



MEMORANDUM

DATE: May 1, 2023
TO: Mendocino Historical Review Board
FROM: Steven Switzer, Project Planner
SUBJECT: MHRB_2022-0014 –Revised Project Plans, Staff Notes, and Recommended Finding (C)

On Friday, April 28, 2023, staff received correspondence from the agent, Debra Lennox, requesting the pump shed and propane enclosure be 3-feet from the rear property line, see attached project plan. The revised plan indicates that the pump shed was shifted 18-inches to the south, and the propane tank enclosure and generator enclosure were moved to maintain a 10-foot clearance from all structures on-site as well as on the northern adjacent property.

To reflect this revised request, staff recommends the Review Board consider the following revisions to MHRB_2022-0014 Staff Report as detailed below:

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 ¹	20-Feet	20-Feet
20.656.035 –Minimum Side Yards	6-Feet	6 3-Feet ²
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%

¹ 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.

² 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.

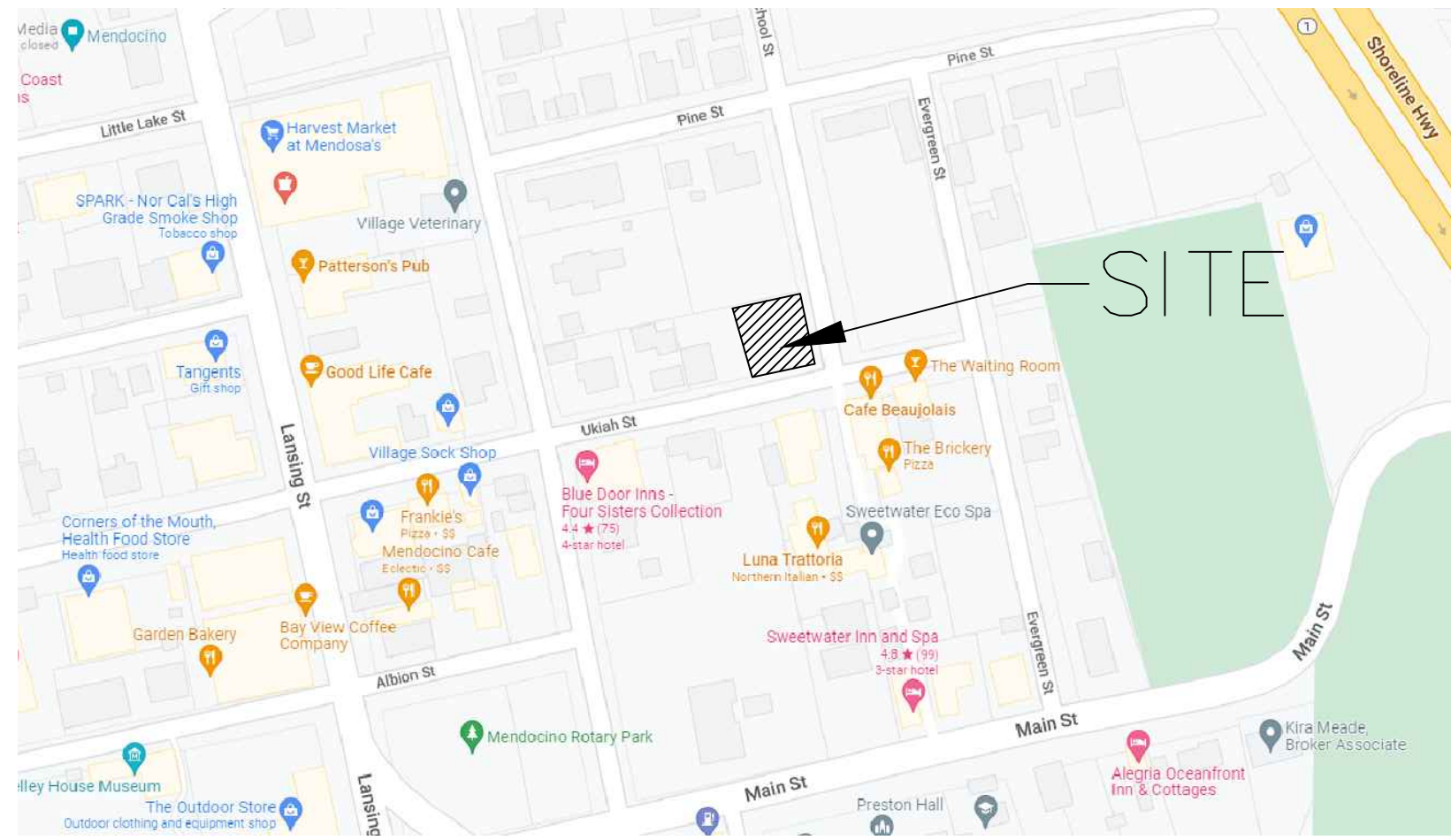
Staff recommends the Review Board consider granting a concurrent variance and adopt recommended Finding C for a reduced yard setback from 6-feet to ~~6~~3-feet for the pump shed, and a reduced yard setback from 6-feet to ~~6~~3-feet for the propane enclosure and water tank on the northern property line.

RECOMMENDED FINDINGS:

- (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 ~~6~~3-feet from the property line and the utility enclosure to be sited ~~6~~3-feet from the property line.

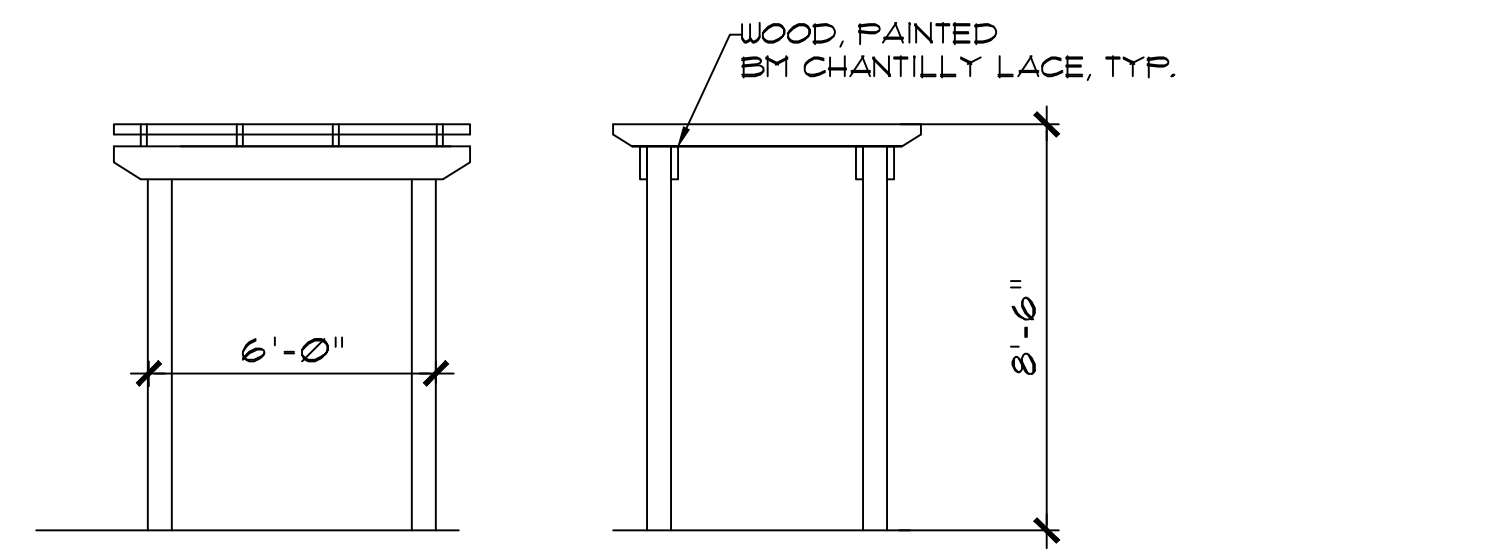
NEW RESIDENCE & OUTBUILDINGS

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

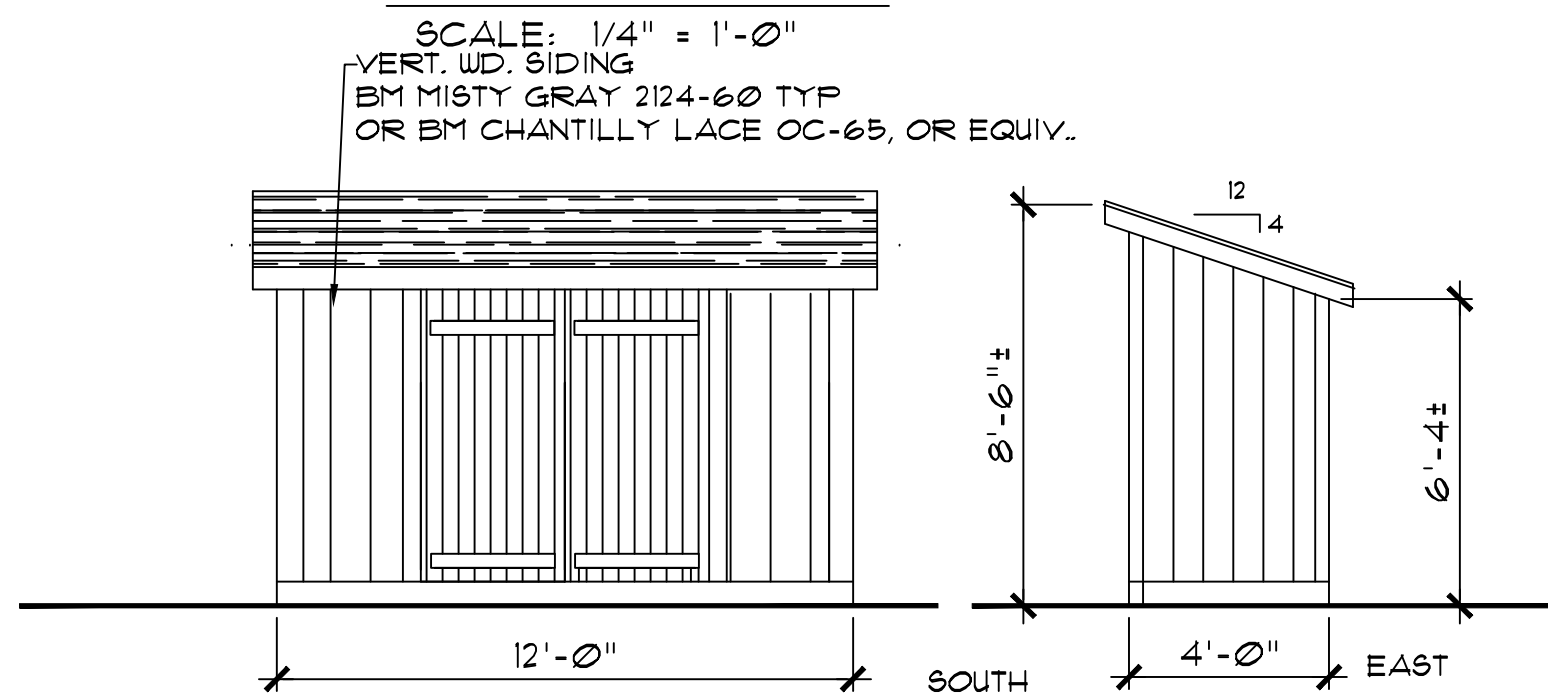


VICINITY / LOCATION PLAN

NOT TO SCALE



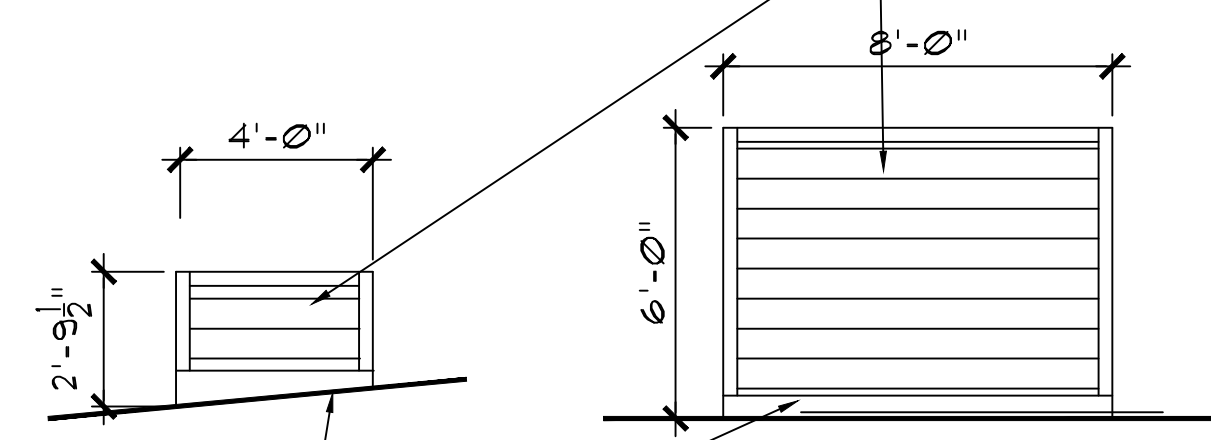
EAST/WEST TRELLIS NORTH/SOUTH



PUMP SHED

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

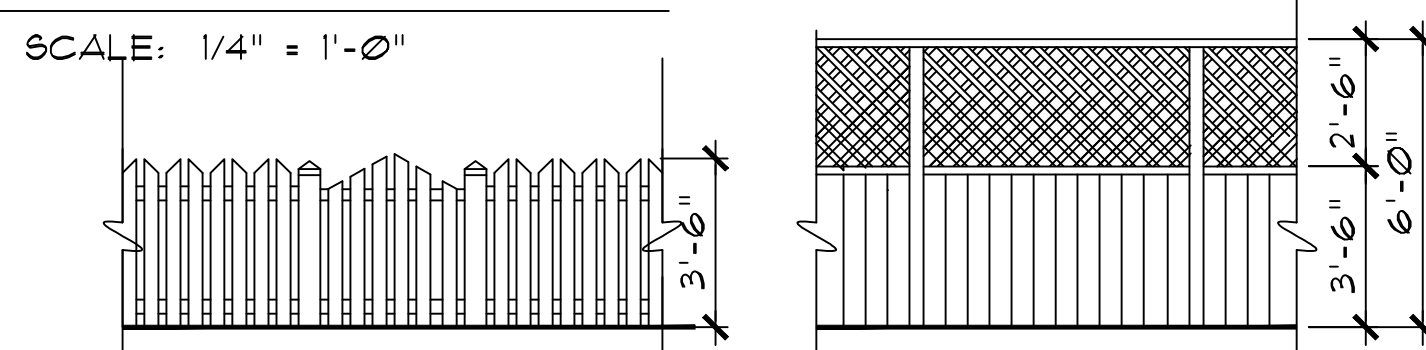
HORIZ. WD. SIDING
BM MISTY GRAY 2124-60 TYP
OR BM CHANTILLY LACE OC-65, OR EQUIV.



GENERATOR / HEAT PUMP SCREEN

PROPANE SCREEN

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



PICKET FENCE & GATE

WOODEN FENCE

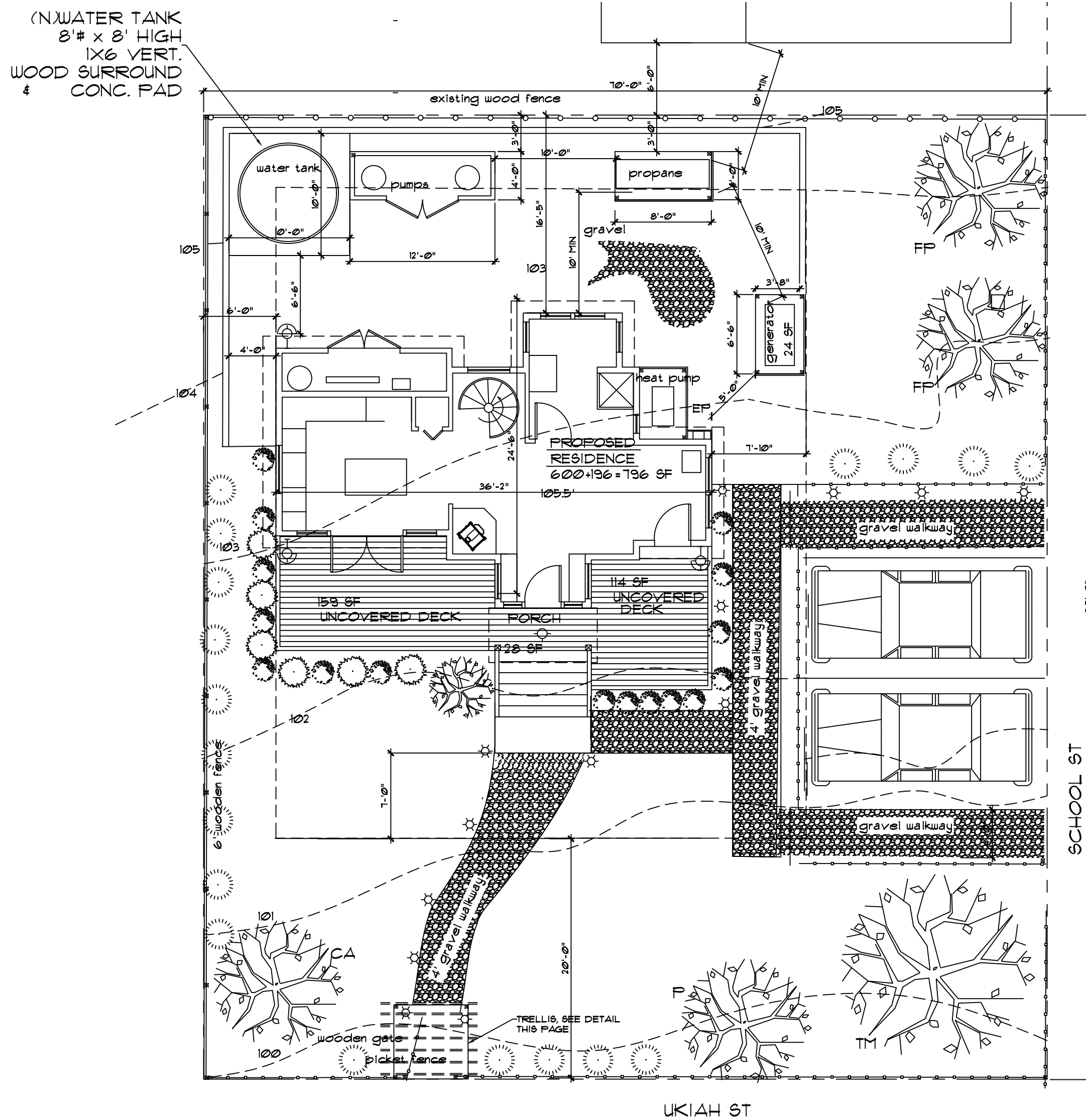
SCALE: 1/4" = 1'-0"

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- 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

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

NOTE: PROPERTY LINE PROVIDED BY OWNER

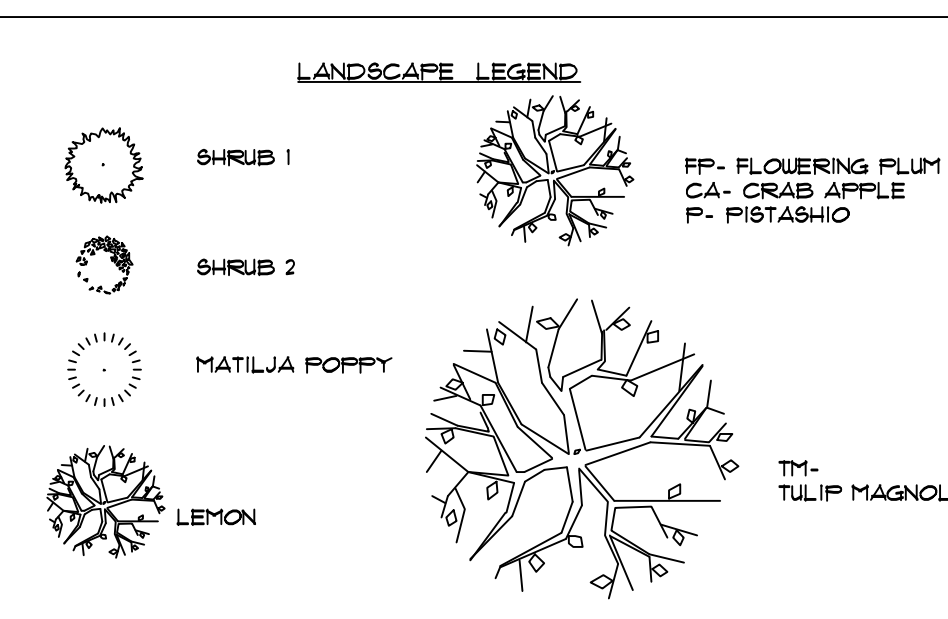


PLOT PLAN

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

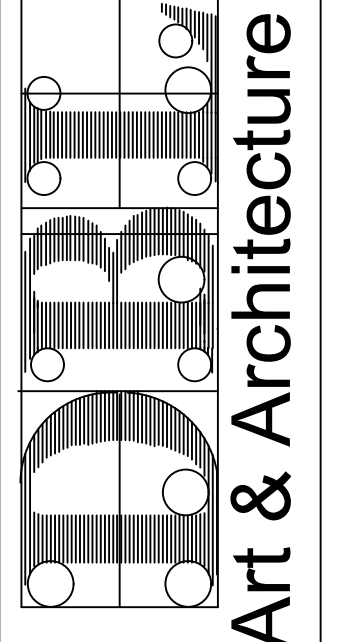
PROPOSED DECK & PORCHES
SOUTH DECKS----- 300 SF (24 SF COVERED)
BALCONY----- 40 SF
OBSERVATION DECK----- 232 SF
TOTAL DECK----- 572 SF

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



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dblennox@mcn.org/www.dblennox.com

REVISION BY

REVISION	BY

PROJECT INFO & PLOT PLAN

NEW RESIDENCE
TRIMBLE
MENDOCINO, CA

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

DATE: 4.28.2023

DRAWN: LR

FILE: TRIMBLE A1

SHEET

A1.0R

OF SHEETS