



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MHRB_2018-0006
APRIL 2, 2018**

OWNER / APPLICANT: CHRIS AND JOHN ALLEN
9124 PHEASANT TRL
LOOMIS, CA 95650

AGENT: SCHLOSSER NEWBERGER ARCHITECTS
435 N MAIN STREET
FORT BRAGG, CA 95437

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to remodel an existing residence located in Historical Zone B and visible from Historical Zone A.

STREET ADDRESS: 44777 CRESTWOOD DRIVE, MENDOCINO (APN: 119-270-13)

PARCEL SIZE: 17,884 SQUARE FEET.

ENVIRONMENTAL DETERMINATION: A Class 1 Categorical Exemption from the California Environmental Quality Act for alterations to existing facilities, like additions to a single family residence

PAST MHRB PERMITS: 91-32 addition; 91-36 revise plans; 03-42 exterior alteration

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 | ✓ 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: Section IV Examples of Historic Architectural Styles (pp. 4-5); Section V General Guidelines (pp. 6-12). General principles for rehabilitation, restoration or renovation of existing historic structures (unnumbered, last two pages).

APPLICANT'S DESCRIPTION: Remodel existing single family residence within existing footprint. Fill in existing exterior balcony and interior loft area to create additional room on second floor. Replace existing windows with new vinyl windows. Replace rotted existing exterior siding with new siding to match existing. Repaint exterior of building; colors are "stonewash" on the house base; "Swiss coffee" house trim color; "smooth slate" on the trim around doors, windows; and scallops painted "silversprings."

ENVIRONMENTAL DETERMINATION: Staff recommends that the proposed project is categorically exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Article 19, Section 15301 *Existing Facilities*. The proposal is an addition to an existing single-family residence in a MRR District.

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings pursuant with Section 20.760.065:

- (A) *The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure.*

The proposed renovations and alterations are sensitive to the Historical Zone A architecture. The exterior appearance and design of the proposed work compliments the nature of the existing structures and the surrounding environs.

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

The appearance of the proposed work will not detract from the appearance of property within Historical Zone A.

- (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 structure is not on the local list of historic resources.

STANDARD CONDITIONS:

1. This action shall become final and effective on the 11th 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 2018-0006 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection prior to the expiration of MHRB Permit 2018-0006. Prior to MHRB Permit 2018-0006'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 2018-0006 has been satisfied.
7. Any Building Permit request shall include MHRB Permit #2018-0006 (attached to or printed on the plans submitted).

8. Exterior lighting shall comply with MTZC Section 20.760.040(J). Outdoor lighting for doorways and stairs shall be shielded, reflected downward and positioned in a manner that does not allow light glare to extend beyond the boundaries of the parcel on which it is placed.

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 2018-06
 Date Filed 3-9-2018
 Fee \$ \$890.00
 Receipt No. PRJ 019816 & 019817
 Received by Juliana

Office Use Only

MHRB APPLICATION FORM

Name of Applicant John and Chris Allen	Name of Property Owner(s) same	Name of Agent Schlosser Newberger Architects
Mailing Address 9124 Pheasant Trl. Loomis, CA 95650	Mailing Address same	Mailing Address 435 North Main Street Fort Bragg, CA 95437
Telephone Number 916-764-0273	Telephone Number same	Telephone Number 707-961-0911

Assessor's Parcel Number(s)

Parcel Size <u>17,884</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 44777 Crestwood Drive Mendocino, CA 95460
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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.

Remodel existing single family residence within existing footprint. Fill in existing exterior balcony and interior loft area to create additional room on second floor. Replace existing windows with new vinyl windows. Replace rotted existing exterior siding with new siding to match existing. Repaint exterior of building.

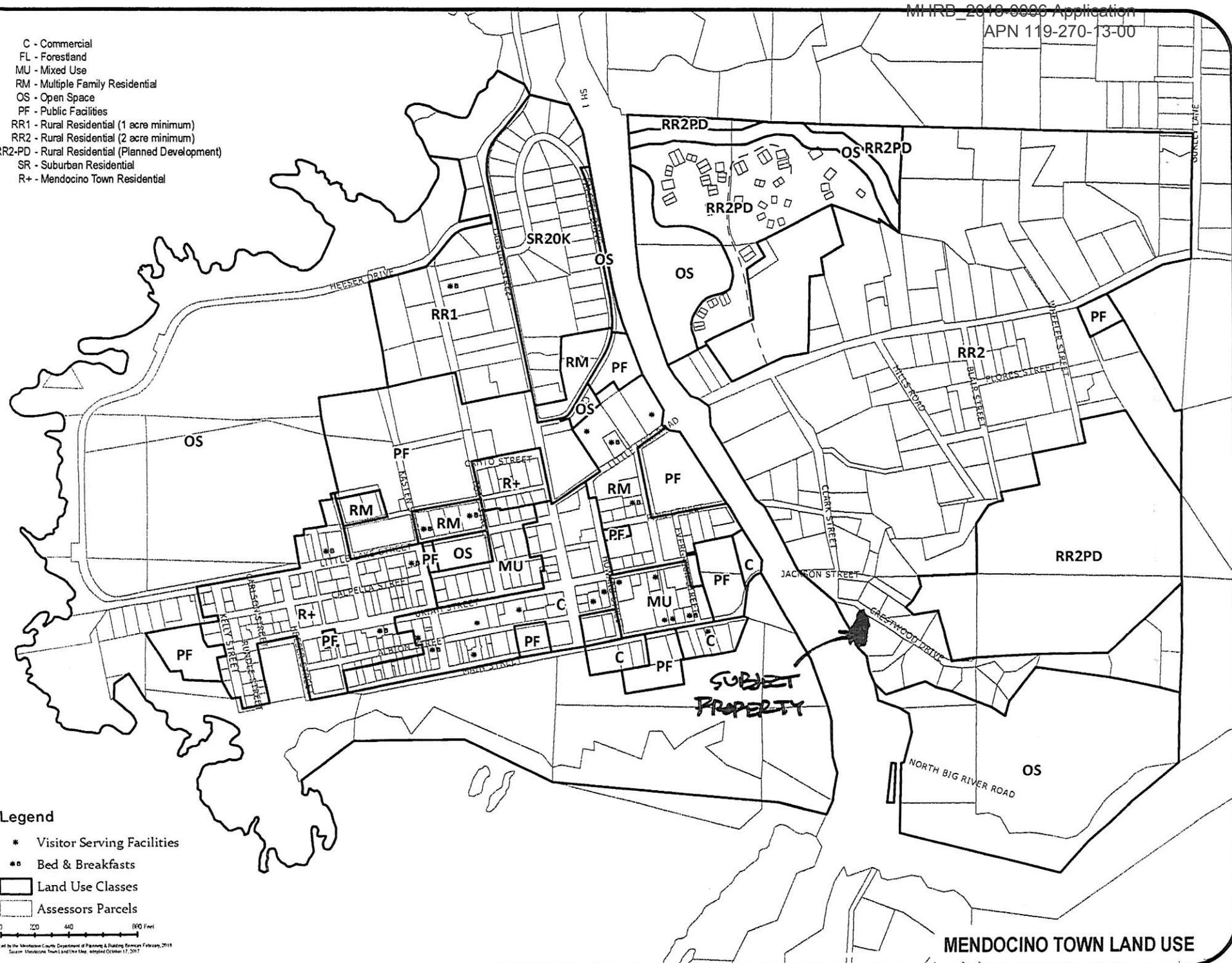
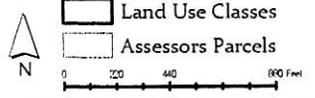
2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 1902 sq. ft.
- What is the total floor area (internal) of all structures on the property? 3078 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? N/A sq. ft.

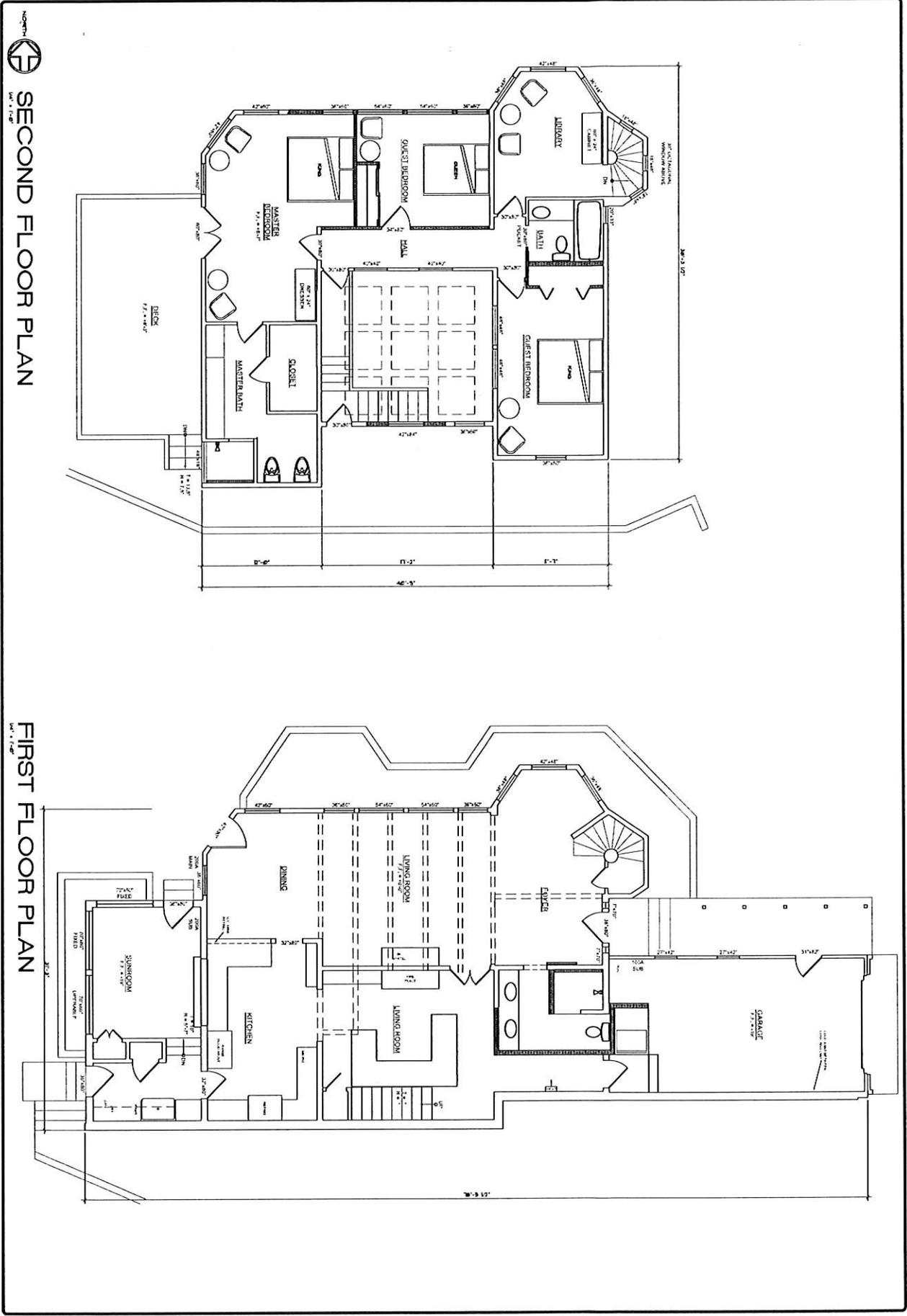
If you need more room to answer any question, please attach additional sheets

- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential

- Legend**
- * Visitor Serving Facilities
 - *o Bed & Breakfasts
 - ▭ Land Use Classes
 - ▭ Assessors Parcels



MENDOCINO TOWN LAND USE



SECOND FLOOR PLAN

FIRST FLOOR PLAN

<p>A2</p>		<p>REMODEL TO SINGLE FAMILY RESIDENCE FOR JOHN and CHRIS ALLEN 44777 CRESTWOOD DRIVE MENDOCINO, CA 95480</p>	<p>FLOOR PLANS</p>	<p>SCHLOSSER NEWBERGER ARCHITECTS 10000 SUTTER AVENUE, SUITE 100 SAN FRANCISCO, CA 94134 Phone: (415) 774-0000 Fax: (415) 774-0001 www.schlossernewberger.com</p>
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 PB Received 3-5-2018



EAST



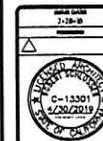
WEST

EXTERIOR ELEVATIONS



EXTERIOR
ELEVATIONS

REMODEL TO SINGLE FAMILY RESIDENCE FOR
JOHN and CHRIS
KACHOSKA
44777 CRESTWOOD DRIVE
MENDOCINO, CA 95460



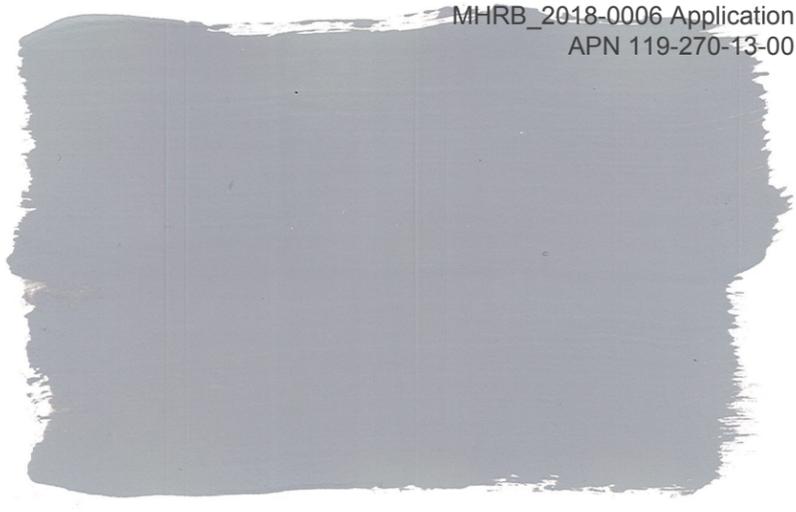
NO
DATE
AS NOTED

A3.2

HOUSE BASE GLIDDEN

STONEWASH

BLK-4P14 OXR
YOK-OP12



HOUSE TRIM GLIDDEN
SWISS COFFEE

BLK OP2 OXR OFO
YOK OP3

SMOOTH SLATE

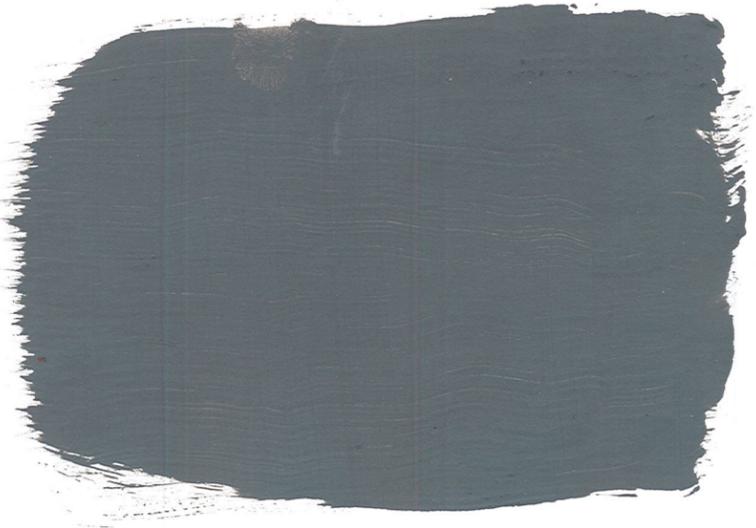
CLARK + KINGSTON

B-216
C-29

I-29

KX-301

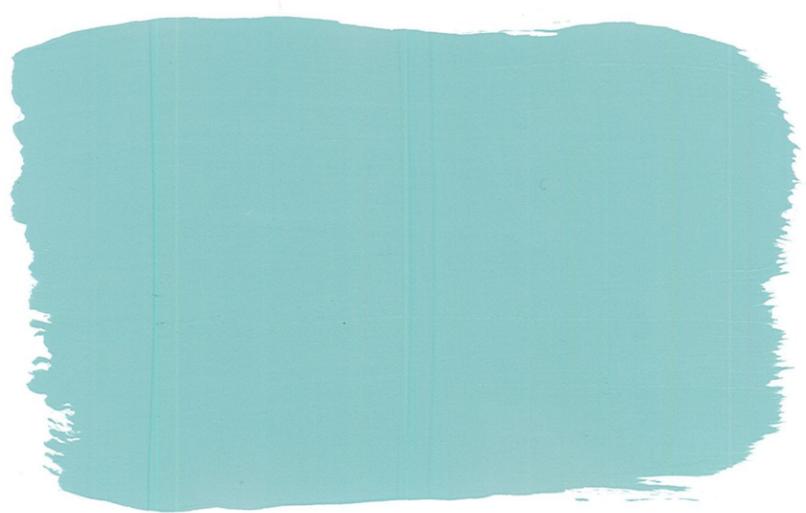
SMALL TRIM
AROUND DOORS, WINDOWS
ROOF SMALL TRIM



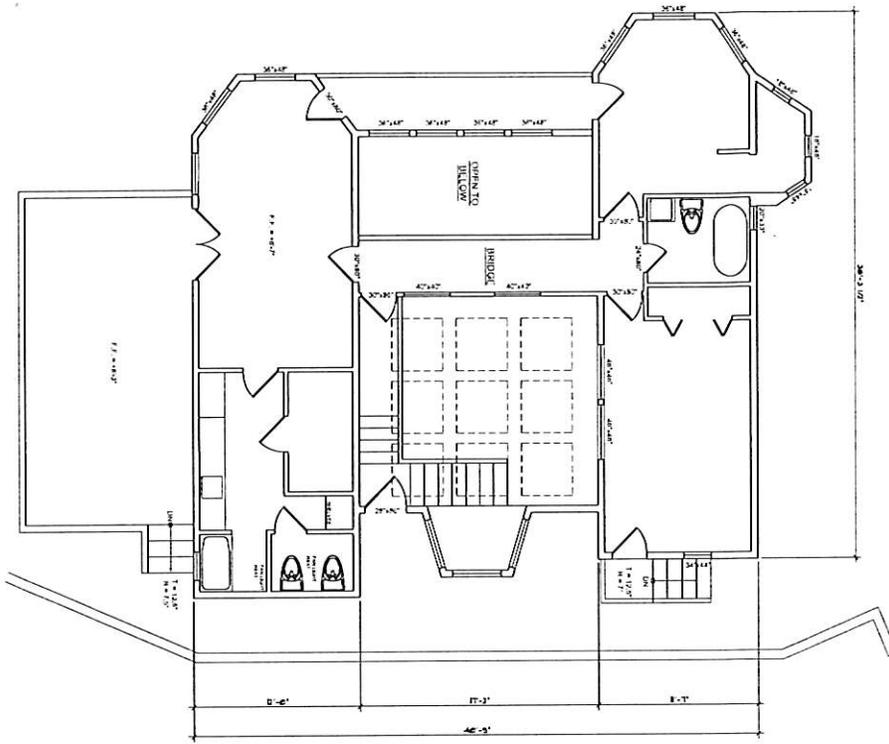
SCALOPS GLIDDEN

SELEN SPONGES

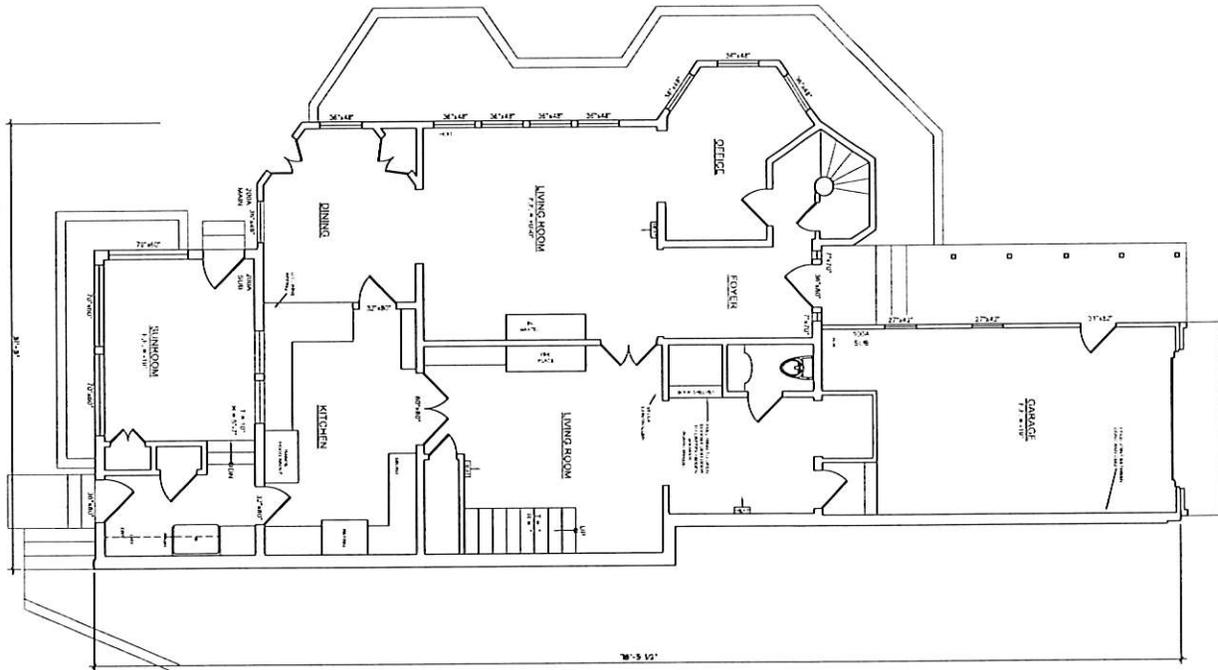
BLK SP 60 GRN R P 28
YOK OP 50



APN 119-270-13-00



APN 119-270-13-00





WEST ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATIONS

ALLEN
MENDOCINO, CA

X2



FRONT ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS

ALLEN
MENDOCINO, CA

X3



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: ALLEN JOHN L & CHRISTINE D TTE
9124 PHEASANT TRAIL

LOOMIS

CA 95650

Project Number: MHRB_2018-0006

Project Description: Allen, Residential Remodel

Site Address: 44777 CRESTWOOD DR

MHRB_2018-0006

Receipt: PRJ_019816

Date: 3/9/2018

Pay Method: CHECK 1135

Received By:

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822600		\$600.00
MHRB MINOR BASE			\$600.00
Total Fees Paid:			\$600.00



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: ALLEN JOHN L & CHRISTINE D TTE
9124 PHEASANT TRAIL

LOOMIS

CA 95650

Project Number: MHRB_2018-0006

Project Description: Allen, Residential Remodel

Site Address: 44777 CRESTWOOD DR

MHRB_2018-0006

Receipt: PRJ_019817

Date: 3/9/2018

Pay Method: CHECK 1254

Received By: JULIANA CHERRY

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822600		\$63.00
MHRB MINOR BASE			\$63.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
Total Fees Paid:			\$290.00