



COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR  
JULIA ACKER KROG, ASSISTANT DIRECTOR  
PHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

May 20, 2021

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

The Mendocino Historical Review Board, at a special meeting to be held on Monday, June 7, 2021, at 2:00 p.m. or as soon thereafter as the item may be heard, 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\_2021-0008

**DATE FILED:** 3/17/2021

**OWNER:** JAMES SHANNON

**APPLICANT:** ERIN & JAMES SHANNON

**REQUEST:** Mendocino Historical Review Board Permit request to construct a three-story water tower, containing a workshop/studio with decking and a water tank, cedar shingle wood siding, painted doors, windows and trim. Note: Located within Historical Zone B and visible from Historical Zone A.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 44750 Jackson St (APN 119-130-13) and 44770 Jackson St, Mendocino; APN 119-270-05.

**STAFF PLANNER:** JESSIE WALDMAN

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>.

As you are an adjacent property owner and/or interested party, your comments 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 June 6, 2021 or orally via telecomment in lieu of personal attendance. All correspondence should contain reference to the above noted case number. All public comment will be made 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 7:00 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 would like to be notified of the Mendocino Historical Review Board action, please submit a written request to this office.

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 or (707) 964-5379 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.

IGNACIO GONZALEZ, Interim Director of Planning and Building Services



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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**JUNE 7, 2021  
MHRB\_2021-0008**

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**OWNER:** JAMES SHANNON  
412 WILLIAMS PL  
SAN MATEO, CA 94401

**APPLICANT:** ERIN & JAMES SHANNON  
PO BOX 1593  
MENDOCINO, CA 95460

**AGENT:** SAM WALDMAN  
PO BOX 49  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:** Mendocino Historical Review Board Permit to construct a three story water tower, containing a workshop/studio with decking and a water tank, cedar shingle wood siding, painted doors, windows and trim. Note: Located within Historical Zone B and visible from Historical Zone A.

**STREET ADDRESS:** 44750 Jackson St (APN: 119-130-13) and  
44770 Jackson St, Mendocino (APN: 119-270-05)

**PARCEL SIZE:** 1.4± Acres

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt.

**HISTORIC STRUCTURES:** On Site: Not listed in Mendocino Town Plan, Appendix 1  
North: Not listed in Mendocino Town Plan, Appendix 1  
South: Not listed in Mendocino Town Plan, Appendix 1  
East: Not listed in Mendocino Town Plan, Appendix 1  
West: Not listed in Mendocino Town Plan, Appendix 1

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**PAST MHRB PERMITS:** No record of previous permits.

**HISTORIC ORDINANCE STANDARDS:** The Mendocino Historical Preservation District Ordinance provides standards for the Mendocino Historical Review Board (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                 | ✓ Placement/Location |
| Facade Treatment                                  | ✓ Lighting           |
| ✓ Proportions of Windows and Doors                | Paving/Grading       |
| ✓ Landscaping                                     |                      |

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Building Design (pages 7-9).

**APPLICANT'S STATEMENT:** "Build a three story functioning water tower with a floor area of 826 square feet, to be used as a studio and workshop. The tower will be 31 feet 6 inches from grade at the top roof

deck, the 5 foot 6 inch diameter water tank will add another 4 foot 6 inches. The footprint, including the entry deck and stair, will be 570 square feet. Siding will be fire-retardant cedar shingles, 5-inch exposure. Doors and windows will be wood, sashes a deep green (see colored elevation). All trim, railing and decks will be redwood. Gutters and downspouts, copper. All lighting will be downcast, night sky friendly, and the buildings perimeter will be landscaped with native and native flowering plants.”

On April 19, 2021 and April 30, 2021, the agent submitted a revised site plan and additional requests regarding exterior finishes (See attached):

- “2. The doors and windows are to be Glidden Premium painted either “Hunter Green” (alternate 1), as shown on elevations submitted, or “Harvest Cranberry” (alternate 2).
- 3. The Cedar shingle siding will be clear sealed.
- 4. The Redwood decking, stairs and railing will be clear sealed.

**STAFF NOTES:** The project site is designated Rural Residential on the Mendocino Town Plan Land Use Map, is within the Mendocino Rural Residential (MRR) District and located in Historical Zone B. The 1950 single-family residence and garage are visible from the Historical Zone A. MCC Section 20.760.035 states:

*“None of the activities identified in Section 20.760.030 shall be commenced or continued within Historical Zone B, nor shall any building or other permit necessary for such work be issued, without the prior approval of the Review Board where such activity is capable of being seen by a person standing on any point in Historical Zone A.”*

As delineated within Table 1, the project is consistent with the development standards of the MRR District. The proposed land uses are permitted within the MRR District.

MCC Chapter 20.644	Standard	Proposed
20.644.030 Minimum Front and Rear Yards	20-feet	45-feet (front) 110-feet (rear)
20.644.035 Minimum Side Yard	6-feet	73-feet (west) 170-feet (east)
20.644.040 Maximum Building Height	28-feet; Water Tower Exception	36-feet
20.644.050 Maximum Lot Coverage	20%	7%

MCC Section 20.644.040, allows exceptions to the maximum height limit as follows:

*“Structures shall be limited to a maximum height of twenty-eight (28) feet above natural grade. Exceptions to the strict application of maximum building heights may be allowed for church steeples, flag poles, water towers, and utility poles where such exceptions are consistent with the intent of the Zoning District and with Chapter 20.760 ...”*

Table 2 lists MHRB Guidelines for building design and compares the proposed water tower with the guidelines.

VII. Structural Guidelines	Proposed
1. <b>Scale and Proportion.</b> Height, width, general proportions, windows and doors shall conform to surrounding buildings.	<b>Height:</b> 36-foot water tower. 28-foot building width.

Table 2: Mendocino Historic Review Board Design Guidelines	
VII. Structural Guidelines	Proposed
<b>2. Vertical Emphasis.</b> This appearance is created by the general proportions of door and window openings. Buildings should be of a vertical appearance.	Water tower with an interrupted roof line at salt box and casement or double-hung windows and doors.
<b>3. Exterior Building Materials.</b> Use of lap siding, v-rustic, T&G, ship-lap siding, Ansac, wood shingles, and vertical Board and Batten are favored.	Clear seal finish on cedar shingle wood siding, redwood decking, stairs and railing.
<b>4.a. Windows and Doors: Residential.</b> Proportions (including relationships between windows and doors) shall be compatible with the architectural style and character of landmark structures... Windows and doors may have accent ornamentation when it is integral to the building design.	Wood casement, double-hung windows with the casing painted "Hunter Green" or "Harvest Cranberry".  Wood doors with three-quarter fixed casement glass panels and painted "Hunter Green" or "Harvest Cranberry" casing.
<b>5. Foundation Walls.</b> The maximum exposure should be 10-inches.	25.5 inches on average.
<b>6.a. Roof Form: Residential.</b> Hip, mansard and high pitched gable roofs are acceptable for main structures with lesser pitch common for porches or additions. Gable end roofs should face the street.	Water tank with a flat roof. Salt box 4:12 hipped roof.
<b>6.b. Roof Materials.</b> Must be compatible with surrounding buildings. Wood materials are encouraged. Asphalt shingles are allowed but are not encouraged.	Charcoal-color composition shingles. Copper gutters and downspouts.
<b>7. Architectural Features.</b> All features and details should be in proportion with the building. The use of historic details on contemporary structures would only be included where they are appropriate to the building design.	Water tower is a new structure on a previously developed residential lot.

**RECOMMENDED FINDINGS:** The Historical Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings pursuant with MCC Section 20.760.065:

- (A) The proposed water tower, with workshop and studio, is well represented by shape and form and is compatible with the surrounding developed lots, early northern California architecture, and the Historical Preservation District; and
- (B) The proposed water tower, with workshop and studio, would not detract from the appearance of the other property within the Historical Preservation District.
- (C) The proposed water tower, with workshop and studio, will be new construction and such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

**RECOMMENDED 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 (2) years after the effective date except where construction and or use of the property in reliance on such permit has 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. No residential dwelling unit or portion thereof shall be converted to any non-residential use except as provided by Chapter 20.748.
6. To establish that site-work satisfies the requirements of MHRB Permit 2021-0008 and the Review Board's action, the property owner shall request a Final Inspection by the Planning Division of Planning and Building Services (PBS), 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, the Planning Division of PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2021-0008 have been satisfied.
7. Any Building Permit request shall include MHRB Permit 2021-0008 (printed on the plans submitted).
8. 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.
9. The Water Tower exterior finish and materials shall be as follows:
  - a. The exterior finish shall be clear sealed cedar shingle. The trim color shall be "Hunter Green."
  - b. No more than 10-inches of the foundation shall be visible.
  - c. Composition shingles shall match the charcoal-color shingles on the roof of the existing residence and garage. Gutters and downspouts shall be copper.
  - d. Exterior service meters and other mechanical equipment, e.g. electric meters, shall be enclosed within a wood cabinet.
10. All exterior doors and window frames shall be made from wood, painted "Hunter Green." 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.

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**ATTACHMENTS:**

- A. Application MHRB\_2021-0008
- B. Sverko APN 119-130-13
- C. Sverko APN 119-130-12

**STAFF REPORT FOR MHRB PERMIT**

**MHRB\_2021-0008  
MHRB-5**

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 2021-0008</u></p> <p>Date Filed <u>3-17-2021</u></p> <p>Fee \$ _____</p> <p>Receipt No. _____</p> <p>Received by <u>Julliana</u></p> <p style="text-align: center;"><u>Office Use Only</u></p>
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**MHRB APPLICATION FORM**

<p>Name of Applicant Erin Shannon James Shannon</p>	<p>Name of Property Owner(s) Erin Shannon James Shannon</p>	<p>Name of Agent Sam Waldman</p>
<p>Mailing Address PO Box 1593 Mendocino, CA 95460</p>	<p>Mailing Address Same</p>	<p>Mailing Address PO Box 49 Mendocino, CA 95460</p>
<p>Telephone Number 650-520-8368</p>	<p>Telephone Number Same</p>	<p>Telephone Number 707-318-5385</p>
<p>Assessor's Parcel Number(s) <b>119-130-13</b></p>		
<p>Parcel Size <input type="checkbox"/> Square Feet 1.39 <input checked="" type="checkbox"/> Acres</p>		<p>Street Address of Project 44750 Jackson St. Mendocino, CA 95460</p>

**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.

RECEIVED

MAR 17 2021

PLANNING & BUILDING SERV  
FORT BRAGG CA



## 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.

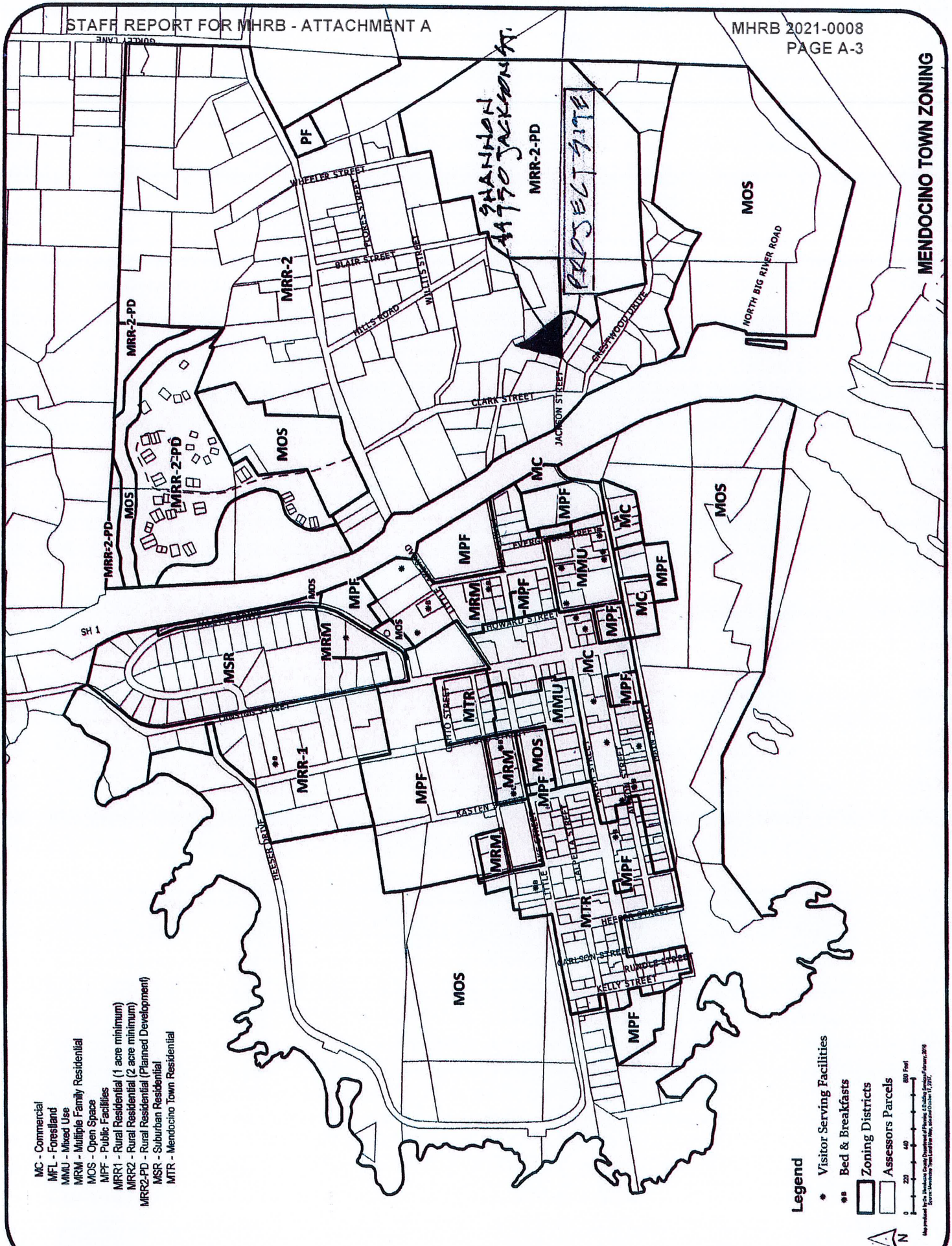
- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **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.

The applicants propose to build a three story functioning water tower with a floor area of 826'sq.ft., to be used as a studio and workshop. The tower will be 31'6" from grade to the top of the roof deck, the 5'6" diam. water tank will add another 4'6". The footprint, including the entry deck and stair, will be 570 sq.ft. Siding will be fire-retardant cedar shingles, 5" exposure. Doors and windows will be wood, sashes a deep green (see colored elevation). All trim, railing and decks will be redwood. Gutters and downspouts, copper. All lighting will be downcast, night sky friendly, and the building's perimeter will be landscaped with native and native flowering plants.

### 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? 2,586 sq. ft.
- What is the total floor area (internal) of all structures on the property? 1,922 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? 1,144 sq. ft.

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



- MC - Commercial
- MFL - Forestland
- MMU - Mixed Use
- MRM - Multiple Family Residential
- MOS - Open Space
- MPF - Public Facilities
- MRR1 - Rural Residential (1 acre minimum)
- MRR2 - Rural Residential (2 acre minimum)
- MRR2-PD - Rural Residential (Planned Development)
- MSR - Suburban Residential
- MTR - Mendocino Town Residential

**Legend**

- \* Visitor Serving Facilities
- \*\* Bed & Breakfasts
- Zoning Districts
- Assessors Parcels

0 200 400 800 Feet

Map prepared by: [unreadable] Date: [unreadable]



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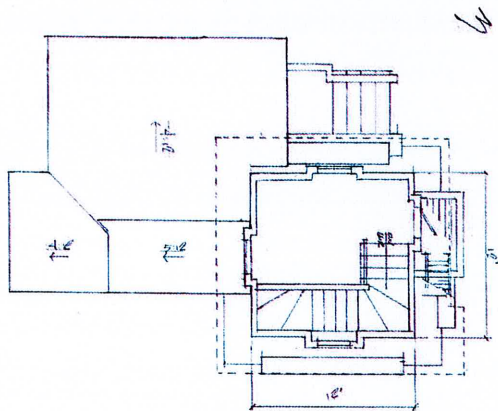
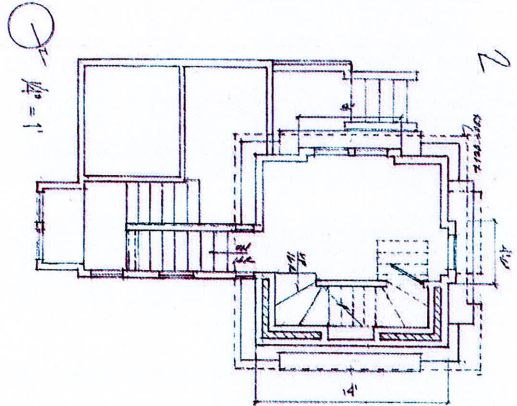
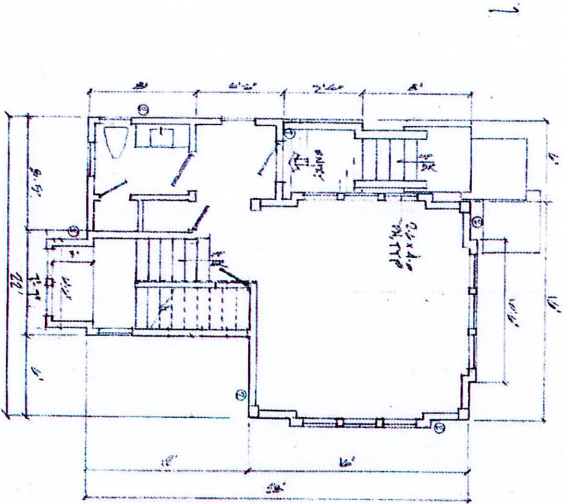
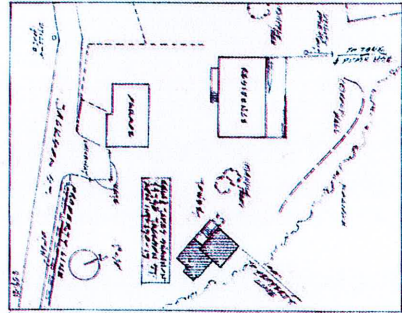
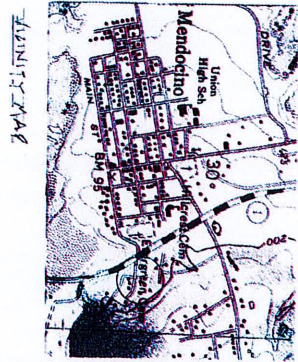
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**PROJECT DATA**  
 BUILDING AREA..... 826 sq.ft.  
 ENTRY DECK AND STAIR..... 84 sq.ft.  
 FOOTPRINT..... 570 sq.ft.  
 CONSTRUCTION TYPE..... V  
 ZONING.....

**RECEIVED**

MAR 17 2021

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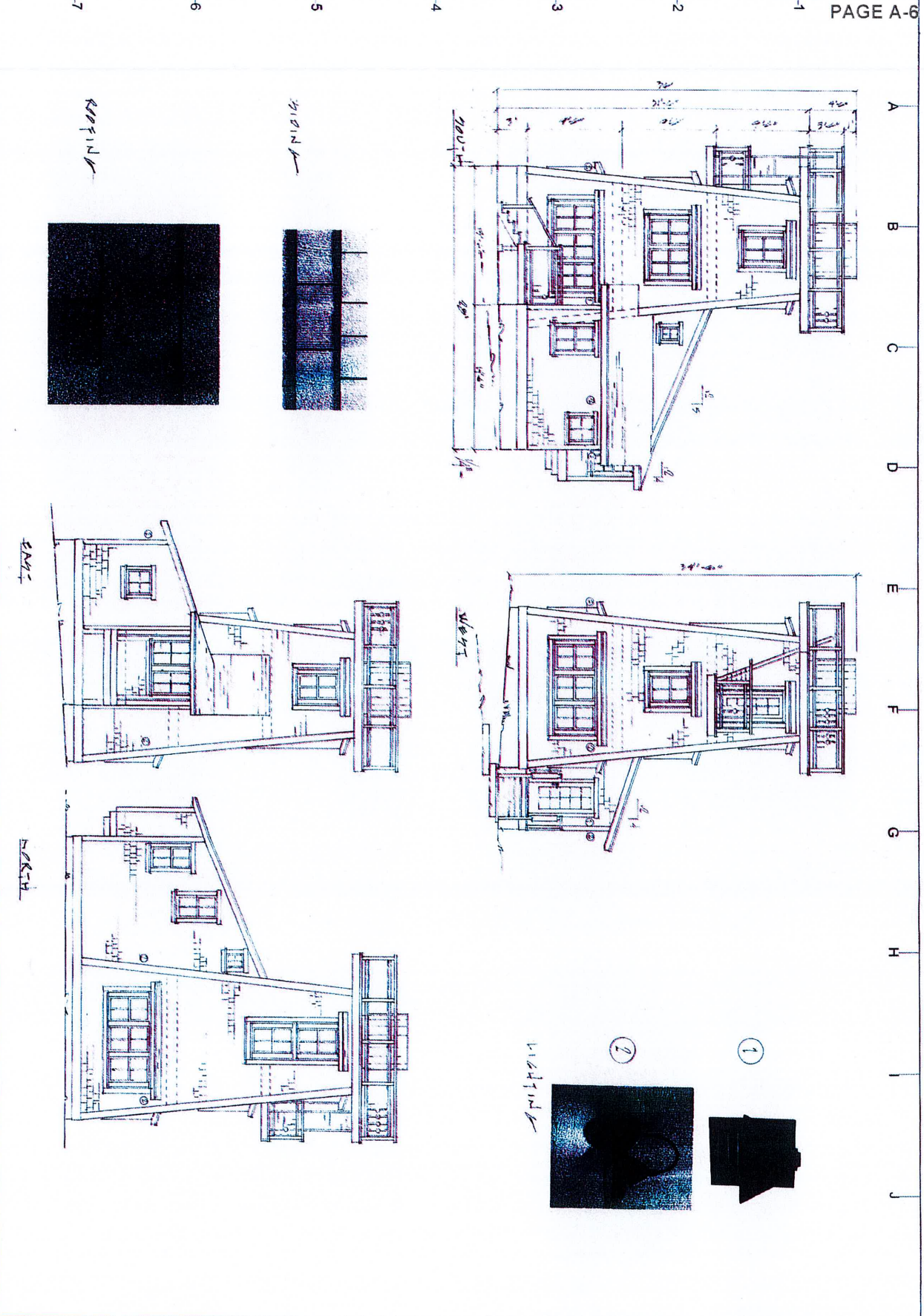
REVIEWED  
 MARGO  
 APPROVED  
 A-1


JAMES AND ERIN SHANNON  
 44750 JACKSON ST.  
 MENDOCINO, CA 95460  
 APN 119-130-13

WATERTOWER  
 WORKSHOP & STUDIO

VICINITY, SITE,  
 & FLOOR PLANS

SAM WALDMAN ARCHITECTURE  
 P.O. BOX 49  
 MENDOCINO, CA 95460  
 tesarola@mcn.org  
 C31874



<p>A-2</p> <p>3/17/21</p> <p>REVISION</p>	<p>JAMES AND ERIN SHANNON 44750 JACKSON ST. MENDOCINO, CA 95460 APN 119-130-13</p>	<p>WATERTOWER WORKSHOP &amp; STUDIO</p>	<p>ELEVATIONS</p>	<p>SAM WALDMAN ARCHITECTURE P.O. BOX 49 MENDOCINO, CA 95460 tesarola@mcn.org C31874</p>  <p>APN 119-130-13</p>
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White 001

Linen 032

French Linen 112

Colonial White 313

Sandstone 003

Beige 335

Tan 043

Slate Gray 045

Battleship Gray 321

TW Black 061

Aqua Mist 115

Hampton Blue 323

Sage Green 005

Teal 047

Evergreen 009

Green 004

Hartford Green 050

ICI Brown 056

Colonial Red 054

Harvest Cranberry 010

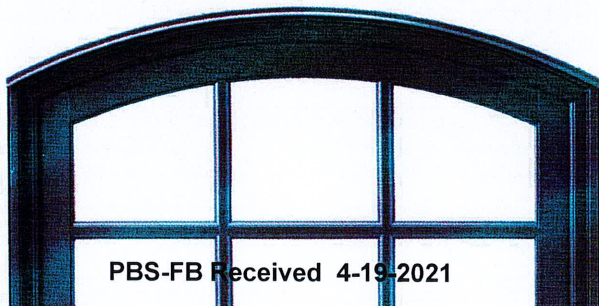
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TW Brown 058

Bahama Brown 309

Regal Brown 059

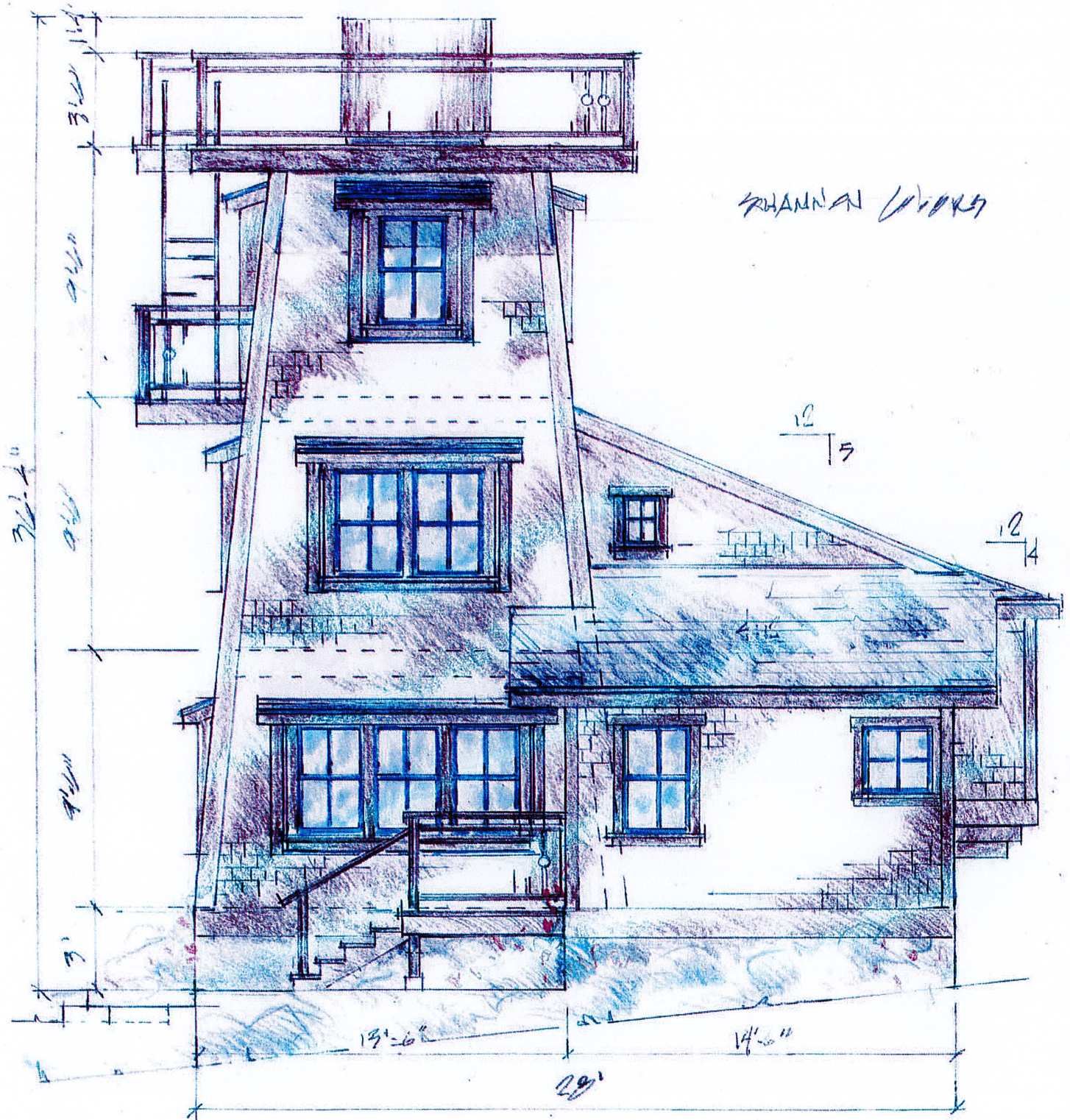
## FINALLY, A FIRST CHOICE THAT LASTS.



PBS-FB Received 4-19-2021

Solid color finishes in nearly every shade imaginable. From classic whites to powerful reds to contemporary black, these finishes will keep their vibrant colors for years to come.

APN 119-130-13



**Jessie Waldman - Re: Fwd: Shannon Project**

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**From:** Sam Waldman <tesarola@mcn.org>  
**To:** Jessie Waldman <waldmanj@mendocinocounty.org>  
**Date:** 4/19/2021 1:38 PM  
**Subject:** Re: Fwd: Shannon Project  
**Cc:** Seamus Shannon <sierrasherpas@gmail.com>, Erin Kennealy <ernie\_ken@yahoo...>  
**Attachments:** Shannon Project - Updated Plot Plan.pdf; Shannon Project - Color Alternate 2 - Harvest Cranberry.pdf

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Getting Back to You, Jessie,

1. Attached find an updated Plot Plan. I'll deliver 7 copies to the office.
2. The doors and windows are to be Glidden Premium Hunter Green - alternate 1, as shown on elevations submitted. If aluminum clad wood windows are permitted, the clients wood like to go with alternate 2 - Sierra Pacific Harvest Cranberry, sample attached. If Sierra Pacific windows are acceptable, I'll be glad to print and deliver 7 copies of the color sample to the office.
3. The Cedar siding will be clear sealed.
4. The Redwood decking, stairs and railing will be clear sealed.

Thanks for your help with this!

Sam

On 4/13/2021 11:10 AM, Jessie Waldman wrote:

Good morning Sam,

Yes, I have been working on the Shannon Water Tower Project, MHRB\_2021-0008.

I have the following request for further information:

1. The site plan does not indicate the proposed Setback to Property lines to the proposed development. Provide a site plan to PBS, indicating location of proposed project in relation to parcel boundary lines
2. Will doors be dark green? Do you have a paint make and color selected? If so, please provide specs to PBS.
3. Will Cedar siding finish be stained or painted? If so, please provide specs to PBS.
4. Will Redwood decking, stairs and railing be stained or painted? If so, please provide specs to PBS.

I am trying to finalize the Staff Report for the June 7, 2021 MHRB Hearing, where my deadline for requesting this hearing date on April 23, 2021.

Thank you and looking forward,



## STAFF REPORT FOR MHRB - ATTACHMENT A

MHRB 2021-0008  
PAGE A-10

Jessie Waldman  
Planner II  
County of Mendocino - Planning & Building  
120 W. Fir Street  
Fort Bragg, CA 95437

"Due to the Health Officers Order, we have closed both the Fort Bragg and Ukiah public counters in Planning and Building Services. Our staff remain behind closed doors working on existing applications for permits and discretionary actions. We are still open for business. If you have new permit applications, we encourage you to mail, e-mail or send them into us through our new E-permit site at <https://www.mendocinocounty.org/government/planning-building-services>. If you have any questions, please e-mail us at [pbs@co.mendocino.ca.us](mailto:pbs@co.mendocino.ca.us), or call our Fort Bragg offices at (707) 964-5379 and Ukiah offices at (707) 234-6650. We will respond to your calls and e-mails just as quick as we can."

>>> Sam Waldman <[tesarola@mcn.org](mailto:tesarola@mcn.org)> 4/8/2021 8:22 AM >>>

Morning Jessie,

Just wondering if you received Monday's email, have had time to look at this project, and propose a date for getting it on the agenda. Thanks much.

Sam

Begin forwarded message:

**From:** Sam Waldman <[tesarola@mcn.org](mailto:tesarola@mcn.org)>  
**Date:** April 5, 2021 at 1:23:54 PM PDT  
**To:** [waldmanJ@mendocinocounty.org](mailto:waldmanJ@mendocinocounty.org)  
**Subject:** Shannon Project

Hi Jesse,

Hope all's well with you.

I understand that you are the planner for the MHRB application re: Shannon, 44750 Jackson St. APN 119-130-13. I'm writing to see if all is in order with the application and whether a hearing date has been set for it. Thx!

Sam

**STAFF REPORT FOR MHRB - ATTACHMENT A**

**MHRB 2021-0008  
PAGE A-11**

**From:** Sam Waldman <tesarola@mcn.org>  
**To:** Jessie Waldman <waldmanj@mendocinocounty.org>  
**Date:** 4/30/2021 3:36 PM  
**Subject:** Shannon Project - 44750 Jackson St.

Jessie,

The request for aluminum clad wood windows is withdrawn, and all windows and doors will be wood. The owners would still appreciate being able to choose between the colors presented - hunter green or harvest cranberry. We also understand that no more than 10" of the concrete foundation will be visible below siding treatment.

Sam Waldman  
Project Agent

5/4/64

Shelby Jordan To

Kenneth & Jackson, Prop. Managers

119-130-13?

**KENNETH JACKSON**  
**10371 Jackson Street**

**Sverko, Jan. 13, 1999**  
**APN: 119-130-13**  
**MHR:**

**Kenneth Jackson also owns 119-130-18,**

**Which parcel has house on it ??**

**5/4/64 Gladys Jackson to Kenneth A. Jackson**  
**Which property ??**

ATTACHMENT B

For and in consideration of the agreed purchase money to us in hand paid, the receipt whereof is hereby acknowledged by us, W. H. Flood and Rosa M. Flood, husband and wife, of the County of Mendocino, State of California, do hereby grant and convey unto to Walter A. Jackson, also of aforesaid County and State, and unto his heirs and assigns forever the certain lot or parcel of land situated in the eastern suburb of the town of Mendocino, known as the Clark Addition to the town of Mendocino, and particularly described as follows, to wit:

Beginning at a point in the easterly line of Clark street 165.4 feet northerly from the intersection of the northerly line of Jackson street with the easterly line of Clark street and 284.6 feet southerly from the southwest corner of the lot conveyed to Samuel Bever Jr. by Mrs. J. Clark and Mrs. Oleva Clark, said point of beginning being the southwest corner of a lot conveyed by A. A. Meeser to J. D. Johnson; thence from said point of beginning South 74 degrees East Three hundred ten and 50/100 (310.50) feet; thence South 25 degrees and 30 minutes west One hundred thirteen and 58/100 (113.58) feet to the northerly line of Jackson street; thence thence North 83 degrees and 40 minutes west two hundred twenty-five and 16/100 (225.16) feet on the northerly line of Jackson street; to the easterly line of Clark street; thence North 9 degrees 5 minutes west one hundred sixty-five and 42/100 (165.42) feet on the easterly line of Clark street to the point of beginning, conveying and meaning to convey those certain lots conveyed by A. A. Meeser to Rosa M. Flood by deed dated January 2, 1915, and recorded January 28 in Liber 141 of Deeds at page 410 and by deed dated January 2, 1915, and recorded in Liber 141 of Deeds, records of Mendocino County.

Together with the improvements thereon and the privileges and appurtenances thereunto belonging.

To have and to hold unto the said grantee, his heirs and assigns forever.

In witness whereof, We have hereunto set our hand this 31st day of July, in the year Nineteen hundred and twenty four.

W. H. Flood

Rosa M. Flood

U S I R S 50 cts cancelled.  
State of California.)  
ss.  
County of Mendocino.)

On this 31st day of July, Nineteen hundred and twenty-four before me George A. Lammers, a Notary Public in and for the County of Mendocino, State of California, residing therein dully commissioned and sworn, personally appeared W. H. Flood and Rosa M. Flood, husband and wife, known to me to be the parties whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County, the day and year in this certificate first above written.

(SEAL)

Geo A. Lammers

Notary Public in and for the County of Mendocino, State of California.  
Recorded at request of Walter A. Jackson Aug 11 1924 at 3 min past 9 A. M. in liber 179 of Deeds page 101 Records of Mendocino Co.

\$1.00

369 Compared LGE/ILP

James M. Elder, County recorder.

By L. G. Elder, Deputy.

THIS INSTRUMENT, Made and entered into this Seventeenth day of July in the year One Thousand Nine Hundred and Twenty four. By and Between George B. Willits, of Willits, Mendocino county, State of California, the party of the first part, and Grace E. Felton of the same place, the party of the second part.

WITNESSETH: The said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars, lawful money of the United States of America, to him in hand paid by the party of the first part, the receipt whereof is hereby acknowledged, does by these presents hereby release, and forever quitclaim unto the said second party, and to her heirs and assigns, all that certain lot, piece and parcel of land, in the Town of Willits, County of Mendocino, State of California, and more particularly described as follows, to wit:

Lot Number Three (3) in Block Number Six (6) of Daugherty's Addition to the Town of Willits as per the official plat of said addition now on file in the office of the County Recorder of Mendocino County at Ukiah California.

TOGETHER with the tenements hereditaments and appurtenances thereunto belonging, or appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand the day and the year first above herein written.

Geo B. Willits

STATE OF CALIFORNIA,)  
ss.  
COUNTY OF Mendocino.)

On this 16th day of July 1924, before me E. M. Whitney, a Notary Public in and for the County of Mendocino, State of California, duly commissioned and sworn and residing therein personally appeared George B. Willits, known to me to be the party whose name is subscribed to the within instrument and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and the year first above in this certificate written.

(SEAL)

E. M. Whitney

Notary Public in and for the County of Mendocino, State  
of California.

My Commission expires November 9 1925.

Recorded at request of E M Whitney August 11 1924 at 4 min past 9 A. M. in liber 179 of Deeds  
page 102 Records of Mendocino Co.

James K. Elder, County Recorder.

By L. U. Elder, Deputy.

\$1.00

370 Compared LGE/ILP

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