



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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July 30, 2019

PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

The Mendocino Historical Review Board, at a regular meeting to be held on Monday, 8/5/2019, in the Mendocino Community Center, 10525 School Street (the corner of School and Pine Streets), Mendocino, California, at 7:00 p.m. or as soon thereafter as the item may be heard, will hear the below described project that is located in the Town of Mendocino.

CASE#: MHRB_2019-0007

DATE FILED: 7/29/2019

OWNER: STATE OF CALIFORNIA, DEPARTMENT OF PARKS AND RECREATION

APPLICANT: MENDOCINO AREA PARKS ASSOCIATION

AGENT: ELIZABETH CAMERON

REQUEST: A Mendocino Historical Review Board Permit request to hold a temporary event on August 24, 2019 on lands adjacent to the Ford House, which is located within the Mendocino Headlands State Park.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45035 Main St, Mendocino (APN 119-240-01).

SUPERVISORIAL DISTRICT: 5th Supervisorial District

STAFF PLANNER: JULIANA CHERRY

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building Services, 120 West Fir Street, Fort Bragg, CA 95482, attention MHRB Secretary. If you would like to be notified of the Mendocino Historical Review Board action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Mendocino Historical Review Board Secretary at or prior to, the public hearing.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**AUGUST 5, 2019
MHRB_2017-0007**

OWNER: CALIFORNIA STATE DEPT. OF PARKS AND RECREATION
ATTN: TERRY BERTEL
12301 N. HIGHWAY ONE, BOX 1
MENDOCINO, CA 95460

APPLICANT/AGENT: MENDOCINO AREA PARKS ASSOCIATION
ATTN: ELIZABETH CAMERON
PO BOX 1387
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to hold a temporary event on August 24, 2019 on lands adjacent to the Ford House, which is located within the Mendocino Headlands State Park. Note: Mendocino Town Plan Appendix 1 lists the Ford House as a Category I historic resource.

STREET ADDRESS: 45035 Main Street (APN: 119-240-01)

PARCEL SIZE: 11.50 Acres

HISTORIC STRUCTURES: On Site: Ford House, Category 1
North: Category I Jarvis-Nichols Building
Category IIa Drug Store-Toggerly
Category IVa Not Historic
Category I Mendocino Hotel
Category I Dr Milliken's Office
Category IIa 690 Main Street
Category S/IIb Site of Alhambra Hotel
Category IVb Not Historic
Category I Kelley Rental, Kelley Pond
Category I Kelly House
Category I Kelley Water Tower
Category IVa Not Historic
South: Mendocino Headlands State Park
East: Mendocino Headlands State Park
West: Mendocino Headlands State Park

CEQA STATUS: 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.

PAST MHRB PERMITS: 87-16 Music Festival; 91-03 sidewalk; 00-51 migration marker; 02-17 demo movie set water tank; 08-14 sidewalk; 08-32 interpretive sign; 2016-03 Carriage House; 2016-19 Carriage House; 2016-32 Public Restrooms.

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:

HISTORIC ORDINANCE STANDARDS: Table 1			
	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: ‘Other Structures’ (Page 10), and VIII. Non-Structural Guidelines (Pages 10-11).

APPLICANT’S STATEMENT: “Party for the Parks is a fundraiser and community event in partnership with the PAL Big River Run. Activities include BBQ and alcohol sales, live music, vendors and Parks interpretive programs. Security is provided by MAPA board members and staff. Loading in and out will be done via the access road alongside and behind the Ford House. Vehicles will not be loading from Main Street. Set Up Friday includes marking of tent locations and setting up straw bales. Layout: We’re using the Ford House, Sheriff’s substation and the fence along Main Street as natural borders of the festival. The other two sides of the square will be boarded with pop-up tents from vendors and the interpretive programs/kids activities. We are hoping for 30 vendors with 10 x 10 pop up tents. The Education Station will also have a 10 x 10 pop up tent. The food tent will be up against the Sheriff’s station with approximate size of 20 x 10. Programming: the band will play three sets throughout the afternoon between noon and 4 pm. Two interpretive walks will begin at 1 and 3 pm. Children’s activities and the Education Station will be running during the entire event (between noon and 4 pm). Additional information is available in the ‘Application Materials’

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; and
- (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 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 2019-0007 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 2019-0007 have been satisfied.

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 by the Clerk of the Board of Supervisors within 10 days of Mendocino Historical Review Board's Action.

<p>COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES</p> <p>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p>	<p>Case No(s) <u>MHRB-2019-0007</u></p> <p>Date Filed <u>7-29-2019</u></p> <p>Fee \$ <u>718.78</u></p> <p>Receipt No. <u>PRJ-029257</u></p> <p>Received by <u>@WALDMAN</u></p> <p style="text-align: right;"><u>Office Use Only</u></p>
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MHRB APPLICATION FORM

<p>Name of Applicant Mendocino Area Parks Assc <i>Attn: Elizabeth Cameron</i></p>	<p>Name of Property Owner(s) State Parks (DPR) <i>Attn: Terry Bertel</i></p>	<p>Name of Agent Mendocino Area Parks Assc</p>
<p>Mailing Address PO Box 1387 Mendocino, CA 95460</p>	<p>Mailing Address 12301 CA-1 Mendocino, CA 95460</p>	<p>Mailing Address PO Box 1387 Mendocino, CA 95460</p>
<p>Telephone Number 707-937-4700</p>	<p>Telephone Number 707-937-5804</p>	<p>Telephone Number 707-937-4700</p>
<p>Assessor's Parcel Number(s) <i>119-240-01</i></p>		
<p>Parcel Size <u>52,000</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres</p>	<p>Street Address of Project Ford House 45035 Main Street Mendocino, CA 95460</p>	

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. *Festival*

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.

Below and attached.

Name of Festival: Party for the Parks (first annual)

Nonprofit Sponsor: Mendocino Area Parks Association (Mendo Parks), a 501c3

Date and Time of Festival: Saturday, August 24, 2019, noon-4pm

Estimated Number of Attendees: 400

Overview: Party for the Parks is a fundraiser and community event in partnership with the PAL Big River Run. Activities include BBQ and alcohol sales, live music, craft vendors and Parks interpretive programs for adults and children.

Physical Location: Ford House at 45035 Main Street and adjoining Mendocino Headlands at 735 Main Street, Mendocino, CA 95460

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

- 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

Party for the Parks Overview

Name of Festival: Party for the Parks

Nonprofit Sponsor: Mendocino Area Parks Association (MAPA), a 501c3

Date and Time of Festival: Saturday, August 24, 2019, noon-4 pm

Estimated Number of Attendees: 400

Overview: Party for the Parks is a fundraiser and community event in partnership with the PAL Big River Run. Activities include BBQ and alcohol sales, live music, vendors and Parks interpretive programs.

Security: Security is provided by MAPA board members and staff, festival committee members and volunteers. Specifically, Ron White, committee member and retired ranger; Scott Lewis, MAPA President and LiveScanned for the Ford House; Jon Standley, MAPA Vice President and Parks employee; Cally Dym, MAPA Board Member and LiveScanned for another location. We will patrol the event boundaries as well as maintain order within the event proper. Many Parks employees and volunteers will also be working that day.

Load in and out: Loading in and out will be done via the access road alongside and behind the Ford House. Vehicles will not be loading from Main Street.

Set Up Friday: marking of tent locations and setting up straw bales. The DPR equipment trailer may come this day or Saturday.

Set Up and Break Down Saturday: most of the set up will be Saturday morning with help from the CCC.

Layout: We're using the Ford House, Sheriff's substation and the fence along Main Street as natural borders of the festival. The other two sides of the square will be bordered with pop up tents from vendors and the interpretive programs/kids activities. We are hoping for 30 vendors with 10 x 10 pop up tents. The Education Station will also have a 10 x 10 pop up tent. The food tent will be up against the Sheriff's station with approximate size of 20 x 10. Parks does not allowed staking of the tents, so all will be held down by sandbags or water.

Parks has allowed us to bring two trailers onto the Headlands. The first is 20 x 7 foot equipment trailer as the stage for the band. It is approximately 2.5 feet off the ground. It will be along the fence, facing the bay. Parks has given permission to have amplified music provided that the speakers are facing away from town. The Tow-ster, a 14 x 7 x 8

foot vintage travel trailer for the bar. It is low to the ground. The Tow-ster and other tables for wine and beer will be lined up against the Ford House.

Programming: The band will play three sets throughout the afternoon between noon and 4 pm. Two interpretive walks will begin at 1 and 3 pm. Children's activities and the Education Station will be running the entire event.

Alcohol sales are controlled by one point of sale for drink tickets and ID check. Proof of ID check will be required at each alcohol station.

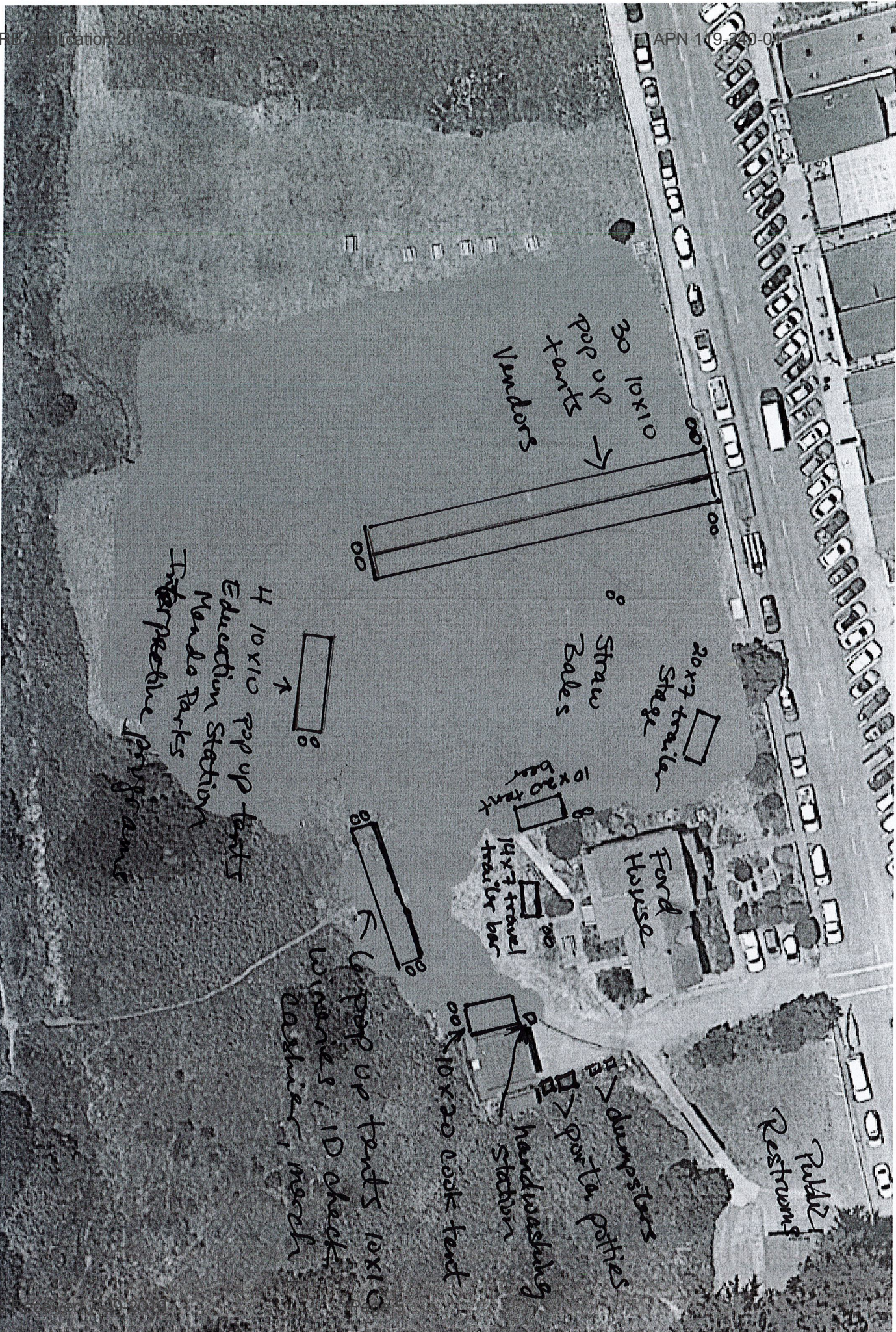
Garbage: MAPA will provide twenty-five 33-gallon garbage cans, clearly marked for either garbage or recycling. DPR will provide a 4-yard dumpster at the Ford House. The CCC will be assisting with garbage and clean up. Little River Inn staff will remove the recycling at the end of the event.

Restrooms: Attendees will use the Parks public restrooms located on the east side of the Ford House. The women's restroom has two toilet stalls and the men's has one toilet stall and one urinal. Two additional porta potties and hand washing station will be rented, one of which will be ADA compliant.

Water: Washing water will come from the Ford House. Drinking water will be provided by a Whispering Pines water dispenser. (Food will be prepped off-site in a commercial kitchen.)

Parking: We don't foresee additional parking impact above and beyond a normal busy Saturday in August. During the event, a MAPA volunteer will patrol the driveway and sidewalk area to assist with crowd control and parking.

3/32 Scale
0 = trash can



30 10x10
pop up tents
Vendors →

4 10x10 pop up tents
Education Station
Mundo Parks
Interactive programs

20x7 trailer
Stage
Straw Bales

10x20 tent
14x7 travel trailer bar
Ford House

10x20 cook tent
handwashing station

port-a-potties
dumplings
Public Restrooms

4 pop up tents 10x10
venders, ID checks
cashier, merch

