



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
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September 19, 2023

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

The Mendocino Historical Review Board, on Monday, October 2, 2023, will perform a site view of the proposed project, beginning at 4:30 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_2023-0014

DATE FILED: 8/8/2023

OWNER: ISHVI AUM

APPLICANT / AGENT: SUNNY CHANCELLOR

REQUEST: Mendocino Historical Review Board Permit request for removal of barn door and addition of windows to south elevation; Replacement of barn door with new entry, new downcast can lighting in new entry, and addition of windows to east elevation; Replacement of shingle siding on north elevation with horizontal board; Replacement of corrugated roof with composite roof. Note: This parcel is listed in the Mendocino Town Plan Appendix 1 and includes a Category I Historic Structure, the Pete Anderson House, and a Category IIa Historic Structure, Mendosa's Warehouse.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10546 Lansing Street, Mendocino; APN: 119-160-31

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 by October 1, 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**

**OCTOBER 2, 2023
MHRB_2023-0014**

OWNER: ISHVI AUM
PO BOX 1033
MENDOCINO, CA 95460

APPLICANT/AGENT: SUNNY CHANCELLOR
PO BOX 1033
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Mendocino Historical Review Board Permit request for removal of barn door and addition of windows to south elevation; Replacement of barn door with new entry, new downcast can lighting in new entry, and addition of windows to east elevation; Replacement of shingle siding on north elevation with horizontal board; Replacement of corrugated roof with composite roof. Note: This parcel is listed in the Mendocino Town Plan Appendix 1 and includes a Category I Historic Structure, the Pete Anderson House, and a Category IIa Historic Structure, Mendosa's Warehouse.

STREET ADDRESS: 10546 Lansing Street, Mendocino; APN: 119-160-31

PARCEL SIZE: 0.37± Acres or 16,240± square feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Class 15311, accessory structures and Class 15301, existing facilities

HISTORIC STRUCTURES:

| | |
|----------|---|
| On Site: | Pete Anderson House, Category I Mendosa's Warehouse, Category IIa Village Spirits, Category IVb Open Lot, Thompson Lumber, not categorized |
| North: | Unspecified, Category IVa & b |
| South: | N/H, Category IVa |
| East: | Mendosa's Store, Category I Paddleford House, Category IIa Priest's House, Category III |
| West: | Unspecified, Category IIa Unspecified, Category IVb |

PAST MHRB PERMITS: Various beginning in 1985 and including 01-25 Painting; 01-28 water tank; 2001-30 sign; 2008-26 sign; 2009-19 electric meters; 2010-08 Voodoo Ink sign; 2012-02 Voodoo Ink sign relocation; 2013-03 Voodoo Ink sign relocation; 2013-11 Bloom Skin Care sign; 2015-10 Anderson Alternatives; 2015-21 Mears Sign; 2015-24 Site Renovation; 2016-0028 "Southern Exposure" sign; and 2017-0016 "Mendo Insider Tours" sign, 2021-0001 "This n That" sign, and 2021-0016 exterior alterations.

APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE: Chapter 20.712.015 *Sign Standards*, Section 20.760.050 *Standards*, and Section 20.760.030(F) *Work in Historical Zone A*, Chapter 20.664 *Mendocino Commercial (MC)*

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 | |

EXEMPTIONS: The following proposed activities are potentially exempt from the provisions of MCC Chapter 20.760.

- Section 20.760.040(J) Outdoor lighting for doorways and stairs provided that the lighting is shielded, reflected downward and positioned in a manner that does not allow light glare to extend beyond the boundaries of the parcel on which it is placed.

The application proposes exterior lights. Recommended Condition #7 establishes that all exterior lamps shall be shielded, reflected downward, and positioned in a manner that does not allow for light glare.

APPLICABLE SECTIONS OF MHRB GUIDELINES: Section V General Guidelines (pp. 6-12); Section VII Structural Guidelines, Windows and Doors (p. 8), Roof Form (p. 8); Section VIII Non-Structural Guidelines, Lighting (p. 10)

APPLICANT’S STATEMENT: Adding windows to south wall. Removing barn door opening from same. Adding windows and replacing existing barn door with new entry on east wall. New downcast can light in new entry. (see Attachment B).

STAFF NOTES: The project site is located within the MC (Mendocino Commercial) District; see Table 1 for yard, height, lot coverage requirements.

- East Elevation: Replace existing sliding barn door with double door; Install downcast can light to match existing (see Attachments H, I, & P)
- South Elevation: Remove existing barn door and replace with three windows; add nine (9) double hung windows under nine (9) fixed windows, and one (1) fixed window (see Attachments J, K, & G)
- North Elevation: Replace shingle siding with horizontal board; Replace door (see Attachment M)
- Replace corrugated roof with black composite roof to match existing black composite roof (see Attachments M, N, & O)

The project will not increase current lot coverage. The applicant is proposing using paint colors for window trim and door from the Benjamin Moore Off-White Collection. The roof will be black, composite shingle to match existing.

| Table 1: Development Regulations | | |
|---|------------------------|----------|
| MTZC Section | MC District Regulation | Proposed |
| 20.664.035 Minimum Front and Rear Yards | None | N/A |
| 20.664.040 Minimum Side Yard | None | N/A |

| MTZC Section | MC District Regulation | Proposed |
|------------------------------------|---|-------------------------------|
| 20.664.050 Maximum Height | 28 feet | No Increase Proposed |
| 20.664.055 Minimum Vehicle Parking | 1.5 onsite for each dwelling unit. 1 off-street for each 400 sq. ft. of non-residential gross floor area. | None Proposed |
| 20.664.060 Maximum Lot Coverage | 25% | Current: 37% Proposed: 37% |

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

(A) *The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure.*

The proposed replacement of the barn doors, roof, and shingle siding, and the addition of the windows are sensitive to the local historic district architecture and are in harmony with existing structures within the District; and

(B) *The appearance of the proposed work will not detract from the appearance of other property within the District.*

The appearance of the proposed replacement of the barn doors, roof, and shingle siding, and the addition of the windows are suited to the structure’s architectural style and complement architectural details seen on existing buildings on-site; and

(C) *Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.*

Replacement of barn doors with new doors and windows, the addition of windows, the replacement of roofing material, the replacement of siding, and the addition of exterior lighting will not destroy a structure of historical, architectural or cultural significance.

RECOMMENED 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 Town Zoning 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.
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 2023-0014 and the Review Board's action, the property owner shall request a Final Inspection by the Planning Division of Planning and Building Services (PBS), 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, the Planning Division of PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2023-0014 have been satisfied.
 - 6. Any Building Permit request shall include MHRB Permit 2023-0014 (printed on or attached to 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.
 - 9. Paint colors for window trim and doors shall be from the Benjamin Moore Off-White Collection. All new window trims shall be painted the same color. All new doors shall be painted the same color.
 - 11. All new window frames shall be made from wood.
 - 12. Roof material shall be black composite shingle to match existing.

ATTACHMENTS:

- A. Application MHRB_2021-0017
- B. Applicant's Project Description
- C. Retail Conversion Drawing
- D. Region of Proposed Work
- E. Existing Interior Floor Space
- F. Proposed Interior Floor Space
- G. Window Schedule
- H. East Elevation (Existing)
- I. East Elevation (Proposed)
- J. South Elevation (Existing)
- K. South Elevation (Proposed)
- L. West Elevation (Existing)
- M. North Elevation
- N. Roof Plans
- O. Existing Black Composite Roof
- P. Existing Can Lights

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: \$2674.00 (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)

MHRB2023-0014

Date Filed

8/8/2023

Fee \$

1,845.00

Receipt No.

PRJ058003

Received by

Sandy Arellano

Office Use Only

MHRB APPLICATION FORM

Name of Applicant

Ishvi Aum

Name of Property Owner(s)

Ishvi Aum

aumconstruction@gmail

Name of Agent

Sunny Chancellor

sunny@aumconstruction.com

Mailing Address

PoBox 1033
Mendocino, CA 95460

Mailing Address

PoBox 1033
Mendocino, CA 95460

Mailing Address

PoBox 1033
Mendocino, CA 95460

Telephone Number

707-937-3624

Telephone Number

707-937-3624

Telephone Number

707-357-6595

Assessor's Parcel Number(s)

119-160-31

Parcel Size

Square Feet

Acres

Street Address of Project

10546 Lansing St, Mendocino, CA 95460

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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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.

Adding Windows to South Wall. Removing Barn Door Opening from same.

Adding Windows and Replacing Existing Barn Door with New Entry on East Wall.

New Downcast Can light in New Entry.

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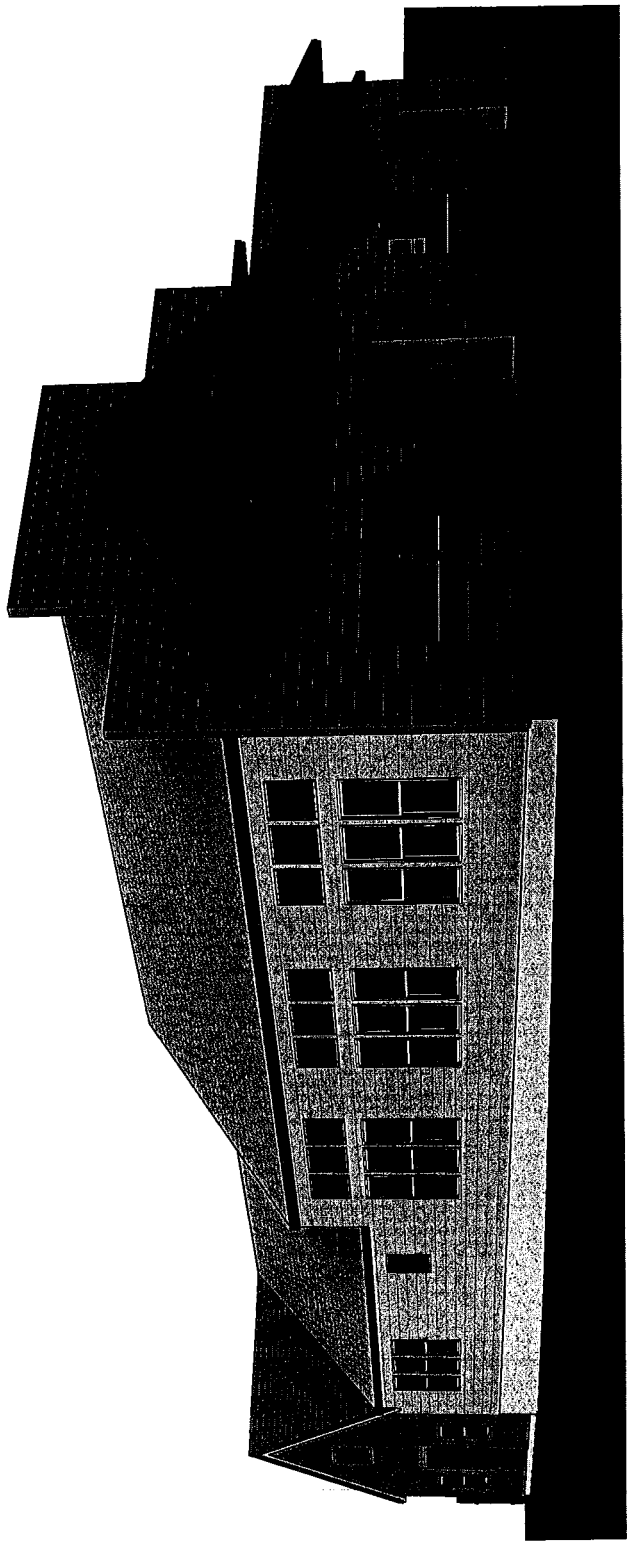
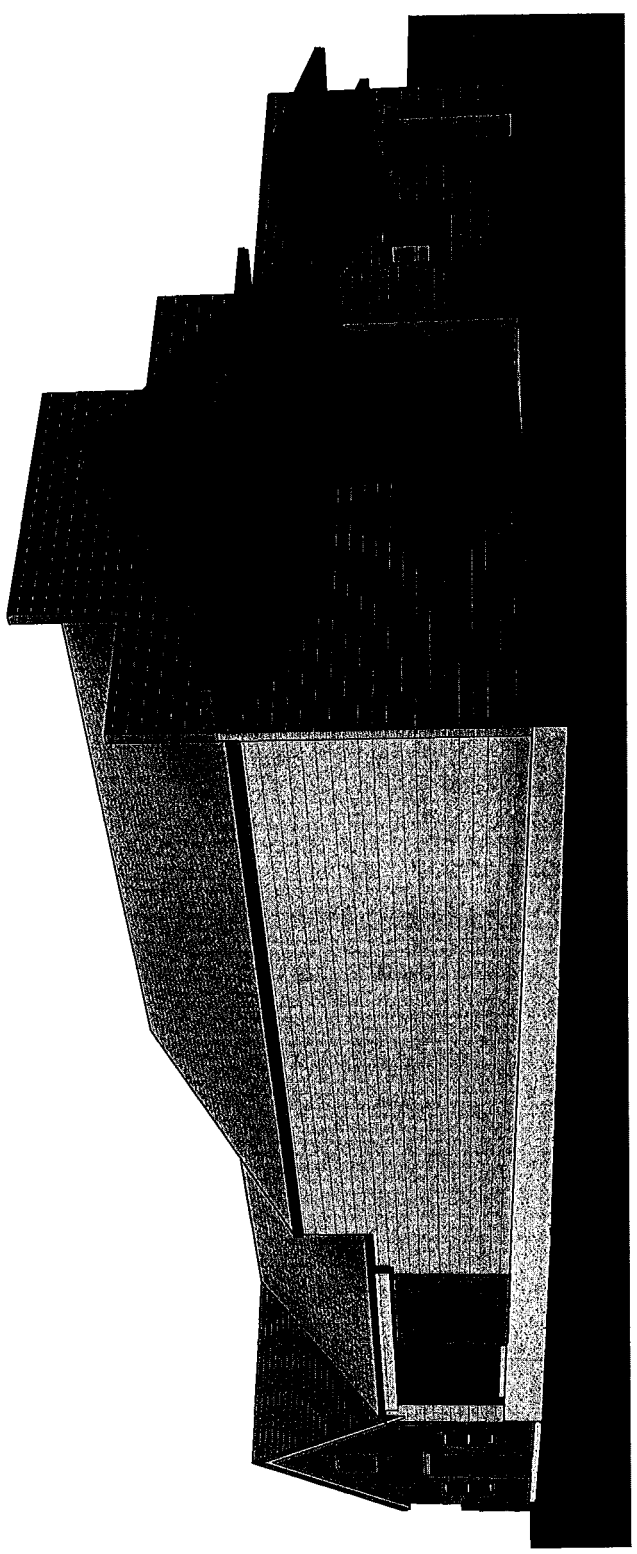
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FORT BRAGG CA

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? 6060 sq. ft.
- What is the total floor area (internal) of all structures on the property? 6,934 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 (MC Zoning) sq. ft.

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



Retail Conversion


Ishvi Aum
10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

DATE : 08/04/2023

SCALE :

DRAWN BY : SLLC

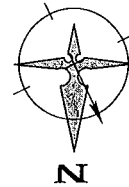
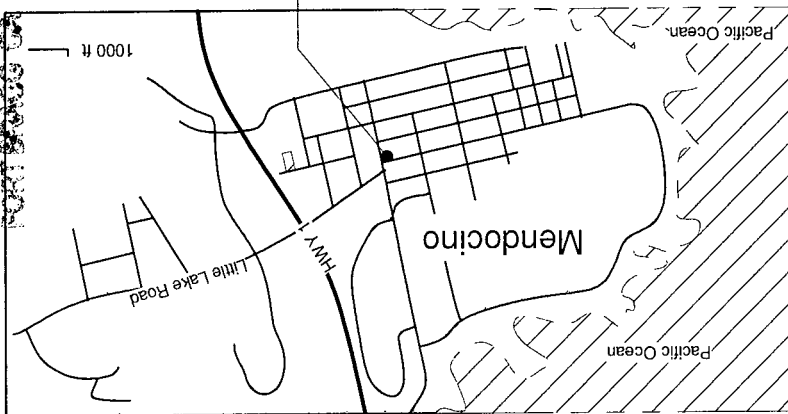


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General Contractor Lic. # 817115
www.aumconstruction.com

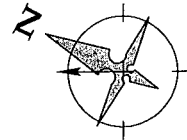
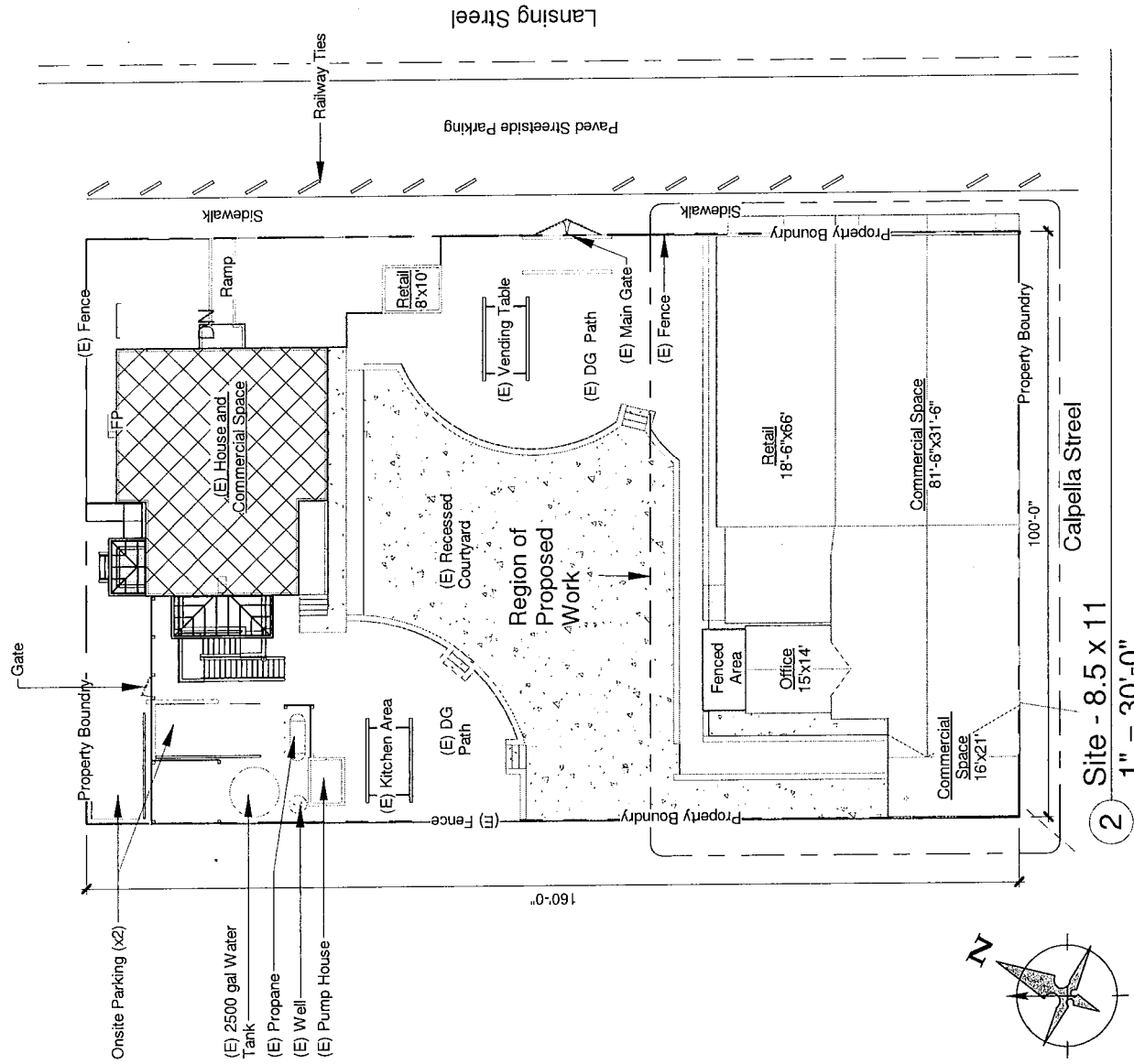
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PORT BRIDGE OFF



Little Lake Street



Ishvi Aum

Retail Conversion

10546 Lansing St., Mendocino, CA 95460

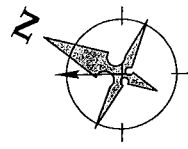
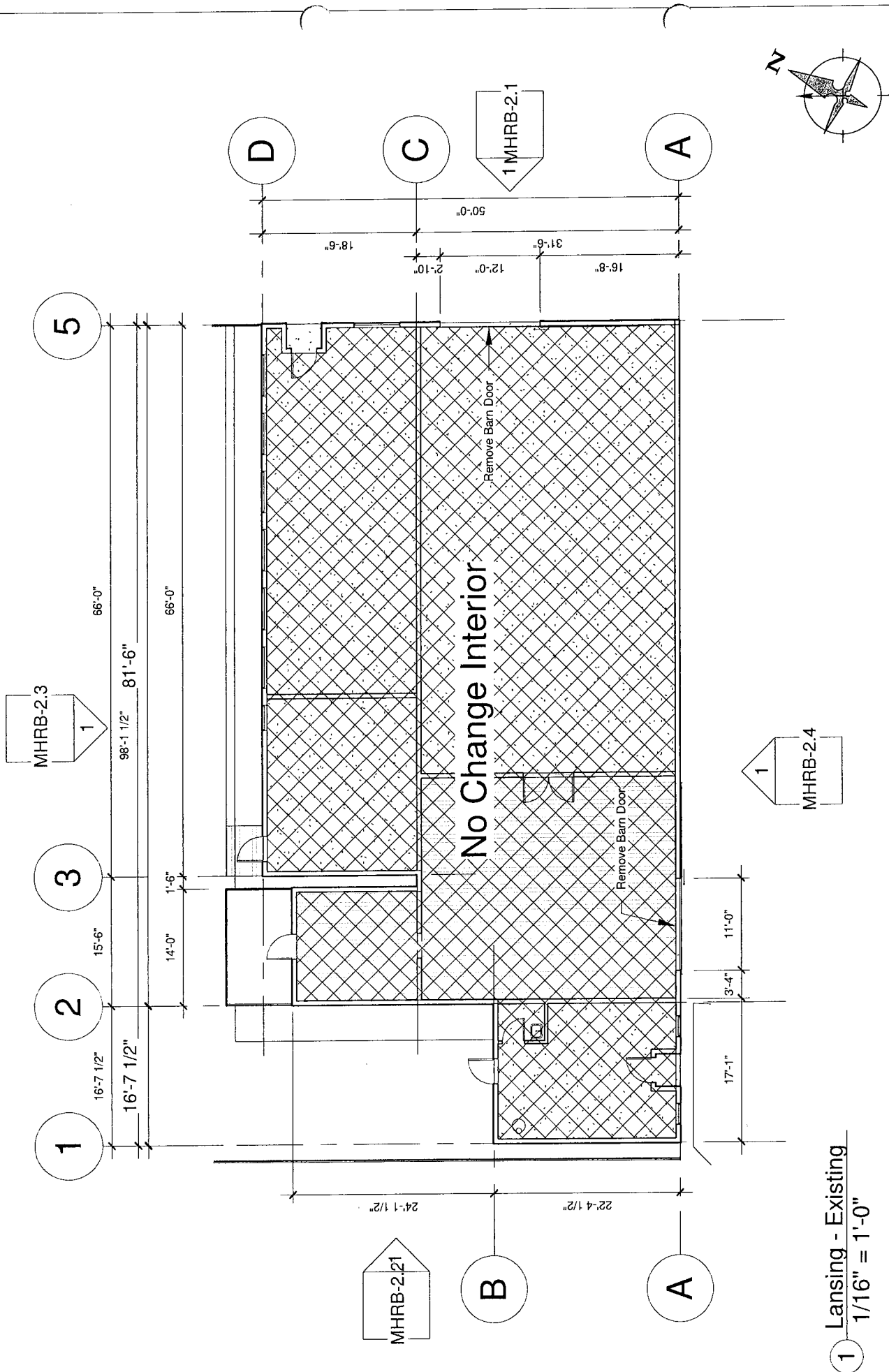
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DATE : 08/04/2023

SCALE : As indicated

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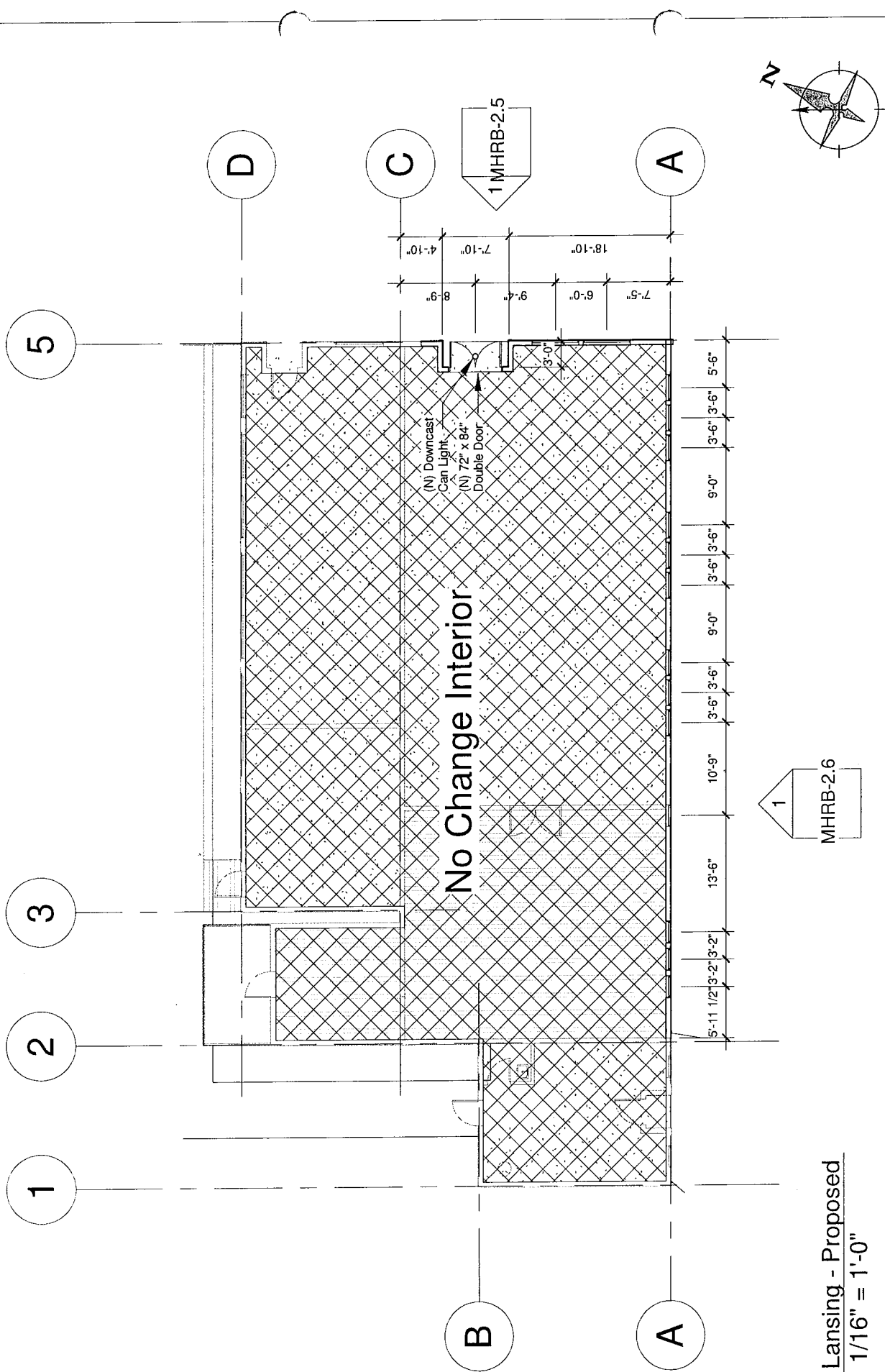


1 Lansing - Existing
 1/16" = 1'-0"

APN # : 119-160-31
 SCALE : 1/16" = 1'-0"
 DATE : 08/04/2023
 DRAWN BY : SLLC

Retail Conversion
 Ishvi Aum
 10546 Lansing St, Mendocino, CA 95460


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1 Lansing - Proposed
 1/16" = 1'-0"

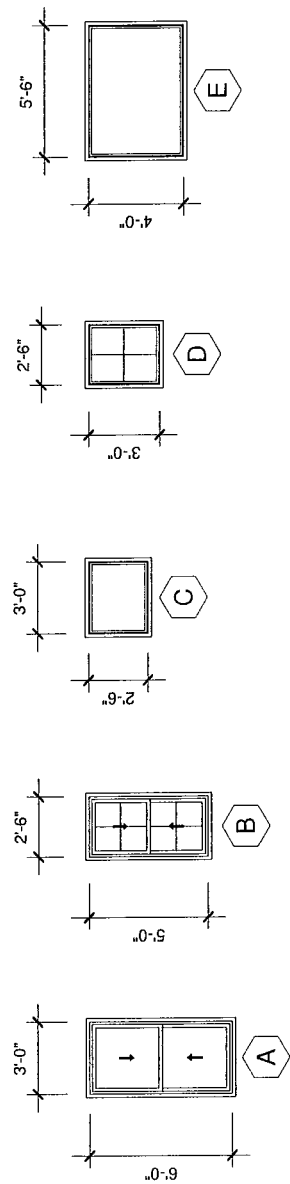
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 10546 Lansing St, Mendocino, CA 95460

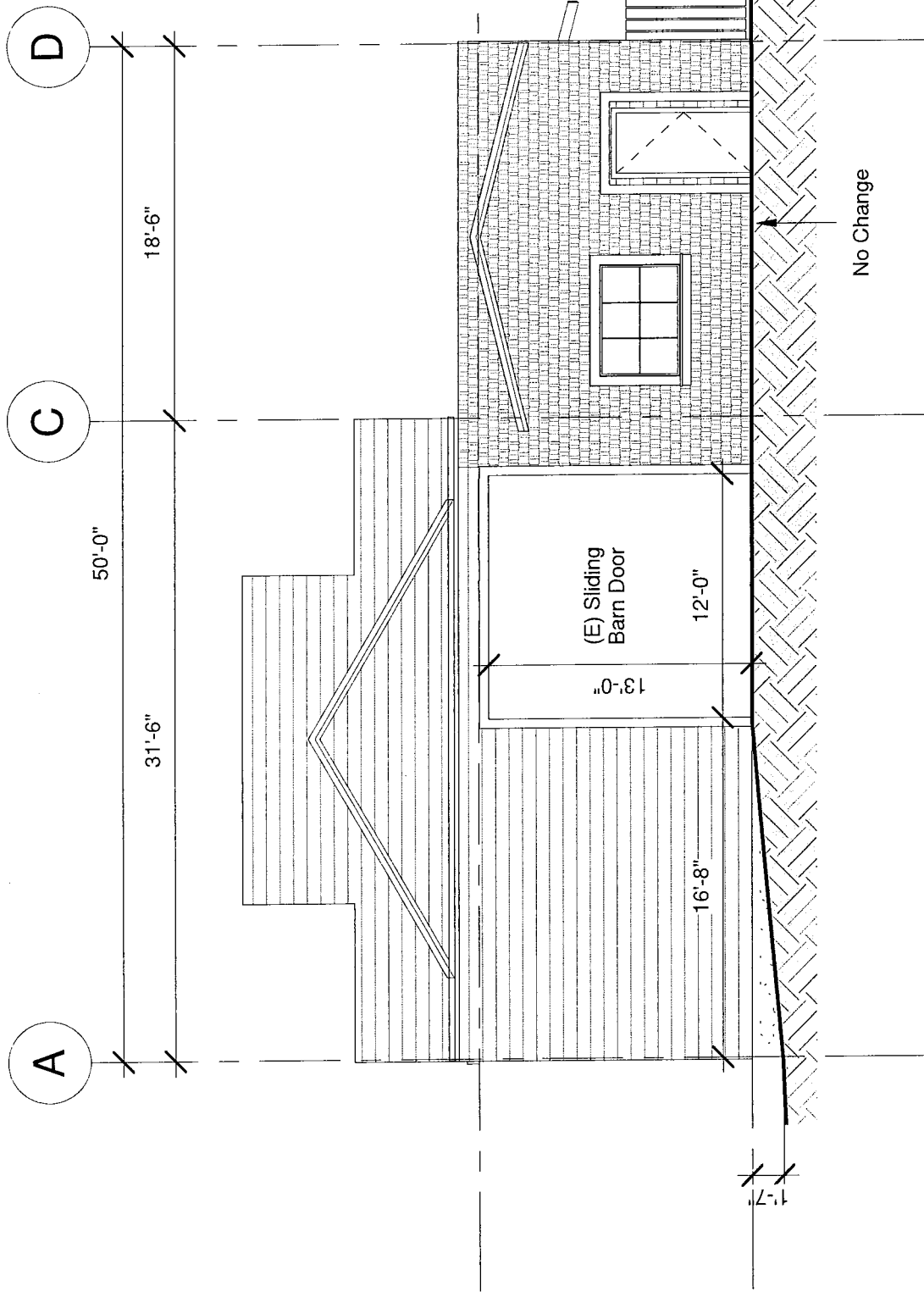


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| Window Schedule | | | | |
|--------------------|-----------|-------|-------|--------|
| Family | Type Mark | Count | Width | Height |
| Window-Double-Hung | A | 9 | 3'-0" | 6'-0" |
| Window-Double-Hung | B | 3 | 2'-6" | 5'-0" |
| Window-Fixed | C | 9 | 3'-0" | 2'-6" |
| Window-Fixed | D | 1 | 2'-6" | 3'-0" |
| Window-Fixed | E | 2 | 5'-6" | 4'-0" |



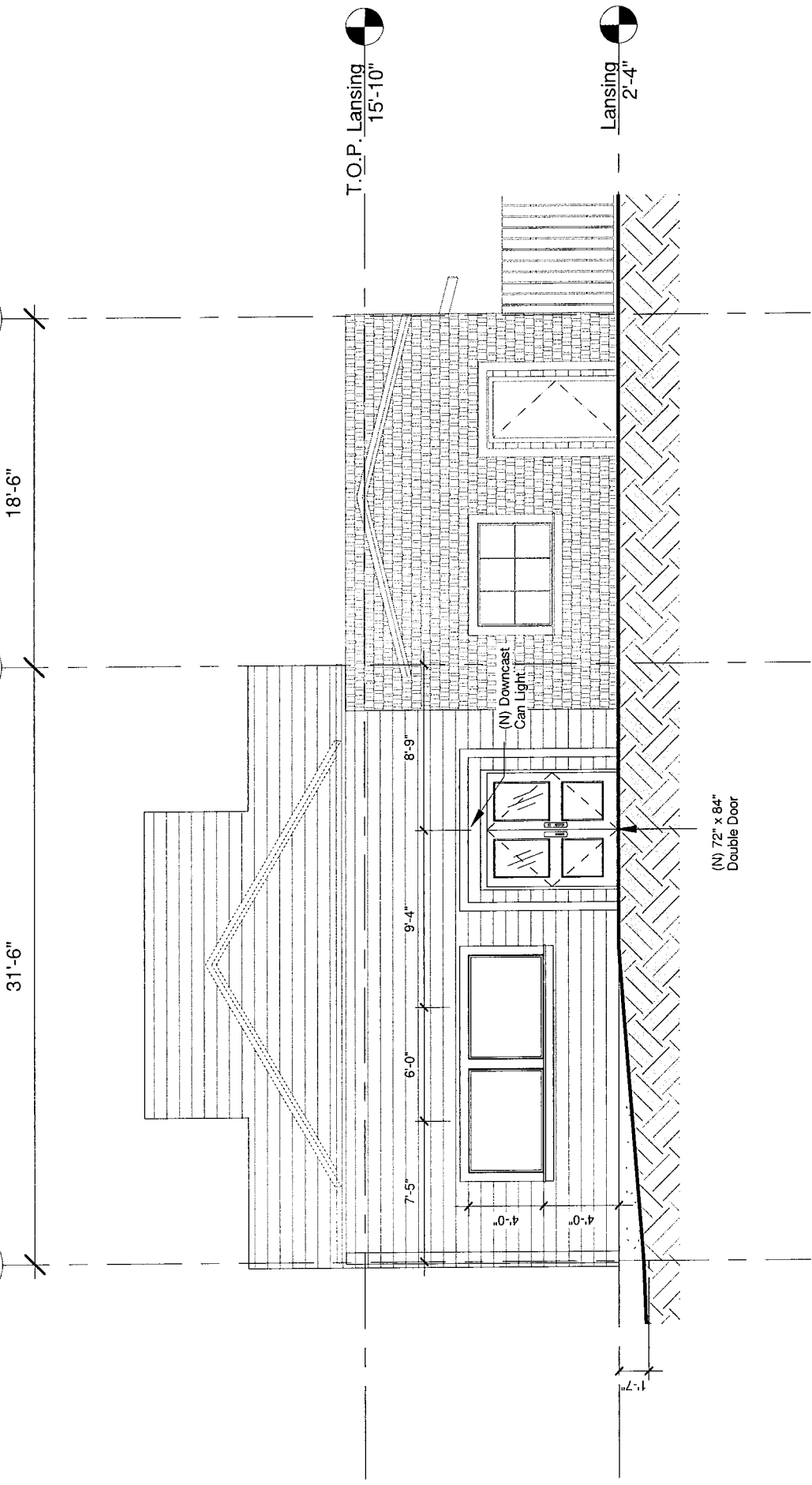
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|  AUM CONSTRUCTION INC. General Contractor Lic # 817115 www.aumconstruction.com | <u>Retail Conversion</u> Ishvi Aum 10546 Lansing St, Mendocino, CA 95460 | | APN # : 119-160-31 | SCALE : 1/8" = 1'-0" |
| | | | DATE : 08/04/2023 | DRAWN BY : SLLC |



1 Elev - East Existing
 1/8" = 1'-0"

| | | | | |
|--|--|--|---------------------------|-----------------------------|
|  <p>AUM CONSTRUCTION INC. General Contractor Lic. # 817115 www.aumconstruction.com</p> | <p>Retail Conversion</p> <p>Ishvi Aum 10546 Lansing St, Mendocino, CA 95460</p> | | <p>APN # : 119-160-31</p> | <p>SCALE : 1/8" = 1'-0"</p> |
| | <p>DATE : 08/04/2023</p> | | <p>DRAWN BY : SLLC</p> | |

A 31'-6" C 18'-6" D



1 Elev - East Proposed
1/8" = 1'-0"



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General Contractor Lic. # 817115
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Retail Conversion

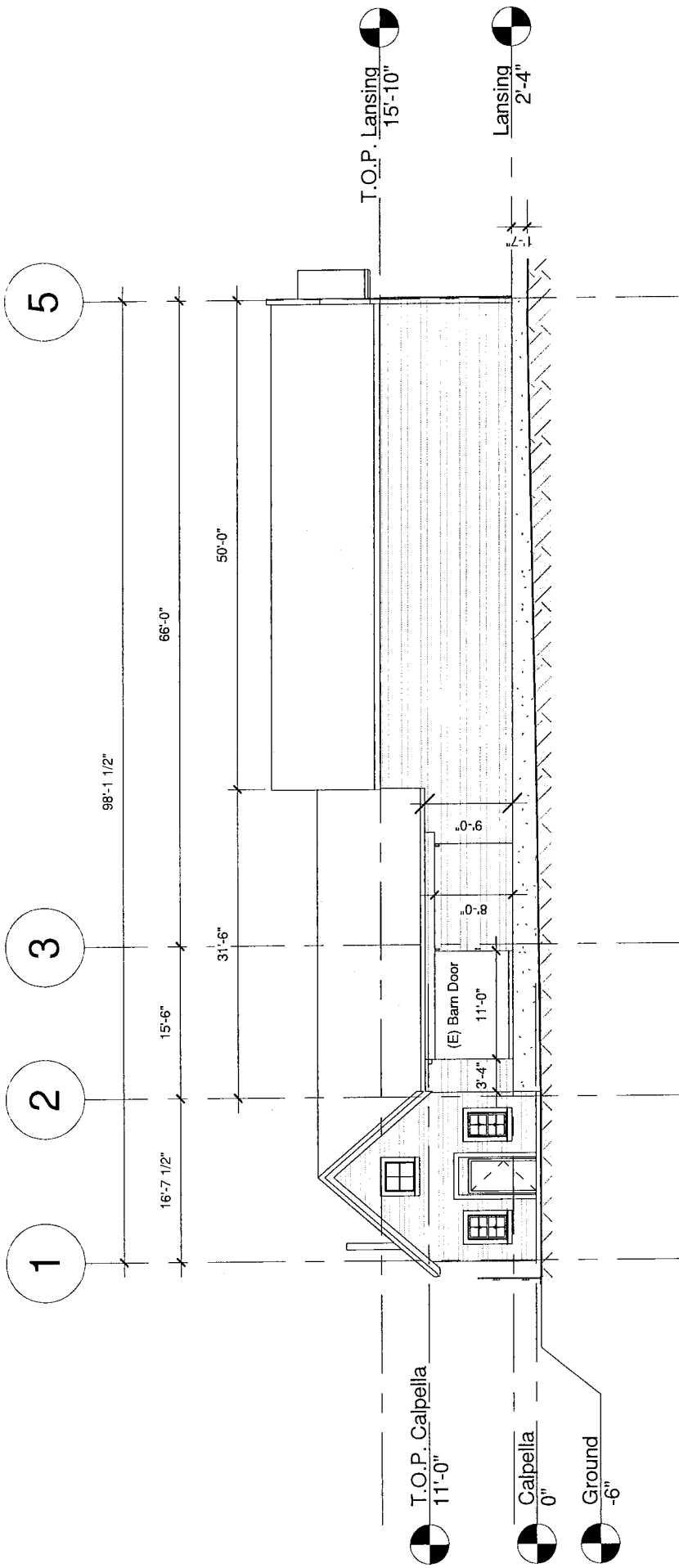
Ishvi Aum
10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

DATE : 08/04/2023

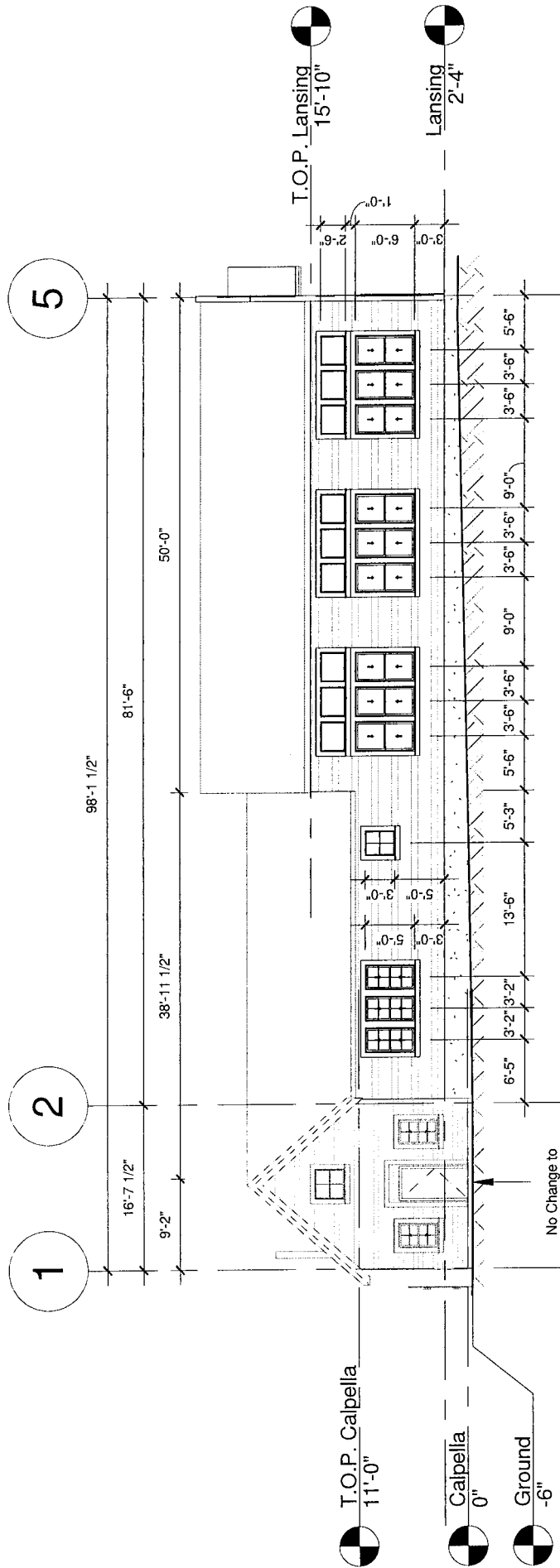
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① Elev - South Existing
 1/16" = 1'-0"

| | | | | |
|--|---|--|---------------------------|------------------------------|
|  <p>AUM CONSTRUCTION INC. General Contractor Lic. # 817115 www.aumconstruction.com</p> | <p><u>Retail Conversion</u></p> <p>Ishvi Aum 10546 Lansing St, Mendocino, CA 95460</p> | | <p>APN # : 119-160-31</p> | <p>SCALE : 1/16" = 1'-0"</p> |
| | <p>DATE : 08/04/2023</p> | | <p>DRAWN BY : SLLC</p> | |



1 Elev - South Proposed
 1/16" = 1'-0"

Attachment K



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Retail Conversion

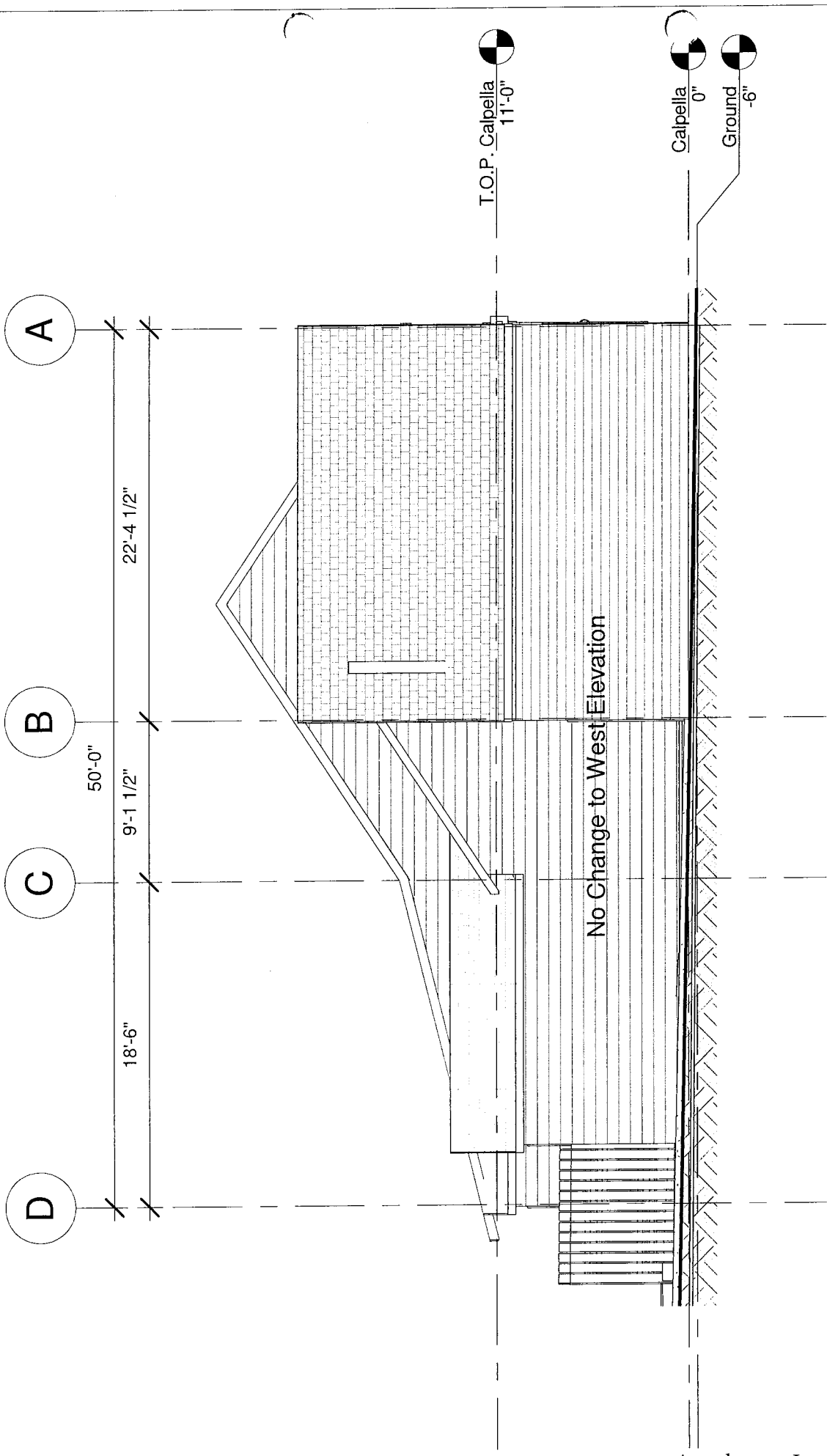
Ishvi Aum
 10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

DATE : 08/04/2023

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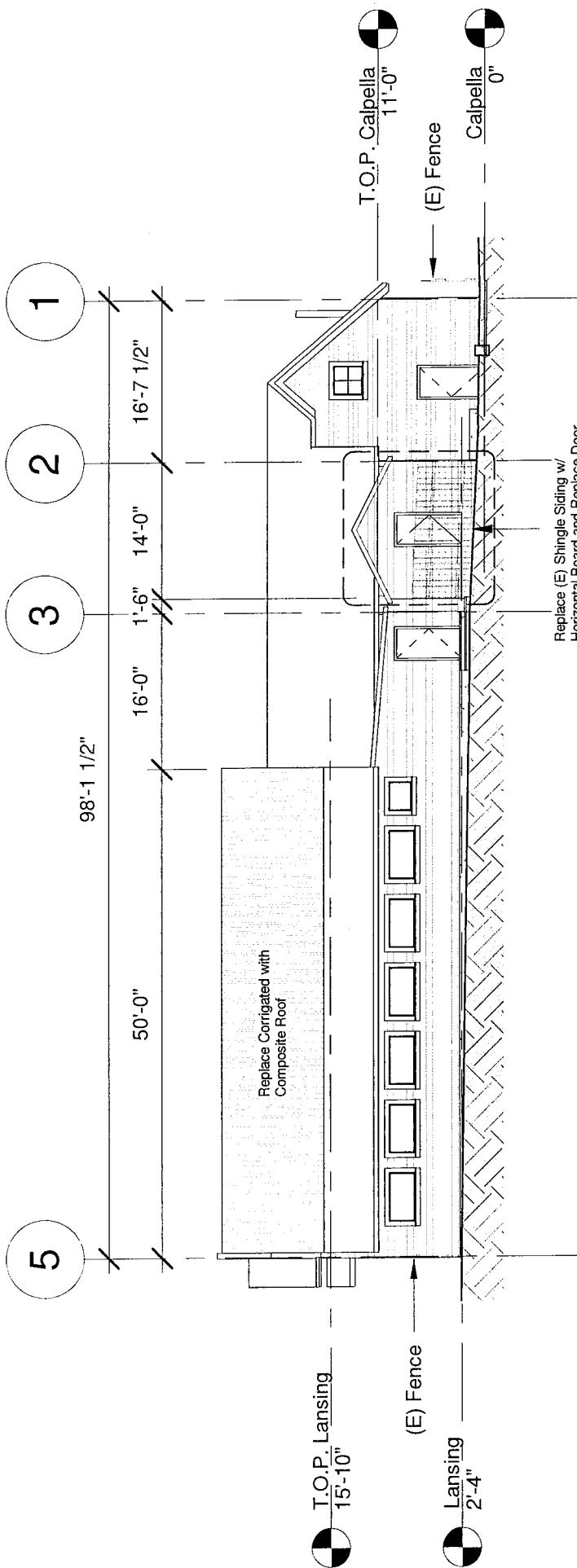
1 Elev - West Existing
 1/8" = 1'-0"

Attachment L

| | | |
|---------------------------|-----------------------------|---|
| <p>APN # : 119-160-31</p> | <p>SCALE : 1/8" = 1'-0"</p> | <p>Retail Conversion</p> |
| <p>DATE : 08/04/2023</p> | <p>DRAWN BY : SLLC</p> | <p>Ishvi Aum 10546 Lansing St, Mendocino, CA 95460</p> |



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1 Elev - North Existing
1/16" = 1'-0"



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Retail Conversion

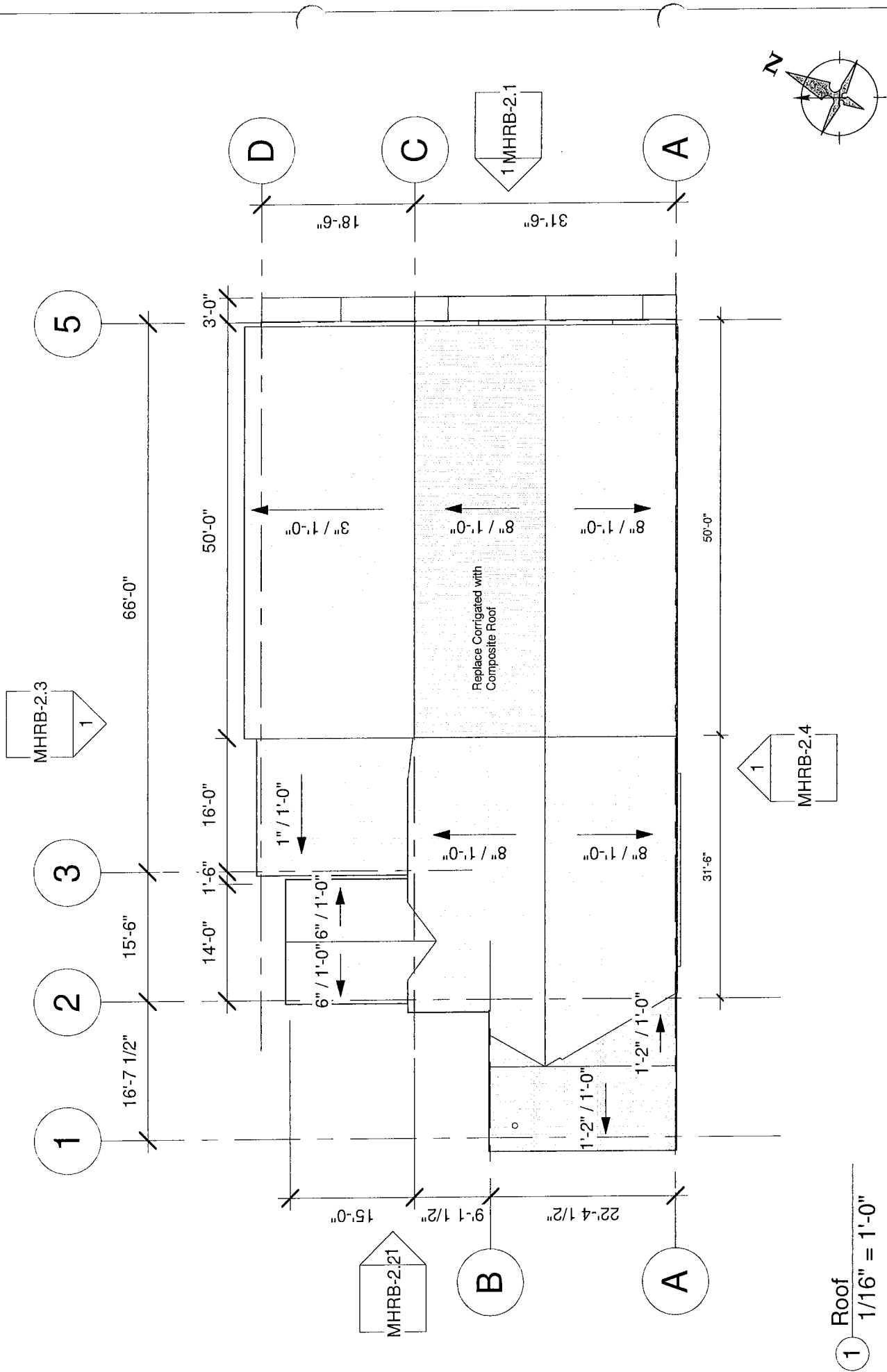
Ishvi Aum
10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

DATE : 08/04/2023


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

DRAWN BY : SLLC



1 Roof
1/16" = 1'-0"

Attachment N

| | | | | |
|--|--|--|---------------------------|------------------------------|
|  <p>AUM CONSTRUCTION INC. General Contractor Lic. # 817115 www.aumconstruction.com</p> | <p>Retail Conversion</p> <p>Ishvi Aum</p> <p>10546 Lansing St, Mendocino, CA 95460</p> | | <p>APN # : 119-160-31</p> | <p>SCALE : 1/16" = 1'-0"</p> |
| | | | <p>DATE : 08/04/2023</p> | <p>DRAWN BY : SLCC</p> |





Attachment P