



**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

April 18, 2023

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

The Mendocino Historical Review Board, on Monday, May 1, 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\_2022-0014

**DATE FILED:** 11/8/2022

**OWNER/APPLICANT:** MARCIA TRIMBLE

**AGENT:** DEBRA LENNOX

**REQUEST:** Mendocino Historical Review Board Permit for new single-family residence, decks and porches, pump shed, fenced utility enclosures, two off-street parking spaces, trellis, gates, fencing, gravel walkways, and exterior downcast lighting.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 44900 Ukiah St; APN: 119-150-34

**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, 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. The public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) by April 30, 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



---

**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

---

**MAY 1, 2023  
MHRB\_2022-0014**

---

**OWNER/APPLICANT:** MARCIA TRIMBLE  
27920 ROBLE ALTO  
LOS ALTO HILLS, CA 94022

**AGENT:** DEBRA LENNOX  
PO BOX 798  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:** Mendocino Historical Review Board Permit for new single-family residence, decks and porches, pump shed, fenced utility enclosures, two off-street parking spaces, trellis, gates, fencing, gravel walkways, and exterior downcast lighting.

**STREET ADDRESS:** 44900 Ukiah St; APN: 119-150-34

**PARCEL SIZE:** 5,662± Square Feet

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**HISTORIC STRUCTURES:** On Site: Vacant lot  
North: Category I Flanagan-Escuela House  
South: Category I/Historic Structure  
East: Vacant lot  
West: Category I Bowman House

---

**PAST MHRB PERMITS:** 2020-0013 new single-family residence and garage (*Expired & Not Built*)

**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:** V –General Guidelines (*Pages 6-7*); VII –Structural Guidelines (*Pages 7-10*); and VII –Non-Structural Guidelines (*Page 10-12*)

**APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE:** Section 20.760.030 –Work in Historical Zone A Requiring Approval, Section 20.760.050 –Standards, Chapter 20.656 –Mendocino Multiple Family Residential “MRM”, Section 20.692.015 –Yards

**STAFF NOTES:** At the previous March 6, 2023, MHRB meeting, Review Board Member Aum motioned, and Member Saunders seconded to continue the project to the May 1, 2023, MHRB meeting due to design

revisions. On April 13, 2023, the applicant and their agent submitted a revised project request and new architectural plans for review and consideration. Rather than revising the previous staff report, see link to referenced documents, the extent of the redesign prompted the following staff analysis.

The project site is designated as Multiple Family Residential on the Mendocino Town Plan Land Use Map and is within the Mendocino Multiple Family Residential District (MRM). Chapter 20.656 –Mendocino Multiple Family Residential “MRM” provides the following:

TABLE 1: DEVELOPMENT STANDARDS FOR MRM DISTRICTS		
MENDOCINO TOWN CODE SECTION	STANDARD	PROPOSED
20.656.010(A)(1) –Residential Use Types	Single-Family Residential	Single-Family Residential
20.656.030 –Minimum Front & Rear Yards <sup>1</sup>	20-Feet	20-Feet
20.656.035 –Minimum Side Yards	6-Feet	0-Feet <sup>2</sup>
20.656.045 –Maximum Building Height	28-Feet	26-Feet
20.656.050 –Minimum Vehicle Parking	2 Off-Street Spaces	2 Off-Street Spaces
20.656.060 –Maximum Lot Coverage	25%	23.3%

<sup>1</sup> Section 20.692.015(G): Front yard setbacks shall be maintained, in any Zoning District, from all lot lines that have street frontage. Side yard setbacks shall be maintained from all other lot lines that do not have street frontage.

<sup>2</sup> Sec. 20.656.040 –Setback Exception for MRM District: Exceptions to the strict application of building setbacks may be allowed or greater setbacks may be required where it is found that strict compliance would have adverse impacts to community character, historic structures, open space, or public views. Exceptions may only be allowed pursuant to the review process in Chapter 20.760.

TABLE 2: LOT COVERAGE CALCULATIONS	
NAME	AREA
Residence	600 SF
Porches & Decks	572 SF
Pump Shed	48 SF
Concrete Water Tank Pad	100 SF
<b>TOTAL LOT COVERAGE<sup>1</sup></b>	<b>1320 SF</b>
MAXIMUM LOT COVERAGE (25% of 5,662 SF Lot)	1,415.5 SF

<sup>1</sup> Sec. 20.608.031 - Definitions (L): "Lot Coverage" means the percentage of gross lot area covered by all buildings and structures on a lot, including decks, porches, and covered walkways; excluding uncovered required parking areas, landscaping, patios, terracing, and rainwater, groundwater, or potable water storage tanks.

Mendocino Town Code (MCC) Section 20.692.015(E) provides the following:

*...Fences and hedges in front yards and any rear or side yards that have street frontage may not exceed three and one-half (3½) feet in height. The above fence height limitations shall apply to view obstructing fences, such as board fences and picket fences.*

The applicant currently proposes a 3½-feet tall picket fence along the front yard with street frontage on School Street and a 3½-feet tall picket fence with gate along the front yard with street frontage on Ukiah Street.

Pursuant with MCC Section 20.656.040, the applicant is requesting a setback exception. This exception may be allowed pursuant to the review process in Chapter 20.760 provided that the Review Board finds strict compliance would have adverse impacts to community character, historic structures, open space or public views. Mendocino Town Code Section 20.724.010(A) provides the following for concurrent applications:

*...When an application for granting or modifying a variance is submitted concurrently with an application for granting or modifying a Mendocino Historical Review Board approval and said variance would be incidental and necessary to it the variance shall be designated as a concurrent variance and the application shall be reviewed by the Historical Review Board. Setback and building height exceptions reviewed by the Mendocino Historical Review Board shall not be subject to the requirements of this Chapter.*

Staff recommends the Review Board consider granting a concurrent variance and adopt recommended Finding C for a reduced yard setback from 6-feet to 0-feet for the pump shed, and a reduced yard setback from 6-feet to 0-feet for the propane enclosure and water tank on the northern property line.

Mendocino Town Plan Appendix 7 –Mendocino Historic Review Board Design Guidelines provides the following:

<b>TABLE 3: MENDOCINO HISTORIC REVIEW BOARD DESIGN GUIDELINES</b>		
<b>VII. STRUCTURAL GUIDELINES</b>	<b>GUIDELINE</b>	<b>PROPOSED</b>
1. Scale and Proportion	Height, width, general proportions, windows, and doors shall conform to surrounding buildings.	The window and door heights and widths conform to early northern California architecture preserved within the district.
2. Vertical Emphasis	This appearance is created by the general proportions of door and window openings. Buildings should be of a vertical appearance.	Door and window openings would have vertical emphasis.
3. Exterior Building Materials	Use of lap siding, v-rustic, T&G, ship-lap siding, Ansac, wood shingles, and vertical Board and Batten are favored.	Painted horizontal wooden siding is proposed. See recommended conditions.
4.a. Windows and Doors: Residential	Proportions (including relationships between windows and doors) shall be compatible with the architectural style and character of landmark structures... Windows and doors may have accent ornamentation when it is integral to the building design.	Wooden 10 light French doors, four-over-one windows, and an 8 light window are proposed.
5. Foundation Walls	The maximum exposure should be 10-inches.	See recommended conditions.
6.a. Roof Form: Residential	Hip, mansard and high-pitched gable roofs are acceptable for main structures with lesser pitch common for porches or additions. Gable end roofs should face the street.	Pitched gabled roof and water tower. Gable end roof faces School Street.

TABLE 3: MENDOCINO HISTORIC REVIEW BOARD DESIGN GUIDELINES		
VII. STRUCTURAL GUIDELINES	GUIDELINE	PROPOSED
6.b. Roof Materials	Must be compatible with surrounding buildings. Wood materials are encouraged. Asphalt shingles are allowed but are not encouraged.	Composite shingles of weather wood or equivalent with overhangs and Solar arrays on the northern and southern elevations are proposed.
7. Architectural Features	All features and details should be in proportion with the building. The use of historic details on contemporary structures would only be included where they are appropriate to the building design.	One shed and one residence are proposed with a water tower type structure on the western most portion of the residence. The water tank will be wrapped in wood and utilities screened by painted wooden fencing.

As detailed in the application, a new single-family residence with a gable roof, decks, and porches with a combined 1,320-square-foot lot coverage is proposed. The main entrance of the residence faces Ukiah Street (CR 407C). A pump storage shed, and fenced utility enclosures for the generator, propane tank, water tank, and heat pump are also proposed along the northern property line. Two off-street parking spaces will be located adjacent to School Street (CR 407O).

The single-family residence will have horizontal wooden siding painted Misty Gray (2124-60) and wooden doors, windows, and trim painted Chantilly Lace (OC-65). All wooden picket fences painted Chantilly Lace (OC-65) and all accessory structures painted wood to match the single-family residence. Downcast exterior and path lighting is proposed that is dark sky compliant. Roofing materials include composite shingles with solar arrays on the southern and northern roof elevations. Government Code Section 65850.5 provides that installation of solar energy systems is not a municipal affair but is instead a matter of statewide concern. Review of applications to install solar energy systems shall be limited to the building official’s review.<sup>1</sup> Staff recommends that the applicant has an opportunity to confer with the Review Board for comment.

Contingent on the approval of this MHRB permit, adequate findings can be made to further process a Categorical Exclusion Permit (CE) for the proposed residential land use.

**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 proposed new single-family residence with decks, porches, accessory structures, two off street parking spaces, exterior downcast lighting, gravel walkways, trellis, gates, and fencing is well represented by shape and form. The proposed development is in harmony with the exterior appearance and design of existing structures within the District; and
- (B) Pursuant with MCC Sec. 20.760.065(B), the proposed new single-family residence with decks, porches, accessory structures, two off street parking spaces, trellis, gates, fencing, gravel walkways, and exterior downcast lighting would not detract from the appearance of other property within the District; and
- (C) Pursuant with MCC Sec. 20.724.010(A), a reduced front yard is an incidental and necessary concurrent variance to allow the pump shed to be sited 0-feet from the property line and the utility enclosure to be sited 0-feet from the property line.

<sup>1</sup> California Government Code, TI 7, Div. 1, Ch. 4, Art. 2, §65850.5(b)

**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 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. The applicant shall secure all required encroachment permits from the Department of Transportation.
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. Prior to issuance of a building permit or building permit amendment, and before the MHRB permit expires or final building permit inspection occurs, the property owner may propose minor alterations for consideration by the Review Board as a consent calendar item.
6. Any Building Permit request shall include MHRB Permit 2022-0014 attached to or printed on the plans submitted.
7. 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.
8. The exterior finish shall be painted horizontal siding with no more than 10-inches of the foundation visible. The body, trim, door, and window paint colors shall be Chantilly Lace (OC-65) and Misty Gray (2124-60), or their equivalent. Roofing materials shall include composition shingles and solar arrays. Exterior service meters and other mechanical equipment, e.g., electric meters, shall be enclosed within a cabinet and/or screened from the public view.
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. Fences shall be made from wood. Solid wood 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. Fences and hedges in front yards and any rear or side yards that have street frontage may not exceed three and one-half (3½) feet in height.

11. Walkways and driveways surfaces shall be brick, flagstone, board, grass and/or 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.

---

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\_ 2022-0014
- B. Coastal Element, Ch. 4.13: Mendocino Town Plan Figure 4.13-5

**LINK TO REFERENCED DOCUMENTS:**

1. [Staff Report from the March 6, 2023, MHRB Meeting](#)



**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-2022-0014  
Date Filed 11/8/2022  
Fee \$ \$1801.00  
Receipt No. PRJ-053072  
Received by Tia Sar

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant Marcia Trimble	Name of Property Owner(s) same	Name of Agent Debra Lennox
Mailing Address 27920 Roble Alto Los Altos Hills, CA 94022	Mailing Address same	Mailing Address PO Box 798 Mendocino, CA 95460
Telephone Number (650)823-8845	Telephone Number same	Telephone Number 707-813-7886

Assessor's Parcel Number(s)  
**119-150-34**

Parcel Size <input checked="" type="checkbox"/> Square Feet 5741 <input type="checkbox"/> Acres	Street Address of Project 44900 Ukiah St.
---	--

**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.

NEW SINGLE FAMILY RESIDENCE, 2 OFF STREET PARKING SPACES, PUMP SHED, PROPANE, GENERATOR & HEAT PUMP SCREENING, TRELIS & FENCING, LANDSCAPE WALL, GRAVEL WALKWAYS, WATER TANK, LANDSCAPING & EXTERIOR DOWNCAST LIGHTING

## 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? 948 SF+100TANK sq. ft.
- What is the total floor area (internal) of all structures on the property? 844 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*

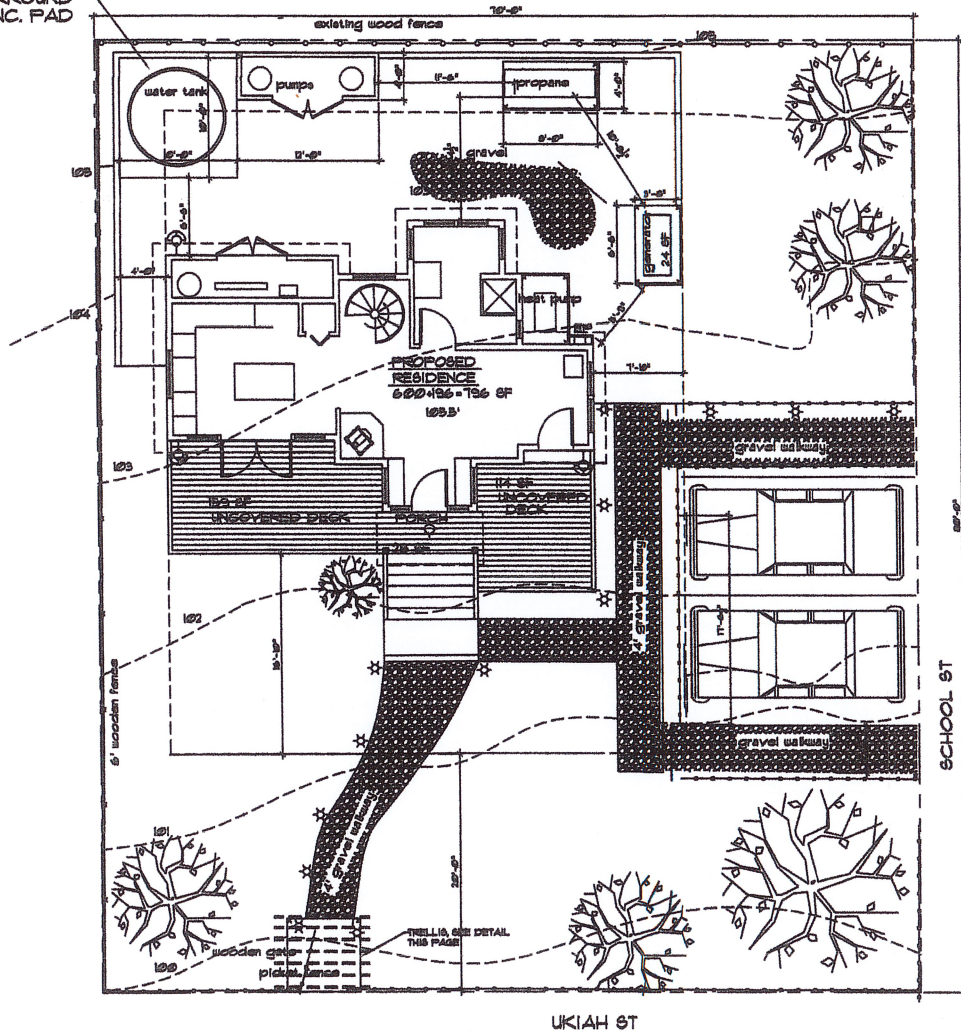


# NEW RESIDENCE & OUTBUILDINGS

for MARCIA TRIMBLE

44900 UKIAH ST, MENDOCINO, CA  
AP# 119-150-34

(N) WATER TANK  
8'0" x 8'0" HIGH  
1X6 VERT.  
WOOD SURROUND  
&  
CONC. PAD

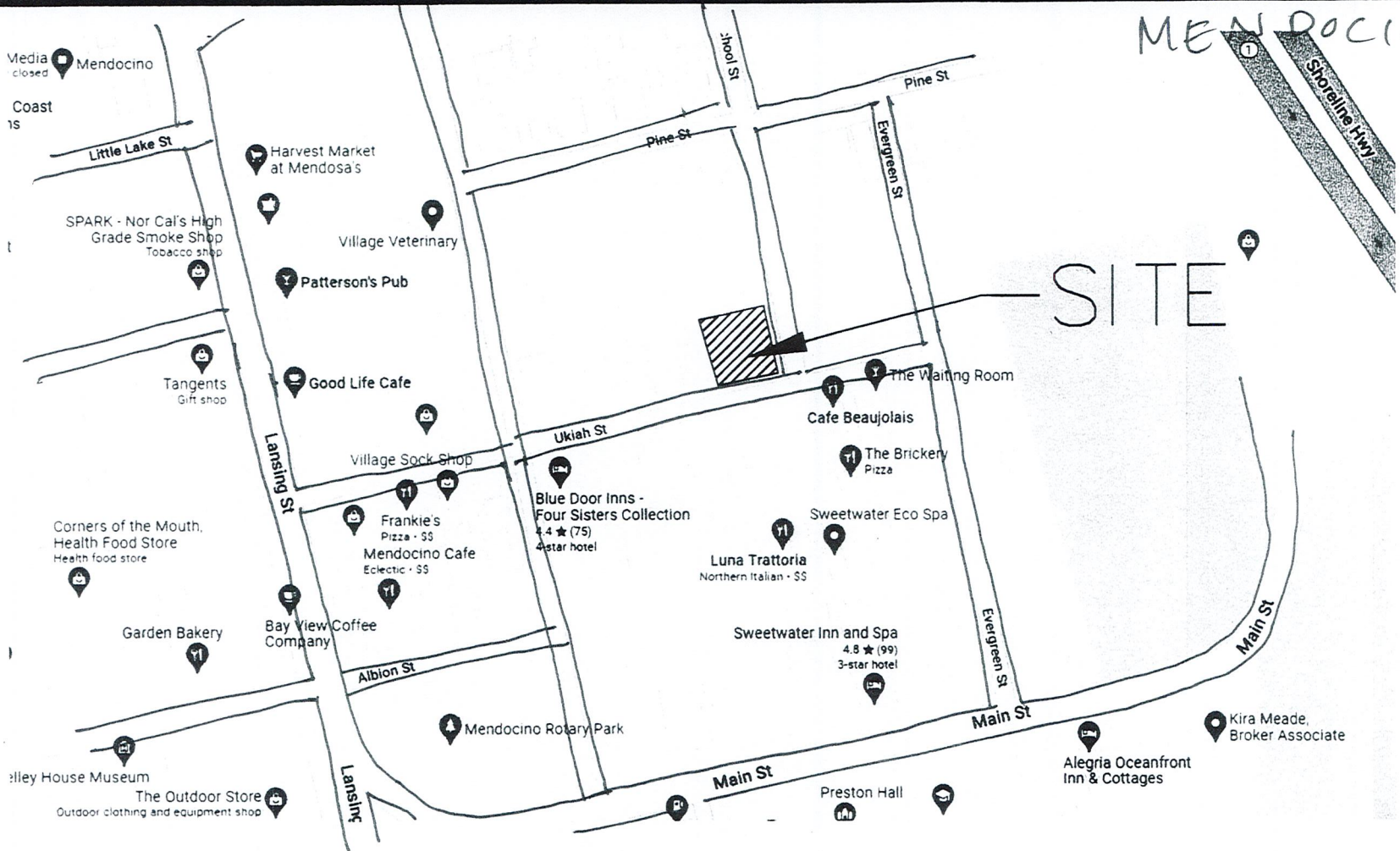


PLOT PLAN

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

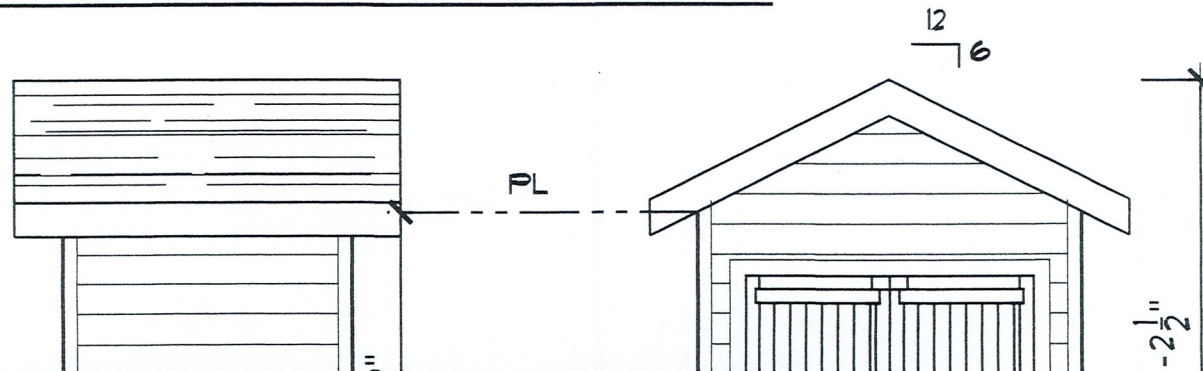
# TRIMBLE RESIDENCE

44900 UKIAH ST



## VICINITY / LOCATION PLAN - MENDOCINO

NOT TO SCALE

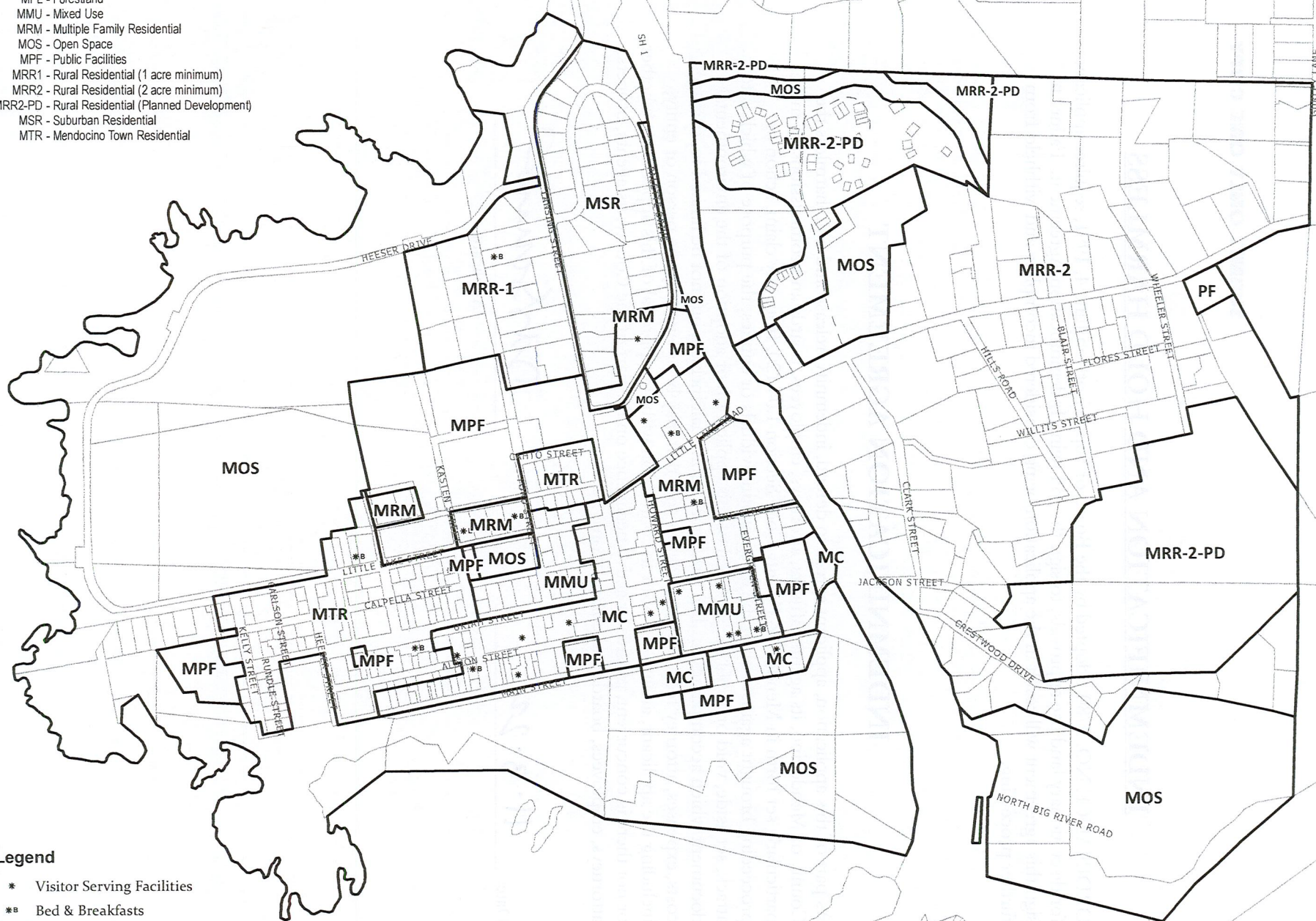






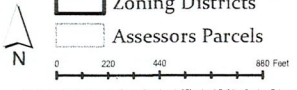


- MC - Commercial
- MFL - Forestland
- MMU - Mixed Use
- MRM - Multiple Family Residential
- MOS - Open Space
- MPF - Public Facilities
- MRR1 - Rural Residential (1 acre minimum)
- MRR2 - Rural Residential (2 acre minimum)
- MRR2-PD - Rural Residential (Planned Development)
- MSR - Suburban Residential
- MTR - Mendocino Town Residential



**Legend**

- \* Visitor Serving Facilities
- \*B Bed & Breakfasts
- ▭ Zoning Districts
- ▭ Assessors Parcels

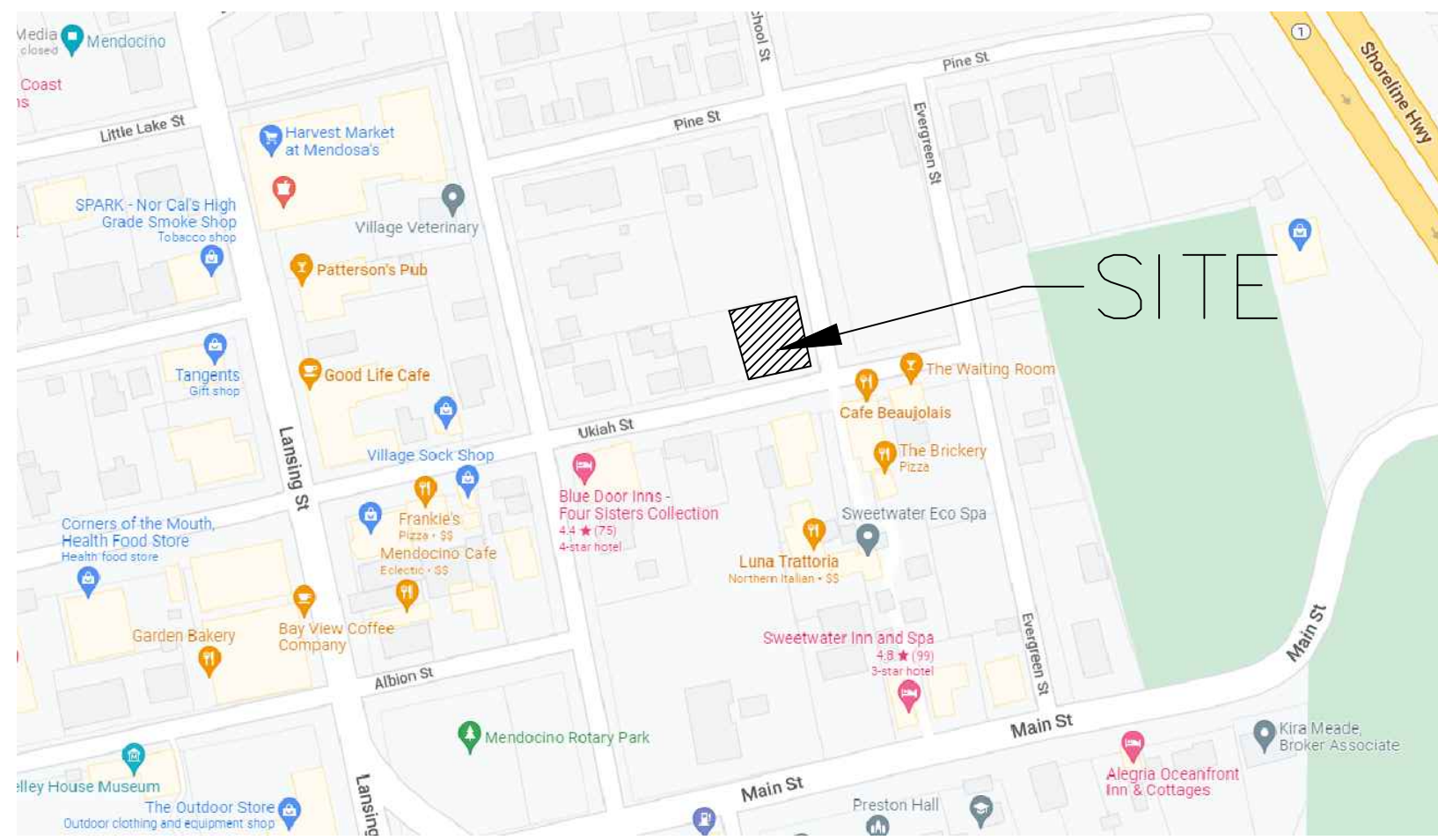


Map produced by the Mendocino County Department of Planning & Building Services February, 2018  
 Source: Mendocino Town Land Use Map, adopted October 17, 2017.



# NEW RESIDENCE & OUTBUILDINGS

for MARCIA TRIMBLE  
44900 UKIAH ST, MENDOCINO, CA  
AP# 119-150-34



## VICINITY / LOCATION PLAN

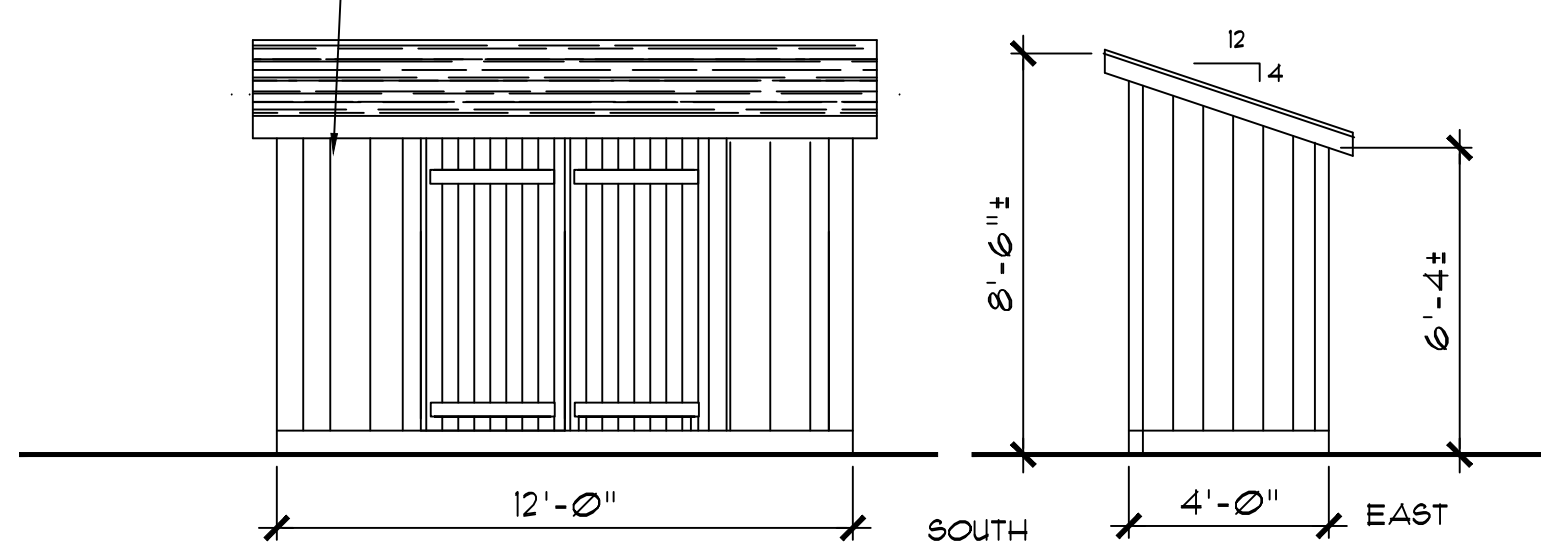
NOT TO SCALE



EAST/WEST  
TRELLIS

NORTH/SOUTH  
TRELLIS

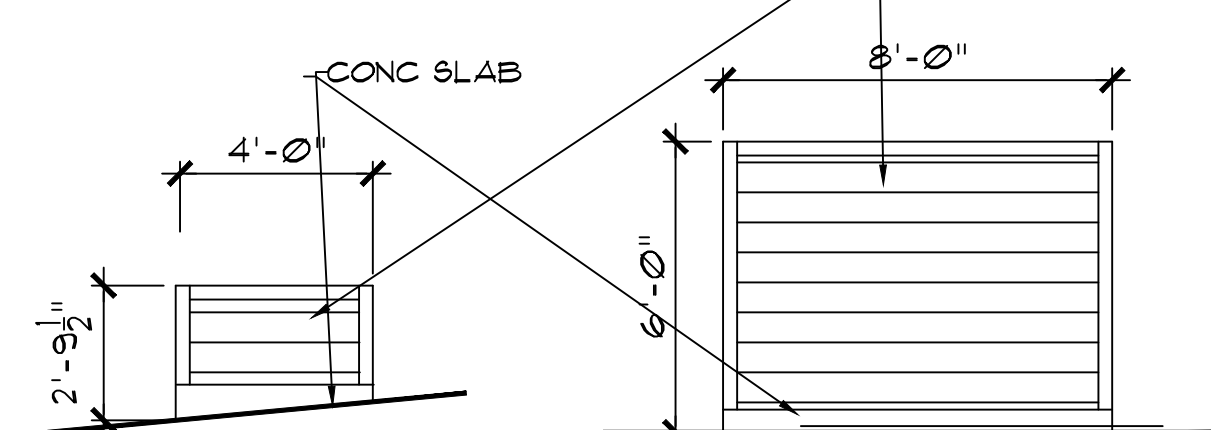
SCALE: 1/4" = 1'-0"  
VERT. WD. SIDING  
BM MISTY GRAY 2124-60 TYP  
OR BM CHANTILLY LACE OC-65, OR EQUIV.



PUMP SHED

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

HORIZ. WD. SIDING  
BM MISTY GRAY 2124-60 TYP  
OR BM CHANTILLY LACE OC-65, OR EQUIV.

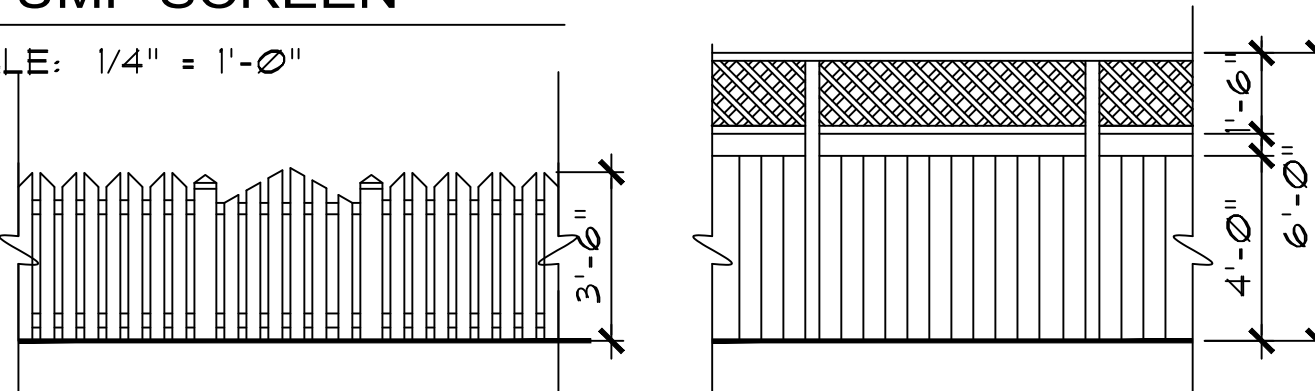


GENERATOR / HEAT  
PUMP SCREEN

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

PROPANE SCREEN

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



PICKET FENCE  
& GATE

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

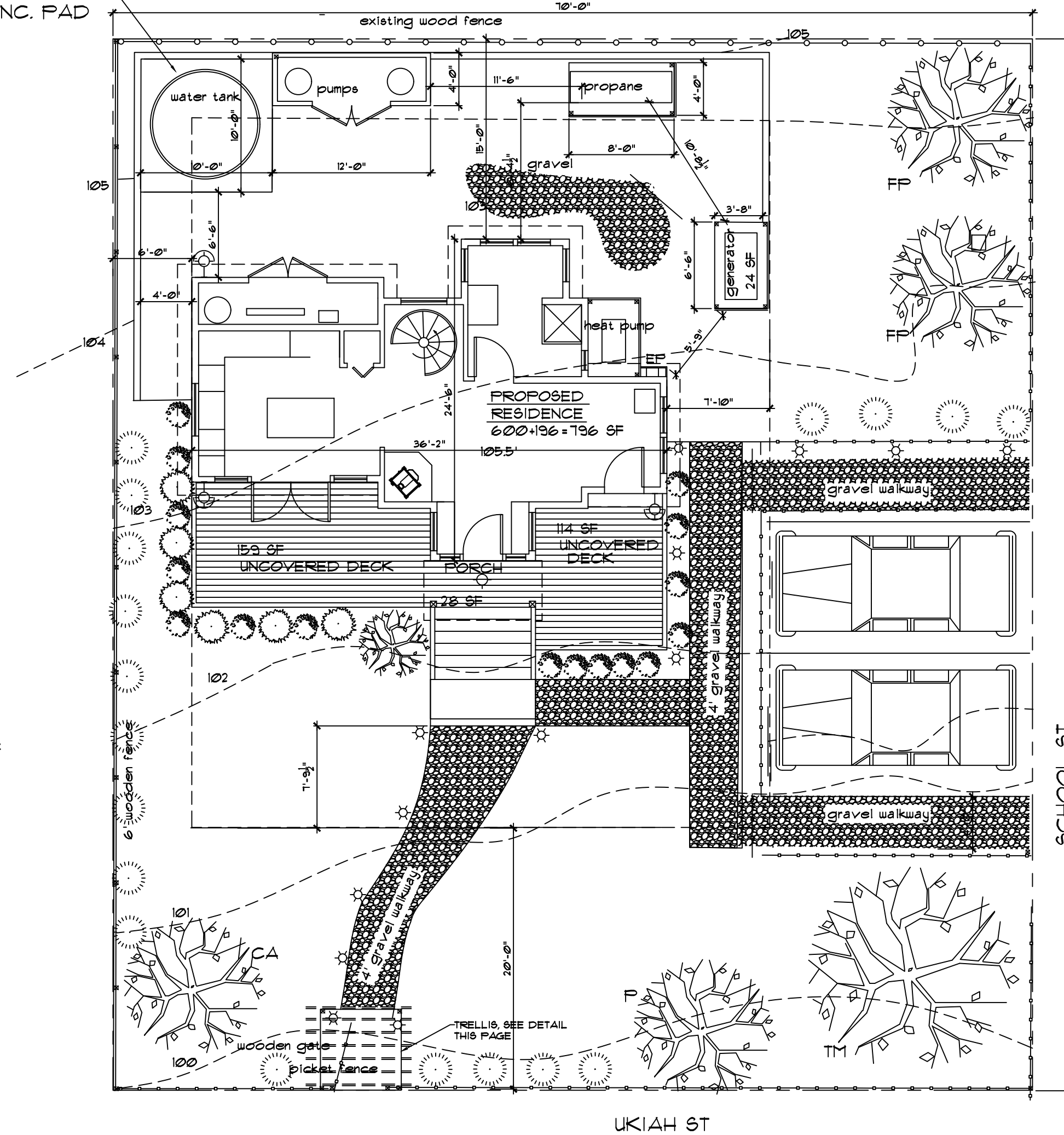
WOODEN FENCE

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

- NOTE: ① ALL FENCES PAINTED BM 'CHANTILLY LACE'  
② SEE SHEET A2.1 FOR EXTERIOR FINISH & LIGHTING DETAILS  
③ ALL OUTBUILDINGS PAINTED WOOD TO MATCH HOUSE

NOTE: PROPERTY LINE PROVIDED BY OWNER

(N) WATER TANK  
8' x 8' HIGH  
1X6 VERT.  
WOOD SURROUND  
& CONC. PAD

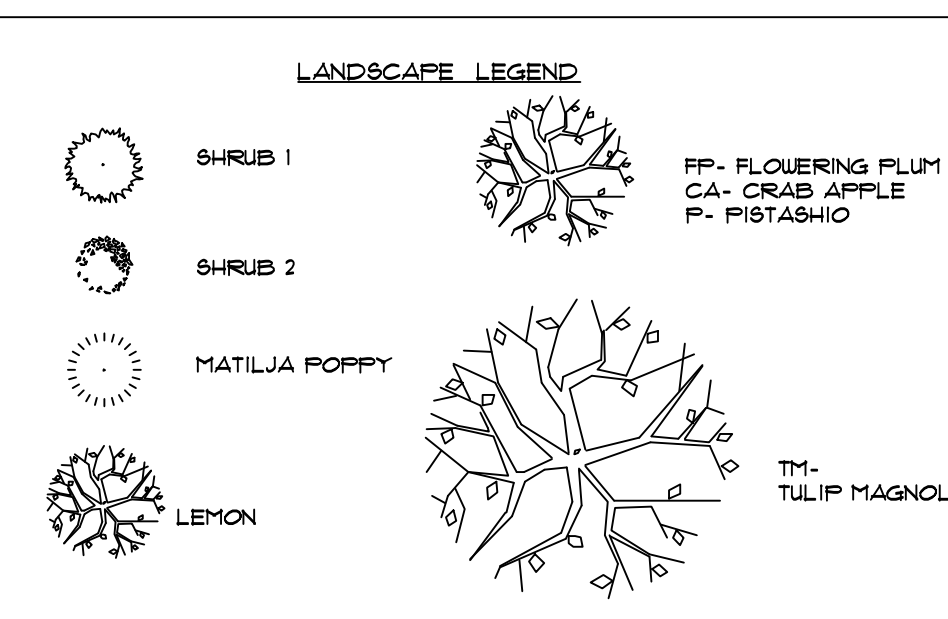


PLOT PLAN

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

### ELECTRICAL LEGEND

- PATH LIGHT
- CLG. MOUNTED FIXTURE
- SHIELDED, WALL MOUNTED, EXTER.



### INDEX OF DRAWINGS

#### ARCHITECTURAL

- A1.0 PROJECT INFORMATION, LOCATION MAP  
ROOF PLAN
- A2.1 PROPOSED FLOOR PLANS
- A3.1 PROPOSED EXTERIOR ELEVATIONS

### PROJECT DESCRIPTION:

NEW SINGLE FAMILY RESIDENCE, 2 OFF STREET PARKING SPACES, PUMP SHED, PROPANE GENERATOR & HEAT PUMP SCREEN, TRELLIS & FENCING, LANDSCAPE WALL, GRAVEL WALKWAYS, WATER TANK, LANDSCAPING & EXTERIOR DOWNCAST LIGHTING

### AREA CALCULATIONS

LOT SIZE: 5,600 SF  
PROPOSED BUILDING

PROPOSED LIVING  
FIRST FLOOR----- 600 SF  
SECOND FLOOR----- 196 SF  
TOTAL----- 796 SF

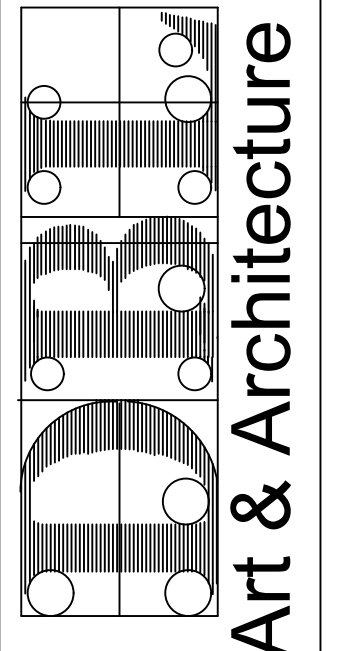
PROPOSED DECK & PORCHES  
SOUTH DECK----- 300 SF (24 SF COVERED)  
BALCONY----- 40 SF  
OBSERVATION DECK----- 232 SF  
TOTAL DECK----- 572 SF

PROPOSED ACCESSORY  
PUMP SHED--- 48 SF  
PROPANE SCREEN----- 32 SF  
HEAT PUMP SCREEN--- 24 SF  
GENERATOR SCREEN--- 24 SF  
TOTAL----- 48 SF (COVERED) 48 SF (UNCOVERED)

TOTAL PROPOSED LOT COVERAGE - 948 SF  
TOTAL AREA OF ALL STRUCTURES- 996 SF

### SITE AND BUILDING NOTES:

ZONING: MENDOCINO TOWN RESIDENTIAL HISTORICAL DISTRICT A  
CONSTRUCTION GROUP: V  
BUILDING MATERIALS:  
EXTERIOR MATERIALS: WOOD SIDING  
ROOFING: COMP SHINGLES  
WINDOWS & DOORS: WOOD



Debra Lennox, AIA  
LEED AP ARCHITECT  
PO Box 798 Mendocino, CA 95460  
707-937-0770 Mendocino  
dblennox@mcn.org/www.dblennox.com

REVISION	BY

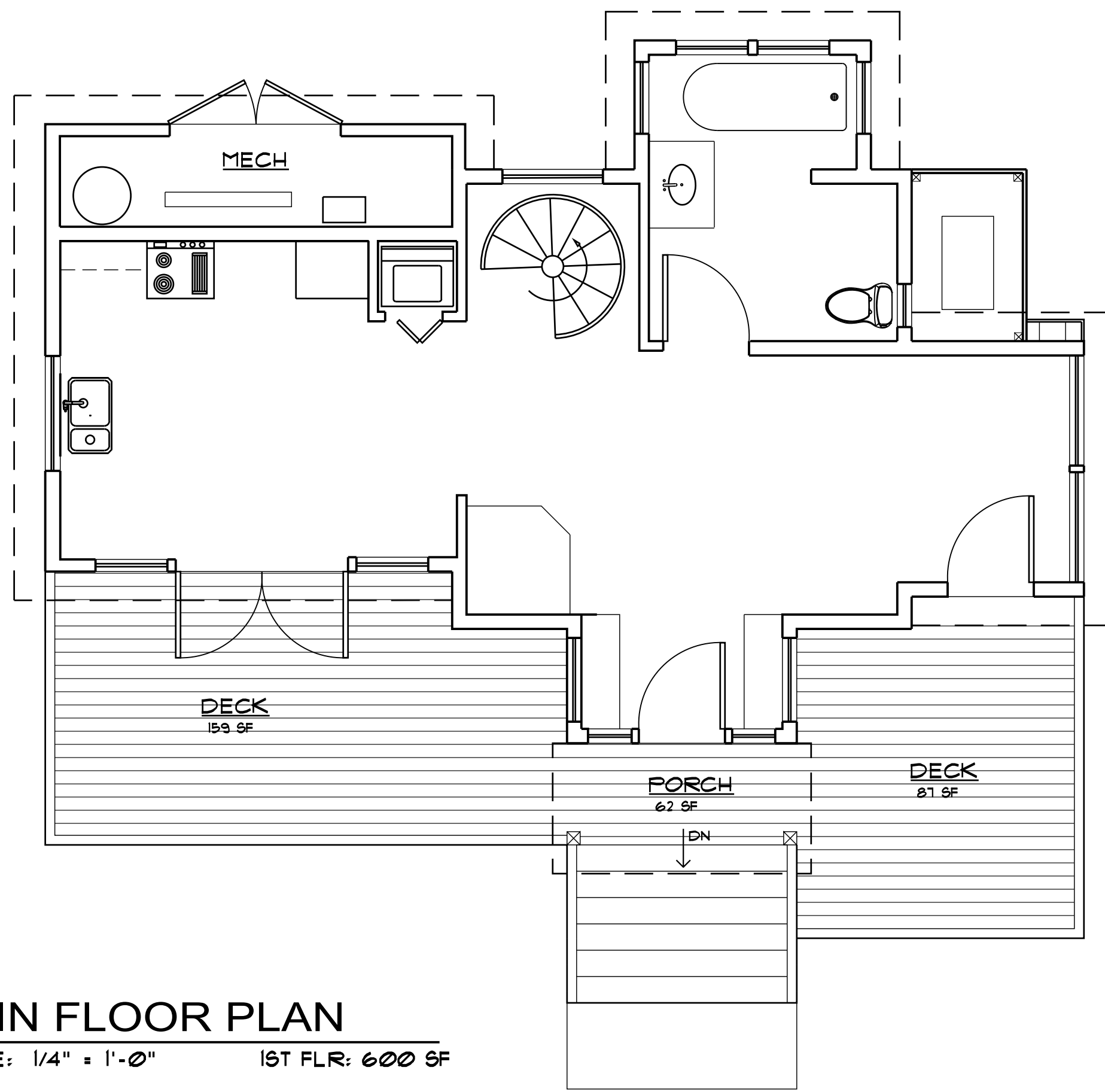
PROJECT INFO & PLOT PLAN

NEW RESIDENCE  
TRIMBLE  
MENDOCINO, CA

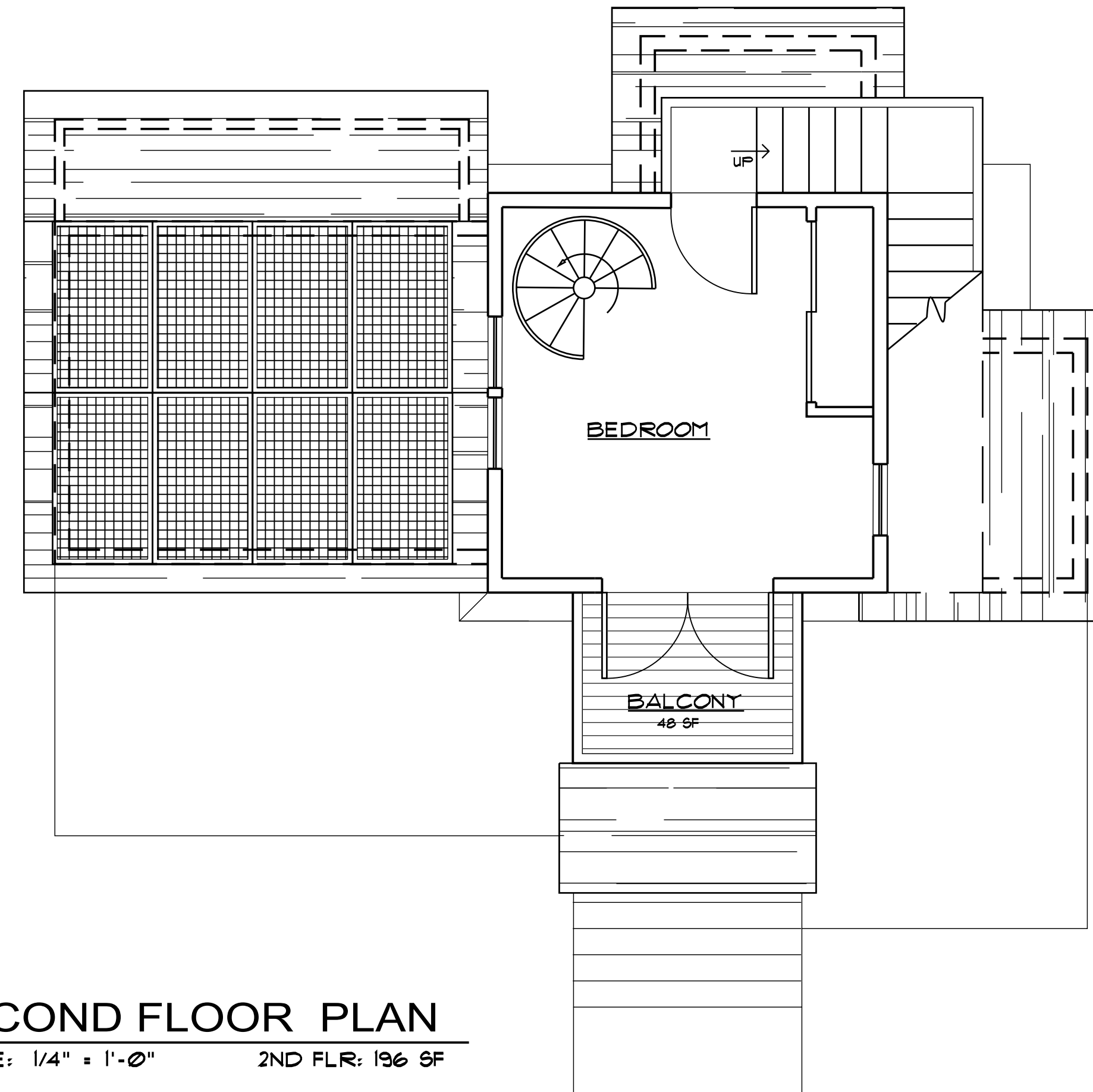
SCALE: 1/4" = 1'-0"  
DATE: 4.15.2023  
DRAWN: LR  
FILE: TRIMBLE A1

SHEET  
**A1.0**  
OF SHEETS

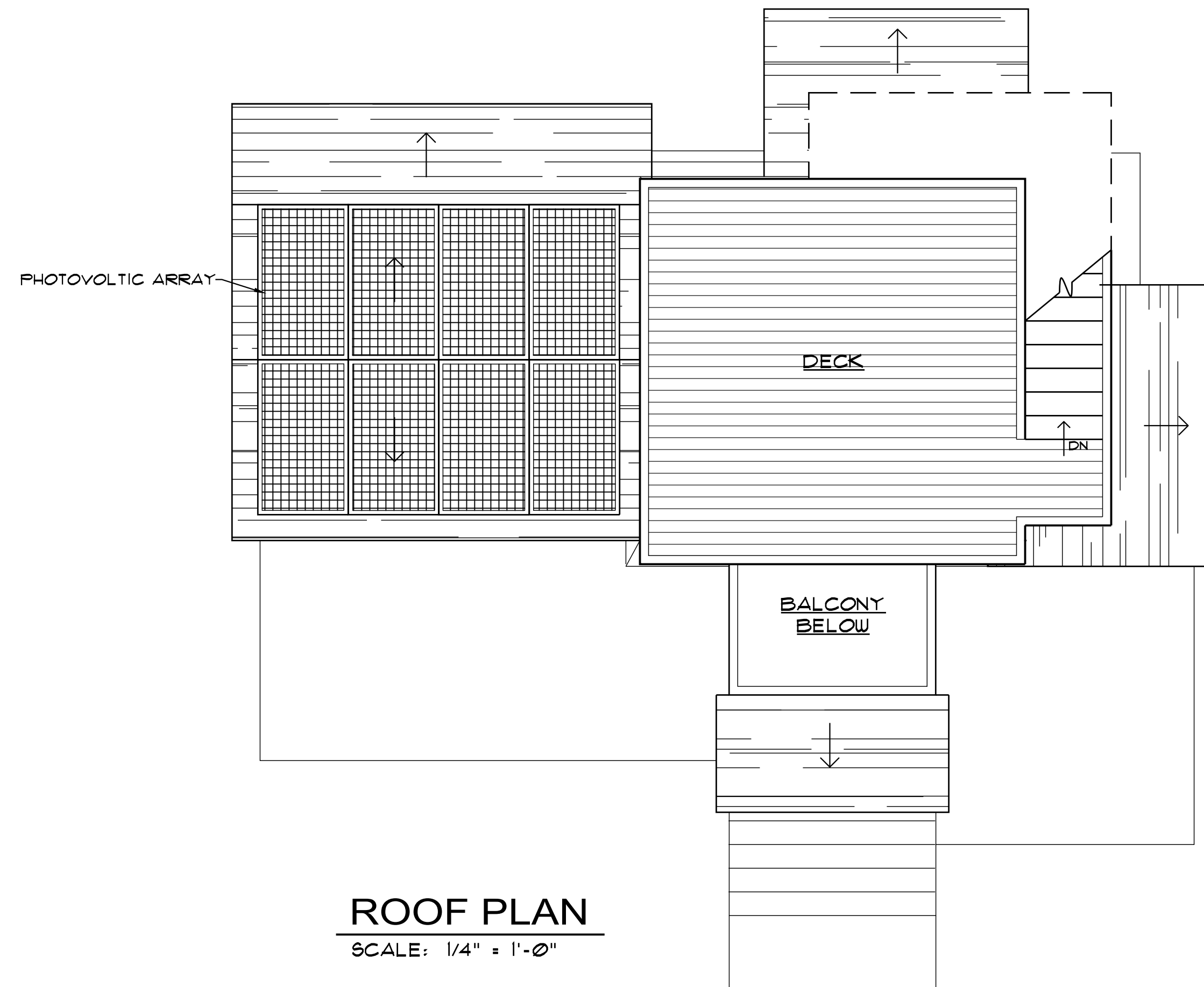




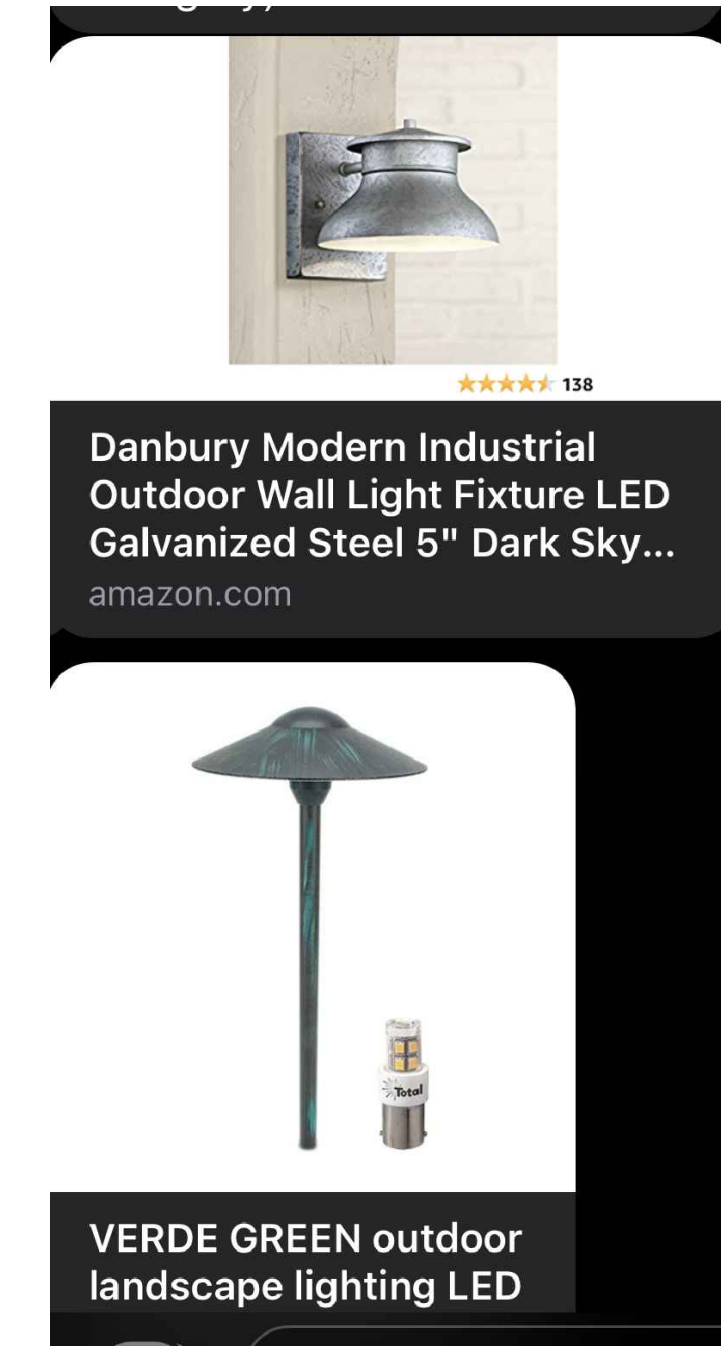
**MAIN FLOOR PLAN**  
 NORTH SCALE: 1/4" = 1'-0" 1ST FLR: 600 SF



**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" 2ND FLR: 196 SF



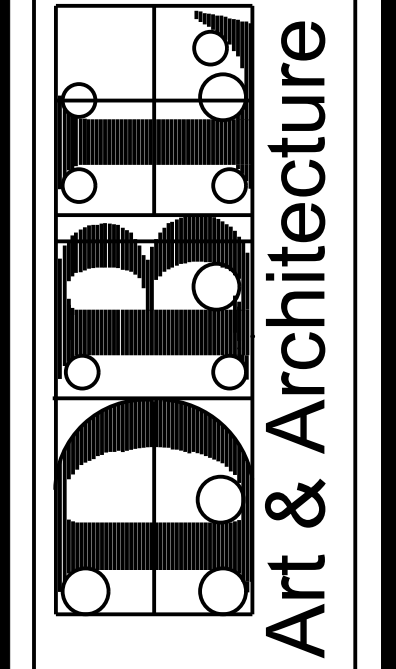
**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



Danbury Modern Industrial  
 Outdoor Wall Light Fixture LED  
 Galvanized Steel 5" Dark Sky...  
 amazon.com

VERDE GREEN outdoor  
 landscape lighting LED

**LIGHTING DETAILS**  
 SCALE: NTS



**Debra Lennox, AIA**  
 LEED AP ARCHITECT  
 PO Box 798 Mendocino, CA 95460  
 707-937-0770 Mendocino  
 dblennox@mcln.org/www.dblennox.com

REVISION	BY

TOWER FLOOR PLANS  
 NEW RESIDENCE  
 TRIMBLE  
 MENDOCINO, CA

SCALE: 1/4" = 1'-0"  
 DATE: 4.13.2023  
 DRAWN: LR  
 FILE: TRIM TOWER

SHEET  
**A2.1**  
 OF SHEETS



REVISION	BY

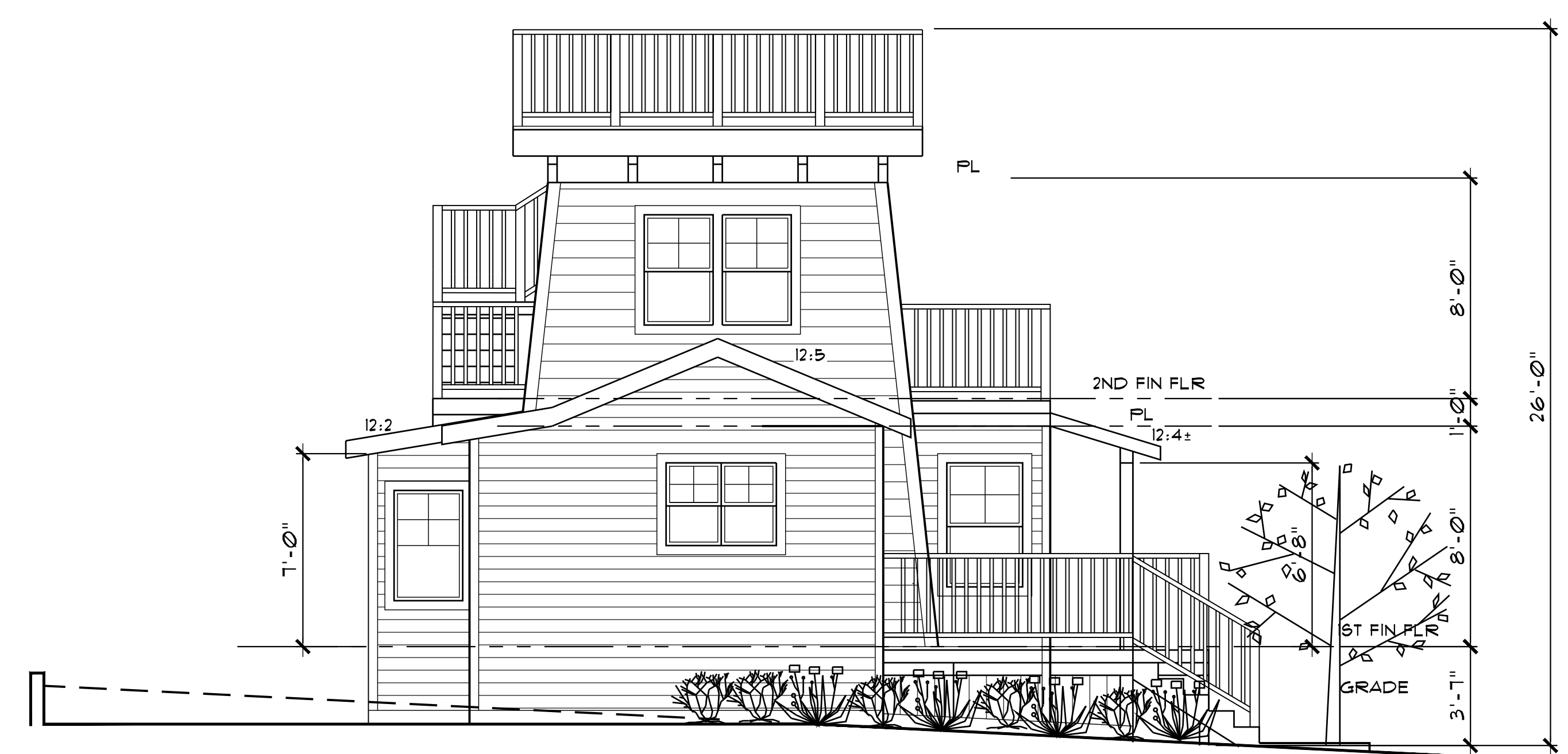
TOWER ELEVATIONS A  
 NEW RESIDENCE  
 TRIMBLE  
 MENDOCINO, CA

SCALE: 1/4" = 1'-0"  
 DATE: 4.14.2023  
 DRAWN: LR  
 FILE: TRIMBLE A2-A3

SHEET  
**A3.1**  
 OF SHEETS



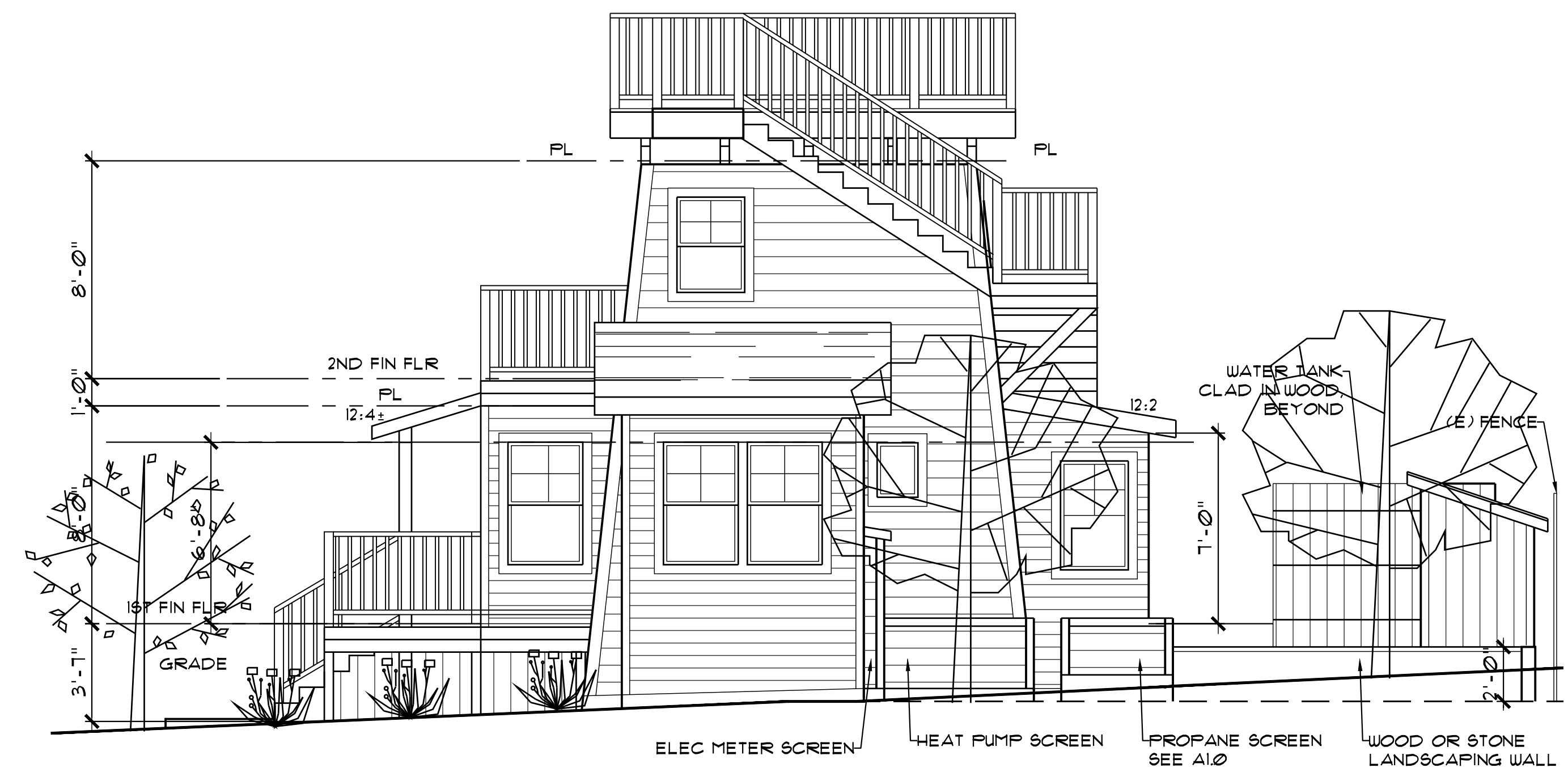
1 SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



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

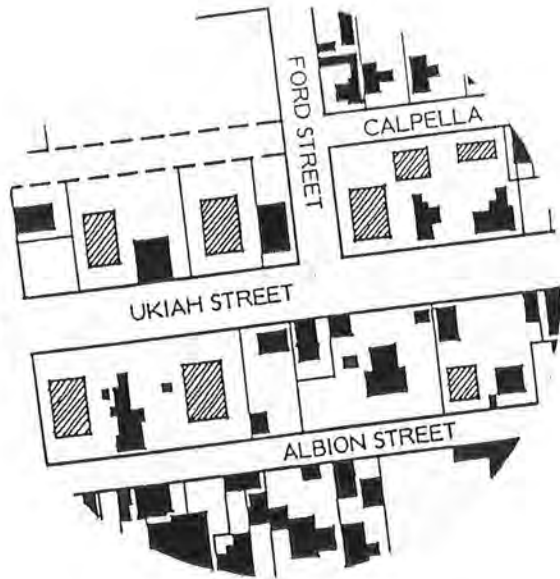


3 NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"

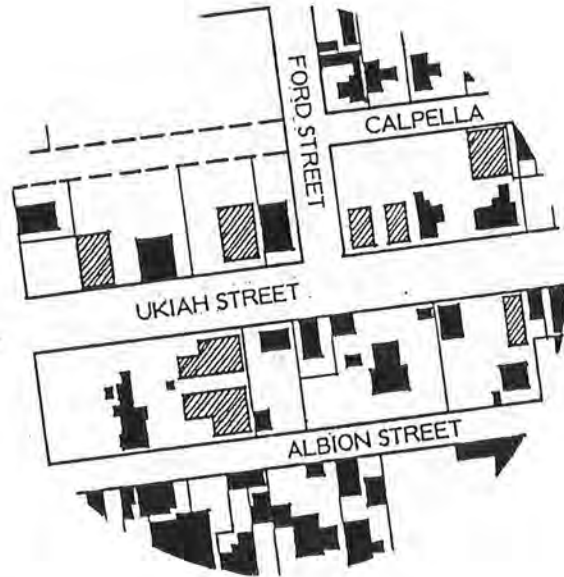


4 EAST ELEVATION  
 SCALE: 1/4" = 1'-0"

Full development with 25% lot coverage and new 2 story buildings (shown cross hatched) near the center of each lot.



Full development with same lot coverage as above but new 2 story buildings (shown cross hatched) located to preserve open space character.



**Figure 4.13-5.** Mendocino Town Plan example of use of special site planning standards to preserve open space character without reducing allowable floor area.

11-5-85