



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

November 21, 2019

PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

The Mendocino Historical Review Board, will perform a site view of the proposed project at 4:30 PM on Monday, December 2, 2019. The Board will then reconvene for their regular meeting 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_2019-0011

DATE FILED: 10/15/2019

OWNER: SAVINGS BANK OF MENDOCINO COUNTY

APPLICANT/AGENT: DANIELLE COMPA

REQUEST: Mendocino Historical Review Board request to (1) remove and replace approximately 150 feet of concrete sidewalk along the south side of the building to bring into ADA compliance which includes a concrete driveway approach to connect the sidewalk on the south side of the building with the existing sidewalk along the parcels to the west of the site, (2) remove the existing planters along the east side of the building and replace with 50 feet of ADA compliant concrete sidewalk with asphalt placed along the edge where it leads into the existing on-street parking, and (3) replace existing ATM with a new ADA compliant machine. Associated improvements include truncated domes at the southeastern corner of the parcel where the sidewalks meet the crosswalk. Concrete finish will be either exposed aggregate or brush finish, as determined by the Review Board.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10500 Lansing Street, Mendocino (APN 119-234-07)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER KROG

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**

**DECEMBER 2, 2019
MHRB_2019-0011**

OWNER SAVINGS BANK OF MENDOCINO COUNTY
PO BOX 3600
UKIAH, CA 95482

APPLICANT/AGENT: DANIELLE COMPA
PO BOX 1660
FORT BRAGG, CA 95437

PROJECT DESCRIPTION: Mendocino Historical Review Board request to (1) remove and replace approximately 150 feet of concrete sidewalk along the south side of the building to bring into ADA compliance which includes a concrete driveway approach to connect the sidewalk on the south side of the building with the existing sidewalk along the parcels to the west of the site, (2) remove the existing planters along the east side of the building and replace with 50 feet of ADA compliant concrete sidewalk with asphalt placed along the edge where it leads into the existing on-street parking, and (3) replace existing ATM with a new ADA compliant machine. Associated improvements include truncated domes at the southeastern corner of the parcel where the sidewalks meet the crosswalk. Concrete finish will be either exposed aggregate or brush finish, as determined by the Review Board.

STREET ADDRESS: 10500 Lansing Street, Mendocino (APN 119-234-07, 119-234-04, 119-234-06).

PARCEL SIZE: 4± acres

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Masonic Hall, Category I
North: Unnamed non-historic structure, Category IVa
South: Kellieowen Hall, Category IIa
East: Stauer House (Category I), J.D. Johnson (Category IIa), Old Bakery Building (Category I), unnamed non-historic structure (Category IVb)
West: Warren-Hegenmeyer House, Category I

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
 Facade Treatment
 Proportions of Windows and Doors
 Landscaping

Placement/Location
 Lighting
 ✓ Paving/Grading

APPLICABLE SECTIONS OF MHRB GUIDELINES: Section VII Structural Guidelines - Sidewalks and Driveways (page 9); Section VIII Non-Structural Guidelines - Parking, Access and Egress (page 12).

APPLICANT'S STATEMENT:

- Remove and Replace approximately 150 feet of sidewalk along south side of building to bring into Accessibility Conformance
- Remove planters and approximately 50 feet of sidewalk along east side of building to bring into Accessibility Conformance
- South and East sidewalk to be replaced and brought to grade and new exterior ATM Machine to be ADA Accessible.

STAFF NOTES: Staff has reviewed the proposal and offers the following comments for consideration by the Review Board.

Proposed ADA Sidewalks: The sidewalk replacement on the south side of the building may require some grading to ensure proper grade of the sidewalk and includes the installation of a driveway encroachment in order to provide a continuous surface connecting the existing sidewalk on parcels to the west of the subject parcel.

The sidewalk on the east side of the building requires removal of the existing planter. The existing wood ramp would remain. Some grading may be required to ensure proper grade of the sidewalk and asphalt will be installed along the edge to provide transition between the existing parking areas and the sidewalk.

The applicant has offered that the concrete could either be finished with exposed aggregate or brushed concrete.

Truncated domes are required for ADA compliance at the southeastern corner of the building where the two sidewalks meet with the existing crosswalks.

New ADA ATM Machine: A new ATM that is ADA compliant will be installed where the existing one is located. Staff has not identified any concerns with this request as an ATM currently exists in this location and this new machine will replace the existing machine.

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) The proposed 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 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 2019-0011 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 2019-0011 have been satisfied.
7. Any Building Permit request shall include MHRB Permit 2019-0011 (attached to or printed on the plans submitted).
8. Concrete sidewalks shall be finished with either exposed aggregate or brushed concrete, as determined by the Review Board.

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-2019-0011
Date Filed 10-15-2019
Fee \$ \$718.⁷⁸
Receipt No. PRJ 631660
Received by @MWA/ALM/AJ

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <u>Danielle Compa</u>	Name of Property Owner(s) <u>Mendocino Savings Bank</u>	Name of Agent <u>Danielle Compa</u>
Mailing Address <u>PO Box 11660 Fort Bragg Ca 95437</u>	Mailing Address <u>10500 Lansing St Mendocino Ca 95460</u>	Mailing Address <u>PO Box 11660 Fort Bragg Ca 95437</u>
Telephone Number <u>707-964-7460</u>	Telephone Number <u>707-463-6062</u>	Telephone Number <u>707-964-7460</u>
Assessor's Parcel Number(s) <u>11923407</u>		
Parcel Size <u>191,664</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>10500 Lansing St. Mendocino Ca 95460</u>	

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.

- Remove & replace $\approx 150'$ of sidewalk along south side of building to bring into Accessibility Conformance.

- Remove planters and $\approx 50'$ of sidewalk along east side of building to bring into Accessibility Conformance.

- South and East sidewalk to be replaced and brought to grade and new exterior ATM machine to be ADA Accessible.

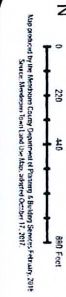
2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? ≈ 2900 sq. ft.
- What is the total floor area (internal) of all structures on the property? ≈ 2400 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? 0 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
 - *# Bed & Breakfasts
 - Land Use Classes
 - Assessors Parcels



Mendocino Savings Bank

MENDOCINO TOWN LAND USE

