



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR  
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[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

January 23, 2023

**PUBLIC NOTICE OF PENDING ACTION AND SITE VIEW**  
**MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

The Mendocino Historical Review Board, on Monday, February 6, 2023 will perform a site view of the proposed project, beginning at 4:00 PM, or as soon as the Board may assemble. Concluding the site view, the Board will convene for their regular meeting in the Mendocino Community Center, 10525 School Street (the corner of School and Pine Streets), Mendocino, California, at 7:00 p.m. or as soon thereafter as the item may be heard, for the below described project that is located in the Town of Mendocino.

**CASE#:** MHRB\_2022-0010

**DATE FILED:** 10/13/2022

**OWNER:** NOAH SHEPPARD & MEGAN AYRES

**REQUEST:** An after-the-fact Mendocino Historical Review Board Permit request to install three (3) electric-vehicle charging stations enclosed in wooden cabinets

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 10691 Palette Drive, APN: 119-140-32

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MARK CLISER

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, you are invited to appear at the hearing and provide comments. 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, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) by February 5, 2023 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 707-964-5379, Monday through Friday.

JULIA KROG, Director of Planning and Building Services



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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

**FEBRUARY 6, 2023  
MHRB\_2022-0010**

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**OWNER/AGENT:** NOAH SHEPPARD/MEGAN AYRES  
PO BOX 112  
ALBION, CA 95410

**APPLICANT:** MACCALLUM PROPERTIES, INC.  
PO BOX 206  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:** An after-the-fact Mendocino Historical Review Board Permit request to install three (3) electric-vehicle charging stations enclosed in wooden cabinets.

**STREET ADDRESSES:** 10691 Palette Dr, Mendocino (APN 119-140-32)

**PARCEL SIZE:** 1.85± ACRES

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt.

**HISTORIC STRUCTURES ADJACENT:** On-Site: Not listed in the inventory of historic structures

North: Not Historic APN: 119-140-05

South: Category IVb – Dwelling, APN: 119-140-10

East: Not Historic APN: 119-140-31  
Not Historic APN: 119-140-25  
Category I Spencer Hills House, APN: 119-140-24

West: Not Historic APN: 119-140-07  
Historic Site of ST. Vincent Catholic Church,  
APN: 119-140-08

**PAST MHRB PERMIT:** MHRB\_2018-0008 – 3 Electric Car Charging Stations (expired); MHRB\_2008-22 – fence on Ukiah; MHRB\_2007-47 – Apple Shed; MHRB\_2007-42 – Fence and Walkway; MHRB\_2005-0023 – SFR addition and connect to garage. Alteration of SFR living space; MHRB\_2004-008 – Sign and Driveway; MRHB\_1994-2017 – Garage; MHRB\_1992-0022 – Brick wall.

**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 (pg. 9). Utility Services (pg. 11)

**APPLICABLE ZONING CODES INCLUDE:** Per MCC Section 20.760.030 – Work in Historical Zone A Requiring Approval – subsection (A), permits for the construction, reconstruction, rehabilitation, demolition, enlargement, repair, or removal of a building or structure; or the alteration of the exterior architecture of an building or structure, shall be issued without prior approval of the Review Board, except at specifically provided in MCC Section 20.760.040.

**STAFF NOTES:** The applicant installed three charging stations concealed within redwood-slat cabinets located in the MacCallum House Suites off-street parking area. Per the Mendocino Historic Review Design Guidelines, fences may be made of wood, and installations, such as electric vehicle chargers, should be effectively screened from public view wherever possible.

**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 enclosed charging stations are in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
- (b) The appearance of the enclosed charging stations will not detract from the appearance of other property within the District.
- (c) The alteration of the on-site fence to include the enclosed charging stations will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

**RECOMMENDED CONDITIONS:**

1. This action shall become final and effective on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two 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. To establish that site-work satisfies the requirements of MHRB Permit 2022-0010 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 2022-0010 have been satisfied.

6. Any Building Permit request shall include MHRB Permit #2022-0010 (attached to or printed on the plans submitted).
7. Vehicle-charging cabinets shall be stained redwood. 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.

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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\_ 2022-0010
- B. Site Visit Photos

**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-2022-0010  
Date Filed 10/13/2022  
Fee \$ \$ 1533.00  
Receipt No. PRJ-0522645  
Received by Tia Sar

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant <u>MacCallum House</u>	Name of Property Owner(s) <u>NOAH SHEPPARD Megan Ayres</u>	Name of Agent <u>NOAH SHEPPARD</u>
Mailing Address <u>PO Box 206 Mendocino CA 95410</u>	Mailing Address <u>PO Box 112 Albion CA 95410</u>	Mailing Address
Telephone Number <u>(707) 813-8138</u>	Telephone Number <u>(707) 813-8138</u>	Telephone Number
Assessor's Parcel Number(s) <u>119-140-32</u> <del>119-236-152</del>		
Parcel Size <u>2</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project <del>45020 Albion St &amp; 106910 Parakee</del> <u>DR. Mendocino CA 95460</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.
- Exterior painting of a structure.
- Other.

# 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

## 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? 6134 sq. ft.
- What is the total floor area (internal) of all structures on the property? \_\_\_\_\_ 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*

Install three electric car chargers inside two Redwood enclosures in the parking area located at The MacCallum House. (45020 Albion St.)

Install five movable propane heaters from ceiling of covered front porch of MacCallum House.

Install three electric car chargers inside two Redwood enclosures on the fence in the parking area At The MacCallum Suites (10691 Palette Dr.)









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