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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**MARCH 5, 2018  
MHRB\_2017-0008**

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**OWNER:** KAREN NOVAK  
PO BOX 768  
MENDOCINO, CA 95460

**APPLICANT/AGENT:** DANIEL DICKSON  
PO BOX 769  
MENDOCINO, CA 95640

**PROJECT DESCRIPTION:** A Mendocino Historical Review Board Permit request to expand an existing 1,249 square foot veterinary clinic by 779.5 square feet for additional office space, an ADA compliant restroom, and an animal treatment area; add a porch with a ramp and stairs and 40 square feet of covered walkway; and relocate one paved ADA accessible parking space. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure "Nettie Paddleford House".

**STREET ADDRESS:** 10490 HOWARD STREET, MENDOCINO  
APN 119-150-45

**PARCEL SIZE:** 0.19 Acres

**ENVIRONMENTAL DETERMINATION:** A Class 31 Categorical Exemption from the California Environmental Quality Act for restoration of a historical resource following the Secretary of the Interiors Guidelines for Preservation and Restoration of Historic Resources

**HISTORIC STRUCTURES:** On Site: Category IIa/Historic Structure  
North: Category I/Mendoza's Store 119-150-44  
South: Category I/ Walsh Doolittle House 119-150-08  
East: Category IVb/Not Historic 119-150-16  
West: Category I/Mendoza's Store 119-150-44

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**HISTORIC ORDINANCE STANDARDS:** The Mendocino Historical Preservation District Ordinance 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
- ✓ Relationship of Building Masses and Open Spaces
- ✓ Relationship to Surrounding Structures
- ✓ Materials and Textures
- ✓ Architectural Details and Style
- ✓ Facade Treatment
- ✓ Proportions of Windows and Doors
- Landscaping
- ✓ Roof Shape
- ✓ Color(s)
- Sign Size
- Number of Signs
- ✓ Placement/Location
- Lighting
- Paving/Grading

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Building Design (pages 7-9)

**PREVIOUS PERMITS:** CDU 2008-0011 Animal Veterinary Hospital with no kenneling. BF\_2007-0738 Install perimeter footing under existing building. BF\_2016-0744 and BF\_2008-0092 to demolish garage and reconstruct garage for commercial use.

**STAFF NOTES:** The project site is designated Commercial on the Mendocino Town Plan Land Use Map and is within the Mendocino Commercial Zoning District (MC). As delineated within Table 1, the project complies with development standards of the MC District, with the exception of off street parking.

<b>Table 1: MC District Regulations and Accessory Use Regulations</b>		
MTZC Section	Standard	(P) Proposed (E) Existing
20.664.020(B) Uses subject to a Major Use Permit	Animal Sales and Services: Veterinary (Small Animals)	(E) CDU 11-2008
20.664.035 Minimum Front and Rear Yards	0-feet	(E) Barn on lot line
20.664.040 Minimum Side Yard	0-feet	(E) Barn on lot line
20.664.050 Maximum Building Height	28-feet	22-feet
20.664.055 Minimum Vehicle Parking	1.0 space/400 SF commercial	5 off-street spaces
20.664.060 Maximum Lot Coverage	25%	25%
20.664.075(A) Maximum Gross Floor Area	0.5 SF Structure:1.0 SF Lot	0.249 SF : 1.0 SF

A minimum of one off-street parking space for each 400 square feet of non-residential gross floor area is required for the project per MTZC Section 20.644.055. As such, the site would require five off street parking spaces. The advent to adding floor area will trigger a requirement for two additional on-site parking spaces; currently there are three spaces on site. MTZC Chapter 20.714 *Circulation and Parking*, provide for various methods of compliance. Staff is recommending that the CPA adopt a specific condition for CDP\_2017-0037 that would allow the property owner to either establish five parking spaces on site or comply with MTZC Section 20.715.015(A) or (B).

Table 2 lists MHRB Guidelines for building design and compares the proposed commercial addition with the guidelines.

<b>Table 2: Mendocino Historic Review Board Design Guidelines</b>		
VII. Structural Guidelines	Guideline	Proposed
1. Scale and Proportion	Height, width, general proportions, windows and doors shall conform to surrounding buildings.	Proposed westerly façade windows are similar to existing.
2. Vertical Emphasis	This appearance is created by the general proportions of door and window openings. Buildings should be of a vertical appearance.	Horizontal features dominate the existing building's features.
3. Exterior Building Materials	Use of lap siding, v-rustic, T&G, ship-lap siding, Ansac, wood shingles, and vertical Board and Batten are favored.	Lap siding will continue to be use

Table 2: Mendocino Historic Review Board Design Guidelines		
VII. Structural Guidelines	Guideline	Proposed
4.a. Windows and Doors: Residential	Proportions (including relationships between windows and doors) shall be compatible with the architectural style and character of landmark structures... Windows and doors may have accent ornamentation when it is integral to the building design.	Proposed westerly façade windows are similar to existing.
5. Foundation Walls	The maximum exposure should be 10-inches.	Vertical redwood 1 x 8 skirting
6.a. Roof Form: Residential	Hip, mansard and high pitched gable roofs are acceptable for main structures with lesser pitch common for porches or additions. Gable end roofs should face the street.	The roof form is designed to complement the existing form and be visually distinctive so that a person can distinguish the original from the new.
6.b. Roof Materials	Must be compatible with surrounding buildings. Wood materials are encouraged. Asphalt shingles are allowed but are not encouraged.	Same as existing
7. Architectural Features	All features and details should be in proportion with the building. The use of historic details on contemporary structures would only be included where they are appropriate to the building design.	The addition is design to complement the existing structure, but be visually distinctive so that a person may identify the original from the new.

**APPLICANT'S STATEMENT:** "This proposed project involves the addition of 779.5 sq. ft. of office, new H/C restroom, and treatment area. This addition would also include 40 sq. ft. of covered walkway to protect animals and employees shuttling between buildings in Mendocino weather conditions. The additional exam and treatment area is much needed to provide service for the current level of business. No intensification of use, clients, or employees is planned nor desired. No demolition is planned as existing exterior surfaces are to be re-covered where required. The gravel driveway will be existing and unchanged other than paving a relocated accessible space. No grading is required. All painting and roofing materials are to match the existing (TME). All exterior lighting is shielded, downcast, and will match the existing (TME). Existing lot coverage = 1249 sq. ft. Proposed lot coverage = 779.5 sq. ft. Total lot coverage = 2068.5 sq. ft."

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

- (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 11<sup>th</sup> day following the Review Board's decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.
2. 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 have been completed prior to its expiration.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
4. 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.
5. 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.
6. To establish that site work satisfies the requirements of MHRB Permit 2017-0008 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 2017-0008 have been satisfied.
7. Any Building Permit request shall include MHRB Permit 2017-0008 (attached to or printed on the plans submitted).

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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: \$1,616.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

**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-2017-0008  
Date Filed 06-30-17  
Fee \$ 307.00  
Receipt No. PDJ-016268  
Received by (Signature) WALDMAN, J

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant <b>DANIEL DICKSON</b>	Name of Property Owner(s) <b>KAREN NOVAK</b>	Name of Agent <b>DANIEL DICKSON</b>
Mailing Address <b>P O Box 769 MENDOCINO, CA 95460</b>	Mailing Address <b>SAME</b>	Mailing Address <b>SAME</b>
Telephone Number <b>707 3314041</b>	Telephone Number <b>707 8137022</b>	Telephone Number <b>SAME</b>

Assessor's Parcel Number(s)  
**119-150-45**

Parcel Size <b>8276.4</b> — <input checked="" type="checkbox"/> Square Feet <b>.19</b> — <input checked="" type="checkbox"/> Acres	Street Address of Project <b>(ADDRESS USED)</b> <b>10490 HOWARD ST MENDOCINO, CA 95460</b>
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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.

**RECEIVED**

**JUN 30 2017**

**PLANNING & BUILDING SERV  
FORT BRAGG CA**

# 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.

- This proposed project involves the addition of 779.5 sq.ft. of office, new H/C restroom, and treatment area. This addition would also include 40 sq.ft. of covered walkway to protect animals and employees shuttling between buildings in Mendocino weather conditions.
- The additional exam and treatment area is much needed to provide service for the current level of business. No intensification of use, clients, or employees is planned nor desired.
- No demolition is planned as existing exterior surfaces are to be re-covered where required.
- The gravel driveway will be existing and unchanged other than paving a relocated accessible space.
- No grading is required.
- All painting and roofing materials are to match the existing (T.M.E).
- All exterior lighting is shielded, downcast, and will match the existing (T.M.E).

**Existing lot coverage = 1249 sq.ft. (office, barn, shed)**

**Proposed additional lot coverage = 779.5 sq.ft. (addition)**

**Total lot coverage = 2068.5 sq.ft. <25% of .19 Acre (2069.1 sq.ft.)**

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

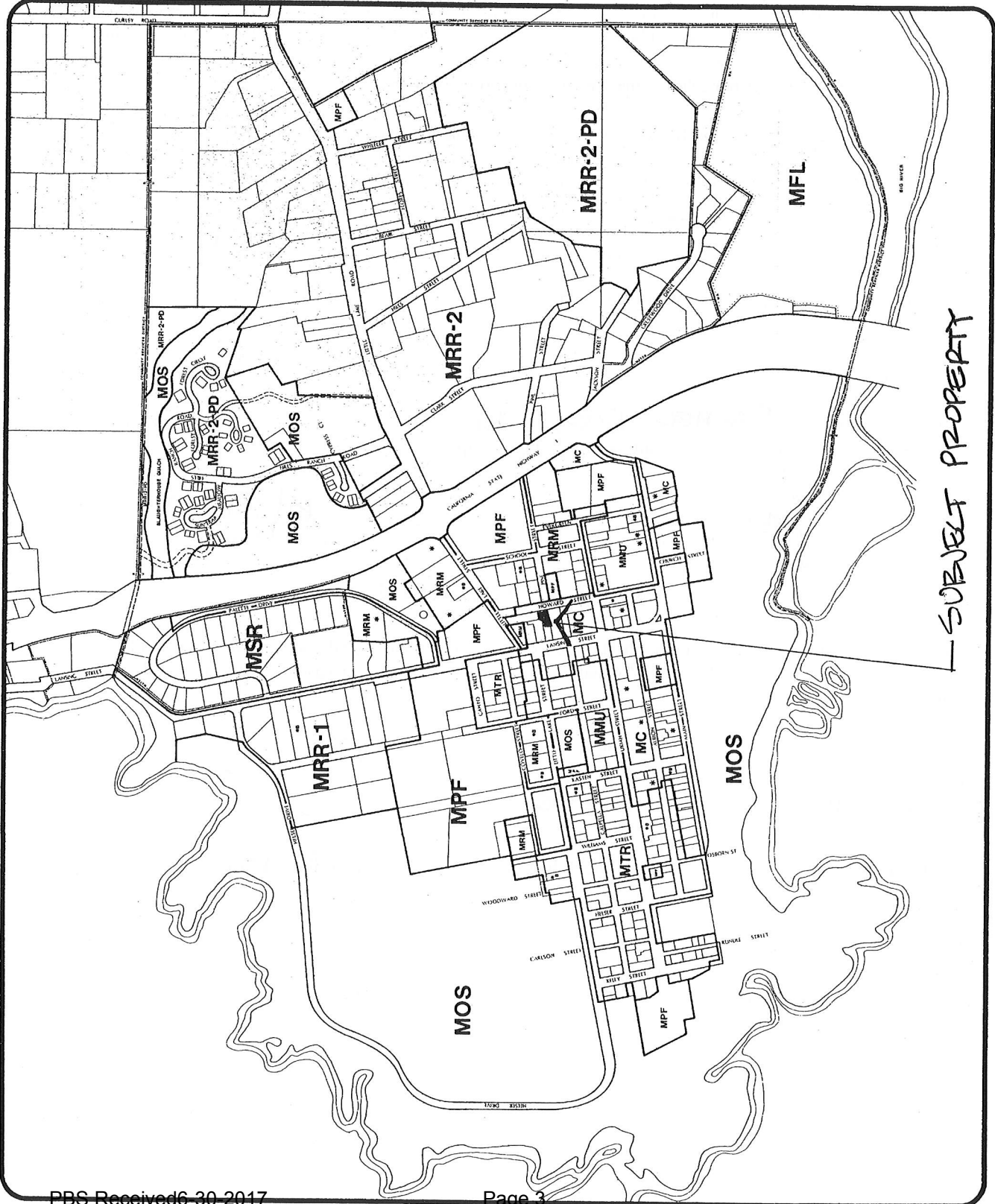
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 1249 sq. ft.
- What is the total floor area (internal) of all structures on the property? \_\_\_\_\_ sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? 0 sq. ft.

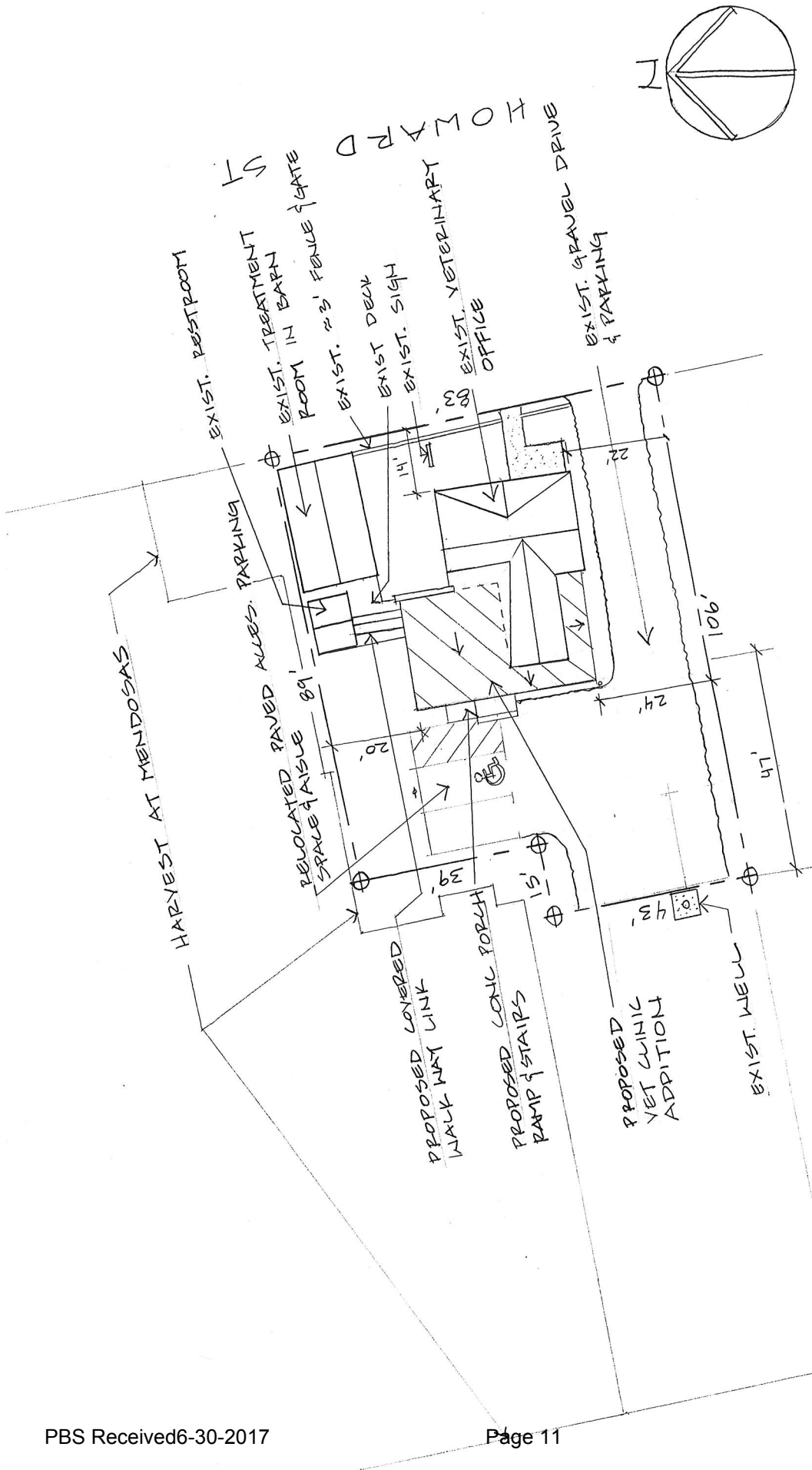
*If you need more room to answer any question, please attach additional sheets*

# MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS  
January 25, 1985

The Mendocino County Planning Department  
has prepared this map for the Mendocino County Board of Supervisors.  
This map is subject to the provisions of the Mendocino County  
Planning Department Ordinance No. 10, adopted on October 14, 1981.  
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Planning Department Ordinance No. 10, adopted on October 14, 1981.





HARVEST AT MENDOSAS

EXIST. RESTROOM

EXIST. TREATMENT ROOM IN BARN

EXIST. 23' FENCE & GATE

EXIST. DECK

EXIST. SIGH

EXIST. VETERINARY OFFICE

EXIST. GRAVEL DRIVE & PARKING

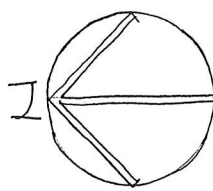
RELOCATED PAVED ALLEYS, PARKING & SPACE RAISE 89'

PROPOSED COVERED WALKWAY LINK

PROPOSED CONC PORCH RAMP & STAIRS

PROPOSED VET CLINIC ADDITION

EXIST. WELL



SITE PLAN 1" = 20'0"

A.P.N. 6.29.17

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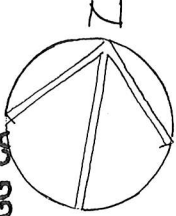
MHRB-2017-0008 CNOVAK



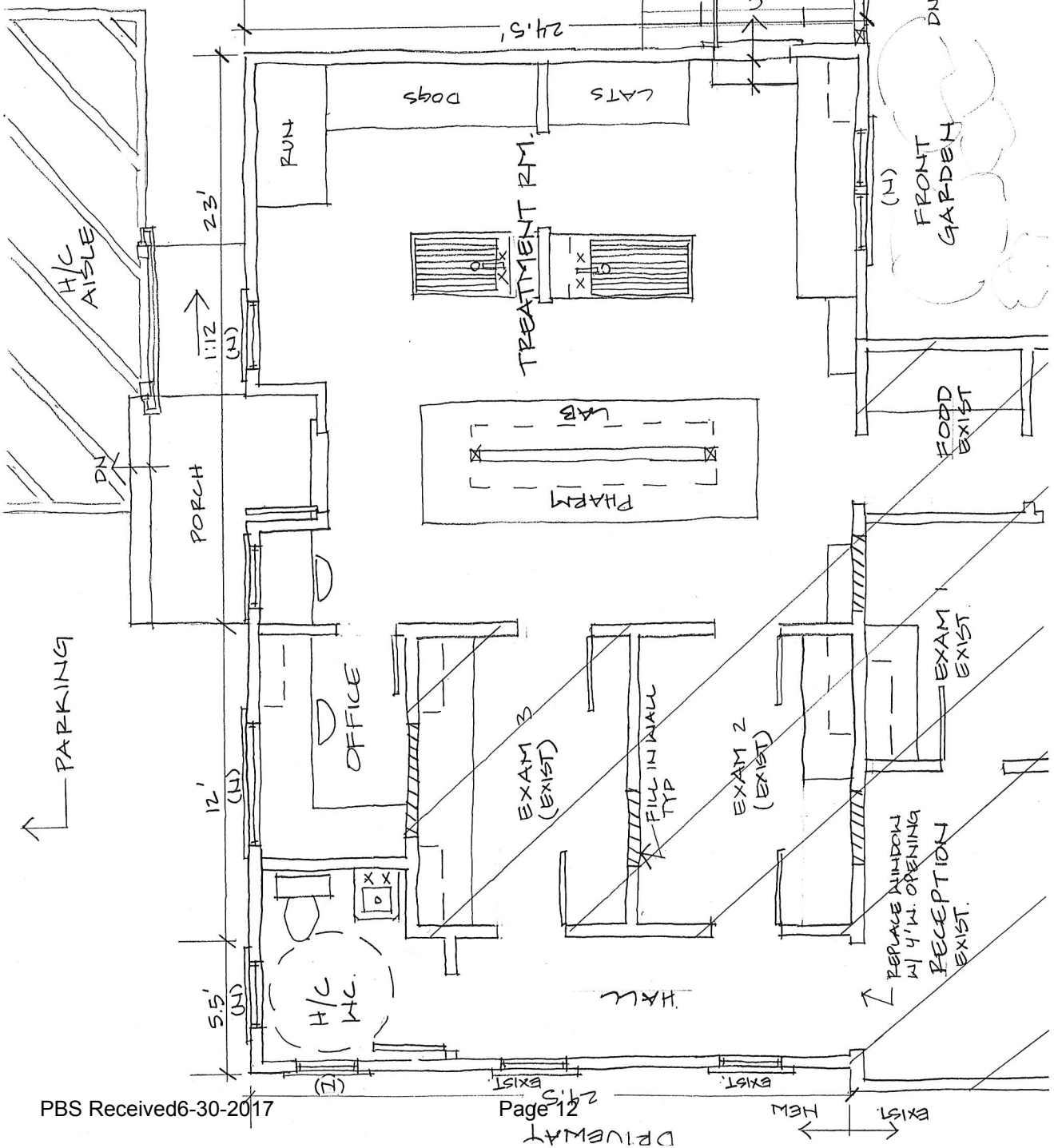
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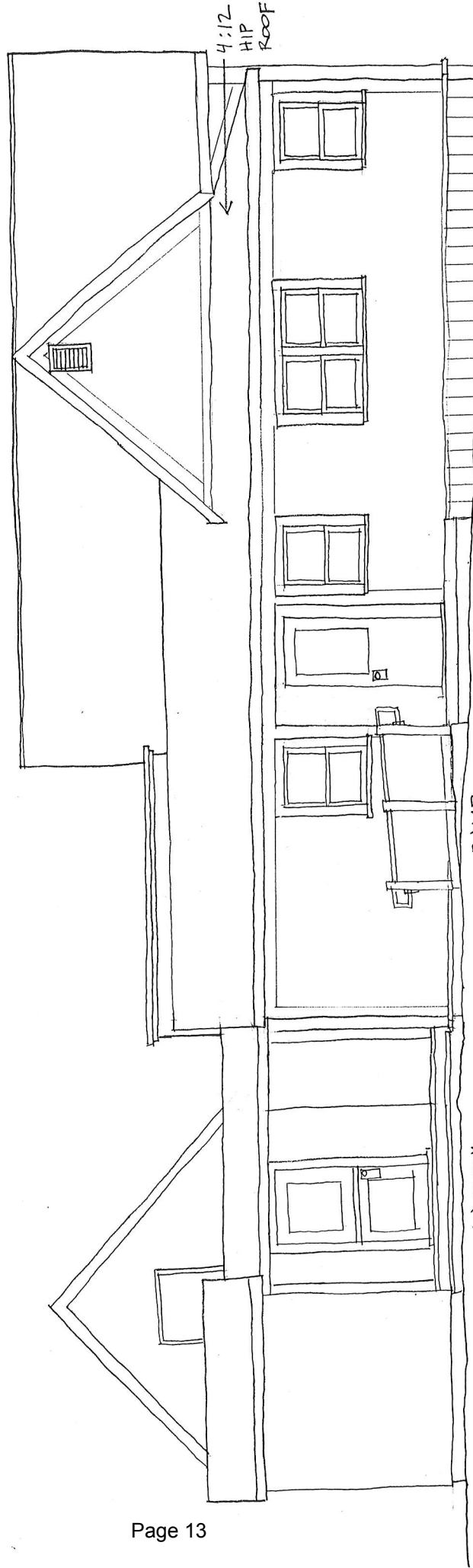
FLOOR PLAN  
1/4" = 1'0"  
6.29.30



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APN 119-0-45

NOTE: ALL  
PAINTED WOOD  
SIDING, TRIM,  
SKIRT, TREATMENT  
T.M.E. TYP

RAMP  
(N) 2<sup>5</sup>/<sub>8</sub>" S.H. WIND'S TYP  
BACK DOOR

WEST ELEVATION 1/4" = 1'0"  
6.29.17

← HIGH

← (N) COVERED WALKWAY

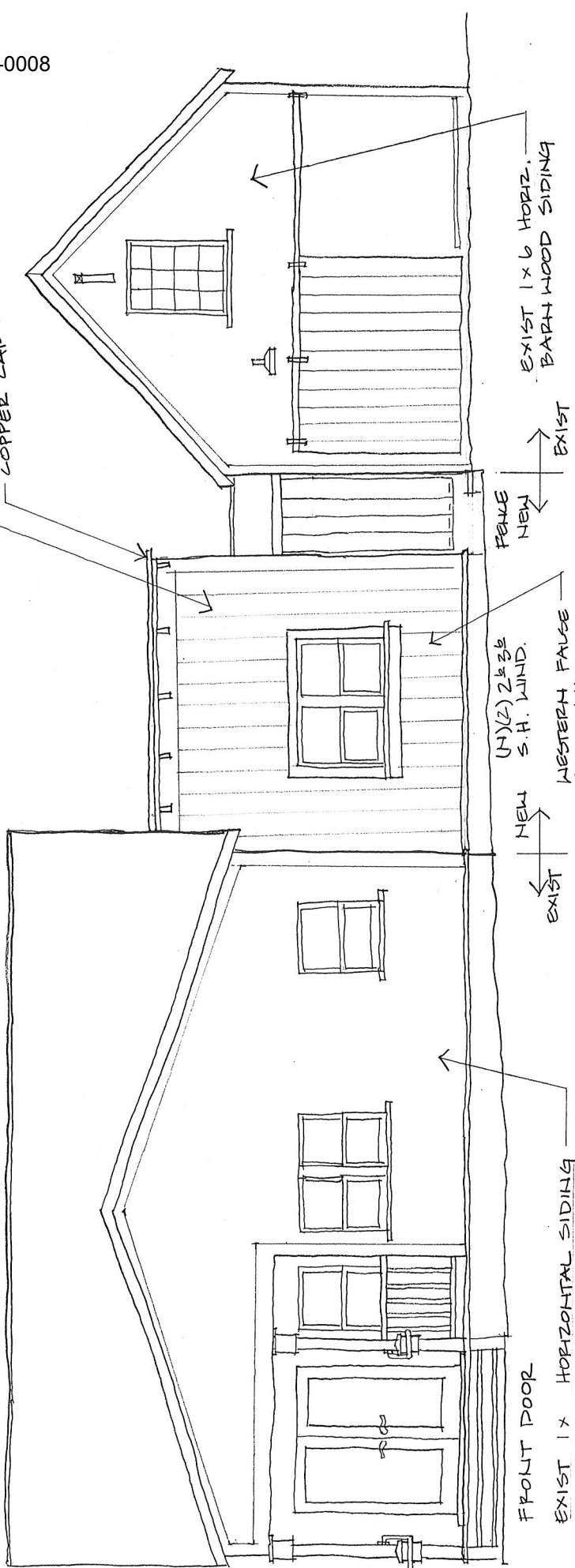
← EXIST SHED

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(H) 1x10 NATURAL OILED VERT.  
SPWD SIDING

COPPER CAP



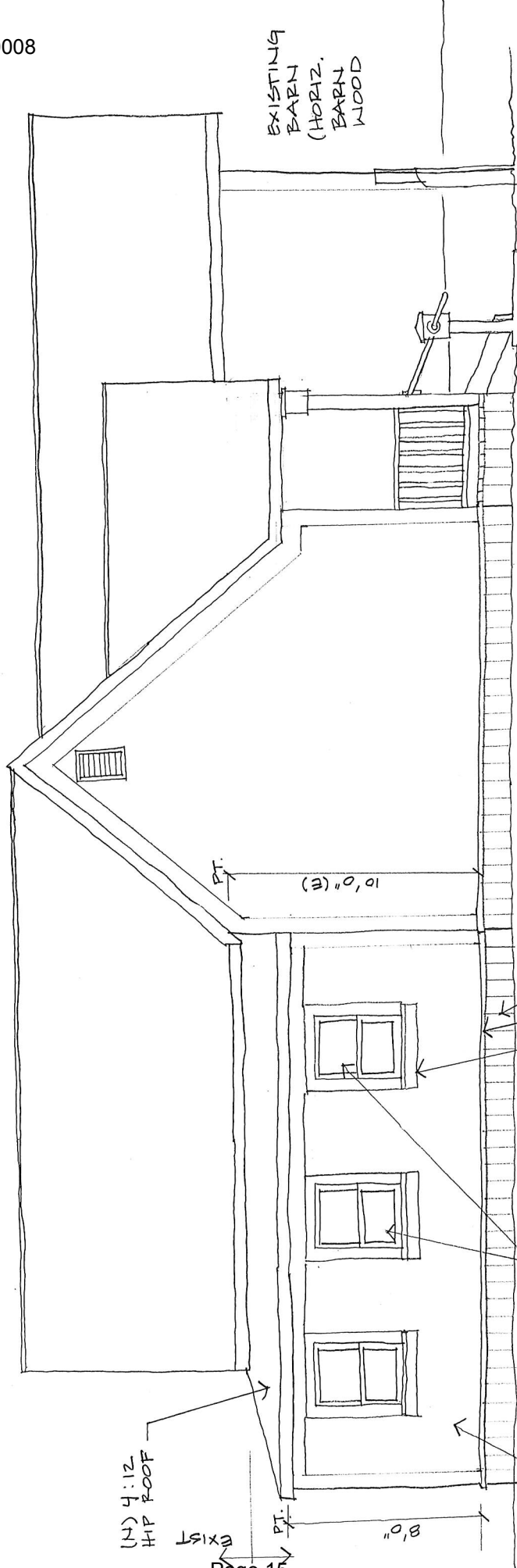
EAST (STREET) ELEVATION  $\frac{1}{4}'' = 1'0''$

6.29.17

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FORT BRAGG CA



EXISTING  
BARN  
BARN  
WOOD  
(HORIZ.)

NOTE: ALL ROOFING & FLASHING &  
DETAILS T.M.E. IN STYLE, BRAND,  
& COLOR

VERTICAL PWDID 1x8 SKIRTING T.M.E.  
2x PWDID WATER TABLE T.M.E.  
1x TRIM T.M.E.

SOUTH ELEVATION 1/4" = 1'0"

6.29.17

RE-USE (E)  
2x4 S.F.  
WINDOWS

(N) 2x4  
S.H. WIND.  
TRIM

HORIZ 1x SIDING  
T.M.E.

NEW ←  
→ EXIST

(N) 4:12  
HIP ROOF

EXIST

*Per Eleanor F. Sverko, Oct. 17, 1997*

**NETTIE PADDLEFORD HOUSE**

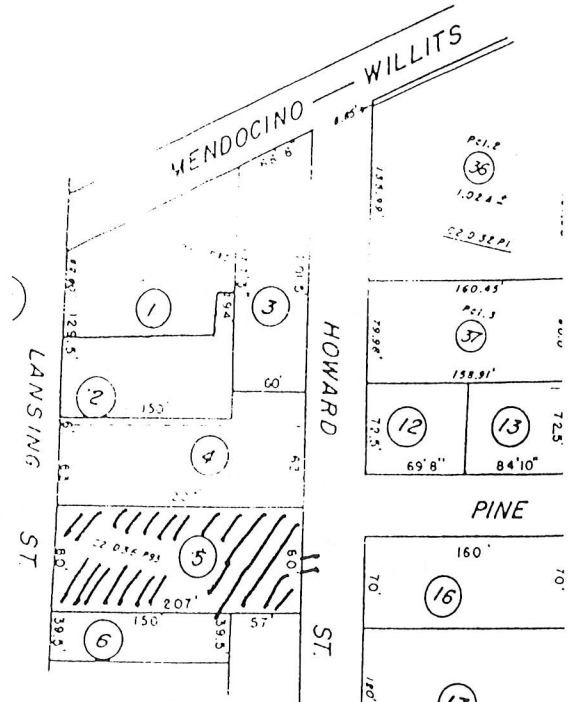
**APN: 119-150-05  
MHR: E-41 I1a  
County #10491 Lansing  
shd be Number on  
Howard Street.**

**On the west side of Howard Street, research has not yet been done on this property.**

**Beacon, 3/10/1883, Mr. Hamilton is building a house for Mrs. Walsh ne corner Ukiah & Howard Sts, 32x16x18. (Ne corner loosely interpreted).**

**3/10/1883, Mr. Perry is having a house built nearly opposite Mrs. Walsh. I.C. Perry owned 119-150=16, now P.T. & T. Co.**

**2/8/1913, John Walsh is having his residence remodeled and an addition built. The work is being done by Albert Gregory and Albert Eddy.**



**12/25/1920 Geo. C. Walsh to Nettie M. Paddleford, NOT YET RESEARCHED.**

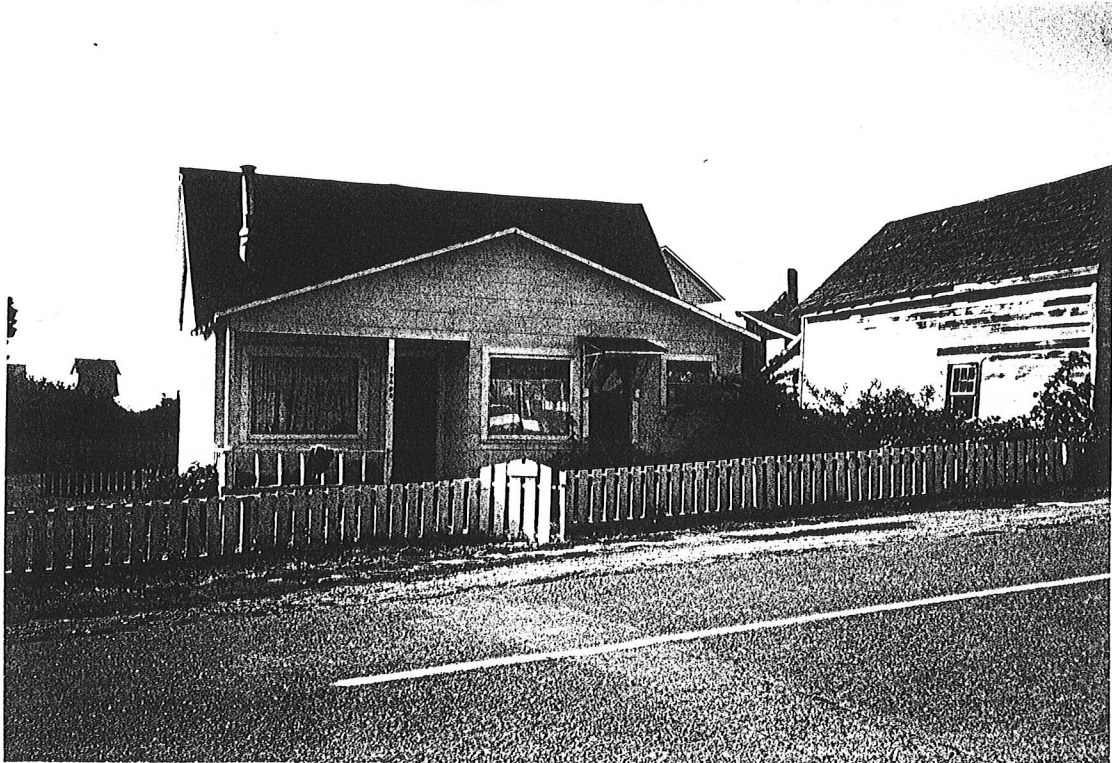
**8/28/1922, Nettie Paddleford sold a parcel to Frank J. Mendosa ???**

**1/24/1931, Nettie M. Nichols sold a strip of land 6 feet on Howard St. westerly 56.2 feet to Isabel J. Mendosa. Bk 64, pg 340 (see file description)**

**And also, John & Beatrice Mendosa conveyed to Isabel J. Mendosa, widow, 1/24/1931, prop in Mendocino, Bk 64, pg 340 ..... and also, John Mendosa to Isabel J. Mendosa, widow, Bk 64, pg 402, beginning at southwest corner of land conveyed to J. M. Mendosa by August Francis Mendosa, 8/17/1926, recorded 4/20/1927, Bk 22, pg 5, then north on east boundary of Lansing St. 6 feet, then at right angles with Lansing St., east 150 ft to southwest corner of land now owned by Nettie Paddleford, then south on west boundary of Isabel J. Mendosa lot, 6 ft - then west 150 ft to point of beginning.**

**Mendosa's have owned this property for many years and maintained it as a rental.**

Nettie Paddleford House  
119-150-05 E-41 IIa  
30 Street # ??  
East elev, Sverko photo  
Oct. 1997



Nettie Paddleford House

APN 119-150-45



Sverko, October 17, 1997.

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