



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: January 26, 2020

TO: Mendocino Historical Review Board Members

FROM: Planning and Building Services

SUBJECT: MHRB 2020-0016 and Suggested Clarifications to Recommended Conditions

On January 26, 2020, staff discussed with the applicant's agent, Mr. Kelly Grimes, the published recommendations in the staff report. Mr. Grimes suggested that minor changes to recommended condition #9 (about use of cement) could clarify the allowed materials. He finds recommended conditions #7 and #13 superfluous and requests the Review Board not adopt either.

Mr. Grimes requested adopted conditions not include language from the design guidelines (Coastal Element 4.13 Appendix 7). Appendix 7 provides further clarification to the adopted standards, e.g. MCC Sec. 20.760.050 *Standards*. Staff supports this perspective and suggests clarifications to recommended Condition #8 (below).

Therefore the attached clarifications are suggested for consideration by the Review Board.

- Underlined text are suggested additions.
- Information to delete is ~~struck through~~.

The conditions are sequentially renumbered.

ATTACHMENT:

A. Revised recommended conditions

REVISED RECOMMENDED CONDITIONS:

- ~~7. No residential dwelling unit or portion thereof shall be converted to any non-residential use except as provided by Chapter 20.748.~~
5. To establish that site-work satisfies the requirements of MHRB Permit 2020-0016 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 2020-0016 have been satisfied.
6. Any Building Permit request shall include MHRB Permit 2020-0016 (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 finish and materials:
- The exterior finish shall be painted board and batten. (Note: Use of natural materials is favored, e.g. lap siding, v-rustic, T&G, ship-lap siding, ansac, wood shingles and vertical board and batten. Imitation or synthetic materials, e.g. aluminum or vinyl siding, imitation stone, imitation brick and "rustic," used brick, plastic, laminated beams and laminated wood panels, concrete block, stucco, asbestos or asphalt shingles or panels, and plywood panels shall be deemed inappropriate.)
 - No more than 10-inches of the foundation shall be visible.
 - The color shall match the existing color of the King House, which is red. Composition shingles shall match the existing grey shingles on the roof of the King House. The trim color shall match the existing trim color on the King House, which is white. Exterior service meters and other mechanical equipment, e.g. electric meters, shall be enclosed within a cabinet.
 - All exterior doors and window frames shall be made from wood. (Note: Metal or plastic window or door frames are not acceptable. Metal doors and sliding glass doors are unacceptable.) ~~Exterior building materials shall not include use of imitation or synthetic materials, such as aluminum or vinyl siding, imitation stone, imitation brick, plastic laminated beams, concrete block or boards, stucco or asbestos shingles or panels, or plywood panels.~~
9. A 4 FT by 8 FT pad shall have an aggregate concrete finish. The following surfaces are allowed: brick, flagstone, board, grass and gravel. Asphalt ~~is and concrete are prohibited~~.
- ~~13. Prior to issuance of any building permit in reliance of this Permit, the property owner shall either obtain a Categorical Exclusion from a Coastal Development Permit, obtain a Coastal Development Permit, or a determination that the work is exempt from a Coastal Development Permit.~~