



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

July 7, 2020

**PUBLIC NOTICE OF PENDING ACTION  
MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

NOTICE IS HEREBY GIVEN THAT the Mendocino Historical Review Board at its special meeting on Monday, July 20, 2020 at 2:00 p.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally or via telecomment in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**CASE#:** MHRB\_2020-0004  
**DATE FILED:** 2/4/2020  
**OWNER:** ARIANNA CANADA ONSTAD  
**APPLICANT:** SCRAMAGLIA CONSTRUCTION  
**REQUEST:** A Mendocino Historical Review Board Permit request to replace exterior stairs with redwood stairs that are painted the same color as the existing stairs.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 45280 Main St, Mendocino (APN 119-217-13)  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** JULIANA CHERRY

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) by July 19, 2020 or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>

To submit public comments via telecomment: A request form must be received by 10:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

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.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

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**

---

**JULY 20, 2020  
MHRB\_2020-0004**

---

**OWNER** ARIANNA CANADA ONSTAD  
32351 SIMPSON LN  
FORT BRAGG, CA 95437

**APPLICANT:** SCRAMAGLIA CONSTRUCTION  
860 MYRTLE STREET  
FORT BRAGG, CA 95437

**PROJECT DESCRIPTION:** A Mendocino Historical Review Board Permit request to replace exterior stairs with redwood stairs painted the same color as the existing stairs.

**STREET ADDRESS:** 45280 Main St, Mendocino (APN: 119-217-13)

**PARCEL SIZE:** 12,000 square feet

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**HISTORIC STRUCTURES:** On Site: Not Listed  
North: Marcellino House, Category I  
South: Mendocino Headlands State Park  
East: Not Listed  
West: Not Listed

---

**PAST MHRB PERMITS:** 93-32 Sign, 94-30 Sign, 97-10 Retail Addition, 98-31 Sign, and 05-21 Sign.

**HISTORIC ORDINANCE STANDARDS:** The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications, see MCC Section 20.760.050. While MCC Section 20.760.040 provides for exemptions from Chapter 20.760, the proposal includes changing the staircase arrangement and would not be eligible for an exemption. Excepting, painting the stairs with the same basic shade of color (See MCC Section 20.760.040(I)) and outdoor lighting (See MCC Section 20.760.040(J)).

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** See page 9, #7 Architectural Features and others:

- ✓ Building Size, Height, Proportions and Form
- Relationship of Building Masses and Open Spaces
- Relationship to Surrounding Structures
- ✓ Materials and Textures
- Architectural Details and Style
- Facade Treatment
- Proportions of Windows and Doors
- Landscaping
- Roof Shape
- ✓ Color(s)
- Sign Size
- Number of Signs
- ✓ Placement/Location
- Lighting
- Paving/Grading

**APPLICANT'S STATEMENT:** Remove and rebuild exterior staircase on west side of building. The new staircase will be built of redwood materials and painted the same color as existing (white). The existing staircase is very rotten and hazardous. The new staircase will have to be constructed away from the building by 18 inches, because the existing stairs come up under the roof eave and violates code requirements. The new stairs will not project past the west edge of the existing deck.

**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.

Pursuant with MCC Sec. 20.760.065(A), the reconstructed and reconfigured exterior stairs would be similar to the damaged stairwell; therefore, the replacement stairs would have a negligible effect on existing historic resources and the District's architecture.

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

Pursuant with MCC Sec. 20.760.065(B), the proposed replacement stairs will not detract from the appearance of other property within the District.

- (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.

Pursuant with MCC Sec. 20.760.065(C), the site is not locally identified as a site of architectural or cultural significance and replacing the existing stairs would not damage a historic structure.

**STANDARD CONDITIONS:**

1. This action shall become final and effective on the 11<sup>th</sup> 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 2020-0004 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 2020-0004 have been satisfied.
6. Any Building Permit request shall include MHRB Permit 2020-0004 (printed on the plans submitted).

7. Outdoor lighting shall be shielded. Illumination shall be reflected downward and positioned in a manner that does not allow light glare to extend beyond the property boundaries.
  8. Exterior base and trim colors shall match existing, exterior building colors.
  9. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, including Coastal Development Permits or Permit amendments.
- 

**ATTACHMENTS:**

A. Application

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.

<p><b>COUNTY OF MENDOCINO DEPT. OF PLANNING &amp; BUILDING SERVICES</b></p> <p><b>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</b></p>	<p>Case No(s) <u>MHRB-2020-0004</u></p> <p>Date Filed <u>2-4-2020</u></p> <p>Fee \$ <u>\$ 718.75</u></p> <p>Receipt No. <u>PRJ-033213</u></p> <p>Received by <u>(M) WALDMANJ</u></p> <p style="text-align: right;"><u>Office Use Only</u></p>
--	---

**MHRB APPLICATION FORM**

Name of Applicant <u>Scramaglia &amp; Hayes Construction</u>	Name of Property Owner(s) <u>Anna Onstad</u>	Name of Agent <u>N/A</u>
Mailing Address <u>800 Murkle St. Fort Bragg CA 95437</u>	Mailing Address <u>32325 Simpson Ln Fort Bragg CA 95437</u>	Mailing Address
Telephone Number <u>707 357 0086</u>	Telephone Number <u>760 672 0133</u>	Telephone Number
Assessor's Parcel Number(s) <u>119-217-1300</u>		
Parcel Size <u>12,000</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>45280 Main 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 and rebuild exterior staircase on west side of building. The new staircase will be built of redwood materials and painted the same color as existing. The existing staircase is very rotten and hazardous. The new staircase will have to be constructed away from the building 18 inches because the existing stairs come up under the roof eave and violates code. The new stairs will not project past the west edge of the existing decks. Please see attached photos

### 2. If the project includes new construction, please provide the following information: *does not*

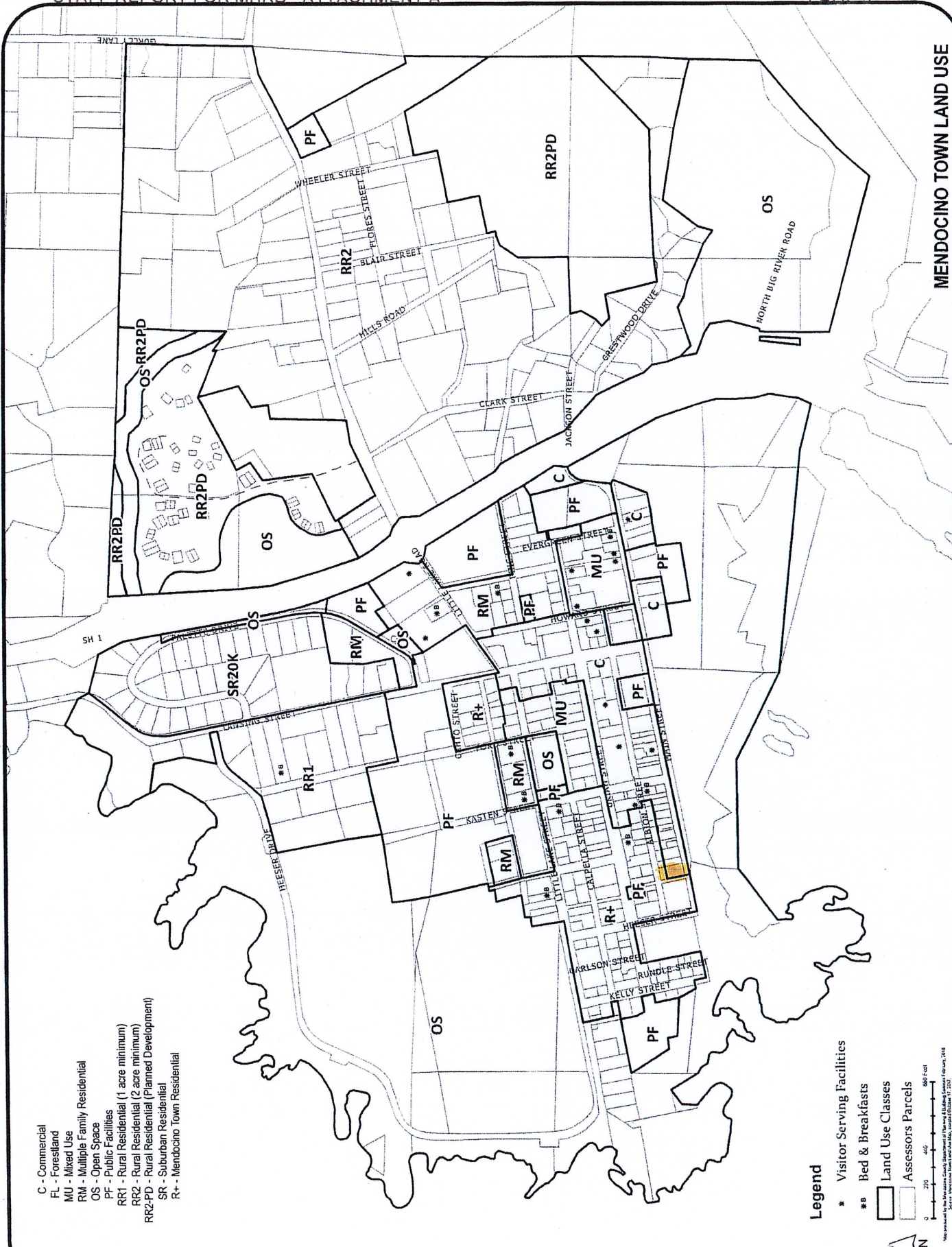
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? \_\_\_\_\_ sq. ft.
- What is the total floor area (internal) of all structures on the property? \_\_\_\_\_ sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What 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*

MENDOCINO TOWN LAND USE

- 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

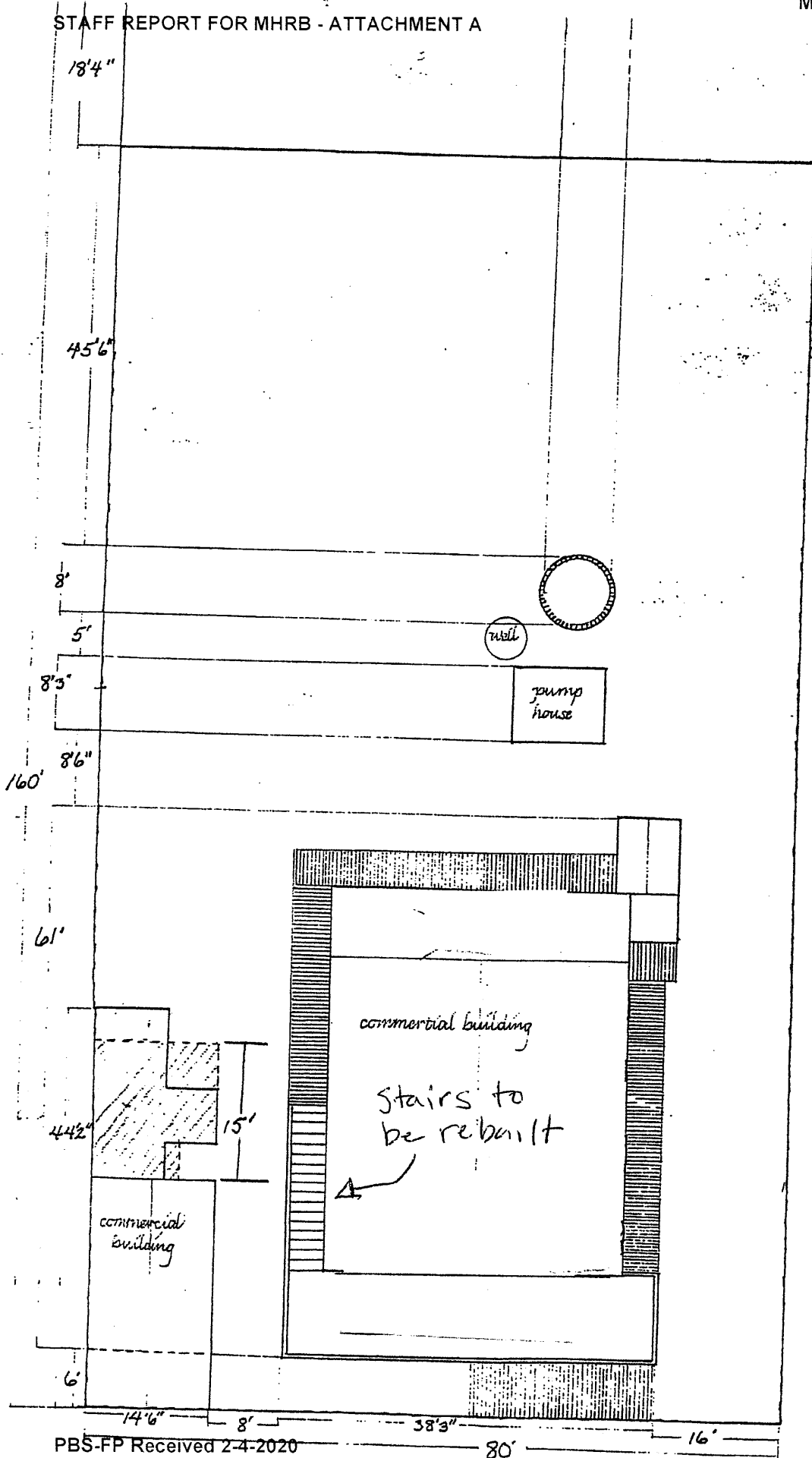
- Legend**
- \* Visitor Serving Facilities
  - \*B Bed & Breakfasts
  - Land Use Classes
  - Assessor's Parcels
- 0 270 405 540 Feet
- Map prepared by Mendocino County Planning Department, Planning Division, 10/2019. 10/19





Site Plan  
45280 Main  
Mendocino

Osborn Street



16280 Main St.  
Mendocino CA

