

PROJECT DESCRIPTION: On an existing vacant lot boarded by Albion, Howard, Main, and Lansing Streets, the Rotary Foundation proposes a park with site improvements. In the northwest corner of the lot, there are proposed ADA concrete curbcut, sign with text “Mendocino Rotary Park,” pet waste bag dispenser and trash can, bike rack bench, and a crushed gravel walkway that would cross the lot. In the northeast corner of the lot, there are proposed landscaping (e.g. bushes), swing area, storage shed and 3,000-gallon water storage tank underground. “Founders stonges” and “Community donors” ceramic tiles would be distributed in this general area as shown on Sheet A1. In the southeast corner of the lot, there are proposed a second sign with the same features, a sculpture area, new sidewalk, and ADA concrete curbcut. In the southwest area of the lot, proposed are landscaping (e.g. bushes), bench, cedar split rail fence, and ADA concrete curbcut. The crosswalk striping would be oriented to align with the new sidewalk.

BACKGROUND: The site is mapped within the Mendocino Public Facilities (MPF) District and in October 2017, the California Coastal Commission recommended amending the defined classification of “Community Recreation” to allow a park at this location where the land is owned by Rotary Club International of Mendocino (See MCC Section 20.620.030). As proposed, the project would satisfy MCC Ch. 20.688 development standards for the MPF District, including front, rear, and side yards; maximum building height; minimum vehicle parking, and lot coverage.

MCC Section 20.760.030(A), requires construction of any building or structure to commence within Historical Zone A without prior approval of the Review Board. MCC Section 20.760.045 also lists activities in all Historical Zones requiring Review Board approval. MCC Section 20.760.050 establishes the standards which shall be used by the Review Board when considering applications and Coastal Element Chapter 4.13 Appendix 7, Mendocino Historic Review Board Design Guidelines 1987, provide additional information to assist the Review Board when considering buildings and structures within the historic district. The following examples compare the standards to the proposed project (See Table 1)

Table 1: Compares MCC Chapter 20.760 Standards to the Proposed Project	
Section 20.760.050 Standard	Proposed
(A)(1) All activities subject to this Chapter shall relate to the area in which it is located through texture, size, proportion, height, form, style, siting, materials and relationship to surrounding structures. Contemporary design is not expressly prohibited.	Proposed structures include bike rack bench, storage shed, and a swing area.
(A)(4) Fences should be of wood, iron or plant materials. Retaining walls should be of dry stone, stone masonry or wood.	Proposed are 3 x 5-in cedar fence rails and 8 x8-in cedar fence posts
(A)(5) Sidewalks of brick, flagstone, or board are allowed. Driveways of grass, gravel or turfstone pavers are allowed. Major coverage of front yard setbacks is prohibited.	Proposed are crushed gravel walkway, ADA concrete curbcuts, and a new 5-wide sidewalk.
(A)(8)(a) through (f) Signs shall be made of wood. Only 1 sign will be allowed per business when 1 sign will suffice. ... Size, design and location of sign shall be in harmony with the building and surrounding buildings. ...	Proposed are two signs constructed from wood. The signs would have two faces. One side would read “Mendocino Rotary Park” and the other would have tempered glass for posted bulletins.
(A)(9) Exterior painting: In the use of paint color schemes ...	Proposed are cedar materials (posts, rails, shakes) with natural wood color.
(A)(10) Dumpsters shall be effectively screened from public views.	Trash receptacles are proposed.
(C)(5)Landscaping. Landscaping shall be compatible with the architectural character and appearance of adjacent landmark and historically important structures and surrounding structures, landscapes and public views in the same Historic Zone. Landscaping shall be used to effectively screen on-site parking areas where appropriate.	Bushes and park furniture are proposed.

RECOMMENDED ACTION: Staff recommends the Review Board consider the application and adopt the recommended findings. Staff recommends Conditions #5 and #6 to ensure that site-work satisfies the requirements of MHRB 2019-02. Staff recommends Conditions #7 and #8 to allow the property owner the opportunity to host events in compliance with MCC Chapter 20.708 *Temporary Use Regulations*. Staff acknowledges that public projects and projects that also require a Coastal Development Use Permit may in the future require minor amendments to be consistent with conditions approving the use permit. Therefore, Staff recommends Condition #9 to allow the property owner the opportunity to amend MHRB Permit 2019-0001.

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
- (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 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 2019-02 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 2019-02 have been satisfied.
6. Any Building Permit request shall include MHRB Permit 2019-02 (attached to or printed on the plans submitted).

7. Events that include tents, outdoor lighting, signs, or other similar activities that may require Review Board approval, the property owner shall file a site plan with Planning and Building Services for the purposes of determining whether an MHRB Permit would be required.
8. Pursuant with MCC Section 20.708.020(B), the organizer of a temporary event shall contact the Department of Planning and Buildings Services to allow the Director or his/her designee to review the project and determine if a coastal development permit is necessary.
9. If the approval of a use permit for *Community Recreation* includes minor amendments to the proposed development, then the property owner may request the Review Board's direction regarding a potential amendment to MHRB Permit 2018-0002. The property owner may apply to amend MHRB Permit 2018-0002 and request the Review Board find the amendment consistent with MCC Chapter 20.760 and Mendocino Town Zoning Code.

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-2019-0001
Date Filed 1-8-2019
Fee \$ 472.89
Receipt No. PRJ-024906
Received by [Signature]

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Mendocino Rotary Foundation	Name of Property Owner(s) Mendocino Rotary Foundation	Name of Agent Jerold Karabensh
Mailing Address PO Box 1210 Mendocino, CA 95460	Mailing Address PO Box 1210 Mendocino, CA 95460	Mailing Address 45275 Mar Vista Dr. Mendocino, CA 95460
Telephone Number None	Telephone Number None	Telephone Number 707-937-3087
Assessor's Parcel Number(s) 1192500700 & 1192500800		
Parcel Size <u>32864</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 44920 & 44960 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.

Development of a Public Park (Rotary Park) to include the following:

Tiling and graveling of existing walkway with tiles recognizing individuals who contributed to the park along with special tiles for park Founders.

Picnic tables and benches

Children's play area

Fencing along Lansing Street

Construction of a shed of less than 120 sq.ft. to house electrical equipment and equipment to mow and maintain the park.

Bench with built in Bike Rack

Dog "poop" posts with bags and disposal containers.

Moderate grading and planting of native water resistant plants

Trim, for safety dangerous tree branches

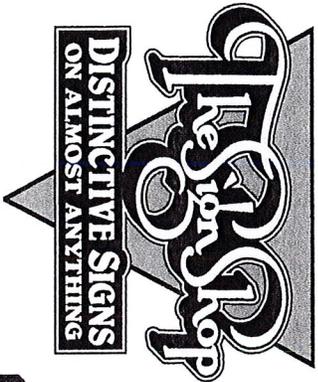
Signage at NW and SE corners of the property

Tiling and grading of new walkway going in an Easterly direction from the existing walkway to Howard Street

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? 120 sq. ft.
- What is the total floor area (internal) of all structures on the property? 120 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? none sq. ft.

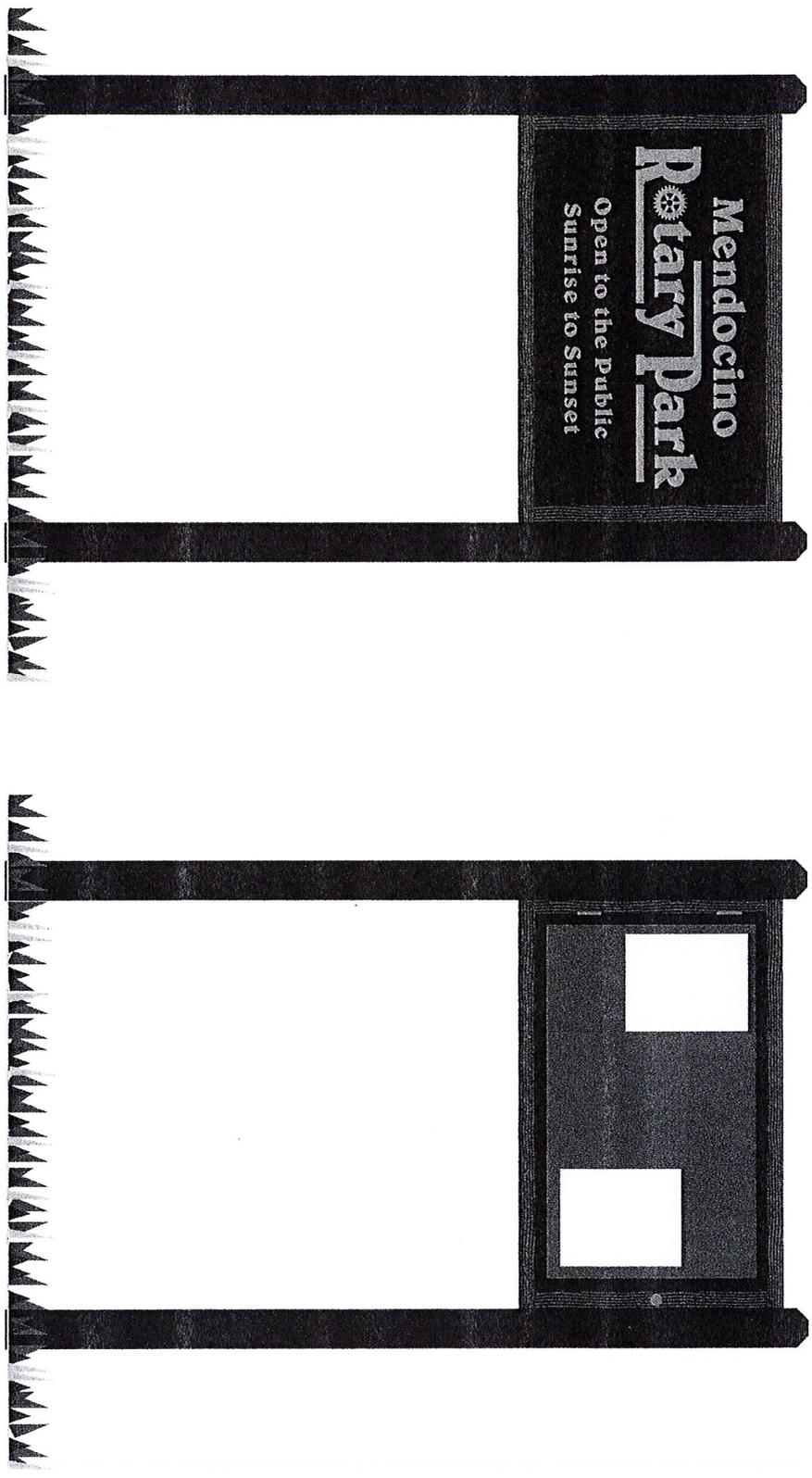
If you need more room to answer any question, please attach additional sheets



45197 Road 409
 Mendocino

phone... 707-964-0608
 fax..

rick@mendosign.com
 cont. lic.527921



Two signs, each six feet high. Carved and painted redwood.
 24" x 36" One at Lansing St. location and the other at Howard St.
 The Howard St sign will have a bulletin board on the back with a
 framed tempered glass cover.

MHRB PERMIT APPLICATION SUBMITTAL CHECKLIST

THE FOLLOWING APPLICATION MATERIALS MUST BE SUBMITTED TO THE COASTAL OFFICE OF THE DEPARTMENT OF PLANNING & BUILDING SERVICES.

To ensure completeness, please check off each box under the letter "A" as each item is completed. Please submit this checklist with your application. The County will check off each box under the letter "C" as each item is verified as complete.

Please provide **7 copies** of items 1 - 4, on 8 1/2" x 11" paper (or if a larger size, folded to 8 1/2" x 11") collated and stapled into individual packets.

- A C 1. MHRB Application Form and Project Description Questionnaire *3 copies*
- A C 2. Location Map (on attached base map, fill in affected parcel and label)
- A C 3. Plot Plan (See attached example) *3 copies*
- A C 4. Architectural building elevations, floor plans, and sign details. Include dimensions, materials, colors, finishes, and exterior light fixtures. For new signs include exactly how the sign is to be mounted and/or supported. For project-specific informational requirements, please refer to the project description questionnaire. *0*

- A C 5. For new construction and/or additions greater than 120 square feet in size, please provide three (3) sets of full-scale plans.
- A C 6. Filing Fees (As of January 2, 2009; Note: fees are subject to change)

TYPE OF PROJECT	FEE
Exterior Painting	\$320.00
New Sign Copy	\$290.00
New Signs	\$420.00
Minor Exterior Alterations - Zone A	\$400.00
Demolition and Construction/Additions (under 120 square feet) - Zone A	\$470.00
New Construction/Additions (120 to 640 square feet) and Multiple/Significant Alterations - Zone A	\$600.00
New Construction/Additions (over 640 square feet) - Zone A	\$850.00
Minor Exterior Alterations & Demolition - Zone B	\$290.00
New Construction/Additions - Zone B	\$520.00
MHRB Concurrent Variance	See Planner

RECEIVED
JAN 08 2019
PLANNING & BUILDING SERV
FORT BRAGG CA

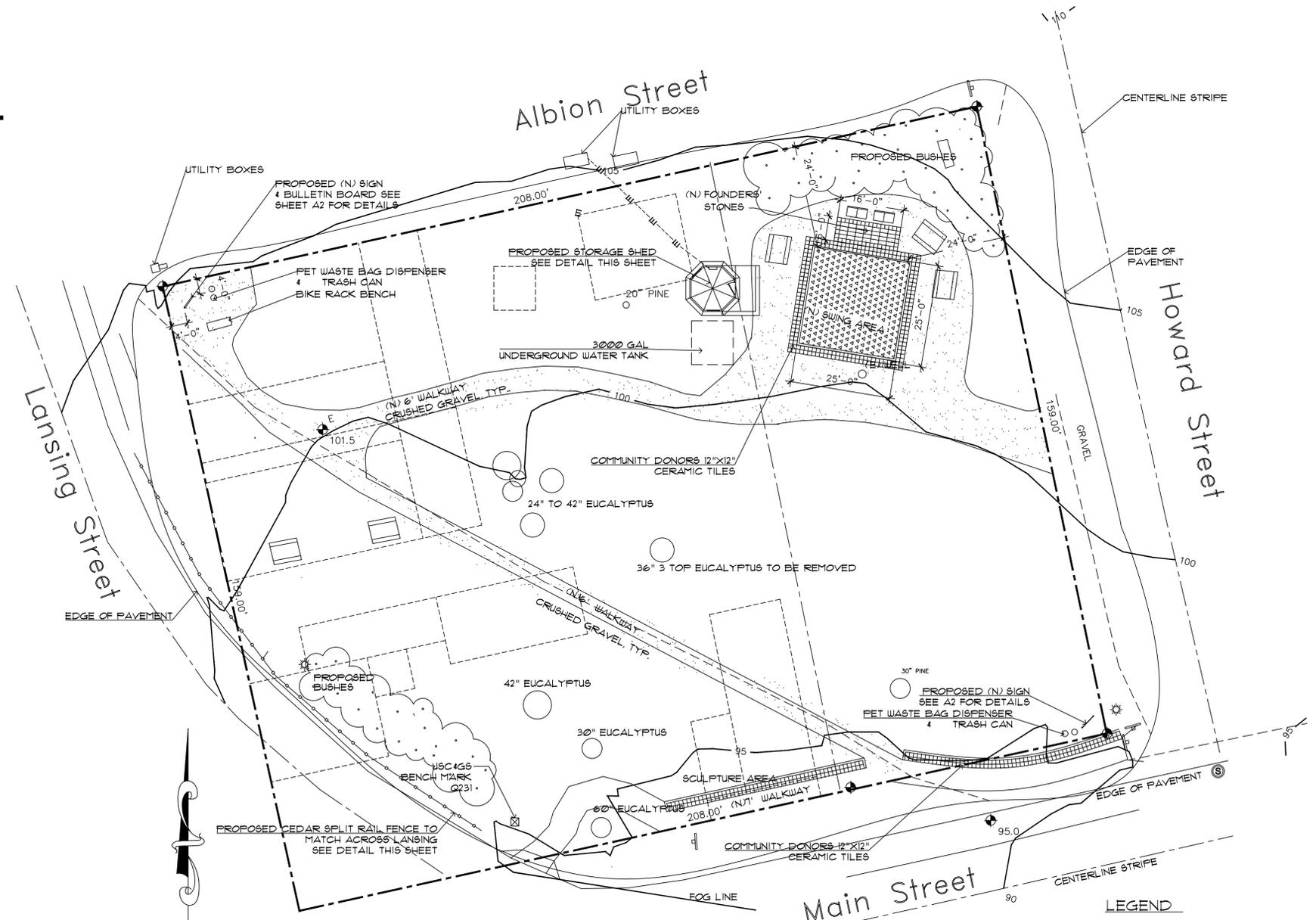
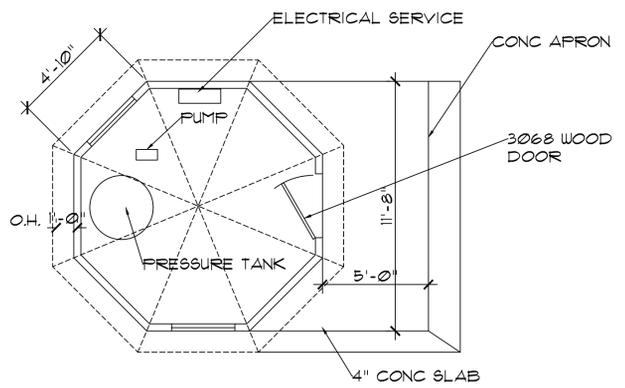
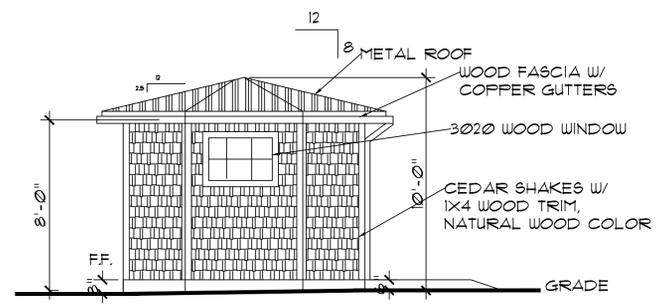
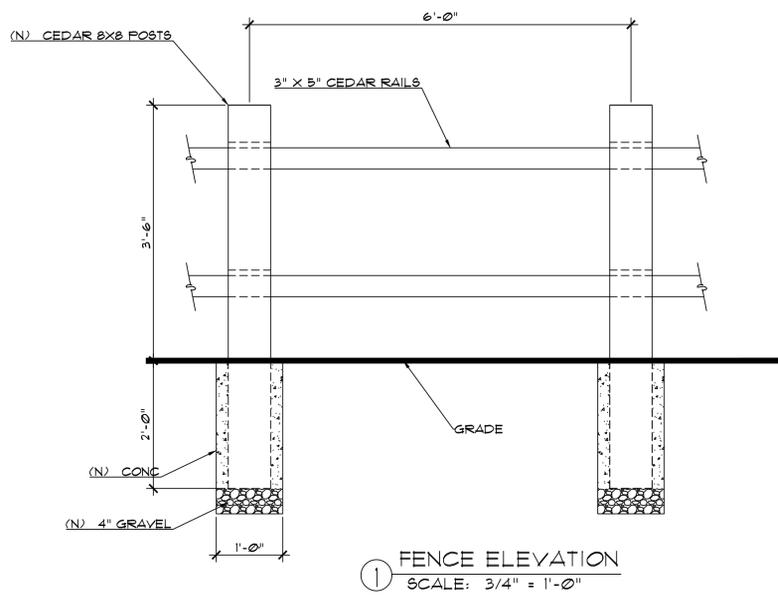
- A C 7. One (1) Signed Copy of Site View Authorization/Authorization of Agent/Mail Direction Form
- A C 8. One (1) Signed Copy of the Indemnification Agreement

REVISIONS	BY

PROPOSED SITEPLAN W/ IMPROVEMENTS
 MENDOCINO ROTARY FOUNDATION PARK
 44921 & 44960 MAIN STREET
 MENDOCINO, CA 95460

SCALE:
 DATE: 7/23/19
 DRAWN: BK
 FILE: ROTARY PARK

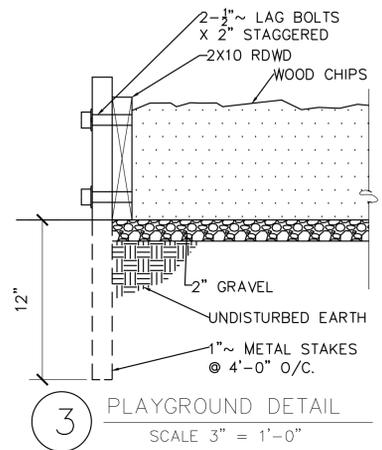
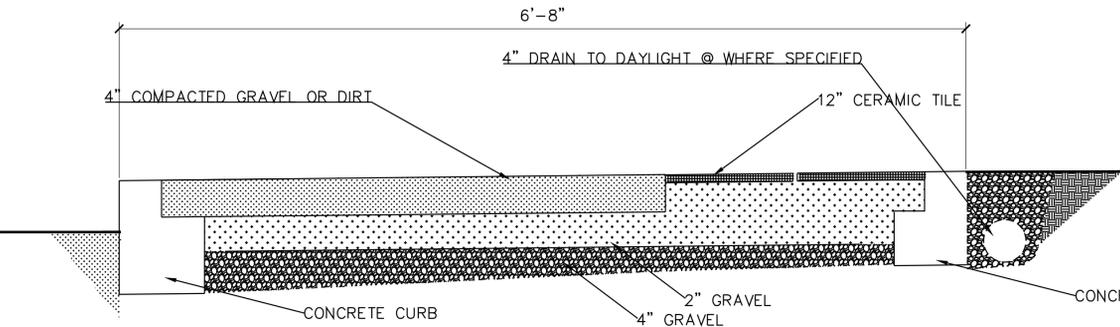
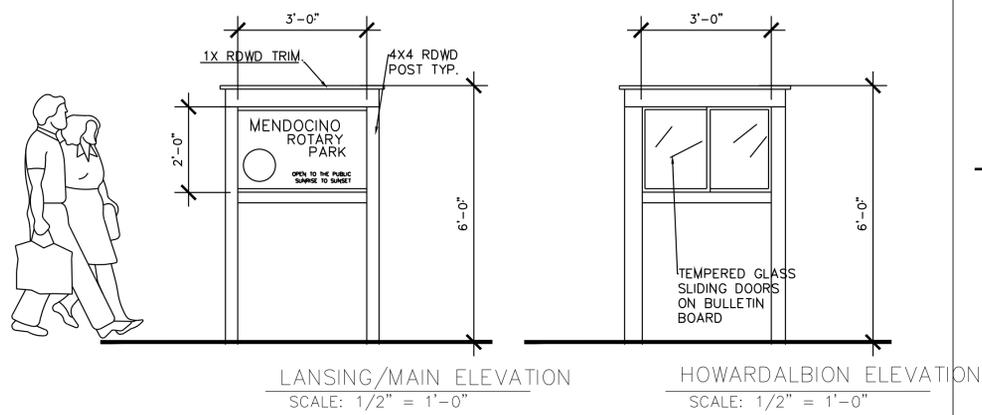
SHEET
A1
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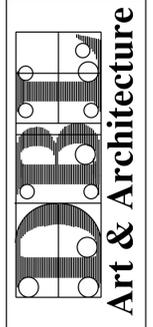
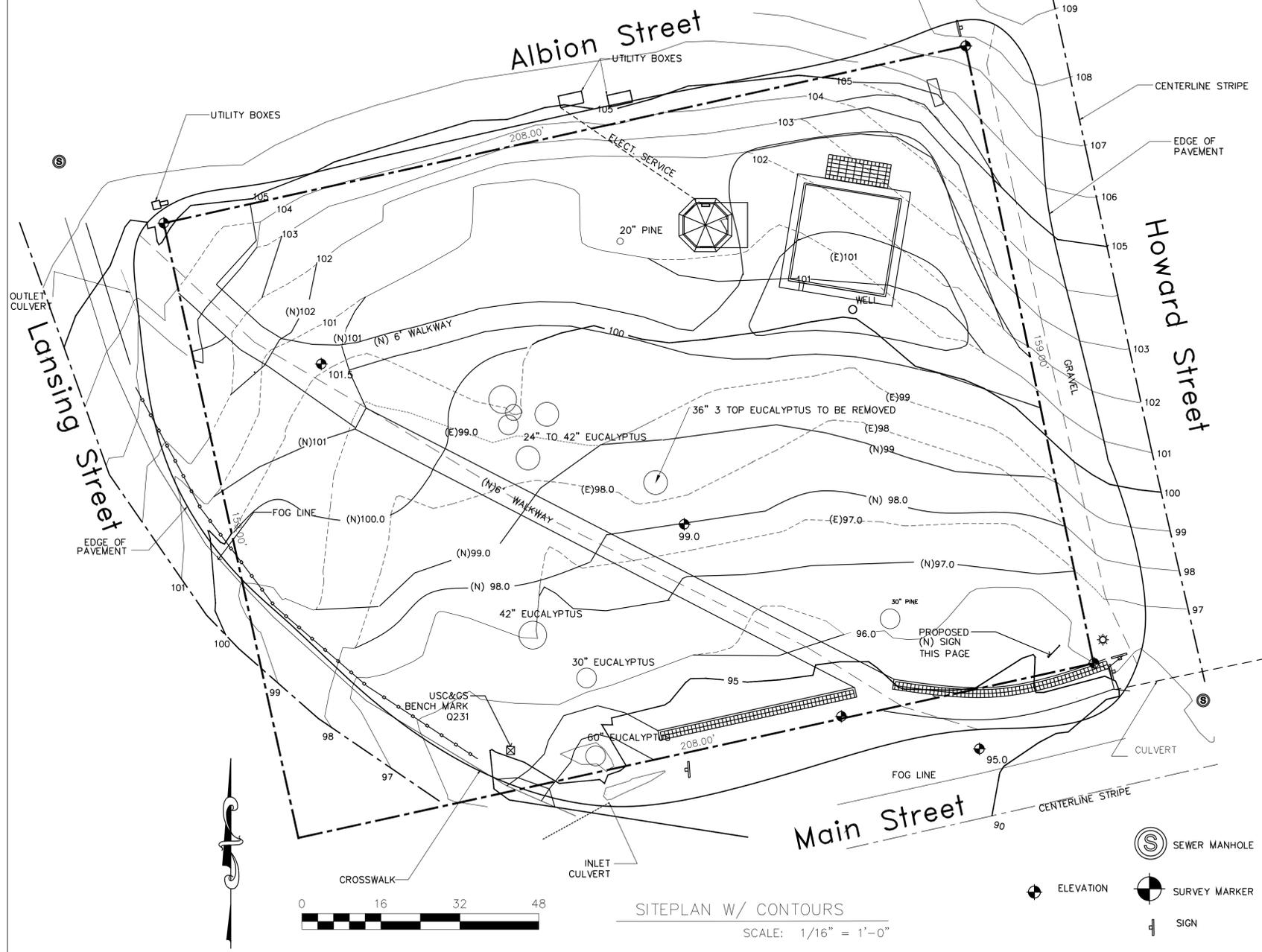
LEGEND

- SEWER MANHOLE
- SURVEY MARKER
- SIGN
- STREET LIGHT
- BENCH
- PICNIC TABLE
- WATER LINE
- ELECTRICAL LINE
- HISTORICAL FOOTPRINT

1 PROPOSED SIGNAGE



4 PROPOSED BIKE RACK



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REVISIONS	BY

PROPOSED SITE PLAN W/ CONTOURS
MENDOCINO ROTARY FOUNDATION PARK
44921 & 44960 MAIN STREET
MENDOCINO, CA 95460

SCALE: 1/16" = 1'-0"
DATE: 7/25/19
DRAWN: B.K.
FILE: ROTARY PARK

SHEET
A2
OF SHEETS