



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: DECEMBER 5, 2022
TO: MENDOCINO HISTORICAL REVIEW BOARD
FROM: JESSIE WALDMAN, PLANNER II
SUBJECT: MHRB_2022-0002 (Schmitt) Revised Staff Report

BACKGROUND: At the November 7, 2022 Mendocino Historical Review Board (MHRB) Hearing, Board Members voted to continue this request to the December 5, 2022 MHRB hearing, requesting a memorandum be prepared, separating items requiring MHRB review and approval from items exempt from MHRB review and approval as well as a site visit, for a date certain on November 18, 2022.

APPLICABLE SECTIONS OF MHRB GUIDELINES: Mendocino County Coastal Element Chapter 4.13, Appendix 7, MHRB Design Guidelines, Chapter VII for Building Design and Mendocino County Code (MCC) Chapter 20.760.

1. 28 square foot concrete landing at south deck, per MCC Section 20.760.030(A); and
2. Natural wood railings at north and south decks, per MCC Section 20.760.030(A); and
3. Relocate window at east elevation (6" lower), per MCC Section 20.760.030(A); and
4. Natural wood planter boxes at south yard, per MCC Section 20.760.035(D); and
5. Mesh relocate venting and material from mesh to copper painted "white", per MCC Section 20.760.030(A) and (H); and
6. Install cobblestone and sand brick patio at north and south yards at existing "tower" building and at North entrance to the third residential unit, per MCC Section 20.760.030(E); and
7. Reduce in parking spaces from eight (8) to seven and a half (7.5) spaces and is consistent with MMU District development standards, per MCC Section 20.660.055, per MCC Section 20.760.030(E); and
8. Mendocino Mixed Use (MMU) District limits the amount of lot coverage to 25.0%, per MCC Section 20.660.060. The proposed lot coverage by structures goes from 18.7% to approximately 33.3%, which indicates an increase of 14.6% and exceeding the allowable 25% by 8.3% (1,011.6 sq. ft.); and
 - a. Reduction of lot coverage is required for the proposed development to be found consistent with the MMU District development standards, per MCC Section 20.660.055 and MCC Section 20.760.030(A); and
9. The now removed six (6) "tenant parking only" signs that were placed at the fence in the parking lot area at the east side of the parcel are subject to Sign Standards, per MCC Section 20.712.015 (L) and per MCC Section 20.760.030(F); and
10. A driveway was established at the northeast side of the third residential unit, west of the "tower" building, constructed under BF_2021-0429. An encroachment permit for the driveway is not required, per Department of Transportation (DOT), see the attached email from DOT dated August 29, 2022, per MCC Section 20.760.030(E); and

11. Tinted windows throughout have been installed under BF_2021-0429, where MHRB_2021-0002 approved Clear Glass. Per the Mendocino Historical Review Board (MHRB) Hearing on September 12, 2022, and the Review Boards input on *Window Glazing Colors and Tints*, per MCC Section 20.760.030(A); and
12. Dentil Trim was not installed due to inadequate space between upper window trim and upper fascia. Painted white corbels were added to each window corner and top of building corners, per MCC Section 20.760.030(A); and

ITEMS NOT INCLUDED IN REQUEST, APPLICABLE SECTIONS OF MHRB GUIDELINES: Mendocino County Coastal Element Chapter 4.13, Appendix 7, MHRB Design Guidelines, Chapter VII for Building Design and Mendocino County Code (MCC) Chapter 20.760.

1. Four (4) metal signs at fencing at north yard. Metal signs are not recommended per Mendocino County Coastal Element Chapter 4.13, Appendix 7, MHRB Design Guidelines, Chapter VII (Signs and Lighting) and MCC Chapter 20.712 (Sign Regulations), per MCC Section 20.760.030(F); and
2. The additional pervious landscaped areas are subject to MHRB Approval, per MCC Section 20.760.030(C). The current amount of landscaped area is 2,506.8 square feet, with no brick and sand patio area; an additional 293.3 square feet are proposed to be landscaped for a total of 2,800.5 square feet, as well as the addition of 833.7 square feet of brick and sand patio. The total square footage of pervious landscaped area, including proposed, is 3,633.8, and increase of 1127 square feet is considered as altering the existing condition of the land, including leveling, grading or piling, per MCC Section 20.760.030(C); and
3. The additional compacted gravel areas are subject to MHRB Approval, per MCC Section 20.760.030(C). The existing gravel parking area is 1,710 square feet and is proposed to decrease to 1,365 square feet. Also proposed is 2,382 square feet of a gravel yard area and 416.5 square feet of gravel driveway. The total square footage of gravel area, including proposed, is 4,163.5, an increase of 2,453.5 square feet is considered as altering the existing condition of the land, including leveling, grading or piling, per MCC Section 20.760.030(C); and

APPLICABLE SECTIONS OF MHRB EXEMPTIONS: Mendocino County Coastal Element Chapter 4.13, Appendix 7, MHRB Design Guidelines, Chapter VII for Building Design and Mendocino County Code (MCC) Chapter 20.760. See MHRB 2021-0002 Staff Report for additional details.

1. Construction of a 6' tall fence, painted "white", at northeast corner of the third residential unit, consistent with Limitations and Exceptions standards, and consistent with front yard setbacks; therefore exempt from MHRB approval, per MCC Section 20.760.040(E); and
2. Existing 6' x 5' old wood panel (fence) by the old water shed in the rear yard remains unchanged, non-painted, per MCC Section 20.760.040(E); and
3. The fence at the 5'x 8' trash enclosure in rear of Tower building with 5' height, painted white, per MCC Section 20.760.040(E); and.
4. Install an uncovered Electric Vehicle (EV) charging station at the east elevation of the SFR.
 - a. The charging station is behind a fence, not visible from public view, and therefore exempt from requiring MHRB approval pursuant with MCC Section 20.760.045; and
5. "White" painted wood fencing at north yard, parallel with Calpella Street (CR 407B). This fence is consistent with MMU District front yard setbacks per MCC Section 20.660.035, and Limitations and Exceptions standards, per MCC Section 20.692.015. The fence is made of wood and less than six (6) feet in height, therefore exempt from MHRB approval, per MCC Section 20.760.040(E).