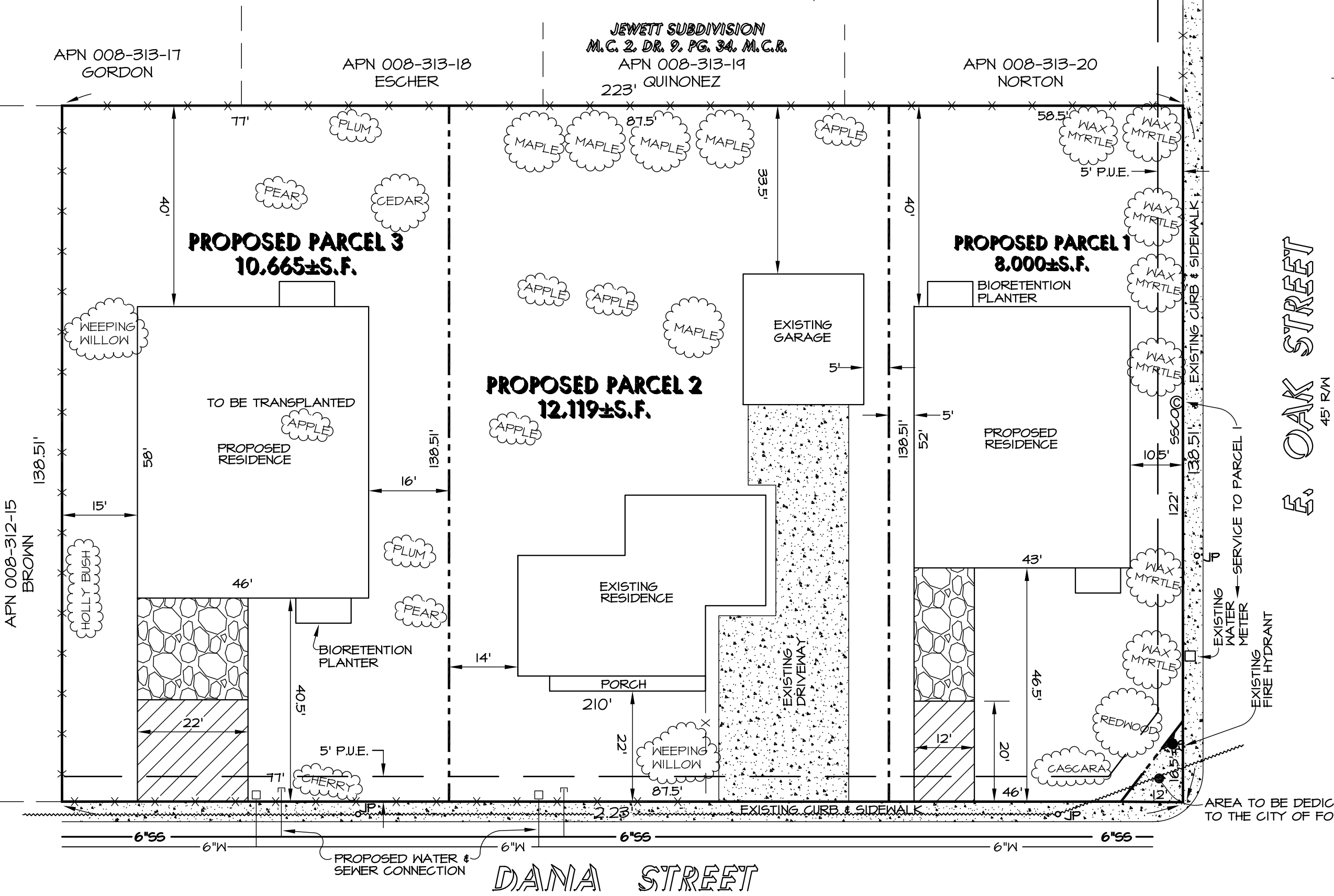
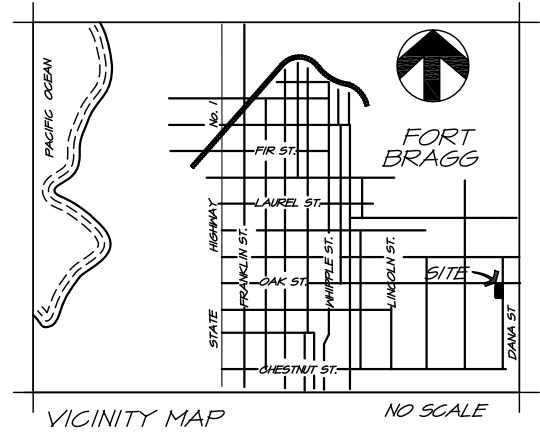
1. Tentative Map
2. Public Works Comment Memo
3. Notice of Exemption
4. Applicant Comment
5. Draft PC Resolution DIV 1-23 145 Dana
6. Public Hearing Notice 2-14-2024






Tentative Parcel Map DV No. 1-23

Three Parcel Minor Subdivision

LYING WITHIN SECTION 7
T. 18 N., R. 17 W., M.D.B&M
IN THE CITY OF FORT BRAGG
MENDOCINO COUNTY, CALIFORNIA



-  PAVERS
-  CONCRETE
-  SANITARY SEWER CLEAN-OUT

SITE:
AP# 008-312-18
145 Dana Street
Fort Bragg, CA

OWNERS:
Carlos & Heather Franco
31710 Dennison Lane
Fort Bragg, CA 95437
(707) 964-9023

SURVEYOR:
CLIFFORD ZIMMERMAN
32200 FOREST DRIVE
FORT BRAGG, CA. 95437
PH. (707) 489-1194

DATED: OCTOBER 28, 2023

AREA TO BE DEDICATED
TO THE CITY OF FORT BRAGG

DANA STREET

E. OAK STREET
45' R/W



CITY OF FORT BRAGG

416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE 707/961-2823 FAX 707/961-2802

DATE: January 18, 2024
TO: Carlos and Heather Franco
FROM: Diane O'Connor, Assistant City Engineer
SUBJECT: PW Comments for **Minor Subdivision at 145 S Dana (DIV 1-23)**

1. Water/Sewer:

- a. Applicant is responsible for determining connection sizes and assuring that the proposed service sizes are adequate.
- b. The depth of the sewer line in Dana is 6-7' deep, which should be adequate to serve the subdivision. If adequate fall is not achievable, then pumping will be required.
- c. Sewer cleanouts are required.
- d. Based on the Tentative Map, it is assumed that the existing water and sewer connections on Oak Street that serve the existing residence will be repurposed for proposed Parcel 1, and new connections will be constructed in Dana Street for the existing residence on proposed Parcel 2.
- e. Backflow devices will be required on all water service connections. Contact Heath Daniels at (707) 813-8031 for specific backflow information.
- f. All materials, workmanship, and construction of the utilities shall conform to the City of Fort Bragg Standard Specifications or an approved alternate.

2. Estimated Public Works Fees (fees are based on the 2023/2024 Fee Schedule):

a. Estimated Capacity Fees:

- i. **Water-** water impact fee for 2 units is estimated to be **\$6,560**
- ii. **Sewer-** sewer impact fee for 2 units is estimated to be **\$5,832**

1. Total Estimated Capacity Fee is \$12,392

b. Estimated Connection Fees:

- i. **Sewer and water for 2 connections** - City assumes sewer is 6-8' deep and a 1" water service is desired – fees will increase if a larger connection is desired or the sewer is deeper than 8'.
- ii. **Water connection fee for a 1" service is estimated at \$3,165 and a 4" sewer connection at 6' deep is estimated at \$2,714, for an**

estimated total including inspection fees of **\$12,218** for the 2 new units.

- c. **Estimated Drainage Fee** - Calculated based on additional area of impervious surface at a rate of \$0.662 per SF. The individual parcels will be subject to a drainage fee at the time of building permit application.

3. Circulation, Access, & Frontage:

- a. Curb, gutter and sidewalk already exist along the frontage of the parcels so no new frontage improvement will be required.
- b. New driveway cuts shall be constructed per City Standard.
- c. Proposed driveways shall be located as far from the existing joint poles as feasible.
- d. Applicant to dedicate to the City the triangle of land at the intersection of Oak and Dana as shown on the Tentative Map to accommodate the public improvements that are present.

4. Encroachment Permit - will be required for any activity occurring in the public right of way. (Includes the placement of a dumpster, ladders used for painting, construction vehicles not parked in conformance with parking codes, and for installation of the new driveway cuts. **Please submit the relevant encroachment permit application 2 weeks prior to anticipated construction date(s) to allow adequate time for processing.**

5. Storm Water Runoff Pollution Control and drainage - All proposed development associated with this project shall be complaint with the Fort Bragg Municipal Code (FBMC) section 18.64 Urban Runoff Pollution Control, and Section 12.14 Drainage Facility Improvements.

- a. This subdivision is subject to Municipal Code Section 12.14.02, requiring a site design that can accommodate 100 year-frequency storm events.
- b. Site Assessment Required. The applicant shall evaluate the site conditions, such as soils, vegetation, and flow paths and submit stormwater calculations to the City Engineering Department assuming full build out of the subdivision. Refer to Mendocino County Low Impact Development (LID) Design Standards Manual v2.1 for guidance. It can be reviewed online at: <https://www.mendocinocounty.org/home/showdocument?id=27635>.
- c. Storm water runoff shall be minimized by incorporation of LID strategies and site design measures that minimize impermeable areas, maximize permeable areas and minimize runoff.
 - i. The subdivider shall implement site design measures to reduce runoff to the amount technically feasible. The Site Assessment, layout and design measures should be shown on a drainage site plan.
 - ii. The drainage site plan should divide each developed portion of the project site into discrete Drainage Management Areas (DMA's).
 - iii. Any remaining runoff from DMA's shall be expected shall be collected at treatment control BMP's (vegetated swales, permeable pavements, rain gardens, or other bio retention facilities).

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

FRANCO CONSTRUCTION

31710 DENNISON LN.
FORT BRAGG, CA 95437
CA LIC. #842621

707-964-6239
707-962-8239 FAX
707-357-1699 CELL
CHFRANCO@MCN.ORG

January 29, 2024

Dear Planning Commission,

We are requesting that you waive the requirement to underground the overhead utilities to our subdivision at 145 Dana St. Per the attached correspondence from Raymond Meyer of PG&E, dated 12/13/23, their estimate is \$30,000+ to underground the utilities to Parcel 1 alone. This does not include any estimate for parcel 2 or 3. PG&E cannot give us an actual estimate without going through their engineering department; which we have been told has a lead time of 16-22 weeks. This cost is a serious hardship.

Not only is the cost a hardship but the time frame of 6-8 months for completion is as well. We will have the existing residence on parcel 2 ready to sell as soon as our final map is recorded. This house currently has an existing, overhead power drop. If we had to wait to get underground power to the house before we could sell; it would mean our savings is tied up and we cannot even begin building new houses on the two other parcels. The house could be vacant for quite some time.

We hope that you will waive the requirement to underground the overhead utilities based on this information.

Sincerely,



Heather Franco

From: Meyer, Raymond <r8mq@pge.com>
Sent: Wednesday, December 13, 2023 2:59 PM
To: chfranco@mcn.org
Subject: RE: 145 Dana St. application

Classification: Public

Please see highlighted below.

We will need to set new pole< riser and UG service. This will take 6 to 8 months. Cost ballpark \$30K +

Thanks

Ray Meyer
Industrial Power Engineer
Pacific Gas & Electric Company
2641 N State St. Ukiah, CA. 95482
707-367-3132

From: chfranco@mcn.org <chfranco@mcn.org>
Sent: Wednesday, December 13, 2023 2:52 PM
To: Meyer, Raymond <r8mq@pge.com>
Subject: 145 Dana St. application

CAUTION: EXTERNAL SENDER!

This email was sent from an EXTERNAL source. Do you know this person? Are you expecting this email? Are you expecting any links or attachments? If suspicious, do not click links, open attachments, or provide credentials. Don't delete it. **Report it by using the "Report Phish" button.**

Hello Ray,

Can you please provide the following for our application to underground utilities at 145 Dana St.

- Estimated cost - \$30K +
- Estimated time frame to get through engineering and then to actually complete work 6 to 8 months
- A description of what will be required to get the utilities across Oak St.

New pole, Riser and UG service.

Thank you so much for your help!

Sincerely,
Heather Franco

You can read about PG&E's data privacy practices at [PGE.com/privacy](https://www.pge.com/privacy).

RESOLUTION NO. PC -2024

**RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION
APPROVING THE TENTATIVE MAP FOR MINOR SUBDIVISION DIV 1-23
FOR THE DIVISION OF 145 DANA ST. (APN:008-312-18)**

WHEREAS, Carlos and Heather Franco (“Applicant”) submitted an application on November 2, 2023 for a minor subdivision of a 0.7 acre parcel (APN: 008-312-18) located at 145 Dana St. (“Project”); and

WHEREAS, the Project is in the Low Density Residential District and subject to the Fort Bragg Inland General Plan and Inland Land Use and Development Code (ILUDC); and

WHEREAS, ILUDC §18.21.040 and §18.21.050 require subdivisions to comply with the subdivision standards and site planning and building standards; and

WHEREAS, ILUDC Article 8 provides the procedures and regulates Subdivisions; and

WHEREAS, ILUDC §18.81.070(A) requires that the Review Authority find that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, and any applicable Specific Plan, and that none of the findings for denial in ILUDC §18.81.070(C) can be made and shall apply to each proposed parcel as well as the entire subdivision; and

WHEREAS, ILUDC §18.81.070(C) requires that the Review Authority deny a project if any of the following findings are made:

1. The proposed subdivision including design and improvements is not consistent with the General Plan or any applicable Specific Plan;
2. The site is not physically suitable for the type or proposed density of development;
3. The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat;
4. The design of the subdivision or type of improvements is likely to cause serious public health or safety problems;
5. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. This finding may not be made if the Review Authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby

granted to the Review Authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision;

6. The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;

7. A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the Director of Public Works or other applicable Review Authority that the conditions can be corrected in the plan for the development; or

8. The proposed subdivision is not consistent with all applicable provisions of this Development Code, any other applicable provisions of the Municipal Code, or with the Subdivision Map Act; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 13, 2024, continued from February 14, 2024, to consider the Project and take public testimony.

NOW THEREFORE BE IT RESOLVED, that based on the entirety of the record before it, which includes without limitation, the CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15301, et seq.; the Fort Bragg Inland General Plan; the Fort Bragg Inland Land Use and Development Code; the Project applications; all site plans, and all reports and public testimony submitted as part of the Planning Commission's meeting of March 13, 2024, and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of Fort Bragg hereby finds as follows:

1. The Recitals set forth above are true and correct and are incorporated herein as findings.
2. California Environmental Quality Act Findings
 - a. The proposed project would create three parcels on less than one acre of land within the City limits of Fort Bragg. The site is connected to water and sewer and access is available for two new connections. As analyzed, the project complies with the Inland Land Use and Development Code and conforms to the General Plan. No variances or exceptions are required. The parcel has not been divided within the last two years and is not on a slope greater than 20 percent. Therefore, DIV 1-23 is eligible for a categorical exemption from CEQA under Section 15315 of the CEQA Guidelines for Minor Land Divisions. There are no applicable exceptions to the proposed CEQA Exemption Class 15 for Minor Divisions. Therefore, it is recommended that the project is categorically exempt from the requirement for the preparation of environmental documents; and

3. Tentative Map Approval Findings

- a. *The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, and any applicable Specific Plan, and that none of the findings for denial in Subsection C. can be made.*

The proposed project is consistent with the General Plan because:

- The project site has a General Plan Land Use Designation of Low Density Residential which has an allowable density of 3 to 6 dwelling units per acre. The Tentative Map proposes 3 dwelling units on 0.7 acres of land (or 4 units per acre, which is within the allowable density) and as such complies with Program LU-7.1.1.
- The Project is subject to both capacity and connection fees for the two new dwelling units in compliance with Policy PF-2.1.
- As conditioned, the project is required to comply with Policy OS-2.1 and will plant 50% of all plantings using native landscaping and no plantings that include invasive species or noxious weeds.
- The project complies with Program OS-7.2.4 because it will not create any new unpaved roads or driveways.
- There are no applicable goals, policies, or programs in the Circulation Element, Community Design Element, nor Sustainability Element.
- Through the implementation of uniform standards in the California Building Code and the California Fire Code the project complies with Policy SF-1.1 *Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- The Project is consistent with the City's 2019 Housing Element Goal H-1 and Policy H-1.6 because it will divide an existing 0.7 acre parcel that is substantially surrounded by existing development into three lots, and retain one existing single-family residential unit.

The Project Does not conflict with any policies of the Inland General Plan or the City's 2019 Housing Element and complies with all applicable policies. Therefore, the project is consistent with the Inland General Plan.

4. Tentative Map Denial Required Findings

- a. *The proposed subdivision including design and improvements is not consistent with the General Plan or any applicable Specific Plan;*

As analyzed above, the Project is consistent with the General Plan and this finding is not made.

- b. *The site is not physically suitable for the type or proposed density of development;*

The site is zoned Low Density Residential and will accommodate three lots that are similar in size to surrounding lots with similar uses. Therefore, the site is physically suitable and this finding is not made.

- c. *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat;*

The Project is on an existing developed site and substantially surrounded by other development. The project is required by State law to comply with stormwater management which ensures the project will not result in additional stormwater run-off. Therefore, the project will not cause environmental damage or injure fish or wildlife or their habitat and this finding cannot be made.

- d. *The design of the subdivision or type of improvements is likely to cause serious public health or safety problems;*

The density and intensity of use is the same as existing surrounding uses. The increase in density on the existing site is within the allowable density of the ILUDC. There are no activities planned that would cause serious public health or safety problems and this finding cannot be made.

- e. *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision.*

The project has been reviewed by the City Engineering department and the Project will not conflict with any easements and this finding cannot be made.

- f. *The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;*

The Project will result in two new single-family residential parcels and will not result in an increase in intensity of use of the community sewer that would result in a violation of existing requirements. Therefore, this finding cannot be made.

- g. *A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the Director of Public Works or other applicable Review Authority that the conditions can be corrected in the plan for the development;*

The site is not located in a geologically hazardous area, has existing development and a preliminary soils report or geological hazard report was not deemed necessary by the Director of Public Works. Therefore, this finding cannot be made.

- h. *The proposed subdivision is not consistent with all applicable provisions of this*

Development Code, any other applicable provisions of the Municipal Code, or with the Subdivision Map Act.

As analyzed and conditioned in the Staff Report dated February 14, 2024, the subdivision complies with all applicable standards and provisions in the Inland Land Use and Development Code, Municipal Code, and complies with the Subdivision Map Act.

The findings requiring denial cannot be made therefore the project can be approved.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Fort Bragg does hereby adopt the findings contained in this Resolution and approves the Tentative Map for Minor Subdivision 1-23 (DIV 1-23) subject to the following conditions of approval:

STANDARD CONDITIONS:

1. This action shall become final on the 11th day following the decision unless an appeal to the City Council is filed pursuant to ILUDC Chapter 18.92 – Appeals.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the ILUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 100 feet of the discovery; and 2) notify the Director of Public Works within 24 hours of the discovery. Evidence of an archaeological site may include, but is not necessarily limited to shellfish, bones, flaked and ground stone tools, stone flakes produced during tool production, historic artifacts, and historic features such as trash-filled pits and buried foundations. A professional archaeologist on the list maintained by the Northwest Information Center of the California Historical Resources Information System or Listed by the Register of Professional Archaeologists shall be consulted to determine necessary actions.
6. This permit shall be subject to revocation or modification upon a finding of any one or

more of the following:

- a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
7. Unless a condition of approval or other provision of the Inland Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with ILUDC Subsection 18.76.070(B).

SPECIAL CONDITIONS:

1. Applicant shall comply with all requirements in the memorandum prepared by Public Works on January 10, 2024.
2. Prior to occupancy of any residential unit in this subdivision, address numbers shall be placed in such a manner as to be visible from Dana St. and shall be placed on each residential unit in such a manner as to be visible from the access driveway. The minimum height of numbers to be used shall be three inches and contrasting color from basic background visible from the access driveway. The minimum height of numbers to be used shall be three inches and contrasting color from basic background.
3. Prior to approval of the final parcel map, the applicant shall submit a Final Stormwater Control Plan, along with associated calculations and worksheets, to be approved by the Public Works Director or his/her designee.
4. Stormwater runoff shall be minimized via the incorporation of the selected site design measures in accordance with the approved Final Stormwater Control Plan.
5. Private Maintenance Agreements for the on-site storm water facilities shall be recorded as part of the Deed for each parcel. Drafts of these documents shall be submitted and approved prior to approval of the Parcel Map.
6. Prior to issuance of a building permit, the applicant shall submit a final landscaping plan where 50% of all plantings are native plants and that does not contain any plant species that are (a) listed as problematic and/or invasive by the California Invasive Plant Council, and/or by the State of California, or (b) listed as a 'noxious weed' by the State of California or the U.S. Federal Government.

7. A Parcel Map, together with all data, information and materials required by Section 18.81.020 shall be submitted to the Director of Public Works. The Parcel Map shall be considered submitted when it is complete and complies with all applicable provisions of this Development Code and the Map Act. After determining that the Parcel Map is in compliance and is technically correct in compliance with Section 18.82.040, the Director of Public Works shall forward the Parcel Map to the Council for approval. If Council approves a Parcel Map, the map shall be transmitted by the Director of Public Works to the County Recorder for filing in compliance with Map Act Section 66450.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission approves the Tentative Map for Minor Subdivision (DIV 1-23).

The above and foregoing Resolution was introduced by _____, seconded by _____, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 13th day of March 2024, by the following vote:

**AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:**

Scott Deitz, Chair

ATTEST:

Maria Flynn, Administrative Assistant



CITY OF FORT BRAGG
Incorporated August 5, 1889
416 N. Franklin Street, Fort Bragg, CA 95437
Phone: (707) 961-2827
www.FortBragg.com

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Fort Bragg Planning Commission will conduct a public hearing to consider approving a Tentative Map, proposing a Minor Subdivision (DIV 1-23) to an existing ±30,784 SF parcel located at 145 Dana St. The public hearing will be held at a regularly scheduled meeting on Wednesday, February 14, 2024 at 6:00 PM, or as soon thereafter as the matter may be heard, at Town Hall, at the corner of Main and Laurel Streets (363 North Main Street), Fort Bragg, California. The public hearing will concern the following item:

FILE NO.: Minor Subdivision 1-23 (DIV 1-23)

FILING DATE: July 1, 2023

APPLICANT: Heather and Carlos Franco

LOCATION: 145 Dana Street and APN: 008-312-1

LOT SIZE: +-30,784 S

ZONING: Low Density Residential (RL) Inland

PROJECT DESCRIPTION: Adopt a Resolution of the Fort Bragg Planning Commission approving a Tentative Map proposing a Minor Subdivision (DIV 1-23) of a 30,874 SF parcel into three parcels of ±10,665 SF, ±12,119 SF and ±8,000 SF in the Low Density Residential (RL) zone located at 145 Dana Street. The property is developed with an existing single-family residential unit with a detached garage, paved driveway, and city water and sewer. The undeveloped portions are landscaped.

ENVIRONMENTAL DETERMINATION: CEQA Categorical Exemption 15315 Minor Land Division

Public Comment regarding this Public Hearing may be made in any of the following ways: (1) Emailed to the Community Development Department, at cdd@fortbragg.com (2) Written comments delivered to City Hall, 416 N. Franklin Street before 2:00 PM on the day of the meeting; or (3) Verbal comments made during the meeting, either in person at Town Hall or virtually using Zoom if a Zoom link is provided at the time of agenda publication.

Staff reports and other documents that will be considered by Planning Commissioners will be made available for review 72 hours prior to the Planning Commission meeting, on the City's website: <https://cityfortbragg.legistar.com/Calendar.aspx>, and during normal office hours at Fort Bragg City Hall. To obtain application materials or for more information, please contact Community Development Department staff via email at cdd@fortbragg.com. At the conclusion of the public hearing, the Planning Commission will consider a decision on the above matter.

Appeal process and fee schedule: Decisions of the Planning Commission shall be final unless appealed to the City Council in writing within ten (10) days thereafter with a filing fee of \$1,000 to be filed with the City Clerk. If you challenge the above case in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.



Juliana Cherry, Community Development Director

POSTING/MAILING ON OR BEFORE: February 1, 2024

PUBLICATION DATE: February 1, 2024

STATE OF CALIFORNIA)
) ss
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg in the Community Development Department; and that I caused this notice to be posted in the City Hall Notice case on or before February 1, 2024.



Juliana Cherry, Community Development Director

cc: Planning Commission
Owner/Applicant/Agent
Property owners within 300' radius
'Notify Me' Subscriber Lists



CIUDAD DE FORT BRAGG
Incorporada el 5 de agosto de 1889
416 N. Franklin Street, Fort Bragg, CA 95437
Teléfono: (707) 961-2827
www.FortBragg.com

AVISO DE AUDIENCIA PÚBLICA

POR EL PRESENTE SE NOTIFICA que la Comisión de Planificación de Fort Bragg llevará a cabo una audiencia pública para considerar la aprobación de un Mapa Tentativo, proponiendo una Subdivisión Menor (DIV 1-23) para una parcela existente de $\pm 30,784$ pies cuadrados ubicada en 145 Dana St. La audiencia pública será se llevará a cabo en una reunión programada regularmente el miércoles 14 de febrero de 2024 a las 6:00 p. m., o tan pronto como se pueda escuchar el asunto, en el Ayuntamiento, en la esquina de las calles Main y Laurel (363 North Main Street), Fort Bragg, California. La audiencia pública se referirá al siguiente punto:

NÚMERO DE ARCHIVO: Subdivisión menor 1-23 (DIV 1-23)

FECHA DE PRESENTACIÓN: 1 de julio de 2023

SOLICITANTE: Heather y Carlos Franco

UBICACIÓN: 145 Dana Street y APN: 008-312-1

TAMAÑO DEL LOTE: ± 30.784 S

ZONIFICACIÓN: Residencial de Baja Densidad (RL) Interior

DESCRIPCIÓN DEL PROYECTO: Adoptar una Resolución de la Comisión de Planificación de Fort Bragg aprobando un Mapa Tentativo que propone una Subdivisión Menor (DIV 1-23) de una parcela de 30,874 SF en tres parcelas de $\pm 10,665$ SF, $\pm 12,119$ SF y $\pm 8,000$ SF en la Zona de Baja Densidad Zona residencial (RL) ubicada en 145 Dana Street. La propiedad se desarrolla con una unidad residencial unifamiliar existente con garaje independiente, entrada pavimentada y agua y alcantarillado municipal. Las partes no desarrolladas están ajardinadas.

DETERMINACIÓN AMBIENTAL: CEQA Exención Categórica 15315 División de Tierras Menores

Los comentarios públicos sobre esta audiencia pública se pueden hacer de cualquiera de las siguientes maneras: (1) enviados por correo electrónico al Departamento de Desarrollo Comunitario, a cdd@fortbragg.com (2) comentarios escritos entregados al Ayuntamiento, 416 N. Franklin Street antes de las 2: 00 horas del día de la reunión; o (3) Comentarios verbales realizados durante la reunión, ya sea en persona en el Ayuntamiento o virtualmente usando Zoom si se proporciona un enlace de Zoom en el momento de la publicación de la agenda.

Los informes del personal y otros documentos que serán considerados por los Comisionados de Planificación estarán disponibles para su revisión 72 horas antes de la reunión de la Comisión de Planificación, en el sitio web de la Ciudad: <https://cityfortbragg.legistar.com/Calendar.aspx>, y durante la oficina normal. horas en el

Public Comment -- 1/13/24 PC Mtg., Item No. 6A, DIV 1-23

Jacob Patterson <jacob.patterson.esq@gmail.com>

Wed 3/13/2024 11:30 AM

To:cdd <cdd@fortbragg.com>

Cc:Marie Jones <marie@mariejonesconsulting.com>

Planning Commission,

I believe you should approve this subdivision as proposed but I recommend you consider an alteration to the staff recommendation.

First, I think Special Condition # 6 is unnecessary and an overreach by the City. This is a low density residential project involving an existing single family home and two new lots that will accommodate single family homes. Single Family residential projects in the City don't have any design review or landscaping review by the City so it doesn't make sense to require the future developers of the two lots to have to submit a landscaping plan that isn't normally required. Why would we generate unnecessary expenses for people looking to develop more housing in town. If I put in new landscaping in my yard, which also involves a single family home, I don't have to submit any landscaping plans for City review, let alone one that includes specific types of plants. I believe that the cited policy is important but not logically applicable to this type of project because it should only have an operative effect when we are dealing with a development project that involves City discretionary review of the landscaping (e.g., commercial, industrial, or multi-family developments). This project is not such a development project and thus this policy doesn't apply to the simple subdivision. Please remove this special condition, which is only "recommended" in the staff report and subject to your interpretation regarding if it is applicable or not. If I were on the Commission, I would find it does not apply here.

Second, I noted the letter from the applicants requesting a waiver of the undergrounding requirements for utilities in subdivisions. I believe this code requirement does not apply to small infill subdivision or lot splits where the utilities are already above-ground (i.e., it only applies to the extension of new utility lines, not the service drops from existing above-ground utilities). Staff didn't address that in the report through a special condition or otherwise (unless I missed it) so I believe that implies they agree it doesn't apply here. If that is not the case, you should direct staff to do what is necessary to waive any applicable undergrounding requirements. I have a feeling that the applicants were told something incorrect at one point (i.e., undergrounding is required) or are mis-interpreting the code language in ILUDC § 18.88.050, subdiv. F.1.

Regards,

--Jacob



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Text File

File Number: 24-612

Agenda Date: 3/13/2024

Version: 1

Status: Public Hearing

In Control: Planning Commission

File Type: Planning Staff Report

Agenda Number: 6B.

Continued from February 14, 2024. Receive Report, Conduct a Public Hearing, and Consider Approval of Variance 2-24 (VAR 2-24), Use Permit 2-23 (UP 2-23), Design Review 3-23 (DR 3-23), and Sign Permit 8-23 (SP 8-23) Applications Requesting to Convert an Existing Commercial Building to the Following Uses: Restaurant with Arcade, General Retail, and Four Multi-Family Dwelling Units in the Inland Central Business District. Categorically Exempt.

AGENCY:	Planning Commission
MEETING DATE:	March 13, 2024
PREPARED BY:	MJC
PRESENTED BY:	Marie Jones

AGENDA ITEM SUMMARY REPORT

APPLICATION NO.: Use Permit 2-23 (UP 2-23), Design Review 3-23 (DR 3-23); [Variance \(VAR 2-24\)](#) Sign Permit 8-23 (SP 8-23)

OWNER/APPLICANT: Christina Poos

AGENT: Kelly Grimes

PROJECT: Consideration of Use Permit 2-23, Design Review 3-23, Sign Permit 8-23 and [Variance \(VAR 2-24\)](#) applications requesting to convert an existing commercial building to the following uses: Restaurant with arcade, General Retail, and four Multi-Family Dwelling Units in the inland Central Business District. [The project includes an extensive interior remodel for the conversion of an office building into the aforementioned uses. It also includes the removal of the outdoor teller shelter on the north side of the building, the drive-through structure on the east of the building and installation of a number of windows and doors. The project includes the following associated development: new landscaping, pedestrian walkways, signage, fencing, bicycle parking, dumpster shelter, exterior lighting and mechanical equipment.](#)

LOCATION: 228 N. Main Street (APN 018-153-28)

LOT SIZE: 37,500 Square Feet

ZONING: Central Business District (CBD), Inland Zone.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SURROUNDING LAND USES:

NORTH:	CBD – Restaurant
EAST:	CBD – Post Office
SOUTH:	CBD – Bank
WEST:	CBD – Highway 1

APPEALABLE PROJECT: Can be appealed to City Council

RECOMMENDED ACTION:

Receive Report, Hold a Public Hearing, Deliberate and Adopt a Resolution of the Fort Bragg Planning Commission Approving Use Permit 2-23 (UP 2-23), Design Review 3-23 (DR 3-23), [Variance \(VAR 2-24\)](#) Sign Permit 8-23 (SP 8-23) to convert an existing commercial building located at 228 N. Main Street to the following uses: Restaurant with arcade, General Retail, and four Multi-Family Dwelling Units in the inland Central Business District

ALTERNATIVE ACTIONS:

1. Receive report, hold a public hearing, deliberate and provide direction to prepare a resolution for denial.
2. Receive report, hold a public hearing, continue the public hearing and request additional information.

BACKGROUND:

The Fort Bragg Planning Commission held a public hearing on February 14, 2024, to consider the above application. The blue text in this staff report indicates changes to the report that result from the Planning Commissioners' direction.

During the public hearing, the Planning Commission deferred making a final decision on the permit application and requested additional information and clarification of the project. Specifically, the Planning Commission provided the following direction regarding desired changes to the project and the permits under consideration:

1. Make the following changes and additions to the site plan:
 - Include bicycle parking for at least four bicycles.
 - Include thermoplastic striping for pedestrian "cross walk" from Main Street across the parking lot to the front of the building.
 - Illustrate the removal of the cyclone fencing and its possible replacement with redwood fencing or nothing, as desired by the applicant.
 - Illustrate an exit only arrow from the parking lot exit onto Alder street.
2. Resubmit the building elevations with additional decorative details, some suggestions included:
 - Use a three-color paint scheme, as the commissioners expressed interest in painting the parapet a different color, repainting on a band on the building in a different color, painting around the window alcoves and/or painting newly installed window trim. The Commission expressed interest in seeing details or an exterior painting plan that would give the building more definition and articulation. MJC suggested that the applicant consider painting the two-story structure a different color than the restaurant side, so that the building has two distinct masses.
 - Consider adding window trim or some other architectural detail to the exterior.
3. Prepare a Variance analysis for the project to determine if the site/project would meet the requirements for a variance. The variance would be to eliminate the requirement for a loading zone and associated masonry wall. Commissioners noted that other businesses of similar size in downtown do not have loading zones and that the geometry of the loading zone area would make truck access and use difficult.
4. Eliminate the special condition for soundproof windows.

The building located at 228 N. Main St. has been under-utilized, since the Bank of America closed their office over ten years ago. The building was recently purchased by the applicant with the intention of converting it into a mixed-use building with four residential units, a restaurant, arcade and retail space. With adoption of the recommended conditions, the proposed residential and commercial uses would satisfy requirements for land use approval. While the existing structure (and other site improvements) were legally constructed before the adoption or amendment of the current development code, the structure and some existing site improvements no longer comply with ILUDC standards (i.e. front yard setback, off-street parking, and /or some landscape requirements). Nonconforming structures are regulated by Chapter 18.90 that states in part, "A nonconforming land use and the use of a nonconforming structure may be continued, including transfers of ownership, provided any such continued use shall comply with the requirements of this section."

GENERAL PLAN CONSISTENCY:

The project was found to be consistent with all General Plan policies, including Land Use Policies LU-3.5 and LU-3.6 as the application proposes to locate commercial and residential uses within an existing, retail building in the Central Business District (CBD) and the application proposes to reuse the building located at 228 N Main Street following a period of unstable occupancy and vacancy.

- *Land Use Policy LU-3.5 Encourage Smart Growth: Locate new residential, commercial, or industrial development within, contiguous with, or in close proximity to, existing developed areas.*

- *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.*

The Planning Commission could find that approval of a Use Permit, Design Review, and Sign Permit applications are consistent with the Inland General Plan, Inland Land Use and Development Code (ILUDC), and Citywide Design Guidelines.

USE PERMIT ANALYSIS:

The Planning Commission shall approve a use permit only after first establishing a basis for all of the following findings per ILUDC Sections 18.22.030.C; Section 18.71.060.F; and Section 18.42.100:

1. *The proposed use is consistent with the General Plan and any applicable specific plan;*
2. *The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Development Code and the Municipal Code;*
3. *The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;*
4. *The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located;*
5. *The proposed use complies with any findings required by §18.22.030 (Commercial District Land Uses and Permit Requirements), which reads:*

The use complements the local, regional and tourist-serving retail, office and services functions of the CBD, and will not detract from this basic purpose of the CBD. Uses proposed for the intense pedestrian-oriented retail shopping areas of the CBD, which include the 100 blocks of East and West Laurel Street, the 300 block of North Franklin Street, and the 100 and 200 blocks of Redwood Avenue, shall be limited to pedestrian-oriented uses on the street-fronting portion of the building.*
6. *The proposed use complies with the Specific Land Use Standards for Mixed Use Development in §18.42.100.*

While the proposed project is consistent with the Central Business District Table 2-6 *Allowed Land Uses and Permit Requirements* for Commercial Zoning Districts in ILUDC §18.22.030, the entire mixed use project shall be subject to a Use Permit because one land use activity – the arcade – is required to have Use Permit approval (see ILUDC §18.42.100.B). The following analysis illustrates that by adopting the recommended special conditions that the Planning Commission can establish findings to approve Use Permit Application 2-23.

- The “residential component mixed-use project” is permitted by right, so long as the residential units are *only on second or upper floors*. The application proposes four residential units as part of a mixed-use project. All four residential units would be located on the second floor. As designed, approval of the proposed residential use would not require a use permit.
- Restaurant use and retail uses are permitted by right.
- A use permit is required for the proposed arcade, which is a type of “Commercial Recreation Facility – Indoor” activity.

- Consistent with ILUDC §18.22.030.C.3 required finding, the proposed restaurant, retail and arcade are tourist-serving activities and they are compatible with the pedestrian oriented nature of the CBD.

SITE DEVELOPMENT STANDARDS:

The building at 228 N Main Street is a nonconforming structure that satisfies most of the City's current site development standards (See ILUDC Articles 2 and 3). The building does not conform to the current front setback requirement (e.g. *building facades shall abut the back of the public sidewalk*), as the building location is considerably offset from the back of the public sidewalk. Existing site improvements also do not satisfy current landscaping requirements, including providing a 15-foot deep landscaped strip between the parking lot and Main Streets. In accordance with ILUDC §18.90.030.B.1, non-conforming structures may continue to be used, changed, or expanded with a *Minor Use Permit approval, provided the Review Authority first finds that the additional work is compatible with neighboring uses and would not adversely impact neighboring properties.*

Additionally, the project must be found to comply with ILUDC §18.22.060(B) CBD Frontage and Facade Standards:

B. Limitation on the location of allowable land uses. Each land use shall be located as follows:

1. The ground floor of each nonresidential structure shall be limited to the uses allowed on the ground floor by §18.22.030, Table 2-6, to enhance the pedestrian orientation of downtown streets. Examples of the pedestrian-oriented uses allowed by Table 2-6 include walk-in uses such as restaurants, retail stores, health/fitness facilities, personal services, community service organizations, and similar uses. The review authority may modify the Table 2-6 limitations on ground floor uses when existing structures are re-occupied by different tenants or uses, or when this requirement is determined by the review authority to be infeasible because of excessive storefront vacancies.

The proposed project would consist of a ground floor restaurant, retail and arcade that would be used by locals and visitors alike. The project is consistent with ILUDC §18.22.060.B requirement. There are no specific regulations for a “Commercial recreation facility – Indoor.”

LANDSCAPING STANDARDS:

The existing landscaping at the project site is a little tired and does not comply with current landscaping standards. The applicant has submitted a new landscaping plan (see Attachment 5). The new landscaping plan includes a good mix of native grasses, shrubs, forbs and trees. The landscaping plan proposes to keep existing shade trees and plant a few additional trees between the parking lot and the sidewalks along Alder and Main Streets. The applicant noted in a letter to the City that, “There are some limitations to the landscaping since the parking and planting areas are already defined. For example, planting trees at 25' on center is not possible but we have planted and kept as many trees as possible. We also have listed a variety of 11 native plants which the landscaper can choose from once the installation begins. Plant availability is key to the actual plant choices.” Nevertheless, there is sufficient space to plant at least four additional trees to comply with the tree density requirement. Therefore, staff recommends Special Condition 1 to address this issue. Additionally, this project requires the installation of a backflow device. The backflow device must be landscaped so that it is screened from public view. This requirement is also addressed in Special Condition 1.

Special Condition 1. Prior to final of the building permit, applicant shall install at least two additional trees in the landscaping strip between the sidewalk and the parking lot along the Alder Street frontage between the entry driveway and the western corner of the parcel. The applicant shall also install at least two trees between the monument sign and the existing trees on the sidewalk fronting Main Street. Tree species shall be as specified in the landscaping plan. The installed backflow device shall be screened from view by shrubs and vegetation from the plant list in the Landscaping Plan.

Fencing. The existing chain link fencing is explicitly prohibited in the Central Business District (see ILUDC §18.30.050.E.4). The applicant has resubmitted the project plans illustrating the removal of the chain link fence and its replacement with a redwood fence.

Utilities. In accordance with City Council Resolution No. 4741-2023, no sewer or water capacity fees are required for new or expanding restaurants within the Central Business District. The applicants will have to pay capacity fees for the apartments and other uses. However, the applicant will also receive credit for the capacity fee that was previously paid for the existing office occupancy.

Stormwater. This project does not include an increase in impervious surfaces; therefore, stormwater discharge will remain the same. Nevertheless, some stormwater impacts may occur during the construction process, and Public Works Department staff have requested Special Condition 2.

Special Condition 2: Stormwater Management best practices shall be utilized during construction including the following:

- a) If construction is conducted between October and April (the rainy season) approval from the Public Works Department and additional construction BMP's will be required.
- b) It is not permitted for construction debris and soil to be placed in the City right-of-way. All construction debris/soil shall be properly disposed of.
- c) Applicant to adhere to the storm water measures outlined in the Storm Water Control Plan that was provided by the applicant.
- d) Applicant to ensure that there is no increase in runoff to adjacent properties or to the Public Right of Way.

MIXED USE PROJECTS:

This application was reviewed for compliance with the specific land use standards in ILUDC §18.42.100 *Mixed Use Projects* including design considerations (A), mix of uses (B), maximum density (C), site layout and project design standards (D), and performance standards (E), as follows:

<p>A. Design considerations. A mixed use project shall be designed to achieve the following objectives:</p> <p>1. The design shall provide for internal compatibility between the residential and nonresidential uses on the site.</p>	<p>The residential units are located on the second floor and have a separate external entrance. Additionally, the residences would be located above the retail and restroom facilities on the first floor (the quietest areas on the first floor) which increases compatibility.</p>
<p>2. Potential glare, noise, odors, traffic, and other potential nuisance conditions for residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.</p>	<p>The residential units are set well back from the road due to the building location which will minimize these potential impacts. Additionally, the residential uses are located on the second story, which gives them some protection for the commercial uses on the site. Noise is likely to be the only issue of compatibility, especially noise after 9:00. However, a person moving into the apartment would be able to identify this as a potential issue prior to moving into the building.</p>
<p>3. The design shall take into consideration existing and potential future uses on adjacent properties and shall include specific design features to minimize potential impacts.</p>	<p>The mixed-use project would not conflict with adjacent restaurants, post-office or bank operations. The parking on the site is sufficient to park the mixed-use project through the application of the parking in-lieu fee and the pedestrian and vehicular circulation in the area is designed for the level of proposed use. No specific design features are required or recommended to minimize impacts.</p>
<p>4. The design shall ensure that the residential units are of a residential character, and that appropriate privacy between residential units and other uses on the site is provided.</p>	<p>The proposed project includes three studio apartments and a one-bedroom apartment. Each residential unit has a separate entrance from the hallway which provides appropriate privacy. They have a dedicated separate primary entrance from the parking lot on the south west side of the building as well as an emergency egress on the east side of the building.</p>

<p>5. Site planning and building design shall provide for convenient pedestrian access from the public street into the nonresidential portions of the project, through such means as courtyards, plazas, walkways, and street furniture.</p>	<p>This existing building includes two informal courtyards at the primary commercial entrances to the building. The project does not easily lend itself to more effective pedestrian access to the street due to the location of the existing building and parking area. The applicant has proposed to connect the south courtyard to the ADA parking space. This connection could be continued to the street with a short sidewalk connection across the landscaped strip. Additionally, the Planning Commission could require the installation of a piano keyboard style sidewalk between the public sidewalk and the north plaza illustrated below, although this would result in the loss of two parking spaces (see Attachment 2).</p> <p>If the Planning Commission chooses to require a sidewalk connection, you may adopt special condition 3.</p> <p>Special Condition 3: Prior to final of the Building Permit, the Applicant shall install a thermoplastic safety crosswalk between the North entrance of the building and the public sidewalk, and a concrete sidewalk connection between the South ADA crosswalk and the sidewalk to provide safe ADA access from the sidewalk.</p>
<p>6. Site planning and building design shall be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of building design, color, exterior materials, landscaping, lighting, roof styles, scale, and signage.</p>	<p>This is an existing building on an existing site. It is not located in a residential neighborhood and this requirement does not apply.</p>
<p>B. Mix of uses. A mixed use project may combine residential uses with any other use allowed in the applicable zoning district where allowed by Article 2 (Zoning Districts and Allowable Land Uses); provided, that where a mixed use project is proposed with a use that is required to have Minor Use Permit or Use Permit approval in the applicable zoning district, the entire mixed use project shall be subject to that permit requirement.</p>	<p>A Use Permit is required for the project.</p>
<p>C. Maximum density. The residential component of a mixed use project shall comply with the density requirements of the applicable General Plan designation and zoning district.</p>	<p>The proposed project would provide 4 housing units on a 37,500 SF site or 3.46 units/acre, which is below the maximum allowed density of 40 units/acre in the zoning district.</p>
<p>D. Site layout and project design standards. Each proposed mixed use project shall comply with the property development standards of the applicable zoning district and the following requirements:</p> <p>1. Location of units. Residential units shall not occupy ground floor street frontage on the primary street frontage. Residential units are allowed on the first floor of alleys and secondary street frontages. The ground floor street frontage space within a mixed use building shall be reserved for commercial uses, except for a lobby or other feature providing access to the residential units.</p>	<p>The proposed project includes residential units on the second floor only.</p>
<p>2. Parking. In order to encourage the development of residential uses in existing and new commercial areas, the use of shared parking provisions shall be incorporated into mixed use projects in compliance with § 18.36.080 (Reduction of Parking Requirements).</p>	<p>Residential tenants will share available parking with all other uses on site.</p>

<p>3. Loading areas. Commercial loading areas shall be located away from residential units and shall be screened from view from the residential portion of the project to the maximum extent feasible.</p>	<p>A commercial loading area is not specified on the plan sets. However the Planning Commission may adopt a variance to exempt this project from this requirement.</p>
<p>4. Refuse and recycling areas. Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and nonresidential uses.</p>	<p>Two refuse areas are proposed at the south-east corner of the property for retail and apartment refuse and by the back door of the restaurant which is convenient for the restaurant use. However, both refuse areas require a built enclosure. The Planning Commission should adopt Special Condition 4.</p> <p>Special Condition 4: The applicant shall install trash enclosures around both refuse collection areas. The enclosures shall be of redwood fencing, stucco or similar treatment as approved by the Director of Community Development prior to final of the Building Permit.</p>
<p>E. Performance standards.</p> <p>1. Lighting. Lighting for commercial uses shall be appropriately shielded to limit impacts on the residential units.</p>	<p>The applicant is proposing to change parking lot lighting by replacing lighting fixtures on five existing free standing light standards by replacing five existing light fixtures on the building facade and by adding three new light fixtures to the building facade. However, the applicant's submitted lighting is not night-sky compliant. The code requires night-sky compliant downward facing and shielded lights. Therefore, the Planning Commission should adopt Special Condition 5 to address this issue:</p> <p>Special Condition 5. Prior to the final of the Building Permit, the applicant shall provide specifications for the installed exterior lighting which shall be night-sky compliant, downward facing and shielded so that light does not enter the apartment windows or cast outside the limits of the property.</p>
<p>2. Noise. Each residential unit shall be designed and constructed to minimize nonresidential project noise levels, in compliance with the City's Noise Ordinance. Night-time commercial uses shall minimize noise levels, in compliance with the City's Noise Ordinance.</p>	<p>The proposed project would minimize noise impacts to the residential uses as they are located above the retail and restroom uses of the first floor. The restaurant does not have any apartments located above it and this is the loudest component of the mixed-use project. Additionally, compliance with the City's noise ordinance is required of all businesses and residences throughout the City. So, nothing additional is required.</p>

PARKING AND LOADING:

The application does not propose altering the current off-street parking arrangement and the project site currently provide sufficient parking (per the code) for the proposed uses as follows: 14 spaces for the restaurant, 3 spaces for the gaming, 6 spaces for the banquet rooms, 4 spaces for the retail, and 5 spaces for the residential use for a total of 32 required spaces. The project application includes 29 proposed spaces. This falls within the maximum allowable parking limit for the site.

Section 18.36.110 Loading Space Requirements. This mixed-use project includes more than 5,000 SF of retail and restaurant space and as such, it must satisfy loading space requirements (including one dedicated loading space, meaning a defined area measuring 12 feet by 40 feet, lighting, screening, striping and surfacing). However, during Planning Commission deliberations, the Planning Commission expressed interest in reviewing a Variance analysis to consider waiving the loading zone requirement, because truck maneuvers would require a truck to back out onto the one-way Alder street, which would result in a hazardous condition and because almost no other building in the Central Business District has a dedicated truck loading zone. A Variance analysis is included below.

VARIANCE ANALYSIS:

The Variance provides a process for City consideration of requests to waive or modify certain standards of the Development Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical features, the strict application of the development standards otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The Planning Commission must make the following findings in order to approve a variance:

1. General findings. The review authority may approve a Variance or Administrative Variance only after first making all of the following findings:

a. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of this Development Code deprives the property of privileges enjoyed by other property in the vicinity and within the same zoning district;

The proposed project is located in the Central Business District on an already developed property that offers only one potential loading zone location, however that loading zone location would not accommodate through traffic and would require the delivery truck to back out onto a one-way street which would be difficult for a large truck to maneuver. Additionally, no other commercial business located within the Central Business District has a sanctioned loading zone, so the strict application of the loading zone requirement would deprive the project property owner of the opportunity to not have a loading zone like all other similarly sized commercial businesses in the CBD.

b. The approval of the Variance or Administrative Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zoning district; and

The Planning Commission should adopt special condition 6 to ensure that no special privilege is conferred to the project.

Special Condition 6: The applicant shall use the alley to load and unload supplies and equipment for the mixed-use project. The applicant shall not load or unload supplies or equipment from Main Street or Alder Street.

c. The Variance or Administrative Variance is consistent with the General Plan and any applicable specific plan.

This is a minor variance request. There are no policies within the General Plan which deal specifically with loading zones.

DESIGN REVIEW:

The nonconforming structure does not satisfy current Citywide Design Guidelines (2022). As a nonconforming structure, the applicant is not required to modify the building exterior in any way to conform with the Citywide Design Guidelines. However, the applicant is proposing minor modifications to the building's appearance and these proposed changes should comply with the Citywide Design Guidelines. The following exterior alterations are proposed: 1) remove the drive-through canopy, 2) remove the blue-color band that wraps around the building; 3) repair exterior plaster; 4) install twelve new windows, three doors and replace most of the existing windows in the building; and 5) install three new signs.

Figures 1 - 4 illustrate the north, south, east, and west building elevations before renovating (top) and after remodeling (bottom) (see also Attachment 3).

Design Review approval shall require that the Planning Commission first find that the project, as proposed or with changes resulting from the review process and/or conditions of approval, complies with all applicable criteria identified in ILDUC Subsection 18.71.050.F *Project review criteria*.

1. *Complies with the purpose and requirements of ILUDC Subsection 18.71.050.F;*
2. *Provides architectural design, building massing, and scale appropriate to and compatible with the site surroundings and the community;*
3. *Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;*
4. *Provides efficient and safe public access, circulation, and parking;*
5. *Provides appropriate open space and landscaping, including the use of water efficient landscaping;*
6. *Is consistent with the General Plan, any applicable specific plan; and*
7. *Complies and is consistent with the City's Design Guidelines.*

Figure 1. West Elevations - Before (top) and After (bottom)

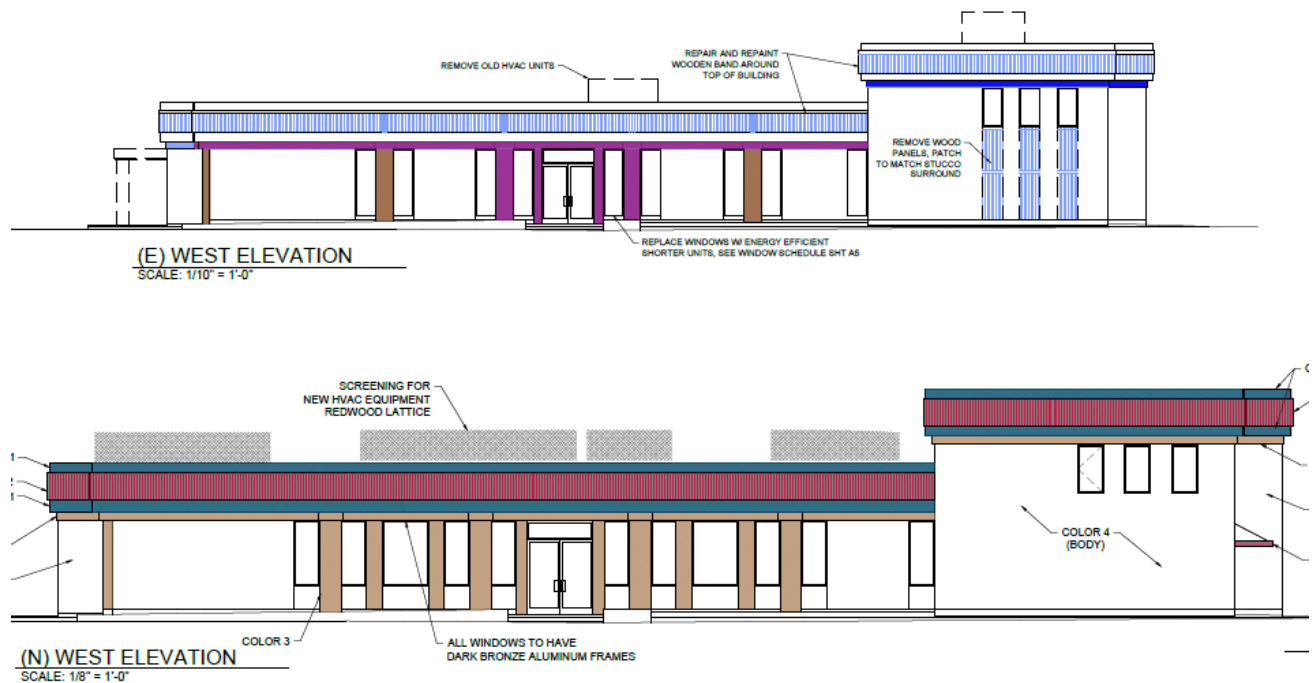


Figure 2. South Elevation – Before (top) and After (bottom)

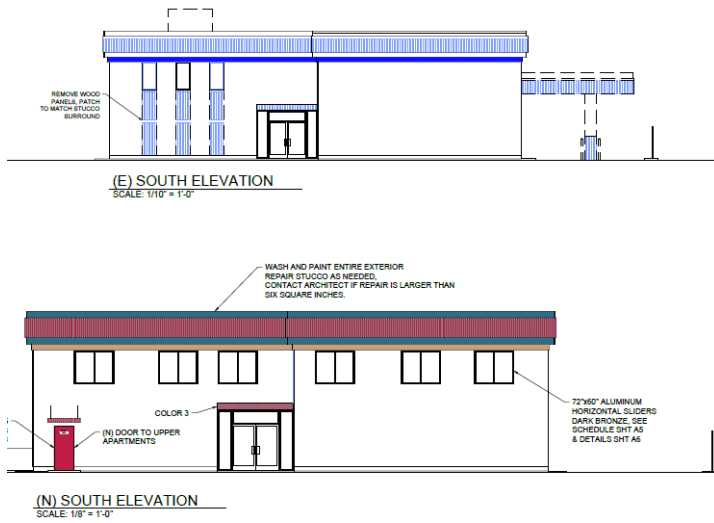


Figure 3. East Elevation – Before (top) and After (bottom)

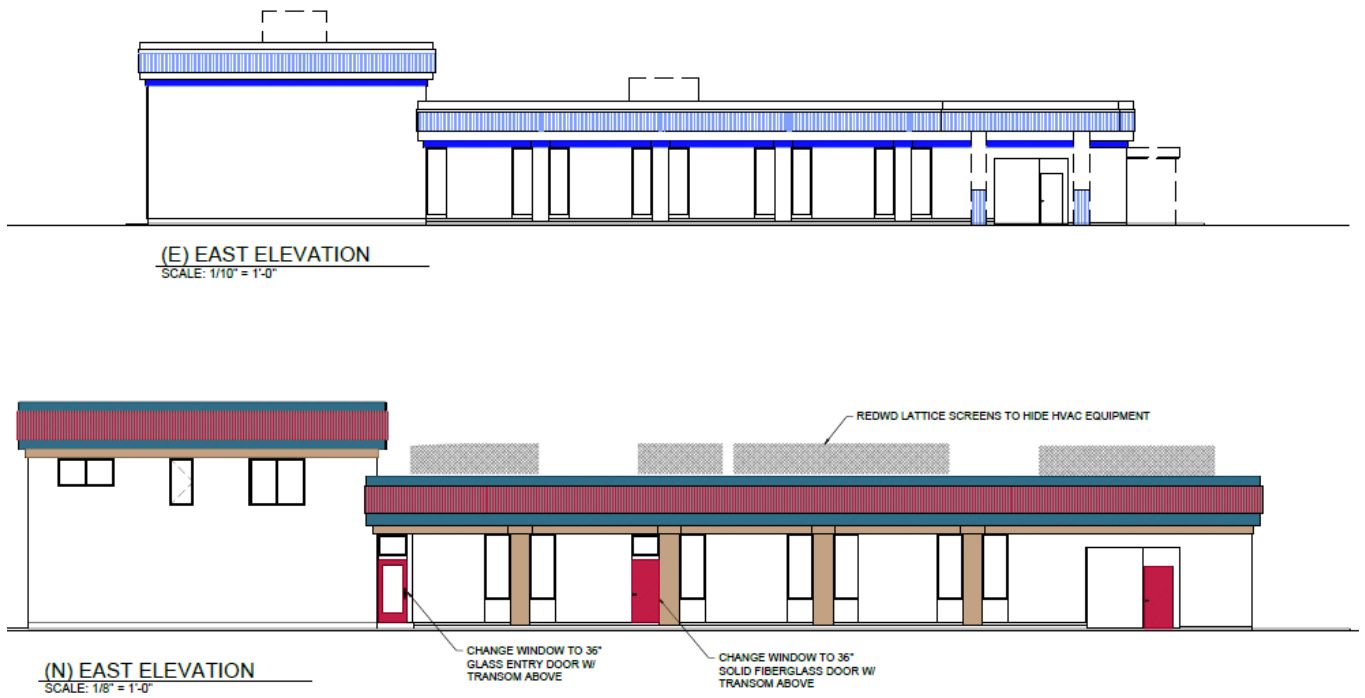
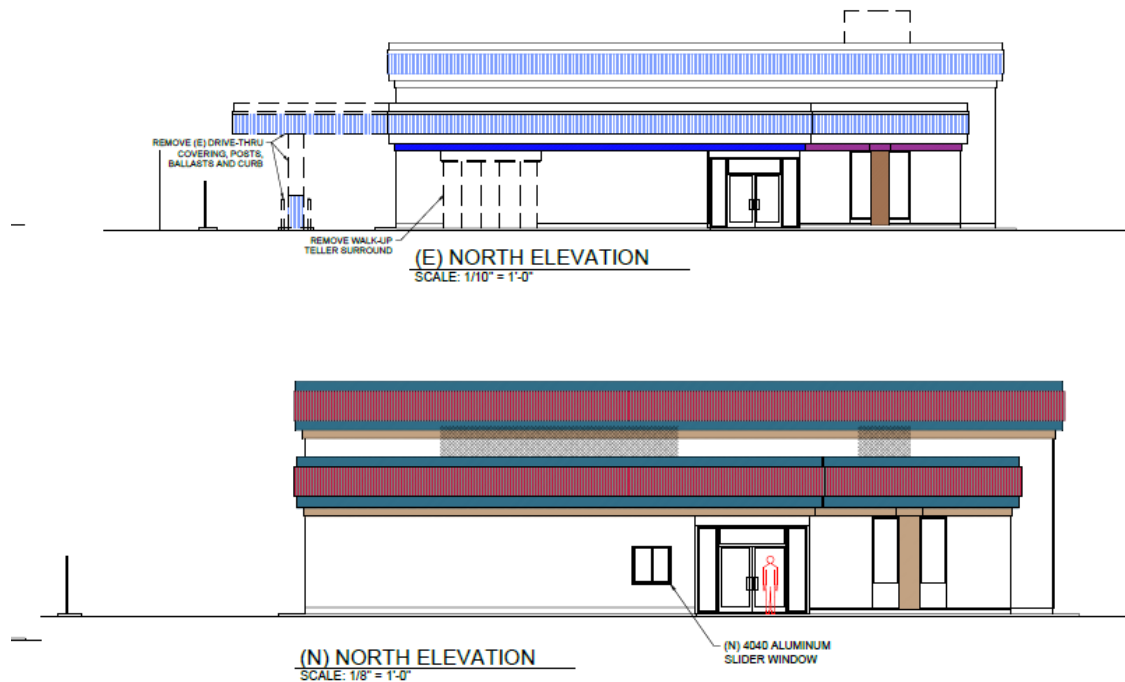


Figure 4. North Elevation– Before (top) and After (bottom)



The proposal to remove the drive-through canopy is exempt from design review as it is not visible from a public-right-of-way. Nevertheless, the following analysis looks at all proposed changes (see Table 1). The table below analyzes the project relative to relevant Design Guidelines:

Table 2.	
Citywide Design Guideline (2022)	Compliance Analysis
<p>Central Business District, page 6</p> <ul style="list-style-type: none"> Maximize transparent storefronts, especially along the ground floor. Orient buildings to face the street. Architecture should complement and respect the historic Central Business District vernacular. Keep the downtown a lively mixed use, 24hr core. 	<p>Yes, as described below:</p> <p>The applicant proposes to replace all non-transparent windows with transparent windows in shorter frames along the ground floor. The applicant also proposes to add 12 new windows. The applicant proposes to remove the blue band along the cornice of the building. As this band is franchise architecture for Bank of America, this change would improve the building with respect to the historic vernacular.</p> <p>Reusing the largely vacant building for a mixed residential, retail and restaurant use will contribute to the lively mix of uses in the downtown.</p>
<p>Colors, page 17</p> <ul style="list-style-type: none"> Colors used on exterior facades should be <i>harmonious</i> and <i>contrasting compatible colors</i> are encouraged to accentuate details. 	<p>The applicant has proposed a three-color scheme for the remodel of blue-purple, brown, Navajo white, a grey green and sienna (see Attachment 8 for exact colors). The colors may or may not be harmonious, this is a subjective decision for the Planning Commission to make.</p>

Table 2.	
Citywide Design Guideline (2022)	Compliance Analysis
<p>CBD Architecture, Page 27</p> <p>Mandatory Standards</p> <ul style="list-style-type: none"> To divide the building mass of larger buildings into smaller scale components, buildings over 50 feet of frontage, visible from a public right of way, shall reduce the perceived mass and bulk by using one or more of the following: <ul style="list-style-type: none"> a. change in roof heights or wall plane; b. projecting or recessed elements; c. varying cornice or rooflines; or d. other similar means. 	<p>Likewise, this mandatory standard to divide the mass of larger buildings could be applied to this building, even though it is not new construction, via use of the requirement “d. other means”. The Planning Commission could require the applicant to paint the two-story mass of the building a different color than the one-story mass of the building. This would break up the building’s mass.</p> <p>The Planning Commission may want to adopt a Special Condition to address this.</p>
<p>Additions, Remodels, & Renovations, page 25 - Mandatory Standards</p> <p>1. The design of a proposed addition shall follow the general scale, proportion, massing, and detailing of the original structure. New additions shall be interpretations of, or improve upon, the design of the existing structure wherein the main characteristics of the existing building are incorporated or improved upon using modern construction methods. This may include: (c) c. Sensitivity to the patterns of window and entrance spacing and openings; (d) Harmonizing with existing colors and materials; (e) Inclusion of similar architectural details (i.e. window/door trim, lighting fixtures, decoration); and others.</p> <p>2. Building materials used for the addition shall be of comparable or better quality than the existing building.</p>	<p>The proposed project complies with this requirement.</p> <p>While not an addition, the proposed remodel is minor in nature and respects the existing structure while improving upon it with transparent windows, additional windows and doors and the removal of franchise architectural features. The applicant’s revised design repeats the window rhythm of the upper floor, as requested by the Planning Commission.</p> <p>The applicant proposes to install stucco in place of the blue panels, the stucco will match existing surface texture.</p>
<p>Additions, Remodels, & Renovations, page 25 - Preferred Standards</p> <p>1. Introducing or changing the location, size, or style of windows or other openings that alter the architectural rhythm or character of the original building is discouraged.</p> <p>2. When original decorative details and architectural elements were covered up in previous remodeling, these forgotten details should be restored and incorporated in the design of the remodeled building.</p>	<p>The applicant has proposed to replace some windows with doors and change the lower edge of some windows as is appropriate for a restaurant, since the window height should match the table height.</p> <p>The applicant’s revised design repeats the window rhythm of the upper floor, as requested by the Planning Commission.</p>
<p>Loading and Delivery, page 25 - Mandatory Standards</p> <p>1. Loading and delivery service areas shall be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts to the extent feasible.</p> <p>2. Loading and delivery areas shall be screened with portions of the building, architectural wing walls, freestanding walls and/or landscaping planting.</p>	<p>The Planning Commission has asked for a variance analysis to eliminate the loading and delivery requirement for this reuse of a building in the CBD with highly constrained street access. If the Variance is approved this requirement would not apply.</p>

Table 2.	
Citywide Design Guideline (2022)	Compliance Analysis
<p>Mixed Use Development, page 30 - Site Planning Mandatory Standards</p> <p>1. Loading areas and refuse storage facilities for the commercial use should be located as far as possible from residential units and should be completely screened from view from adjacent residential portions of the project or another adjacent residential uses. The location and design of refuse storage facilities should mitigate nuisances from odors when residential uses might be impacted.</p>	<p>The loading area is not required if the Planning Commission grants a Variance. The refuse storage is appropriately located and screened. One of the refuse storage areas must be relocated closer to the restaurant, backdoor and shall be effectively screened with redwood fencing, this has been added to the revised site plan.</p>
<p>Architecture, page 31 - Mandatory Standards</p> <p>1. When residential & commercial uses are in the same structure, separate pedestrian entrances should be provided for each use.</p> <p>2. All roof-mounted equipment should be completely screened from views above. Special consideration should be given to the location and screening of noise generating equipment such as refrigeration units, air conditioning, and exhaust fans so that they don't disturb residences.</p>	<p>A separate pedestrian entrance is provided on the south side of the building. As illustrated in the project elevations, new mounted roof-top equipment will be visible from the apartments and the street. The applicant's revised elevation plan submittal includes redwood lattice to screen the mechanical equipment from view.</p>
<p>Site Amenities, page 31 - Mandatory Standards</p> <p>1. Outdoor Space. include publicly accessible, designed outdoor space for resident and public use, that is proportionate to the size of the proposed buildings. Public spaces can include plazas, parks, courtyards, corridors, sidewalk cafes, trails, outdoor seating areas and/or similar active and passive areas. Public spaces should be located in visually prominent, accessible and safe locations that promote year-round activity.</p> <p>2. Usable open space or public gathering places accessible to the community (e.g., a roof garden, expanded waiting area adjacent to a bus stop, etc.) shall be provided when feasible.</p> <p>3. Landscaping, shade trees, and benches shall be incorporated into the site design as well as outdoor dining areas to encourage pedestrian activity on the ground floor level of a building.</p>	<p>The building includes two mini-plazas/entryways. These are pre-existing and no changes are proposed to them.</p> <p>The applicant has not proposed any changes to the open space areas of the project, so the project is exempt from compliance with this requirement.</p> <p>There are some limitations to the landscaping since the parking and planting areas are already defined. The applicant has proposed just a few tables for outdoor dining in the plaza at the front of the restaurant.</p>

The applicant has also expressed some interest in painting a large mural on the building to make it more attractive. A mural project can also be approved as an over-the-counter review.

SIGN PERMIT:

The Sign Review is considered part of the Design Review. The approval of a Sign Permit shall require the Planning Commission to first establish a basis for the findings listed in ILUDC Section 18.38.030.D, as applicable.

The applicant proposes to install three new signs, as follows: two 26 inch by 40 inch signs (7.25 SF) at each parking lot entrance and one monument sign measuring 7 feet by 4 feet (28 SF) to be located at the corner of Main and Alder Streets.

- The code allows a business of this size to have 100 SF total of signage. The proposed signage is well within the limitation.
- The applicant is allowed to have three signs per building or two signs per business within a building. The current signage program is for the restaurant portion only. If the applicant proposes to install future signage for one or more additional businesses within the building, one of the Bear's Pizza signs will need to be removed. See ILUDC 18.38.070.B Table 3-12.
- The sign meets all requirements regarding height.
- The proposed locations for signs conform with requirements. The proposed monument sign would be located in the same location as the current monument sign, which does not conform with the minimum 20-foot setback from the curb for the traffic safety visibility area. However, this sign is located on a one-way street where no one would take a right hand turn onto Main Street, so this traffic visibility requirement does not apply.

Special Condition 7 is suggested to clarify that one of the Bear's Pizza signs should be removed if additional signs for other businesses are added to the site in the future.

Special Condition 7. In accordance with ILUDC §18.38.070 *et seq*, when an additional sign is added for other businesses at the property, one of the Bear's Pizza signs shall be removed.

The placement of the monument sign on the southwest corner of the parcel is appropriate. The height is similar to other monument signs along Highway 1.

The proposed signage is visually compatible with the scale and architectural style of the building as both have a contemporary design. It is also more compatible with other signs in the Central Business District than the nearby Chase Bank sign, which is more modern and much taller.

Table 1	
Citywide Design Guidelines (2022)	
<p>Chapter 5: Signs Overall Sign Guidelines, page 42 - Mandatory Standards</p> <p>1. Signs shall be designed to relate to the architectural features of the building on which they are located and create visual continuity with other storefronts on the same or adjacent buildings.</p> <p>2. Signs shall coordinate with the building design, materials, color, size, and placement.</p>	<p>The applicant proposes to establish a new 7-foot-high monument sign on the corner of Alder and Main St. The proposed colors are compatible as the blue architectural features will be removed from the building.</p> <p>The proposed sign will be on wood balustrades which do not match the stucco materials of the building. However, the proposed signage style is more in keeping with the historic character of the downtown and so is acceptable. Both the building and sign have a cream background.</p>
<p>Monument Signs, page 47 - Mandatory Standards</p> <p>1. Monument signs may be internally illuminated, however, the sign copy shall be the only portion of the sign face that is illuminated. The sign background or field shall be opaque with a non-gloss, non-reflective finish. Signs with individual back-lit letters, or stenciled panels with three-dimensional push-through graphics are encouraged.</p> <p>2. Monument signs shall be placed perpendicular to the street.</p>	<p>The proposed sign does not comply with all of these standards; therefore the Planning Commission should approve Special Condition 8.</p> <p>The proposed Landscaping Plan includes landscaping for the base of the sign.</p>

Table 1	
Citywide Design Guidelines (2022)	
<p>3. Monument signs shall be placed so that sight lines at entry driveways, pedestrian throughways, and circulation aisles are not blocked.</p> <p>4. Monument signs shall be designed to create visual interest and compliment their surroundings. Monument signs shall incorporate architectural elements, details, and articulation as follows: (a) Provide architectural elements on the sides and top to frame the sign pane(s). Use columns, pilaster, cornices, and similar details to provide design interest; (b) Incorporate materials and colors into the sign support structures to match or be compatible with materials and colors of the development the sign serves so it does not appear out of scale with its adjacent building(s).</p> <p>5. Monument signs shall incorporate landscaping at their base. Landscaping around monument signs should be designed to ensure the long-term readability of the sign.</p>	

Special Condition 8. The applicant shall submit a revised sign design for approval by the Community Development Director which includes: 1) architectural elements on the sides and top to frame the monument sign pane, such as columns, pilaster, cornices, and similar details to provide design interest; 2) if the proposed signs will be internally illuminated only the sign copy may be illuminated; and 3) a lighting plan for the signs if they are not internally illuminated.

ENVIRONMENTAL DETERMINATION:

This project is exempt from CEQA under section 15301 Existing Facilities because there will be no substantial changes to the structure and the use is similar to the previous use. There are no relevant exceptions to the exemption and there are no potential significant environmental impacts from this project.

ATTACHMENTS:

1. Applications
2. Revised Site Plan submitted 2-20-2024
3. Revised Elevations submitted 2-20-2024
4. Floor Plan
5. Landscaping Plan
6. Lighting Plan
7. Signage Plan
8. Paint Color Swatches. Can also be viewed at: <https://www.benjaminmoore.com/en-us/paint-colors/shared-list/311dba93-4690-4061-b540-84820f446534>
9. Resolution of the Fort Bragg Planning Commission Approving Use Permit 2-23 (UP 2-23), Design Review 3-23 (DR 3-23), Sign Permit 8-23 (SP 8-23), and Variance 2-24 (VAR 2-24) for a Mixed-Use Project at 228 N. Main St.
10. Public Hearing Notice
11. Notice of Exemption

CITY OF FORT BRAGG
COMMUNITY DEVELOPMENT DEPARTMENT
 416 North Franklin Street
 Fort Bragg, CA 95437
 Tel: (707) 961-2827
 Fax: (707) 961-2802
 http://city.fortbragg.com



Case No(s) _____
 Date Filed _____
 Fee _____
 Receipt No. _____
 Received by _____

Office Use Only - August 2016

PLANNING APPLICATION FORM

Please complete this application thoroughly and accurately, and attach the required fee. Incomplete applications cannot be processed until they are complete. Please note that administrative permits may require additional fees if an interested party requests a public hearing. Public hearing expenses are borne by the applicant.

City of Fort Bragg
 Received
 MAY 19 2023

APPLICANT

Name: Christine Poos
 Mailing Address: _____
 Address: _____ Phone: _____
 City: _____ State: _____ Zip Code: _____ Email: _____

PROPERTY OWNER

Name: Udo Poos
 Mailing Address: _____
 Address: _____ Phone: _____
 City: _____ State: _____ Zip Code: _____ Email: _____

AGENT

Name: Christina Poos
 Mailing Address: _____
 Address: _____ Phone: _____
 City: _____ State: _____ Zip Code: _____ Email: _____

STREET ADDRESS OF PROJECT 228 N Main St FB, CA 95437

ASSESSOR'S PARCEL NUMBER(S) 008-153-28

PROPERTY SIZE 37,500 Square Feet or _____ Acres

TYPE OF APPLICATION (Check all applicable boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Design Review/Site & Architectural Review | <input type="checkbox"/> General Plan Amendment |
| <input checked="" type="checkbox"/> Use Permit/Minor Use Permit | <input type="checkbox"/> Local Coastal Program Amendment |
| <input type="checkbox"/> Coastal Development Permit | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Variance/Administrative Variance | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Pre-application Conference |
| <input type="checkbox"/> Subdivision (no. of parcels) _____ | <input type="checkbox"/> Limited Term Permit |
| <input type="checkbox"/> Certificate of Appropriateness (COA) | <input type="checkbox"/> Permit Amendment (list permits) _____ |
| <input type="checkbox"/> Planned Development Permit | |
| <input type="checkbox"/> Certificate of Compliance | |

PROJECT DESCRIPTION

Briefly describe project as shown on proposed plans Build out Restaurant, Retail space
4 Apartments

City of Fort Bragg
 Community Development Department
 416 North Franklin Street
 Fort Bragg, CA 95437
 Tel: (707) 961-2827
 Fax: (707) 961-2802
<http://city.fortbragg.com>
 email: CDD@fortbragg.com



Sign Permit #	_____
Date Filed	_____
Fee	_____
Receipt No.	_____
Received by	_____

Office Use Only – December 2022

FBMC 17.38 (for properties within the Coastal Zone)

FBMC 18.38 (for properties outside the Coastal Zone)

City of Fort Bragg
 Received

MAY 19 2023

SIGN PERMIT APPLICATION

Sign permit applications must be submitted with a *drawing of the proposed sign** and a \$50 sign permit fee. Applications are reviewed for compliance with the Fort Bragg Municipal Code (see above FBMC sections) and the Citywide Design Guidelines. The City's sign permit brochure is also a helpful resource. These codes, brochures, and documents can be found on the City's website at <http://city.fortbragg.com>. Please note that some signs also require a building permit.

Applicant Name: Christine Pios / Udo H Pios Property Owner
 Mailing Address: _____
 City & State: _____
 Phone Number: _____ Email: _____
 Business Name & Property Address: Dea's Pizza + Unknown Business TBD
 Sign Contractor's Name (if applicable) N/A

What is the area of the proposed sign in square feet? 7.08 sq.ft. + 7.08 sq.ft. + 28 sq.ft. three signs total 42.16 sq. ft.

How will the sign be lighted? directly lit w/ landscape spot light.

What is the length of the building which has frontage on a public street? (Include both building frontage lengths for corner buildings): 250' on Main St. 150' on Alder St.

What is the area of any existing sign(s) on the property? approximately 42 sq. ft.

Exactly where on the property or building will the sign be located? See landscaping plan at each entrance + at corner.

Exactly how high will the top and bottom of the sign be from the ground? about 4' above ground to top.

How will the sign be mounted? () flat against the building, () right angles to the building, freestanding, () other re-using existing placement and backing. new copy -

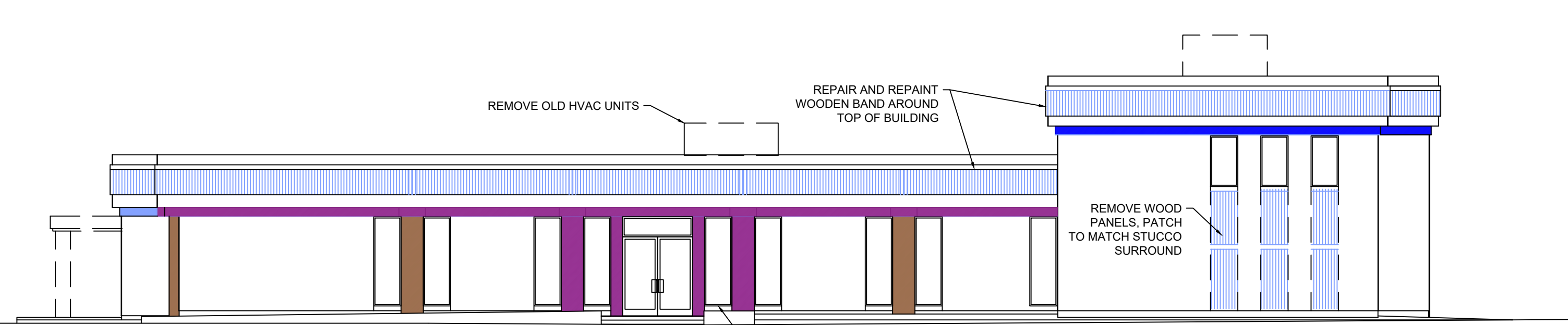
***ATTACH AN ACCURATE DRAWING, CLEARLY DESCRIBING THE DIMENSIONS, DESIGN, COLORS, AND CONSTRUCTION MATERIALS OF THE PROPOSED SIGN.**

The information provided in this application is accurate and complete to the best of my knowledge.

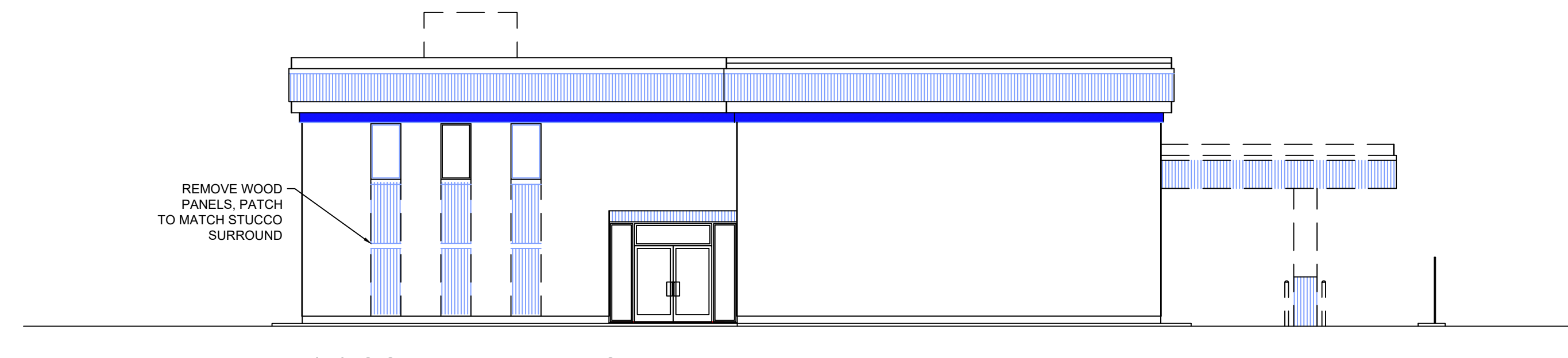
Signature: Udo Pios Date: 05-05-2023

REVISIONS	BY

NOTES:



(E) WEST ELEVATION
 SCALE: 1/10" = 1'-0"



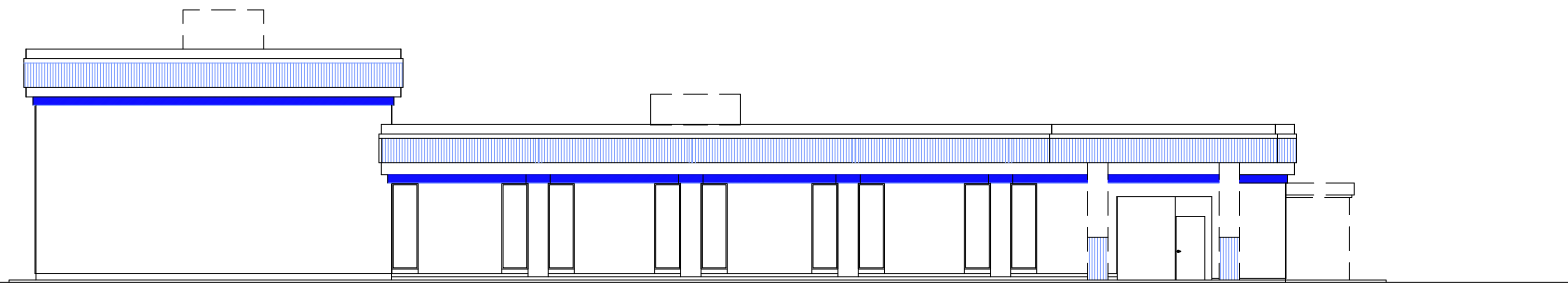
(E) SOUTH ELEVATION
 SCALE: 1/10" = 1'-0"



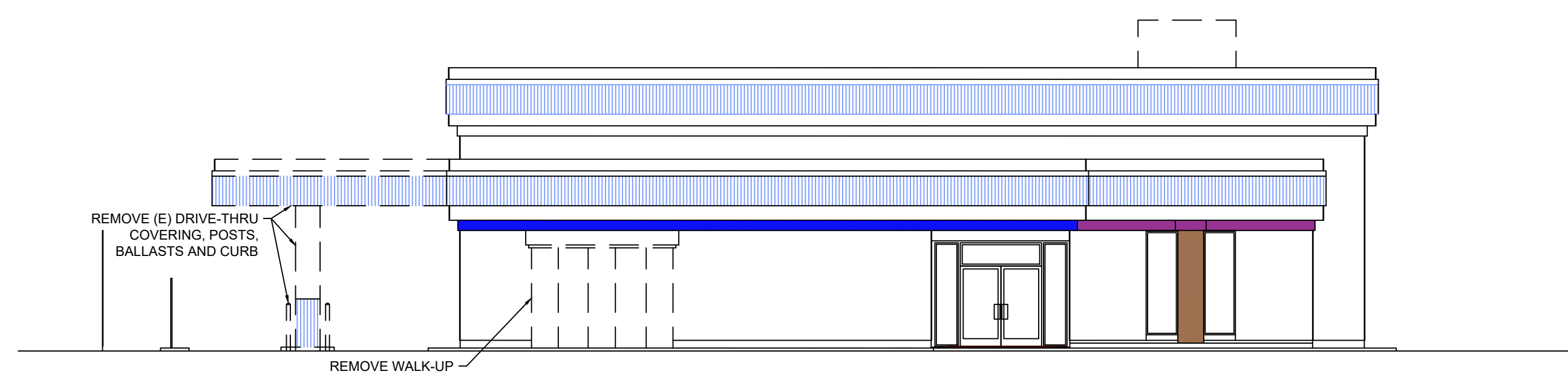
(N) WEST ELEVATION
 SCALE: 1/8" = 1'-0"



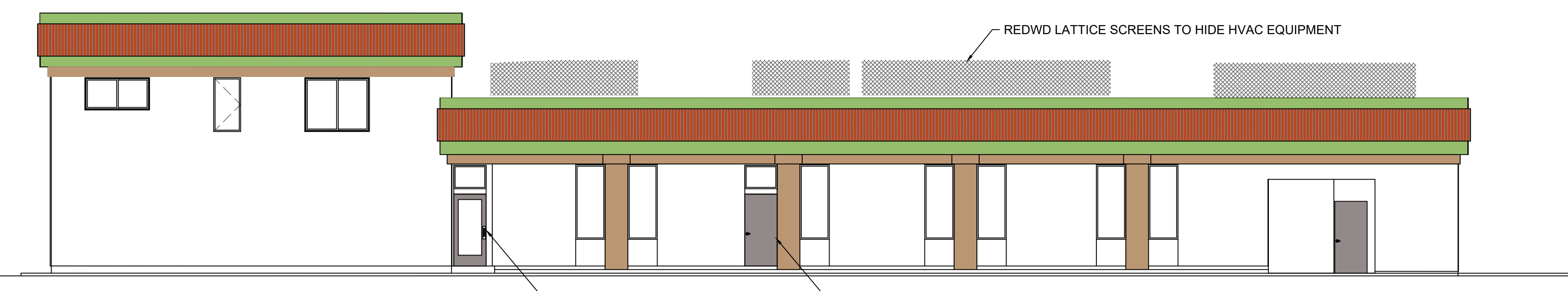
(N) SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



(E) EAST ELEVATION
 SCALE: 1/10" = 1'-0"

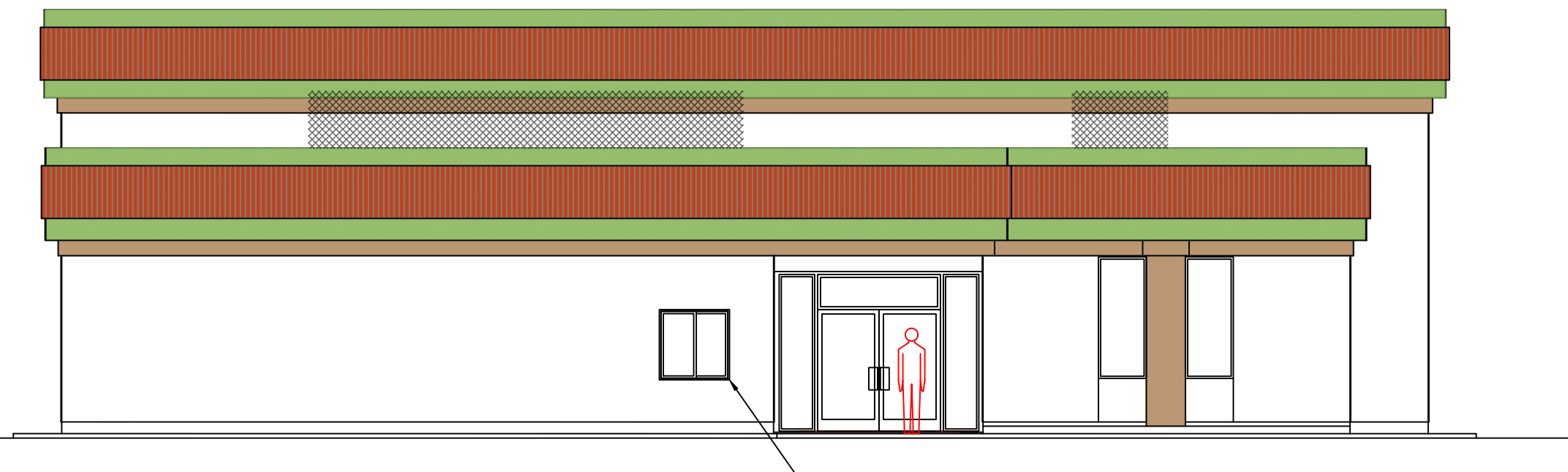


(E) NORTH ELEVATION
 SCALE: 1/10" = 1'-0"



(N) EAST ELEVATION
 SCALE: 1/8" = 1'-0"

PAINT COLOR LEGEND
 COLOR 1 AVON GREEN HC-126
 COLOR 2 SIENNA 2092-20
 COLOR 3 MOUNT RUSHMORE ROCK AC-39
 COLOR 4 NAVAJO WHITE OC-95
 COLOR 5 GALAXY 2117-20
 ALL COLORS ARE BENJAMIN MOORE



(N) NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

REMODELING PLANS FOR:

PAPA BEAR'S PIZZA
 228 N. MAIN ST.
 FORT BRAGG, CA
 95437

A.P. #008-153-28-00

DATE: DECEMBER 22, 2023
 SCALE: AS NOTED
 DRAWN BY: KBG
 JOB: POOS

EXTERIOR ELEVATIONS

A3
 OF SHEETS

LEGEND TO SYMBOLS:

DRAWING TITLE
DRAWING SCALE

A# SECTION CUT DRAWING NUMBER SHEET NUMBER

A# DETAIL DRAWING NUMBER SHEET NUMBER

DOOR NUMBER, SEE SCHEDULES, SHT A5

WINDOW NUMBER

PLUMBING FIXTURE CALL OUT

APPLIANCE CALL OUT

ELEVATION OF FINISHED GRADE (+0" IS INTERIOR FINISH FLOOR FOR REFERENCE)

(E) WALL TO REMAIN

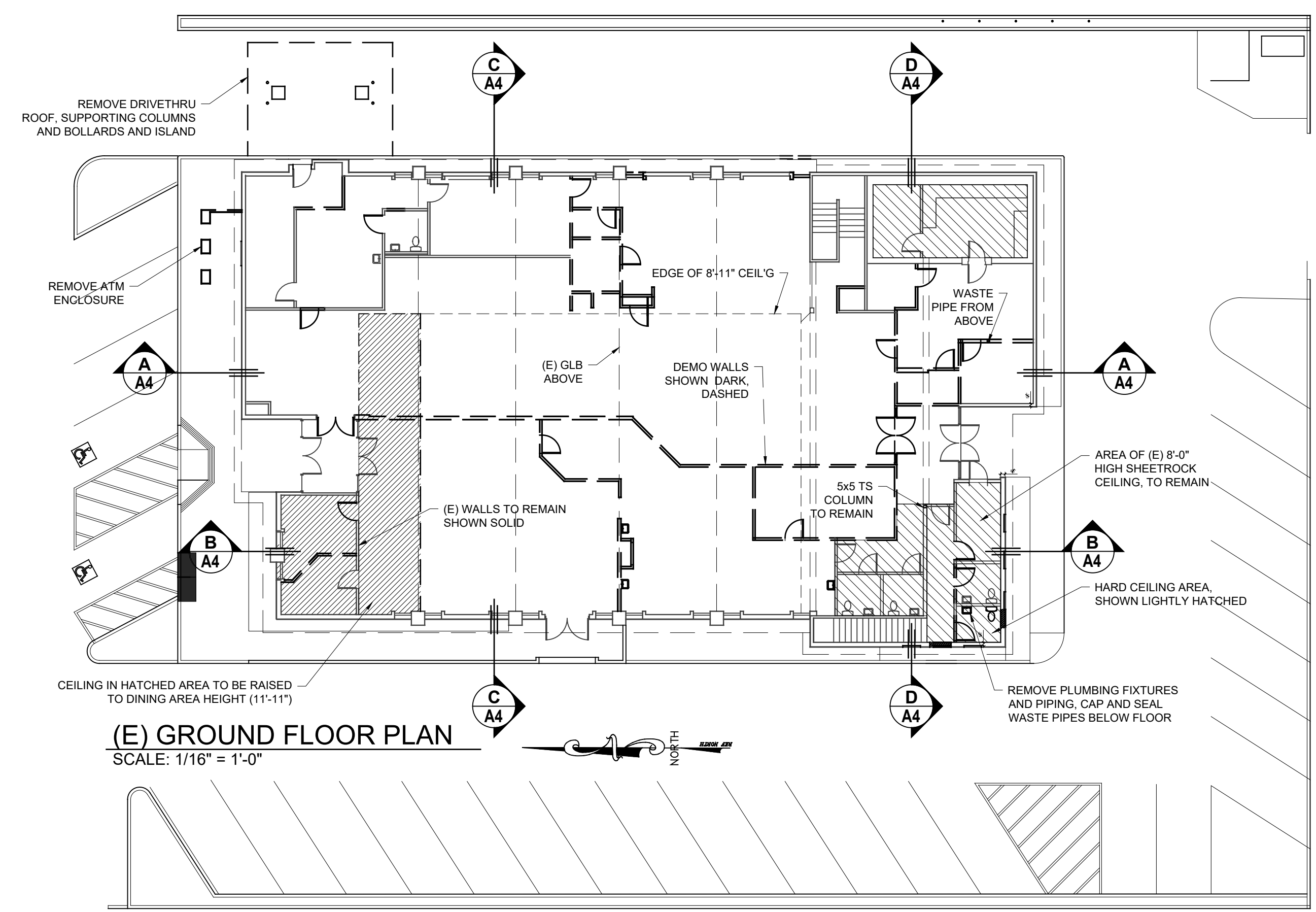
(E) WALL TO BE REMOVED

(N) WALL 2x6 (2x4) W/ 1/2" GYP BD. EA SIDE

FLOOR SINK, SEE FOOD SERVICE EQUIPMENT DRAWINGS FOR KITCHEN AREA DETAILS

REVISIONS	BY

NOTES:



(E) GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

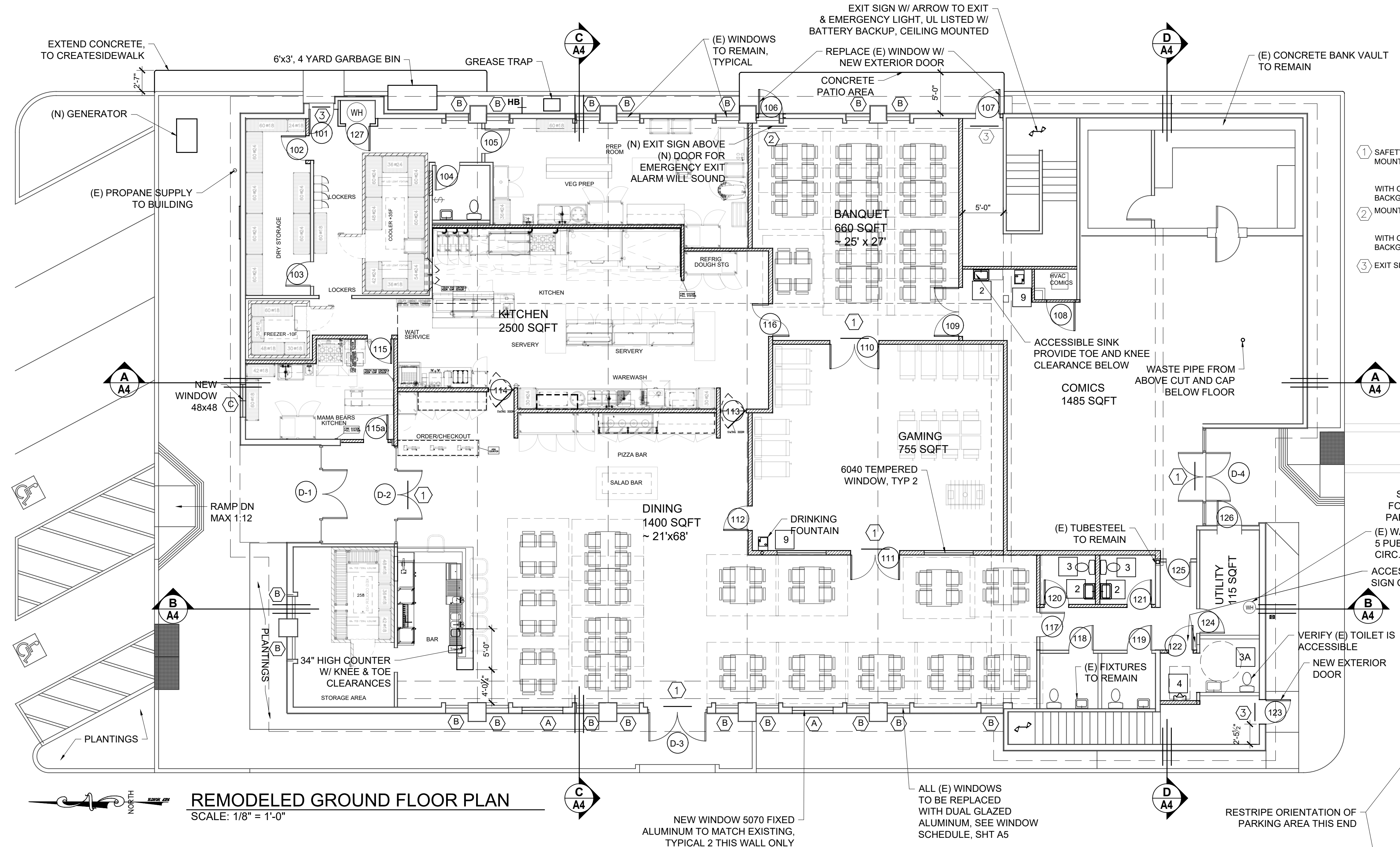
PLUMBING CALCULATIONS

- FLOOR DRAIN,
- FIXTURE COUNT: (PER TABLE 422.1 IN CPC2022)
- | | | |
|-------------------|------------|----------|
| WATER CLOSETS | 2 MALE, | 4 FEMALE |
| URINALS | 1 MALE, | |
| LAVATORIES | 1 MALE, | 2 FEMALE |
| DRINKING FOUNTAIN | 1 REQUIRED | |
- 254 OCCUPANT LOAD IS PRESUMED
 HALF MEN, HALF WOMEN,
 127 MEN AND 127 WOMEN
 USED FOR FIXTURE COUNT

PLEASE REFER TO FOOD SERVICE EQUIPMENT DRAWINGS FOR ADDITIONAL PLUMBING INFORMATION FOR KITCHEN AND BAR AREAS.

OCCUPANT LOAD: (PER TABLE 1004.5 IN CBC2022)

GAMING FLOORS 11 GROSS, 30 NET	$650 / 11 = 59.1 = 60$
DINING 15 NET ASSEMBLY W/OUT FIXED SEATS, TABLES & CHAIRS BAR AREA (6 SEATS)	$1528 / 15 = 101.8 = 102$ $= 6 = 6$
BANQUET 15 NET	$685 / 15 = 45.67 = 46$
COMMERCIAL KITCHEN 200 GROSS	$2510 / 200 = 12.5 = 13$
MERCANTILE 60 GROSS	$1485 / 60 = 24.8 = 25$
STORAGE/UTILITY 300 GROSS	$355 / 300 = 1.2 = 2$
TOTAL OCCUPANT LOAD	= 254 PERSONS



REMODELED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

- SAFETY SIGNS AT DOORS: MOUNT DIRECTLY ABOVE DOOR WITH SIGN TO READ: "THIS DOOR TO REMAIN UNLOCKED & OPEN WHEN BUILDING IS OCCUPIED" WITH ONE INCH HIGH BLACK LETTERS ON A WHITE BACKGROUND.
- MOUNT DIRECTLY ON DOOR WITH SIGN TO READ: "EMERGENCY EXIT ONLY ALARM WILL SOUND" WITH ONE INCH HIGH BLACK LETTERS ON A WHITE BACKGROUND.
- EXIT SIGN LIGHTED

REMODELING PLANS FOR:

PAPA BEAR'S PIZZA
 228 N. MAIN ST.
 FORT BRAGG, CA
 95437

A.P. #008-153-28-00

DATE:	DECEMBER 22, 2023
SCALE:	AS NOTED
DRAWN BY:	KBG
JOB:	POOS
SHEET:	

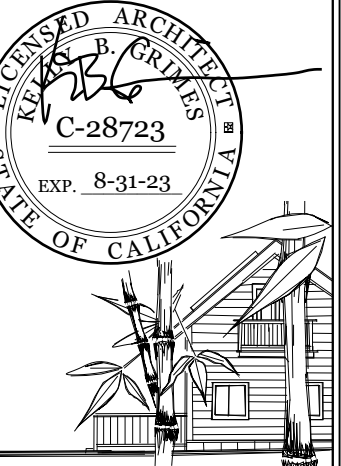
GROUND FLOOR PLAN

A Remodeled Restaurant for:

Eric and Christina Poos
 Bear's Pizza
 228 N. Main Street
 Fort Bragg, California
 95437 AP# 008-153-28

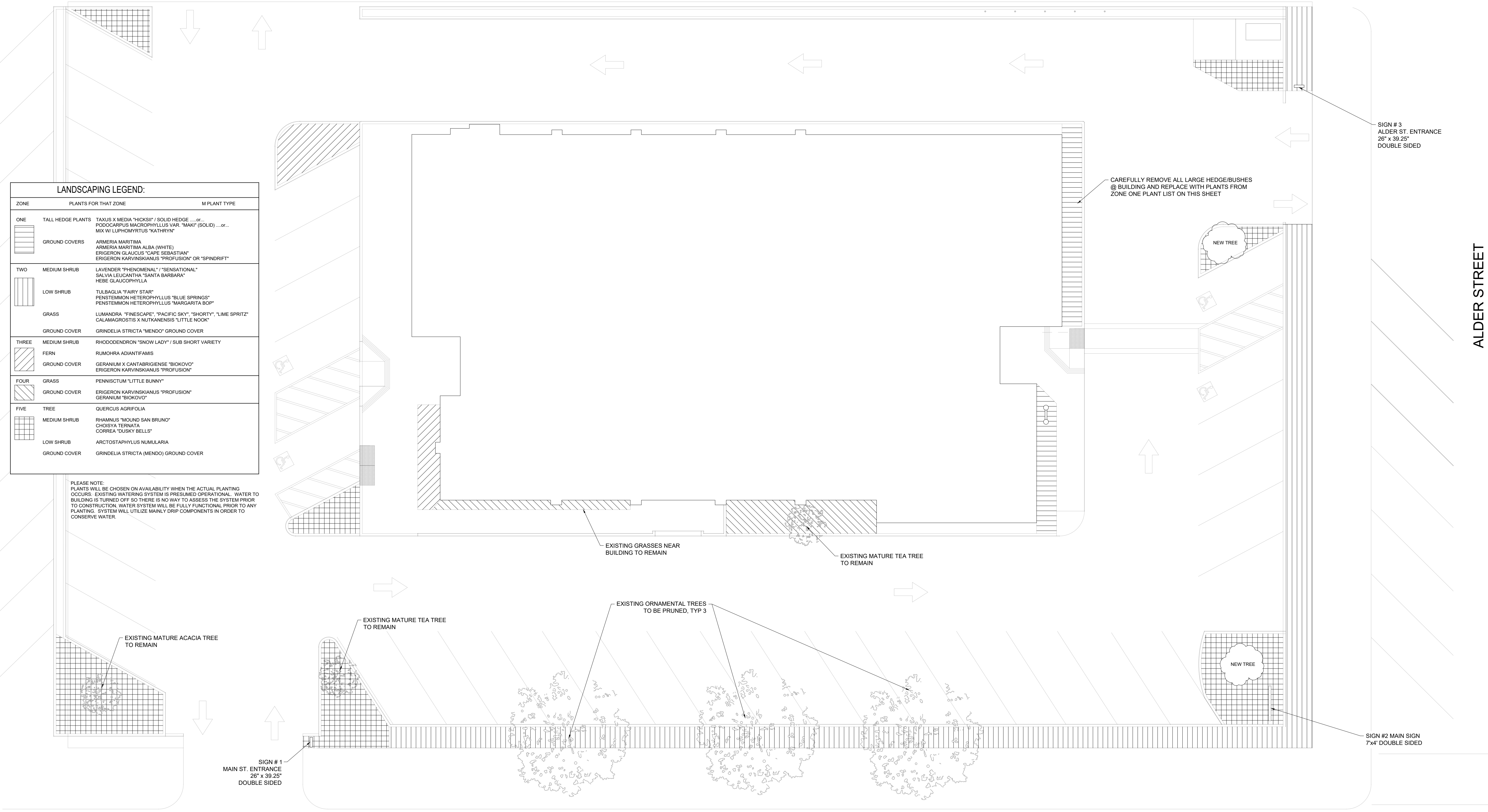
Kelly B. Grimes, Architect

P.O. Box 598
 Little River, CA 95456
 707-937-2904



REVISIONS	BY

NOTES:



LANDSCAPING LEGEND:		
ZONE	PLANTS FOR THAT ZONE	M PLANT TYPE
ONE	TALL HEDGE PLANTS TAXUS X MEDIA "HICKSIF" / SOLID HEDGE ...or... PODOCARPUS MACROPHYLLUS VAR. "MACT" (SOLID) ...or... MIX W/ LUPHOMYRTUS "KATHRYN"	
	GROUND COVERS ARMERIA MARITIMA ARMERIA MARITIMA ALBA (WHITE) ERIGERON GLAUCUS "CAPE SEBASTIAN" ERIGERON KARVINSKIANUS "PROFUSION" OR "SPINDRIFT"	
TWO	MEDIUM SHRUB LAVENDER "PHENOMENAL" / "SENSATIONAL" SALVIA LEUCANTHA "SANTA BARBARA" HEBE GLAUCOPHYLLA	
	LOW SHRUB TULBAGIA "FAIRY STAR" PENSTEMMON HETEROPHYLLUS "BLUE SPRINGS" PENSTEMMON HETEROPHYLLUS "MARGARITA BOP"	
	GRASS LUMANDRA "FINE SCAPE", "PACIFIC SKY", "SHORTY", "LIME SPRITZ" CALAMAGROSTIS X NUTKANENSIS "LITTLE NOOK"	
	GROUND COVER GRINDELIA STRICTA "MENDO" GROUND COVER	
THREE	MEDIUM SHRUB RHODODENDRON "SNOW LADY" / SUB SHORT VARIETY	
	FERN RUMOHRA ADIANTIFAMIS	
	GROUND COVER GERANIUM X CANTABRIGIENSE "BIOKOVO" ERIGERON KARVINSKIANUS "PROFUSION"	
	GRASS PENNISCTUM "LITTLE BUNNY"	
FOUR	GROUND COVER ERIGERON KARVINSKIANUS "PROFUSION" GERANIUM "BIOKOVO"	
FIVE	TREE QUERCUS AGRIFOLIA	
	MEDIUM SHRUB RHAMNUS "MOUND SAN BRUNO" CHOISYA TERNAATA CORREA "TUSKY BELLS"	
	LOW SHRUB ARCTOSTAPHYLLUS NUMMULARIA	
	GROUND COVER GRINDELIA STRICTA (MENDO) GROUND COVER	

PLEASE NOTE:
 PLANTS WILL BE CHOSEN ON AVAILABILITY WHEN THE ACTUAL PLANTING OCCURS. EXISTING WATERING SYSTEM IS PRESUMED OPERATIONAL. WATER TO BUILDING IS TURNED OFF SO THERE IS NO WAY TO ASSESS THE SYSTEM PRIOR TO CONSTRUCTION. WATER SYSTEM WILL BE FULLY FUNCTIONAL PRIOR TO ANY PLANTING. SYSTEM WILL UTILIZE MAINLY DRIP COMPONENTS IN ORDER TO CONSERVE WATER.



LANDSCAPING & SIGN PLAN
 SCALE: 1/4" = 1'-0"

REMODELING PLANS FOR:

PAPA BEAR'S PIZZA
 228 N. MAIN ST.
 FORT BRAGG, CA
 95437

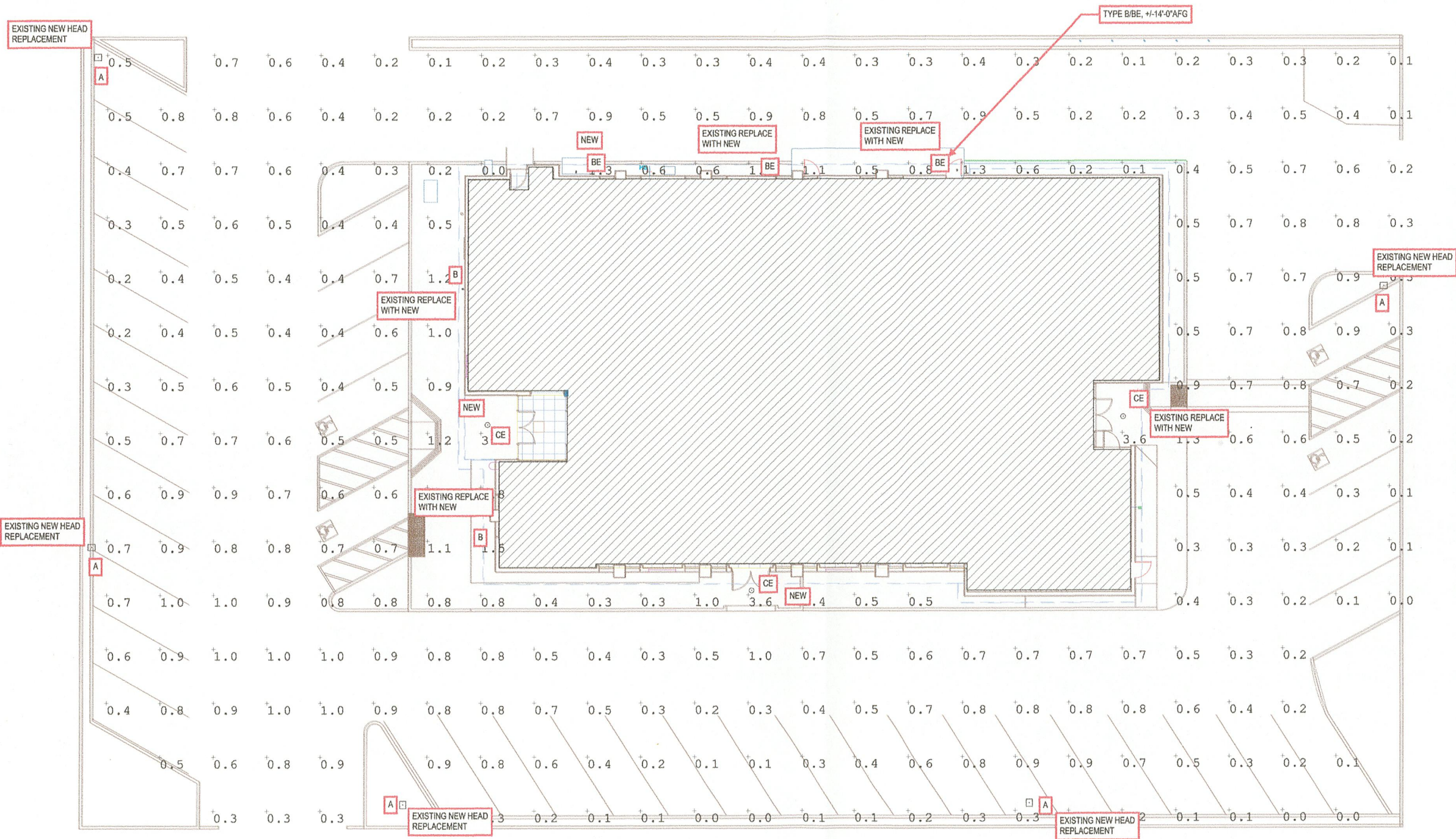
A.P. #008-153-28-00

DATE:	MARCH 20, 2023
SCALE:	AS NOTED
DRAWN BY:	KBG
JOB:	POOS
SHEET:	

LANDSCAPING PLAN

L-1

OF SHEETS



① ELECTRICAL SITE PLAN
 1" = 10'-0"

SCALE DESIGNATIONS ARE ONLY ACCURATE ON FULL SIZE (24"x36") SHEETS

City of Fort Bragg
 Received

DEC 2 2 2023

REMODELING PLANS
 FOR:

PAPA BEAR'S PIZZA
 228 N. MAIN ST.
 FORT BRAGG, CA
 95437

A.P. #008-153-28-00
DATE: DECEMBER 22, 2023
SCALE: AS NOTED
DRAWN BY: KBG
CHECK: POOS
SHEET:

ELECTRICAL
 SITE PLAN

E-1

OF - SHEETS



MERU Series

LED GENERAL & EMERGENCY LIGHTING

PROJECT: _____
 FIGURE TYPE: _____
 LOCATION: _____
 CONTACT/PHONE: _____

Handwritten in blue: BA

PRODUCT DESCRIPTION

The MERU Series is an architectural, low-profile outdoor light, offering “normally On” AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes. Includes a single 1/2” NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency. LED color at 4000K.

PRODUCT SPECIFICATIONS

CONSTRUCTION
 Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

ELECTRICAL
 Dual Voltage 120-277V 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self Diagnostics to monitor proper operation.

LAMPS
 Supplied with eight (8) LG SMD 4000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with IH option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

BATTERY
 Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

CODE COMPLIANCE
 UL924 • Listed for wet location applications (0°C-50°C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant • DLC Listed • RoHS Compliant

WARRANTY
 5-year warranty. Product specifications subject to change without notice.

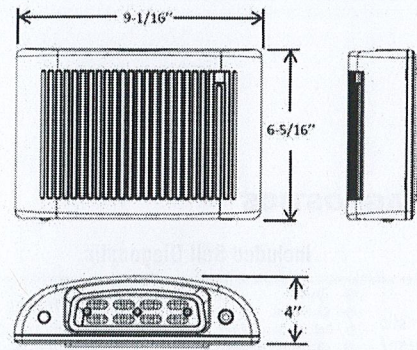
INSTALLATION

MOUNTING
 Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box.

ORDERING INFORMATION

model	operation mode	housing color	options
MERU-LED	ACEM = General & Emergency Lighting AC = General Lighting	DB = Dark Bronze WH = White BK = Black NK = Nickel	Self-Diagnostics & Photocell (Included Standard) IH = Internal Heater

Ordering Example: MERU-ACEM-DB



ACEM Model (NiCad Battery Backup)

Integral photocell: Unit operates as a dusk to dawn luminaire and in the event of a power failure as an emergency light.
Remote Switched: The integral photocell can be defeated to allow remote switching for normal operation. In the event of a power failure unit operates as an emergency light.

City of Fort Bragg
 Received
 DEC 27 2023





MERU Series

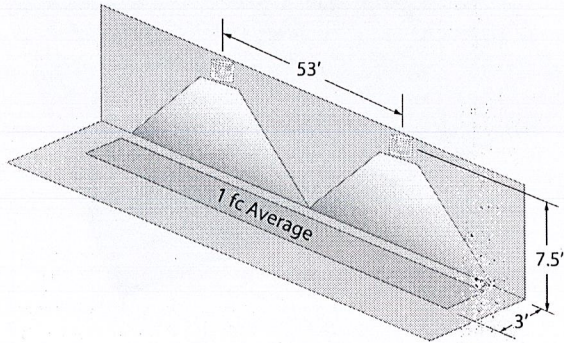
LED GENERAL & EMERGENCY LIGHTING



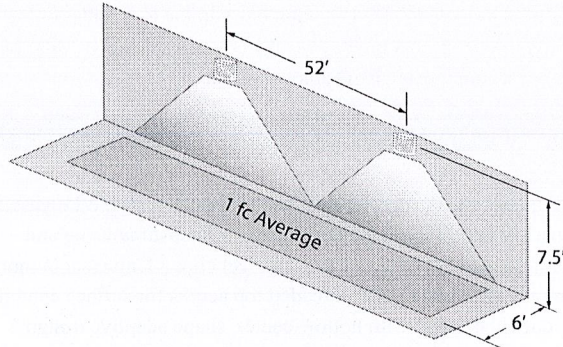
PROJECT: _____
 FIXTURE TYPE: _____
 LOCATION: _____
 CONTACT/PHONE: _____

PHOTOMETRICS

3ft Path Spacing



6ft Path Spacing



SELF DIAGNOSTICS

Included Self Diagnostic

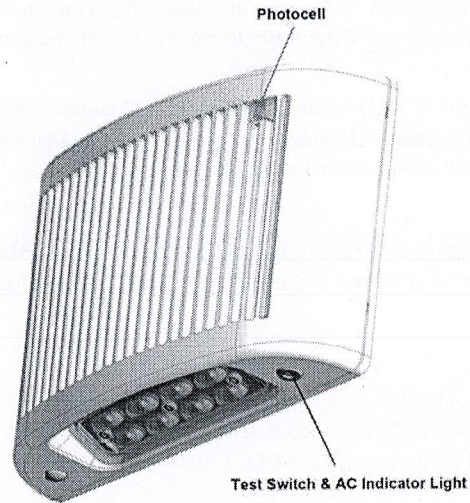
Diagnostic Indicator / Test Switch

- Ready
- In Test
- Battery Circuit Fault
- Battery Capacity Failure
- Charger Failure
- Transformer Fault
- Lamp Failure

Manual Testing

- Press button once - 1 minute test
- Press button twice - 5 minute test
- Press button 3 times - 30 minute test
- Press button 4 times - 90 minute test

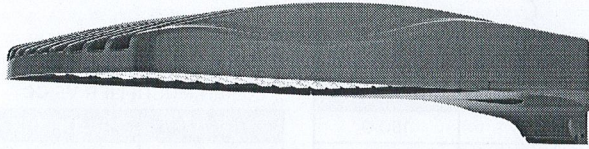
Full self-test, self-diagnostic system is standard in every unit, performs a monthly test as well as continuously monitoring all functions to ensure reliability, a manual test may be initiated at any time



City of Fort Bragg
 Received
 DEC 27 2023

Project Name Type A	Type
Catalog #	Date

VIENTO AREA LUMINARE



APPLICATIONS

- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS

- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.ata-labs.com
- Select models DLC Qualified. For a complete list of DLC Qualified products visit: www.xtralight.com/dlc or apl.designlights.org



FEATURES

- Lumen packages ranging from 4000L to 43000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.

CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment with tool less entry.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.

ELECTRICAL

- Voltage: 120-277V or 347-480V AC input
- Driver: Class 2, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS

- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.
- Included nut plate eliminates loose hardware in the pole and reduces installation labor.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY

- Backed by XtraLight's limited 5-year warranty.

ORDER LOGIC

SAMPLE CATALOG NUMBER: VNTLEDSO10252MNDIM320XXBZHO

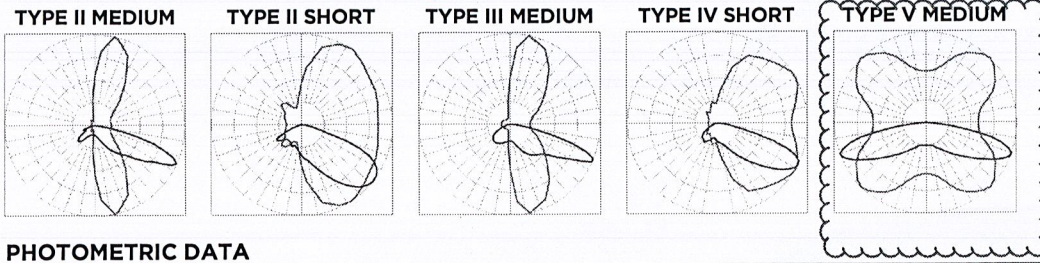
SIZE	MODEL	OPTICS	ORIENTATION	DRIVER	CCT	20 SURGE	CONTROLS	MOUNTING ¹	FINISH	HO	OPTIONS
S01 Small	025	2M Type II	N Normal (forward)	DIM Dim 0-10V, 120-277V	3 3000K	20 20kA Surge	X None	X Standard	BZ Bronze	HO	HS House-side Shield
	052	Medium									
	072	2S Type II	L ¹ Left R ¹ Right	HVD ² Dim 0-10V, 347-480V	4 4000K	5 5000K	7 ³ 7-Pin Twist-Lock	A Adjustable Slip Fitter	WH White		
	100	Short									
M02 Medium	100	3M Type III					B Smart Sensor, 20'H/40'D	CC ⁵ Custom			
	144	Medium									
	200	4S Type IV									
L03 Large	231	5M Type V Square Medium					D Smart Sensor, 40'H/100'D				
	300										

1. L & R options not available with 5M.
2. 48D not available with 231 model.
3. Photocontrol not included with 7 option. Photocontrol or shorting cap is required for operation.

VIENTO AREA LUMINARE VNTLED

A sign

ISO LINES



PHOTOMETRIC DATA

SIZE	MODEL	CCT	LENS / OPTICS	LUMENS	WATTAGE	EFFICACY
Small	025	5000K	2M	4099	27.3	150.0
			2S	4139	27.3	152.0
			3M	4099	27.3	150.0
			4S	4165	27.3	153.0
			5M	4284	27.3	157.0
	052		2M	7568	52.6	144.0
			2S	7642	52.6	145.0
			3M	7568	52.6	144.0
			4S	7690	52.6	146.0
			5M	7910	52.6	150.0
	072		2M	10779	77.0	140.0
			2S	10885	77.0	141.0
			3M	10779	77.0	140.0
			4S	10954	77.0	142.0
			5M	11267	77.0	146.0
	100		2M	14318	106.5	134.0
			2S	14459	106.3	136.0
			3M	14318	106.4	135.0
			4S	14550	106.3	137.0
			5M	14966	106.4	141.0
Medium	100	5000K	2M	15274	103.7	147.0
			2S	15366	103.7	148.0
			3M	15083	103.7	145.0
			4S	15313	103.7	148.0
			5M	15806	103.7	152.0
	144		2M	21697	153.8	141.0
			2S	21827	153.8	142.0
			3M	21424	153.8	139.0
			4S	21752	153.8	141.0
			5M	22452	153.8	146.0
	200		2M	28503	211.4	135.0
			2S	28674	211.4	136.0
			3M	28145	211.4	133.0
			4S	28575	211.4	135.0
			5M	29495	211.4	140.0

LUMEN MULTIPLIER VS CCT

CCT	MULTIPLIER
3000K	0.89
4000K	0.98
5000K	1.0

VIENTO AREA LUMINARE VNTLED

PHOTOMETRIC DATA

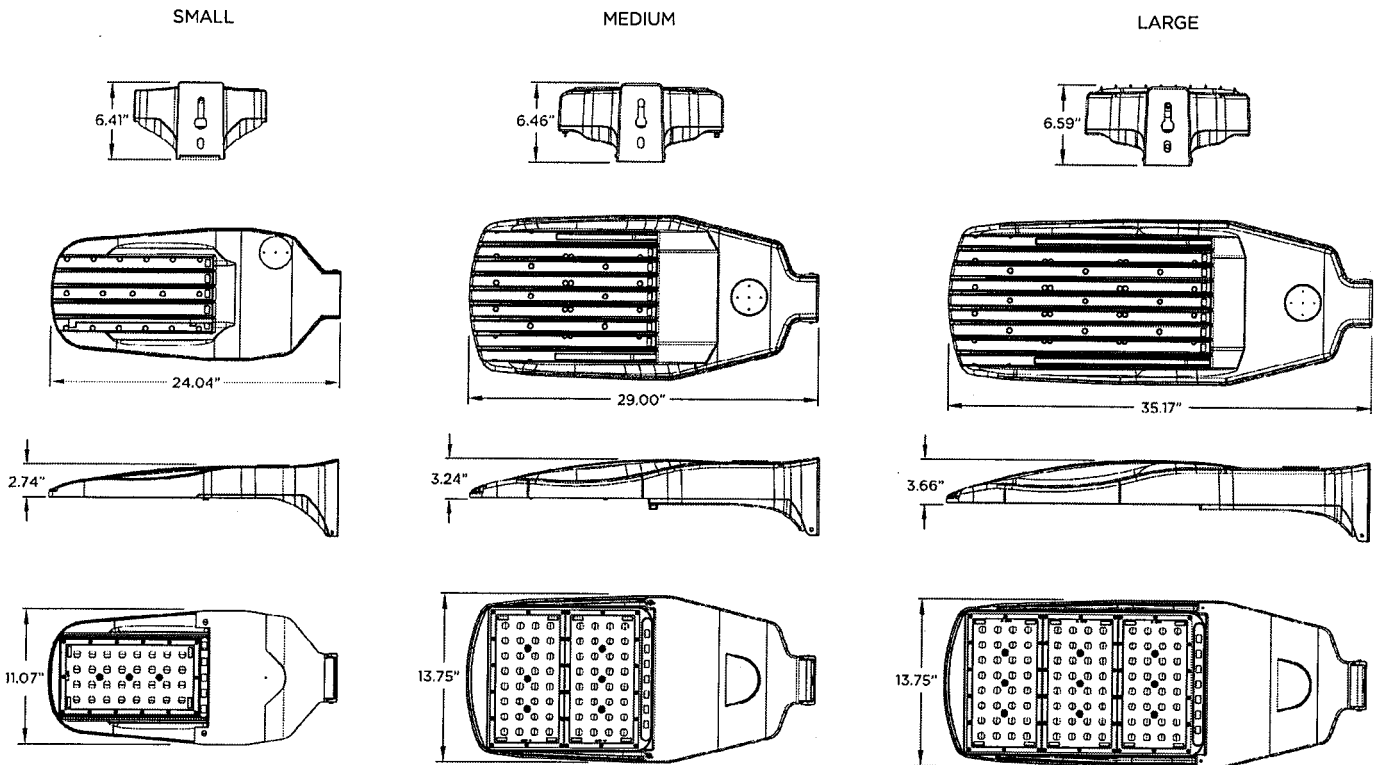
SIZE	MODEL	CCT	LENS / OPTICS	LUMENS	WATTAGE	EFFICACY
Large	231	5000K	2M	35177	246.1	143.0
			2S	35431	246.1	144.0
			3M	34922	246.1	142.0
			4S	35570	246.1	145.0
			5M	35852	246.1	146.0
	300		2M	41340	323.4	128.0
			2S	41638	323.4	129.0
			3M	41040	323.4	127.0
			4S	41719	323.4	129.0
			5M	43505	323.7	134.0

CCT	MULTIPLIER
3000K	0.89
4000K	0.98
5000K	1.0

DIMENSIONAL DATA

STANDARD SIZES

WEIGHT:
Small = 11 LB
Medium = 29 LB
Large = 39 LB

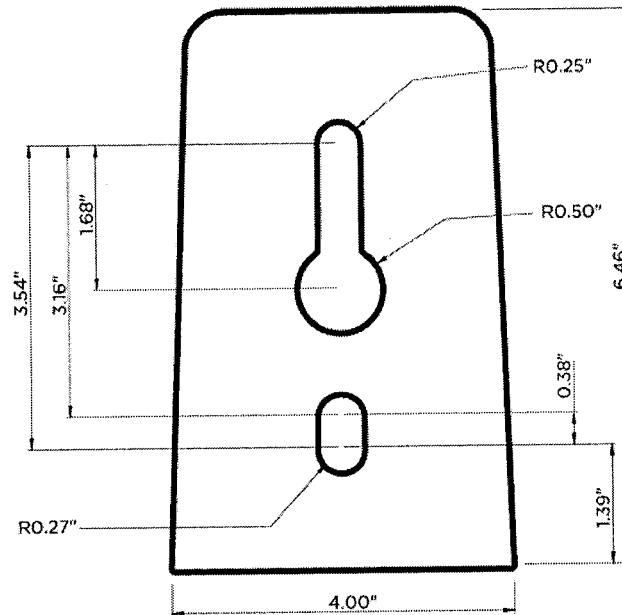


- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.





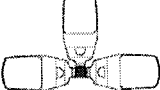

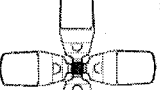
VIENTO AREA LUMINARE VNTLED

MOUNTING

STANDARD MOUNTING



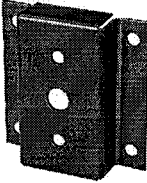
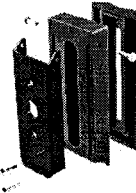


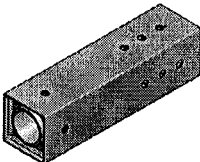


EPA RATINGS

	SINGLE	DUAL SSA	TWO AT 90	TWO AT 180	THREE AT 90	THREE AT 120	FOUR AT 90
							
SMALL	0.68 sq. ft.	0.68 sq. ft.	1.02 sq. ft.	1.36 sq. ft.	1.7 sq. ft.	1.45 sq. ft.	1.7 sq. ft.
MEDIUM	1.47 sq. ft.	1.75 sq. ft.	2.21 sq. ft.	2.95 sq. ft.	3.68 sq. ft.	3.16 sq. ft.	3.68 sq. ft.
LARGE	1.79 sq. ft.	2.069 sq. ft.	2.68 sq. ft.	3.59 sq. ft.	4.47 sq. ft.	3.84 sq. ft.	4.47 sq. ft.

VIENTO AREA LUMINARE VNTLED

ACCESSORIES (SOLD SEPARATELY)

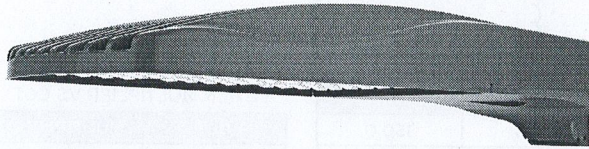
VNT-ASF	FINISH			DESCRIPTION		
	BZ Bronze WH White			<ul style="list-style-type: none"> Adjustable Slip Fitter Must select (A) in the order logic under the Mounting section. 180° range of motion in 10° increments. EPA: 0.127 sq. ft. - 6.0 LB 		
VNT-RPA	FINISH			DESCRIPTION		
	BZ Bronze WH White			<ul style="list-style-type: none"> Round Pole Adaptor Allows up to four Viento fixtures to be mounted to one pole. 3" to 5" Diameter EPA: 0.03 sq. ft. - 0.75 LB 		
VNT-WB	FINISH			DESCRIPTION		
	BZ Bronze WH White			<ul style="list-style-type: none"> Wall Bracket 		
VNT-UPM	POLE	FINISH		DESCRIPTION		
	SQ Square RD Round	BZ Bronze WH White		<ul style="list-style-type: none"> Universal Pole Mount Adaptor 		
VNT-TWB	FINISH			DESCRIPTION		
	BZ Bronze WH White			<ul style="list-style-type: none"> Tenon Wall Bracket Horizontal Mount 8" Square Plate - 2 3/8" OD Must be ordered with the Adjustable Slip Fitter (ASF) accessory. 		
VNT-SSA	FINISH			DESCRIPTION		
	BZ Bronze WH White			<ul style="list-style-type: none"> Shoulder-to-Shoulder Adaptor EPA: 0.90 sq. ft. - 27 LB 		
VNT-TMA	POLE	FINISH	SIZE	MOUNTING	DESCRIPTION	
	S Square R Round	BZ Bronze WH White	4 4" 5 5" 6 6"	01 1 Fixture 28 2 Fixtures at 180° 29 2 Fixtures at 90° 39 3 Fixtures at 90° 32 3 Fixtures at 180° 49 4 Fixtures at 90°	<ul style="list-style-type: none"> Tenon Mount Adaptor Dimensions (S): 4"/5"/6" Dimensions (R): 4"/5" DIA EPA: 0.4 sq. ft. 10 - 16 LB VNT-TMAR includes Round Pole Adaptor (VNT-RPA) depending on mounting count. 	

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

Type A-1

VIENTO AREA LUMINARE



APPLICATIONS

- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS

- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.ata-labs.com
- Select models DLC Qualified. For a complete list of DLC Qualified products visit: www.xtralight.com/dlc or qpl.designlights.org



FEATURES

- Lumen packages ranging from 4000L to 43000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.

CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment with tool less entry.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.

ELECTRICAL

- Voltage: 120-277V or 347-480V AC input
- Driver: Class 2, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS

- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.
- Included nut plate eliminates loose hardware in the pole and reduces installation labor.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY

- Backed by XtraLight's limited 5-year warranty.

ORDER LOGIC

SAMPLE CATALOG NUMBER: VNTLEDSO10252MNDIM320XXBZHO

SIZE	MODEL	OPTICS	ORIENTATION	DRIVER	CCT	20	20	CONTROLS	MOUNTING ⁴	FINISH	HIGH OUTPUT	OPTIONS
S01 Small	025	2M Type II	N Normal (forward) L ¹ Left R ¹ Right	DIM Dim 0-10V, 3 3000K 120-277V HVD ² Dim 0-10V, 5 5000K 347-480V	3 3000K 4 4000K 5 5000K	20	20kA Surge	X None	X Standard A Adjustable Slip Fitter	BZ Bronze WH White CC ⁵ Custom	HO	HS House-side Shield
	052	Medium						7 ³ 7-Pin				
	072	2S Type II Short						B Smart Sensor, 20'H/40'D D Smart Sensor, 40'H/100'D				
M02 Medium	100	3M Type III Medium										
	144	4S Type IV Short										
L03 Large	231	5M Type V Square										
	300	Medium										

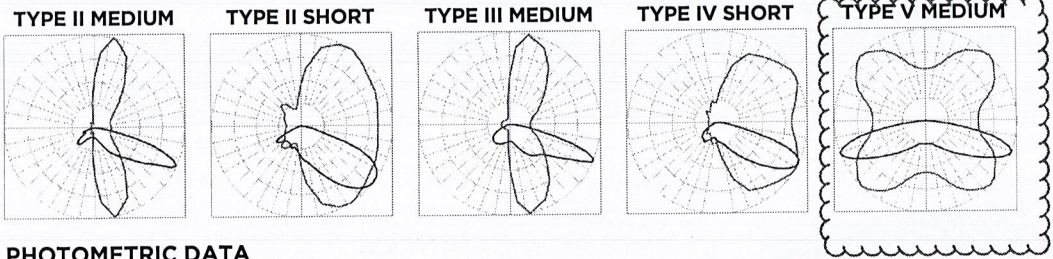
1. L & R options not available with 5M.
2. 48D not available with 231 model.
3. Photocontrol not included with 7 option. Photocontrol or shorting cap is required for operation.

VIENTO AREA LUMINARE

VNTLED

1-A 3.9M

ISO LINES



PHOTOMETRIC DATA

SIZE	MODEL	CCT	LENS / OPTICS	LUMENS	WATTAGE	EFFICACY
Small	025	5000K	2M	4099	27.3	150.0
			2S	4139	27.3	152.0
			3M	4099	27.3	150.0
			4S	4165	27.3	153.0
			5M	4284	27.3	157.0
	052		2M	7568	52.6	144.0
			2S	7642	52.6	145.0
			3M	7568	52.6	144.0
			4S	7690	52.6	146.0
			5M	7910	52.6	150.0
	072		2M	10779	77.0	140.0
			2S	10885	77.0	141.0
			3M	10779	77.0	140.0
			4S	10954	77.0	142.0
			5M	11267	77.0	146.0
	100		2M	14318	106.5	134.0
			2S	14459	106.3	136.0
			3M	14318	106.4	135.0
			4S	14550	106.3	137.0
			5M	14966	106.4	141.0
Medium	100	5000K	2M	15274	103.7	147.0
			2S	15366	103.7	148.0
			3M	15083	103.7	145.0
			4S	15313	103.7	148.0
			5M	15806	103.7	152.0
	144		2M	21697	153.8	141.0
			2S	21827	153.8	142.0
			3M	21424	153.8	139.0
			4S	21752	153.8	141.0
			5M	22452	153.8	146.0
	200		2M	28503	211.4	135.0
			2S	28674	211.4	136.0
			3M	28145	211.4	133.0
			4S	28575	211.4	135.0
			5M	29495	211.4	140.0

LUMEN MULTIPLIER VS CCT

CCT	MULTIPLIER
3000K	0.89
4000K	0.98
5000K	1.0

VIENTO AREA LUMINARE VNTLED

PHOTOMETRIC DATA

SIZE	MODEL	CCT	LENS / OPTICS	LUMENS	WATTAGE	EFFICACY	LUMEN MULTIPLIER VS CCT	
Large	231	5000K	2M	35177	246.1	143.0	CCT	MULTIPLIER
			2S	35431	246.1	144.0	3000K	0.89
			3M	34922	246.1	142.0	4000K	0.98
			4S	35570	246.1	145.0	5000K	1.0
			5M	35852	246.1	146.0		
	300		2M	41340	323.4	128.0		
			2S	41638	323.4	129.0		
			3M	41040	323.4	127.0		
			4S	41719	323.4	129.0		
			5M	43505	323.7	134.0		

DIMENSIONAL DATA

STANDARD SIZES

WEIGHT:

Small = 11 LB

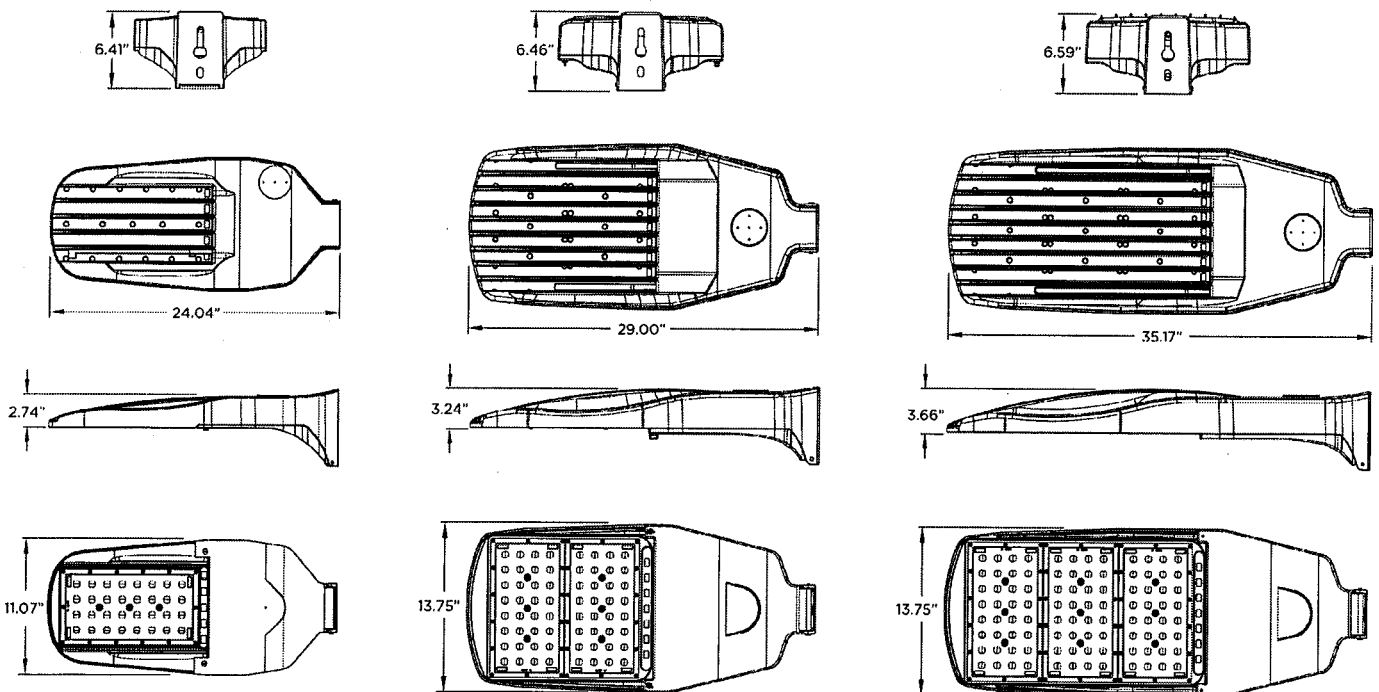
Medium = 29 LB

Large = 39 LB

SMALL

MEDIUM

LARGE

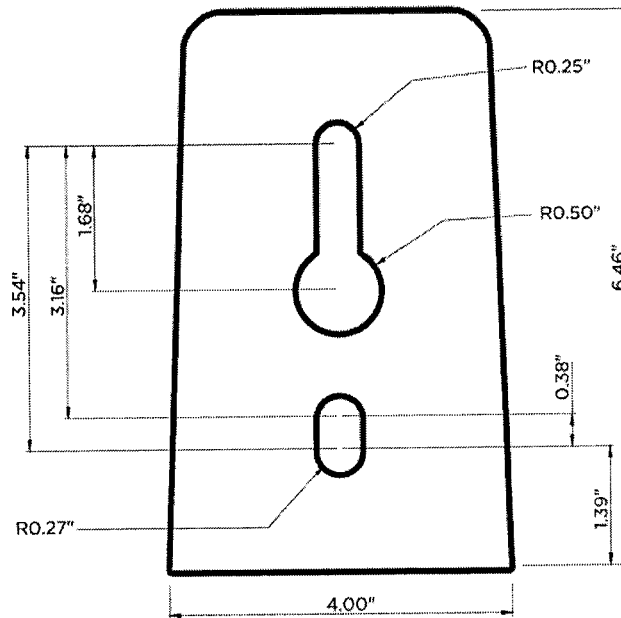


- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.


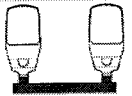
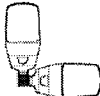

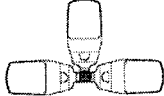
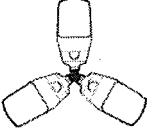
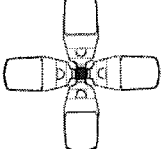
VIENTO AREA LUMINARE VNTLED

MOUNTING

STANDARD MOUNTING



EPA RATINGS

	SINGLE	DUAL SSA	TWO AT 90	TWO AT 180	THREE AT 90	THREE AT 120	FOUR AT 90
							
SMALL	0.68 sq. ft.	0.68 sq. ft.	1.02 sq. ft.	1.36 sq. ft.	1.7 sq. ft.	1.45 sq. ft.	1.7 sq. ft.
MEDIUM	1.47 sq. ft.	1.75 sq. ft.	2.21 sq. ft.	2.95 sq. ft.	3.68 sq. ft.	3.16 sq. ft.	3.68 sq. ft.
LARGE	1.79 sq. ft.	2.069 sq. ft.	2.68 sq. ft.	3.59 sq. ft.	4.47 sq. ft.	3.84 sq. ft.	4.47 sq. ft.

VIENTO AREA LUMINARE VNTLED

ACCESSORIES (SOLD SEPARATELY)

VNT-ASF

FINISH

BZ Bronze
WH White

DESCRIPTION

- Adjustable Slip Fitter
- Must select (A) in the order logic under the Mounting section.
- 180° range of motion in 10° increments.
- EPA: 0.127 sq. ft. - 6.0 LB



VNT-RPA

FINISH

BZ Bronze
WH White

DESCRIPTION

- Round Pole Adaptor
- Allows up to four Viento fixtures to be mounted to one pole.
- 3" to 5" Diameter
- EPA: 0.03 sq. ft. - 0.75 LB



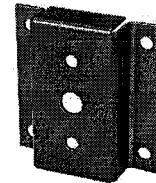
VNT-WB

FINISH

BZ Bronze
WH White

DESCRIPTION

- Wall Bracket



VNT-UPM

<input type="text"/>	<input type="text"/>
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POLE

SQ Square
RD Round

FINISH

BZ Bronze
WH White

DESCRIPTION

- Universal Pole Mount Adaptor



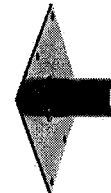
VNT-TWB

FINISH

BZ Bronze
WH White

DESCRIPTION

- Tenon Wall Bracket Horizontal Mount
- 8" Square Plate - 2 3/8" OD
- Must be ordered with the Adjustable Slip Fitter (ASF) accessory.



VNT-SSA

FINISH

BZ Bronze
WH White

DESCRIPTION

- Sholder-to-Sholder Adaptor
- EPA: 0.90 sq. ft. - 27 LB



VNT-TMA

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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POLE

S Square
R Round

FINISH

BZ Bronze
WH White

SIZE

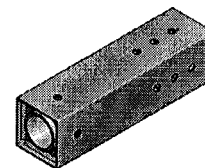
4 4"
5 5"
6 6"

MOUNTING

01 1 Fixture
28 2 Fixtures at 180°
29 2 Fixtures at 90°
39 3 Fixtures at 90°
32 3 Fixtures at 180°
49 4 Fixtures at 90°

DESCRIPTION

- Tenon Mount Adaptor
- Dimensions (S): 4"/5"/6"
- Dimensions (R): 4"/5" DIA
- EPA: 0.4 sq. ft. 10 - 16 LB
- VNT-TMAR includes Round Pole Adaptor (VNT-RPA) depending on mounting count.





Catalog Number
Notes Type CE
Type

FEATURES & SPECIFICATIONS

INTENDED USE — The OLCFM provides years of maintenance-free general illumination for residential and commercial outdoor applications such as porches, covered walkways and store entrances.

CONSTRUCTION — Rugged cast-aluminum top-plate and outer-ring are protected by a thermostat powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

Polycarbonate LED lens/cover protects LEDs.

Fixture weight = 2.98 lbs.

OPTICS — 96 high-performance LEDs produces up to 1077 lumens and maintain 70% of light output at 50,000 hours of service.

(LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

White acrylic diffuser provides a soft white light at 4000K CCT

See Lighting Facts Labels for specific fixture performance.

ELECTRICAL — Fixture operates at 120 volts, 60 Hz.

Standard input = 16.6 watts

Operating temperature -40°C to 40°C.

Amps @ 120V = .131.

Surge protection = 2.5kV.

INSTALLATION — Mounts easily to existing junction box (by others).

LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations.

Designed for ceiling or wall mounting more than 4' above the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

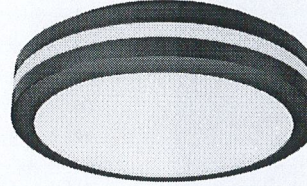
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



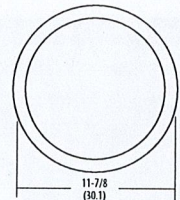
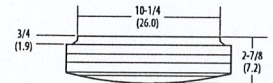
CONTRACTOR TO PROVIDE WITH INTEGRAL CEC COMPLIANT EMERGENCY BATTERY BACKUP

All dimensions are inches (centimeters) unless otherwise indicated.

Outdoor General Purpose

OLCFM

OUTDOOR LED CAST FLUSH MOUNT



ORDERING INFORMATION

All configurations of this product are considered "standard" and have short lead times.

Example: OLCFM 15 DDB

OLCFM	Light Engine	Color Temperature (CCT) ¹	Voltage	Finish
OLCFM	15	(blank) 4000K	(blank) 120V	DDB Dark bronze

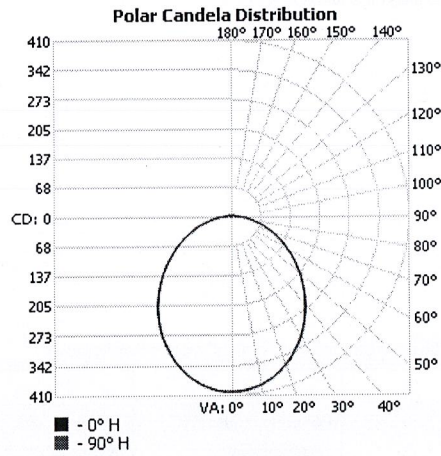
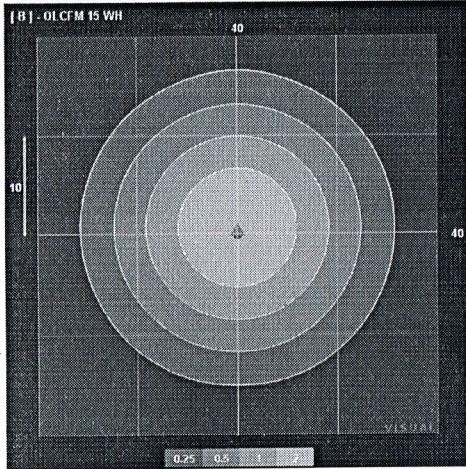
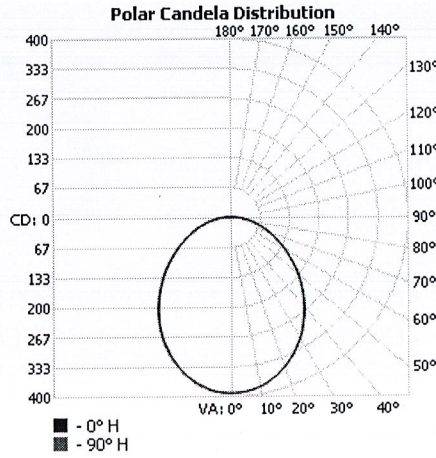
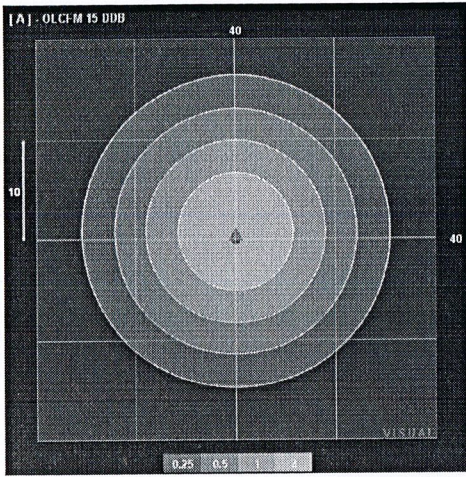
Notes

1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

OLCFM Outdoor LED Cast Flush Mount

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit www.Lithonia.com. Tested in accordance with IESNA LM79 and LM80 standards.



Bear's Pizza & More



formerly
Vinny's
PIZZA



Main Sign / Corner of Main and Alder / 7' x 4' / double sided

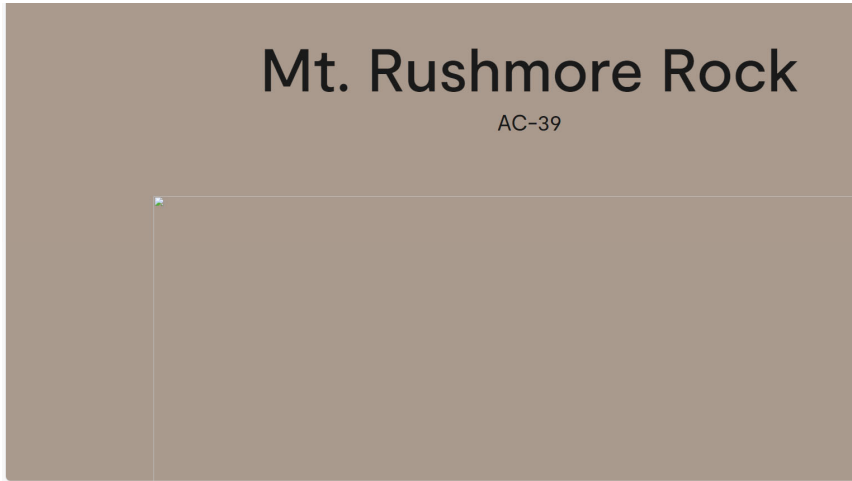
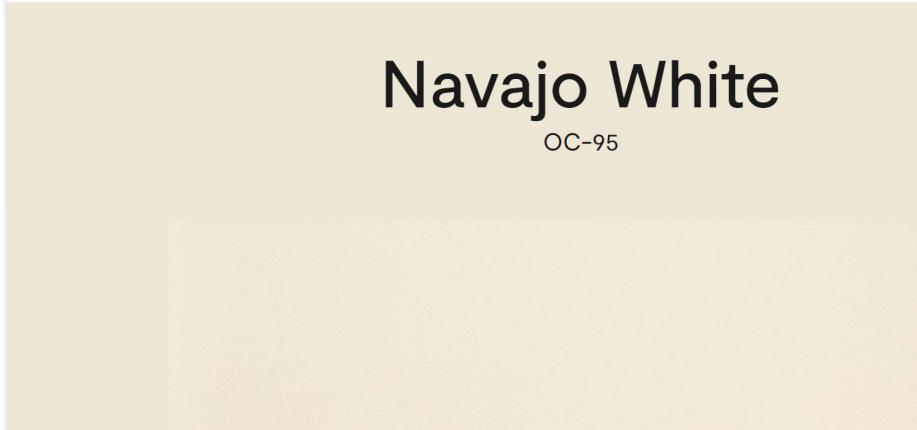
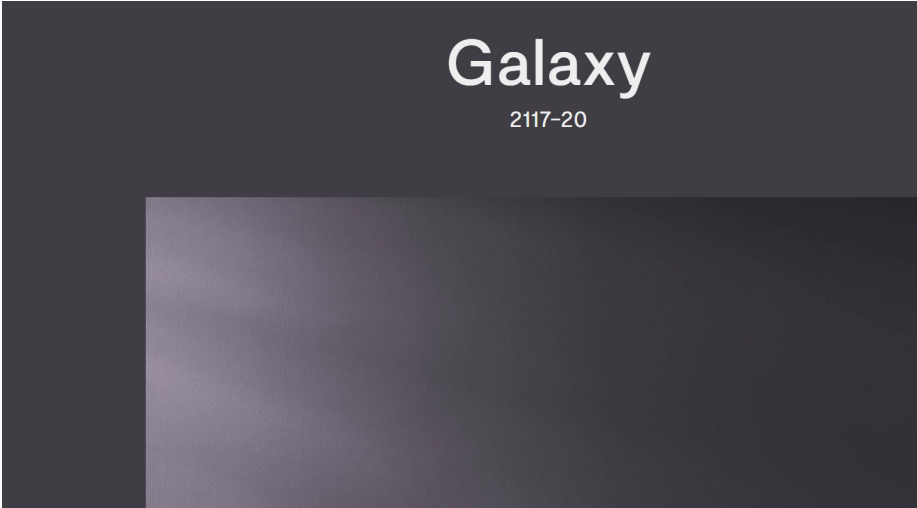


Main Street Entrance / 26" x 39.25" / double sided



Alder Street Entrance / 26" x 39.25" / double sided

Attachment 8 - Bears Pizza Color Swatches



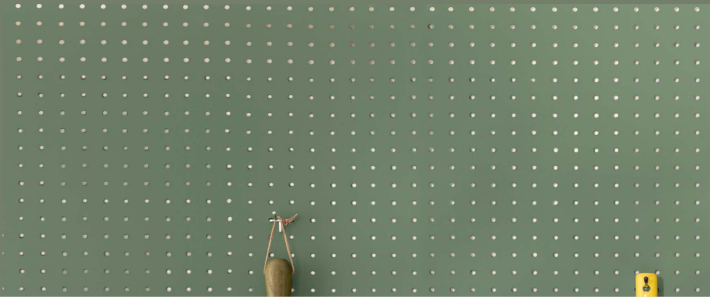
Sienna

2092-20



Avon Green

HC-126



RESOLUTION NO. PC -2024

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION APPROVING USE PERMIT 2-23 (UP 2-23), DESIGN REVIEW 3-23 (UP 3-23), VARIANCE (VAR 2-24), SIGN PERMIT 8-23 (SP 8-23) FOR A MIXED-USE PROJECT AT 228 N. MAIN ST.

WHEREAS, Christine Poos (“Applicant”), submitted Use Permit 2-23, Design Review 3-23, and Sign Permit 8-23 applications requesting to convert an existing commercial building to the following mix of uses: Restaurant with arcade, General Retail, and four Multi-Family Dwelling Units; and

WHEREAS, 228 N. Main St., Fort Bragg, California (Assessor Parcel Numbers: 018-153-28) is in the Central Business District (CBD), Inland Zone and no changes to the site’s current zoning designation are proposed; and

WHEREAS, the Project is subject to the Fort Bragg Inland General Plan and Inland Land Use and Development Code (ILUDC); and

WHEREAS, the Project is exempt from CEQA under 15301 Class 1 Existing Facilities; and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 14, 2024, to consider the Project and accept public testimony and provided the following direction to staff:

1. Make the following changes and additions to the site plan:
 - Include bicycle parking for at least four bicycles.
 - Include thermoplastic striping for pedestrian “cross walk” from Main Street across the parking lot to the front of the building.
 - Illustrate the removal of the cyclone fencing and its possible replacement with redwood fencing or nothing, as desired by the applicant.
 - Illustrate an exit only arrow from the parking lot exit onto Alder street.
2. Resubmit the building elevations with additional decorative details, some suggestions included:
 - Use a three-color paint scheme, as the commissioners expressed interest in painting the parapet a different color, repainting on a band on the building in a different color, painting around the window alcoves and/or painting newly installed window trim. The Commission expressed interest in seeing details or an exterior painting plan that would give the building more definition and articulation. MJC suggested that the applicant consider painting the two-story structure a different color than the restaurant side, so that the building has two distinct masses.
 - Consider adding window trim or some other architectural detail to the exterior.
3. Prepare a Variance analysis for the project to determine if the site/project would meet the requirements for a variance. The variance would be to eliminate the requirement for a loading zone and associated masonry wall. Commissioners noted that other businesses of similar size in downtown do not have loading zones and that the geometry of the loading zone area would make truck access and use difficult.
4. Eliminate the special condition for soundproof windows.

WHEREAS, the Planning Commission continued the public hearing to March 13, 2024, to allow the applicant to resubmit the site plan and elevations and the consultant to revise the staff report and complete a variance analysis:

WHEREAS, the Planning Commission held a duly noticed public hearing on March 13, 2024, to consider the Project and accept public testimony and provided the following direction to staff:

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg Planning Commission, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Inland General Plan; the Fort Bragg Inland Land Use and Development Code; the Project applications; all site plans, the Staff Report and all reports and public testimony submitted as part of the Planning Commission meeting of February 14, 2024 and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of Fort Bragg does hereby adopt the following findings and determinations.

Approval of Use Permit 2-23 to allow the operation of the Mixed-Use Building at 228 N. Main St, Fort Bragg, based on the following findings and determinations from ILUDC 18.71.060(F) Use Permit:

1. The proposed use is consistent with the General Plan and any applicable specific plan; and
2. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Development Code and the Municipal Code; and
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity; and
4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located; and
5. The proposed use complies with any findings required by § 18.22.030 (Commercial District Land Uses and Permit Requirements); and

The use complements the local, regional and tourist-serving retail, office and services functions of the CBD, and will not detract from this basic purpose of the CBD. Uses proposed for the intense pedestrian-oriented retail shopping areas of the CBD, which include the 100 blocks of East and West Laurel Street, the 300 block of North Franklin Street*, and the 100 and 200 blocks of Redwood Avenue,

shall be limited to pedestrian-oriented uses on the street-fronting portion of the building.

6. The proposed use complies with the Specific Land Use Standards for Mixed Use Development in Section 18.42.100.

Approval of Design Review 3-23 to allow minor exterior changes to the building at 228 N. Main St, Fort Bragg, based on the following findings and determinations from ILUDC 18.71.050(F) - Design Review:

1. Complies with the purpose and requirements of this Section; and
2. Provides architectural design, building massing, and scale appropriate to and compatible with the site surroundings and the community; and
3. Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.; and
4. Provides efficient and safe public access, circulation, and parking; and
5. Provides appropriate open space and landscaping, including the use of water efficient landscaping; and
6. Is consistent with the General Plan, any applicable specific plan; and
7. Complies and is consistent with the City's Design Guidelines.

Approval of Variance 2-24 to allow the applicant an exception from the Loading zone requirements, based on the following findings and determinations from ILUDC 18.71.070(F) - Variance:

1. General findings. The review authority may approve a Variance or Administrative Variance only after first making all of the following findings:
 - a. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of this Development Code deprives the property of privileges enjoyed by other property in the vicinity and within the same zoning district;
 - b. The approval of the Variance or Administrative Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zoning district; and
 - c. The Variance or Administrative Variance is consistent with the General Plan and any applicable specific plan.

Approval of Sign Permit 8-23 to install three signs at 228 N. Main St, Fort Bragg, based on the following findings and determinations from ILUDC 18.38.030(D) - Sign Permit Findings for Approval:

1. The proposed signs do not exceed the standards of §§ [18.38.070](#) (Zoning District Sign Standards) and [18.38.080](#) (Standards for Specific Sign Types), and are of the minimum size and height necessary to enable pedestrians and motorists to

readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site; and

2. That the placement of the sign on the site is appropriate for the height and area of a freestanding or projecting sign; and
3. That a flush or projecting sign relates to the architectural design of the structure. Signs that cover windows, or that spill over natural boundaries, and/or cover architectural features shall be discouraged; and
4. The proposed signs do not unreasonably block the sight lines of existing signs on adjacent properties; and
5. The placement and size of the sign will not impair pedestrian or vehicular safety; and
6. The design, height, location, and size of the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
7. The proposed signs are in substantial conformance with the design criteria in § [18.38.060](#)(E) (Design criteria for signs) and the Citywide Design Guidelines for signs.

The Mixed-Use Project is also subject to the following general findings and determinations, based on analysis and testimony presented at the February 14, 2024 hearing, incorporated herein:

1. The foregoing recitals are true and correct and made a part of this Resolution; and
2. The documents and other material constituting the record for these proceedings are located at the Community Development Department.

BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission does hereby approve Use Permit 2-23, Design Review 3-23, and Sign Permit 8-23 to operate a mixed-use building that includes a restaurant with arcade, general retail, and four multi-family dwelling units in an existing building at 228 N. Main St., Fort Bragg, subject to the following conditions:

SPECIAL CONDITIONS:

1. Prior to final of the building permit, the applicant shall install at least two additional trees between the sidewalk and the parking lot in the landscaping strip along the Alder Street frontage between the entry driveway and the western corner of the parcel. The applicant shall also install at least two trees between the monument sign and the existing trees on the sidewalk fronting Main Street. Tree species shall be as specified in the landscaping plan. The installed backflow device shall be screened from view by shrubs and vegetation from the plant list in the Landscaping Plan.
2. Stormwater Management best practices shall be utilized during construction including the following:
 - a. If construction is conducted between October and April (the rainy season) approval from the Public Works Department and additional construction BMP's will be required.

- b. It is not permitted for construction debris and soil to be placed in the City right-of-way. All construction debris/soil shall be properly disposed of.
 - c. Applicant to adhere to the storm water measures outlined in the Storm Water Control Plan that was provided by the applicant.
 - d. Applicant to ensure that there is no increase in runoff to adjacent properties or to the Public Right of Way.
3. Prior to final of the Building Permit, the Applicant shall install a thermoplastic safety crosswalk between the North entrance of the building and the public sidewalk, and a concrete sidewalk connection between the south ADA crosswalk and the sidewalk to provide safe ADA access from the sidewalk.
 4. The applicant shall install trash enclosures around both refuse collection areas. The enclosures shall be of redwood fencing, stucco or similar treatment as approved by the Director of Community Development prior to final of the Building Permit.
 5. Prior to the final of the Building Permit, the applicant shall provide specifications for the installed exterior lighting, which shall be night-sky compliant, downward facing and shielded so that light does not enter the apartment windows or cast outside the limits of the property.
 6. The applicant shall use the alley to load and unload supplies and equipment for the mixed-use project. The applicant shall not load or unload supplies or equipment from Main Street or Alder Street.
 7. In accordance with ILUDC §18.38.070 et seq, when an additional signage is added for other businesses at the property, one of the Bear's Pizza signs shall be removed.
 8. The applicant shall submit a revised sign design for approval by the Community Development Director which includes: 1) architectural elements on the sides and top to frame the monument sign pane, such as columns, pilaster, cornices, and similar details to provide design interest; 2) if the proposed signs will be internally illuminated only the sign copy may be illuminated; and 3) a lighting plan for the signs if they are not internally illuminated.

STANDARD CONDITIONS:

1. This action shall become final on the 11th day following the decision unless an appeal to the City Council is filed pursuant to ILUDC Chapter 18.92 - Appeals.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the ILUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as

required by the Mendocino County Building Department.

6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with stakeholders such as Native American groups that have ties to the area.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a) That such permit was obtained or extended by fraud.
 - b) That one or more of the conditions upon which such permit was granted have been violated.
 - c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.
 - d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Inland Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with ILUDC Subsection 18.76.070(B).

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

The above and foregoing Resolution was introduced by _____ seconded by _____, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 14th day of February 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

Scott Deitz, Chair

ATTEST:

**Maria Flynn, Administrative Assistant
Community Development Department**



CITY OF FORT BRAGG

Incorporated August 5, 1889

416 N. Franklin Street, Fort Bragg, California 95437

tel. 707.961.2823 and www.fortbragg.com

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Fort Bragg Planning Commission will conduct a public hearing to consider approving a Variance 2-24 and the Fort Bragg Planning Commission will continue the February 14, 2024 public hearing to consider approving Use Permit UP 2-23, Design Review DR 3-23, and Sign Permit SP 8-23 at a regularly scheduled meeting on Wednesday, March 13, 2024 at 6:00 PM, or as soon thereafter as the matter may be heard, at Town Hall, at the corner of Main and Laurel Streets (363 North Main Street), Fort Bragg, California. The public hearing will concern the following item:

FILE NO.: UP 2-23, DR 3-23, SP 8-23, and VAR 2-24

FILING DATE: May 19, 2023

APPLICANT: Christina Poos

LOCATION: 228 N Main St and APN 018-153-28

LOT SIZE: 37,500 SF

ZONING: Central Business District (CBD) Inland

PROJECT DESCRIPTION: Consideration of Variance 2-24, Use Permit 2-23, Design Review 3-23, and Sign Permit 8-23 applications requesting to convert an existing commercial building to the following uses: Restaurant with arcade, General Retail, and four Mixed-Use Dwellings in the inland Central Business District; and grant a Variance from loading space requirements.

ENVIRONMENTAL DETERMINATION: CEQA Categorical Exemption 15301 Existing Facilities

Public Comment regarding this Public Hearing may be made in any of the following ways: (1) Emailed to the Community Development Department, at cdd@fortbragg.com (2) Written comments delivered to City Hall, 416 N. Franklin Street before 2:00 PM on the day of the meeting; or (3) Verbal comments made during the meeting, either in person at Town Hall or virtually using Zoom if a Zoom link is provided at the time of agenda publication.

Staff reports and other documents that will be considered by Planning Commissioners will be made available for review 72 hours prior to the Planning Commission meeting, on the City's website: <https://cityfortbragg.legistar.com/Calendar.aspx>, and during normal office hours at Fort Bragg City Hall. To obtain application materials or for more information, please contact Community Development Department staff via email at cdd@fortbragg.com. At the conclusion of the public hearing, the Planning Commission will consider a decision on the above matter.

Appeal process and fee schedule: Decisions of the Planning Commission shall be final unless appealed to the City Council in writing within ten (10) days thereafter with a filing fee of \$1,000 to be filed with the City Clerk. If you challenge the above case in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.


Juliana von Hacht Cherry, Director
Community Development Department

PUBLISHING/MAILING DATE: February 29, 2024

STATE OF CALIFORNIA)

) ss.

COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg in the Community Development Department; and that I posted this Notice in the City Hall Notice case on or before February 29, 2024.



Juliana von Hacht Cherry, Director
Community Development Department

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Public Comment re 228 N Main St and APN 018-153-28, FILE NO.: UP 2-23, DR 3-23, and SP 8-23; February 14, 2024 Planning Commission Meeting

ajregister@yahoo.com <ajregister@yahoo.com>

Thu 2/1/2024 10:48 PM

To:cdd <cdd@fortbragg.com>

Cc:'Bear Poos' <jjbearpoos@gmail.com>

I support the development of this property. It is currently vacant and does not enjoy the maintenance that a building in use would.

Further, it would constructively expand the downtown/central business district (CBD) of Fort Bragg.

The proprietor's care in operation can currently be seen at its current location in the Boatyard Shopping Center.

While the premises there are somewhat casually kept, my hope is that the new location will afford both commercial and residential use in a constructive, attractive, and hygienic manner.

I support the development of this property as the intended uses are consistent with apparent community goals for development, remove abandoned and derelict property by use and occupancy, and increase constructive commerce, patronage, and use in the area.

Best Regards,

Andrew Jordan
Fort Bragg, CA

Initial Thoughts on UP 2-23, DR 3-23 & SP 8-23

Jacob Patterson <jacob.patterson.esq@gmail.com>

Fri 2/2/2024 3:33 PM

To:cdd <cdd@fortbragg.com>

Cc:Marie Jones <marie@mariejonesconsulting.com>

Community Development Department,

I reviewed the application materials for this project and want to share my initial thoughts. (I copied Marie because she was involved with the original application review based on correspondence in the project file.) First, I want to say that I am broadly supportive of this project and think it is an excellent fit for our CBD. That said, I do have a few questions, concerns and observations concerning some of the details, particularly related to the Design Review and the lighting for the signs.

The signs themselves appear to be very attractive, however, the sign materials were not clear. Staff notes indicated ambiguity about the lighting. Based on what I reviewed, it appears that the signs will be externally lit with spotlights. Ground-mounted spot lights are not dark sky compliant and the external sign lighting--our Citywide Design Guidelines encourage externally-lit signage over internal illumination--could be problematic. A great example of a complaint and attractive sign is the Baymont Inn sign, with its high-quality materials and down-cast external illumination. I recommend the same type of lighting for this sign and a requirement for high-quality sign materials (i.e., nothing plastic or vinyl). The application materials don't actually appear to be complete because we have mock-ups of the signs but little information about the sign materials. The signs should be wood, metal or an attractive composite material like the Baymont Inn sign. frankly, the lack of materials in the application should have been flagged among the issues that made the initial application incomplete. This results from the following applicable MANDATORY standard from the Design Guidelines "2. Signs shall coordinate with the building design, materials, color, size, and placement."

Regarding the overall Design Review, I also think the application is currently incomplete because there is not a color scheme or materials board included. In the least, we need to know the proposed color scheme of the building in order to evaluate the proposed exterior design's consistency with the Citywide Design Guidelines. IMO, the proposed changes to the building's exterior are not consistent with the Citywide Design Guidelines because the currently contrasting trim is proposed to match the main walls (I assume color-wise, even though the color is not disclosed in anything I was able to review.) More concerning is the proposal to remove nearly all of the architectural detail in the current building by removing the existing wood siding and replacing it all with stucco that covers the remainder of the building. This is going in the opposite direction as we should be requiring based on the various applicable components of the Design Guidelines, including the MANDATORY standards.

A great example is found on page 12:

1. Structures shall be well-articulated on all sides visible from public streets and views. The highest level of articulation occurs on the front façade, and on all elevations visible from the public right of way. This includes variation in massing, roof forms, and wall planes, as well as surface articulation. Avoid boxy and monotonous facades that lack human scale dimensions and have large expanses of flat blank wall planes visible to the public.

Making everything stucco and likely the same color without variation (including patching in stucco that almost never looks good unless it is executed perfectly) is in direct conflict with this mandatory standard.

Another example from page 12 is:

4. Architectural details and materials shall be incorporated on the lower part of the building facade to relate to human scale. These pedestrian scale elements can include awnings, trellises, windows, building base articulation, and changes in materials, textures, and colors.

Here, there are no varied materials in the lower portion of the building. If this project didn't involve voluntary changes to the facade of the existing building, I don't think we would need to review many of the standards in the Design Guidelines but since they are proposing to alter the exterior materials by removing the wood siding and replacing it with more stucco, we need to consider what the Design Guidelines require, encourage, and discourage concerning the exterior aspects that are being voluntarily changed from those on the existing building. (If all they were proposing was repainting, that would be a different story and we would mostly be talking about the proposed paint palette/color scheme but that appears to have been omitted from the application materials for some unknown reason.)

Page 12 also includes preferred standards, which seem to be undermined by the proposed removal of the varying exterior materials and replacing it all with mono-colored stucco:

Preferred Standards

1. Architectural elements that add visual interest, scale, and character such as projecting balconies, trellises, recessed windows, window and door detailing, or green garden walls should be incorporated to help articulate facades and blank walls.
2. Break up large building forms by vertical and horizontal variations in wall and roof planes, building projections, projecting ribs, reveals, door and window bays and similar design elements. To divide the building mass into smaller scale components, building faces over 50 feet long should reduce the perceived mass and bulk by one or more of the following: change of roof or wall plane; projecting or recessed elements, such as trellises, balconies, openings, etc.; varying cornice or rooflines; or other similar means.

IMO, they need to include some exterior variation to increase visual interest for this visually prominent building in the heart of our CBD.

Page 13 also provides applicable guidance:

Architectural Form & Detail

Mandatory Standards

...

2. Commercial development shall compliment and/or Incorporate design elements and features from the historic architectural styles of the Central Business District, such as bay windows, porches, projecting eaves, awnings, and similar elements that add visual interest to the development

Preferred Standards

1. Commercial development should include a higher level of architectural detailing and higher quality materials at the pedestrian level of the building.

2. Architectural style should be compatible with the surrounding character, including building style, form, size, materials, and roofline.
3. The use of awnings, canopies, recesses, and arcades is strongly encouraged to provide protection for pedestrians and to add interest and color to buildings. Awning placement should fit within the scale, proportion, and rhythm created by the distinct architectural elements and should not cover piers, pilasters and other architectural details. Awnings should be compatible in color and design with the buildings. Awning frames and supports should be painted or coated metal or other non-corroding material and designed to withstand wind loads.

In this case, none of these mandatory or preferred standards are demonstrated in the exterior building details. It almost seems as if the project architect was not aware of our Citywide Design Guidelines when she prepared the plans for this remodel. Of course, this is an existing building but any remodel that involves voluntary changes to a building facade still needs to meet our Design Review criteria, including the Citywide Design Guidelines to the extent feasible. That means not removing the only architectural details that provide any interest and increasing not decreasing the variety of materials. There is no reason why this building shouldn't have some art installations on the large blank walls, awnings over the doors and windows, or trellises to break up the large walls. However, with an existing building, we won;t be doing things like changing the roof lines or making major site layout alterations but we still need to work with what we have and ensure that the exterior modifications don't leave us with a big boring stucco box with undefined colors.

Page 25 specifically covers remodels like this project (the underlines below are what concern me about this proposed exterior remodel):

Additions, Remodels, & Renovations

Mandatory Standards

1. The design of a proposed addition shall follow the general scale, proportion, massing, and detailing of the original structure. New additions shall be interpretations of, or improve upon, the design of the existing structure wherein the main characteristics of the existing building are incorporated or improved upon using modern construction methods. This may include:
 - a. Using similar proportions
 - b. Extending the architectural lines from the existing building to the addition
 - c. Sensitivity to the patterns of window and entrance spacing and openings
 - d. Harmonizing with existing colors and materials
 - e. Inclusion of similar architectural details (i.e. window/door trim, lighting fixtures, decoration)
2. Building materials used for the addition shall be of comparable or better quality than the existing building.

Preferred Standards

1. Introducing or changing the location, size, or style of windows or other openings that alter the architectural rhythm or character of the original building is discouraged.
2. When original decorative details and architectural elements were covered up in previous remodeling, these forgotten details should be restored and incorporated in the design of the remodeled building.

These standards do not appear to be met by this proposal, particularly the MANDATORY requirement to include similar architectural details because of the proposal to remove the contrasting wood siding and replace it with matching stucco. Now, old deteriorated wood probably needs to be replaced but it should be done with something other than stucco (other than perhaps on the lower walls that will no longer be aligned with the upper windows). Period-appropriate architectural details would involve

composite siding with vertical lines or even something different like metal panels or a row of tile or a tile mosaic around the building crown. Ironically, the eastern facade actually includes more architectural detail than the street-facing western facade and similar vertical elements could be incorporated into the western and southern facades rather than eliminating all architectural detail and variation by making everything the same stucco. Frankly, the architect should probably review the Design Guidelines and prepare altered external facades to reflect the mid-century character of the building rather than proceeding with the public hearing on the 14th (unless she can prepare them by then).

Please note that Chapter 3 of the Design Guidelines also applies to this project because it is in the CBD and the exterior of the building is being altered to a significant degree. The proposed exterior details fail to meet some of the applicable standards and should be modified, IMO.

I also have a few unrelated questions/observations:

1. Is there proposed bicycle parking and where will it be?
2. Where will the EV charging stations be located within the parking lot, if any?
3. Can the generator be relocated to a less visually-prominent location, ideally screened and on the building roof like the other mechanical equipment?
4. Is there an opportunity for an outside dining area, perhaps a few tables, if not a permanent cover over them? Perhaps along the northern elevation near to where the walk-up ATMS used to be?
5. How will they address the existing flooding and drainage issues at the southwestern corner of the parking lot?

Regards,

--Jacob

Public Comment -- 2/14/24 PC Mtg., Item No. 6A, Bear Pizza

Jacob Patterson <jacob.patterson.esq@gmail.com>

Sat 2/10/2024 12:01 PM

To:cdd <cdd@fortbragg.com>

Cc:Marie Jones <marie@mariejonesconsulting.com>

- Planning Commission,

Now that I have had a chance to read the agenda materials rather than just the application materials, I am happy to say that several of my concerns have been addressed (e.g., dark-sky lighting requirements) but I do still have some concerns about the exterior modifications. The two aspects that still concern me are removing the contrasting materials and colors in the areas currently sided with plywood, and the proposed window placement. However, I think you can still approve this project if you either disagree with my opinions concerning the design review or add some special conditions to address the issues. This is when not having a professional architect on the Planning Commission (or among planning staff) really makes me miss Jay Andreis, he was always on top of the design review details and had great suggestions on how to improve them to meet the Design Guidelines to the greatest extent feasible, which is an express requirement of the Design Guidelines that seems to get overlooked in many of our design reviews.

If you are fine with stucco replacing the wood elements, I suggest requiring the upper portion of the building with the current wood band to be painted a contrasting color from the base wall color. In fact, I suggest you require the entire building to be repainted with a consistent color scheme to remove the different exterior colors from where the Mendocino Chocolate Company store used to occupy part of the western facade. The building should have a coherent color scheme and they will obviously have to do repainting anyway since they are proposing significant stucco patching. I suspect they might intend to repaint anyway and it was unintentionally omitted from the application because some of the City's permit handouts are a little ambiguous and staff might not have highlighted it for them. You can accomplish a lot simply with paint even if a building lacks a lot of variation in architectural materials and design elements.

The other concern is the new window placement, particularly on the upper portions of the west and south elevations (the east and north seem fine as proposed). This building's architectural style and the current design, which is supposed to be extended to proposed alterations, involves evenly-spaced windows that are symmetrically placed relative to the SW corner of the building. This regular size and pattern of windows is part of the mid-century architectural style of the building. That extends to the vertical wooden panels that extend down from the windows. It would have been much better and in line with our Citywide Design Guidelines, to maintain a standard pattern of window size and placement on the upper west and south facades, with the new windows for the eastern residential units mimicking the pattern and placement of the existing windows to the west. However, I recognize that the interior layouts may have contributed to the new window placement but they should be as uniform, at least in size, if not in placement, to maintain the architectural character of the building itself. The proposed upper windows lack consistency with these design considerations because they are a mish-mash of shapes, sizes, and placement relative to each other as currently proposed.

I hope the project architect will attend the meeting so she can address any possible design amendments. Most well-designed buildings include some level of symmetry or consistent patterns

when it comes to window size and placement and we should expect that here to the greatest extent feasible balanced with interior layout limitations.

I recommend you craft additional special conditions to accomplish the following:

- Require screening of the generator proposed for the north.
- Require the building to be repainted in a consistent color scheme that involves color variation on different architectural elements (e.g., the top band).
- Require a different window layout for the upper floor that is as consistent as possible with the current window placement, relative symmetry, and consistent size and orientation.
- Permit them the option to add an exterior dining area even though they haven't requested it, including potential covered area on the north side.

Regards,

--Jacob

Follow-up Public Comment -- 2/14/24 PC Mtg., Item No. 6A, Bear's Pizza

Jacob Patterson <jacob.patterson.esq@gmail.com>

Tue 2/13/2024 11:19 AM

To:cdd <cdd@fortbragg.com>

Cc:Marie Jones <marie@mariejonesconsulting.com>

Planning Commission,

I was able to review the proposed upstairs floor plan for the four residential units this morning and would like to suggest a potential solution to my concern about the altered window patterns and sizes for the second floor of the former BofA building. The west facade is proposed to retain the existing three windows in their current locations, which is great. The south facade needs to accommodate windows for the four separate residential units. Currently, there are three types of windows proposed, single windows of a similar, if not the same, size and shape as the existing windows; double windows that are basically two of the single windows side-by-side in a single unit; and one smaller window for the main room of one of the units that needs to fit into the inside corner where the building juts out further to the south as it goes east. I looked at where the interior walls divide the space between the four units to determine where windows could not be located and it is feasible to reconfigure the windows in a manner that basically continues the flow of windows of the same size as the three retained windows on the west facade. This can be accomplished by breaking up the proposed double windows and replacing them with a series of single windows that are spaced out as evenly as possible and are of a uniform size and shape across the entire south facade except the one smaller window, which can still be the same height as, and aligned with, the other windows. There is one window into a bathroom and it should probably include opaque or obscured glass (e.g. reeded or another surface pattern).

The current window configuration is as follows (from west to east):

- 1st (western) unit has two single windows
- 2nd unit has two double windows
- 3rd unit has the small window and a double window
- 4th (eastern) unit has two double windows

The following recommended reconfiguration would be as consistent as is possible with the Citywide Design Guidelines without moving any internal walls or fixtures:

- 1st unit retains two single windows with potential minor spacing adjustments to maintain a pattern across the south facade
- 2nd unit could replace the two double windows with three single windows (evenly spaced in a row with the windows from the first unit)
- 3rd unit retains the small single window and replaces the double window with two single windows (evenly spaced with the windows of the 4th unit)
- 4th unit replaces the two double windows with three single windows (evenly spaced with the windows from the 3rd unit)

Please keep in mind that this alteration in the design would likely have no to a minimal financial impact to the overall construction budget. The only real consequence would be that the windows wouldn't necessarily line up with the likely interior furniture layout the same way as the current configuration because the double windows would be replaced with a series of single windows that are

a different shape so all windows would have the same height and be aligned across the south facade. Any of these windows could open to facilitate air flow if that was part of the purpose for proposed double windows.

I believe the thought was to have double windows next to dining tables in two of the units but there wouldn't really be any loss in overall window surface area or views by replacing the incongruent double windows with a series of single windows of uniform size and shape. These changes are directly related to the citywide design guidelines and to the particular changes proposed in this application. I think these changes along with painting and color scheme requirements in the form of new special conditions (i.e., not subject to your further review but for the Director to review and sign off on as compliant with the Commission's direction) would make this project as consistent as it could be with the mandatory and the applicable preferred design guidelines allowing you to comfortably approve it. These minor changes (from a feasibility and financial perspective) provide large community benefits in maintaining a more consistent and attractive building exterior at a very prominent location in our CBD.

I suspect that the current windows' shapes and placement are driven more by interior layout considerations rather than the exterior appearance but our Design Guidelines are almost exclusively concerned with a building's exterior components that are visible from the public right of way. Your job is to make sure these proposed projects meet our planning requirements and I strongly believe that these changes are necessary to do that. I have seen too many Design Reviews completely dismiss an applicable design guideline because of what is included in the application rather than try to get the project to be as consistent as is feasible with the applicable guidelines, which I want to emphasize is a mandatory requirement of the Citywide Design Guidelines themselves (i.e., even preferred guidelines are supposed to be followed as closely as it is practical to do so).

I think this project is great and fully support it but encourage you to make these changes, which I predict will not be objectionable to the applicant since they shouldn't increase their costs other than minor alterations to the existing plans by their architect or delay the project. That is why I am suggesting very specific recommended solutions to the concerns I have identified as part of my review as a member of the public. There is nothing I like less than people who can only identify problems but have no practical suggestions for solutions to the issues they identified.

Regards,

--Jacob

RE: Christina Poos/ 228 N Main St, Fort Bragg- Public Hearing

Kaycee <kaycee@northcoastplumbing.com>

Mon 3/11/2024 3:27 PM

To:cdd <cdd@fortbragg.com>

To whom it may concern,

I am pleased to write a letter of support for applicant Christina Poos in the development of 228 N Main Street located in Fort Bragg, CA. We strongly support and encourage the use of this space as a place to benefit families and youth in our community.

Sincerely,

North Coast Plumbing, Heating & Sheet Metal Inc.

161 N Main St

Fort Bragg, CA 95437

707.964.2783

Public Comment -- 3/13/24 PC Mtg., Item No. 6B, Bear's Pizza

Jacob Patterson <jacob.patterson.esq@gmail.com>

Tue 3/12/2024 2:46 PM

To:cdd <cdd@fortbragg.com>

Cc:Marie Jones <marie@mariejonesconsulting.com>

Planning Commission,

Upon review of the amended proposal for the Bear's Pizza remodel of the former BofA building, I am happy to support their new submission and recommend that you approve it. My main concerns have been addressed, particularly the color scheme and upstairs window placement. I would have preferred to see evenly spaced single windows but I am not so picky to think my preferences are more important than the applicant's proposal since I assume there is a reason they placed the new windows where they did. This is a vast improvement over what was presented last time.

Since I don't see your recommended window trim in the new proposal, I recommend adding one special condition regarding the windows, which is to require that all new or replacement windows be installed the same way the current windows are, which is inset a bit from the outside wall surface. That is because there is no exterior window trim and windows installed on the same plane as the exterior wall surface are far less attractive and consistent with our Design Guidelines than windows without trim that are inset a bit from the plane of the surrounding wall surface. That is how the exterior windows are installed now and it is how the exterior windows should continue to be installed as part of this remodel.

I look forward to enjoying Bear's Pizza in a revitalized corner of our CBD.

Best regards,

--Jacob