

SUPPLEMENTAL STAFF PRESENTATION ON CDP 8-19, DR 1-19

Chantell O'Neal, Heather
Gurewitz, Kevin Locke
City of Fort Bragg



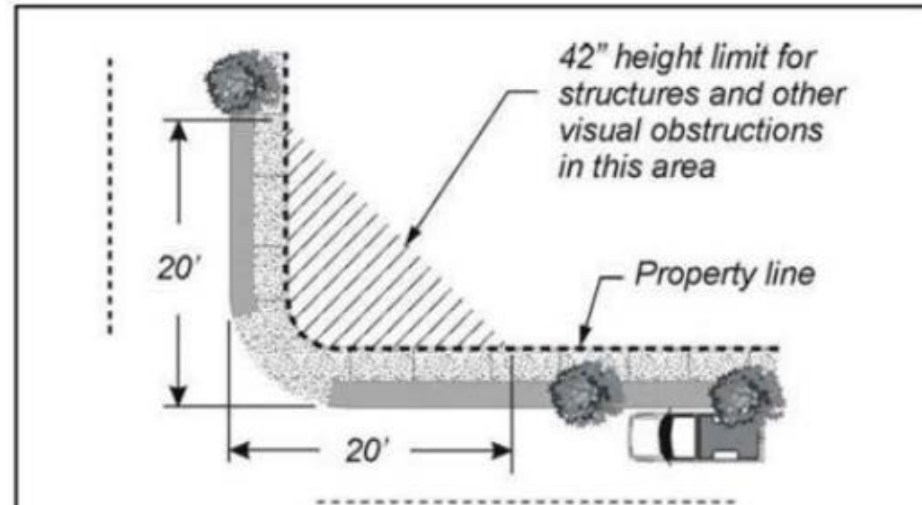
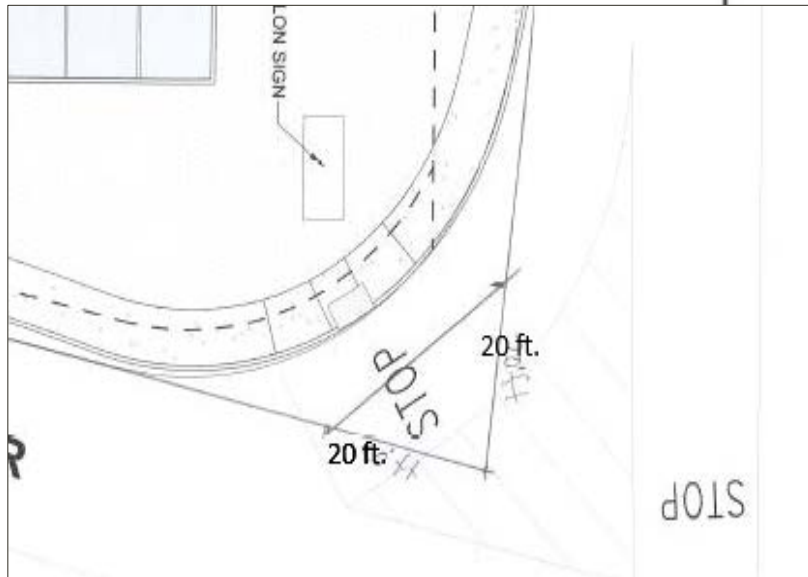


SETBACKS

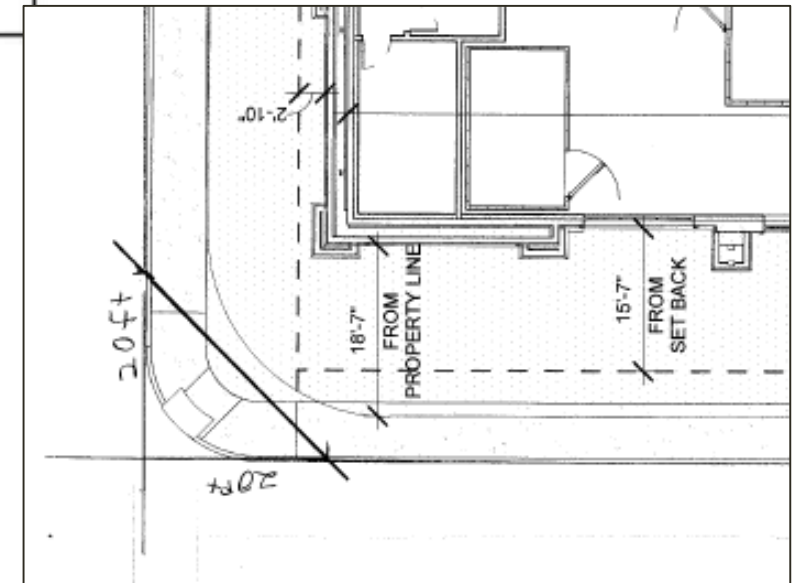
Building Side	Setback Requirement	Proposed Setback	Setback in Conformance
Front	5 ft.	10 ft.	✓
Sides (bordering a non-arterial street)	5 ft.	5 ft.	✓
Rear	0 ft.	5 ft.	✓

TRAFFIC SAFETY VISIBILITY TRIANGLE(S)

N. Harbor & S. Franklin



South St. & S. Franklin



VISUAL RESOURCES/OCEAN VIEW



MAY 6, 2021 SITE VISIT



VISUAL COMPATIBILITY: EXISTING STRUCTURE



VISUAL COMPATIBILITY: NEIGHBORING RESIDENTIAL



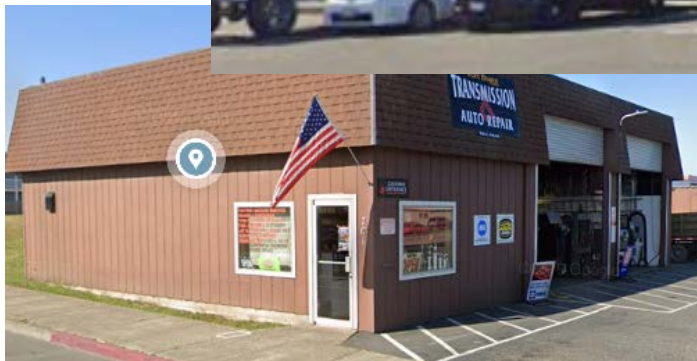
VISUAL RESOURCES: NEIGHBORING COMMERCIAL



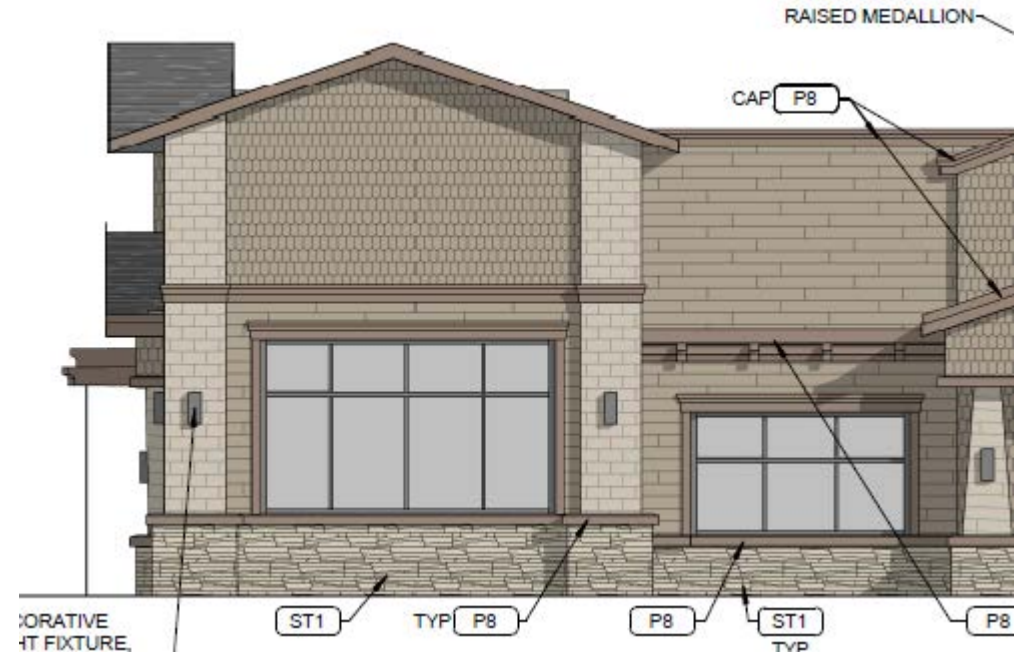
VISUAL RESOURCES: NEIGHBORING COMMERCIAL



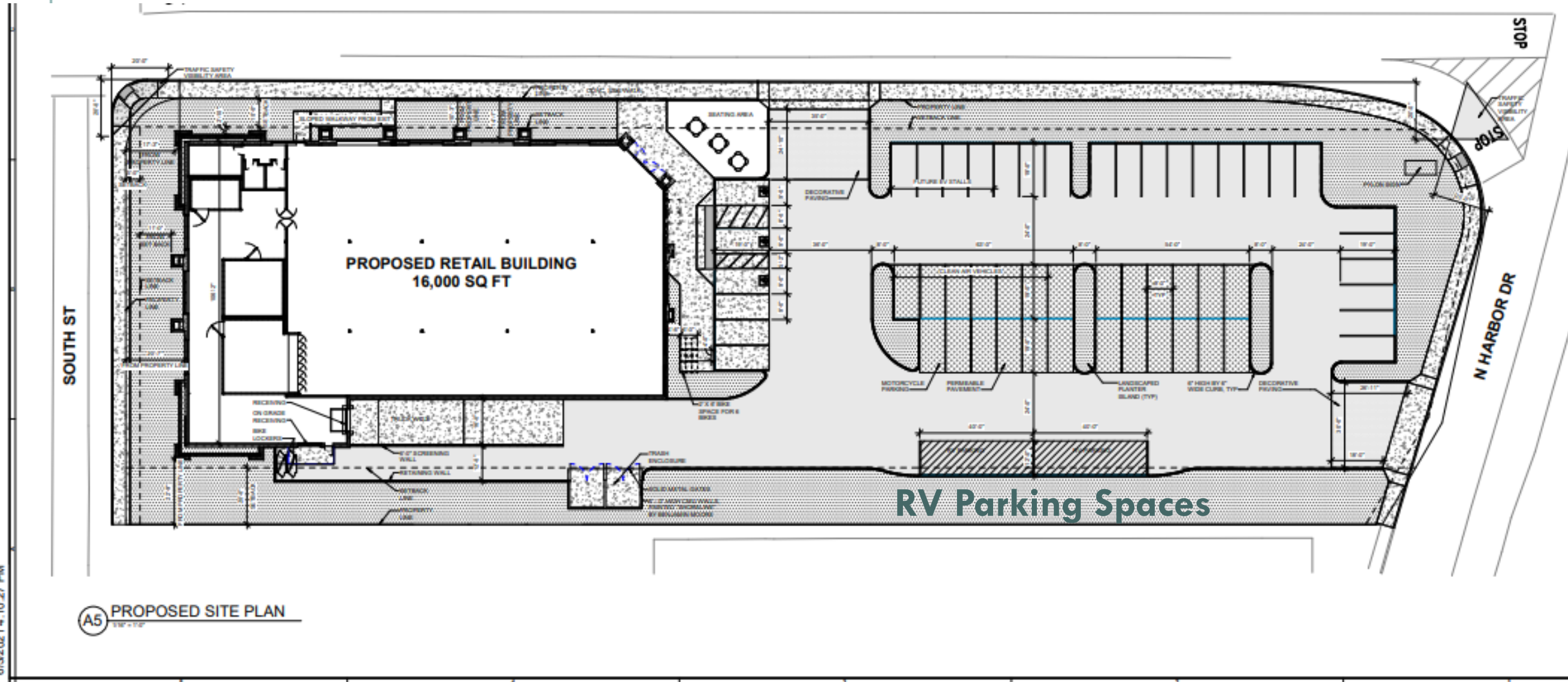
VISUAL RESOURCES: OTHER NEARBY BUILDINGS



UPDATED PROPOSED DESIGN:

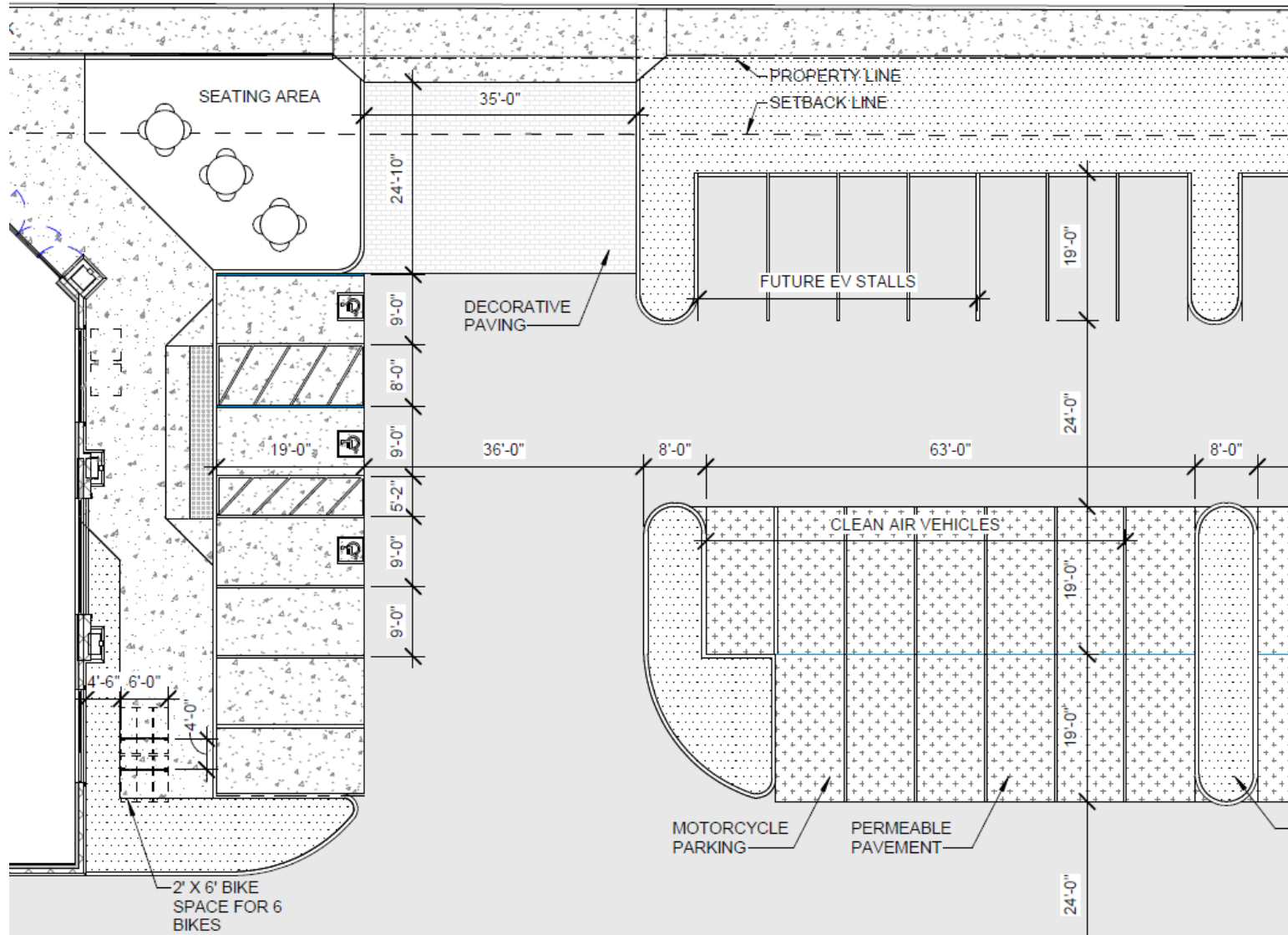


UPDATED SITE PLAN



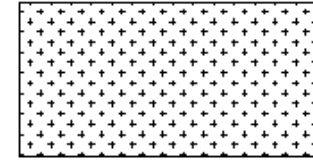
6/3/2021 4:10:27 PM

CLEAN AIR SPACES AND PEDESTRIAN CIRCULATION

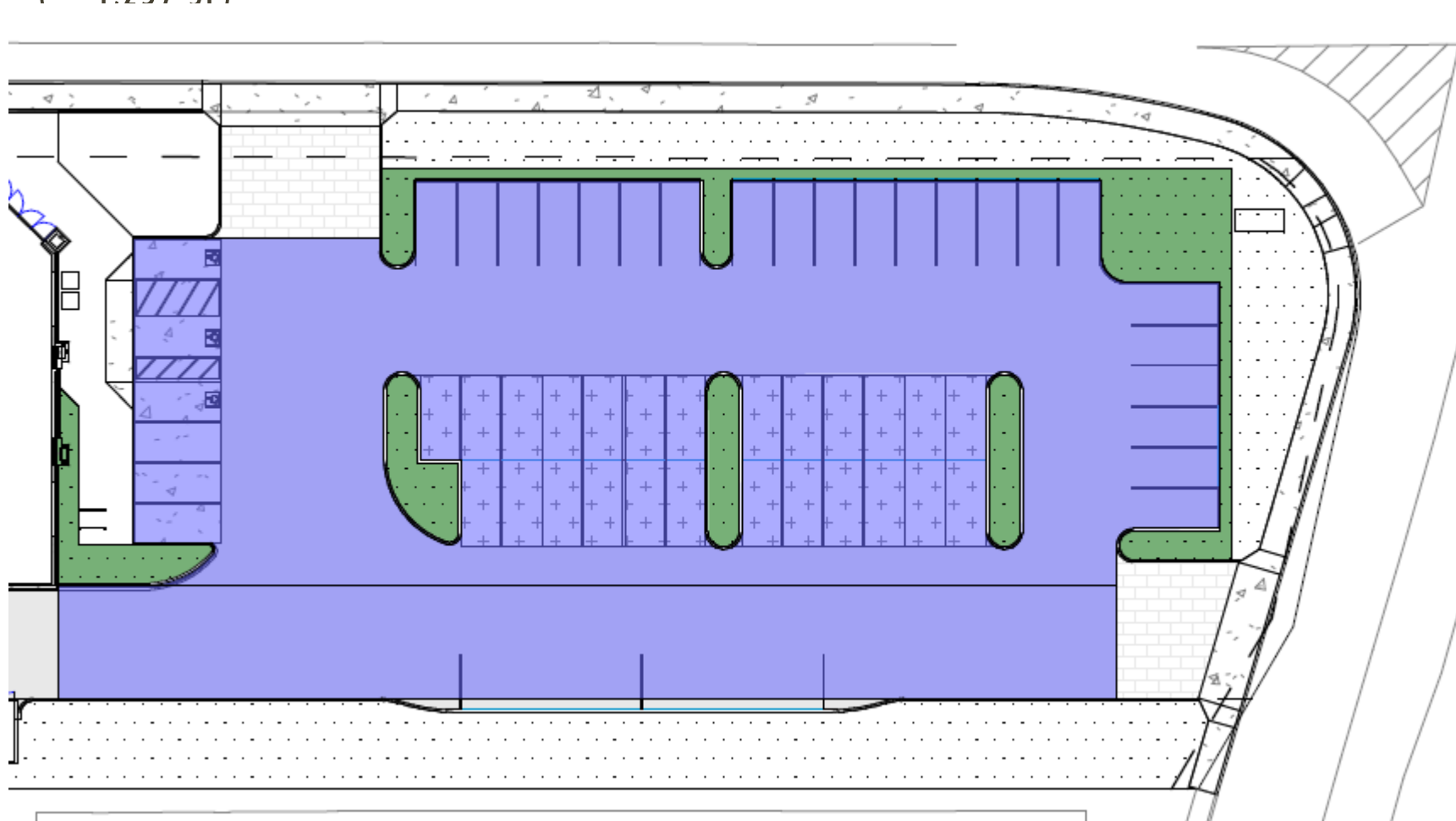


ADDED PERMEABLE PAVEMENT

(~4.257 SF)



PERMEABLE
PAVEMENT



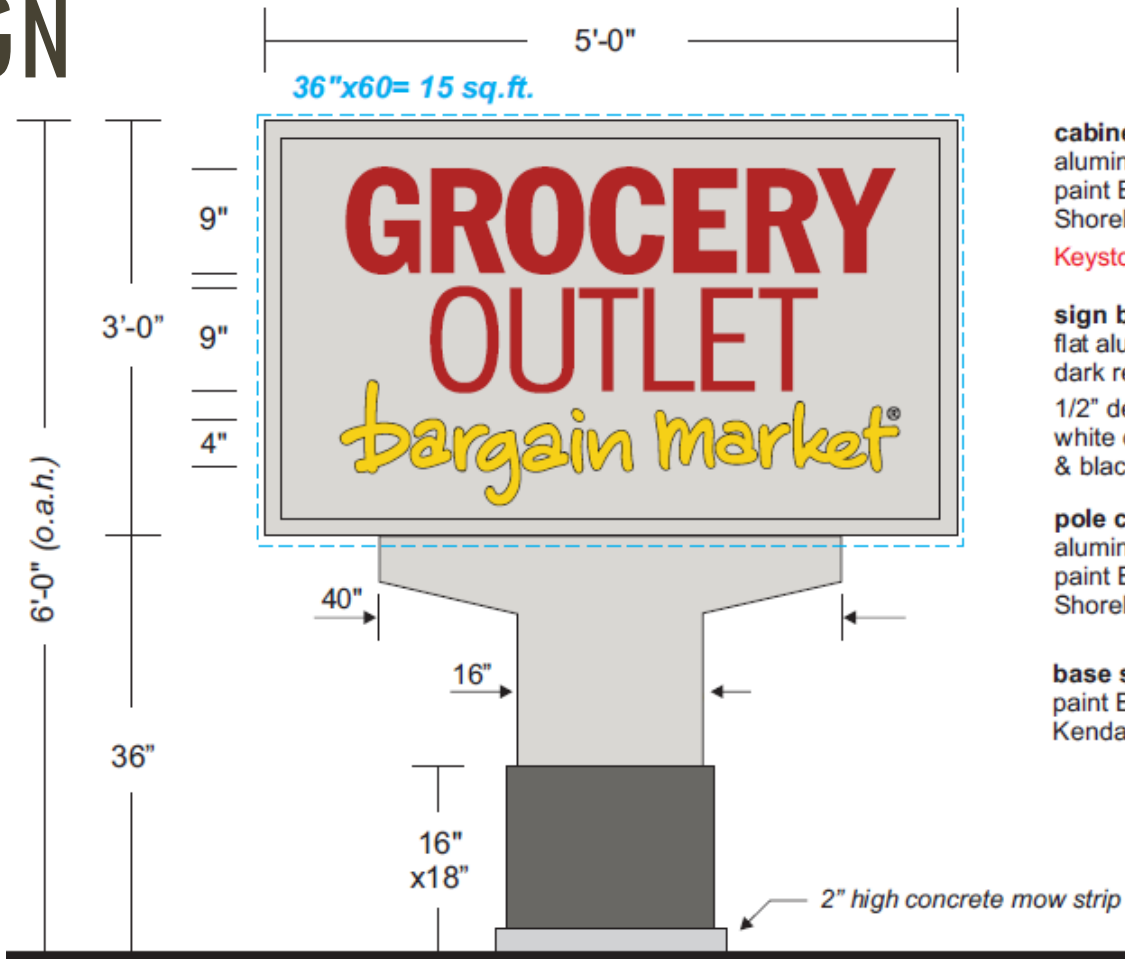
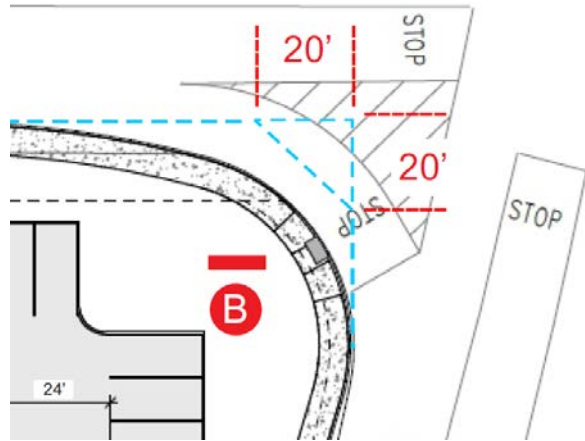
POTENTIAL PEDESTRIAN/INTERSECTION IMPROVEMENTS

Optional **Special Condition 25**

The applicant shall install an all-way stop at the intersection of South Franklin St. and South Street, including signage, striping, and pedestrian facilities (sidewalk, curb, and gutter) to provide crossing at all legs of the intersection. The proposed intersection improvement would require the installation of sidewalk curb and gutter to City Standard Specifications for a total length of 57 linear feet along the east side of South Franklin St. as well as a curb return to provide sufficient pedestrian landing facilities on the south east corner of the intersection.



FREESTANDING SIGN



cabinet:

aluminum construction
 paint Benjamin-Moore
 Shoreline #1471

Keystone Sign Hero Led lamps

sign bkgd/copy:

flat alum. (r/o for copy) paint
 dark red #3630-73
 1/2" deep clear acrylic "push-thru" w/
 white dark red #73, golden yellow #125
 & black vinyl letter overlay

pole cladding:

aluminum construction
 paint Benjamin-Moore
 Shoreline #1471

base section:

paint Benjamin-Moore
 Kendall Charcoal HC-166

Sign B:
 D/F Led Illuminated Monument Sign
 Scale 3/4"=1'-0"



Benjamin-Moore
 Shoreline #1471



Benjamin-Moore
 Kendall Charcoal HC-166



GENERAL PLAN CONFORMANCE

- ❑ Water usage ~ 16,000 SF Grocery Store
- ❑ Low Impact Development – “Development of Special Water Quality Concern” are subject to additional requirements set forth in Policy OS-12.2 including a Water Quality Management Plan, selection of structural treatment control Best Management Practices (BMPs), Site Designed to treated and retain the 85th percentile storm, and a goal for runoff reduction to protect coastal water quality.