



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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February 21, 2023

PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

The Mendocino Historical Review Board, on Monday, March 6, 2023, 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_2022-0018

DATE FILED: 12/05/2022

OWNER/APPLICANT: JULIE LOOK & JOHN CAVANAUGH

AGENT: DEBRA LENNOX

REQUEST: Mendocino Historical Review Board application to change exterior paint colors of the single-family residence, previously approved under MHRB Permit 2021-0003.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

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

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: JESSIE WALDMAN

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 March 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 964-5379, Monday through Friday.

JULIA KROG, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MARCH 6, 2023
MHRB_2022-0018**

SUMMARY

OWNER/APPLICANT: JULIE LOOK & JOHN CAVANAUGH
1639 30TH STREET
SAN FRANCISCO, CA 94122

AGENT: DEBRA LENNOX
PO BOX 798
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Mendocino Historical Review Board application to change exterior paint colors of the single-family residence, previously approved under MHRB Permit 2021-0003. 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: 0.13± acres or 5,553 sq. ft.

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: MHRB_2016-0018 (invalid); MHRB_2021-0003 (Single-Family Residence); MHRB_2021-0018 (Exterior Alterations).

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: Structural Guidelines (page 7), Non-Structural Guidelines (page 11)

VII. STRUCTURAL GUIDELINES – BUILDING DESIGN (page 7) reads, in part: “... colors shall be in

general accordance with the appearance of structures built within Mendocino prior to 1900.

... This section shall not be interpreted as requiring construction to be within the ... colors or design as used in Mendocino prior to 1900, but only that the proposed work be compatible with and not in disharmony with the architectural standards herein express (Sec. 20-119a).

VIII. NON-STRUCTURAL GUIDELINES - EXTERIOR PAINTING (page 11) reads, in part: ... *a change in color scheme requires Review Board Approval.*

APPLICANT'S STATEMENT: *Exterior paint change for new residence:*

1. *Exterior Body of the building - "Mocha Cream, CC-458" or similar; and*
2. *Exterior Trim, railings & window/door frames - "Dune White, CC-70" or similar; and*
3. *The decks & front door would remain natural wood.*

STAFF NOTES: The applicant proposed to modify the exterior paint colors at the single-family residence. The proposed colors are not covered by the Mendocino Historical Review Board 2020 Exterior Paint Color Policy. No alterations to the other accessory structures are proposed.

1. Paint the single-family residence siding "Mocha Cream, CC-458" or similar; and
2. Paint the single-family residence trim "Dune White, CC-70" or similar.

RECOMMENDED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings, pursuant to Section 20.760.065:

- (A) Benjamin Moore CC-458 applied to the exterior body and Benjamin Moore CC-70 applied to the exterior trim of the single-family residence would harmonize with the exterior appearance and of existing resources within the Historic District and with that of existing subject structure, if any; and
- (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 altering exterior finish colors to an existing structure and the proposed paint colors 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 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. The exterior body color shall be Benjamin Moore "Mocha Cream" (CC-458) and the trim color shall be "Dune White" (CC-70). Similar colors in hue and brightness may be substituted following review by Planning staff."

ATTACHMENTS:

- A. MHRB_2022-0018 Application

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten-day appeal period has ended. You will be notified if a timely appeal is filed.

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

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

**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-2022-0018
Date Filed 12-5-2022
Fee \$ 918⁰⁰
Receipt No. PRJ-053400
Received by WALDMAN

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Julie Look & John Cavanaugh	Name of Property Owner(s) Julie Look & John Cavanaugh	Name of Agent Debra Lennox
Mailing Address 1639 30th St San Francisco, CA 94122	Mailing Address 1639 30th St San Francisco, CA 94122	Mailing Address PO Box 798 Mendocino CA 95640
Telephone Number 415-203-9846	Telephone Number 415-203-9846	Telephone Number 707-813-7886

Assessor's Parcel Number(s)
119-207-16

Parcel Size <input checked="" type="checkbox"/> Square Feet 6080 <input type="checkbox"/> Acres	Street Address of Project 45270 Albion St. Mendocino
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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.

Exterior paint change for new residence:

1. Exterior Body of the building- Mocha Cream CC-458
2. Exterior Trim,railings & window/door frames- Dune White CC-70
3. The decks & front door would remain natural wood

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? _____ 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? _____ sq. ft.

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



- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential

Legend

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

0 200 400 800 Feet

Map produced by the Mendocino County Department of Planning & Building Services in February 2018.
Source: Mendocino Town Land Use Map, adopted October 11, 2017.



- 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
- *B Bed & Breakfasts
- Zoning Districts
- Assessor's Parcels

0 200 400 600 Feet

Map prepared by the Mendocino County Department of Planning & Evaluation Services for MHRB, 2018
Source: Mendocino Town Line Use Map, adopted October 17, 2017.





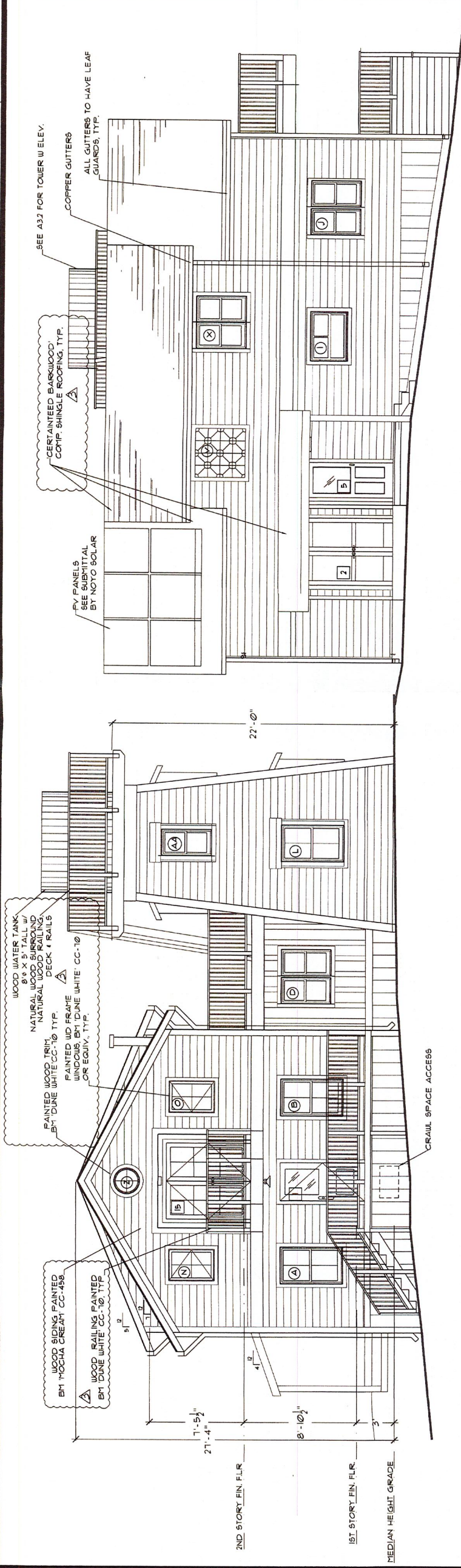
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REVISION	BY
11.30.21	LR
1.18.22	DBL
12.1.22	DBL

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

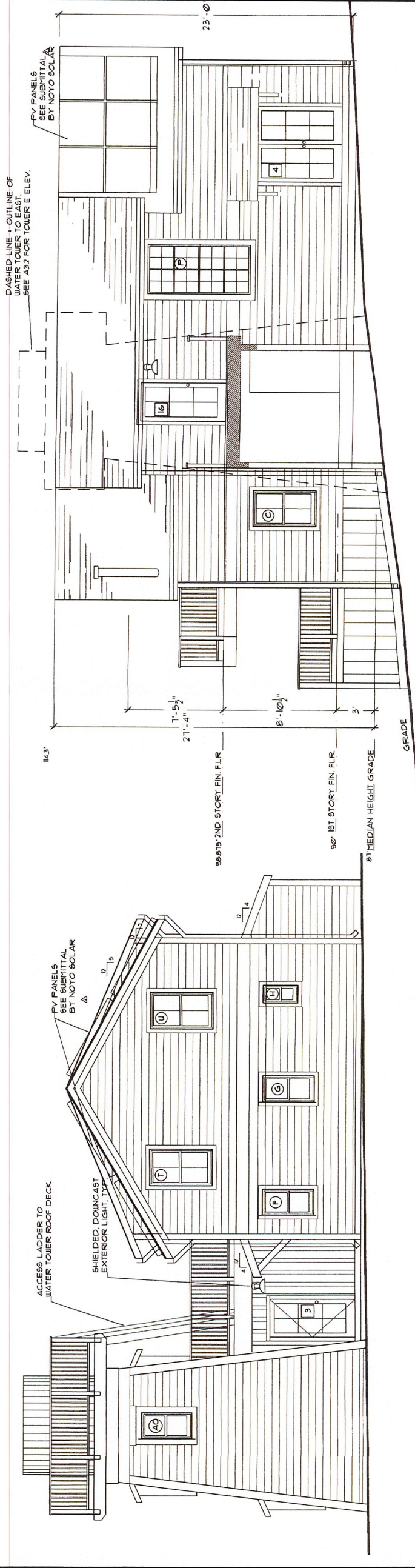
SCALE: 1/4" = 1'-0"
 DATE: 5/3/22
 DRAWN: JB/DBL
 FILE: CAV.K43
 SHEET

A3.1
 OF SHEETS



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

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



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

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