



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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## MEMORANDUM

DATE: OCTOBER 5, 2020  
TO: MENDOCINO HISTORICAL REVIEW BOARD MEMBERS  
FROM: PLANNING AND BUILDING SERVICES  
SUBJECT: MHRB 2019-0001 ROTARY PARK SITE PLAN

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### **BACKGROUND**

On September 9, 2019, the Review Board approved MHRB Permit 2019-0001, including condition #9 that states, "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."

- Attachment A is the approved MHRB Permit.
- Attachment B is the originally approved site plan.

### **REQUEST**

The applicant has applied for building permits for the proposed project and finds that some minor changes to the site plan are required.

- Attachment C is the proposed revisions to the approved site plan.

Therefore and on behalf of the applicant, Staff inquires whether the Review Board finds the proposed revisions consistent with their previous action (or would the Review Board find the changes inconsistent with MHRB Permit 2019-0001)?

### **ATTACHMENTS**

- A. MHRB Permit 2019-0001
- B. MHRB 2019-0001 approved site plan
- C. Revised Site Plan

**Mendocino Historical Review Board**

c/o Planning & Building Services  
120 West Fir Street  
Fort Bragg, CA 95437  
964-5379

**MENDOCINO HISTORICAL REVIEW BOARD PERMIT****APPLICANT:** MENDOCINO ROTARY FOUNDATION**DATE:** September 22, 2019  
**PERMIT:** MHRB # 2019-0001

On September 9, 2019, the Mendocino Historical Review Board granted MENDOCINO ROTARY FOUNDATION, JEROLD KARABENSH, and DEBRA LENNOX this permit to establish a park, classified as MCC Section 20.620.030, install two free standing signs, and to allow for annual events on Easter Sunday, Independence Day, the second Friday in December, and three additional dates each year between 2019 and 2024 at 44920 and 44960 Main Street, Mendocino (APNs 119-250-07 and 119-250-08).

**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:**

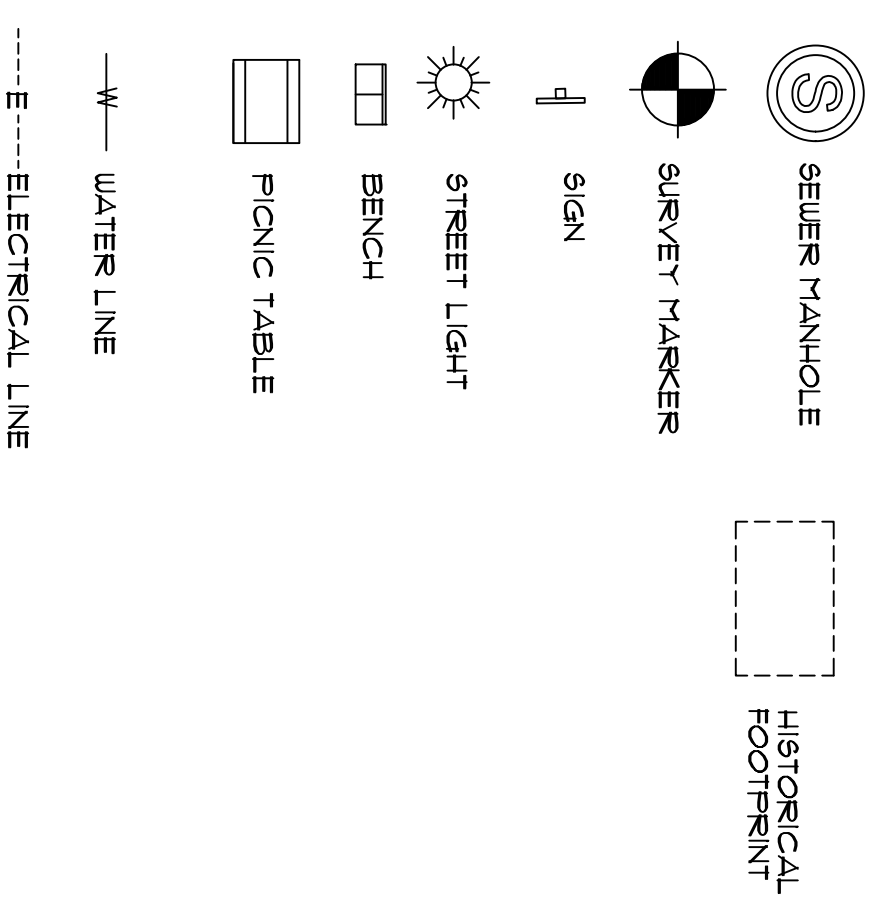
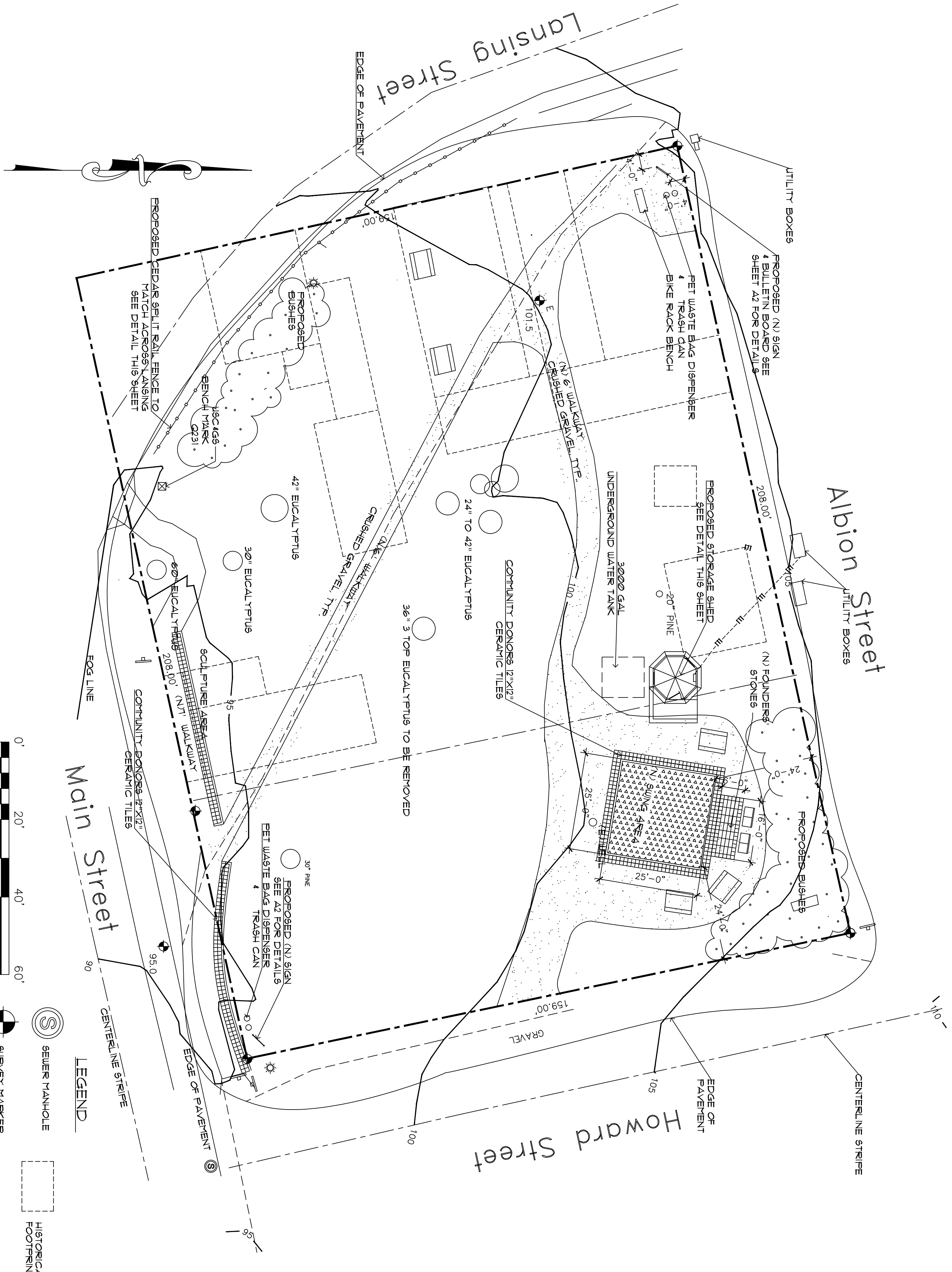
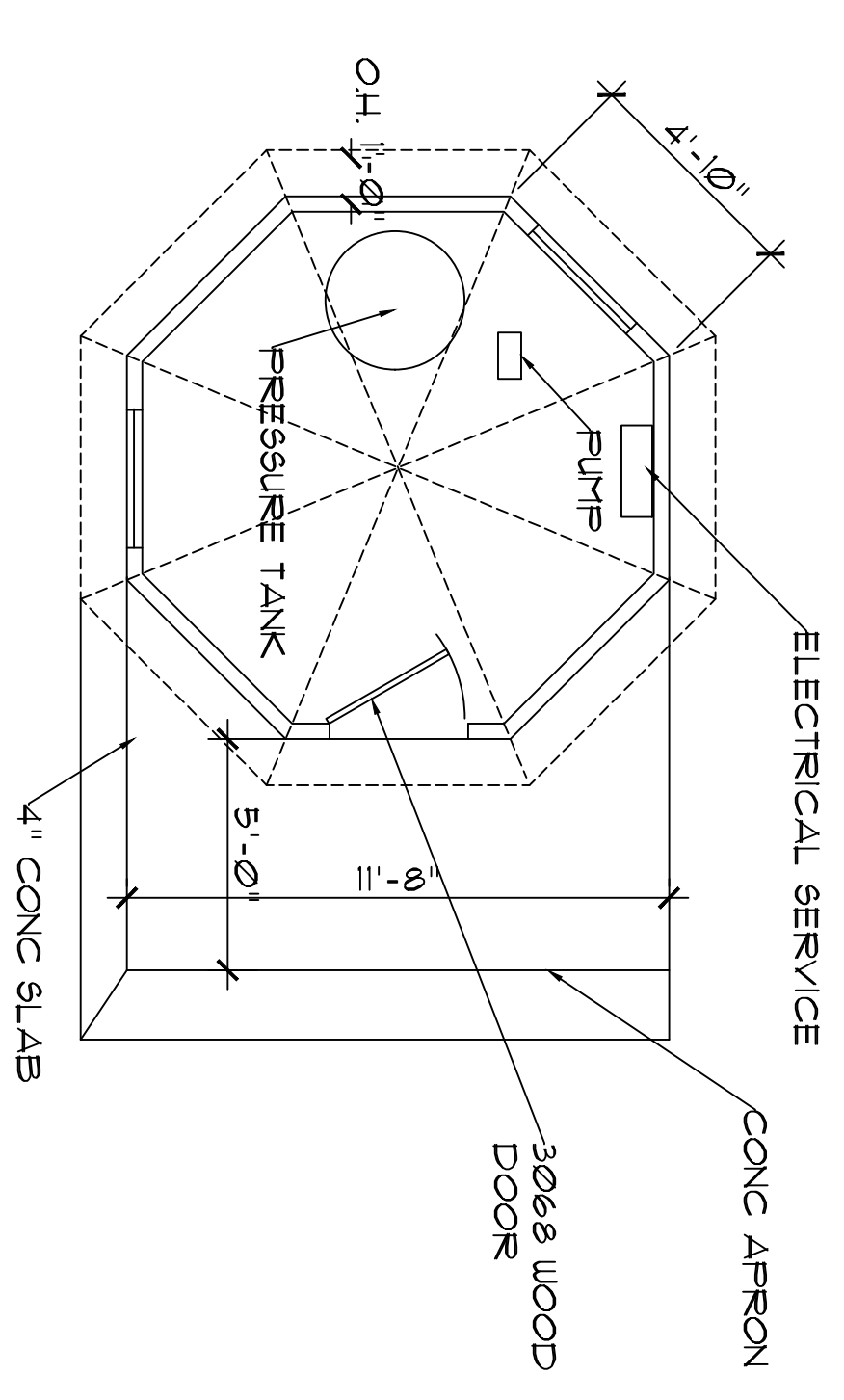
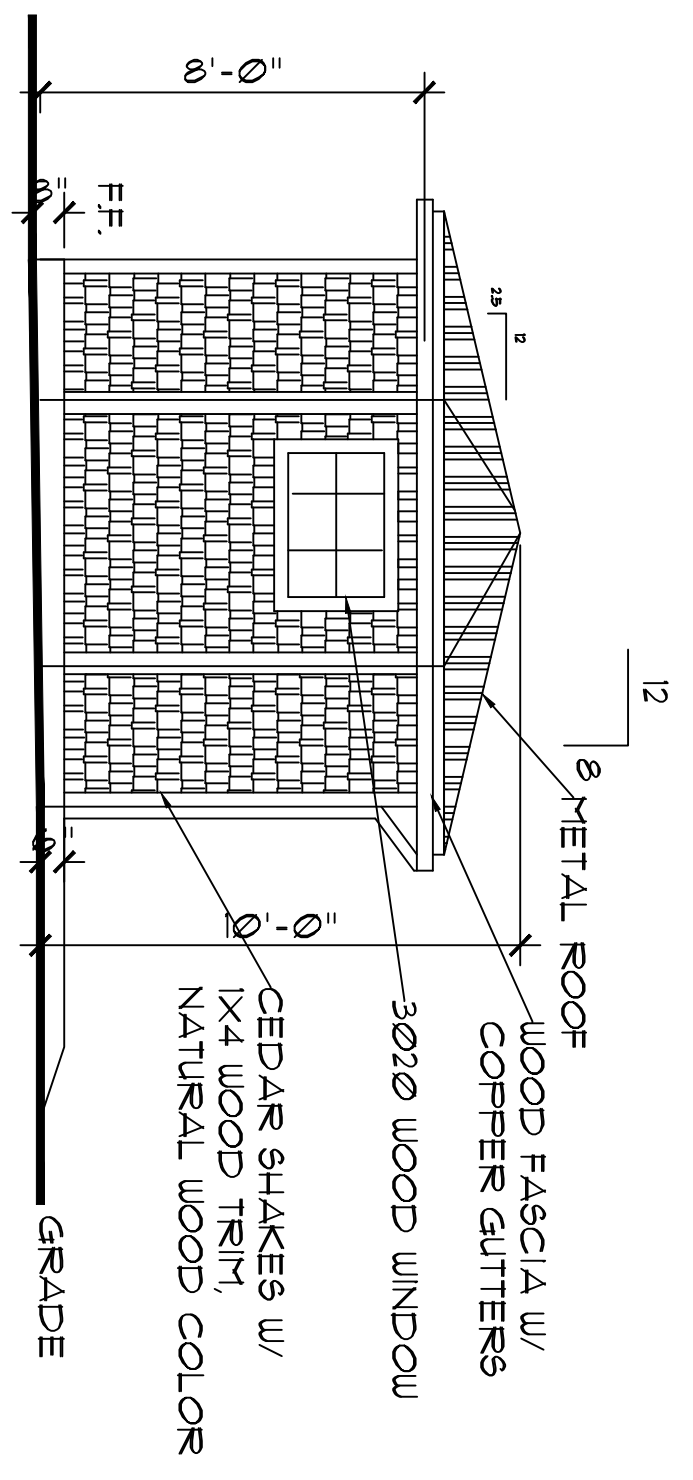
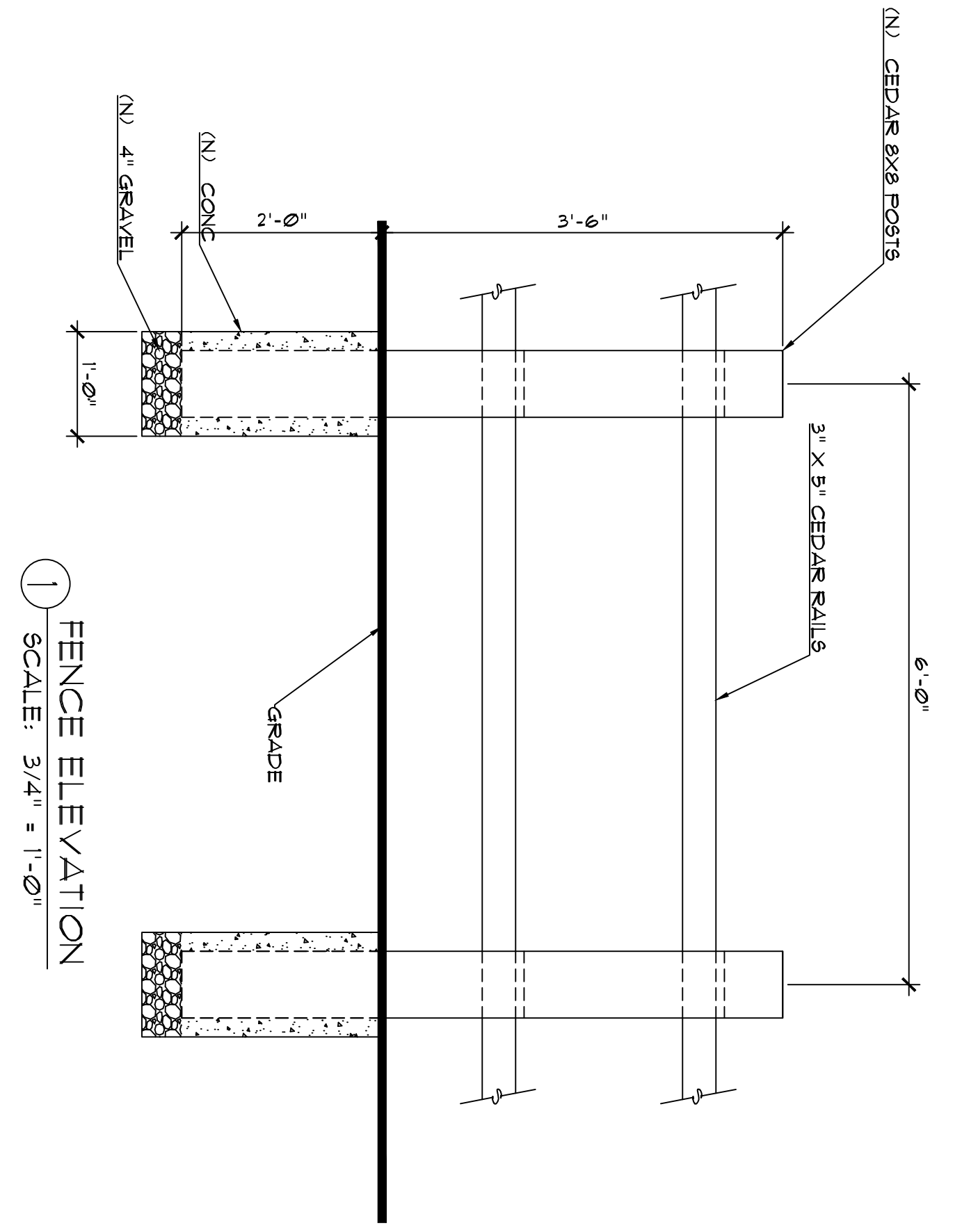
1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction 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 2018-0001. The property owner may apply to amend MHRB Permit 2018-0001 and request the Review Board find the amendment consistent with MCC Chapter 20.760 and Mendocino Town Zoning Code.
10. Main Street sidewalk shall be pebble-salt washed
11. Maximum sign height shall be 4 feet. The sign may be double-faced. The maximum number of signs is two.
12. Core-ten roof material shall be rust color.
13. Maximum fence height is 42-inches.
14. Maximum of two wood swing sets allowed. Design shall be similar to existing swing sets at the Mendocino Community Center.
15. Six events with tents are allowed annually between 2019 and 2024.

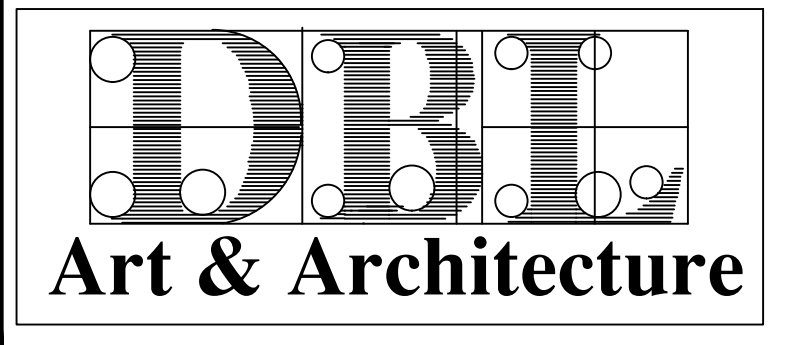
Issued on behalf of the Mendocino Historical Review Board.

By:   
JULIANA CHERRY, EXECUTIVE SECRETARY

September 22, 2019  
DATE



Debra Lennox, AIA  
LEED A/P ARCHITECT  
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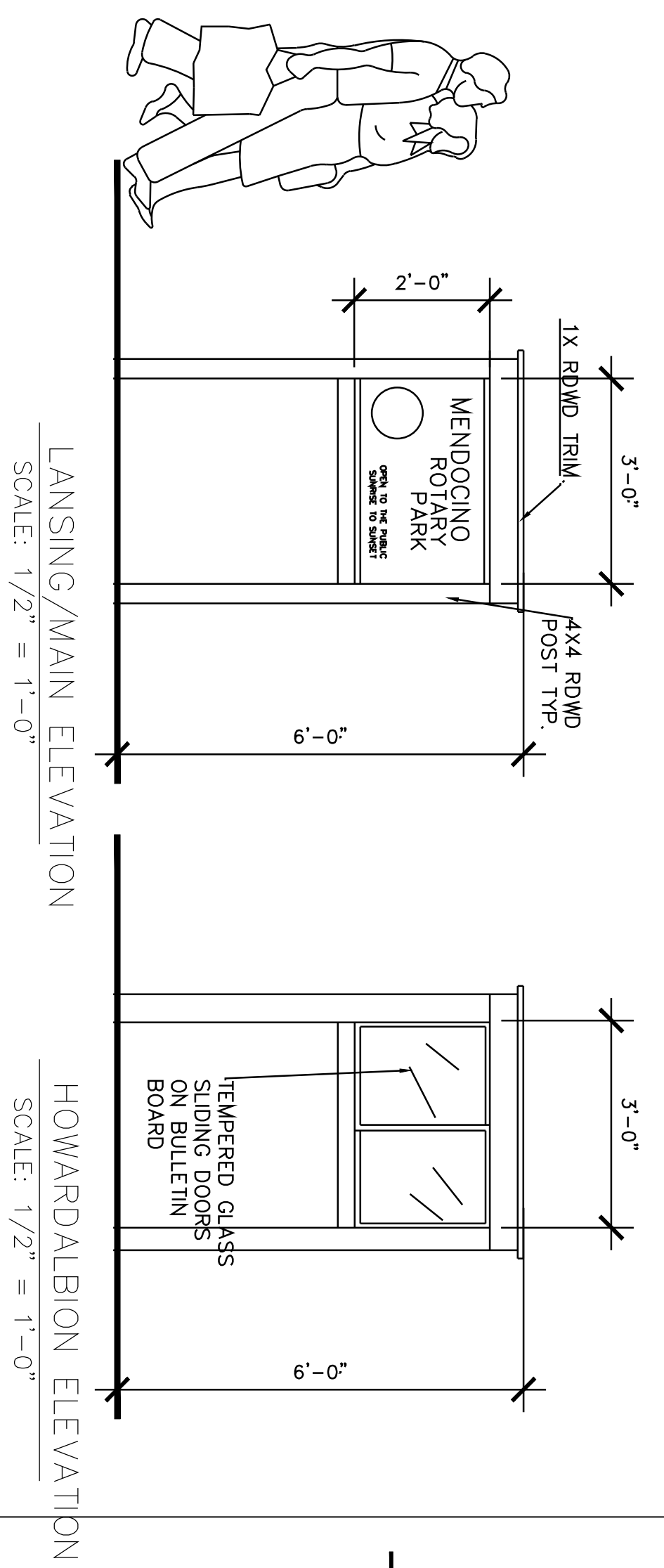


PROPOSED SITEPLAN W/ IMPROVEMENTS  
MENDOCINO ROTARY FOUNDATION PARK  
44921 & 44960 MAIN STREET  
MENDOCINO, CA 95460

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

SHEET  
A1  
OF SHEETS

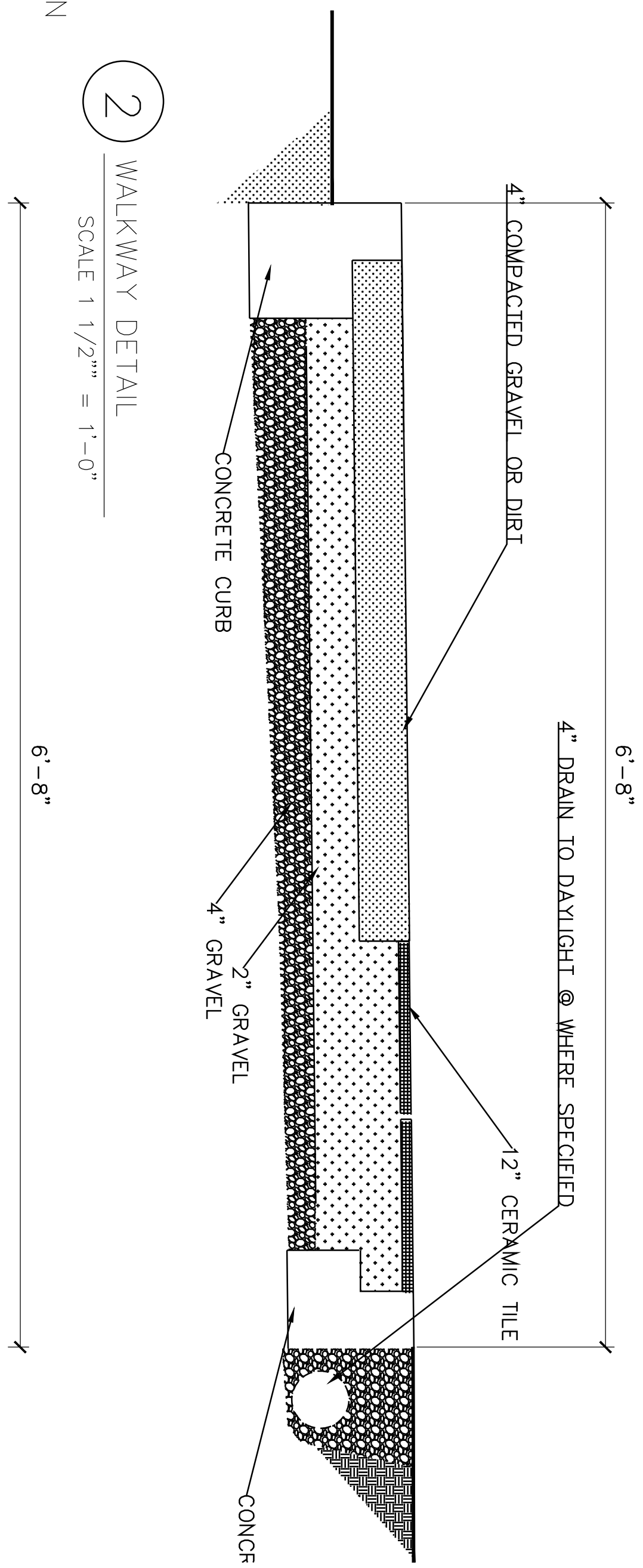
1 PROPOSED SIGNAGE



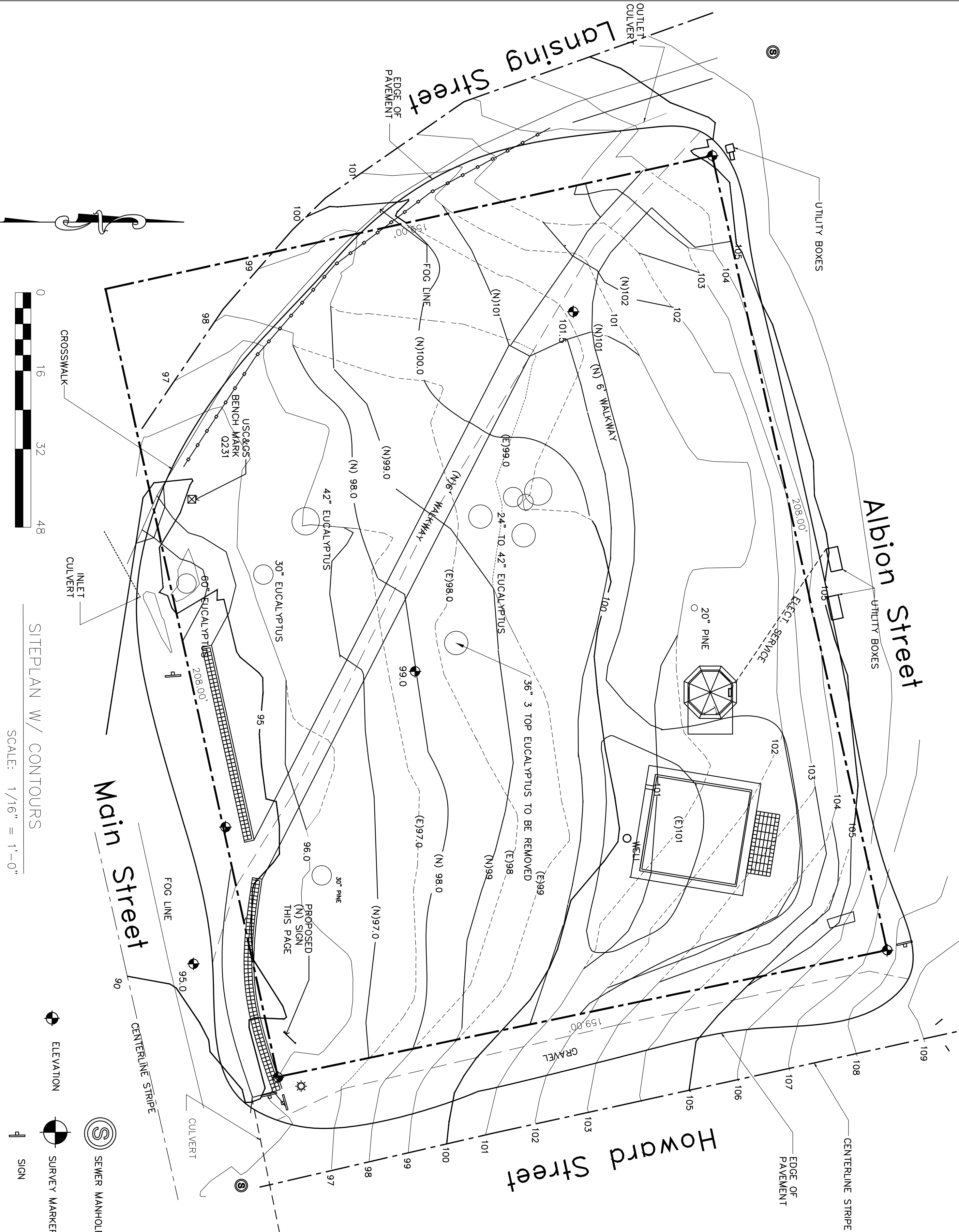
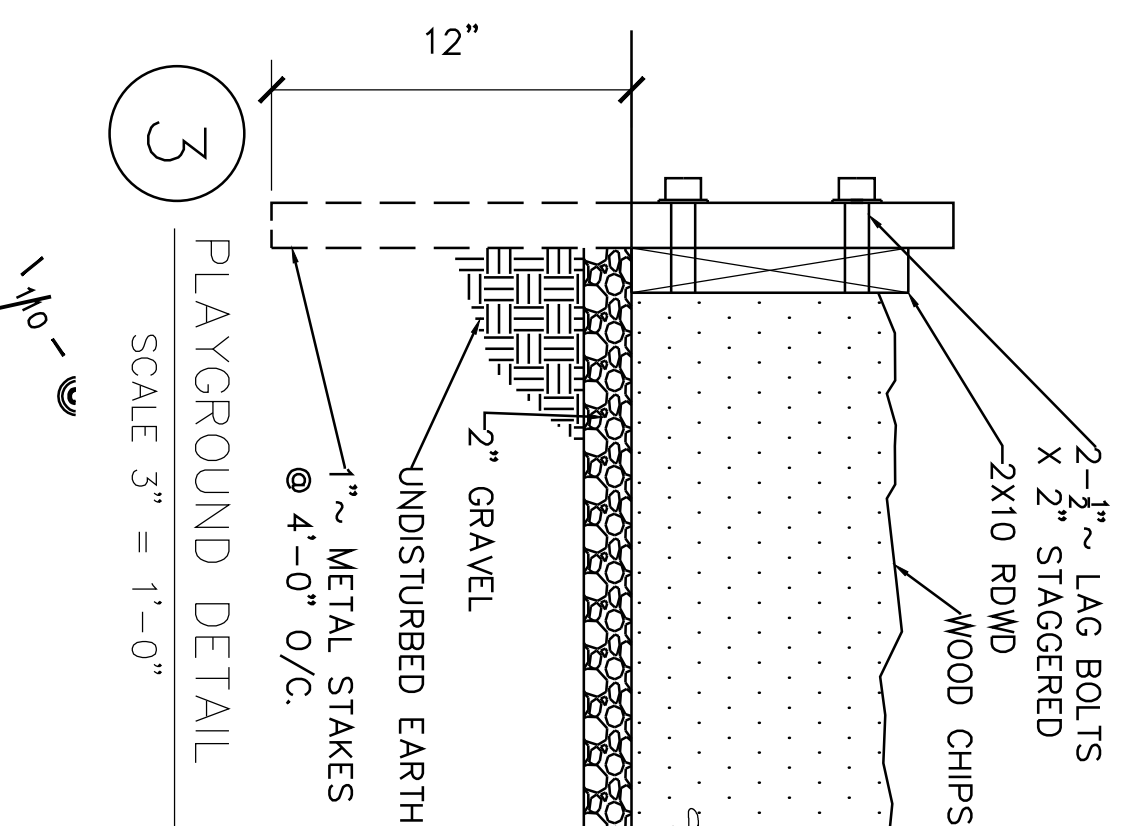
4 PROPOSED BIKE RACK



2 WALKWAY DETAIL  
SCALE 1 1/2" = 1'-0"



3 PLAYGROUND DETAIL  
SCALE 3" = 1'-0"

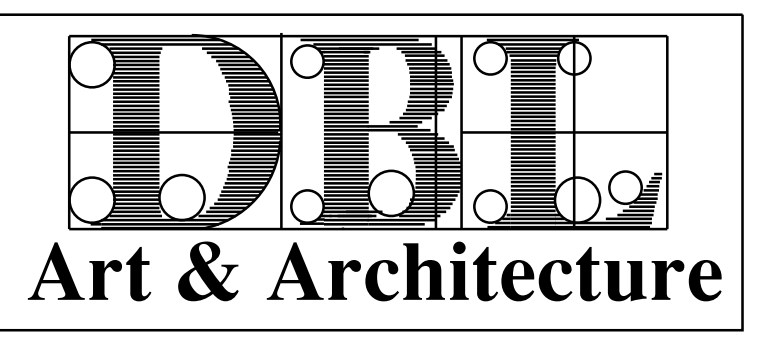


SITEPLAN W/ CONTOURS  
SCALE: 1/16" = 1'-0"

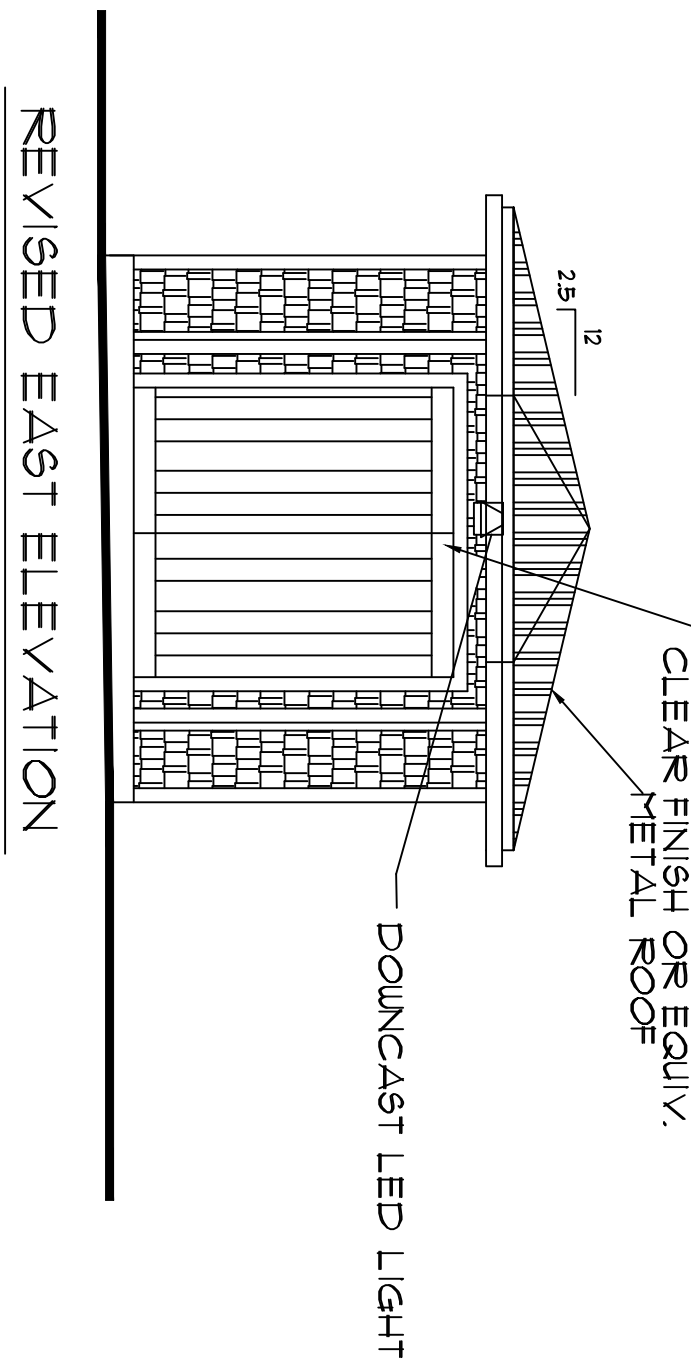
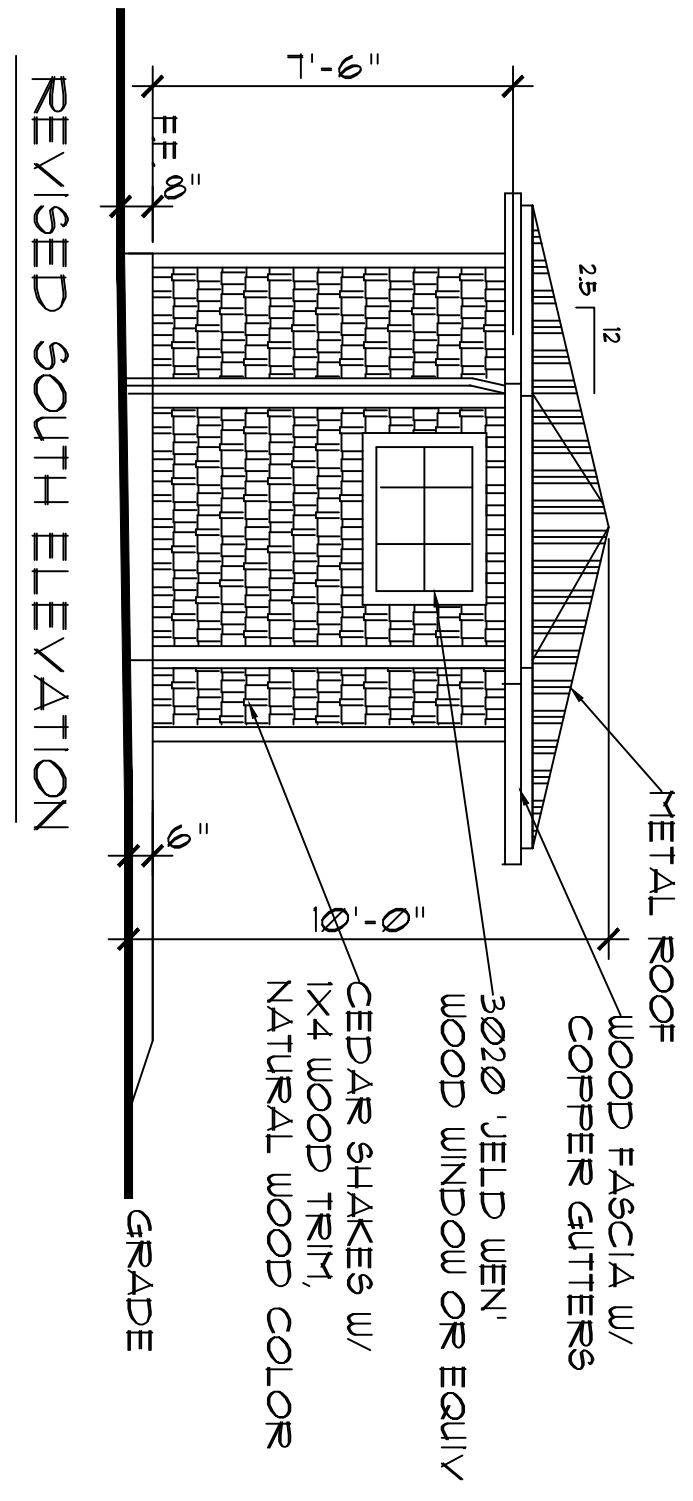
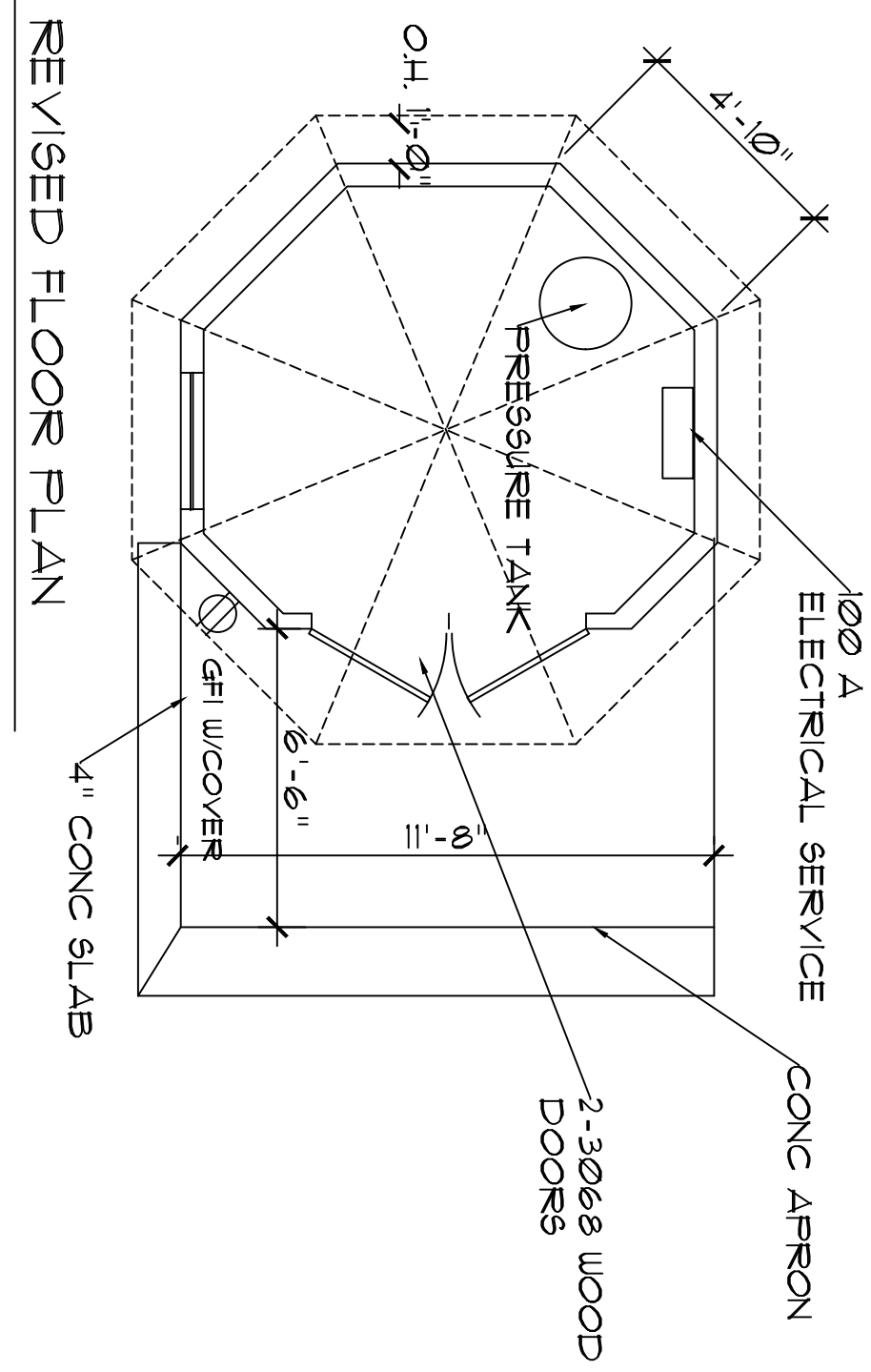
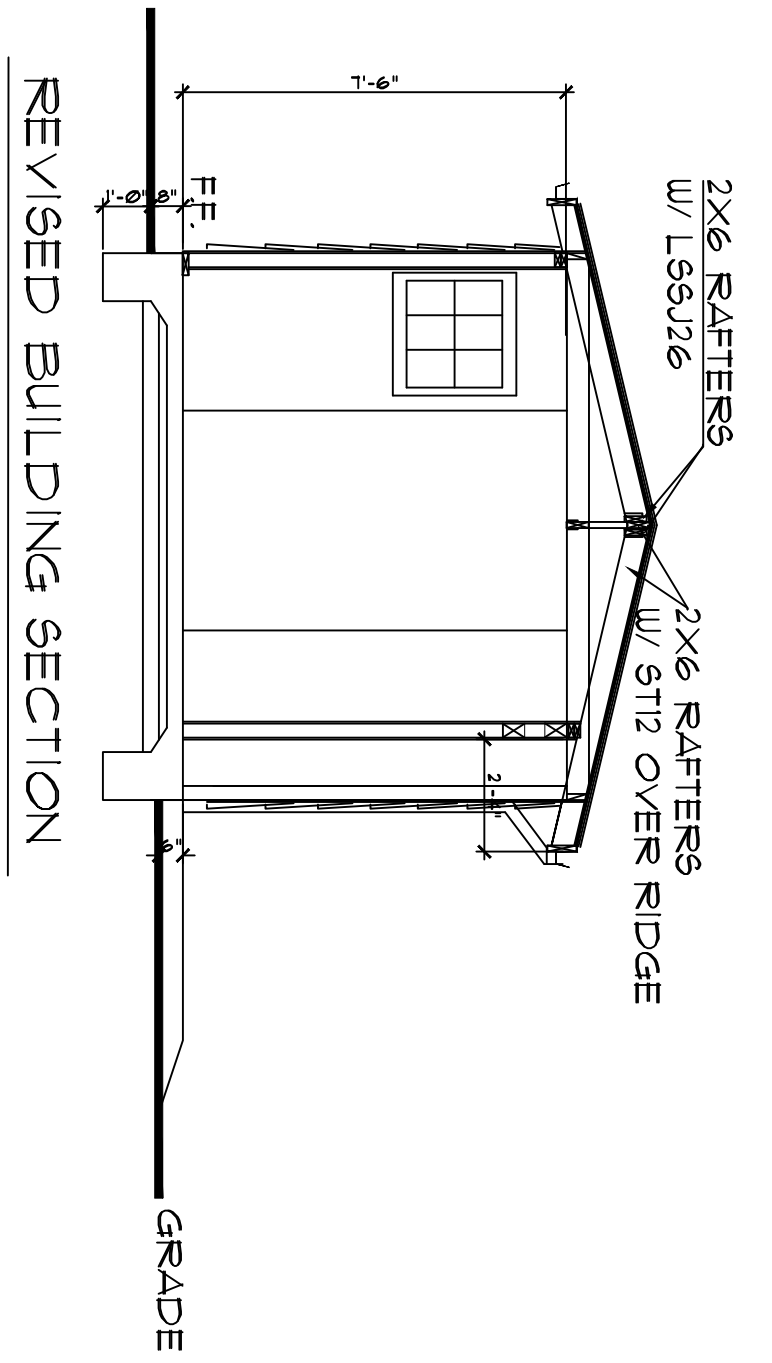
LEGEND:  
 (S) SEWER MANHOLE  
 SURVEY MARKER  
 SIGN  
 ELEVATION  
 INLET CULVERT  
 GROSSWALK  
 CENTERLINE STRIPE  
 FOG LINE  
 UTILITY BOXES  
 ELECT. SERVICE  
 20" PINE  
 36" 3 TOP EUCALYPTUS TO BE REMOVED  
 24" TO 42" EUCALYPTUS  
 42" EUCALYPTUS  
 30" EUCALYPTUS  
 30" PINE  
 PROPOSED (N) SIGN THIS PAGE  
 60" EUCALYPTUS  
 BENCH MARK 0231  
 USCAGOS

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

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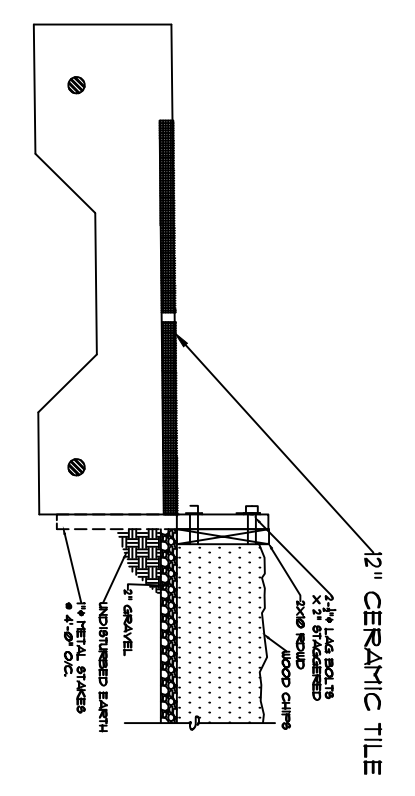
SCALE: 1/16" = 1'-0"  
 DATE: 7/25/19  
 DRAWN: B.K.  
 FILE: ROTARY PARK  
 SHEET  
**A2**  
 OF SHEETS



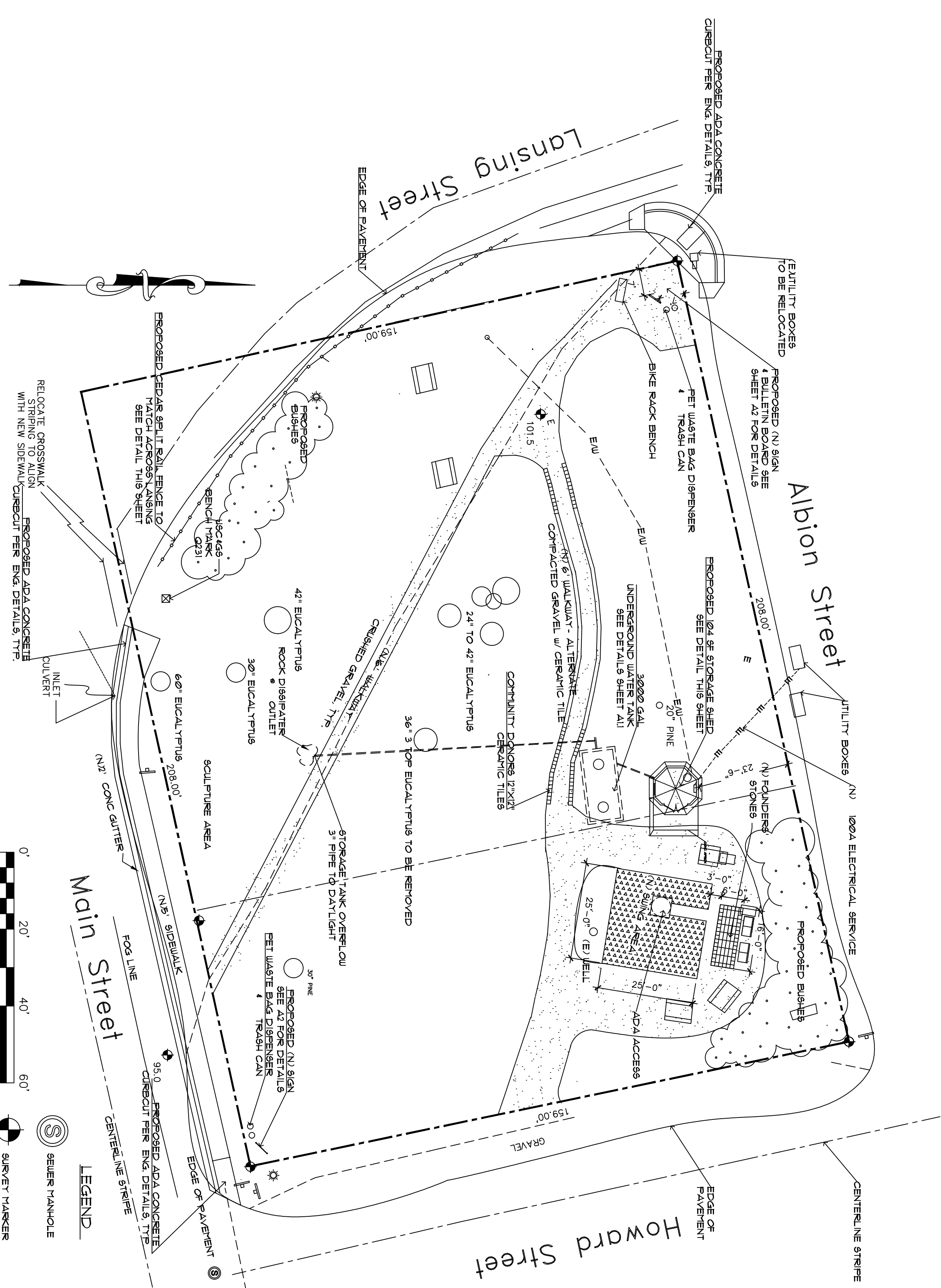
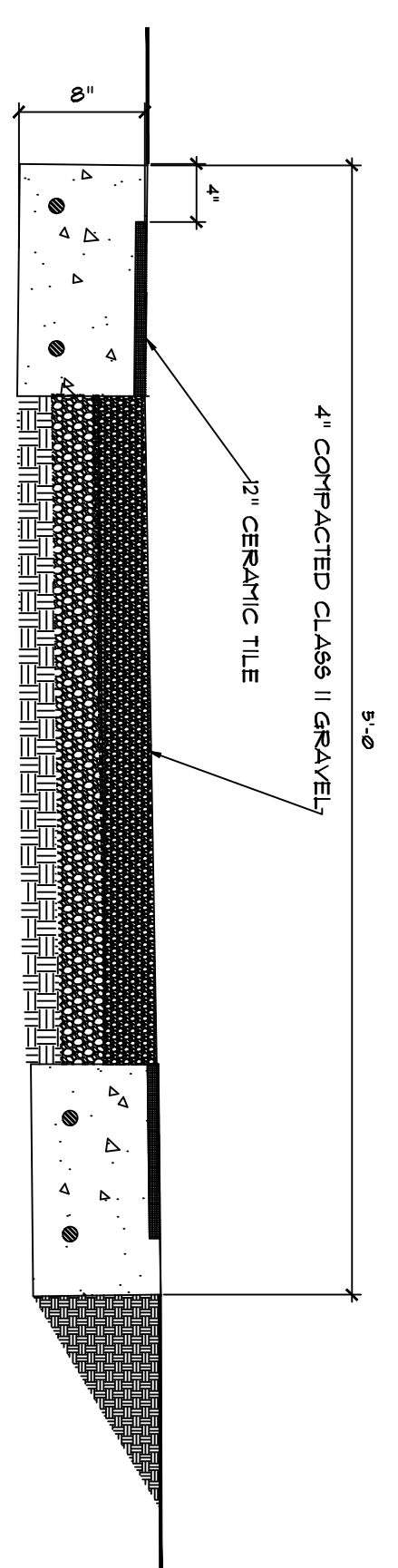
REVISED STORAGE SHED  
SCALE: 1/4" = 1'-0"

SEE SHEET A3 FOR STORAGE SHED INFORMATION

DONOR TILE  
SCALE: 1" = 1'-0"



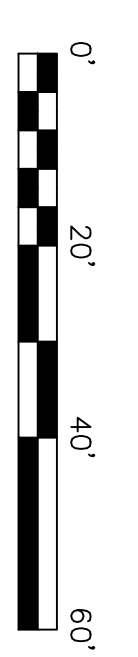
DONOR TILE ALT.  
SCALE: 1" = 1'-0"



NOTE: SEE CIVIL DRAWINGS - C1 & C2 FOR SIDEWALK DESIGN, GRADING & DRAINAGE PLANS

ALTERNATE

IMPROVEMENT PLAN  
SCALE: 1" = 20'-0"



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

SHEET <b>A1alt</b> OF SHEETS	SCALE: 1/4" = 1'-0" DATE: 9/14/20 DRAWN: DEL FILE: ROTARY PARK	PROPOSED SITEPLAN W/ IMPROVEMENTS MENDOCINO ROTARY FOUNDATION PARK 44921 & 44960 MAIN STREET MENDOCINO, CA 95460	Debra Lennox, AIA LEED AP ARCHITECT PO Box 798 Mendocino, CA 95460 707-937-0770 Mendocino dbleenox@mcn.org/www.dbleenox.com	DBL Art & Architecture
	REVISIONS BY	REVISIONS BY	REVISIONS BY	REVISIONS BY