



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
Telephone 707-234-6650
FAX 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

November 22, 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, December 5, 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 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_2022-0007

DATE FILED: 8/18/2022

OWNER/APPLICANT: DAN ROBINSON

REQUEST: Mendocino Historical Review Board Permit for after-the-fact driveway improvements with pervious gravel and repairs to an existing fence with a gate. In addition, install a 2500-Gallon water storage tank wrapped in wooden planks. Landscaping is proposed in several areas on the property as well as an occupancy change from commercial use to a residential use. Note: The site is listed as a Category IVa Non-historic resource in Appendix 1 of the Mendocino Town Plan, Welty Building.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45080 Little Lake St; APN: 119-160-34

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: STEVEN SWITZER

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 December 4, 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.

JULIA KROG, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**DECMEBER 5, 2022
MHRB_2022-0007**

OWNER/APPLICANT:

DAN ROBINSON
405 EL CAMINO REAL #314
MENLO PARK, CA 94025

PROJECT DESCRIPTION:

Mendocino Historical Review Board Permit for after-the-fact driveway improvements with pervious gravel and repairs to an existing fence with a gate. In addition, install a 2500-Gallon water storage tank wrapped in wooden planks. Landscaping is proposed in several areas on the property as well as an occupancy change from commercial use to a residential use. Note: The site is listed as a Category IVa Non-historic resource in Appendix 1 of the Mendocino Town Plan, Welty Building.

STREET ADDRESS:

45080 Little Lake St; APN: 119-160-34

PARCEL SIZE:

11,228-Square-Feet

ENVIRONMENTAL DETERMINATION:

Categorically Exempt

HISTORIC STRUCTURES:

On Site: Category IVa Non-Historic
North: Category III Peirsol Hospital
South: Category I Fraga House and WT
East: Category IVa Non-Historic
Category S Jailhouse Lot
West: Non-Historic

PAST MHRB PERMITS: 1975 office building on vacant lot, 1976 Doorways and Deck, 2000-0036 ramps and pathways

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: Fences and Walls (page 9), Sidewalks and Driveways (page 9), and Parking, Access, and Egress (page 12)

APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE: Chapter 20.714 –Circulation and Parking, Section 20.760.030 –Work in Historical Zone A Requiring Approval

STAFF NOTES: On March 7, 2022, a Mendocino Town Code Violation (MV) was filed for possible grading without a permit on the subject property. Since that time, the applicant has applied for an MHRB permit as well as an Encroachment Permit with Department of Transportation (DOT) to correct said violation. In addition, the applicant requests to change the existing commercial use of the structure to a residential use. This change in occupancy requires a Categorical Exclusion (CE).

Contingent on the approval of this MHRB permit, adequate findings can be made to further process the CE that will allow DOT to process the applicant's Encroachment Permit ensuring their compliance with County standards and regulations.

RECOMMENDED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (A) Pursuant with MCC Sec. 20.760.065(A), the driveway improvements with pervious gravel and repairs to an existing fence with a gate, and proposed 2500-Gallon water storage tank wrapped in wooden planks is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure; and
- (B) Pursuant with MCC Sec. 20.760.065(B), the driveway improvements with pervious gravel and repairs to an existing fence with a gate, and proposed 2500-Gallon water storage tank wrapped in wooden planks would not detract from the appearance of other property within the District.

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 (2) years after the effective date except where construction and or use of the property in reliance on such permit have been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
5. To establish that site-work satisfies the requirements of MHRB Permit 2022-0007 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 2022-0007 have been satisfied.

6. Prior to the expiration of this permit, the property owner shall demonstrate to Mendocino County Code Enforcement staff that the unpermitted driveway violation and gate improvements have been resolved to the satisfaction of Mendocino County.
7. Any Building Permit request shall include MHRB Permit 2022-0007 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 2500-Gallon water storage tank shall be wrapped with wooden planks oiled once and left to age naturally. Exterior service meters and other mechanical equipment, e.g., electric meters, shall be enclosed from public view.
10. New or replacement 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.

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: \$2,620.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

ATTACHMENTS:

- A. Application MHRB_ 2022-0007
- B. Historical Information

**COUNTY OF MENDOCINO
DEPT. OF PLANNING & BUILDING
SERVICES**

**120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427**

Case No(s) MHRB-2022-0007
Date Filed 8/18/22
Fee \$ \$2,475
Receipt No. PRJ-051484
Received by Steve K.

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <u>DAN Robinson</u>	Name of Property Owner(s) <u>DAN Robinson</u>	Name of Agent <u>N/A</u>
Mailing Address <u>405 EL CAMINO REAL #314 Menlo Park CA 94025.</u> 45080 Little Lake Street, Mendocino, CA (#1396)	Mailing Address <u>45080 Little Lake Street Mendocino, CA (#1396)</u>	Mailing Address <u>N/A</u>
Telephone Number <u>(650) 269-3321</u>	Telephone Number <u>(650) 269-3321</u>	Telephone Number <u>N/A</u>
Assessor's Parcel Number(s) <u>119160-34</u>		
Parcel Size <u>0.28</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project <u>45080 Little Lake Street (P.O. Box #1396) Mendocino, CA.</u>	

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. Repair & Replace Filling Gravel on Existing Driveway
- Exterior painting of a structure.
- Other. Accessory Change of use: Commercial to Residential

RECEIVED

AUG 18 2022

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.

See Attached Project Description.
Juliana (Planner III) application for C. E.
Category Exclusion

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? Approx. 8,000 sq. ft.
- What is the total floor area (internal) of all structures on the property? 2,380 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? 2,380 sq. ft.

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

1.1. Repair & Replace Existing Gravel Driveway -

Evidence please reference pictures 1 of 5, to 5 of 5:

1975 to 1976 MHRB Approved Architectural Site Map indicating GRAVEL was used across 9 parking spaces all the way back of existing structure to Covelo Street side + the Mendocino County Planning & Building Department Archive's 2003 FAX indicated that the Previous Owner had Waste Management serviced COMMERCIAL SIZE WIDE DUMPSTER using Covelo Street as ENTRANCE / EXIT since 1992.

The proposed project will repair and replace the EXISTING GRAVEL DRIVEWAY - like for like - 3 inches thick of excellent for rain water percolation GRAVEL, and address all safety concerns (potholes, etc.)

DoT Field Entrance / Encroachment Permit in progress (already paid) to repair and replace - like for like - the EXISTING GRAVEL DRIVEWAY on to Covelo Street due to 40+ years of overgrown termite-prone materials, evidence of broken gates & hardwares found both in Little Lake Street side and Covelo Street side.

1.2 Repair & Replace Broken Gates -

Use the same type of Redwood / Repurposed Wood to repair broken gates; like for like. All soil & vegetation & materials remain onsite. See pics.

1.3 Change Occupancy to Residential -

Respecting Original Architectural Design - NO Outdoor Structural Change of the existing building. NO Lighting Fixture Change. Current CA Building Codes.

Covelo Street

Lot Line

70'

1975-96 MHRB-approved
Existing GRADE to BEAM

Existing Trees
& Porches

(E)

9 GRAVEL PARKING (Repair/Replace - Like for Like)
BROKEN GATES to Covelo Street

SPACES AREA / Driveway to Covelo Street (DOT Permit
in progress)

See Evidence / Proof from Planning / Bldg Dept. Archive

REMOVED PLANKS
COVERING ALL SIDES
of WATER TANK
CAN NOT BE SEEN
from photographs



160'

E.

Existing
Trees
•
Porches

E

Existing Structures

- No outdoor structural change
- No lighting fixture change

Repair/Replace
Like for Like
Broken
Gates
↓
↓

Lot Line

70'

Little Lake Street
Gates for
Existing Driveway

Little Lake Street

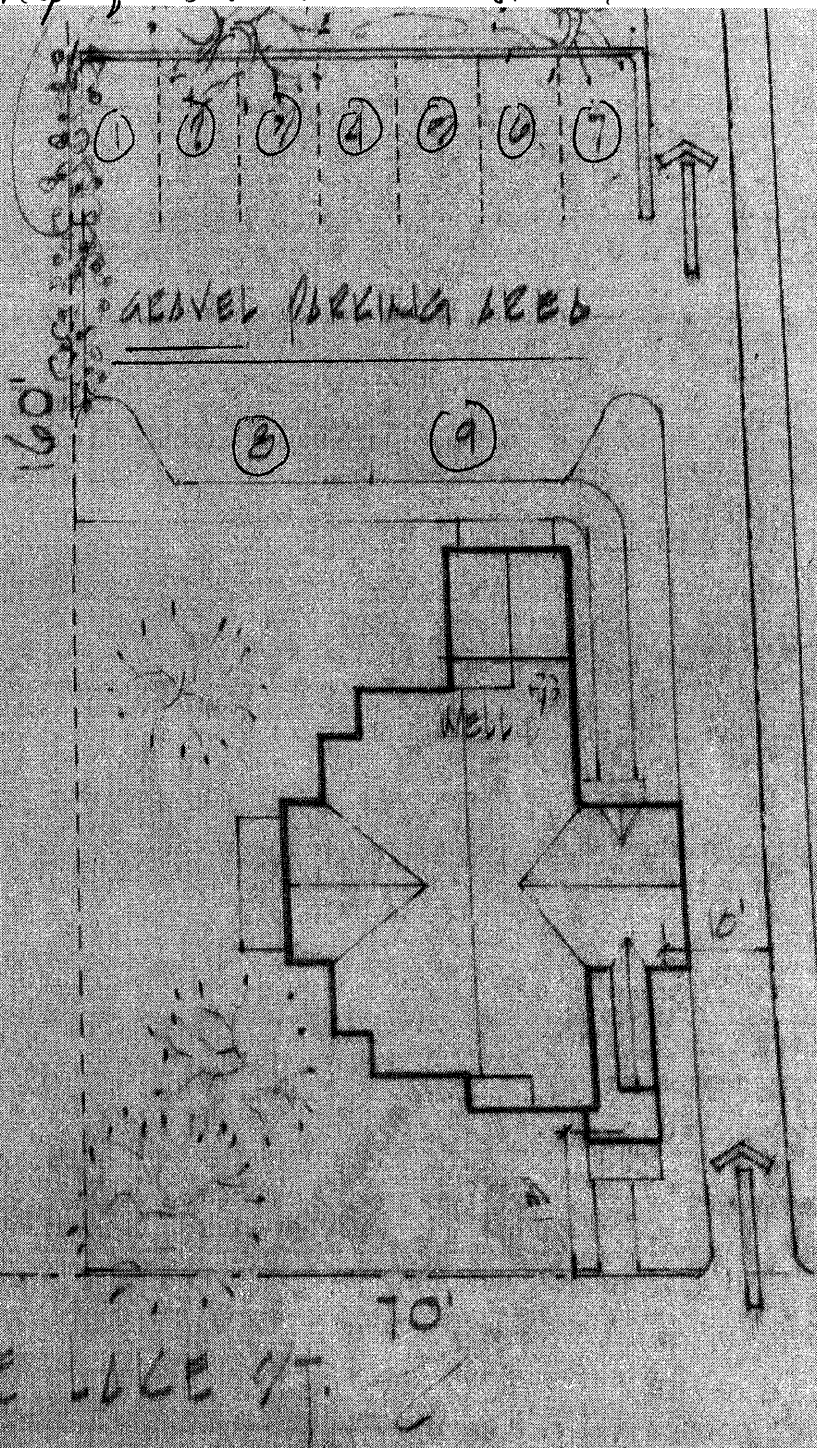
DAN Robinson (Owner)
4500 Little Lake St, Mendocino, CA.

APN*

1975 MHRB APPROVED Site Map of 4580 Little Lake St. Mendocino CA

GRAVEL was used all
ACROSS from Little Lake St Side
all the way to Carroll St.
with MHRB Approved Site map
of at least 9 GRAVEL
PARKING SPACES. ACROSS
the LOT.

F-1365
Wayne



OFFICE FOR I. L. WELTY • SITE PLAN •
FOR I. L. WELTY, MENDOCINO, CA. • SCALE 1" = 20' • DATE 1/20/76

Proof of Existing GRAVEL Driveway. Evidence (4) of 5

Mendocino Historical Review Board
Post Office Box 744
Mendocino, CA 95460

9 September 1975

Mr. Sam Waldman
Star Route
Mendocino, Ca. 95460

Dear Mr. Waldman:

Relative to your application requesting permission to construct a professional office building of 1 1/2 storeys on the vacant lot on Little Lake between Ford & Lansing Streets (opposite the "Big River Realty Co."), Parcel #119 161 21, for your client, Mr. I. L. Welty, please be advised that at a meeting held on September 8, 1975, the board reviewed and approved the re-designed Eastern Elevation of the structure.

This approval is contingent upon the agreement with the designer that no structural variations larger than two feet in dimension will be made without coming back before the board for further approval.

Sincerely,

MENDOCINO HISTORICAL REVIEW BOARD



*Get address
make address*

*Big
Little*

1150 80

(2) of 5

See pic of Dumpster **Frame Shop**

1992

Proof of

WASTE Management

Commercial Size

(wide) Very

Big Dumpster was serviced on a weekly

Basis using Corvelo St. as Entrance / Exit.

Evidence of Broken GATES & Hardware found

Fax

To: Rick Miller

From: KATHIE ITTEL on Corvelo St.

Fax #: 901-2427

Phone #:

Date: 06/24/03

Pages: (Including cover page)

Re: 06/19/03 letter to Carl Brown regarding dumpster @ 45080 Little Lake St, Mendocino.

•Comments:

I am responding as the tenant of Carl Brown. I have been informed by Waste Management that this dumpster has been at this location since 1992. I purchased this business in 2001.

Please be advised that the dumpster will be removed by Friday, June 27, 2003.

Kathie Ittel

cc: C. Brown (VIA FAX 415-585-9180)

Evidence ③ of 5

Proof of

Existing Corvelo St. wide Gate

Entrance/exit for Waste Mgmt to service

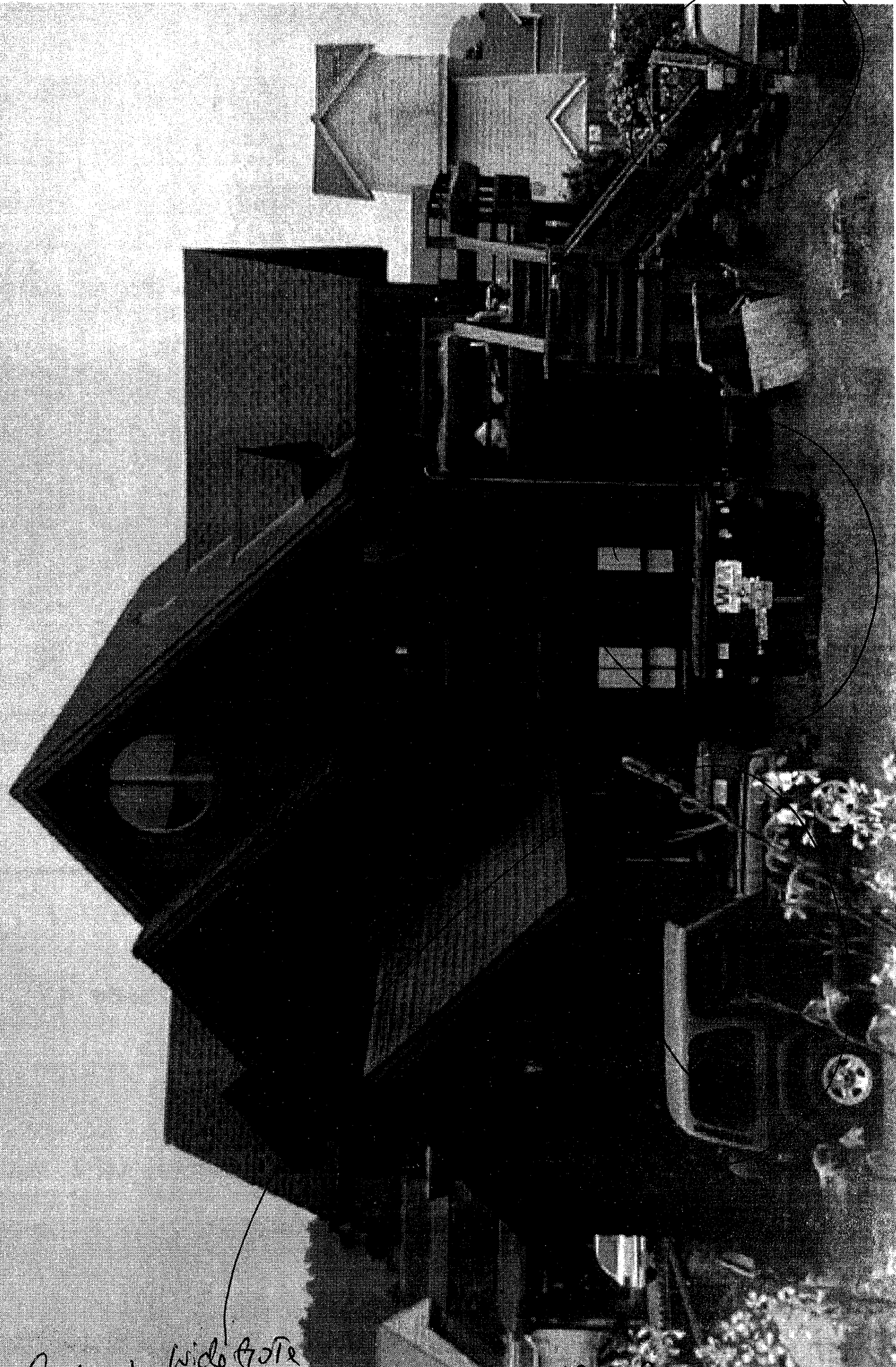
dumpster

SPEC
OFF I

**
EM
ER

M
R
D
M

3



Proof of Existing Corral St. Wide Gate Entrance Evidence (4) of 5



RAYMOND HALL
DIRECTOR

TELEPHONE
(707) 964-5379

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

MAILING ADDRESS:
790 SO. FRANKLIN
FORT BRAGG, CA 95437

June 19, 2003

Carl Brown
669 Congo St.
San Francisco, CA 94131

Subject: MV # 03-04 Dumpster Placement
Site Address: 45080 Little Lake
Assessor's Parcel Number: 119-160-34

Dear Mr. Brown:

This letter is written to you concerning the above-referenced property located in the town of Mendocino. It has come to the attention of the Planning Division that there is dumpster located behind the building and visible from Covelo Street. Please be aware that the placement of a commercial dumpster requires the approval of the Mendocino Historical Review Board per Section 20.760.030 (J) of the town of Mendocino Zoning Code.

To remedy this situation please submit a completed MHRB application within 14 days from the date of this letter (including the required fee) or submit a written declaration that you will remove the non-permitted dumpster from the premises immediately. Your prompt attention to this matter will ensure that further enforcement action. Thank you for your cooperation in this matter.

Should you have any questions, please feel free to contact this office.

Sincerely,

Rick Miller
MHRB Secretary

encl: MHRB application/Photo
cc: Code Enforcement
✓ Address File

Proof of Covelo St. GATES
9 GRAVEL Driveway was
used for Waste Management
Service Commercial size
Dumpster.

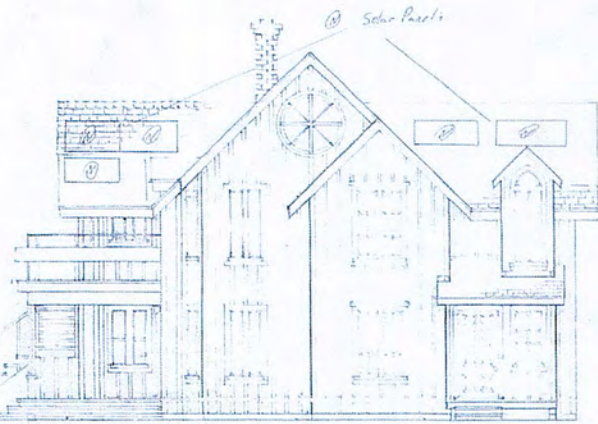
Therefore,
EXISTING
GRAVEL
DRIVEWAY
ALL THE
WAY
ON TO
Covelo
ST.

Proof of Covelo St. Wide
Gate

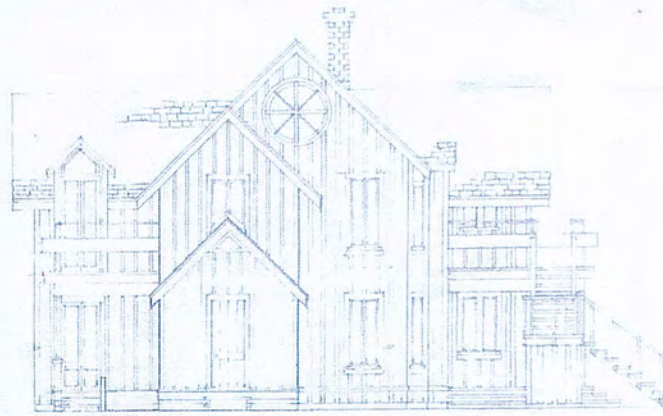
Entrance/Exit

to service (since 1992) Commercial Size
Dumpster!

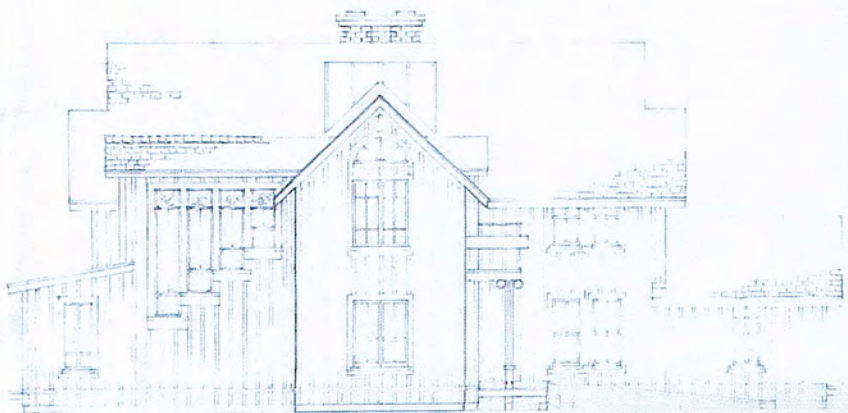
Evidence 5 of 5



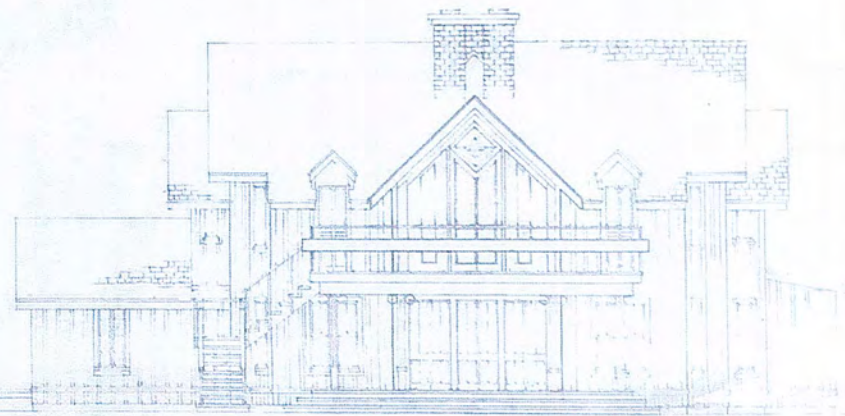
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

WILSON • BIRCH LANE • MENLO PARK, CA • ELEVATION 0
BY P. H. WILSON • MENLO PARK, CA • 415 321 1110 • DATE 7/10/09

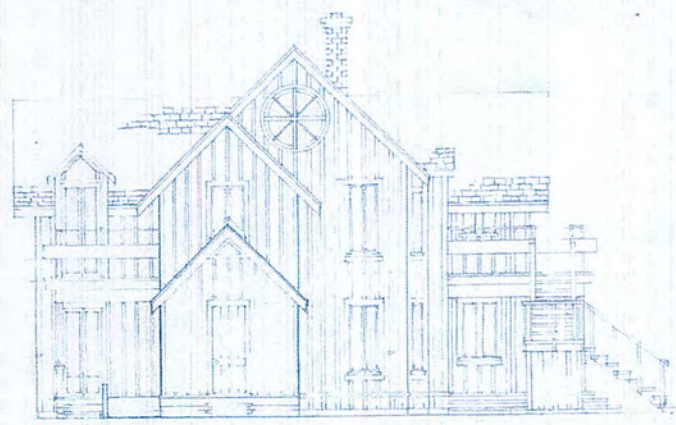
RECEIVED

AUG 18 2022

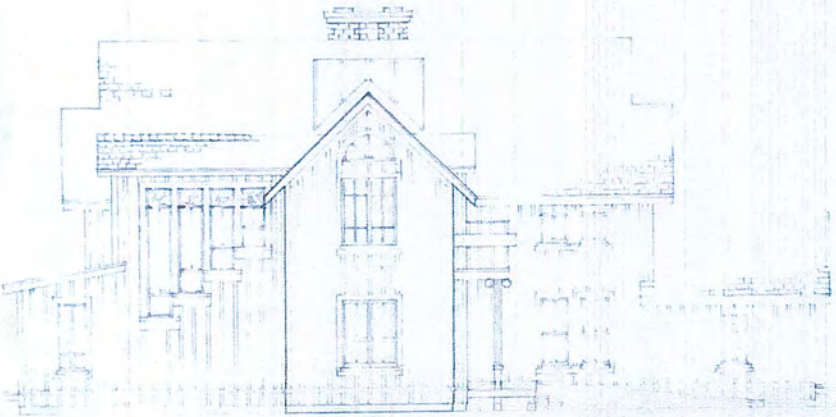
PLANNING & BUILDING SERV
FORT BRAGG CA



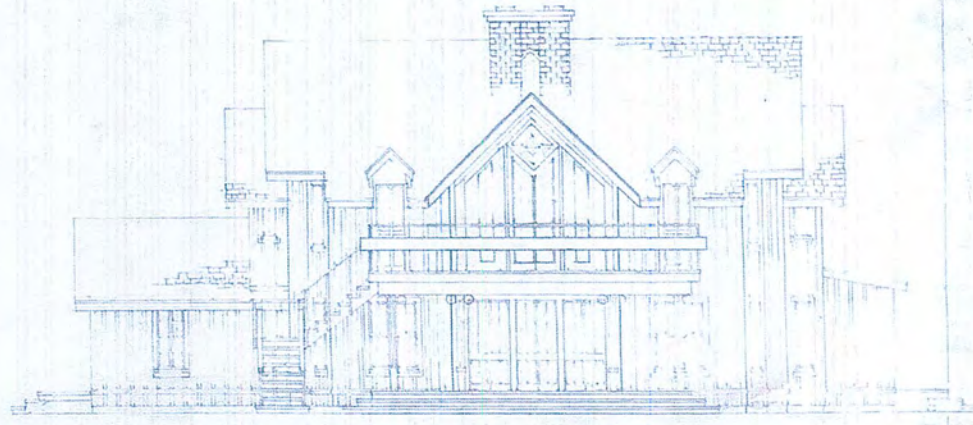
EAST ELEVATION



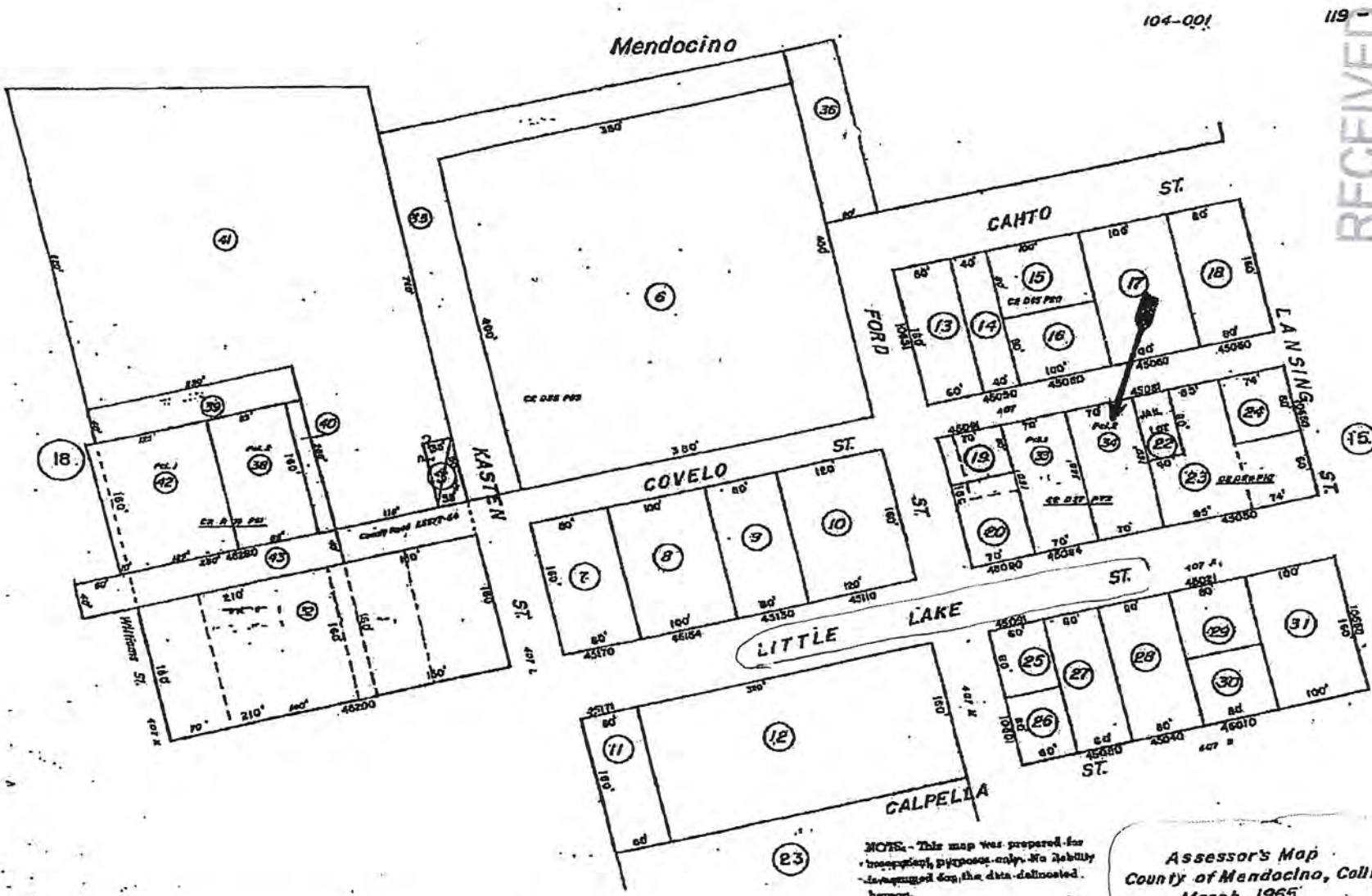
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



104-001

119-16
 RECEIVED
 AUG 18 2022

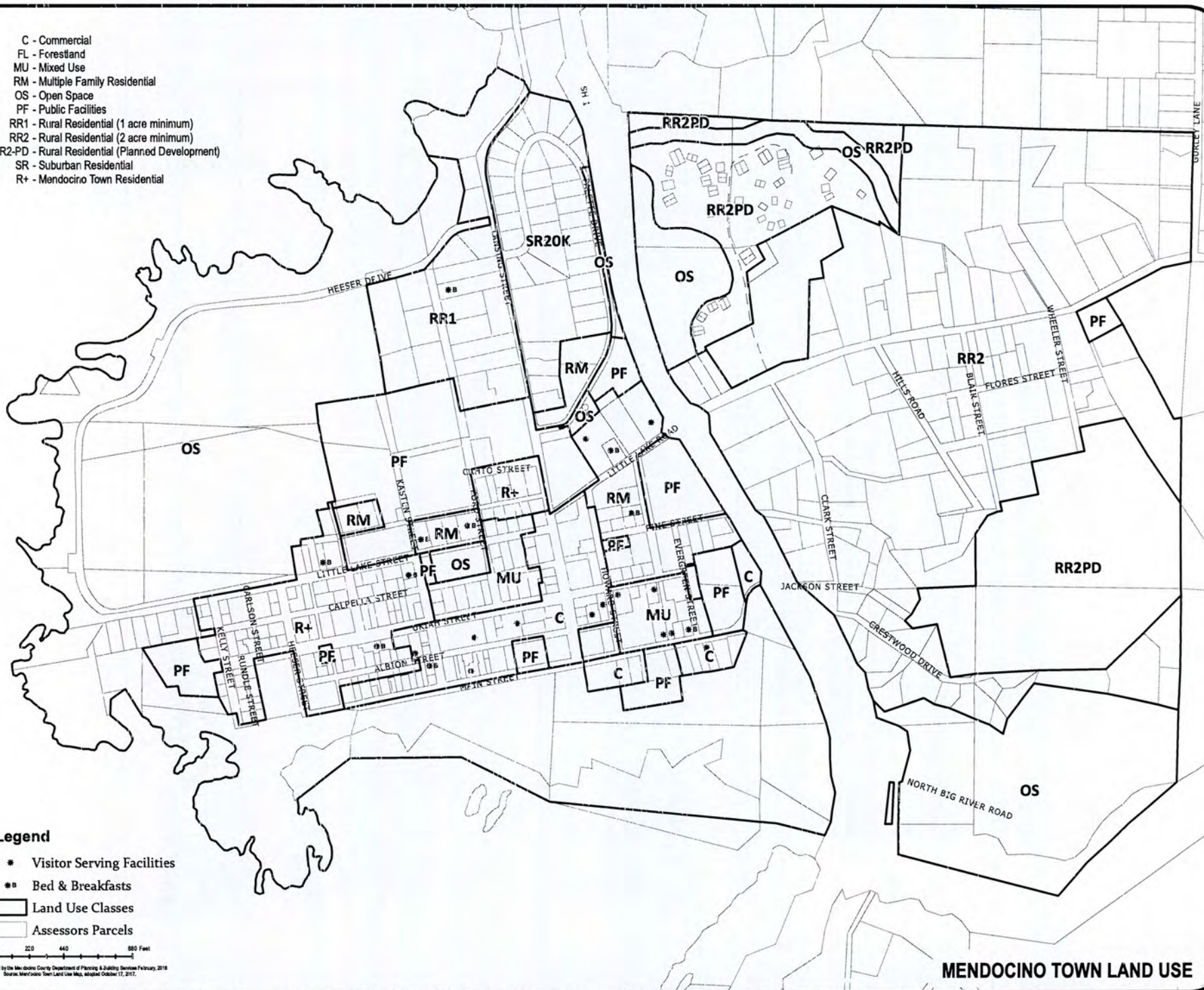
PLANNING & BUILDING SERV
 FORT BRAGG, CA

NOTE: - This map was prepared for
 assessment purposes only. No liability
 is assumed for the data delineated
 hereon.

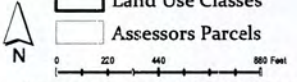
Assessor's Map
 County of Mendocino, Calif.
 March, 1965
 SEP 08 1968

"Notice: This is neither a plat nor a survey. It is furnished
 merely as a convenience to aid you in locating the land
 indicated hereon with reference to streets and other land.
 No liability is assumed by reason of any reliance hereon."

- 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



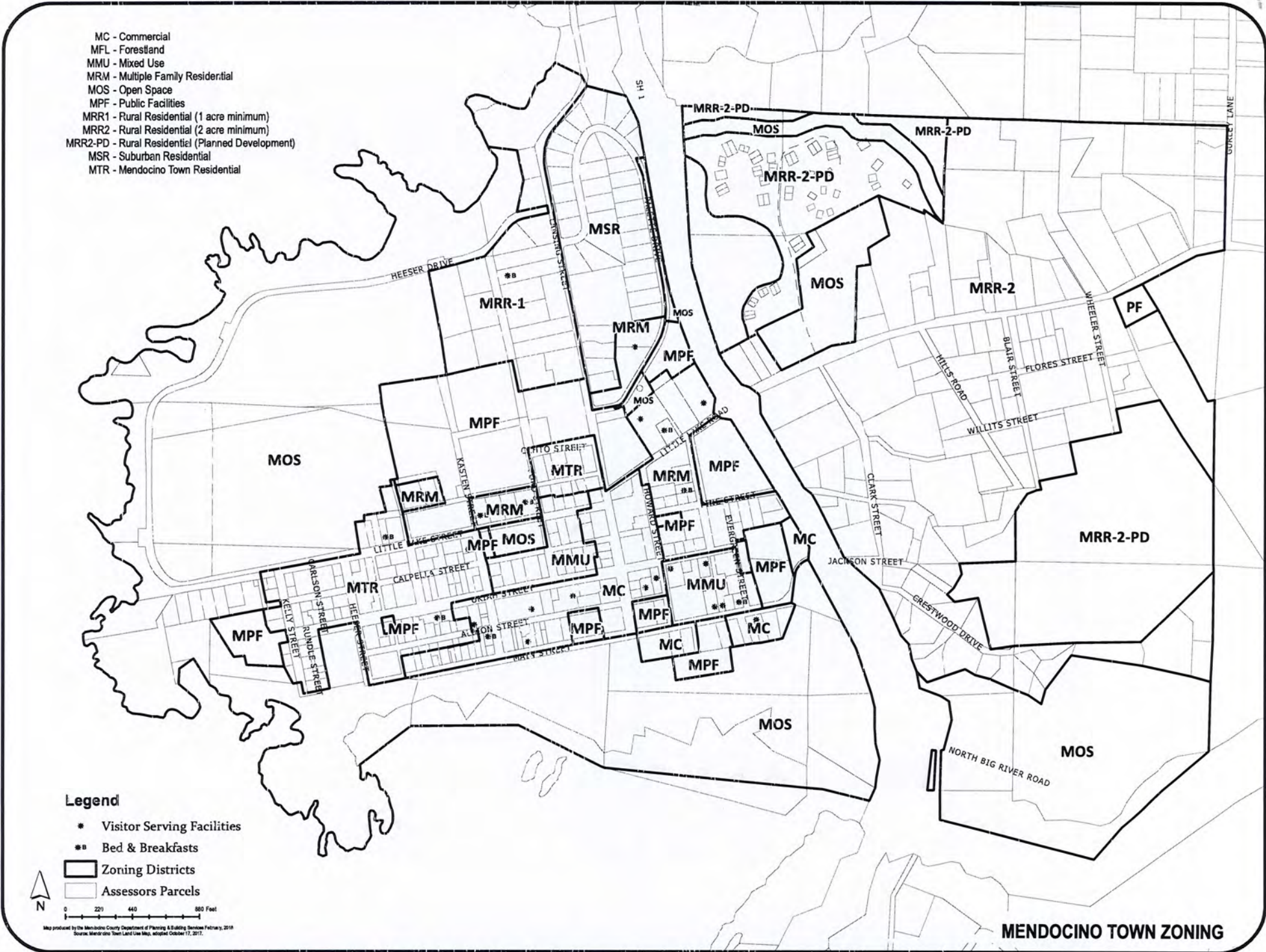
- Legend**
- * Visitor Serving Facilities
 - Bed & Breakfasts
 - ▭ Land Use Classes
 - ▭ Assessors Parcels



Map produced by the Mendocino County Department of Planning & Building Services February, 2018
 Source: Mendocino Town Land Use Map, adopted October 17, 2017.

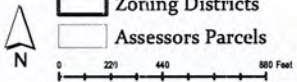
MENDOCINO TOWN LAND USE

- 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
- ▭ Assessor's Parcels



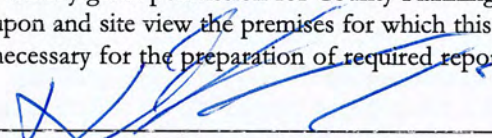
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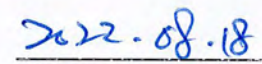
MENDOCINO TOWN ZONING

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.


Owner/Authorized Agent


Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize N/A to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
DAN Robinson		
Mailing Address	Mailing Address	Mailing Address
45080 Little Lake Street Mendocino CA. (PO Box #1390)		

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: _____

Applicant

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

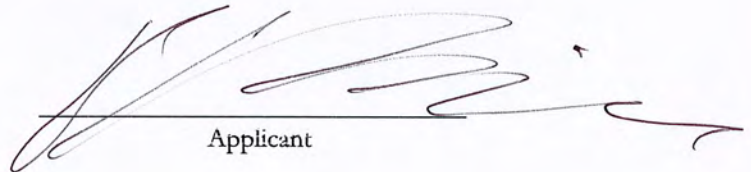
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Date:

8-18-2022


Applicant

RECEIVED

AUG 18 2022

PLANNING & BUILDING SERV
FORT BRAGG, CA

LEE WELTY BUILDING
45080 Little Lake Street

Sverko, March 3, 1999
APN: 119-160-34
MHR: #135, IVa

Early History Has Not Been Researched

9/29/1949, Deeds, Bk 258, Pg 109
Albert C. & Helen Bonetti and
Wm. & Ida May Bartle to Laura B
Smith of Long Beach.

In January, 1950, Mr. and Mrs. Jim
Martin opened their Quality Meat
Market in a new building on this
parcel.

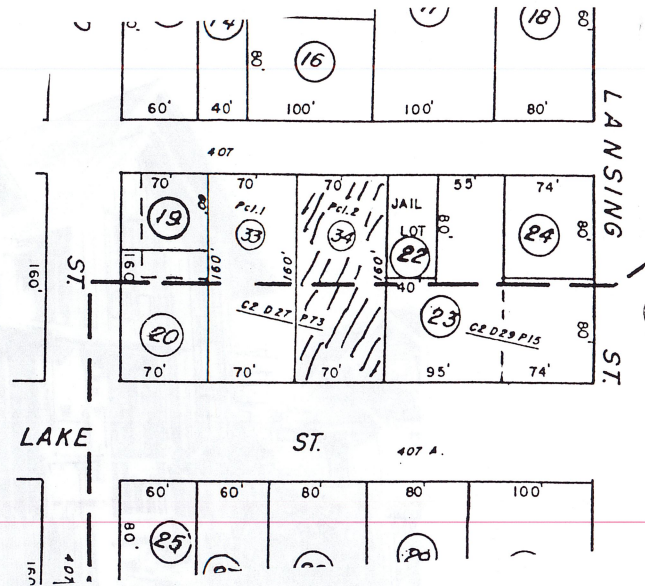
Homer & Lillian Drinkwater
purchased this lot from R. Q. &
Verona McCorkle in 1952.

In 1963, Drinkwaters sold it to
Wm. A. & Iva Loo Snell,
along with 119-160-33 which
Drinkwater's also owned.

In 1975, the property was owned by Welty & Sherman. August 4, 1975, Lee Welty appeared before MHRB and received approval for a one and one-half story professional office building, 1888 sq ft. In March, 1976, Welty-Sherman again were granted approval by MHRB to add two dormer doorways to deck and stairs to ground from deck on west side of proposed building.

Beacon, Oct. 29, 1976, "Welty-Sherman building; Bob Nelson, builder, notes all of the doors and windows have been built on site, the roof has seven gables and four dormers. There are numerous outside corners and several odd shaped windows. By January, 1977, the new building was complete and in use.

Known as the "Welty Building", it has housed several professional offices over the years.



Albert C. & Helen Bonetti & Wm. & Ida May Bartle to Laura B. Smith of Long Beach, 9/29/1949, 119-160-34, 45080 L. Lake St.

BEGINNING at the southwest corner of Lot Eight (8), of the Rowe Tract as per the official plat of said land filed in the office of the County Recorder of the County of Mendocino, State of California, on the 8th day of February, 1909; thence running Northerly along the County Road and the western boundary of said Lot, 125 feet; thence Easterly and parallel with the southern boundary of said Lot, 340.5 feet; thence Southerly and parallel with the western boundary of said Lot, 125 feet to the southern boundary; thence Westerly along said southern boundary 340.5 feet, more or less, to the place of beginning. Being an acre of ground located in the southwest corner of said Lot Eight (8) of the above described Rowe Tract.

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 parties of the second part, as joint tenants, and not as tenants in common, with right of survivorship, and to the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF the said part_ of the first part, ha_ executed this conveyance the day and year first above written.

Signed and Delivered in the Presence of)

Doreen O. Beldon

.)

Herbert R Beldon

STATE OF CALIFORNIA,) ss.
County of Mendocino)

On this 28th day of September in the year of our Lord one thousand nine hundred and Forty-Nine, before me, Fern M. Deskins a Notary Public in and for the said County of Mendocino, State of California, residing therein, duly commissioned and sworn, personally appeared Doreen O. Beldon and Herbert R. Beldon known to me to be the persons described in and whose names are subscribed to the within instrument, and 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 of Mendocino the day and year in this certificate first above written.

(SEAL)

Fern M. Deskins

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

My commission expires March 29, 1952.

Recorded at the Request of MENDOCINO COUNTY TITLE COMPANY Sept. 29, 1949 at 49 min. past 2 o'clock P. M., in Volume 258 of OFFICIAL RECORDS page 108 et seq. MENDOCINO County Records. \$2.10

Alta Ballou
Recorder

19198 Compared LLW/RG

USIRS 55¢ cancelled 9/29/49 R.G.

D E E D

ALBERT C. BONETTI and HELEN F. BONETTI, his wife; and WILLIAM J. BARTLE and IDA MAY BARTLE, his wife, all of the Town of Mendocino, County of Mendocino, State of California, the first parties, HEREBY GRANT to LAURA B. SMITH, a widow, of the City of Long Beach, County of Los Angeles, State of California the second party, ALL THAT REAL PROPERTY situated in the Town of Mendocino County of Mendocino, State of California, bounded and described as follows:

Lot in town of Mendocino beginning at a point in the northerly line of Little Lake Street 140 feet easterly from the intersection of the northerly line of Little Lake Street with the easterly line of Ford Street, said point being the southeast corner of the lot conveyed by Heeser to Carl E. and Catherine F. Swanson by deed dated October 12, 1945, and recorded in Book 194 at page 72, records of Mendocino County; thence from such point of beginning northerly on easterly line of Swanson lot one hundred sixty (160) feet to the southerly line of Covelo Street; thence easterly on such street line Seventy (70) feet to County Jail lot; thence southerly on westerly line of Jail lot and Seman lot one hundred sixty (160) feet to the northerly line of Little Lake Street; thence Westerly on such street line seventy (70) feet, more or less, to the point of beginning, together with the buildings and improvements thereon and the privileges and appurtenances thereto belonging.

IN WITNESS WHEREOF the first parties have executed this conveyance this Third day of August, 1949

Albert C. Bonetti
Helen F. Bonetti
William J. Bartle
Ida May Bartle

STATE OF CALIFORNIA,)
County of Mendocino)

On this 6th day of August in the year of our Lord one thousand nine hundred and Forty-Nine, before me, C. R. WELLER a Notary Public in and for the said County of Mendocino, State of California, residing therein, duly commissioned and sworn, personally appeared ALBERT C. BONETTI and HELEN F. BONETTI, his wife; and WILLIAM J. BARTLE AND IDA MAY BARTLE, his wife, known to me to be the persons described in and whose names are subscribed to the within instrument, and 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 of Mendocino the day and year in this certificate first above written.

(SEAL)

C R Weller

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

My commission expires January 28, 1951

Recorded at the Request of MENDOCINO COUNTY TITLE COMPANY Sept. 29, 1949 at 55 min. past 2 o'clock P. M., in Volume 258 of OFFICIAL RECORDS page 109 et seq. MENDOCINO County Records. \$2.00

Alta Ballou

19204 Compared LLW/RG

Recorder

USIRS \$2.75 cancelled 9/29/49 R.G.

JOINT TENANCY DEED

THIS INDENTURE made the 26th day of September one thousand nine hundred and Forty-nine BETWEEN DONALD C. DASHER and HILDA E. DASHER, husband & wife the parties of the first part, and WILLIAM F. MOORE AND LOIS A. MOORE, husband & wife, the parties of the second part, WITNESSETH: That the said parties of the first part, in consideration of the sum of TEN AND NO/100ths. dollars, lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell unto the said parties of the second part, in joint tenancy, and to the survivor of them, and to the heirs and assigns of such survivor forever, all that certain lot, piece, or parcel of land situate in County of Mendocino, State of California, and bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Section Twenty (20), Township Nineteen (19) North, Range Seventeen (17) West, Mount Diablo Meridian, distant thereon North 89 deg. 46' 14" East 775.80 feet from the 2 inch iron pipe with brass cap stamped "LS 1940" marking the one-quarter corner common to Sections Twenty (20) and Twenty-nine (29) of the aforesaid Township and Range; running thence along the Southerly line of said Section Twenty (20), North 89 deg. 46' 14" East 558.14 feet to a 2 inch by 2 inch hub with tack and disk stamped "RE 5948"; thence leaving said line, North 0 deg. 55' 50" West 1027.51 feet to the 6 inch by 6 inch redwood post with tack and disk stamped "RE 5948" on the Northerly line of the land described in the deed from Emil Hast et al to James B. Fulmore et ux, dated August 25th., 1949, and recorded in Liber 254 of Official Records, page 431, Mendocino County Records; thence along said Northerly line South 86 deg. 12' 45" West 386.82 feet to a 2 inch by 2 inch hub with tack and disk stamped "RE 5948"; thence South 81 deg. 00' West 566.20 feet to a 2 inch by 2 inch hub with tack and disk stamped "RE 5948"; thence leaving said Northerly line South 0 Deg. 13' 46" East 676.41 feet to a 2 inch by 2 inch hub with tack and disk stamped "RE 5948" at the Northwest corner of the land conveyed by Donald C. Dasher et ux to Thomas R. O'Bayley, Sr., et ux by deed dated August 30th., 1949, and recorded in Liber 254 of Official Records, page 433, Mendocino County Records; thence along the boundary of said O'Bayley land North 89 deg. 46' 14" East 400.00 feet to a 2 inch by 2 inch hub with tack and disk stamped "RE 5948"; thence South 0 deg. 13' 46" East, 230.00 feet to the point of beginning.

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 parties of the second part, as joint tenants, and not as tenants in common, with right of survivorship, and to the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF the said parties of the first part have executed this conveyance the day and year first above written.

Signed and Delivered in the Presence of)
Fern Schroeder)

Donald C. Dasher
Hilda E. Dasher

Mendocino Historical Review Board
Post Office Box 744
Mendocino, CA 95460

9 September 1975

Mr. Sam Waldman
Star Route
Mendocino, Ca. 95460

Dear Mr. Waldman:

Relative to your application requesting permission to construct a professional office building of 1 1/2 storeys on the vacant lot on Little Lake between Ford & Lansing Streets (opposite the "Big River Realty Co."), Parcel #119 161 21, for your client, Mr. I. L. Welty, please be advised that at a meeting held on September 8, 1975, the board reviewed and approved the re-designed Eastern Elevation of the structure.

This approval is contingent upon the agreement with the designer that no structural variations larger than two feet in dimension will be made without coming back before the board for further approval.

Sincerely,

MENDOCINO HISTORICAL REVIEW BOARD

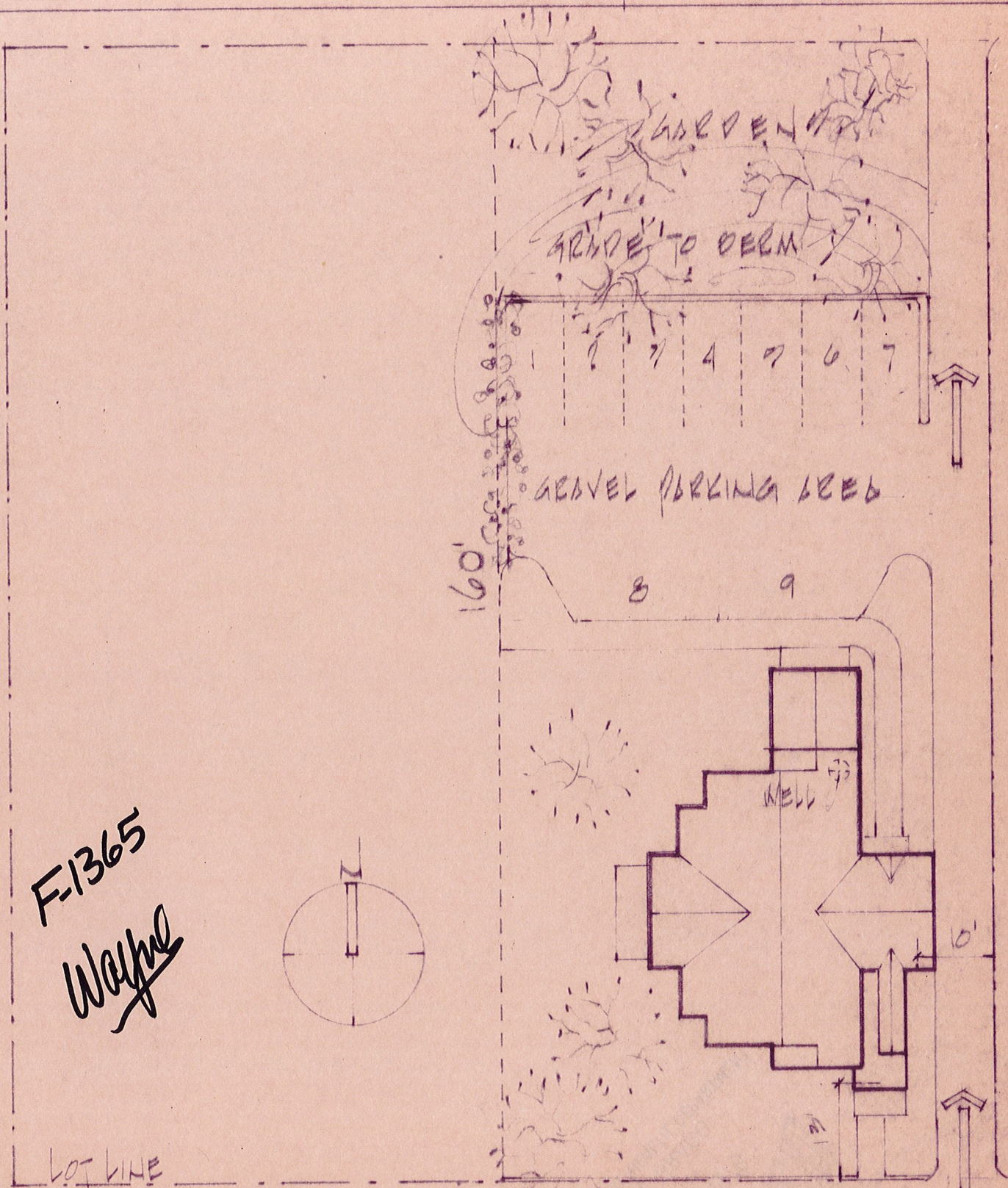


*Get address
make address*

*Big
Little*

450 80

COVELO QT. ✓



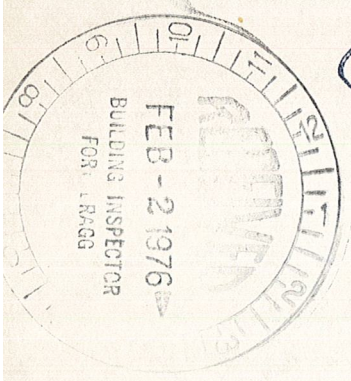
F-1365
Wayne

LOT LINE

70' LITTLE LAKE QT. 70' ✓

OFFICE FOR I.L. WELTY • SITE PLAN •
FOR I.L. WELTY, MENDOCINO, CA. • SCALE 1" = 20' • DATE 1-20-76

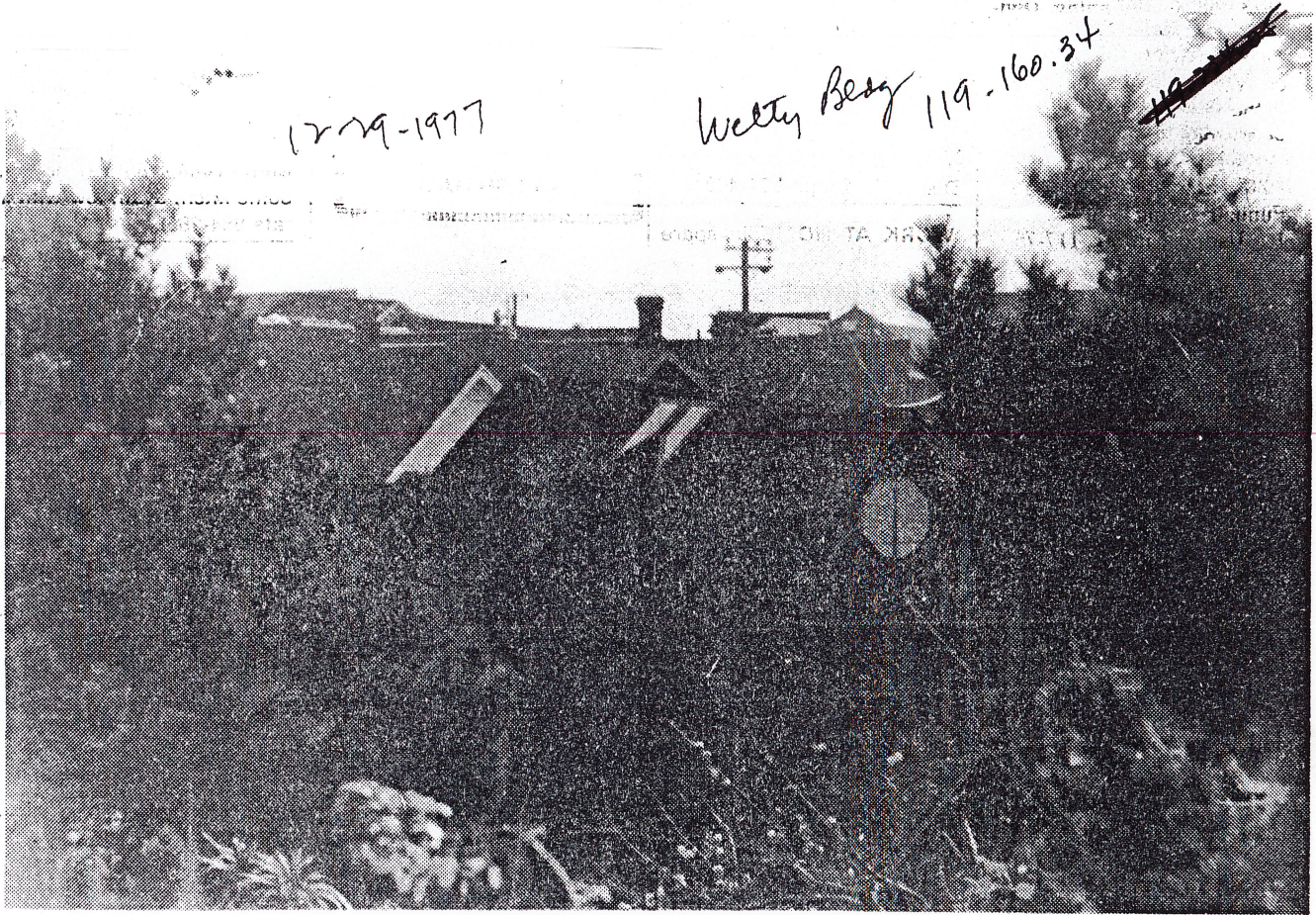
RECEIVED
FEB 2 1976
FORT BRAGG
MENDOCINO CO. HEALTH DEPARTMENT



Welty Bldg. 119-160-34
45080 L. Lake St.
s.e. elev. offices
Sverko Dec. '90



THREE NEW BUILDINGS in Mendocino weren't here a year ago. The many-gabled office building [at bottom left] on Little Lake Street opened this spring. It is photographed through the trees on the hill by the Catholic church. Like the legendary Phoenix, the new Sea Gull restaurant sprang from the ashes of last December's fire. It is photographed from the rear. Above, is a soon-to-be-opened bakery on Lansing Street. This view is across the field by the post office. [Beacon photos]



Boyle and his crew of men worked like beavers to get the mass of logs on the move, and they did well considering the small amount of water in the river. Joshua Grindle accompanied Mr. Boyle during the log drive.

30 YEARS AGO

January 21, 1950

Mr. and Mrs. Jim Martin will open their new Quality Meat Market, on Little Lake Street, next Wednesday, and have made the following promise to the people of the Mendocino Coast. "We will carry only guaranteed Government inspected and stamped meats in the Quality Meat Market, and we will meet all quality meat prices."

The new building has been completed and the most modern equipment and display cases have been installed. The building is stuccoed and presents a striking appearance with slanting front plate glass window.

Mr. and Mrs. Martin were in the meat business in L.A. before coming to Mendocino. Martin is a meat-cutter by

Volunteer Fire Depts.

Football game Tuesday

Mendocino Middle School and the Mendocino Junior Varsity teams will be held.

The pre-game begins at 7 p.m.

Admission to this benefit game will be \$2 for adults, \$1 for youngsters 12 and under.

Refreshments will be available.

Eagles — 833

Annual CAN EAT Feed

at Alder

March 1st

at 6:30 p.m.

Donation \$7.50

at Milvos Treasure Chest
Fort Bragg CA.

February 1, Dr. George L. Miles, jr., who is the resident dentist at Gualala will be opening an office in Mendocino. He will occupy the office of the late Dr. Whited and will be in Mendocino on Monday, Tuesday, and Wednesday from 9 to 6, with appointments in the evenings also.

State parks in this county will be expanded by 140 campsites, officials told the Planning Commission last Friday. The officials were Gordon Kishbaugh, director of the areas for the State Division of Beaches and Parks and Richard Humphrey, in charge of land planning. Mr. Humphrey said 65 new campsites will be added at McKerricher Beach State Park north of Fort Bragg; 36 new campsites at Van Damme State Park at Little River, and 28 units will be built at Dimmick State Park on the Navarro highway.

Is genetic counseling for you?

If you have a family history of a disease or abnormality which you think might effect you, your children, or your future children, you may wish to seek genetic counseling. The North Coast Regional Center sponsors quarterly genetics clinics in Ukiah. Clinics are staffed by University of California-San Francisco genetics specialists and are funded by the March of Dimes. If you would like more information, and if genetic counseling is recommended by your family physician, please call the North Coast Regional Center at 462-3832. In most cases, there are no fees for these services.

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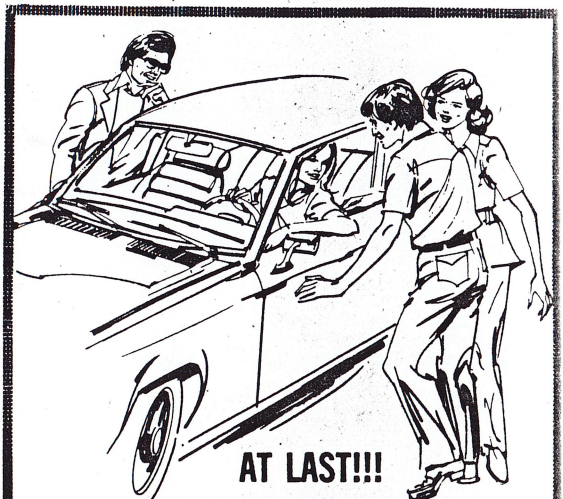
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AT LAST!!!

THE FORT BRAGG AREA HAS DECENT PAINT JOBS
AND BODY WORK AT FAIR PRICES!!!

THRIFTY BODY SHOP

Grand Opening Special!

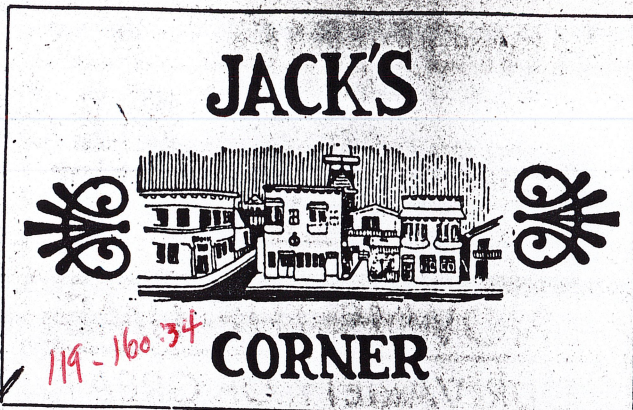
FOR A LIMITED TIME ONLY...
WE WILL PAINT MOST ANY CAR FOR \$99.95* ALL BODY WORK UP TO 50% off

* (This price includes top quality DUPONT PAINTS, sanding, masking & all other materials necessary in preparation)

Thrifty Body Shop

Hours: 8 till 8, Sats. 8 to 6
110 W. Elm, Fort Bragg,
964-4300

Mendocino Coast



A few days ago I stopped in at the new Welty-Sherman building on Little Lake Street to check on progress. Bob Nelson says that of the 266 sheets of 5/8 inch sheetrock used on the interior walls only two sheets went in "whole", without having to be cut and fit. All of the doors and half of the windows have been built right on the job. The roof has seven gables and four dormers. There are numerous outside corners and several odd-shaped windows. This kind

of building takes longer to build than a simple modular one using pre-hung standard doors, et al, but the end result will be a distinctive structure in which we can all take pleasure and pride.

Jules Siegel has an essay on "The Myth of the Penial Orgasm" in the November issue of Playboy Magazine. This issue also contains the well-publicized article on presidential candidate Carter.

Little River Ripples

AGGIE MAIER
937-0148

Mendocino Milieu

The Albion/Little River Firebelles held thier October meeting on the 19th at the Albion firehouse. The meeting was opened with a salute to the flag, then President June McMillan called the meeting to order. Minutes of the previous meeting were heard, old business settled and final plans for the spaghetti feed to be held Saturday, October 23rd were made. Eleven members were present and one visitor, Mrs. Vern Hawkins from Tulalake

iated with Rod Holden's Real Estate office in Mendocino is trying to start something in the town. Britton is a retired military men formerly from Ventura County. He was a member of the International Barber Shop Society for 28 years. In that time he has sang with 14 different chapters around the country. Britton wants to start a Barber Shop Quartet. You would not have to live in Mendocino, just be able to

The current issue of "Oceans" magazine has an article dealing with the Whale War, including two photographs taken by Nicholas Wilson. These are of a Russian Trawler and a North Korean crab boat on the high seas. Incidentally, Nicholas has now returned from a trip to Texas where he visited family.

Thanks to Paul Tay and Shirley Strong for good letters to the editor in last Friday's Beacon. It is encouraging to hear from people with a rational, conservative outlook once in a while. Goodness knows we hear plenty from the "liberals".

A new Avon book by Randall Schwartz titled "Carnivorous Plants" should be of interest to house plant buffs. Many of these unusual insect-eaters are easily grown. Most tropical varieties must be grown indoors in our latitude. In addition to

factual information and photographs this delightful book has a little section "Science Fiction and Mytogy", dealing with "n eating plants", address where one may send obtain starts and hints cultivation. Rich and B Huckins usually have Ve Fly Traps available at the Rustic Shop off Main Str We have Venus Fly Tr Cobra Plant (Darlington Pitcher Plant (Sarrac and the local Sundew gr ing outdoors at Tranquil and I intend to add a But wort and a Bladderv shortly.

Returning to the dista ful subject of "The Green of America", the "bible" the "new consciousness freaks, it is worth mention that one of the book's hero Eldridge "Soul on Ic Cleaver has now return voluntarily to the U.S. and has recanted. The radic among us would do well

GLEANINGS FROM



ANDERSON VALLEY

CHARMIAN BLATTNER
895-3562

It is dark getting up these mornings, for those on the job, and many people are looking gratefully for this weekend when daylight saving time will come into effect. However...for those who treasure long, light evenings we are back into the "really winter hours".

Halloween will be here next weekend, with the usual festivities...and many people sadly recall the days of the numerous trick or treaters

Visiting Mr. and Mrs. J Henrikson of Philo recently Mrs. Henrikson's paren Mr. and Mrs. J.E. Reynol from the Los Angeles an The Reynold's have jus purchased a beautiful ho and some acreage in Willi and moved in last week.

A post card from L Cooney of Fort Bragg (a known to many in this ar is from Wisconsin, wh