



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
TELEPHONE: 707-234-6650
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www.mendocinocounty.org/pbs

January 20, 2022

PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

The Mendocino Historical Review Board, at a special meeting to be held on Monday, February 7, 2022, 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 in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations 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 or via Telecomment. The Telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>, and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: MHRB_2021-0018

DATE FILED: 12/8/2021

OWNER/APPLICANT: JULIE LOOK, JOHN CAVANAUGH

AGENT: DEBRA LENNOX

REQUEST: Mendocino Historical Review Board application to modify exterior architectural features of MHRB Permit 2021-0003, an approved a single-family residence, water tower, decks, shed and ancillary structures. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IIa Historic Resource.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45270 Albion Street, Mendocino; APN: 119-217-06

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

The staff report and notice will be available 10 days before the 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 February 6, 2022 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>.

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**

**FEBRUARY 7, 2022
MHRB 2021-0018**

APPLICANT/OWNER: JULIE LOOK, JOHN CAVANAUGH
1639 THIRITH AVENUE
SAN FRANCISCO, CA 94122

AGENT: DEBRA LENNOX
PO BOX 798
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Mendocino Historical Review Board application to modify exterior architectural features of MHRB Permit 2021-0003, an approved a single-family residence, water tower, decks, shed and ancillary structures. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IIa Historic Resource.

STREET ADDRESS: 45270 Albion Street, Mendocino; APN: 119-217-06

PARCEL SIZE: 80 ft. by 76 ft. or 6,080 square feet.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Ferro Residence Category IIa
North: Pimentel House Category I
South: None listed
East: Not Historic Category IVa
West: Marcellino House Category I

PAST MHRB PERMITS: 2016-0018 (invalid); 2021-0003 Single-Family Residence

MENDOCINO TOWN ZONING CODE AND HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the Review Board to consider when reviewing applications (MCC Section 20.760.050). 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: Site Development Guidelines (pages 6-7); Structural Guidelines (pages 7-10), and Non-Structural Guidelines (pages 10-12).

APPLICANT'S STATEMENT: Proposed project revisions to MHRB approved plans include: 1 remove hallway/gallery deck (-24 SF); 2 enlarge hallway/gallery (+11 SF); 3 covert hallway/gallery south door to window to match north window; 4 enlarge pump shed from 36 to 48 SF; [5 is missing from the list]; 6 add

24 SF Mech CI to west elevation; 7 convert windows #V and #P to fused glass (instead of clear glass); 8 change window #1 to double-hung wood window (instead of glider window); and 9 add copper gutters as shown on plans.

Previously approved exterior materials are all clear finished wood materials with painted wood window frames. Previously approved window-frame trim color is from the Benjamin Moore historic collection and "Weston Flax" or HC-5.

STAFF NOTES: The applicants have applied for building permits to construct the home approved by the Review Board in April 2021 and the building plan set includes minor refinements to some windows, doors, decking and others. These changes were not a part of MHRB Permit 2021-0003 and unfortunately Mendocino County Codes do not accommodate amendments to previously approved MHRB Permits. Therefore, the applicants are requesting the Review Board consider the changes shown in their application. Staff notes that with the revisions, the house and ancillary structures continue to satisfy development standards such as minimum yard depth, maximum height, and lot coverage.

EXEMPTIONS: As previously identified, the residence and ancillary structures may satisfy specified exemptions including MCC Sec. 20.760.040(A), (B), (D), (F), (J), (O), and others. See MHRB 2021-0003 Staff Report for additional details.

RECOMMENDED 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 windows and doors harmonize with the exterior appearance and design of other structures located within the District and with that of existing residence; and
- b) The appearance of the proposed windows and doors will not detract from the appearance of other property within the District as the design elements conform to the 1987 design guidelines.

RECOMMENDED CONDITIONS:

1. This action shall become final and effective on the 11th day following the Review Board's decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.
2. 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.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
4. 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.
5. 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 1 or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of 1 or more such conditions.

6. To establish that site work satisfies the requirements of MHRB Permit 2021-0003 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 2021-0003 have been satisfied.
7. Any Building Permit request shall include MHRB Permit 2021-0003 and MHRB Permit 2021-0018 (printed on the plans submitted).
8. Exterior materials shall be clear finished wood with painted window frames. Window frame color shall be Benjamin Moore historic collection "Weston Flax," HC-5, or similar color in hue and brightness.
9. All exterior doors and window frames shall be made from wood. 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.
10. The 100-square-foot water storage tank shall be clad with 1-by-6 vertical wood surround.
11. The trash enclosure and propane tank shall be screened with wood, or by other similar means. Solid waste containers and the propane tank shall not be visible from the street and shall be located outside of the front yard.
12. Fences shall be made from wood. Solid 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 prohibited. Concrete or smooth concrete block are prohibited. Fence material, location, and height are regulated by MCC Sections 20.692.015(E).
13. Walkways and driveways surfaces shall be of brick, flagstone, board, grass and gravel. Asphalt and concrete are prohibited. Major coverage of front yard setbacks is not allowed and shall be limited to areas shown on the approved site plan.
14. Prior to issuance of any building permit in reliance of this Permit, the property owner shall obtain a Categorical Exclusion from a Coastal Development Permit or obtain a Coastal Development Permit.
15. Driveway aprons and curb cuts may require an encroachment permit from MCDOT.
16. Trailers, RVs, Boats and other similar vehicles shall be stored within structures, e.g. garages, or off-site.
17. To eliminate conflicts between multiple permits, issued MHRB Permit 2016-0018 is no longer valid.

ATTACHMENTS:

- A. MHRB_2021-0018 Application

REFERENCE:

Link to April 5, 2021 MHRB 2021-0003 Staff Report
<https://www.mendocinocounty.org/home/showpublisheddocument/41762/637522577844000000>

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-2021-0018</u></p> <p>Date Filed <u>12-8-2021</u></p> <p>Fee \$ <u>\$ 718.78</u></p> <p>Receipt No. <u>PRJ-046906</u></p> <p>Received by <u>Tia Sav</u></p> <p style="text-align: right;"><u>Office Use Only</u></p>
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MHRB APPLICATION FORM

Name of Applicant John Cavanaugh & Julie Look	Name of Property Owner(s) John Cavanaugh & Julie Look	Name of Agent Debra Lennox
Mailing Address 1639 30th Ave. San Francisco, CA 94122	Mailing Address same	Mailing Address PO Box 798 Mendocino, CA 95460
Telephone Number 415-203-9846	Telephone Number same	Telephone Number 707-813-7886
Assessor's Parcel Number(s) 119-217-06		
Parcel Size <u>6080</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 45270 Albion St. Mendocino	

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

DEC 08 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.

Proposed project revisions to MHRB approved plans include:

1. Remove Hallway/Gallery Deck -24 sf
2. Enlarge Hallway/Gallery +11 sf
3. Convert Hallway/Gallery South door to window to match North window
4. Enlarge Pump Shed from 36 sf to 48 sf
6. Add 24 sf Mech CI to West elev
7. Convert windows V & P to fused glass vs clear glass
8. Change window 1 to double hung from glider
9. Add copper gutters

2. If the project includes new construction, please provide the following information:

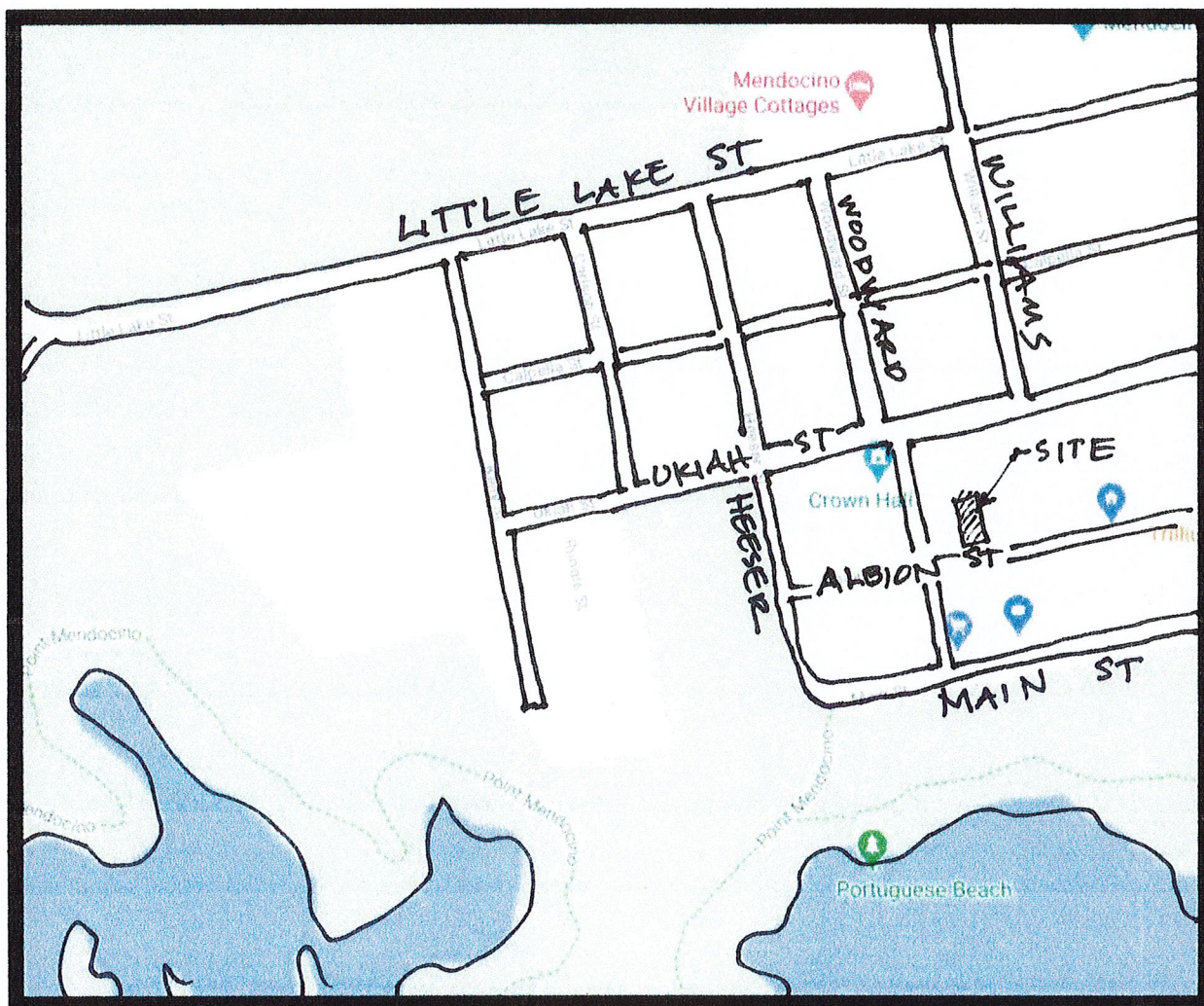
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 1564 sq. ft.
- What is the total floor area (internal) of all structures on the property? 2469 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? n/a sq. ft.

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

NEW RESIDENCE W/ WATER TOWER & SHED

for JOHN CAVANAUGH & JULIE LOOK
42570 ALBION ST MENDOCINO, CA
AP# 119-217-06

2.11.21



NORTH

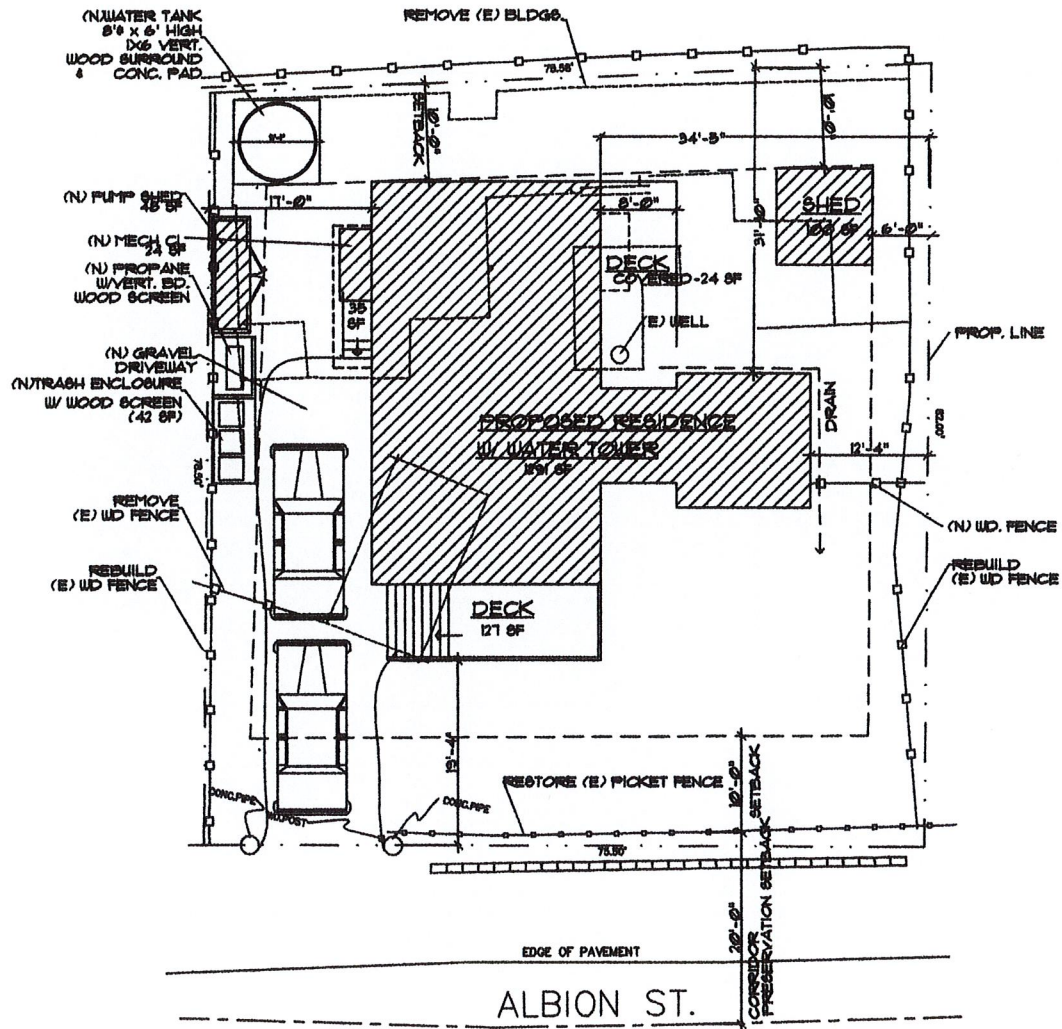
LOCATION MAP

N.T.S.

NEW RESIDENCE W/ WATER TOWER & SHED

for JOHN CAVANAUGH & JULIE LOOK

42570 ALBION ST MENDOCINO, CA
AP# 119-217-06



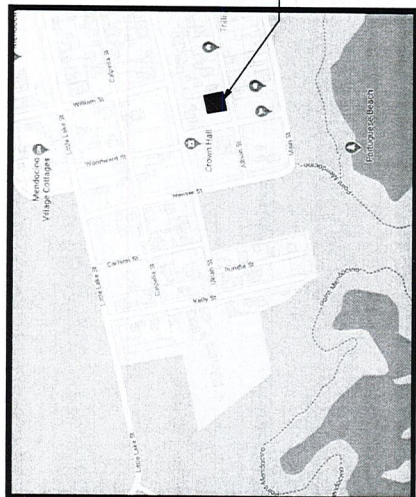
NORTH

PLOT PLAN

SCALE: 1" = 20'

NEW RESIDENCE W/ WATER TOWER & SHED

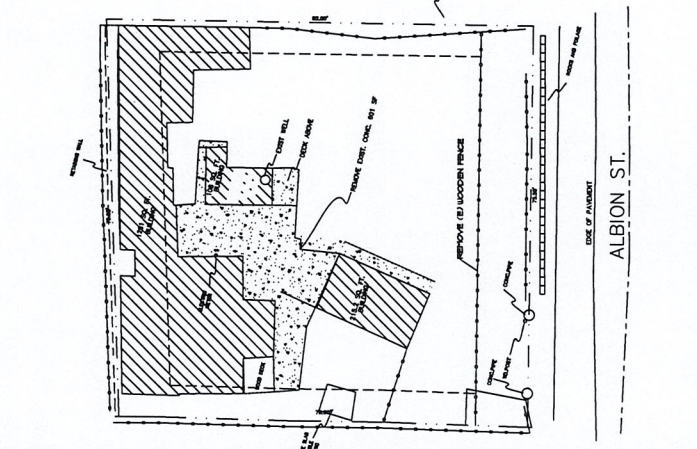
for JOHN CAVANAUGH & JULIE LOOK
45270 ALBION ST MENDOCINO, CA
AP# 119-217-06



VICINITY / LOCATION PLAN

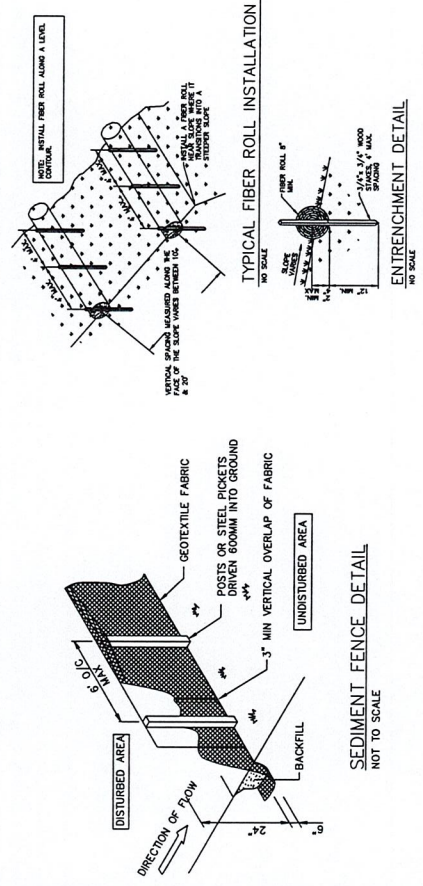
NOT TO SCALE

AREA CALCULATIONS	
LOT SIZE:	6080 SF
EXISTING BUILDINGS:	
RESIDENCE:	
SINGLE STORY:	1281 SF
FIRST FLOOR:	108 SF
SECOND FLOOR + DECK:	108 SF
GARAGE:	215.2 SF
TOTAL EXISTING BLDG SF:	1109 SF
EXISTING CONCRETE "PATIO":	60 SF
TOTAL EXISTING LOT COVERAGE:	2205 SF
PROPOSED BUILDING:	
PROPOSED RESIDENCE W/ WATER TOWER:	
FIRST FLOOR:	1718 SF
DECK OVER:	121 SF
ENTRY DECK:	35 SF
DECK UNDER 30' (COVERED):	35 SF
MUD ROOM DECK:	24 SF
BEDROOM DECK:	24 SF
PROPOSED SHED #1:	100 SF
TOTAL PROPOSED LOT COVERAGE:	1564 SF
N/1 LOT COVERAGE:	192 SF
PROPOSED DECK UNDER 30" (192 SF (-24 SF BEDROOM)):	
WATER TANK: 100 SF	
PUMP SHED: 48 SF	
MECH. CL. 24 SF	
TRASH ENCLOSURE: 42 SF	
PROPANE ENCLOSURE: 32 SF	



EXISTING PLOT PLAN

SCALE: 1/16" = 1'-0"



SEDIMENT FENCE DETAIL

NOT TO SCALE

PROJECT DESCRIPTION:
Demolish existing structures. Analysis conclusion: structures neglected beyond repair & built with substandard materials & techniques. Proposed project will comply with current code standards for setbacks in the Mendocino Town Residential Zone.
Proposed project includes a single family residence with attached water tower structure with wood tank above (363 sf total conditioned space) & 6 decks (see schedule sheet A1).
Accessory structures include a 100 sf shed, propane tank, trash enclosure, (48 sf pump shed), 8' dia. water tank w/ wood screening & various wood fences.
The light fixtures are shielded, downcast sconces, (see sheet A32 for specs) at each door.
Proposed project will remove existing substandard concrete, fill in underground voids, replace existing wooden fencing, construct a gravel driveway & flagstone pathway in landscaping.

INDEX OF DRAWINGS

ARCHITECTURAL	DESCRIPTION
A1.0	PROJECT INFORMATION, LOCATION MAP
A1.1	FLOT PLAN
A2.0	PROPOSED FLOOR PLANS
A2.1	PROPOSED ROOF PLAN
A3.1	PROPOSED EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS
A4.0	PROPOSED BUILDING SECTIONS
A4.1	PROPOSED BUILDING SECTIONS
A5.0	SCHEDULES
A6.0	PROPOSED INTERIOR ELEVATIONS
A6.1	PROPOSED INTERIOR ELEVATIONS
A6.2	PROPOSED INTERIOR ELEVATIONS
A7.1	ARCHITECTURAL DETAILS
A7.2	ARCHITECTURAL DETAILS
MEP1	MECH/ ELEC/ PLUMB PLAN & DETAILS
T24	TITLE 24 ENERGY CALC
S1	STRUCTURAL NOTES
S0	FOUND. & 1ST FLOOR FRAMING PLANS
S1	2ND FLOOR & ROOF FRAMING PLANS
S0	STRUCTURAL DETAILS
S01	STRUCTURAL DETAILS
S02	STRUCTURAL DETAILS
S03	STRUCTURAL DETAILS

SITE AND BUILDING NOTES:
ZONING: MENDOCINO TOWN RESIDENTIAL HISTORICAL DISTRICT A
CONSTRUCTION GROUP: TYPE V
BUILDING MATERIALS:
EXTERIOR MATERIALS: HORIZONTAL & VERTICAL WOOD
ROOFING: COMPOSITION SHINGLES
WINDOWS & DOORS: WOOD

NOTE: PROPERTY LINE LOCATIONS APPROXIMATE

CONSTRUCTION NOTES:
DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT SO THAT CLARIFICATION CAN BE MADE.
DISCREPANCIES BETWEEN WRITTEN DESCRIPTIONS AND DRAWINGS, WRITTEN DESCRIPTIONS SHALL GOVERN.

RECEIVED

DEC 08 2021

PLANNING & BUILDING SERVICES
PROPOSED PLOT PLAN



SCALE: 1/8" = 1'-0"

- DEFERRED ITEMS:**
- SPRINKLER SYSTEM DESIGN TO BE DEFERRED. 2 COPIES OF PLANS FOR THE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPT. & APPROVED PRIOR TO INSTALLATION OF ANY PART OF THE PV SYSTEM.
 - PHOTOVOLTAIC SYSTEM DESIGN TO BE DEFERRED. 2 COPIES OF THE PLANS FOR THE PV SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPT. & APPROVED PRIOR TO INSTALLATION OF ANY PART OF THE PV SYSTEM.
 - MANUFACTURED TRUSS CALC TO BE DEFERRED. 2 COPIES OF THE PLANS FOR THE MANUFACTURED TRUSS SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPT. & APPROVED PRIOR TO THE INSTALLATION OF ANY PART OF THE TRUSS SYSTEM.

PROJECT INFORMATION, LOCATION & SITE PLAN
NEW RESIDENCE W/ WATER TOWER & SHED
JOHN CAVANAUGH & JULIE LOOK
45270 ALBION ST
MENDOCINO, CA
APN 119-217-06

SCALE: AS NOTED
DATE: 12/16/2021
DRAWN: DBL/LH
FILE: CAVAK-A1
SHEET

A1.0
OF SHEETS



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ARCHITECT
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707-937-0770
dblennox@mcn.org/www.debralex.com

REVISION	BY
17/9/21	DBL



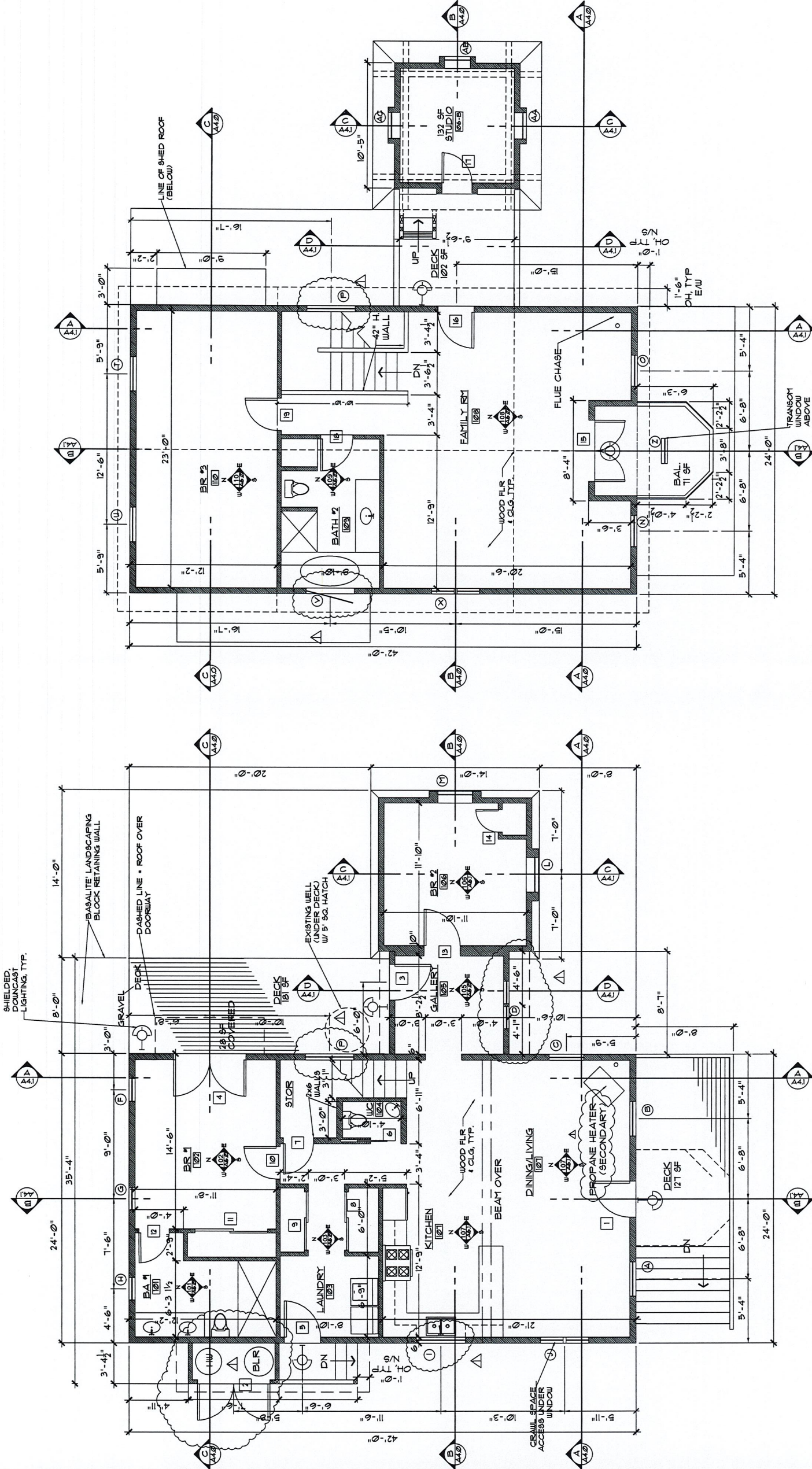
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REVISION	BY	LR
1	DL	11/30/21

FLOOR PLANS
NEW RESIDENCE W/ WATER TOWER & SHED
JOHN CAVANAUGH & JULIE LOOK
4527 ALBION ST
MENDOCINO, CA
APN 119-217-06

SCALE: 1/4" = 1'-0"
DATE: 8/27/21
DRAWN: JB/DBL
FILE: CAV1K3
SHEET
A2.0
OF SHEETS

NOTE:
ALL EXTERIOR WALLS 2X6.
INTERIOR WALLS 2X4 UNLESS
NOTED OTHERWISE.



SECOND FLOOR PLAN 983 SF + 132 SF TOWER=1115 SF
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN - 1291 SF
SCALE: 1/4" = 1'-0"



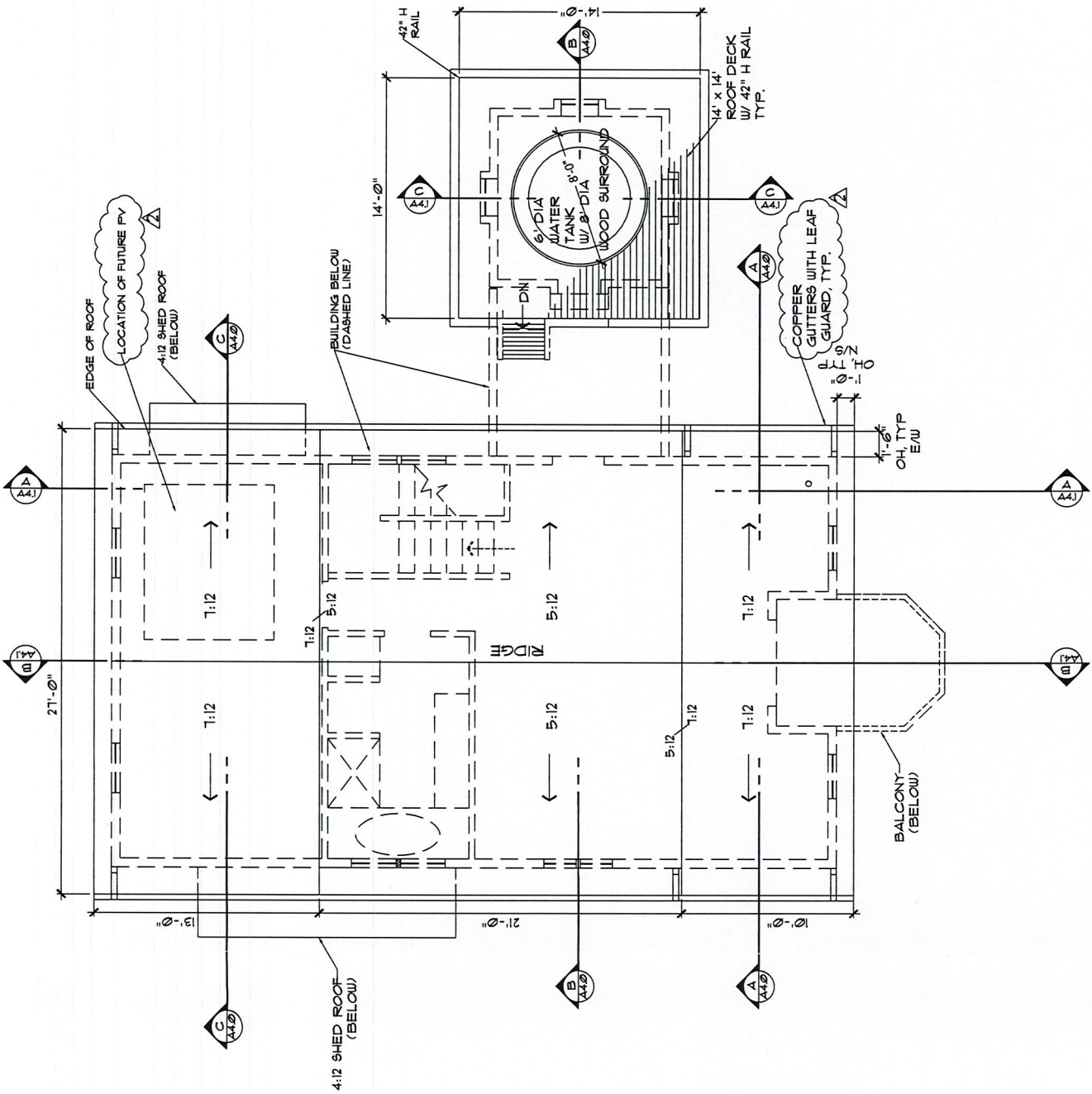


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Mendocino

REVISION	BY
10/26/21	DBL
11/30/21	LR

PROPOSED ROOF PLAN
NEW RESIDENCE W/ WATER TOWER & SHED
JOHN CAVANAUGH & JULIE LOOK
45270 ALBION ST
MENDOCINO, CA
APN 119-217-06

SCALE: 1/4" = 1'-0"
DATE: 12/6/21
DRAWN: JB
FILE: CAYLKA2
SHEET
A2.1
OF 9 SHEETS



PROPOSED ROOF PLAN & WATER TOWER DECK PLAN
SCALE: 1/4" = 1'-0"



Mendocino Historical Review Board
c/o Planning & Building Services
700 S. Franklin St.
Fort Bragg, CA 95437
564-8379


MENDOCINO HISTORICAL REVIEW BOARD PERMIT

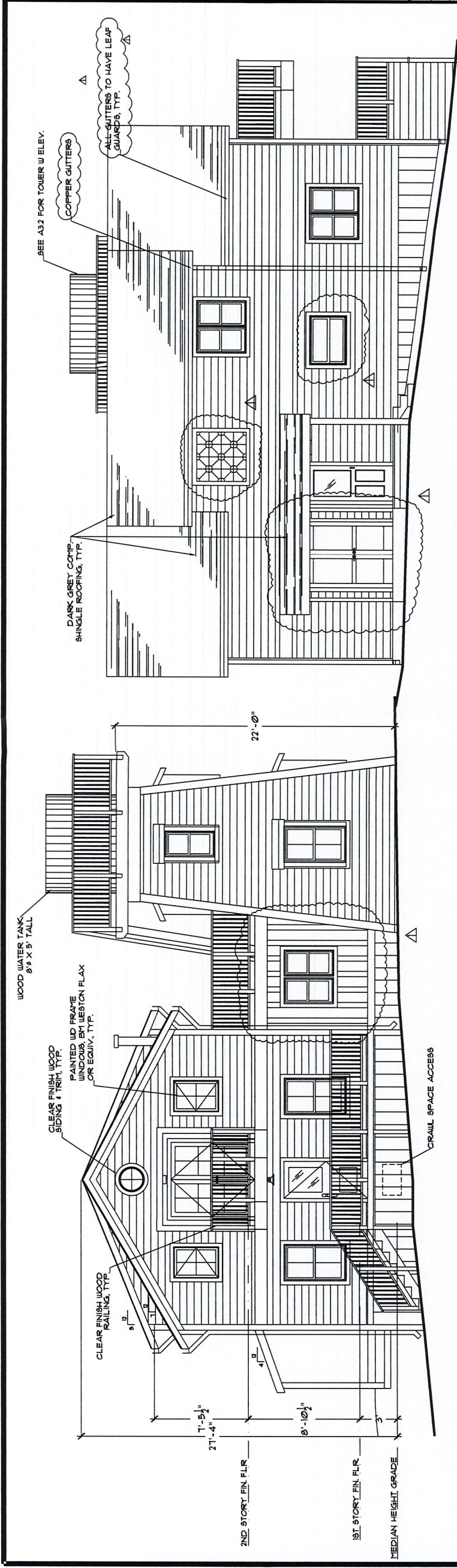
Applicant: JULIE LOOK, JOHN CAVANAUGH, and DEBRA LENNOX
Date: April 15, 2021
Permit: MHRB # 2021-0003

On April 5, 2021, the Mendocino Historical Review Board granted JULIE LOOK AND JOHN CAVANAUGH this permit to demolish existing structures and construct a single-family residence, water tower, decks, shed and ancillary structures and located at 45270 Albion Street, Mendocino (APN 119-217-06).

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 with that of existing subject property within the District. (B) The appearance of the proposed work will not detract from the appearance of other property within the District. (C) The proposed work consists of demolition of an existing structure and the proposed work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

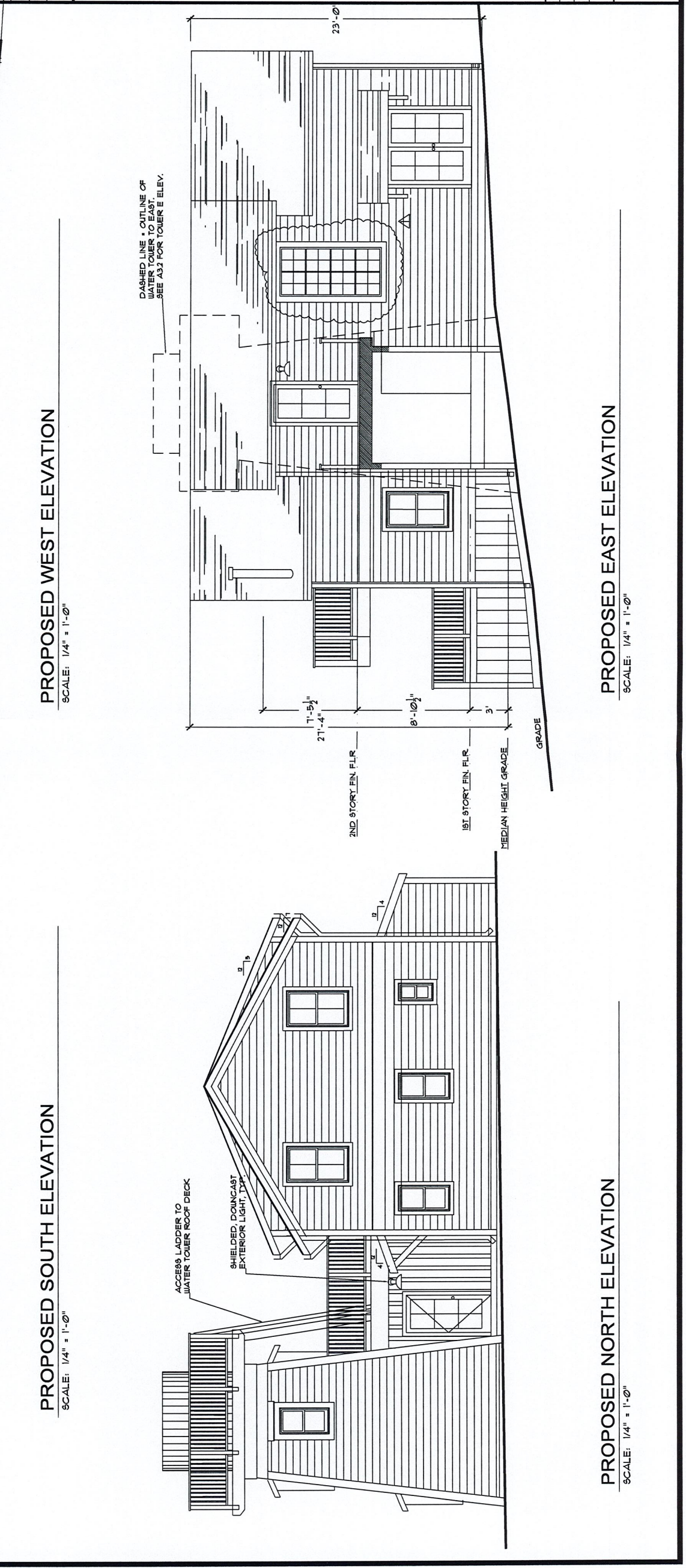
- CONDITIONS:**
- This action shall become final and effective on the 11th day following the Review Board's decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.
 - The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and/or use of the property in reliance on such permit have been completed prior to its expiration.
 - The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
 - This permit shall be subject to the securing of all necessary permits for the proposed development from the County of Mendocino, including but not limited to all required Building Permits for the proposed project as required by the Building Inspection Division.
 - This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - That such permit was obtained or extended by fraud.
 - That one or more of the conditions upon which such permit was granted have been violated.
 - A final judgment of a court of competent jurisdiction has declared 1 or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of 1 or more such conditions.
 - To establish that site work satisfies the requirements of MHRB Permit 2021-0003 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 compliance document demonstrating that the requirements of MHRB Permit 2021-0003 have been satisfied.
 - Any Building Permit request shall include MHRB Permit 2021-0003 (printed on the plans submitted).
 - Exterior materials shall be clear finished wood with painted window frames. Window frame color shall be Benjamin Moore historic collection "Weston Flax," HC-5, or similar color in hue and brightness.
 - All exterior doors and window frames shall be made from wood. Exterior building materials shall not include metal, aluminum, galvanized steel, plastic, fiberglass, or composite materials. Exterior panels, panels, or plywood panels.
 - The 100-square-foot water storage tank shall be clad with 1-by-6 vertical wood surround.
 - The trash enclosure and propane tank shall be screened with wood, or by other similar means. Solid waste containers and the propane tank shall not be visible from the street and shall be located outside of the front yard.
 - Fences shall be made from wood. Solid fences are discouraged except where they are necessary for screening parking and storage. Chainlink or metal fences, concrete block, plastic, fiberglass or plywood fences are prohibited. Fence material, location, and height are regulated by MCC Sections 20.682.015(E).
 - Walkways and driveways surfaces shall be of brick, flagstone, board, grass and gravel. Asphalt and concrete are prohibited. Major coverage of front yard setbacks is not allowed and shall be limited to areas shown on the approved site plan.
 - Prior to issuance of any building permit in reliance of this Permit, the property owner shall obtain a Categorical Exclusion from a Coastal Development Permit or obtain a Coastal Development Permit.
 - Driveway signs and curb cuts may require an encroachment permit from MCDOT.
 - Trailers, RVs, Boats and other similar vehicles shall be stored within structures, e.g. garages, or off-site.
 - To eliminate conflicts between multiple permits, issued MHRB Permit 2016-0018 is no longer valid
- Issued on behalf of the Mendocino Historical Review Board.
- By: *Juliana Cherry*
JULIANA CHERRY, EXECUTIVE SECRETARY
Date: April 15, 2021
DATE

	Debra Lennox, AIA ARCHITECT PO Box 798 Mendocino, CA 95460 707-937-0770 dlennox@mca.org/www.dlennox.com	REVISION BY LR 113021	LEAD AP JOHN CAVANAUGH & JULIE LOOK 45270 ALBION ST MENDOCINO, CA APN 119-217-06
	PROPOSED EXTERIOR ELEVATIONS	SCALE: 1/4" = 1'-0" DATE: 12/6/21 DRAWN: JB/DBL FILE: CAVLKA3 SHEET	A3.1 OF 9 SHEETS




PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



DBL
Art & Architecture

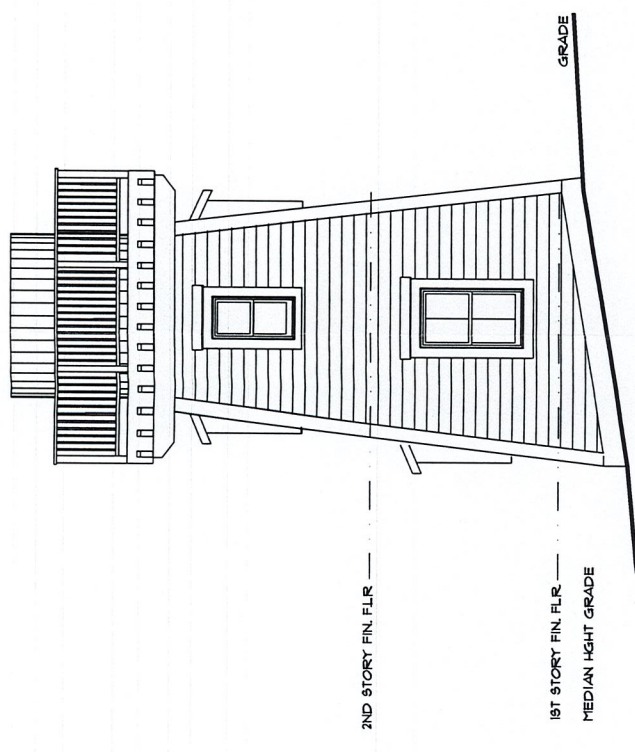
Debra Lennox, AIA
ARCHITECT
LEED A/P
PO Box 798
Mendocino, CA 95460
707-937-0770
dblenox@mn.org/www.dblenox.com

REVISION	BY
	LR

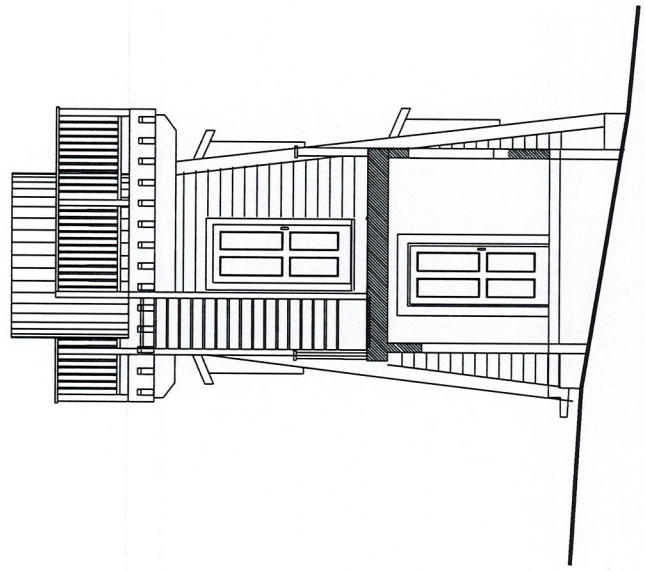
PROPOSED WATER TOWER AND SHED
NEW RESIDENCE W/ WATER TOWER & SHED
JOHN CAVANNAUGH & JULIE LOOK
45270 ALBION ST
MENDOCINO, CA
APN 119-217-06

SCALE: 1/4" = 1'-0"
DATE: 11/29/2021
DRAWN: DBL/JB
FILE: CAVLK03
SHEET

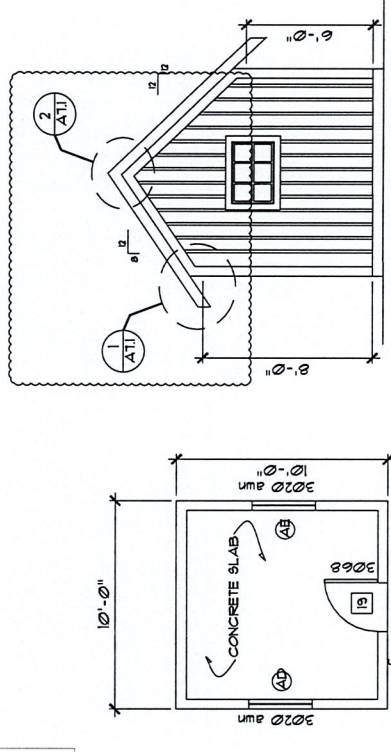
A3.2
OF 9 SHEETS



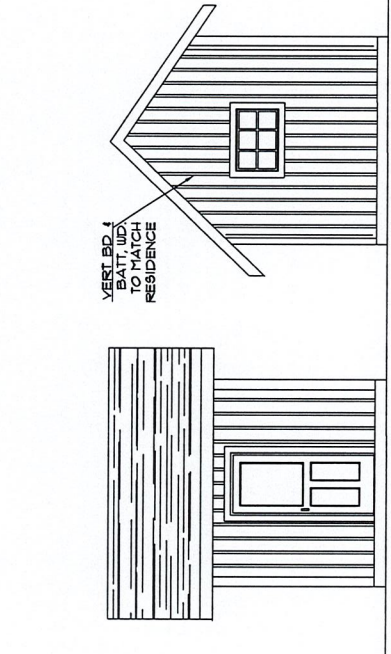
PROPOSED TOWER EAST ELEVATION
SCALE: 1/4" = 1'-0"



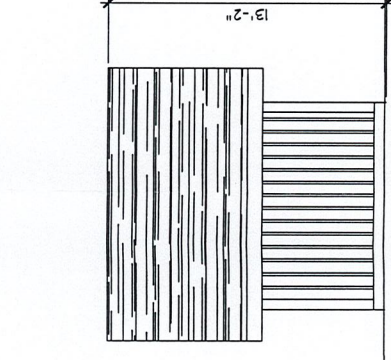
PROPOSED TOWER WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SHED
SCALE: 1/4" = 1'-0"



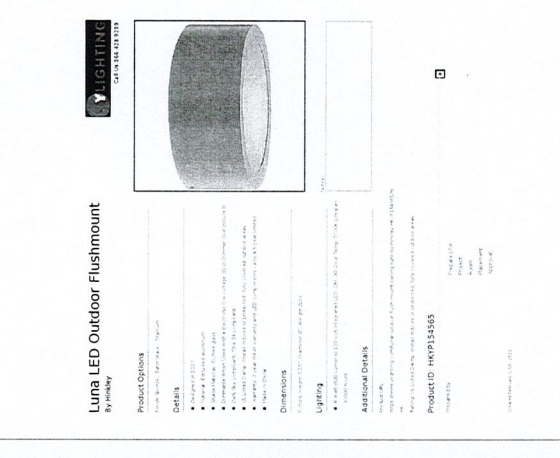
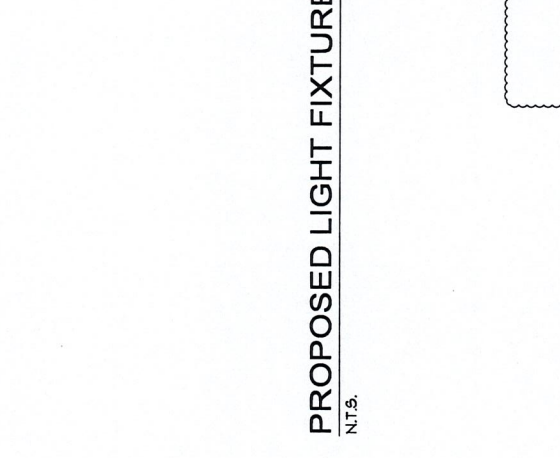
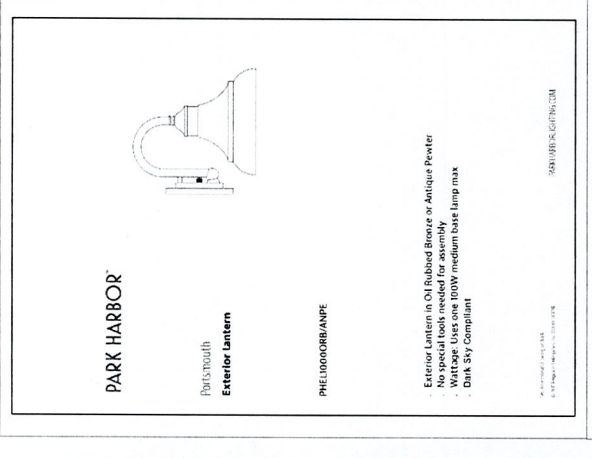
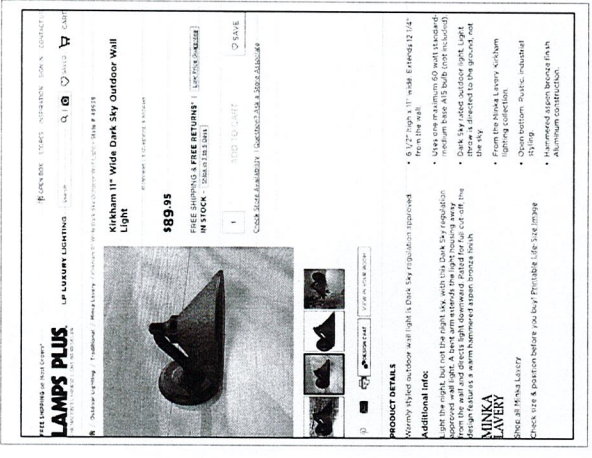
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



PROPOSED LIGHT FIXTURES
NTS.