



CITY OF FORT BRAGG

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MEMORANDUM

DATE: February 24, 2010
TO: Honorable Planning Commissioners
FROM: Chris Carterette, Senior Planner
SUBJECT: Westerling Condominiums – Special Conditions Modification

Staff has determined, through discussions with the Public Works Director and the Community Development Director, that Special Conditions 1, 6, and 8 could be reworded as follows to provide more flexibility to the applicant while continuing to conform with the City's General Plan and LUDC:

Regarding requirement for submittal of revised plans with van accessible disabled parking indicated:

~~1. Prior to the issuance of the Building Permit, the applicant shall submit revised site plans that include a van accessible disabled parking space that complies with applicable state and federal regulations when such parking is required by local ordinance.~~

Replace with:

1. Prior to the issuance of the Building Permit, the applicant shall submit revised site plans that include a van accessible disabled parking space that complies with applicable state and federal regulations as this parking is required by local ordinance. The applicant may request an administrative amendment to this permit to remove this special condition to provide the van accessible disabled parking space, if the Land Use and Development Code is amended such that a handicapped accessible parking space is no longer required of a project of this size.

Regarding repaving of alley:

~~6. Construction of alley improvements from southern boundary of subject property to the edge of Alder Street shall be performed under authority of an Encroachment Permit to the satisfaction of the Public Works Director. Prior to project occupancy or final inspection, which ever occurs first, the applicant shall install all improvements required by the Public Works Department to the satisfaction of the Public Works Director, as follows:~~

- ~~a. Sidewalk pavement condition shall be evaluated and improved in accordance with requirements established by the Public Works Director. Sidewalk pavement in poor condition shall be improved along the property frontage with McPherson Street as deemed necessary by the Public Works Director prior to approval of the Final Map.~~
- ~~b. All parking and sidewalk improvements shall be installed consistent with project phasing;~~
- ~~c. All utilities, water, sewer and drainage infrastructure shall be completed; and~~
- ~~d. Runoff from the property shall not be discharged across the sidewalk. Runoff from property shall be discharged into the public right of way.~~

Replace with:

6. Prior to project occupancy or final inspection, which ever occurs first, the applicant shall install all improvements required by the Public Works Department to the satisfaction of the Public Works Director, as follows:

- a. Upon determination of the Public Works Director, the alley shall be repaved to either cover the area from:
 - i. the subject property's southern boundary to the edge of Alder Street; or
 - ii. the subject property's northern boundary to Oak Street.
- b. Sidewalk pavement condition shall be evaluated and improved in accordance with requirements established by the Public Works Director. Sidewalk pavement in poor condition shall be improved along the property frontage with McPherson Street as deemed necessary by the Public Works Director prior to approval of the Final Map.
- c. All parking and sidewalk improvements shall be installed consistent with project phasing;
- d. All utilities, water, sewer and drainage infrastructure shall be completed; and
- e. Runoff from the property shall not be discharged across the sidewalk. Runoff from property shall be discharged into the public right of way.

Regarding provision of elements of visual interest on southern elevation of Units 3 and 4:

~~8. Prior to issuance of the Building Permit the applicant shall submit revised elevations for approval by the Director that indicate the addition of at least three recessed windows and moldings or decorative trim to add visual interest to the façade.~~

Replace with:

8. Prior to issuance of the building permit, the applicant shall provide a revised elevations for approval by the Community Development Director that adds sufficient elements of visual interest to the southern elevation of Units 3 and 4 as to be consistent with the Citywide Design Guidelines, Section 2.24.