



CITY OF FORT BRAGG

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COUNCIL COMMITTEE ITEM SUMMARY REPORT

MEETING DATE: APRIL 27, 2016
TO: PUBLIC WORKS & FACILITIES COMMITTEE
FROM: TOM Z. VARGA, PUBLIC WORKS DIRECTOR
AGENDA ITEM TITLE: Receive Report and Provide Recommendation to City Council
Regarding Placement of Steps in the Public Right of Way in
Front of 144 East Laurel Street

ISSUE:

At its meeting of March 28, 2016, the City Council considered authorizing the City Manager to execute a Grant of License permitting the placement of steps in the public right of way in front of 144 East Laurel Street. During Council's discussion of this matter, concerns were raised about the proposed steps encroaching into the sidewalk and restricting its useable space. Council directed that the matter be sent to the Public Works & Facilities Committee to consider this question and to return to the Council any recommendations.

BACKGROUND:

The building at 144 east Laurel Street has a doorway threshold approximately 10 inches above the adjacent sidewalk. The owner of the building wishes to build step(s) in front of the door to improve access to the building.

A draft Grant of License has been prepared by staff as the mechanism permitting the placement of step(s) encroaching on to the sidewalk in the public right of way. The license currently allows for the placement of step(s) and railings as necessary within a footprint of 5.0 feet wide (centered on the doorway), and extending up to 2.5 feet into the sidewalk. Typical step dimensions are a maximum rise of 7-3/4 inches and minimum depth (tread) of 10 inches. A single step would be adequate to serve this doorway.

At the March 28th Council meeting, concerns were raised that a step encroaching into the sidewalk would limit or restrict the passage of foot traffic in the vicinity of the step. The sidewalk is 10.5 feet wide from the face of the building to the face of curb along this portion of East Laurel Street. A "No Parking" sign and pole are located near the proposed step. Assuming one step is built, the space between the proposed step and the sign pole would be approximately 7.5 feet.

During Council's discussion, a question was posed if the property owners would be willing to locate the proposed step within the limits of the building footprint and not encroach into the sidewalk. The building owners' representatives have been contacted and asked to provide their input. As of the writing of this report, a response has not been submitted. Staff believes that the owners' representative is prepared to discuss this question during the Committee meeting.

OPTIONS:

If the building's owner agrees, the steps might be built within the existing building footprint.

The Committee can recommend denying the request for the encroachment into the sidewalk.

If the placement of the step into the sidewalk is recommended for approval, the size of the authorized area of encroachment can be reduced to 1.0 foot deep to accommodate a single step. The existing "No Parking" sign and pole can also be required to be relocated at the building owner's expense. Other conditions that arise during the Committee's discussion can be added as appropriate.

RECOMMENDATION:

Review and consider the issues concerning the placement of step(s) in the public right of way in front of 144 East Laurel Street. Forward recommendations to the full City Council as to how to best proceed. If the placement of the step is recommended, then the City Manager should be authorized to execute the Grant of License

ATTACHMENTS:

1. Draft Grant of License