



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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October 23, 2023

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

The Mendocino Historical Review Board, on Monday, November 6, 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_2023-0011

DATE FILED: 8/7/2023

OWNER/APPLICANT: CHARLIE BAUGHN

AGENT: KELLY B. GRIMES, ARCHITECT

REQUEST: Mendocino Historical Review Board Permit for a new single-family residence with deck, two car garage, fenced utility enclosure, driveway, and exterior downcast lighting.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10970 Ford Street; APN 119-170-13

SUPERVISORIAL DISTRICT: 5

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. In order to minimize the risk of exposure, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov by November 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 (707) 964-5379, Monday through Friday.

JULIA KROG, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**NOVEMBER 6, 2023
MHRB_2023-0011**

OWNER/APPLICANT: CHARLIE BAUGHN
1809 DUNSTAN RD
HOUSTON, TX 77005

AGENT: KELLY B. GRIMES, ARCHITECT
P.O. BOX 598
LITTLE RIVER, CA 95456

PROJECT DESCRIPTION: Mendocino Historical Review Board Permit for a new single-family residence with deck, two car garage, fenced utility enclosure, driveway, and exterior downcast lighting.

STREET ADDRESS: 10970 Ford Street, Mendocino; APN 119-170-13

PARCEL SIZE: 0.98± Acres

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Vacant Lot
North: Vacant Lot
South: Not Listed
East: Not Listed
West: Not Listed

PAST MHRB PERMITS: None

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: Chapter 20.644 –Mendocino Rural Residential “MRR”, Section 20.692.015 –Yards, Section 20.760.030 –Work in Historical Zone A Requiring Approval, Section 20.760.050 –Standards.

STAFF NOTES: Coastal Development Minor Subdivision (CDMS 13-2005) created the subject parcel in 2006. The project site is designated as Rural Residential on the Mendocino Town Plan Land Use Map and is within the Mendocino Rural Residential Zoning District. Chapter 20.644 –Mendocino Rural Residential “MRR” provides the following:

TABLE 1: DEVELOPMENT STANDARDS FOR MRR DISTRICTS		
MENDOCINO TOWN CODE SECTION	STANDARD	PROPOSED
20.644.010(A)(1) –Residential Use Types	Single-Family Residential	Single-Family Residential
20.644.030 –Minimum Front & Rear Yards ¹	20-Feet	10-Feet ²
20.644.035 –Minimum Side Yards	6-Feet	15-Feet
20.644.045 –Maximum Building Height	28-Feet	20-Feet
20.644.050 –Minimum Vehicle Parking	2 Off-Street Spaces	2 Off-Street Spaces & 2 Car Garage
20.644.060 –Maximum Lot Coverage	25%	8.4%

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.

TABLE 2: LOT COVERAGE CALCULATIONS	
NAME	AREA
Residence	1,884 SF
Porches & Decks	755 SF
Garage	816 SF
Concrete Pad for Utility Enclosure	150 SF
TOTAL LOT COVERAGE¹	3,605 SF
MAXIMUM LOT COVERAGE (25% of 42,689 SF Lot)	10,672.25 SF

¹ 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.

The applicant is requesting a front yard 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 front yard setback from 20-feet to 10-feet for the residence sited along the eastern property line abutting Ford Street. See the *Coastal Element, Ch. 4.13: Mendocino Town Plan Figure 4.13-5* attachment.

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

TABLE 3: MENDOCINO HISTORIC REVIEW BOARD DESIGN GUIDELINES		
VII. STRUCTURAL GUIDELINES	GUIDELINE	PROPOSED
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 the surrounding buildings.
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.	Wooden horizontal siding with clear oil finish and metal cable railing with wooden deck posts are 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.	Aluminum garage door, aluminum sliders and aluminum framed glass doors, Aluminum/Steel windows, color black with steel look mullions including: two-over-two windows, six light windows, and four light clerestory windows.
5. Foundation Walls	The maximum exposure should be 10-inches.	Redwood lattice below decks and porches, vertical redwood skirting under 2x12 band board. 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.	Clerestory roof with windows facing southward and a 4/12 pitch is proposed.
6.b. Roof Materials	Must be compatible with surrounding buildings. Wood materials are encouraged. Asphalt shingles are allowed but are not encouraged.	Corrugated galvanized metal roof
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 residence, garage, and fenced utility enclosure are proposed.

The intent of these Design Guidelines is to provide a range of design choices which will encourage development that is compatible with the existing or desired character of the area, and which will discourage the introduction of incompatible elements of design or building styles. The U.S. Secretary of the Interior’s standards for the treatment of historic properties provides in part that that all buildings, structures, and sites should be recognized as products of their own time. Contemporary designs should not be discouraged

when such designs do not destroy significant historical, architectural, or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, and environment.¹

As detailed in the application, a new single-family residence with a clerestory roof, attached garage, decks, porches, and fenced utility enclosure with a combined 3,605-square-foot lot coverage are proposed on a vacant lot. The main entrance of the residence faces southward. A fenced utility enclosure for the propane tank and water tank are also proposed along the western elevation of the attached garage. Two off-street parking spaces will be located adjacent to Ford Street (Private). The single-family residence would have horizontal wooden siding with clear oil finish. Windows would include two-over-two windows, six light windows, and four light clerestory windows of black aluminum frames. Downcast exterior and path lighting is proposed that is dark sky compliant. Roofing materials include corrugated galvanized metal with solar arrays on the southern roof elevation. 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.² 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 on a vacant lot with a clerestory roof, attached garage, decks, porches, fenced utility enclosure, off-street parking, and gravel driveway/parking area 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 on a vacant lot with a clerestory roof, attached garage, decks, porches, fenced utility enclosure, off-street parking, and gravel driveway/parking area 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 single-family residence to be sited 10-feet from the eastern property line.

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 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.

¹ Code of Federal Regulations, TI 36, Ch. I, Part 68

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

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 2023-0011 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 horizontal wooden siding with no more than 10-inches of the foundation visible. Roofing materials shall include galvanized corrugated metal 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. 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.
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: \$2,674.00 (Check payable to County of Mendocino).

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

ATTACHMENTS:

- A. Application MHRB_2023-0011
- B. Coastal Element, Ch. 4.13: Mendocino Town Plan Figure 4.13-5
- C. Historical Information

**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 2023-0011
Date Filed 8/7/2023
Fee \$ 1,845.00
Receipt No. PRJ
Received by Sandy Anellano

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <u>Charlie Baughn</u>	Name of Property Owner(s) <u>SAME</u>	Name of Agent <u>Kelly B. Grimes Architect</u>
Mailing Address <u>1809 Dunstan rd Houston TX 77005</u>	Mailing Address ↓	Mailing Address <u>P.O. Box 598 Little River, CA. 95456</u>
Telephone Number <u>832 244 4552</u>	Telephone Number ↓	Telephone Number <u>707-937-2904</u>

Assessor's Parcel Number(s)
119-170-13-00

Parcel Size <u>43,843</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>10970 Ford Street</u>
--	---

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.

RECEIVED
AUG 07 2023

Planning & Building Services

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 an 1826 sq.ft. 3 bedroom single story residence with 755 sq.ft. of uncovered decks.

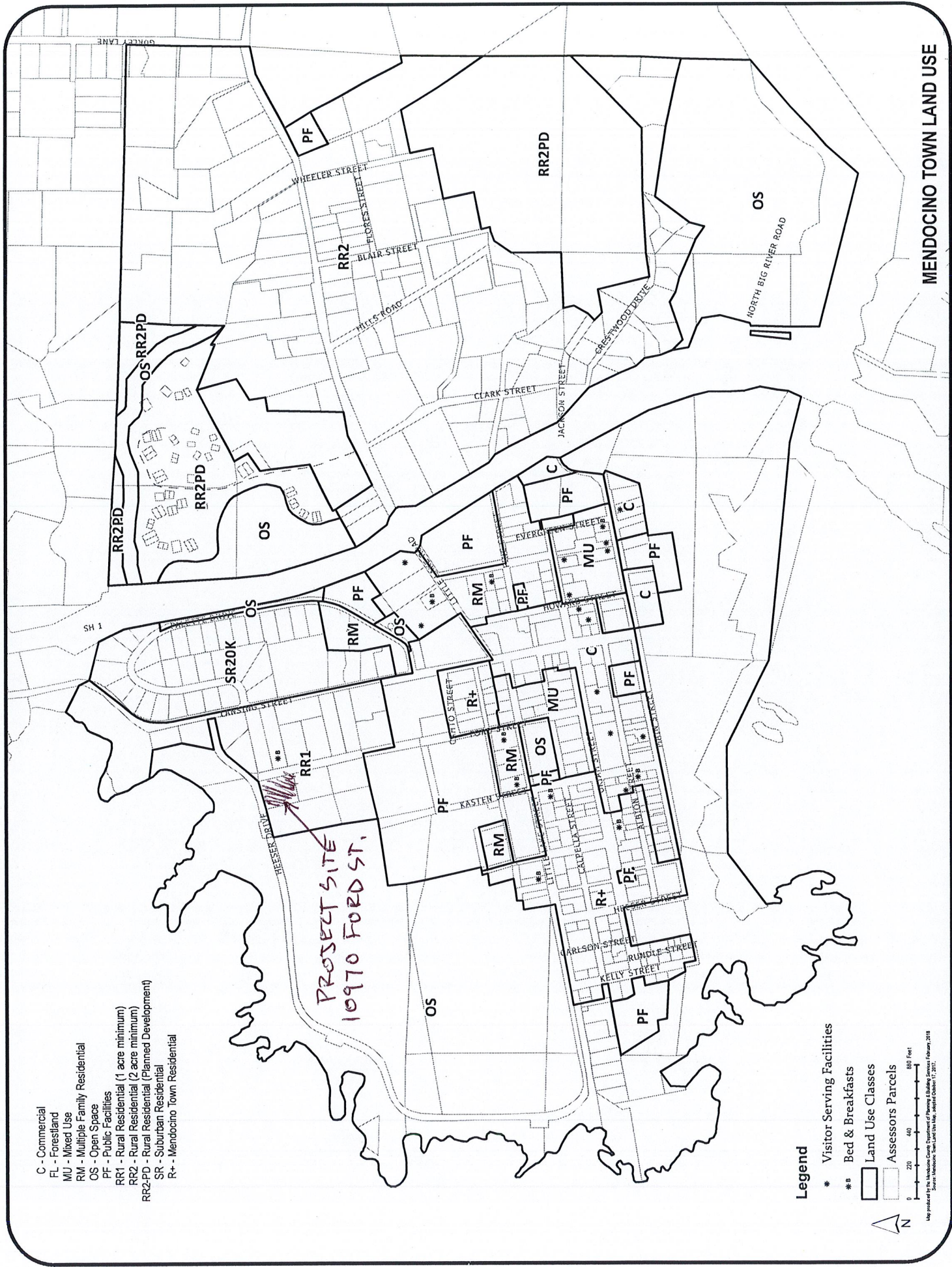
Construct a 672 sq.ft. 2 car garage with gravel driveway and parking area.

install water storage tank and propane behind a screened area (6 foot high ^{wood} fence)

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? 3318 sq. ft.
- What is the total floor area (internal) of all structures on the property? 2498 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's Parcels
- 0 200 400 800 Feet
- Map produced by the Mendocino County Planning Department, 1000 S. Main Street, Eureka, CA 95501. February, 2018
 State of Mendocino, Town Land Use Map, amended October 17, 2017.

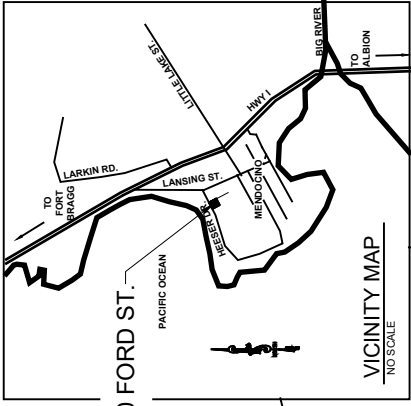
PROJECT DATA:

R-3 OCCUPANCY, SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE V-B, LIGHT WOOD FRAMED
ASSESSOR'S PARCEL NUMBER 119-170-13-00
LOT SIZE 43,843 ± SQ. FT.

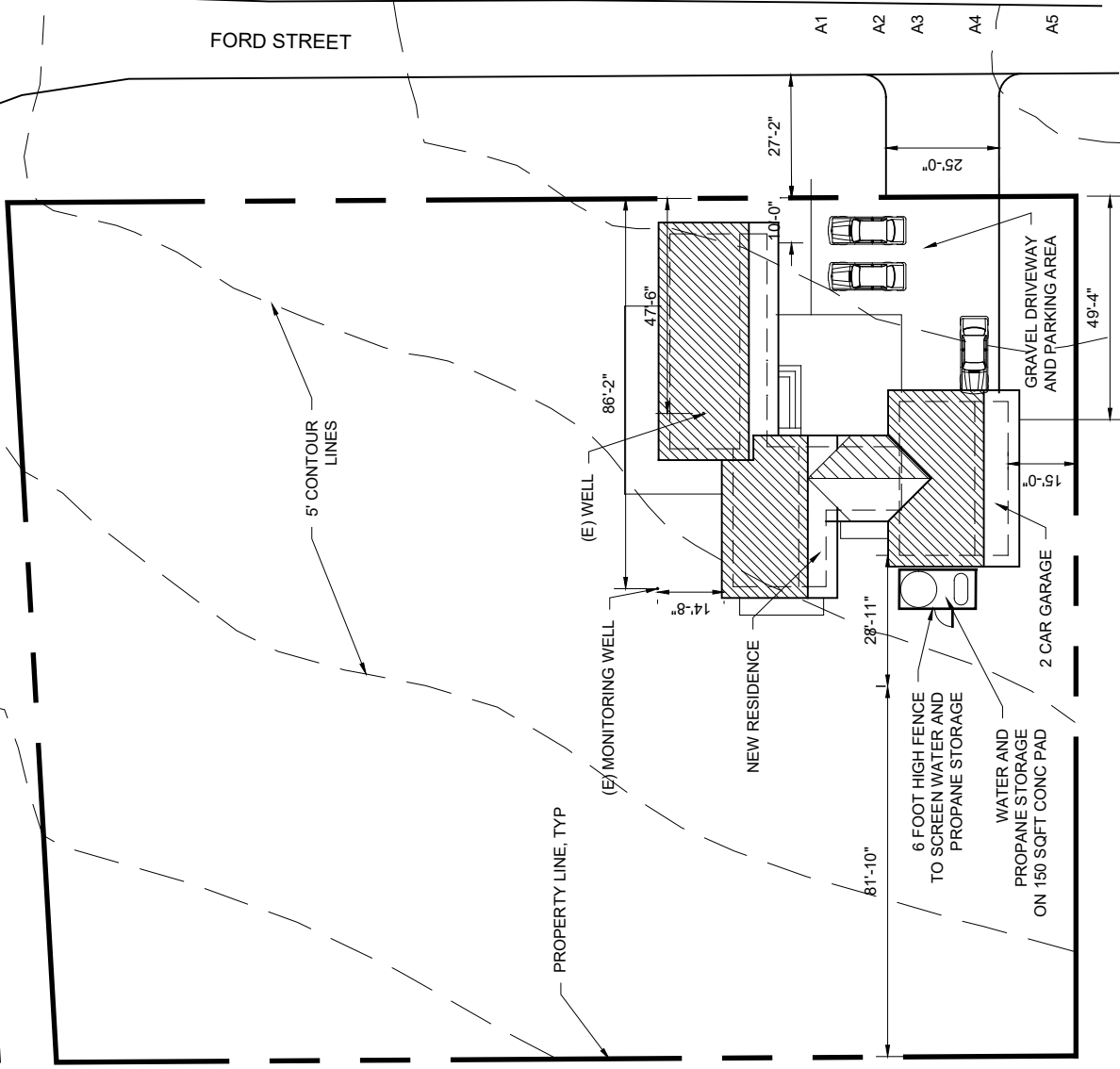
A New Residence & Garage for:

Charlie Baughn
10970 Ford Street
Mendocino, California
95460
AP# 119-170-13-00

LOT COVERAGE (PROPOSED)
(N) RESIDENCE 1884 SQ. FT.
(N) DECK 755 SQ. FT.
(N) GARAGE 816 SQ. FT.
(N) TANKS 65 SQ. FT.
TOTAL 3520 SQ. FT. = ~ 8% COVERED



HEESER DRIVE



SITE PLAN
SCALE: 1" = 40'-0"



PROPERTY LINE, TYP

(E) MONITORING WELL

(E) WELL

5' CONTOUR LINES

NEW RESIDENCE

6 FOOT HIGH FENCE TO SCREEN WATER AND PROPANE STORAGE

WATER AND PROPANE STORAGE ON 150 SQFT CONC PAD

2 CAR GARAGE

GRAVEL DRIVEWAY AND PARKING AREA

14'-8"

86'-2"

10'-0"

27'-2"

25'-0"

49'-4"

FORD STREET

10970 FORD ST.

VICINITY MAP
NO SCALE

APPROX. LOCATION OF NEIGHBOR'S HOUSES

DRAWING INDEX

- A1 SITE PLAN, VICINITY MAP & PROJECT DATA
- A2 FLOOR PLANS -
- A3 EXTERIOR ELEVATIONS - NORTH AND WEST SIDES
- A4 EXTERIOR ELEVATIONS - SOUTH SIDE THRU COURTYARD AND SOUTH SIDE W/ GARAGE
- A5 EXTERIOR ELEVATIONS - EXISTING AND PROPOSED SOUTH AND EAST SIDES

A NEW RESIDENCE FOR:

CHARLIE BAUGHN
10970 FORD STREET
MENDOCINO, CA 95460

A.P. #119-170-13-00

SHEET NAME

SITE PLAN, VICINITY MAP & PROJECT DATA

DATE: AUGUST 7, 2023

SCALE: AS NOTED

DRAWN BY: KEG

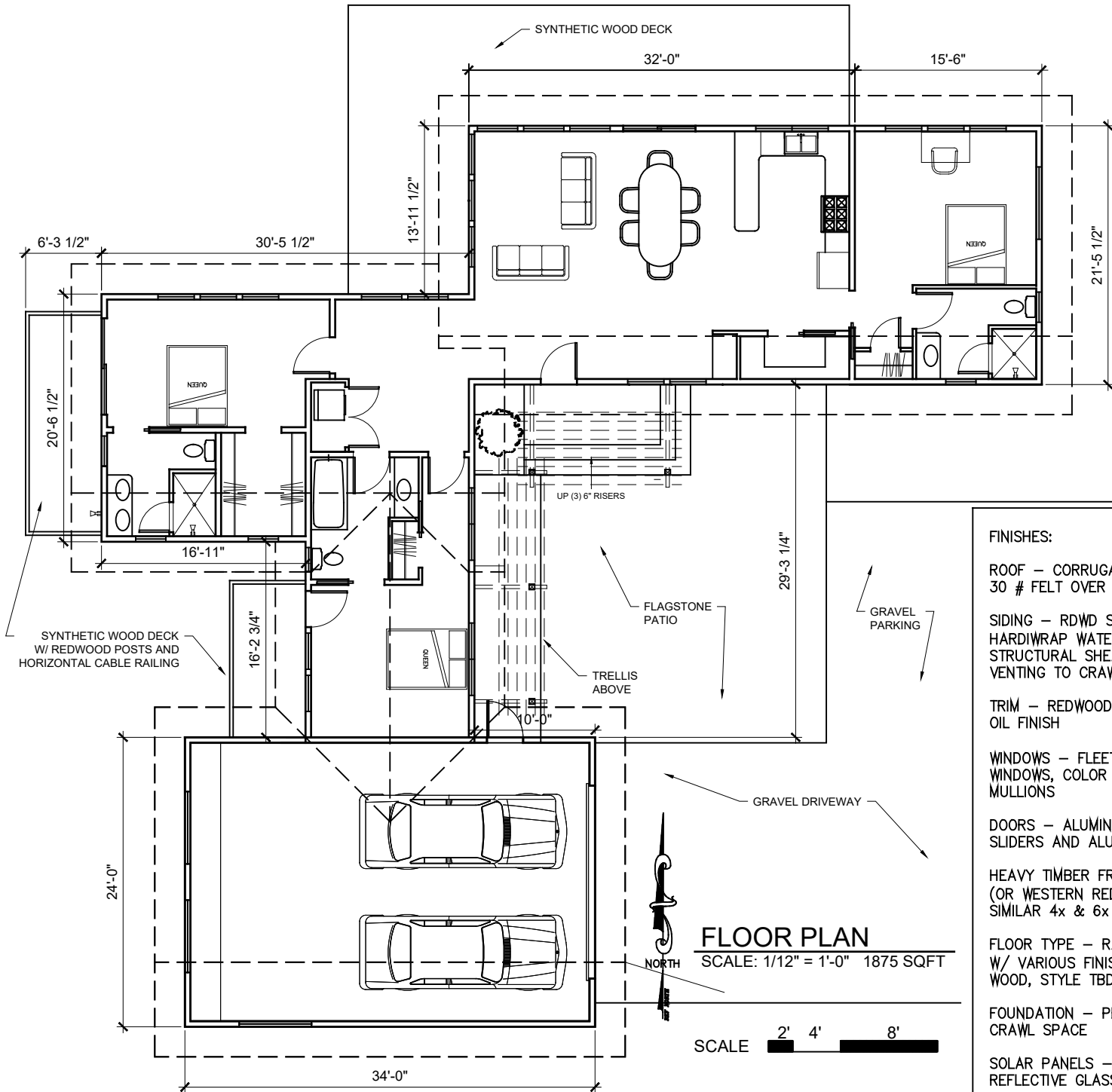
JOB: BAUGHN

SHEET NO: **A1** of -

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2004





FINISHES:

ROOF - CORRUGATED ROOF, GALVANIZED OVER 30 # FELT OVER STRUCTURAL SHEAR.

SIDING - RDWD SHIPLAP SIDING OVER HARDWRAP WATER BARRIER (OR EQ.) OVER STRUCTURAL SHEAR, COPPER SCREENED VENTING TO CRAWL SPACE, CLEAR OIL FINISH

TRIM - REDWOOD 2x VARIABLE WIDTHS, CLEAR OIL FINISH

WINDOWS - FLEETWOOD ALUMINUM / STEEL WINDOWS, COLOR BLACK WITH STEEL LOOK MULLIONS

DOORS - ALUMINUM GARAGE DOOR, ALUMINUM SLIDERS AND ALUMINUM FRAMED GLASS DOORS

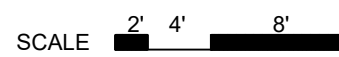
HEAVY TIMBER FRAMING EXPOSED 2x REDWOOD (OR WESTERN RED CEDAR) FRAMING WITH SIMILAR 4x & 6x POSTS AND BEAMS

FLOOR TYPE - RAISED WOOD FRAMED FLOOR W/ VARIOUS FINISHES, MAINLY ENGINEERED WOOD, STYLE TBD

FOUNDATION - PERIMETER WITH POST AND PIER CRAWL SPACE

SOLAR PANELS - STANDARD PANELS WITH LOW REFLECTIVE GLASS

FLOOR PLAN
SCALE: 1/12" = 1'-0" 1875 SQFT



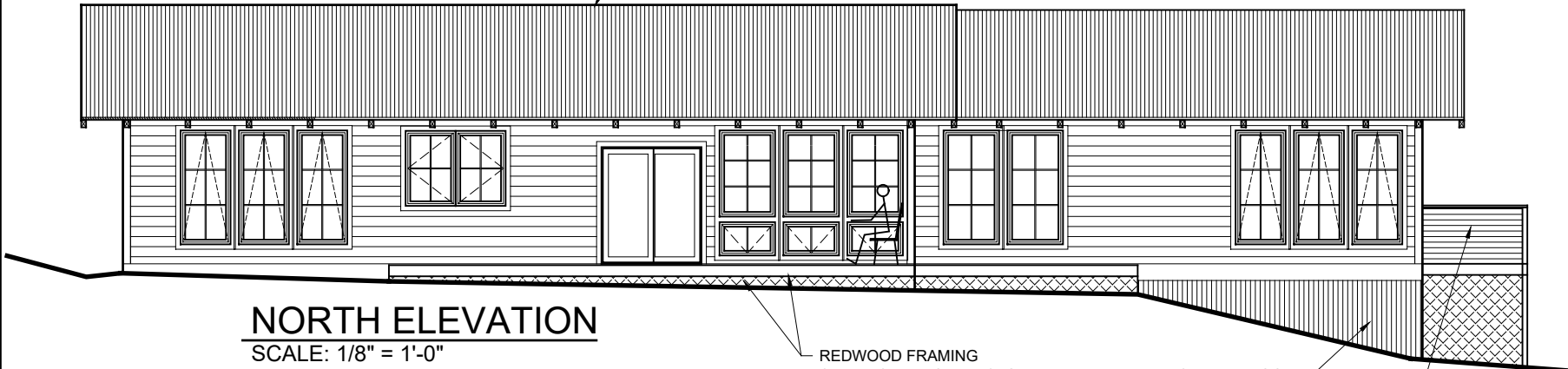
Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2004

DATE	AUGUST 7, 2023
SCALE	AS NOTED
DRAWN BY:	KEG
JOB:	BAUGHN
SHEET NO.	A2 of -

**RESIDENCE
FLOOR PLAN**

A NEW RESIDENCE FOR:
CHARLIE BAUGHN
10970 FORD STREET
MENDOCINO, CA 95460

CORRUGATED METAL ROOFING
GALVANIZED



NORTH ELEVATION

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

REDWOOD FRAMING
& LATTICE BELOW DECKS

VERTICAL REDWOOD
SKIRTING UNDER 2x12
BAND BOARD

GALVANIZED STEEL CABLE
RAILING WITH REDWOOD POSTS

Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2004



DATE: AUGUST 7, 2023
SCALE: AS NOTED
DRAWN BY: KEG
JOB: BAUGHN
SHEET NO: A3 of -

**EXTERIOR ELEVATIONS -
NORTH AND WEST**

SHEET NAME:

A.P. #119-170-13-00

A NEW RESIDENCE FOR:
CHARLIE BAUGHN
10970 FORD STREET
MENDOCINO, CA 95460

ALUMINUM FRAME WINDOWS,
PAINT BLACK WITH
STEEL LOOK MULLIONS,
TYPICAL

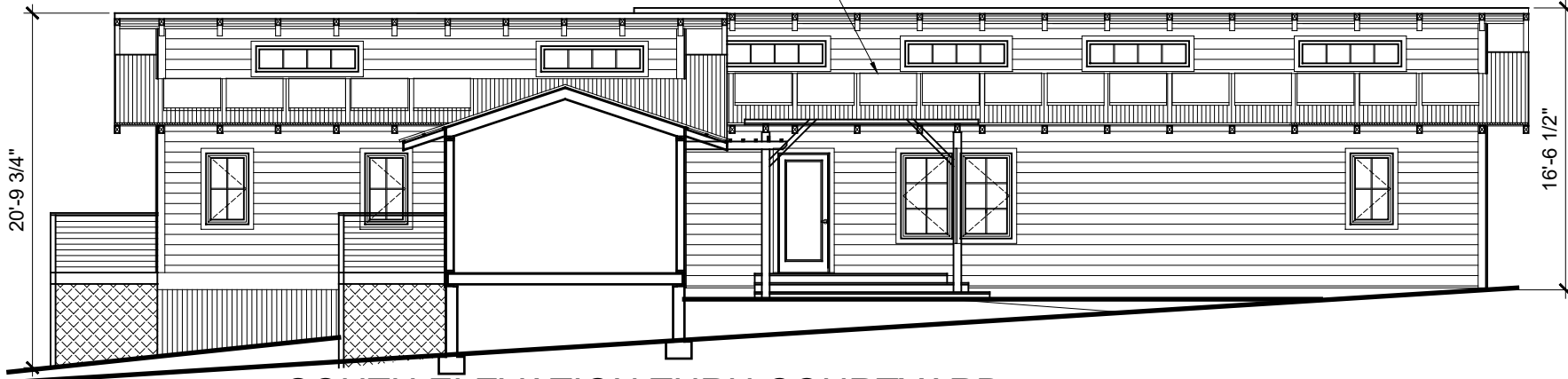
ALUMINUM SLIDER, BLACK



WEST ELEVATION

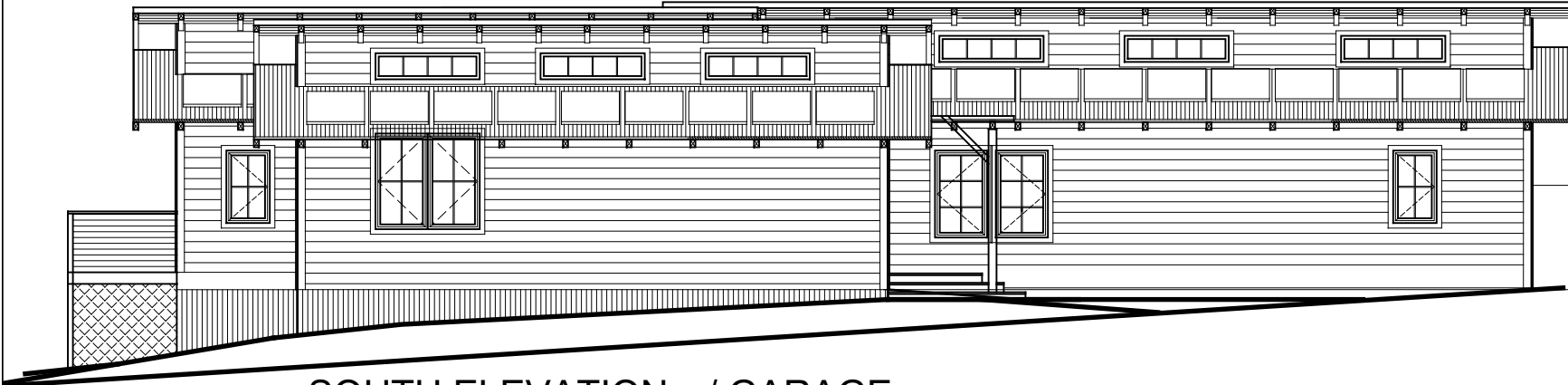
SCALE: 1/10" = 1'-0"

POTENTIAL SOLAR PANEL LOCATIONS



SOUTH ELEVATION THRU COURTYARD

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



SOUTH ELEVATION w/ GARAGE

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

Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2004




DATE: AUGUST 7, 2023
SCALE: AS NOTED
DRAWN BY: KBG
JOB: BAUGHN
SHEET NO. A4 of -

EXTERIOR ELEVATIONS -
SOUTH -
WITH AND W/OUT GARAGE

A.P. #119-170-13-00

A NEW RESIDENCE FOR:
CHARLIE BAUGHN
10970 FORD STREET
MENDOCINO, CA 95460

Kelly B. Grimes, Architect
 P.O. Box 598
 Little River, CA 95456
 707-937-2004



DATE: AUGUST 7, 2023
 SCALE: AS NOTED
 DRAWN BY: KBG
 JOB: BAUGHN
 SHEET NO. A5 of -

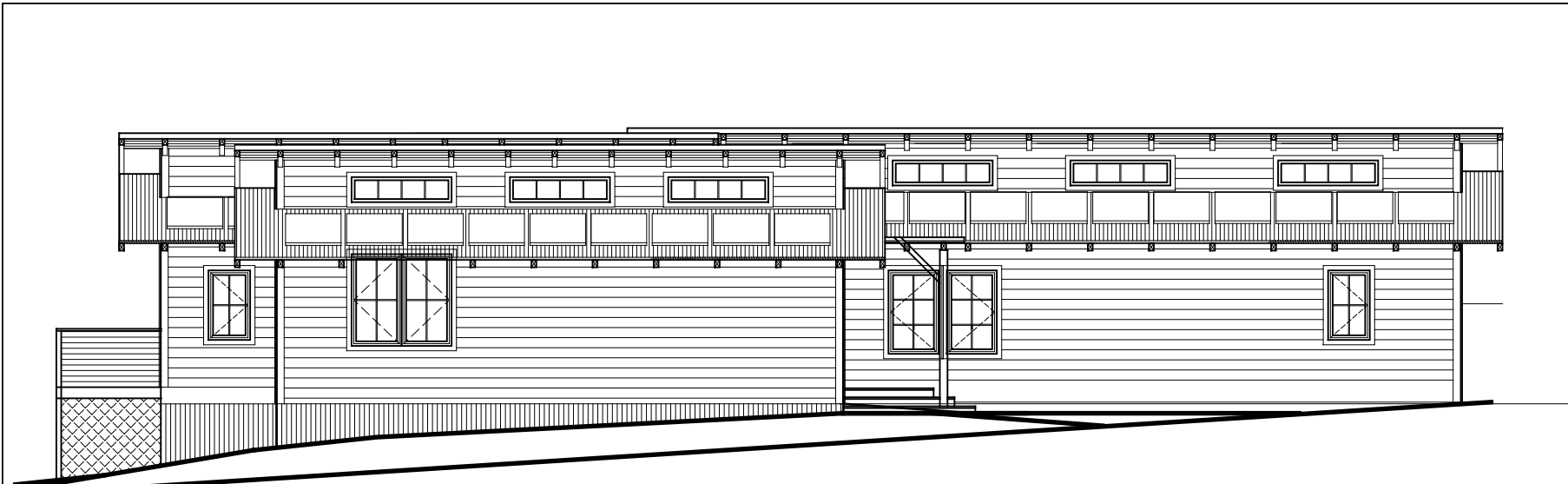
**EXTERIOR ELEVATIONS -
 SOUTH AND EAST**

SHEET NAME:

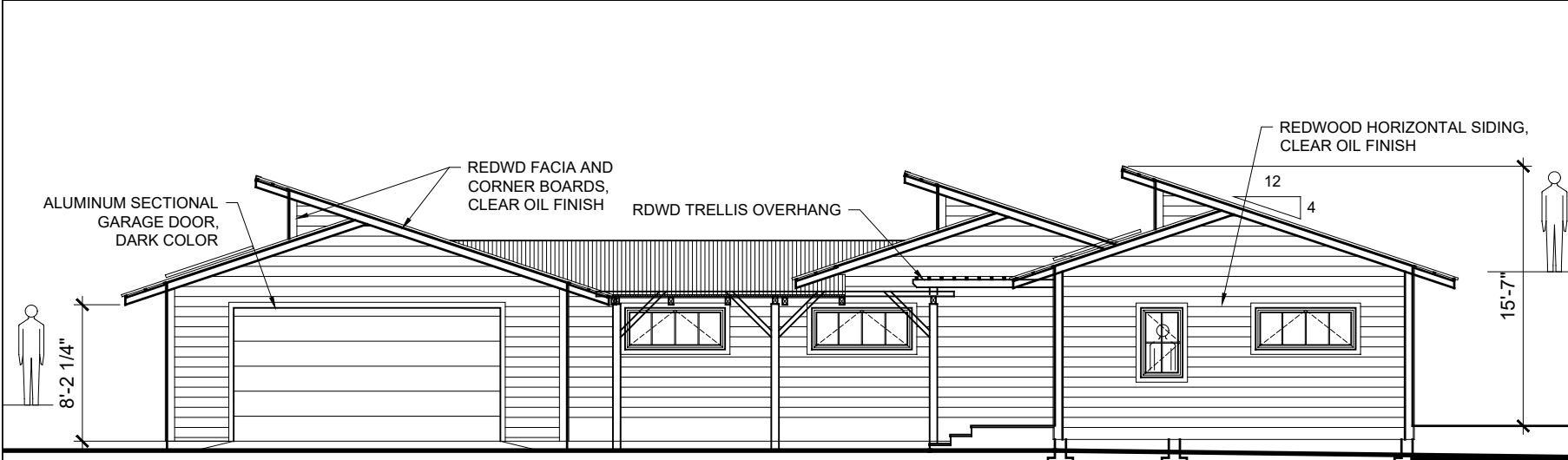
A.P. #119-170-13-00

A NEW RESIDENCE FOR:

CHARLIE BAUGHN
 10970 FORD STREET
 MENDOCINO, CA 95460

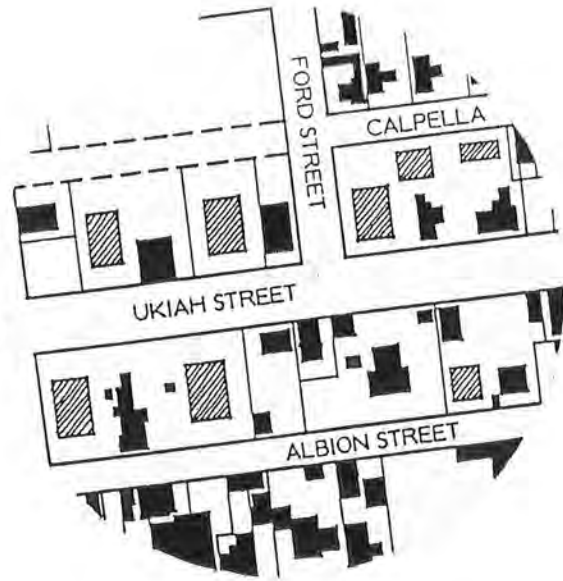


SOUTH ELEVATION w/ GARAGE
 SCALE: 1/8" = 1'-0"



EAST ELEVATION
 SCALE: 1/10" = 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.

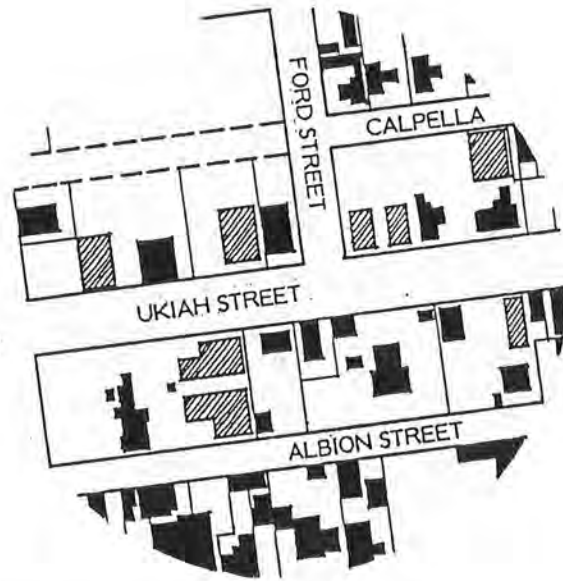


Figure 4.13-5. Mendocino Town Plan example of use of special site planning standards to preserve open space character without reducing allowable floor area.

11-5-85

Heeser Drive at North Lansing

Sverko, March 3, 1999
APN: 119-170-05, 06, 07, 08
MHR: not listed

I have very little information on these homes built after the opening of Heeser Drive and the north end of Ford Street.

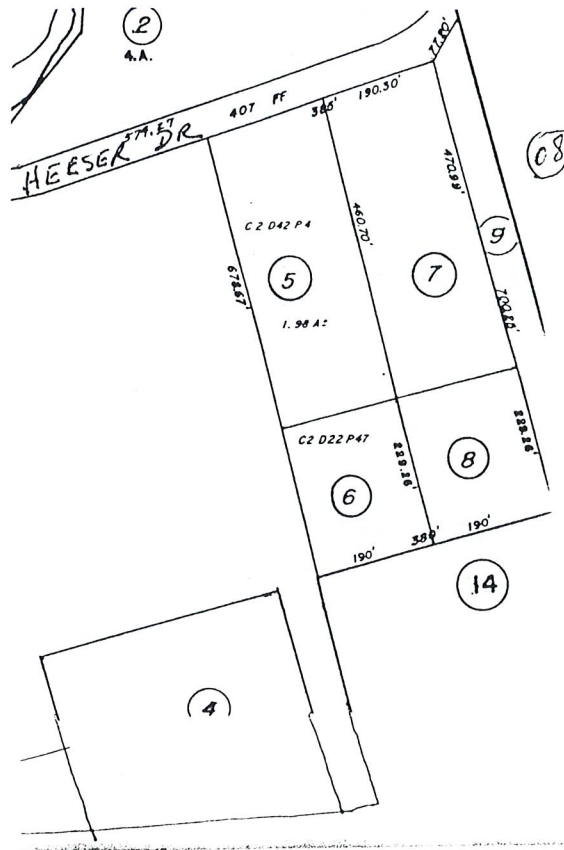
119-170-05:
1/26/1973, Max Kaufman to Thomas T. Files and vice versa (easement?)

MHRB 81-65, David Clayton for Thomas Files to add greenhouse, gable window, garage doors, etc. app'd Nov. 1, 1981.

119-170-06, MHRB, Everett Farber, to construct single family dwelling, app'd 7/2/1973

119-170-07, 10900 Ford St. CCC Agenda. 1-90-32, Geritz, Vincent & Shea 1105 sq ft addition to 1925 sq ft house on one acre lot. CCC 1/93/43, Alice Goodridge appl for 32 ft high 636 sq ft water tower and guest cottage.

119-170-08 ????



In