



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**JUNE 5, 2017
MHRB_2017-0006**

OWNER/ APPLICANT: BEAR FLAG MANAGEMENT LLC
PO BOX 396
MENDOCINO, CA 95460

AGENT: SCRAMAGLIA & HAYES CONSTRUCTION
860 MYRTLE ST
FORT BRAGG, CA 95437

PROJECT DESCRIPTION: A request for a Mendocino Historical Review Board Permit to modify MHRB Permit 2017-01 by requesting after-the-fact approval to install replacement sliding glass doors (rather than wooden French doors) and install an exterior, downcast lamp.

STREET ADDRESS: 45090 MAIN ST, MENDOCINO AREA

PARCEL SIZE: 3,750 SQUARE FEET

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Article 19, Section 15331 Historical Resource Restoration/Rehabilitation, which is a Class 31 exemption consisting of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. Categorically Exempt

Or Statutorily Exempt from CEQA pursuant to Section 15270 for projects that are disapproved.

HISTORIC STRUCTURES: On Site: Category IVa, Non-Historic
North: Category I, Hesser House
South: State Park
East: Category I, Mendocino Hotel
West: Category IVa, Non-Historic

PAST MHRB PERMITS: 87-36 (sign), 88-10 (remodel), 88-34 (sign relocation), 89-20 (signs), 98-12 (sign), 00-05 (sign), 00-23 (exterior alteration), 00-45 (sign), 01-56 (sign), 2011-30 (sign), 2016-0009 (Sign), and 2017-01 (doors, balusters, exterior renovation).

HISTORIC ORDINANCE STANDARDS: The MCC Chapter 20.760 Mendocino Historical Preservation District For Town of Mendocino provides standards for the MHRB to consider when reviewing applications. 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
- ✓ Proportions of Windows and Doors
- Landscaping

- ✓ Lighting
- Paving/Grading

MCC Section 20.760.025(F) *"Outdoor Lighting" means any exterior lights or lighting systems designed or maintained to light the exterior of a structure, streets, pedestrian walkways, doorways, stairs and similar areas.*

MCC Section 20.760.050(A)(2) *The excessive use of glass is discouraged.*

MCC Section 20.760.050(A)(3) *The architecture, size, materials, details, proportion, height, texture, color, facade treatment and fenestration of the work proposed insofar as the same affects the appearance of the subject property within the district.*

APPLICABLE SECTIONS OF MHRB DESIGN GUIDELINES (1987): Building Design (pages 7-9) and Signs and Lighting (page 10).

VII Structural Guidelines, Building Design #4 Windows and Doors: *The proportions and relationships between windows and doors, and of each to the structure as a whole, shall be compatible with the architectural style and character of landmark structures, and with surrounding structures within the Historic District. Metal or plastic frames are not acceptable. Shutters should be inconspicuous as possible. Raw aluminum combination storm windows or doors and plastic contemporary coverings are not acceptable. Windows and doors may have accent ornamentation when it is integral to the building Design (page 8).*

And continues with #4b Commercial: *... Upperstory windows should be vertical. Doorways may be recessed (page 8).*

VIII Non-Structural Guidelines, #1 Lighting: *Outdoor lighting as defined in [MCC Section 20.760.025(F)] is regulated by these Guidelines. ... (page 10).*

REQUIRED FINDINGS: The 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

The exterior appearance of metal or plastic frames does not harmonize with the exterior appearance and design of the existing structures within the District and with that of the existing subject structure. The proposed sliding glass represent an excess use of glass, which is discouraged. The upper-story sliding-doors are horizontal in appearance. The proposed exterior lighting is shielded and dark sky compliant.

- (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and

The proposed upper-story sliding-doors would detract from the appearance of other Landmark Structures in the vicinity.

- (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.

The on-site structure is not historic and is located adjacent to other Landmark Structures. The proposed upper-story sliding-doors are not representative of the historic district's period of significance. The doors would diminish the opportunity to preserve the District's architectural setting. The exterior lighting complies with local dark sky policies.

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.

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 within 10 days of Review Board's action.

COUNTY OF MENDOCINO
DEPT. OF PLANNING & BUILDING
SERVICES

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5378
Fax: 707-961-2427

Case No(s) MHRB-2017-0006
Date Filed 5/8/2017
Fee \$ 524.00
Receipt No. 15271
Received by JA

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <u>Bear Flag Management Scramaglia & Hayes Construction</u>	Name of Property Owner(s) <u>Bear Flag Management</u>	Name of Agent
Mailing Address <u>860 Myrtle St. Fort Bragg CA 95437</u>	Mailing Address <u>P.O. Box 386 Mendocino CA 95460</u>	Mailing Address
Telephone Number <u>707 357 0086</u>	Telephone Number <u>707 813 8119</u>	Telephone Number
Assessor's Parcel Number(s) <u>119-238-15</u>		
Parcel Size <u>6000</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>45090 Main St. Mendocino CA 95460</u>	

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.

- Request to alter previously approved MHRB application:
On 2/6/17, MHRB approved removal of 2 sliding doors on the upper south elevation to be replaced with wood French doors. During the course of the job the owner had concerns about hinged french doors and the wind damaging them. We are seeking approval to replace the sliding glass doors with new sliding glass doors the same type, size, color and operation. The reason for replacing the doors is because they are degrading and operate poorly.
- Addition of one exterior light above the existing deck centered between the doors. Please see attached photo of proposed light fixture

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

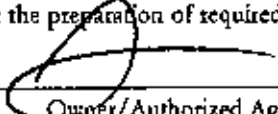
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? _____ sq. ft.
- What is the total floor area (internal) of all structures on the property? _____ sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total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

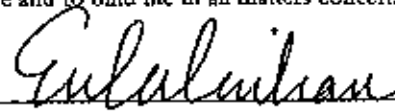
4/12/17

Date

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

AUTHORIZATION OF AGENT

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



Owner

4-12-17

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 Scramaglia & Hayes 860 Myrtle St Fort Bragg CA	Name Bear Flag Management	Name
Mailing Address 95437	Mailing Address P.O. Box 386 Mendocino CA 95460	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: _____

Applicant

45090 Main St.
Mendocino, CA

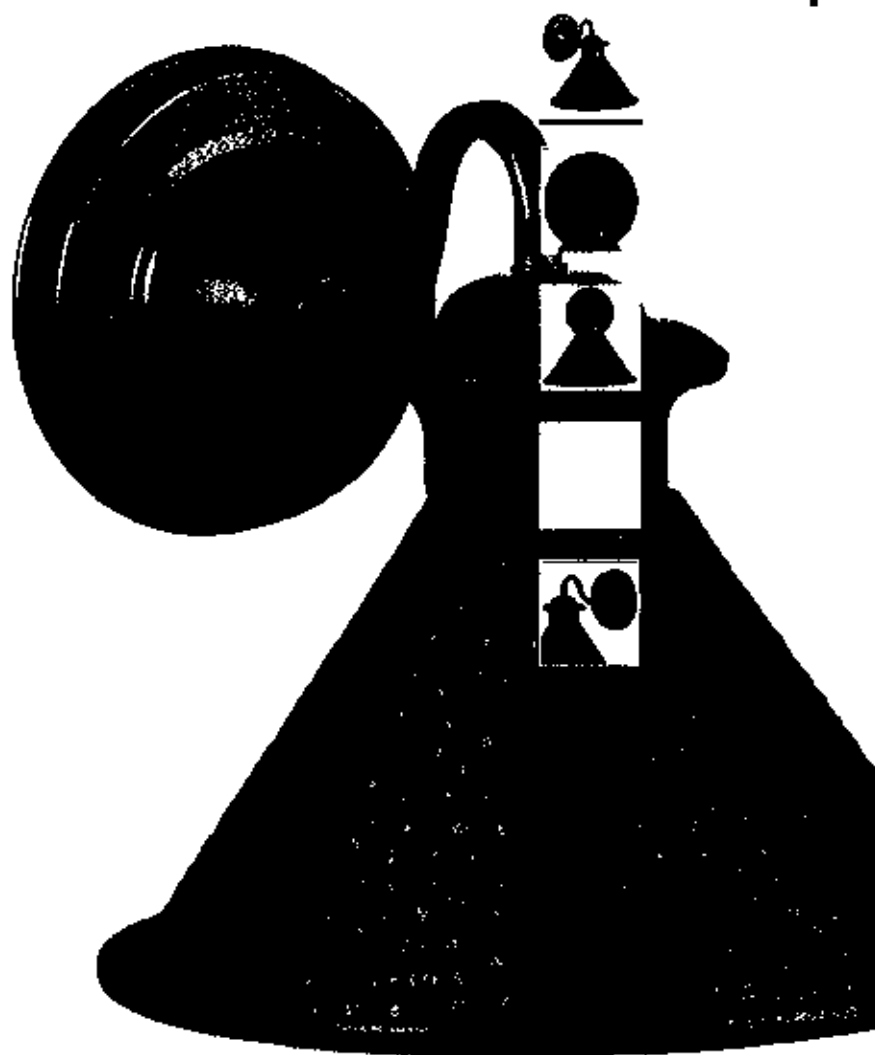
South Elevation
Existing



Scale: $\frac{1}{4}'' = 1'$

World Imports

Dark Sky Essen 1-Light Bronze Outdoor Short-Arm Wall Lamp

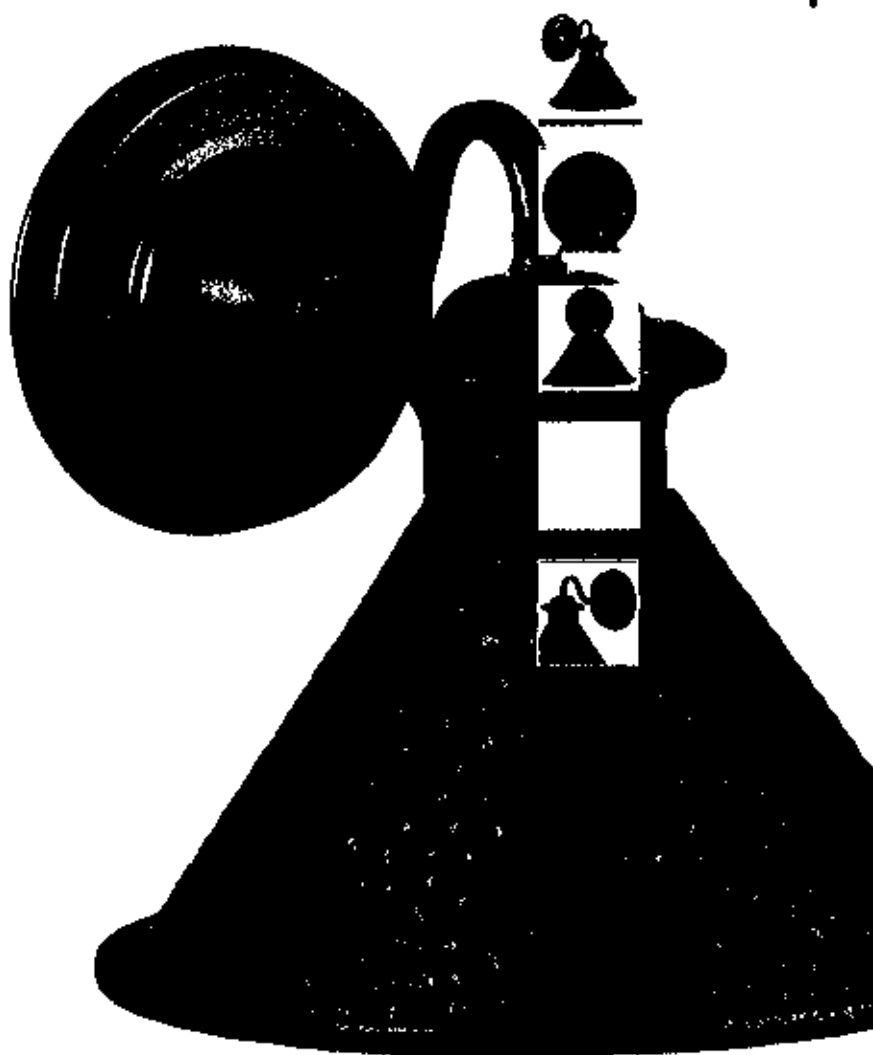


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World Imports

World Imports

Dark Sky Essen 1-Light Bronze Outdoor Short-Arm Wall Lamp

[Click image to zoom](#)