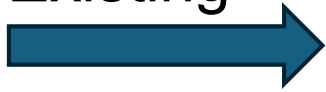


1151 South Main Street

Existing



Proposed



Compliance with State and Local Laws

Compliance with State Law

- Inclusionary Housing Requirements
 - 15% of units for very low-income families
- Three Planning Incentives
 - Increase Height Limit
 - Complete storm drain improvements on Ocean Drive for partial credit for required Capacity Fees.
 - Reduced scope of required Visitor Serving component of mixed-use project.
- Density Bonus Law – eligible for 50% density bonus increase (93 units).
- Parking Reduction per Density Bonus Law and ADU Law – 107 spaces.

Compliance with Local Law

- Coastal Development Permit: analyze project impacts on biological resources, coastal access, arch resources, scenic resources, availability of public services/infrastructure, stormwater management, etc.
- Use Permit – Analyze multifamily use compatibility, request to increase FAR from 0.4 to 0.7, and shared parking between retail and residential.
- Design Review – State law limits this analyses to the City's quantitative design review criteria only.
- Sign Permit

Process

- Planning Commission's Role
 - Provide a recommendation to City Council.
 - Planning Commission can provide a recommendation to approve or deny some or all the requested permits.
 - Recommendation must be supported with findings.
- City Council's Role
 - Approve or deny the permits based on substantive evidence in the record and required findings.
- Project is appealable to the Coastal Commission only if the City Council approves the project.
- Permits are conditioned so the project complies with the Coastal General Plan and Zoning Ordinance.
 - Staff Report includes 36 recommended special conditions.
 - Resolution also includes 8 required standard conditions.
 - Planning Commission may add new special conditions for City Council's consideration.
- If approved the applicant must comply with all special and standard conditions for the project.

Architectural Rendering

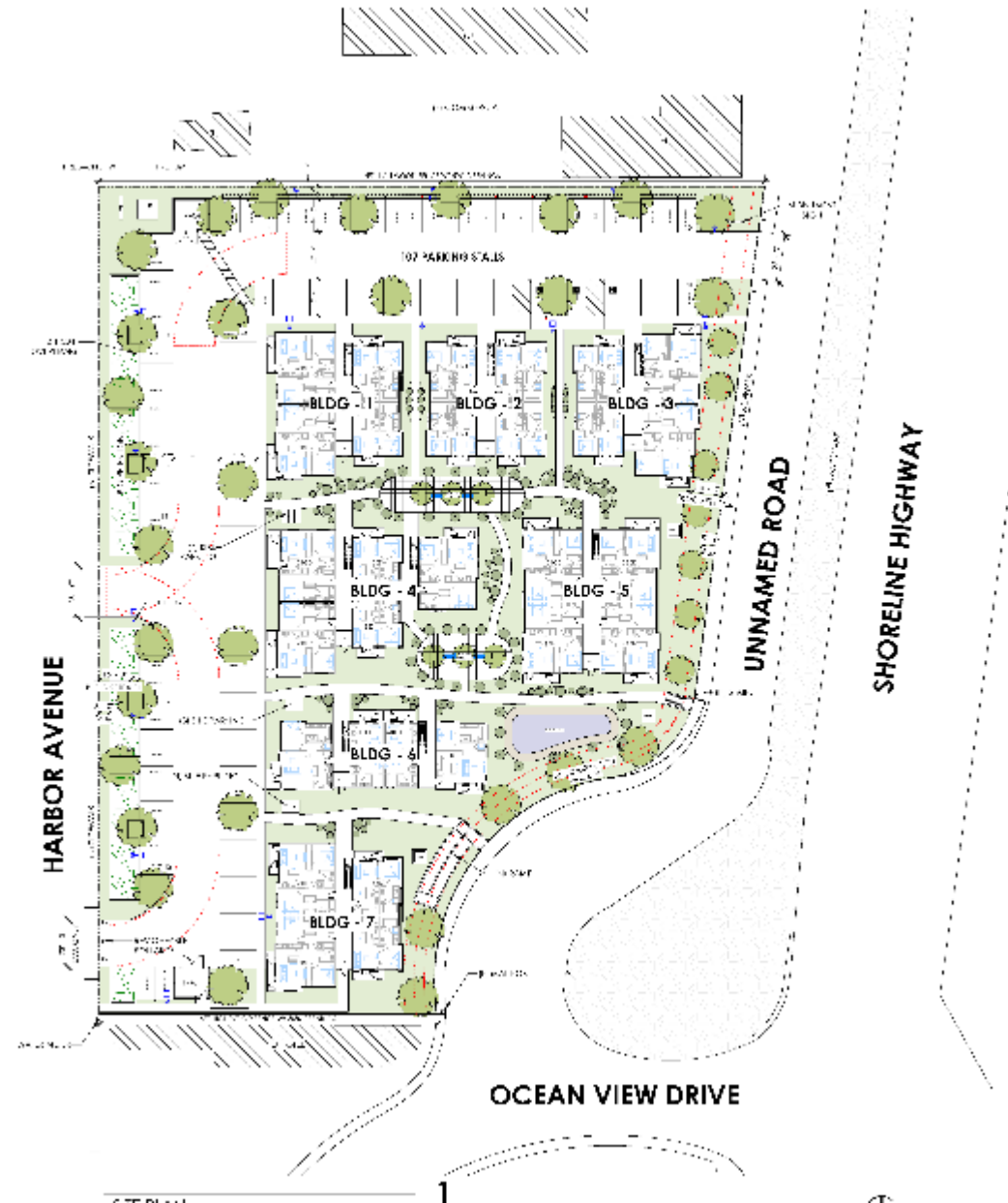
View from Harbor Drive



Site Plan

The project includes seven buildings which range in height from 32' (flat roofs) to 37' 8" (shed roofs) with a total of 87 units.

- Total open space (playgrounds, courtyards, open space, landscaped areas) is approximately 55,850 SF (1.3 acres) or 46% of the site.
- The total building footprint is 28,126 SF or 24% of the site.
- The remainder of the site, 24,942 SF or 30%, is composed of the parking lot and sidewalks.
- The proposed project density would be 32 units per acre.
- 107 parking spaces in an L-shaped parking lot, landscaping with 25 trees
 - 11 bicycle spaces.
 - 43 EV-ready parking spaces & eight EV chargers.
- Off site improvements



Floor Plans

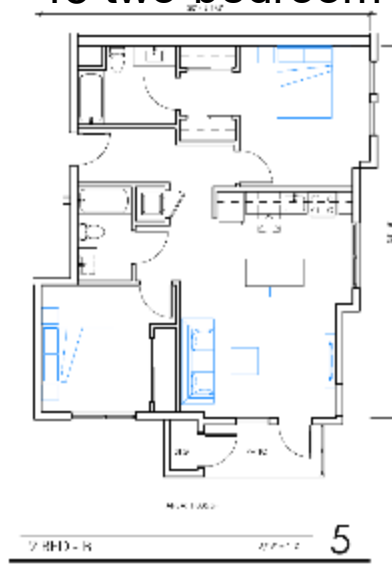
The project includes six studio, 36 one-bedroom, and 45 two-bedroom units. Each unit features a private patio or balcony.

Studios ± 500 SF

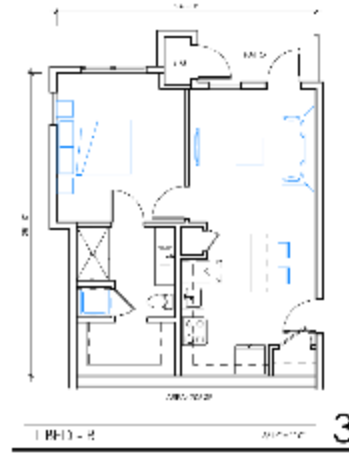
One Bedroom ± 760 SF

Two Bedrooms ± 1,000 SF

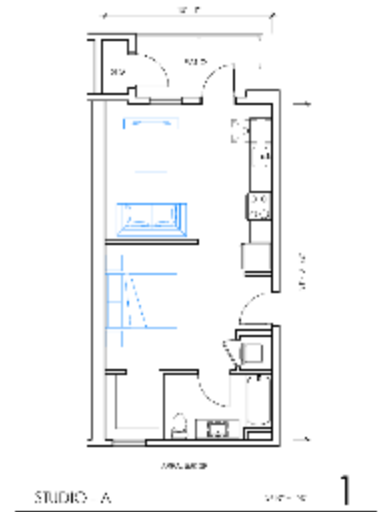
45 two-bedroom



36 one-bedroom



6 studios



Use Permit Request #1

Unit Count

- 87 Units Requested
 - 85 Multifamily Units
 - 2 Attached ADUs
 - 8 Affordable Units for Very Low-Income Households (15% calculated prior to density bonus).
- Planning Permit as conditioned:
 - 85 Multifamily Units
 - 2 Attached ADUs
 - 1 Visitor Serving Storefront
 - 8 Affordable Units for Very Low-Income Households
- Building Permit Stage
 - 10% of units (9 units) must be accessible with Universal Design Features.

Parking

1151 South Main Parking Analysis

Parking Requirement	Revised Project		Initial Project	
	Number of Units	Required Parking Spaces	Number of Units	Required Parking Spaces
Density Bonus Law				
0 to 1 bedroom: 1 onsite parking space	42	42	42	42
2-3 bedrooms: 1.5 onsite parking spaces	42	63	45	67.5
ADU Law				
One space per unit	2	2		
Mixed Use Component				
One Retail/Office Space - No Parking Required	1,050 SF	0		
Total	86	107	87	109.5

Use Permit approval request would authorize shared parking between the retail and the residential uses of the site per code section 17.36.080A.1.

Project would result in 40 additional on-street parking spaces.

Landscaping

Landscaping includes:

- 3,006 SF of bioretention planters,
- 37,000 SF of other landscaped areas throughout the project.
- 73 trees, multiple plants native to Northern California's coast, and four non-native species.

Special Conditions to replace non-native with native plants, retain existing trees as feasible, provide more landscaping at parking lot entrances, prohibit planting of invasive non-natives.



Use Permit Request #2 and #3

Multifamily Use Permit

- Project complies with all Multifamily Requirements except for the amount of private open space and front doors facing Highway 1.
- These are addressed with special conditions.

Increase FAR – Floor Area Ratio

- Zoning code allows up to 24 units/acre.
- Use Permit is required to increase the FAR above 0.4 to accommodate housing units up to the maximum allowed.
- Density Bonus Law allows 87 units as proposed.
- Units are of modest size
- FAR would increase from 0.4 to 0.7 to accommodate the density bonus units.

Inclusionary Housing & Density Bonus Law

- **Purpose:** To require affordable units as part of a market rate rental project. Balance project feasibility with public need for more affordable units. Results in mixed-income projects.
- Project's units are small which will serve as market rate workforce housing.
- No units are eligible for sale as condos. Units cannot be rented for vacation rentals as the City prohibits all vacation rentals except in the downtown.
- City requires 15% of inclusionary units for multifamily housing projects.
- Applicant decided to provide eight units (15% of the original 56-unit project) affordable to households earning \$31,06. Rent would be \$647/month.

Per State Law, project is eligible for 50% density bonus to allow up to 93 units. Project includes 86 units.

Per State Law, project t is eligible for three planning Incentives.

1. Increase the height limit from 28 feet to 38 feet; and
2. Applicant would undertake the design, engineering and construction of the stormwater improvements identified as project 5.5.8.1 in the City's 2004 Storm Drain Master Plan, and receive a corresponding capacity fee concession (drainage, sewer and water) to offset the cost of off site improvements.
3. Allow applicant to construct a multifamily project with a Use Permit and reduce the requirement for a visitor serving use on the front bottom floor of each building to apply to just building 3.

Height Limits

- Proposed buildings range in height from 32' (flat roofs) to 37' 8' (shed roofs).
- Building site is ± 5 feet below grade of Highway 1.
- May reduce perception of height from Highway 1 to 27' for flat roofs and 32' feet for shed roofs.
- Dolphin Inn is 28 feet in height.
- Outlet Store is 26 feet in height.



Views

- This area is not mapped for view protections.
- Area does not require a visual analysis per the Coastal General Plan.
- Views are constrained by trees, bushes and development located west of the parcel.



Figure 7: View without Development.



Figure 8: View with Development.

Tree Retention



Water

- Was a significant issue for development projects in the past.
- The City has invested in many water projects to address this issue.
- Per Public Works, the proposed project can be served by the City with existing water infrastructure.

Water Budget Proposed 87-unit Project at 1151				
Unit Size	Number of Units	Estimated Residents/ Unit	Total Water Use/ Year (gallons)	Total Water Use/Day (gallons)
Studio	6	1.2	175,200	480
1-bedroom	36	1.5	1,051,200	2,880
2-bedroom	45	3	1,314,000	3,600
Total	87		2,540,400	6,960

Fort Bragg - Completed/ Ongoing Water Projects		
Project	Annual Water (gallons)	Daily Water (Gallons)
Package Desalination Plant (2022)	52,560,000	144,000
Raw Water Line Replacement (2024/2025)	1,000,000	2,740
Water Meter Conservation Project (2021-25)	20,000,000	54,795
Subtotal	73,560,000	201,534
Proposed Project Projected Water Use (2026)	(2,540,400)	(6,960)
Net Available Water Post Project	71,019,600	194,574

Neighborhood Circulation

- Coastal Access is available by vehicle on Ocean Drive. (green)
- Coastal Access is available by walking and bicycle directly via Harbor Ave and via Frontage Road and through a dedicated easement at the Cliff House Restaurant. (purple)
- Vehicles can leave the site and drive south or north on Highway 1 from the intersection of Ocean and Main Street (blues)
- Vehicles can drive south on highway 1 via intersection of Frontage Road with Main Street (yellow)



Circulation & Traffic

Level of Service (LOS)

- Project Population $2.3 \times 86 = 197$ people
- 406 trips/day
- Five intersections
- Caltrans did not require a traffic study
- Trip level similar to Autozone project.
- Project will not exceed LOS limits.

Traffic Safety

- Install “Keep Clear” signage at intersection of Ocean View Drive and Frontage Road.
- Extend lane striping by approximately 100 feet on Ocean View drive to increase separation for vehicles turning left and right at Highway 1.
- Install “no left turn” sign for eastbound traffic existing Frontage Rd onto Highway 1.

Stormwater System

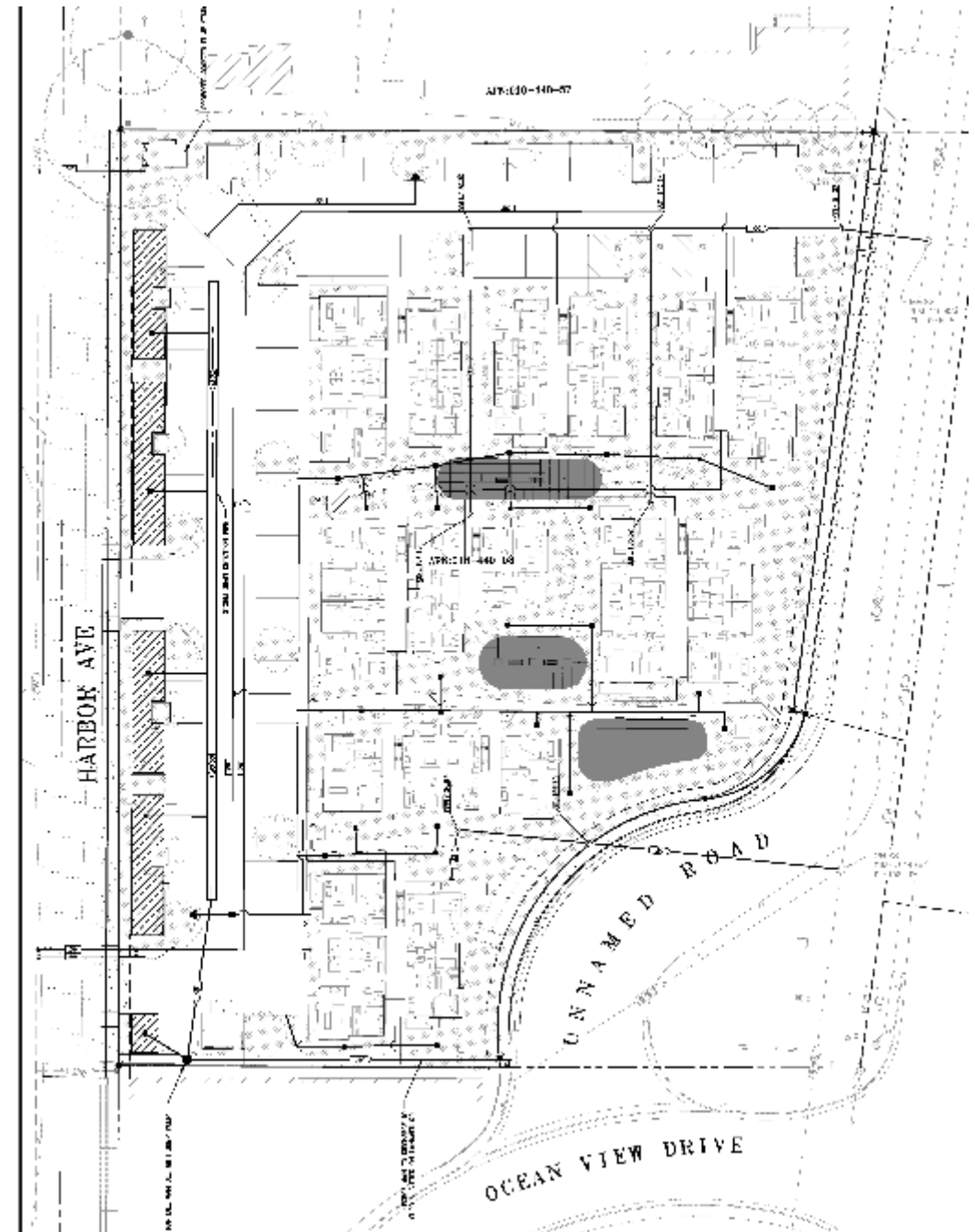
Special Condition to require rainwater capture tanks that recharge aquifer.

System of drains from project to the system of stormwater treatment bioswales, where water is pretreated and infiltrated.

Convey excess water to Ocean View Drive through a culvert where it will continue to infiltrate.

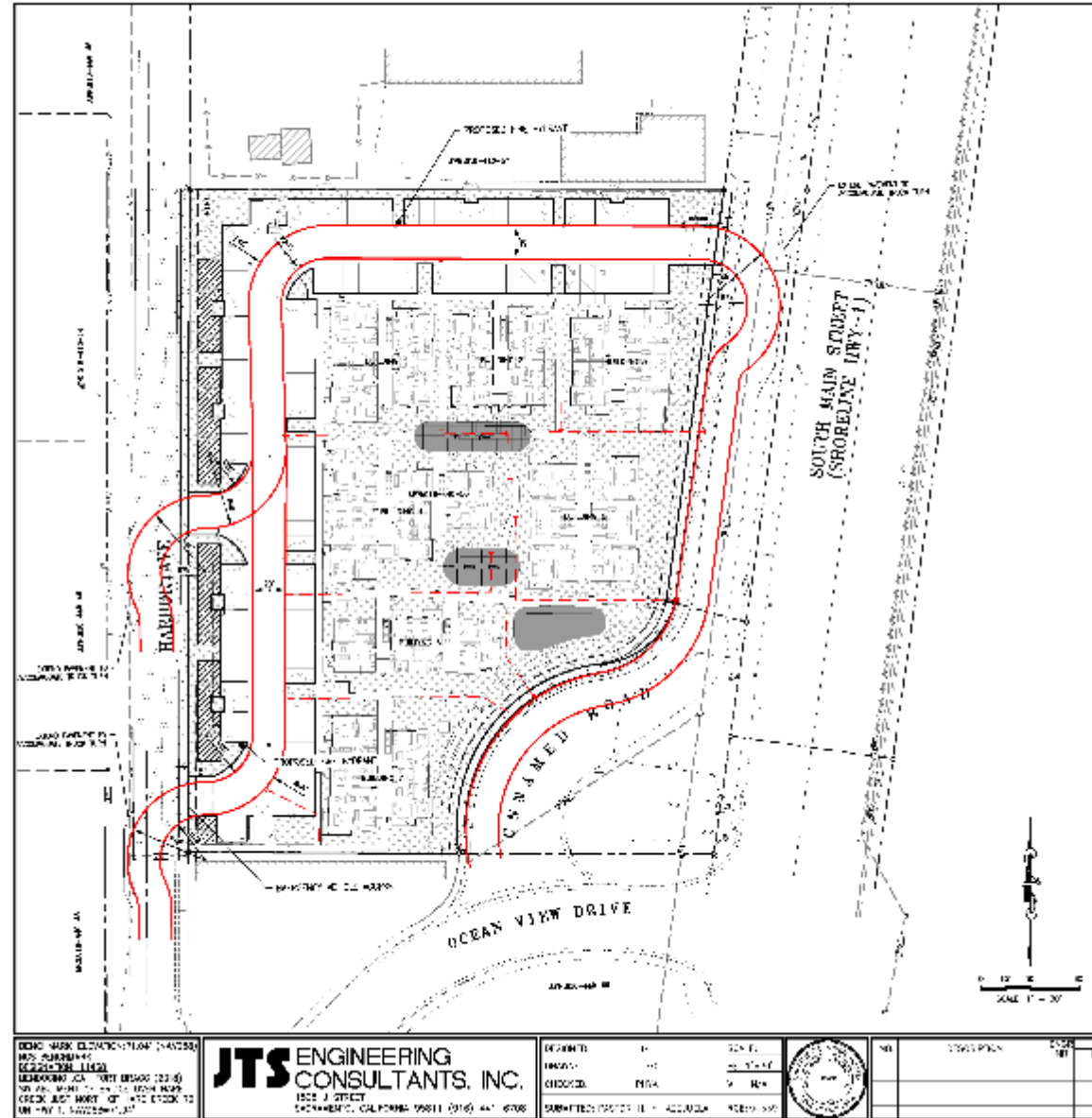
Special condition to install a trash capture device.

Various other special conditions.



Fire Safety

- Safe and effective firefighting access.
- Installation of two fire hydrants.
- Installation of sidewalks, curbs, and gutter on Harbor Avenue and Frontage Road. North Harbor Drive would be paved to City standards along the parcel.



Design Review - Project Elevations



EAST ELEVATION (SHORELINE HIGHWAY)

0.02" = 1'-0"

2



WEST ELEVATION (HARBOR AVENUE)

0.02" = 1'-0"

1