



**CITY OF FORT BRAGG**  
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**MEMORANDUM**

**MEETING DATE:** JANUARY 10, 2024

**TO:** PLANNING COMMISSION

**FROM:** PUBLIC WORKS STAFF

**SUBJECT: PROVIDE DIRECTION TO STAFF REGARDING DESIGN OF THE  
NORTH WING OF FORT BRAGG FIRE DEPARTMENT**

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**BACKGROUND AND OVERVIEW:**

The Fort Bragg Fire Station located at 141 North Main Street in Fort Bragg is comprised of three buildings that were constructed between 1947 and 1997. The Fire Department is located in the Coastal Zone in the Central Business District. The North Wing, constructed in 1947, houses the North Apparatus Room and adjoining rooms to the west. It is constructed on un-reinforced masonry and per the Public Facilities Master Plan, there is a “considerable risk of major structure damage” to this wing in the event of a major earthquake. In 2023, a structural and architectural analysis was conducted and determined that the cost of rehabilitation was similar to the cost of new construction, thus it was decided new construction would be a better use of funds.

Whitchurch Engineering was awarded the contract in November 2023 to design the new North Wing. Whitchurch’s design team visited the site, met with City Staff and the Chief of the Fort Bragg Fire Department. After a few working meetings, the team determined the requirements needed by Fort Bragg Fire Department to operate out of the North Wing. The design team has generated a 30% Floor Plan, to which minor adjustments will occur as we finalize any specialized needs that arise during 60% and 90% design phases.

Along with Floor Plans, Whitchurch Engineering has prepared the attached document (Attachment 1), which includes three (3) options for frontage elevations of the new Fire Station. These elevations were prepared after reviewing a number of storefronts along Fort Bragg’s Main Street. Operationally, the design needs to maintain the large doors for truck access, and human doors for accessibility reasons. The use of space and openings at ground level is fairly restricted. For aesthetic purposes, the design along the roofline is where we have the most options for creating a good look that fits with Main Street Fort Bragg. The three (3) options included for this meeting are up for discussion as we work to finalize this.

This design of this project is funded by a Community Development Block Grant (CDBG) for the City of Fort Bragg to meet retrofit needs and seismic standards for the Fort Bragg Fire Department. The funding for this CDBG project are nearing their closeout date

(Spring 2024) and thus feedback is needed at this time to ensure timely project completion.

### **ANALYSIS:**

Fort Bragg Municipal Code (FBMC) **17.71.050 Design Review** is intended to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the small-town, coastal, historic, and rural character of the community.

The review criteria for approval of Design Review per **FBMC 17.71.050 E** includes:

1. *Complies with the purpose and requirements of this Section;*
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 the certified Local Coastal Program; and***
7. ***Complies and is consistent with the City's Design Guidelines. Located at: <https://www.city.fortbragg.com/home/showpublisheddocument/3324/637890863791570000>***

The bolded criteria above (#2, #3, #6, and #7) are the most germane to the direction staff is requesting. A full Design Review application and staff analysis will be forthcoming.

### **REQUEST:**

Review attached Elevation options, consider design criteria, and provide direction to city staff, the design team, and the Fire Department to ensure that the project can proceed in accordance to the established grant timeline.

### **ATTACHMENTS:**

Attachment 1: 30% Design Floor Plan and Elevations