



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
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

August 30, 2023

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

The Mendocino Historical Review Board, on Monday, September 11, 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_2023-0007

DATE FILED: 6/22/2022

OWNER: PETER LOPEZ

APPLICANT/AGENT: KELLY GRIMES

REQUEST: Mendocino Historic Review Board application to construct a 68 square foot addition to the Brickery building at Café Beaujolais, build covering over existing deck, and add wood framed window to existing south elevation. Note: This location is not listed as a Historic Resource.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 44835 Ukiah St, Mendocino; APN: 119-250-41

SUPERVISORIAL DISTRICT: 5 (Williams)

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 by September 10, 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**

**SEPTEMBER 11, 2023
MHRB_2023-0007**

OWNER/APPLICANT: PETER LOPEZ
PO BOX 1236
MENDOCINO, CA 95460

AGENT: KELLY B. GRIMES
PO BOX 598
LITTLE RIVER, CA 95456

PROJECT DESCRIPTION: Mendocino Historic Review Board application to construct a 68 square foot addition to the Brickery building at Café Beaujolais, build covering over existing deck, and add wood framed window to existing south elevation. Note: This location is not listed as a Historic Resource.

STREET ADDRESS: 44835 Ukiah St, Mendocino (APN; 119-250-41)

PARCEL SIZE: 109,783± Square Feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Category IIa JD Johnson Rental APN 119-250-14 and Category IIa JD Johnson's Barn APN 119-250-16
North: Category I Packard-Johnson House APN 119-150-22
South: Category IIa Historic APN 119-250-18 and Category IIb Berry-Barton House APN 119-250-19
East: Evergreen Cemetery
West: Category IIa Peterson-Knacke House

PAST MHRB PERMITS: 95-49 chimney repair; 00-41 water tank, fence, gate; 01-01 water heater room and replace swamp cooler; 03-07 two vents; and 2011-06 tents.

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: VII – Structural Guidelines: Exterior Building Materials (pg. 7), Windows and Doors (pg. 8), Roof Form (pg. 8), Exterior Painting

APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE: Per MCC Section 20.760.030 – Work in Historical Zone A Requiring Approval – subsection (A), permits for the construction, reconstruction, rehabilitation, demolition, enlargement, repair, resisting or removal of a building or structure; or the alteration of the exterior architecture of an building or structure, shall not be issued without prior approval of the Review Board, except at specifically provided in MCC Section 20.760.040.

Table 1: Mendocino Mixed Use (MMU) District Regulations and Accessory Use Regulations		
MCC Section	Code	Existing
20.660.060 Maximum Lot Coverage	25%	30% (current)

APPLICANT’S STATEMENT: Construct a 68 sq. ft. addition to the Brickery building at Café Beaujolais; Build covering (Redwood) over existing wood deck; Add wood framed window to existing South Elevation

STAFF NOTES The applicant proposes the following:

- Construction of a redwood deck cover for the existing wood deck (see Attachment F). Proposed materials are redwood and pressure treated Douglas fir.
- New wood framed window at existing south elevation directly adjacent to existing window (see Attachment D).
- Construction of a 68 square foot addition to the Brickery building for storage (see Attachment D). Addition to be painted to match existing Brickery building. This addition will be enclosing an existing open storage area which is located atop a paved area. As such, the addition will not increase lot coverage.

RECOMMENDED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the findings a through c, pursuant with MCC Section 20.760.065.

- (a) Pursuant with MCC Section 20.760.065(A), construction of a deck cover, construction of a 68 square foot addition, and addition of a new wood framed window on the south elevation of the Brickery is in harmony with the exterior appearance and design of existing structures within the District, and with that of existing structures on the subject parcel; and
- (b) Pursuant with MCC Section 20.760.065(B), construction of a deck cover, construction of a 68 square foot addition, and addition of a new wood framed window on the south elevation of the Brickery, will not detract from the appearance of other properties within the District; and
- (c) Pursuant with MCC Section 20.760.065(C), the alteration of an existing building (the Brickery) via construction of a deck cover, construction of a 68 square foot addition, and addition of a new wood framed window on the south elevation will not unnecessarily damage or destroy a structure of historical, architectural, or cultural significance; and
- (d) Pursuant with MCC Section 20.660.060, the addition of a 68 square foot structure will not contribute to lot coverage as the area upon which it will be constructed in currently paved.

RECOMMENDED CONDITIONS:

1. This action shall become final and effective on the 11th 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 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 2023-0007 and the Review Board's action, the property owner shall request a Planning 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 2023-0007 have been satisfied.
 6. Any Building Permit request shall include MHRB Permit 2023-0007 (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. 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.
 9. New window shall match adjacent window. All new window frames shall be made from wood.
 10. Paint Colors on new addition shall match existing paint colors of adjacent exterior walls of Brickery.
 11. Roof materials shall be compatible with surrounding buildings.
 12. Concrete footings for deck covering support shall be concealed.

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: \$2,674.00 (Check payable to County of Mendocino).

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

ATTACHMENTS:

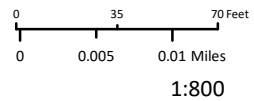
- A. Application & Site Plan
- B. Floor Plan
- C. South & East Elevations
- D. North & West Elevations
- E. South Elevation Photo (Existing)
- F. East Elevation Photo (Existing)



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

CASE: MHRB 2023-0007
OWNER: LOPEZ, Peter
APN: 119-250-41
APLCT: Peter Lopez
AGENT: Kelly B. Grimes
ADDRESS: 44835 Ukiah St., Mendocino

 Public Roads



AERIAL IMAGERY

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

Attachment A

**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) _____
Date Filed _____
Fee \$ _____
Receipt No. _____
Received by _____

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <i>Peter Lopez</i>	Name of Property Owner(s) <i>Peter Lopez</i>	Name of Agent <i>Kelly B. Grimes Architect</i>
Mailing Address <i>P.O. Box 1236 Mendocino, CA. 92160</i>	Mailing Address <i>SAME ←</i>	Mailing Address <i>P.O. Box 598 Little River, CA. 95456</i>
Telephone Number <i>562-652-1787</i>	Telephone Number <i>←</i>	Telephone Number <i>707-937-2904</i>
Assessor's Parcel Number(s) <i>119-250-41</i>		
Parcel Size <i>19,772</i> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <i>44835 Ukiah St.</i>	

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.

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PLANNING & BUILDING SERVICES
FORT BRAGG, CA

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.

- Construct a 68 sq.ft. addition to the Brickery building at Cafe Beaujolais.
- Build covering (Redwood) over existing wood deck.
- Add wood ^{framed} window to existing South Elevation.

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PLANNING & BUILDING SERVICES
FORT BRASS, GA

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? 5774 sq. ft.
- What is the total floor area (internal) of all structures on the property? 2996 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

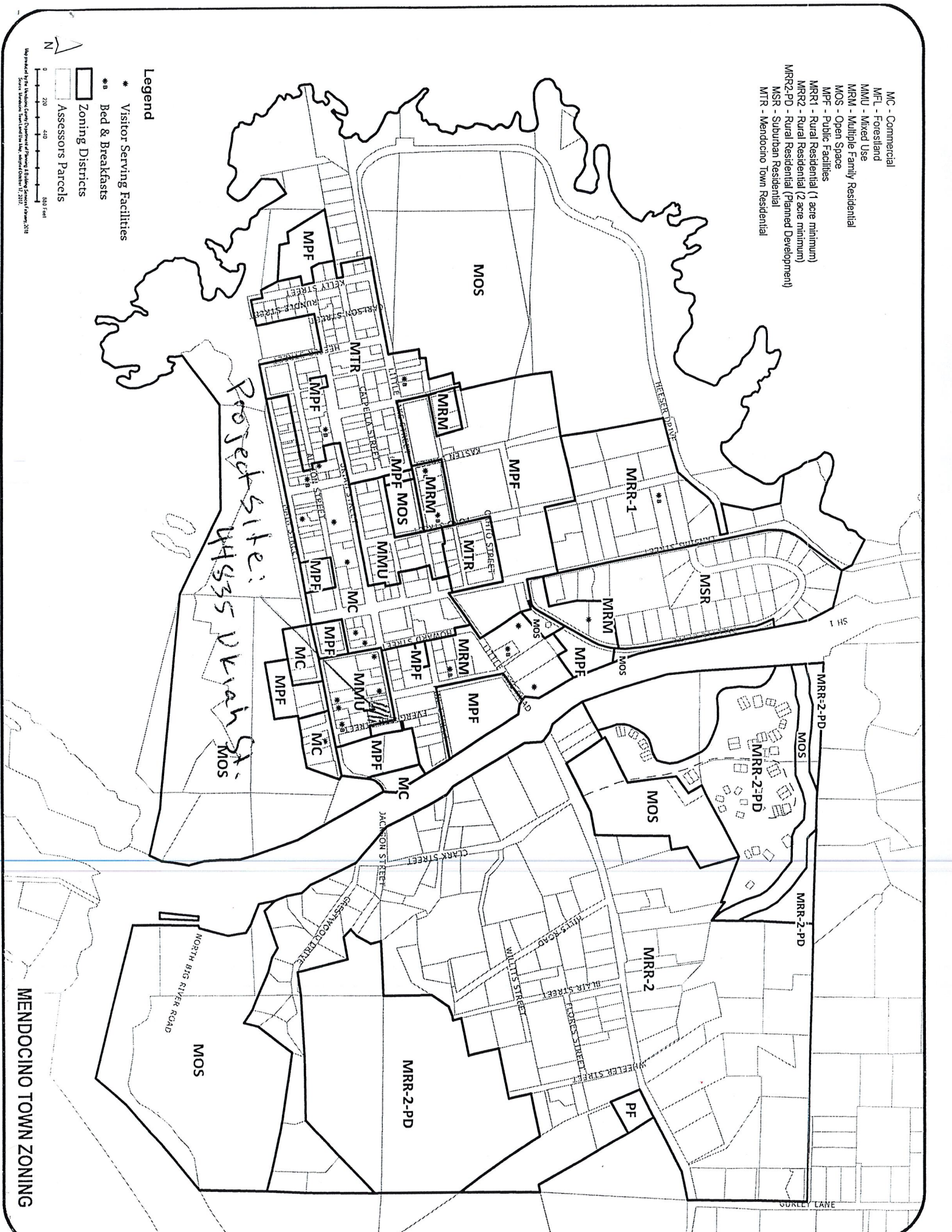
- MC - Commercial
- MFL - Forestland
- MMU - Mixed Use
- MRM - Multiple Family Residential
- MOS - Open Space
- MPF - Public Facilities
- MRR1 - Rural Residential (1 acre minimum)
- MRR2 - Rural Residential (2 acre minimum)
- MRR2-PD - Rural Residential (Planned Development)
- MSR - Suburban Residential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

Legend

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



Map produced by the Mendocino County Department of Planning & Building, January 1998, February, 2018
 Scale: Assessor's Parcel Map of 2018, Assessor's District 1, 2018



MENDOCINO TOWN ZONING

SCHOOL ST.

UKIAH STREET

EVERGREEN STREET

(E) BRICK WALKWAYS

(E) WAITING ROOM

(E) WATER STORAGE TANK AND DUMPSTERS

(E) RESTAURANT

(E) FENCE

(E) DECK

(E) BRICKERY TO BE REMODELED

(E) GRAVEL DRIVEWAY

PROJECT DATA:

A-2 OCCUPANCY, RESTAURANT
CONSTRUCTION TYPE V-B,
LIGHT WOOD FRAMED

ASSESSOR'S PARCEL NUMBER 119-250-41
LOT SIZE 19,772 ± SQ. FT.

LOT COVERAGE

(E) RESTAURANT	1904 SQ. FT.
(E) COVERED DECK	670 SQ. FT.
(E) DECKS	684 SQ. FT.
(E) WAITING ROOM	765 SQ. FT.
(E) BRICKERY	733 SQ. FT.
(E) BRICK WALKWAYS	750 SQ. FT.
(E) DUMPSTERS & H2O TANK	200 SQ. FT.
(N) ADDITION	68 SQ. FT.
TOTAL	5774 SQ. FT. = ~29% COVERED

PLEASE NOTE:

- NOT ALL LANDSCAPING AND GRAVEL PATHWAYS SHOWN, FOR SIMPLIFICATION.
- PROPERTY LINES ARE DIAGRAMMATIC ONLY.
- BUILDINGS ARE LOCATED APPROXIMATELY

130'

158'

50'

84'

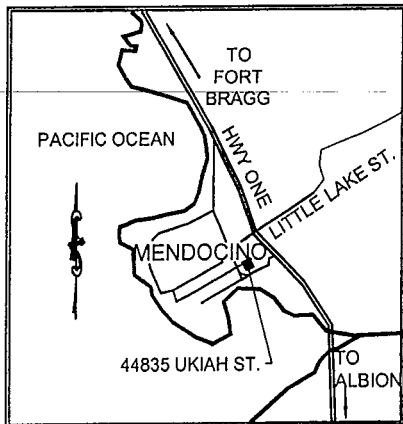


SITE PLAN

SCALE: 1/30" = 1'-0"

(E) COVERED DECK

GARDEN AREA



VICINITY MAP
NO SCALE

A Minor Addition to the Brickery for:

Cafe Beaujolais
44835 Ukiah St.
Mendocino, California
95460

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JUN 22 2013

PLANNING & BUILDING SERV
FORT BRAGG CA

REMODELED PIZZA BUILDING FOR:

CAFE BEAUJOLAIS

44835 UKIAH STREET
MENDOCINO, CA 95460

A.P. #119-250-41-00

SHEET NAME

SITE PLAN

DATE: JUNE 18, 2013

SCALE: AS NOTED

DRAWN BY: KBO

JOB: LOPEZ

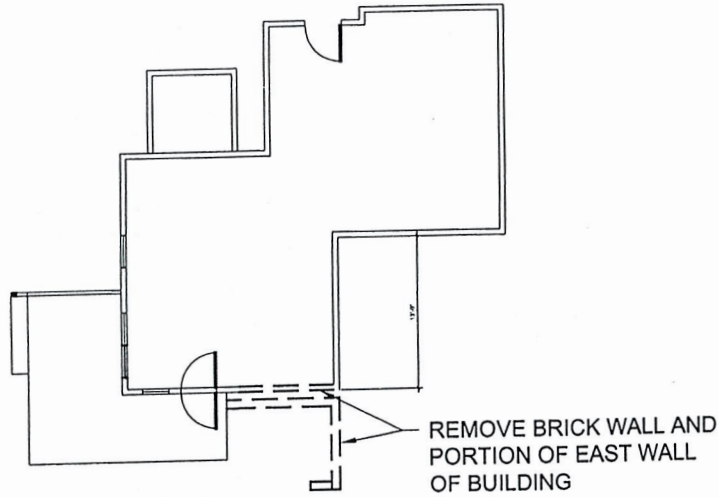
SHEET NO:

A1 of -

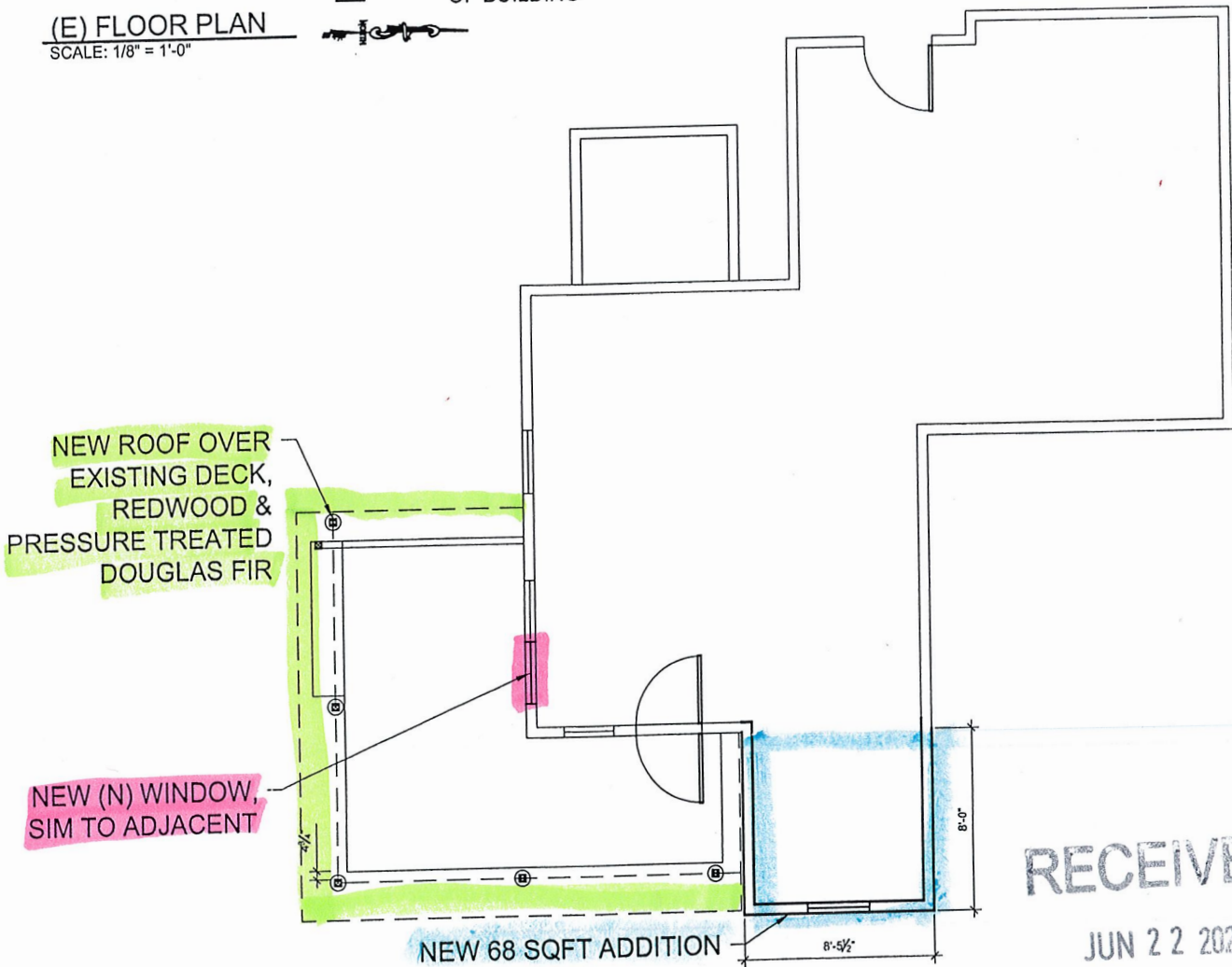
Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904





(E) FLOOR PLAN
SCALE: 1/8" = 1'-0"



(N) FLOOR PLAN
SCALE: 1/8" = 1'-0"

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JUN 22 2023

PLANNING & BUILDING SERV
FORT BRAGG CA

REMODELED PIZZA BUILDING FOR:

CAFE BEAUJOLAIS
44835 UKIAH STREET
MENDOCINO, CA 95460

A.P. #119-250-41-00

SHEET NAME:

**FLOOR PLANS
EXISTING AND
REMODELED (NEW)**

DATE: JUNE 13, 2023

SCALE: AS NOTED

DRAWN BY: KBG

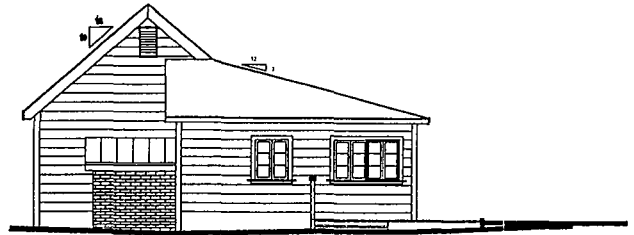
JOB: LOPEZ

SHEET NO: **A2** OF -

Kelly B. Grimes, Architect

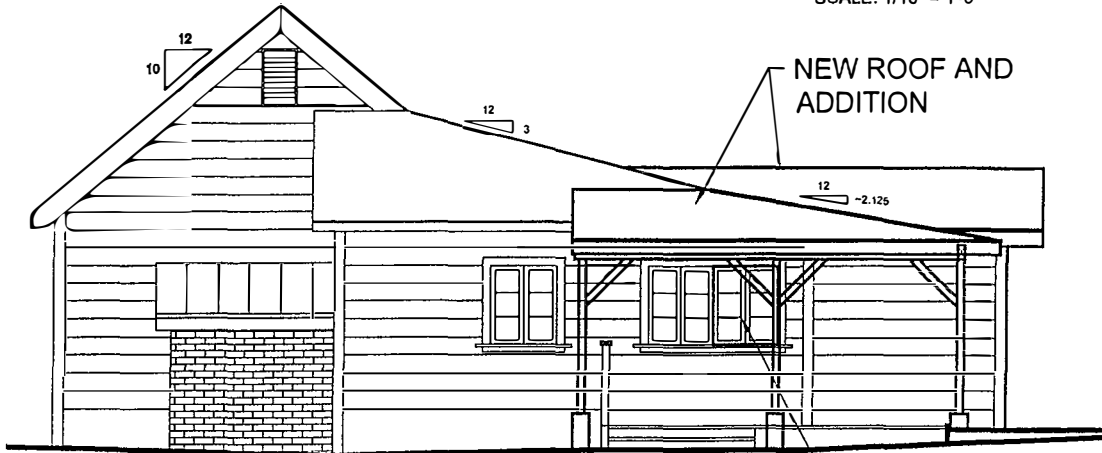
P.O. Box 598
Little River, CA 95456
707-937-2904





(E) SOUTH ELEVATION

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

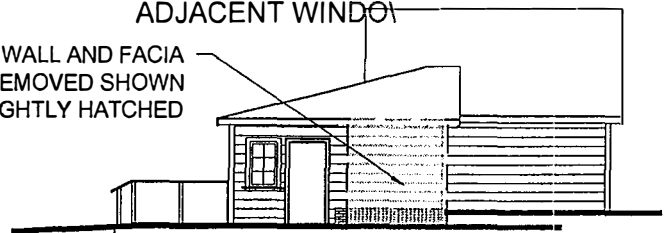


(N) SOUTH ELEVATION

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

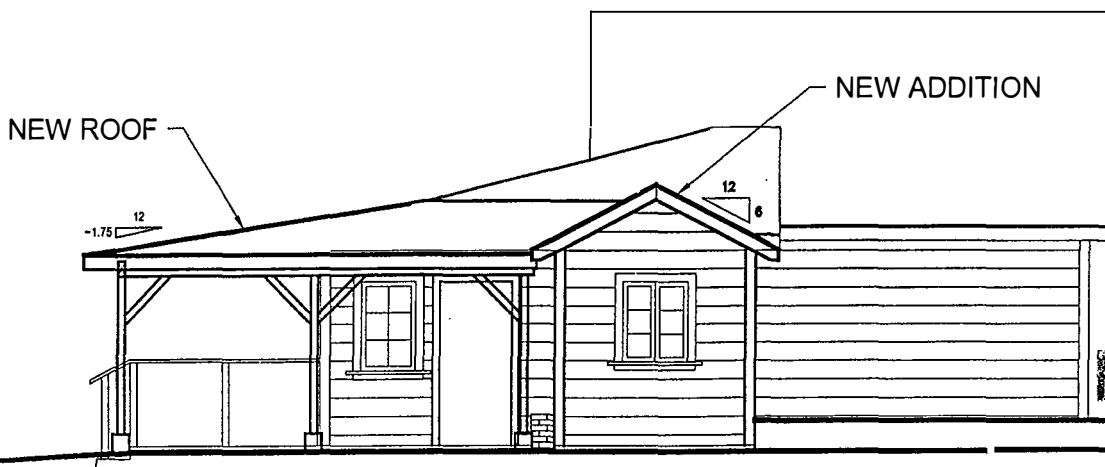
(N) WOOD WINDOW
SIM TO EXISTING
ADJACENT WINDOW

AREA OF WALL AND FACIA
TO BE REMOVED SHOWN
LIGHTLY HATCHED



(E) EAST ELEVATION

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



(N) EAST ELEVATION

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

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JUN 22 2023

PLANNING & BUILDING SERV
FORT BRAGG CA

REMODELED PIZZA BUILDING FOR:

CAFE BEAUJOLAIS

44835 UKIAH STREET
MENDOCINO, CA 95460

A.P. #119-250-41-00

SHEET NAME:

**EXTERIOR ELEVATIONS
SOUTH & EAST**

DATE: JUNE 13, 2023

SCALE: AS NOTED

DRAWN BY: KBO

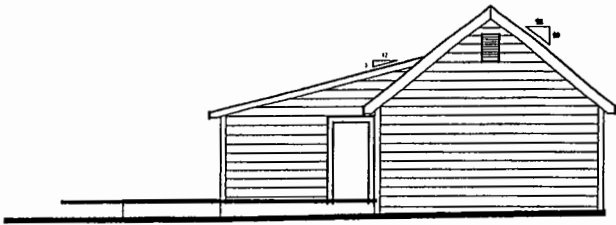
JOB: LOPEZ

SHEET NO: A3 of -

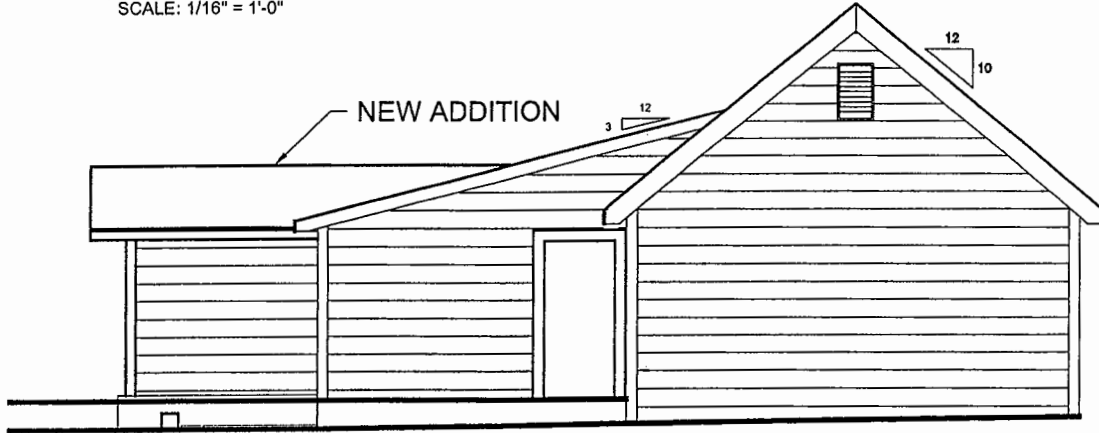
Kelly B. Grimes, Architect

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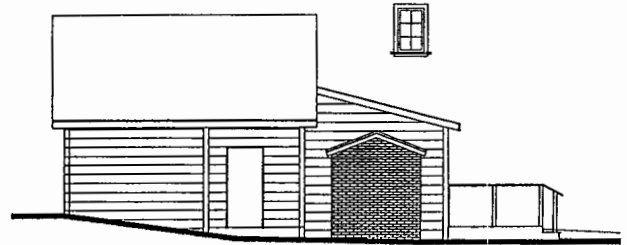




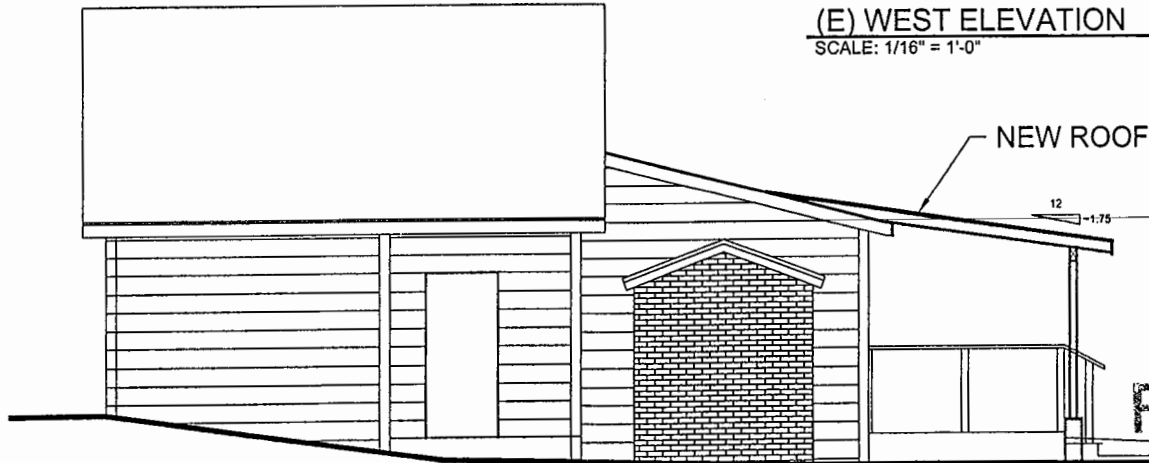
(E) NORTH ELEVATION
SCALE: 1/16" = 1'-0"



(N) NORTH ELEVATION
SCALE: 1/8" = 1'-0"



(E) WEST ELEVATION
SCALE: 1/16" = 1'-0"



(N) WEST ELEVATION
SCALE: 1/8" = 1'-0"

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JUN 22 2023

PLANNING & BUILDING DEPT.
FORT BRAGG, CA

REMODELED PIZZA BUILDING FOR:

CAFE BEAUJOLAIS
44835 UKIAH STREET
MENDOCINO, CA 95460

A.P. #119-250-41-00

SHEET NAME

**EXTERIOR ELEVATIONS
NORTH & WEST**

DATE:

JUNE 13, 2023

SCALE:

AS NOTED

DRAWN BY:

KBO

JOB:

LOPEZ

SHEET NO:

A4 OF -

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904



South Elevation (Existing)



Attachment F

East Elevation (Existing)



Attachment G