



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**JUNE 4, 2018
MHRB_2018-0008**

OWNER: MEGAN AND JEDEDIAH AYRES
PO BOX 206
MENDOCINO, CA 95460

APPLICANT: MACCALLUM PROPERTIES, INC.
PO BOX 206
MENDOCINO, CA 95460

AGENT: JANET AGUILAR
PO BOX 206
MENDOCINO, CA 95460

PROJECT DESCRIPTION: An after-the-fact Mendocino Historical Review Board Permit request to install electric-vehicle charging stations at two locations. Note: The Albion Street location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure, the historic site of the Kelly Barn, a Category IIa Historic Structure "Apple Shed," and Category IVa Historic Structure MacCallum House apartments. The Palette Drive location is not listed.

STREET ADDRESSES: 45020 Albion St, Mendocino (APN 119-236-10, -12)
10691 Palette Dr, Mendocino (APN 119-140-32)

PARCEL SIZE: 0.84 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 Interior's Guidelines for Preservation and Restoration of Historic Resources.

HISTORIC STRUCTURES ADJACENT: 119-236-10: Category 1 MacCallum House
Historic Site of the Kelley Barn
Category IIa Apple Shed
Category IVa MacCallum House apartments

North: Category I Warren-Hegenmeyer House
Category IIa Rego House

South: Site/IIb Site of Alhambra Hotel
Category I Kelley Rental
Category I Kelley Pond
Category I Kelley Water Tower

East: Site of Boyd and Switzer Livery
Category I Shell Garage
Category IIa Kellieowen Hall

West: Category III Seavey House
Category III Kelley Rental House

119-140-32: Not Listed
North: Not Listed

South: Category IVb Not Historic
 East: Category I Spencer Hills House
 West: Historic site of St Vincent Catholic Church

PAST MHRB PERMITS FOR TENTS ON ALBION STREET: 2003-50 (2003 dates), 2004-09, 2004-21 (2004 dates), 2005-16 & 2005-35 (2005 dates), 2006-11& 2006-30 (2006 dates), 2007-14 (2007 dates), 2008-15 (2008 dates), & 2009-16 (2009 dates), 2010-10 (2010 dates), 2010-14 (wedding tent), 2011-07 (tent), 2011-20 (tent), 2012-09 (tent), 2013-07 (tent), 2014-08 (tent); 2015-13 (tent); 2016-08 (tent); 2017-05 (tent).

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: Reconstructions (Page 9).

APPLICABLE ZONING CODES INCLUDE: MCC Section 20.760.045 Activities in All Historical Zoning Requiring Approval. No mobile home, trailer, camper home, tents, teepees, utility trucks, inoperable cars, satellite dishes, solar collecting devices, metal wind devices and other mechanical equipment shall be constructed, installed, kept or stationed on a regular basis in an uncovered, visible area in any portion of the Historic Preservation District after the effective date of this Ordinance without the prior approval of the Review Board.

STAFF NOTES: The applicant has installed six vehicle charging stations. At 45020 Albion Street, three electric-vehicle charging stations have been installed within the off-street parking area associated with the MacCallum House Inn. At 10961 Palette Drive, three electric-vehicle charging stations have been installed within the off-street parking area associated with the MacCallum House Suites.

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.

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 2018-08 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 2018-08 have been satisfied.
6. Any Building Permit request shall include MHRB Permit #2018-08 (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: \$1,616.00 (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-2018-0008
Date Filed 4-23-2018
Fee \$ 1,553.00
Receipt No. PRJ-020514
Received by WALDMANJ

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <i>MacCallum House Properties, Inc</i>	Name of Property Owner(s) <i>Jedediah Ayres Noah Sheppard</i>	Name of Agent <i>Janet Aguilar</i>
Mailing Address <i>PO Box 206 Mendocino Ca 95460-0206</i>	Mailing Address	Mailing Address
Telephone Number <i>707-937-6741</i>	Telephone Number	Telephone Number <i>415-722-9812 (mobile)</i>
Assessor's Parcel Number(s) <i>119-236-12-00</i>		
Parcel Size <input type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <i>45020 Albion St. Mendocino</i>	

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. *Electric Car Charger Station(s)*

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.

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

* .3 Electric Car Charging Stations - 45020 Albion St. 119-236-12-00

- 2 Chargers on 1 post
- 1 Single Tesla Charger on 2nd post

* See Attachment Project Description

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

- 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

PROJECT DESCRIPTION QUESTIONNAIRE

Location: MacCallum House Inn – off street dirt Parking Lot
45020 Albion St. Mendocino
Parcel # 119-236-12-0

Description of Project:

MacCallum House Properties, Inc. contracted with NCR&E for the installation of 3 – Electric Car Chargers. Two of the chargers at this location are for standard Electric Cars, one is specifically designed for Tesla vehicles only.

In an effort to be environmentally progressive and promote reduction in carbon emissions the owners (Jed Ayres & Noah Sheppard) of the MacCallum House made an agreement with Tesla to install charging stations, as there were none here on the North Coast. In addition to the Tesla charging stations, Jed & Noah wanted to include standard Electrical Chargers compatible with vehicles manufactured by other car companies to service a broader community base.

Guests and Employees of the MacCallum house use these charging stations at no cost. And the agreement with Tesla extends charging privileges to any Tesla owner traveling in the area, without charge.

The MacCallum House is committed to do whatever is deemed appropriate and necessary to keep these charging stations, including building wooden boxes that blend into the fencing materials and create a visual barrier so the chargers cannot be seen from the street.

Sincerely,



Janet Aguilar

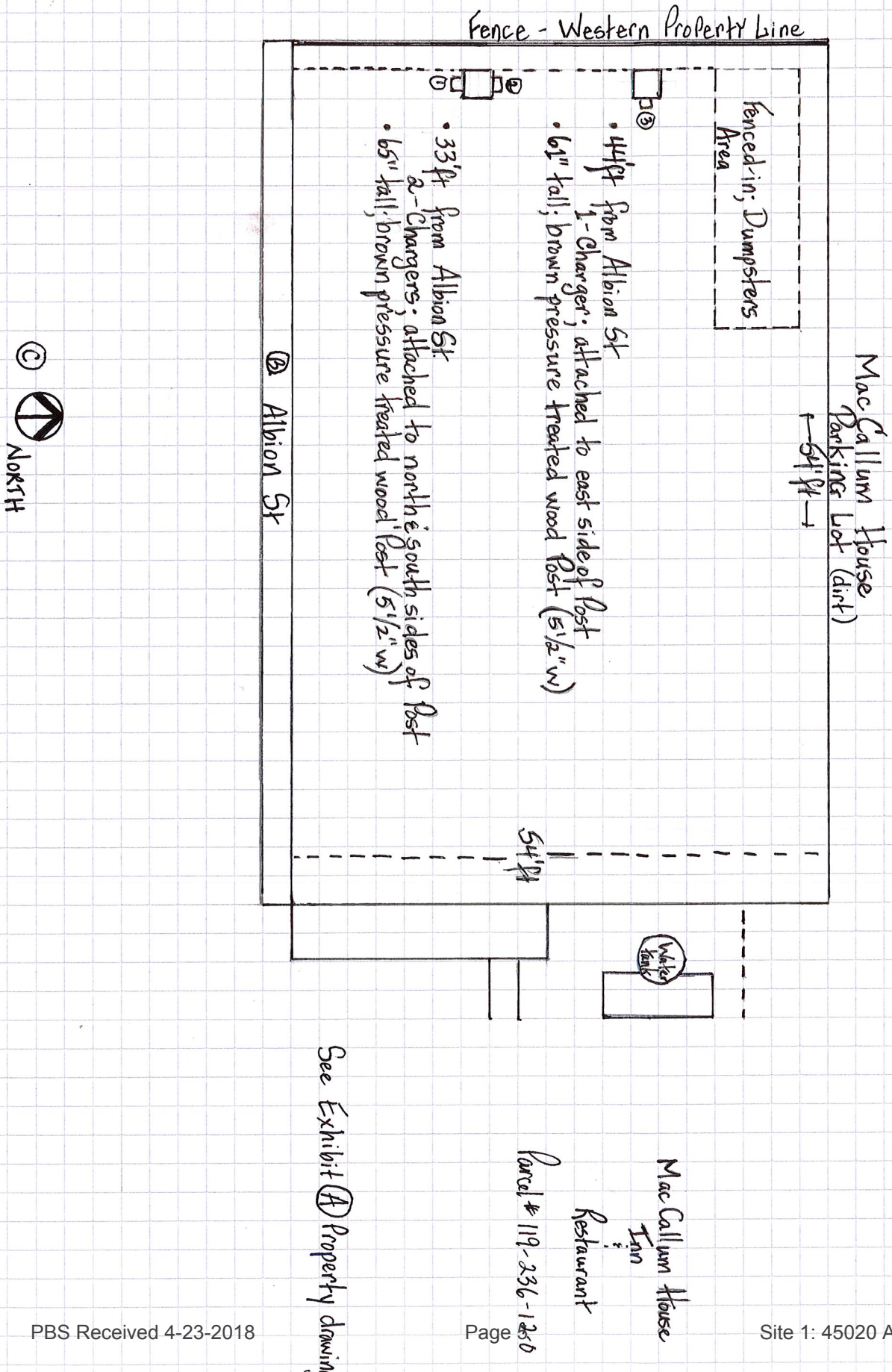
General Manager – MacCallum House Properties, Inc.

Town of Mendocino - Location Map

North
1" = 775'



45020 Albion St Mendocino
Parcel # 119-236-12-00





**COUNTY OF MENDOCINO
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SERVICES**

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Telephone Number <i>707-937-6741</i>	Telephone Number	Telephone Number <i>415-722-9812 (mobile)</i>
Assessor's Parcel Number(s) <i>119-140¹⁴⁰-32-00</i>		
Parcel Size <input type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <i>10691 Palette Drive</i>	

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.
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- * For new construction, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- ~~N/A~~ For walkways, driveways, paving and grading, provide dimensions, location and materials.

* 3 Electric Car Charging Stations
 • installed on 6 ft. redwood fencing
 * See Attachment Project Description

10691 Palette Drive
 119-140-32-00

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

- 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

PROJECT DESCRIPTION QUESTIONNAIRE

Location: MacCallum House Suites – off street Parking
10691 Palette Dr. Mendocino
Parcel # 119-140-32-0

Description of Project:

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The MacCallum House is committed to do whatever is deemed appropriate and necessary to keep these charging stations, including constructing lattice boxes that blend into the fencing materials and create a visual barrier so the chargers cannot be seen from the street.

Sincerely,



Janet Aguilar

General Manager – MacCallum House Properties, Inc.



North

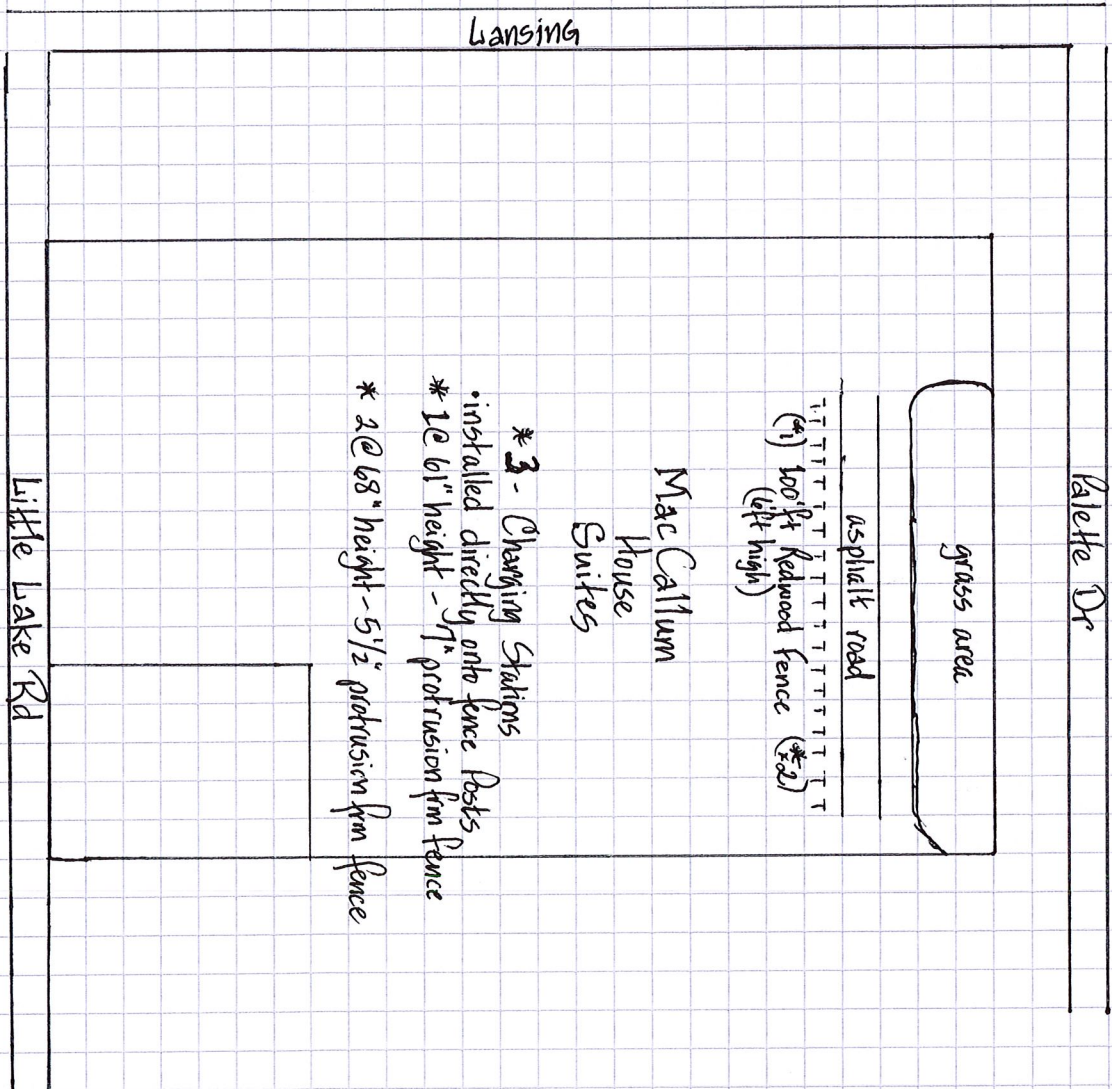
1" = 775'



Town of Mendocino - Location Map

Parcel # 119-140-32-00

10691 Palette Dr. Mendocino



Plot Plan
 10691 Palette Dr
 Mendocino
 Parcel # 119-140-32-00

