

STAFF REPORT FOR MENDOCINO HISTORICAL REVIEW BOARD PERMIT MHRB # 2017-0004
HEARING DATE: APRIL 3, 2017

OWNER: GABRIEL MARTIN
PO BOX 557
MENDOCINO, CA 95460

APPLICANT: DANIELLE COMPA
PO BOX 1660
FORT BRAGG, CA 95437

AGENT: DANIELLE COMPA
PO BOX 1660
FORT BRAGG, CA 95437

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to modify previously approved barn and tack room (MHRB Permit 2015-0008). Proposed changes include increasing building footprint, exterior appearance, and maximum height.

STREET ADDRESS: 44900 Little Lake Road, Mendocino (APN 119-140-24)

HISTORIC STRUCTURES: Site: Spencer Hills House, Category I (1855)
East: Joshua Grindle House, Category I (1879-85) 44800 Little Lake Street
West: Dwelling, Category IVb 44920 Little Lake Street
South: Site of Mendocino Grammar School, Category S (1885) School Street

PARCEL SIZE: 1.2 acre lot

CEQA STATUS: A Class 3(e) Categorical Exemption, pursuant to Section 15303 for new construction of small accessory structures, like decks or a barn.

PAST MHRB PERMITS: 99-37 Exterior alterations; 00-30 chimney; 01-51 garage addition and fences; 01-57 acid wash chimneys; 2015-0008 barn, tack room, and decking.

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing application. Relative to this application, the following issues are raised and should be addressed:

- | | |
|---|----------------------|
| ✓ Building Size, Height, Proportions and Form | ✓ Roof Shape |
| ✓ Relationship of Building Masses and Open Spaces | ✓ Color(s) |
| ✓ Relationship to Surrounding Structures | Sign Size |
| ✓ Materials and Textures | Number of Signs |
| ✓ Architectural Details and Style | ✓ Placement/Location |
| ✓ Facade Treatment | ✓ Lighting |
| ✓ Proportions of Windows and Doors | Paving/Grading |

Landscaping

APPLICABLE SECTIONS OF MHRB GUIDELINES: pages 6, 7, and 9. Sections VI. Site Development Guidelines and VII Structural Guidelines.

STAFF NOTES: The project complies with the development standards of the Chapter 20.656 MRM Zoning District and Chapter 20.704 Accessory Use Regulations (see Table 1).

Table 1: MRM District Regulations and Accessory Use Regulations		
MTZC SECTION	STANDARD	PROPOSED
20.656.010(A) Permitted Residential Use Type	Single-Family Residential	Single-Family Residential
20.704.015(E) Residential and Agricultural Use Types	Barn	Barn
20.704.015(B) Residential and Agricultural Use Types	Children's playhouses, patios, porches, gazebos, etc.	Accessory Structure
20.656.030 Minimum Front and Rear Yards	20-feet	20-feet
20.656.035 Minimum Side Yard	6-feet	6-feet or more
20.656.045 Maximum Building Height	28-feet	15.25-feet tall
20.656.055 Maximum Lot Coverage	25%	24%
20.656.070 Additional Requirements	Prohibit conversion of residential structure to non-residential use	Not proposed

MHRB Permit #2015-08 allows for the construction of a 240 square-foot barn; a 120 square-foot accessory structure; a 15 x 32 foot deck with stairs and baluster; a 3 x 34-foot walkway (boardwalk) with west facing stairs; and a 30-foot long 6-foot tall fence. The property owner began construction of the barn and accessory structure (tack room), but altered its design, height, windows, doors, and added impervious pavement. Therefore, an application was filed requesting consideration of the modified project design. The total proposed lot coverage would change from 21% to 24% and would comply with MRM development requirements.

Barn and Tack Room Changes: The modified structure is 63.5-feet long by 24.5-feet wide, or 1,556 square feet, and is 15.25-feet tall at its highest point. The proposal includes the tack room and horse barn, and a wash area, hay storage and equipment storage areas.

Window, Door, and Lighting Changes: Additional lighting is proposed. The applicant proposes adding five Dutch-doors; changing the barn sliding doors to swing doors; and eliminating west facing windows.

Roof Shape Changes: The constructed roof is two feet taller than approved by MHRB Permit #2015-08 and has a steeper pitch. The proposed modified design includes posts on the west side of the structure that support the roof eaves that project over a concrete walkway. The applicant proposes dark grey or black composition shingle roofing.

Gravel Pavement Changes: The installed 1,400 square-feet of concrete is not a part of MHRB Permit #2015-08, which allows for 248- square-feet of gravel pathway adjacent to the tack room and barn with slab-on-grade construction for the barn and tack room (or 360-square-feet of concrete).

REQUIRED FINDINGS: The Historical Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (a) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and
- (c) Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

STANDARD CONDITIONS:

- 1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction, and or use of the property in reliance on such permit, has been completed prior to its expiration.
- 2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
- 3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
- 4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
- 5. To establish that site-work satisfies the requirements of MHRB Permit 2017-0004 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection prior to the expiration of this permit. Prior to this MHRB Permit's expiration (if no Building Permit is obtained) and at the request of the property owner, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2017-0004 have been satisfied.
- 6. Any Building Permit request shall include MHRB Permit #2017-0004 (attached to or printed on the plans submitted).

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten-day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$1, 040.00 (Check payable to County of Mendocino)

Appeal Period: Appeals must be received by the Clerk of the Board of Supervisors within 10 days of Review Board action.

checked by J.A. on 2/17/2017

MHRB PERMIT APPLICATION SUBMITTAL CHECKLIST

THE FOLLOWING APPLICATION MATERIALS MUST BE SUBMITTED TO THE COASTAL OFFICE OF THE DEPARTMENT OF PLANNING & BUILDING SERVICES.

To ensure completeness, please check off each box under the letter "A" as each item is completed. Please submit this checklist with your application. The County will check off each box under the letter "C" as each item is verified as complete.

Please provide **7 copies** of items 1 - 4, on 8 1/2" x 11" paper (or if a larger size, folded to 8 1/2" x 11") collated and stapled into individual packets.

- | | | |
|---------------------------------------|---------------------------------------|--|
| <input checked="" type="checkbox"/> A | <input checked="" type="checkbox"/> C | 1. MHRB Application Form and Project Description Questionnaire |
| <input checked="" type="checkbox"/> A | <input checked="" type="checkbox"/> C | 2. Location Map (on attached base map, fill in affected parcel and label) |
| <input checked="" type="checkbox"/> A | <input checked="" type="checkbox"/> C | 3. Plot Plan (See attached example) |
| <input checked="" type="checkbox"/> A | <input checked="" type="checkbox"/> C | 4. Architectural building elevations, floor plans, and sign details. Include dimensions, materials, colors, finishes, and exterior light fixtures. For new signs include exactly how the sign is to be mounted and/or supported. For project-specific informational requirements, please refer to the project description questionnaire. |

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|---------------------------------------|---------------------------------------|---|
| <input checked="" type="checkbox"/> A | <input checked="" type="checkbox"/> C | 5. For new construction and/or additions greater than 120 square feet in size, please provide three (3) sets of full-scale plans. |
|---------------------------------------|---------------------------------------|---|

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|---------------------------------------|---------------------------------------|--|
| <input checked="" type="checkbox"/> A | <input checked="" type="checkbox"/> C | 6. Filing Fees (As of January 2, 2009; Note: fees are subject to change) |
|---------------------------------------|---------------------------------------|--|

TYPE OF PROJECT	FEE
Exterior Painting	\$320.00
New Sign Copy	\$290.00
New Signs	\$420.00
Minor Exterior Alterations - Zone A	\$400.00
Demolition and Construction/Additions (under 120 square feet) - Zone A	\$470.00
New Construction/Additions (120 to 640 square feet) and Multiple/Significant Alterations - Zone A	\$600.00
New Construction/Additions (over 640 square feet) - Zone A	\$850.00
Minor Exterior Alterations & Demolition - Zone B	\$290.00
New Construction/Additions - Zone B	\$520.00
MHRB Concurrent Variance	See Planner

+ vio fees
\$1,145.00

- | | | |
|---------------------------------------|---------------------------------------|--|
| <input checked="" type="checkbox"/> A | <input checked="" type="checkbox"/> C | 7. One (1) Signed Copy of Site View Authorization/Authorization of Agent/Mail Direction Form |
| <input checked="" type="checkbox"/> A | <input checked="" type="checkbox"/> C | 8. One (1) Signed Copy of the Indemnification Agreement |

**COUNTY OF MENDOCINO
DEPT. OF PLANNING & BUILDING
SERVICES**

**120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427**

Case No(s) MHRB-2017-0004
Date Filed 2/17/2017
Fee \$ \$ 1,145.00
Receipt No. 14169
Received by JA

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <u>Danielle Compa</u>	Name of Property Owner(s) <u>Gabriel Martin</u>	Name of Agent
Mailing Address <u>PO BOX 557 Mendocino, Ca 95440</u>	Mailing Address <u>PO Box 557 Mendocino Ca 95440</u>	Mailing Address
Telephone Number <u>707-942-9215</u>	Telephone Number <u>707-357-4734</u>	Telephone Number

Assessor's Parcel Number(s)
119-140-24

Parcel Size <u>12</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project <u>44900 Little Lake rd. Mendocino, Ca. 95460</u>
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TYPE OF DEVELOPMENT

(Check appropriate boxes)

- ☐ Demolition. Please indicate the type and extent of demolition. (see next page)
- ☐ Construction of a structure.
- ☐ Addition to a structure.
- ☒ Alteration of exterior of structure.
- ☐ Construction, installation, relocation or alteration of outdoor advertising sign.
- ☐ Outdoor lighting.
- ☐ Walkways, driveways, parking areas, and grading.
- ☐ Exterior painting of a structure.
- ☐ Other.

PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

1. Describe your project in detail.

- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

Modify existing MHRB Permit 2015-0008 to include the following changes:

- Continuous roof line over 120 sqft Accessory structure & the 240 sqft Barn with Additional 10' Roof overhang on North and South Elevation
- Raise height of entire structure by 2' to Accommodate functionality of doors on west exposure - New total building height is 15'3"
- Addition of 2 sliding barn doors to Allow for hay storage to stay dry.
- Addition of 5'6" pony walls on West & North Elevation at 13' Roof overhang (wash station) to provide wind break
- Addition of 5'6" pony walls on West & South Elevation at 13' roof overhang (equipment storage) to provide weather protection
- extend west overhang 4' w/ posts down to Allow fully Dry Walkway
this roof detail matches the residence
- Additional light Fixture, gutter & downspouts not originally shown

2. If the project includes new construction, please provide the following information:


- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 9865 sq. ft.
- What is the total floor area (internal) of all structures on the property? 2501 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? 1804 sq. ft.

If you need more room to answer any question, please attach additional sheets

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

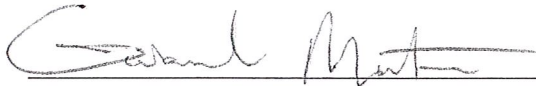

Owner/Authorized Agent

1-16-17
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Danielle Compa to act as my representative and to bind me in all matters concerning this application.


Owner

1-20-17
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name <u>Gabriel Martin</u>	Name	Name
Mailing Address <u>PO Box 557</u> <u>Mendocino, Ca 95460</u>	Mailing Address	Mailing Address

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

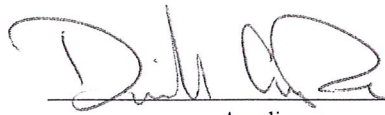
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: _____

1-16-17

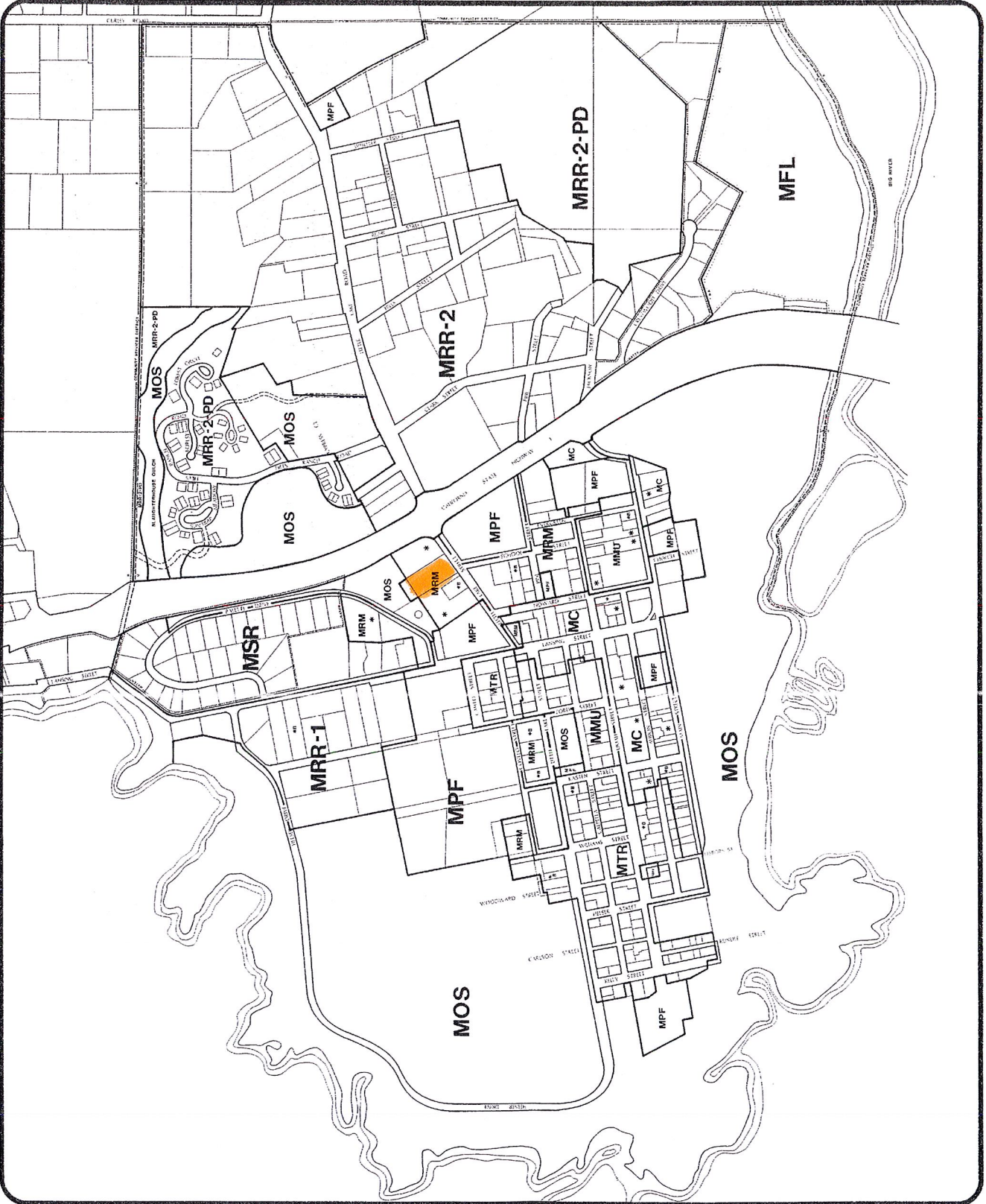


Applicant

MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS
January 22, 1995

This Ordinance was adopted by the Board of Supervisors of Mendocino County, California, on January 22, 1995, and is hereby published for public information. The Board of Supervisors is hereby authorized to execute the same.



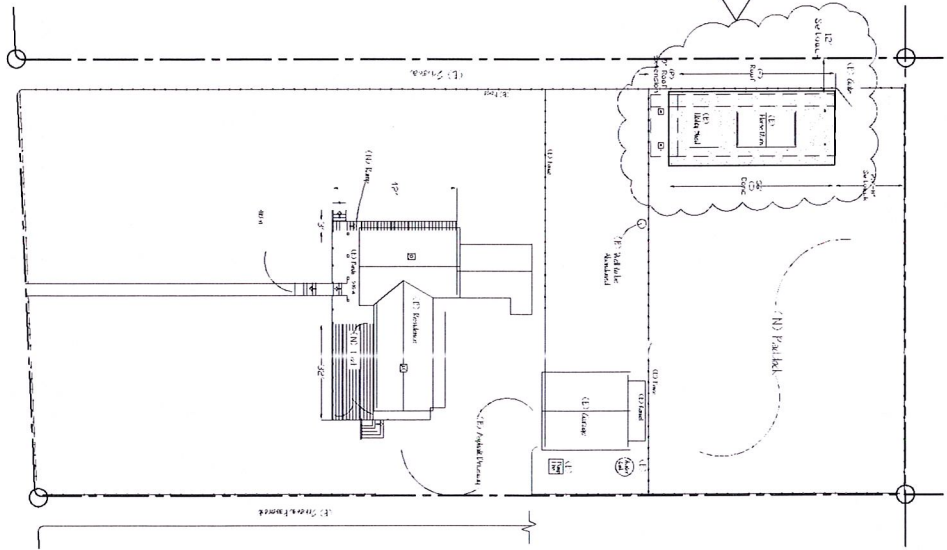
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PG	DESCRIPTION
1	Vicinity & Site Maps
2	(E) & (P) Plans
3	(E) & (P) Elevations



Vicinity Map (site circled)

Site of (P) Changes to
(N) Horse Barn &
(N) Utility Shed



SITE PLAN
Scale 1" = 20'

DRAWN BY: Lutz DATE: 01-02-15
CHECKED:
REVISED: 3-23-15; 10-15-15; 1-28-17
JOB NUMBER:

New Horse Barn & Utility Shed
for Gabe Martin
44900 Little Lake Rd
Mendocino, CA - APN 119-140-24

Drawing by: HDI
Drafting & Spatial Visualizations
(707) 964-9667 *** digital@mcn.org

