



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MARCH 4, 2019
MHRB_2019-0003**

OWNER: RENEE AND MARK GANDER
30189 SHERWOOD ROAD
FORT BRAGG, CA 95460

APPLICANT: MARY AIGNER
PO BOX 1618
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A Mendocino Historical Review Board permit request to replace the existing 97.25" x 92.5" front door and sidelights with a two mahogany doors painted "Shimmering Sapphire" blue.

STREET ADDRESS: 45110 Main Street (CR 407E), Mendocino, CA (APN: 119- 237-12).

PARCEL SIZE: 0.15 acres or 6,396 sq. ft.

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT

HISTORIC STRUCTURES: On Site: Category IVb Not Historic
North: Category I Dougherty House
South: Mendocino Headlands State Park
East: Category III Eagle Saloon
West: Category I Eugene Brown House

PAST MHRB PERMITS: MHRB sign permits 87-32, 89-19, 90-07, 95-18, 05-14, 2009-01, 2018-15

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, MENDOCINO TOWN PLAN APPENDIX 7:
Windows and Doors (page 8)

APPLICABLE SECTIONS OF MCCZC Div. III: Chapter 20.760 and Section 20.760.030 *Work in Historical Zone A Requiring Approval.*

MTZC Section 20.760.030 lists work requiring Review Board approval, including its subsection (A), which states "The construction, reconstruction, rehabilitation, demolition, enlargement, repair, resisting or removal of any building or structure; or the alteration of the exterior architecture of any building or structure."

On October 1, 2018, the Review Board approved MHRB Permit 2018-0015. The permit approved replacing an existing 97.25 by 92.5 front door with glass panels and sidelights (See application "Existing Doors"). The door dimensions were to remain unchanged. In filing MHRB 2018-0015, the property owner proposed a door width that did not satisfy minimum accessibility requirements for commercial buildings. Therefore prior to a final Building Inspection, the property owner requests the Review Board consider an alternative door width and has filed MHRB Application 2019-0003. The application proposes to replace the existing front doors with two mahogany doors painted "Shimmering Sapphire" and having over all dimensions of 97.5-inches wide by 84-inches tall.

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 existing structures within the District and with that of the existing subject structure.

The proposed renovations and alterations to the existing historic resource are sensitive to the local historic district architecture and land use. The exterior appearance and design of the proposed front doors completes the original structure and the style is reflected by nearby structures.

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

The appearance of the proposed renovation to the commercial front doors is suited to the structure's architectural style and complements architectural details.

- (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 project complies with most of the Secretary of the Interior's Standards for the treatment of Historic Properties. The proposed alterations and renovation will not 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 have 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 2019-0003 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 2019-0003 have been satisfied.
6. Any Building Permit request shall include MHRB Permit 2019-0003 (attached to or printed on the plans submitted).
7. The front doors shall be painted Shimmering Sapphire and the overall dimensions shall be 97.5 by 84 inches.

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: \$1616.00 (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 2019-0003
Date Filed 2-5-2019
Fee \$ \$718.78
Receipt No. PRT 025357
Received by Juliana

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Mary Aigner	Name of Property Owner(s) Mark & Renee Gander	Name of Agent
Mailing Address PO Box 1618 Mendocino, CA 95460	Mailing Address 30189 Sherwood Road Fort Bragg, CA 95437	Mailing Address
Telephone Number 707-621-0839	Telephone Number 310-502-4617	Telephone Number
Assessor's Parcel Number(s) 119 237 1200		
Parcel Size 1950 <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 45110 Main Street Mendocino, CA 95460	

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.

Front Doors:

We had proposed to replace the existing double front doors with double doors and side lites of a similar style. After receiving MHRB approval for our project, we were informed by county Planning & Building that in order to comply with accessibility requirements, each leaf of the double doors needed to be a minimum of 32" wide. The doors that were approved are not available in 32" width, so we had to expand the individual leaf width to 36" in order to be in compliance with accessibility requirements. Upon installation, we found that there was not enough room in the building framing to accomodate the side lites. A photo of the doors as they now exist is attached. We are asking for MHRB approval for this modification to our project.

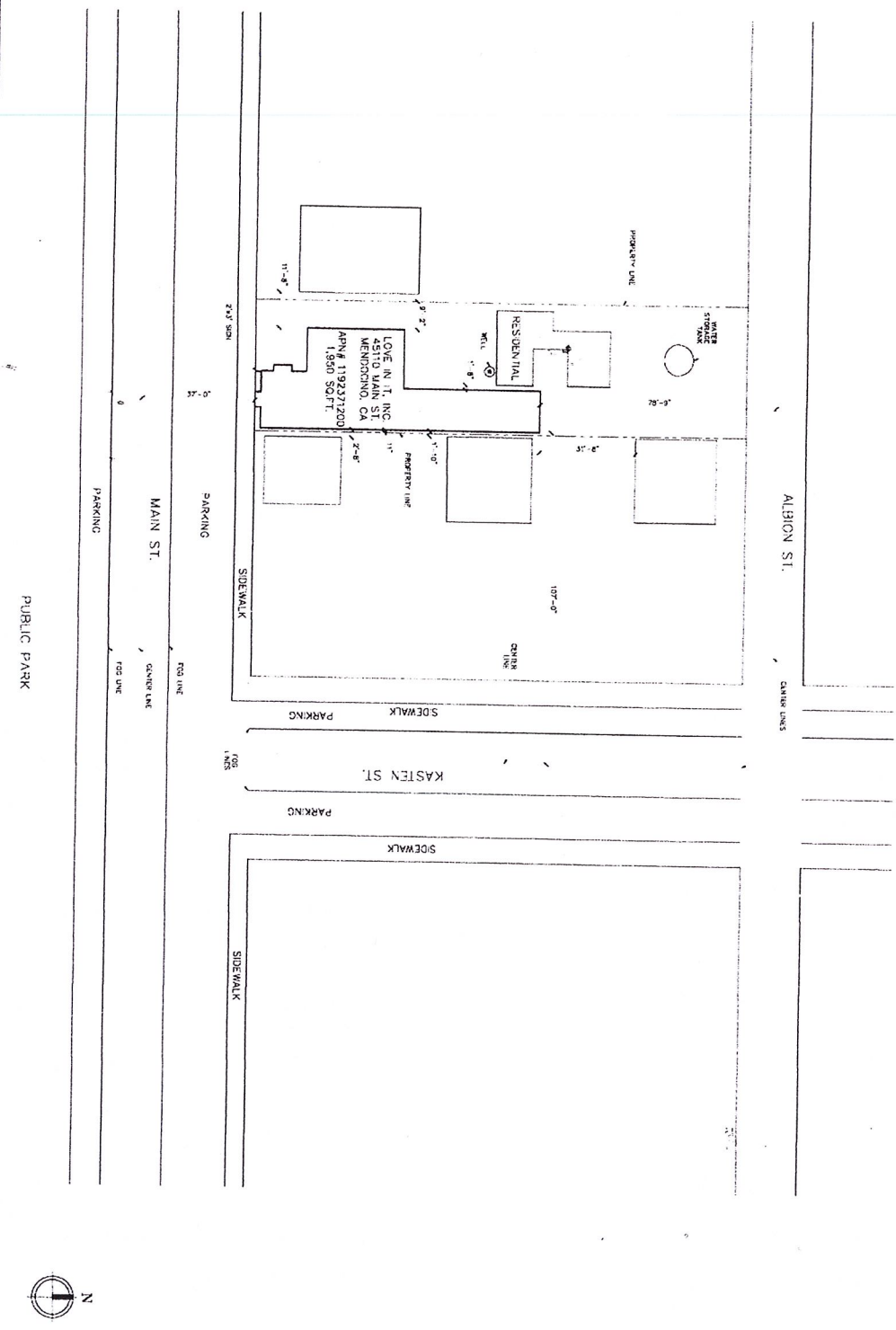
2. If the project includes new construction, please provide the following information:

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

PROPERTY APN# 119237-200
 PROPERTY OWNER: RANDEL CANTER
 4510 MAIN ST., MENDOCINO, CA 95460
 APPLICANT NAME: LOVE IN IT, INC.
 HARRY ADRIEN
 CANNABIS FACILITY IS CONNECTED TO MENDOCINO VILLAGE
 SEWER SYSTEM

SITE PLAN
 Scale: 1/16"=1'-0"



<p>A1</p> <p>SHEET 1 of 3</p>	<p>LOVE IN IT, INC. 45110 Main St.; Mendocino, CA 95460</p>	<p>Revisions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">6/27/18</td> <td style="width: 50%;"></td> </tr> <tr> <td>7/31/18</td> <td></td> </tr> </table>	6/27/18		7/31/18		<p>Contractors:</p>	<p>LUTHER JOHANSEN DRAFTER PO BOX 488 ALBION, CA 95410</p>
6/27/18								
7/31/18								
<p>SCALE: 3/32" = 1'-0"</p> <p>DATE: 3/20/18</p> <p>JOB No.:</p>								

1
A4

Scale: 1/4"=1'-0"

FRONT DOOR ELEVATION

