



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 KROG, ASSISTANT DIRECTOR
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www.mendocinocounty.org/pbs

August 23, 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, September 13, 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 and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: MHRB_2021-0012

DATE FILED: 6/1/2021

OWNER/APPLICANT: LISA & MICHAEL RHODES

AGENT: ELEVATION ARCHITECTS

REQUEST: A Mendocino Historical Review Board Permit request to construct a new two-story house with detached garage.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45091 Calpella Street, Mendocino; APN 119-234-08.

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>.

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 by September 12, 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



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MHRB_2021-0012
SEPTEMBER 13, 2021**

OWNER/ APPLICANT: LISA & MICHAEL RHODES
615 GROVE STREET
HEALDSBURG, CA 95448

AGENT: ELEVATION ARCHITECTS
439 HEALDSBURG AVE
HEALDSBURG, CA 95448

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to construct a new two-story house with detached garage.

STREET ADDRESS: 45091 Calpella Street, Mendocino; APN 119-234-08.

PARCEL SIZE: 0.22 acres or 9,634 square-feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Vacant lot
North: Category I, Beggs House
South: Category I, MacCallum House
East: not listed
West: IVb Post Office

PAST MHRB PERMITS: MHRB Permit 2016-0004 SFR (and MHRB Application 2016-0029)

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 | Placement/Location |
| ✓ Facade Treatment | ✓ Lighting |
| ✓ Proportions of Windows and Doors | ✓ Paving/Grading |
| Landscaping | |

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

STAFF NOTES: The project site is designated Mixed-Use on the Mendocino Town Plan Land Use Map and is within the Mendocino Mixed-Use Zoning District (MMU). Table 1 compares the development standards with the proposed residence. The applicant requests the Review Board approve a concurrent variance and reduced yards along Ford Street. As shown in Mendocino Town Plan Figure 4.13-5 (page 37), the required yards locate new buildings towards the center of each lot. Whereas, locating new buildings towards the street (or side yards) preserves the Town's open space character and continues the historic pattern of development in Town. The applicant requests a 10-foot front yard along Ford Street, where 20-feet is the minimum required.

Table 1: MMU District Regulations and Accessory Use Regulations		
MTZC Section	Standard	Proposed
20.660.010(A)(1) Residential Use Types	Single-Family Residential	Single-Family Residential
20.660.035 Minimum Front and Rear Yards	20-feet	32-feet from Calpella St 26-feet from Ukiah St 10-feet from Ford St
20.660.040 Minimum Side Yard (and Street-Side Yard)	6-feet	6-feet or more
20.660.050 Maximum Building Height	28-feet	27.75-feet
20.660.055 Minimum Vehicle Parking	1.5 spaces/dwelling	2 spaces
20.660.060 Maximum Lot Coverage	25% when there are two or more buildings	20% and two buildings
20.660.075(A) Maximum Floor Area Ratio	0.5 floor area: 1.0 lot area or 4,817 maximum floor area	2,539 square-feet
20.660.075(E) Conversion of Land Use	Residential land uses cannot be converted to non-residential	Recommend condition of approval # 7

Table 2 lists MHRB Guidelines for building design and compares the proposed residence, garage, and shed with the guidelines.

Table 2: Mendocino Historic Review Board Design Guidelines		
VII. Structural Guidelines	Guideline	Proposed
1. Scale and Proportion	Height, width, general proportions, windows and doors shall conform to surrounding buildings.	The garage is subordinate to the residence.
2. Vertical Emphasis	This appearance is created by the general proportions of door and window openings. Buildings should be of a vertical appearance.	The residence includes features that enhance the vertical appearance of the building.
3. Exterior Building Materials	Use of lap siding, v-rustic, T&G, ship-lap siding, Ansac, wood shingles, and vertical Board and Batten are favored.	Residence: Wood shingles Garage: Vertical Board and Batten
4.a. Windows and Doors: Residential	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.	Aluminum clad window frames painted Benjamin Moore Storm Cloud Grey (color 2140-40).
5. Foundation Walls	The maximum exposure should be 10-inches.	Recommended condition of approval # 6
6.a. Roof Form: Residential	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.	Residential roof 12:8 pitch Garage 12:8 pitch

Table 2: Mendocino Historic Review Board Design Guidelines		
VII. Structural Guidelines	Guideline	Proposed
6.b. Roof Materials	Must be compatible with surrounding buildings. Wood materials are encouraged. Asphalt shingles are allowed but are not encouraged.	GAF Timberline NS Shingles color Pewter Gray
7. Architectural Features	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.	Gable dormers Bay windows Screen porch Varied roof height

The applicant proposes a residential structure with a gross-floor area of 2,539-square-feet. Other accessory structures include a garage, covered patios, and screened porch. The proposal includes one skylight on the east side of the gabled residential roof and two light tubes, also on the east side of the roof.

MCC Section 20.760.040(O) establishes exemption criteria for water storage tanks. Well water is supplied from a shared water storage tank located on an adjacent property. In addition to Review Board consideration of the proposed residential land use, the applicant will be required to obtain a Categorical Exclusion Permit for the residential land use.

RECOMMENDED FINDINGS: The Historical 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.*

The proposed architectural style is well represented in shape, form, and fenestration and the proposed single-family home, detached garage, and screened porch are compatible with the surrounding developed lots, early northern California architecture, and the Historical Preservation District; and

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

The proposed architecture, including Board & Batten and weathered cedar-shingle siding, will not detract from the appearance of the other property within the Historical Preservation District.

(c) *In support of the concurrent variance:*

A 10-foot setback from Ford Street is compatible with the historic pattern of site development in Town and preserves the open space character of the Town. A concurrent variance would not establish a special privilege, as Coastal Element Goal GM-2 encourages new development to be consistent with the historic patterns of site planning where buildings are not located in the center of the lot.

RECOMMENDED 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 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 non-residential use shall be permitted prior to a residential use being established on the site.
6. The maximum exposure of foundation walls shall be 10-inches.
7. No residential dwelling unit or portion thereof shall be converted to any non-residential use except as provided by Chapter 20.748.
8. To establish that site-work satisfies the requirements of MHRB Permit 2021-0012 and the Review Board's action, the property owner may request a Final Inspection by the Planning Division of Planning and Building Services (PBS).
9. Any Building Permit request shall include MHRB Permit 2021-0012 printed on the plans submitted.
10. **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.
11. **Exterior building materials** shall be weathered gray cedar shingles and painted Board and Batten siding, painted wood brackets, and painted downspouts. As shown on the plans, the trellises shall be stained wood or painted. Use of imitation or synthetic materials is prohibited. As described in the Design Guidelines, 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 exterior building materials.
12. **Paint color** shall be Benjamin Moore #2140-40 Storm Cloud Grey.
13. All exterior **doors and window frames** shall be made from wood. Window frames shall be painted Benjamin Moore color 2140-40 Storm Cloud Grey. Windows shall be truly divided lights. Single pane picture windows, horizontal awning windows, sliding windows and windows with horizontally oriented panes are not appropriate. Metal doors and sliding glass doors are unacceptable.
14. The propane tank shall not be visible from the street. The tank shall be stored underground or screened with fencing and located behind either the garage or house.
15. A wood cabinet shall obscure views of electric meters and other mechanical equipment.
16. **Fences** shall be made from wood. Solid wood fences are discouraged except where they are necessary for screening parking and storage. Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are not acceptable. Concrete or smooth concrete block are not acceptable.

17. **Walkway and driveway** surfaces shall be of brick, flagstone, board, grass and gravel. Asphalt and concrete are not acceptable. Major coverage of front yard setbacks is not allowed and shall be limited to areas shown on the approved site plan.
 18. An encroachment permit from Mendocino County Department of Transportation will be required for work located within County rights of way. The road approach to Calpella Street, i.e. driveway, shall be similar to what is shown on the site plan. The front entry orientation of brick or flagstone paving shall be similar to what is shown on the site plans.
 19. Prior to issuance of a Building Permit, the property owner shall obtain a Categorical Exclusion from a Coastal Development Permit or obtain a Coastal Development Permit.
 20. Prior to issuance of a Building Permit, the Review Board may consider whether changes are consistent with the decision of the Review Board. Changes to MHRB_2021-0012 are subject to Chapter 20.760.
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ATTACHMENT:

A. MHRB 2021-0012 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>COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES</p> <p>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p>	<p>Case No(s) <u>MHRB-2021-0012</u></p> <p>Date Filed <u>6-1-2021</u></p> <p>Fee \$ <u>1,425⁰⁰</u></p> <p>Receipt No. <u>PRJ-042428</u></p> <p>Received by <u>(M) WALDMAN</u></p> <p style="text-align: center;"><u>Office Use Only</u></p>
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MHRB APPLICATION FORM

Name of Applicant Michael Rhodes	Name of Property Owner(s) Michael & Lisa Rhodes	Name of Agent Jonathan Pearlman Elevation Architects
Mailing Address 615 Grove Street Healdsburg, CA 95448	Mailing Address 615 Grove Street Healdsburg, CA 95448	Mailing Address 439 Healdsburg Avenue Healdsburg, CA 95448
Telephone Number 858-205-3734	Telephone Number 858-205-3734	Telephone Number 707-433-2509 x 101
Assessor's Parcel Number(s) 1192340800		
Parcel Size <input checked="" type="checkbox"/> Square Feet 9,633.7 <input type="checkbox"/> Acres	Street Address of Project 45091 Calpella Street Mendocino, CA 95460	

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

JUN 01 2021

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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.**

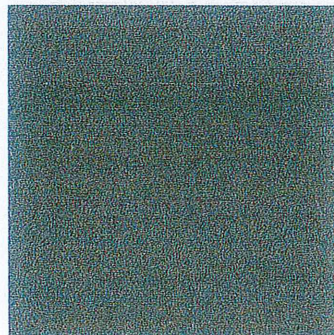
1. Describe your project in detail.

- 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.

Proposed new construction of a 2,539 SF gross floor area, single-family residence. The structure is 2-stories and 27'-9" tall from lowest grade.

See attached plan that include include site plan, floor plans, elevations, section & 3D renderings and callout materials, exterior light fixtures, dimensions and all other required materials as stated above.

Below is the proposed paint color chip for the board and batten siding, all wood trim, painted foundation. Window and door frames will match this color as well. See plans for further details.



PROPOSED PAINT COLOR:
BENJAMIN MOORE - 2140-40 - STORM CLOUD GRAY

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JUN 01 2021

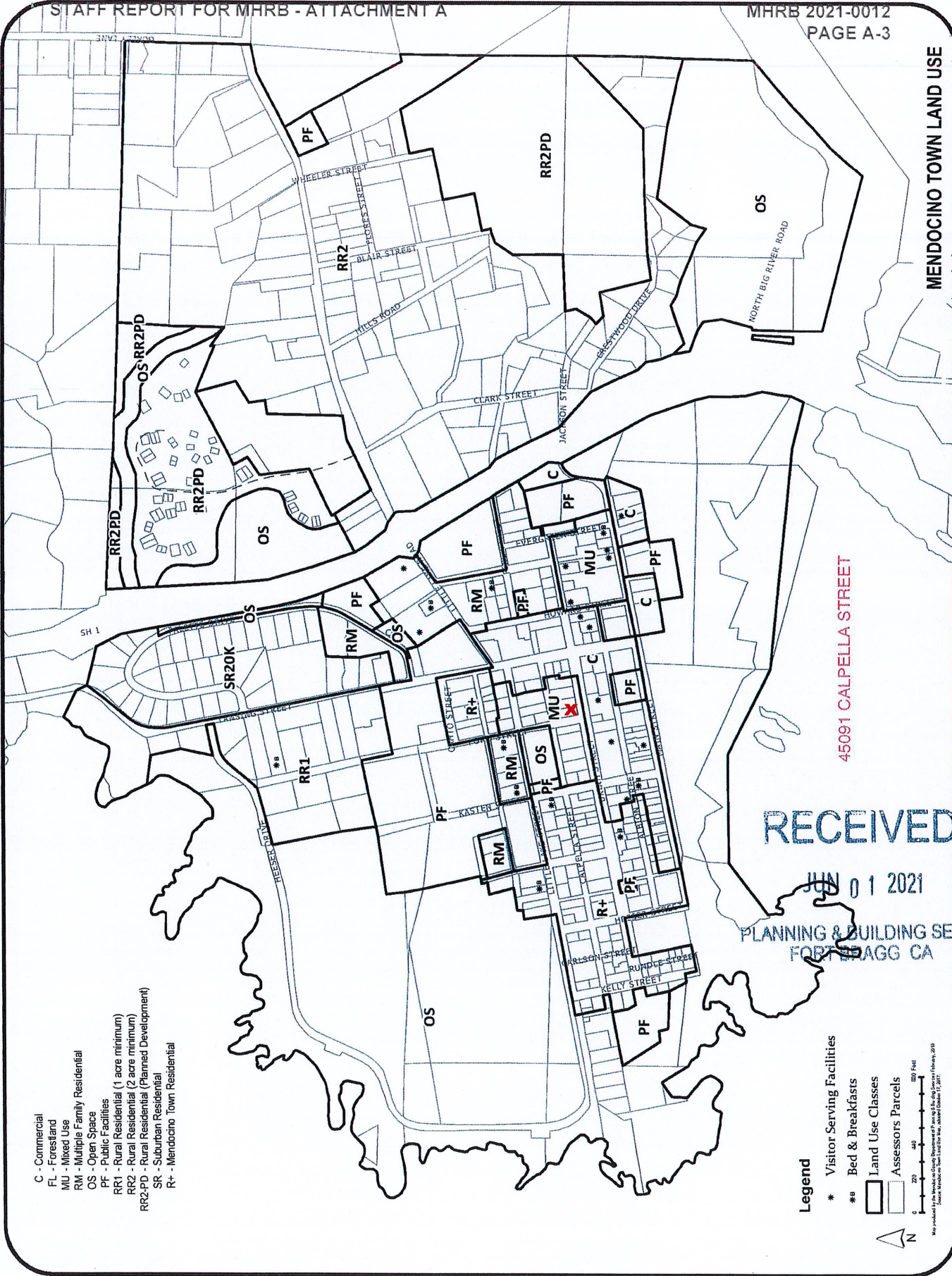
PLANNING & BUILDING SERV
FORT BRAGG CA

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? 0 sq. ft.
- What is the total floor area (internal) of all structures on the property? 2,539 sq. ft.
(proposed)
- 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? 2,539 (proposed) sq. ft.

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

MENDOCINO TOWN LAND USE



45091 CALPELLA STREET

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FORTYBAGG CA

- 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

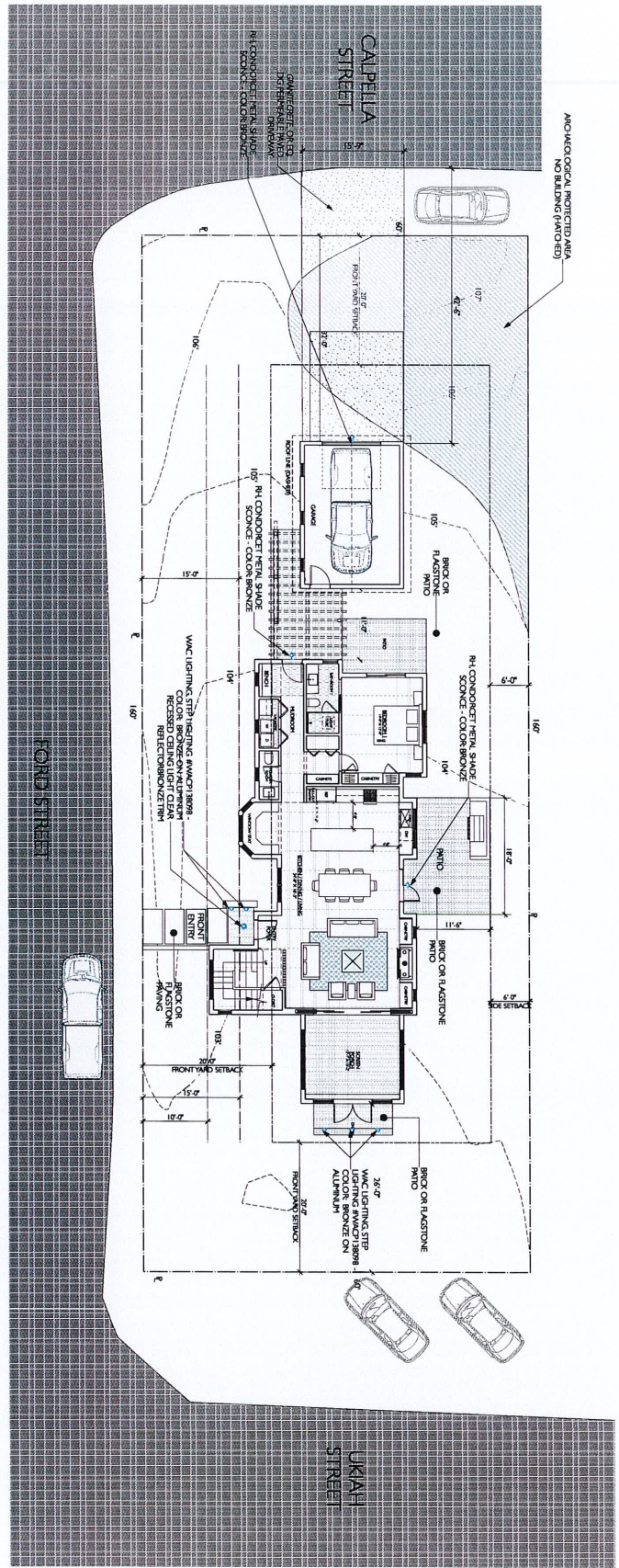
Legend

- * Visitor Serving Facilities
- #B Bed & Breakfasts
- Land Use Classes
- Assessors Parcels

0 200 400 600 Feet

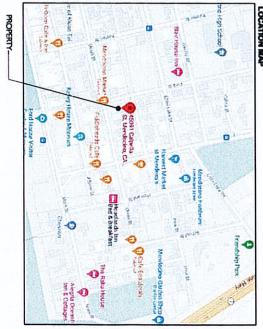
North Arrow

Map produced by the Mendocino County Department of Planning & Building Services, 45091 Calpella Street, Fortybagg, CA 95521.



1 SITE PLAN
Scale: 1/8" = 1'-0"

2 VIEW FROM FORD STREET
Scale: 1/8" = 1'-0"



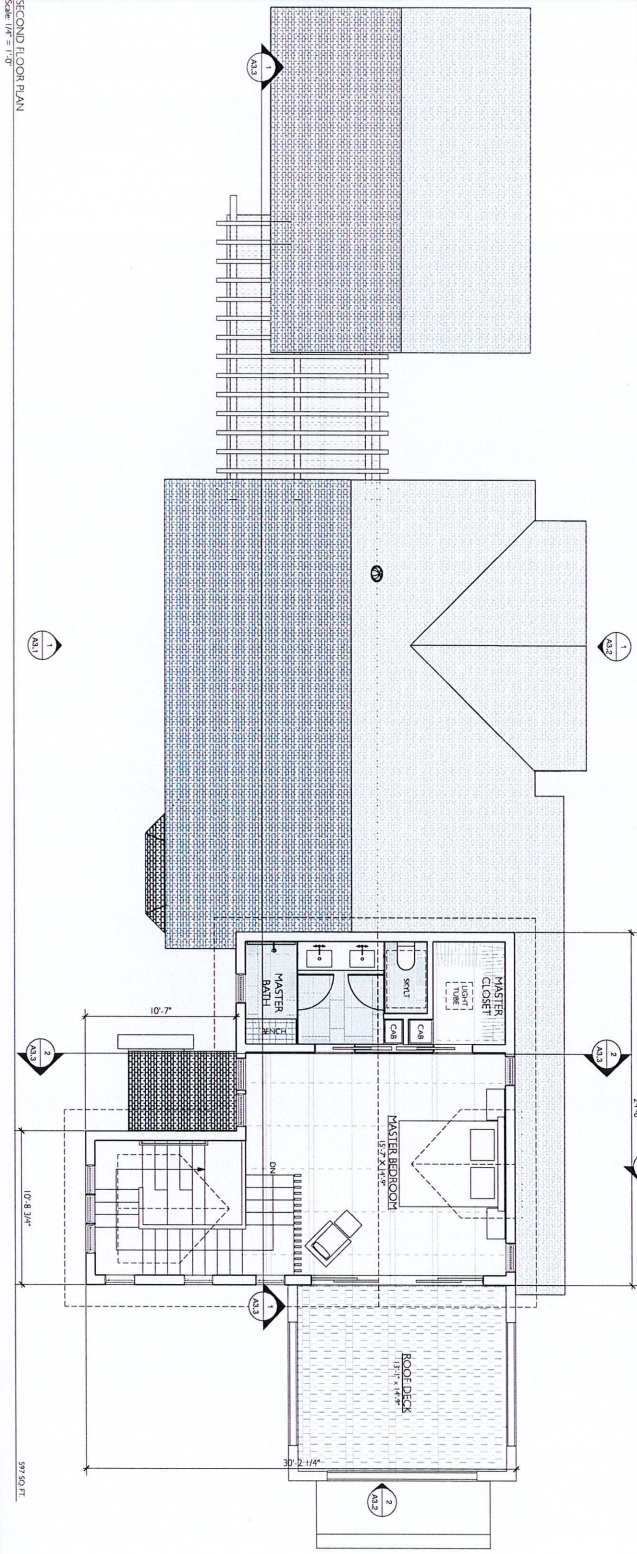
#		date	REV
1		06/01/21	ISSUE FOR PERMIT
SINGLE-FAMILY RESIDENCE RHODES RESIDENCE 45091 Calpella Street Mendocino, CA 95460			
Project: 21104			
Drawn by: kc			
Checked by: p			
date: 04/22/21			
scale: 1/8" = 1'-0"			



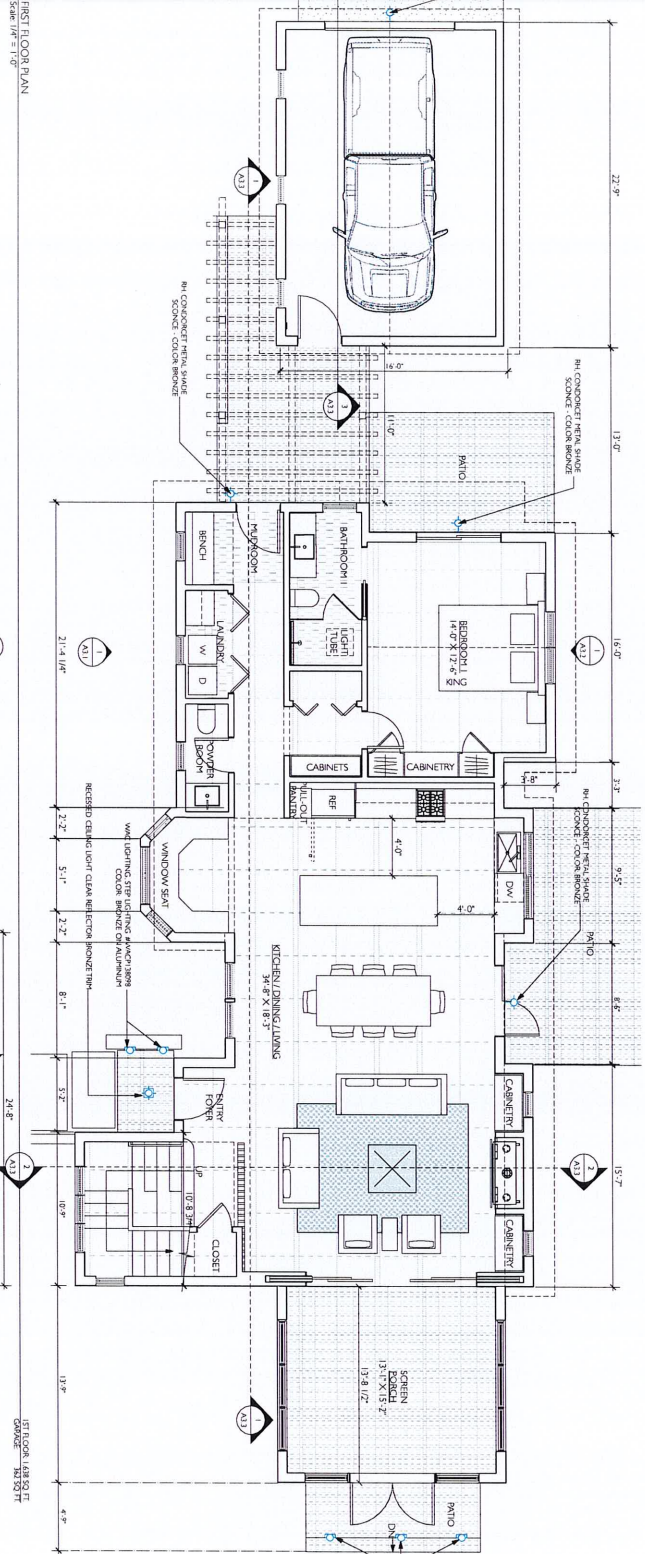
ELEVATION SERVICES
11000 Street, Suite 4
San Francisco, CA 94109
www.elevation-services.com
415.771.1135 x
A-11-234-08

PBS-FB Received 7-27-2021

2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



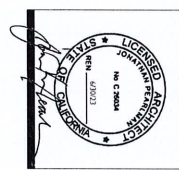
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



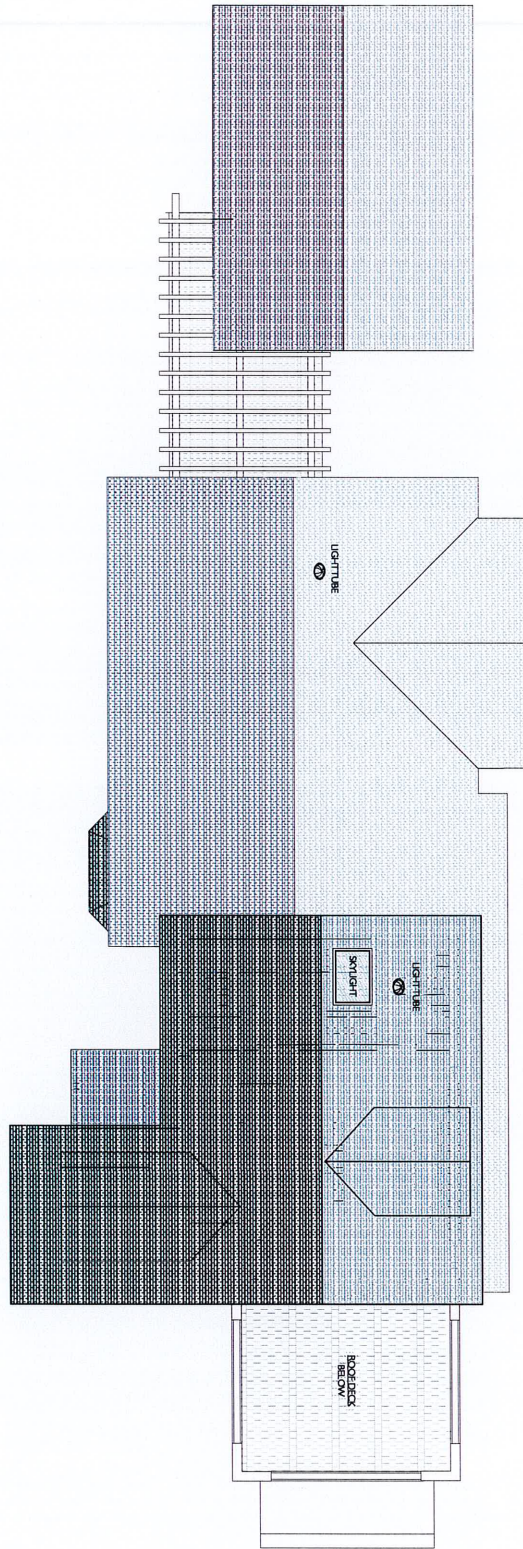
1518 & 2nd
Floor Plans
2104
date: 07/14/21
scale: 1/8" = 1'-0"

FBS-FB Received 7-27-2021

SINGLE-FAMILY RESIDENCE
RHODES RESIDENCE
45091 Calpella Street
Mendocino, CA 95460



APN 115-234-08
ELEVATION ARCHITECTS
1811 Redwood Avenue
Mendocino, CA 95460
707.313.5254
www.elevationarchitects.com



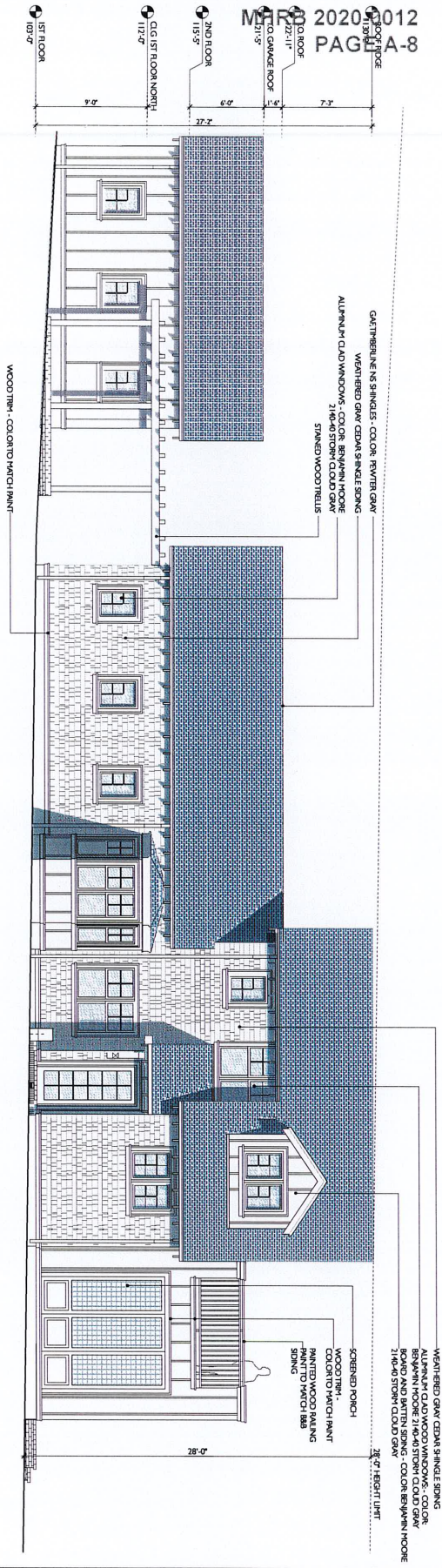
1 ROOF PLAN
Scale: 1/4" = 1'-0"

	<p>ELEVATION Architects</p> <p>John G. Smith, S.E.A. 4450 Greenwood Avenue Menlo Park, CA 94025 415.327.1125 www.elevationarchitects.com</p>	<p>234-08</p>
	<p>PROJECT: 2104 DRAWN BY: KC CHECKED BY: JP DATE: 07/20/21 SCALE: 1/4" = 1'-0"</p>	<p>SINGLE-FAMILY RESIDENCE RHODES RESIDENCE 45091 Calpella Street Mendocino, CA 95460</p>

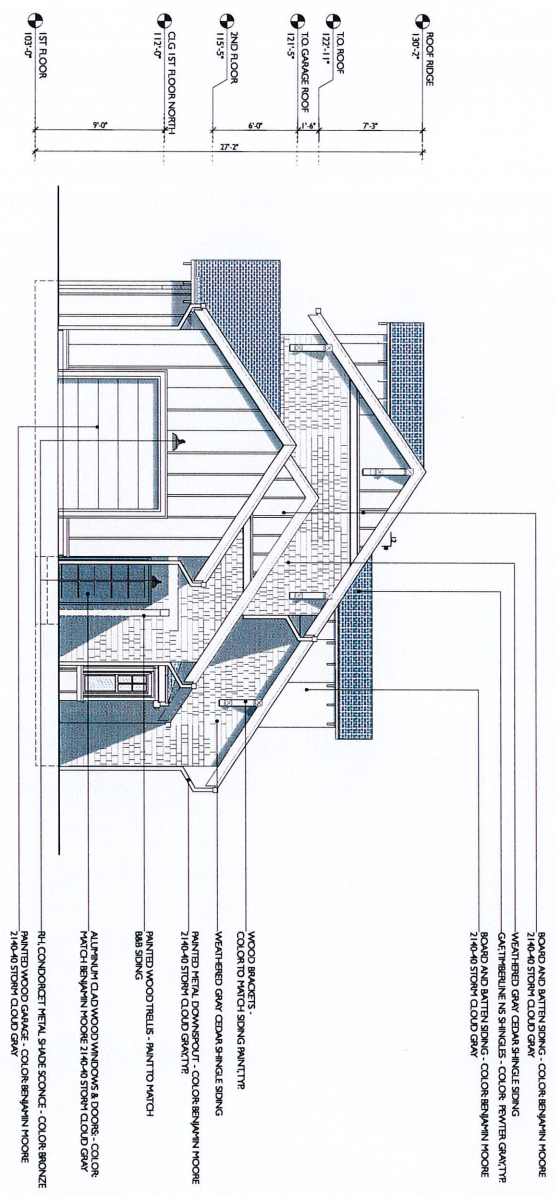
FBS-FB Received 7-27-2021

A-2.2

1 WEST ELEVATION
Scale: 1/4" = 1'-0"



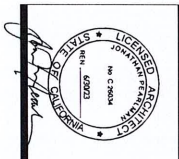
2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



#	date	revision
07/14/21		PH-HRB REPORT
Project: 2104		
Drawn by: [redacted]		
Checked by: [redacted]		
date: 07/01/21		
scale: 1/4" = 1'-0"		

West & North Elevations

SINGLE-FAMILY RESIDENCE
RHODES RESIDENCE
45091 Calpella Street
Mendocino, CA 95460



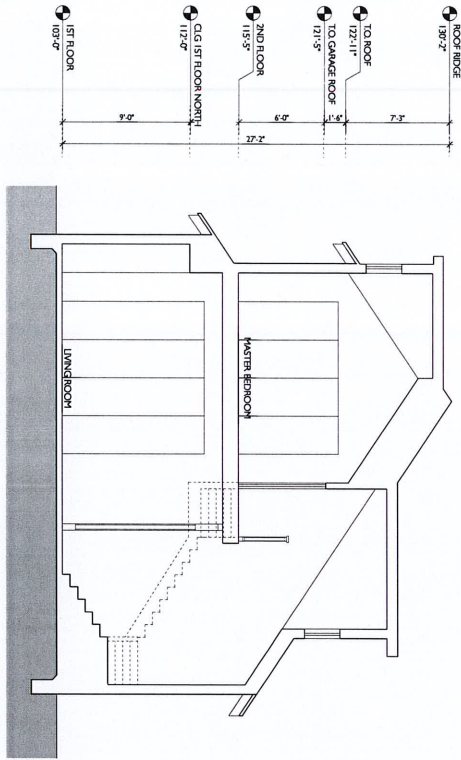
APN 234-08

EVANSON SERVICES
7700 Holladay Avenue
Mendocino, CA 95460
707.423.2979
www.evanson.com

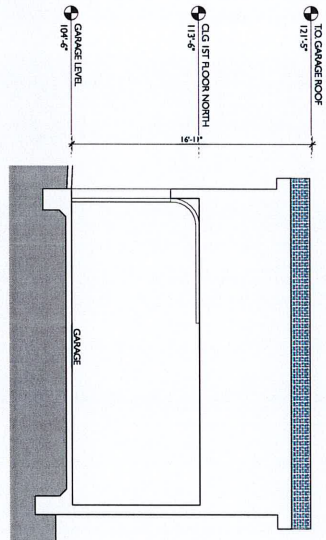
A-3.1

PBS-FB Received 7-27-2021

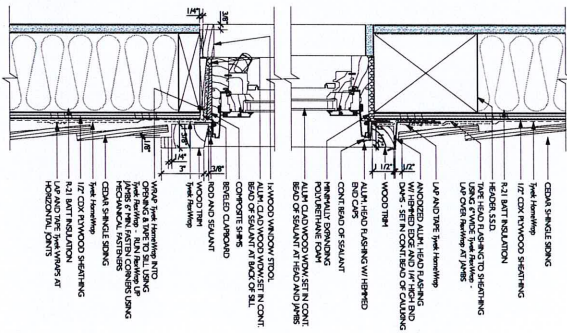
2 BUILDING SECTION
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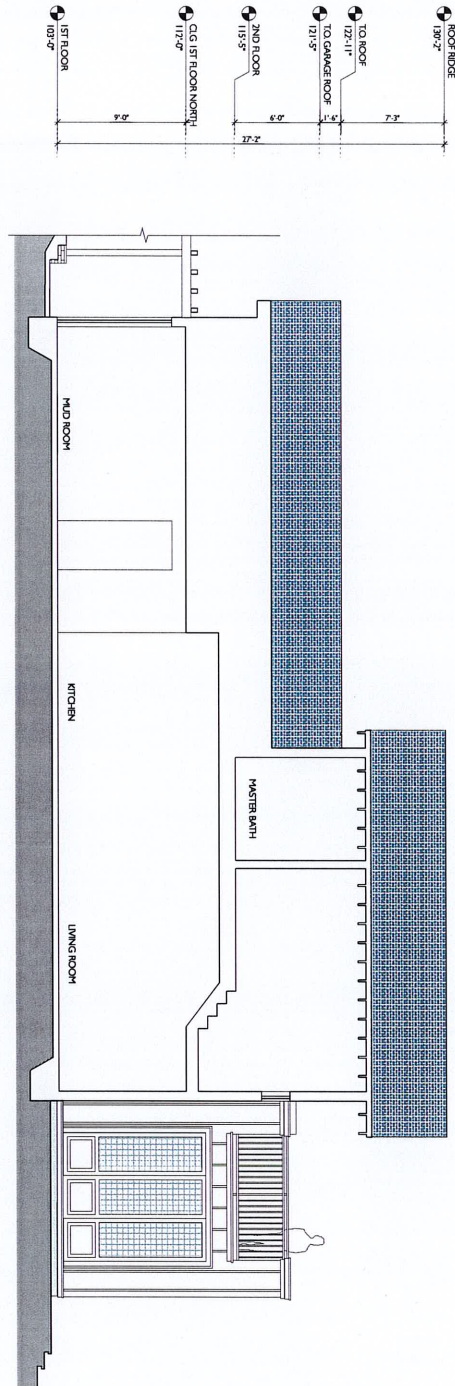
3 GARAGE SECTION
Scale: 1/8" = 1'-0"



4 WINDOW DETAIL
Scale: 3/4" = 1'-0"



1 BUILDING SECTION
Scale: 1/8" = 1'-0"



A-3.3

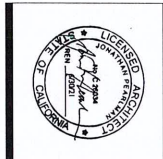
PBS-FB Received 7-27-2022

#	date	revision
07.14.21		FOR MHRB REPORT

Building Section

Project	1104
Drawn by	lc
Checked by	fp
Date	07/01/21
Scale	1/8" = 1'-0"

SINGLE-FAMILY RESIDENCE
RHODES RESIDENCE
45091 Calpella Street
Mendocino, CA 95460



APN 18-234-08

ELIYAHU ARCHITECTS
18775 Pioneer Avenue, Suite 4
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