



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

MEMORANDUM

DATE: DECEMBER 4, 2023
TO: MENDOCINO HISTORICAL REVIEW BOARD
FROM: PLANNING AND BUILDING SERVICES, MARK CLISER, PLANNER III
SUBJECT: MHRB_2023-0014 REVISIONS

On October 2, 2023, the Mendocino Historical Review Board (MHRB) considered MHRB_2023-0014 which requested: 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.

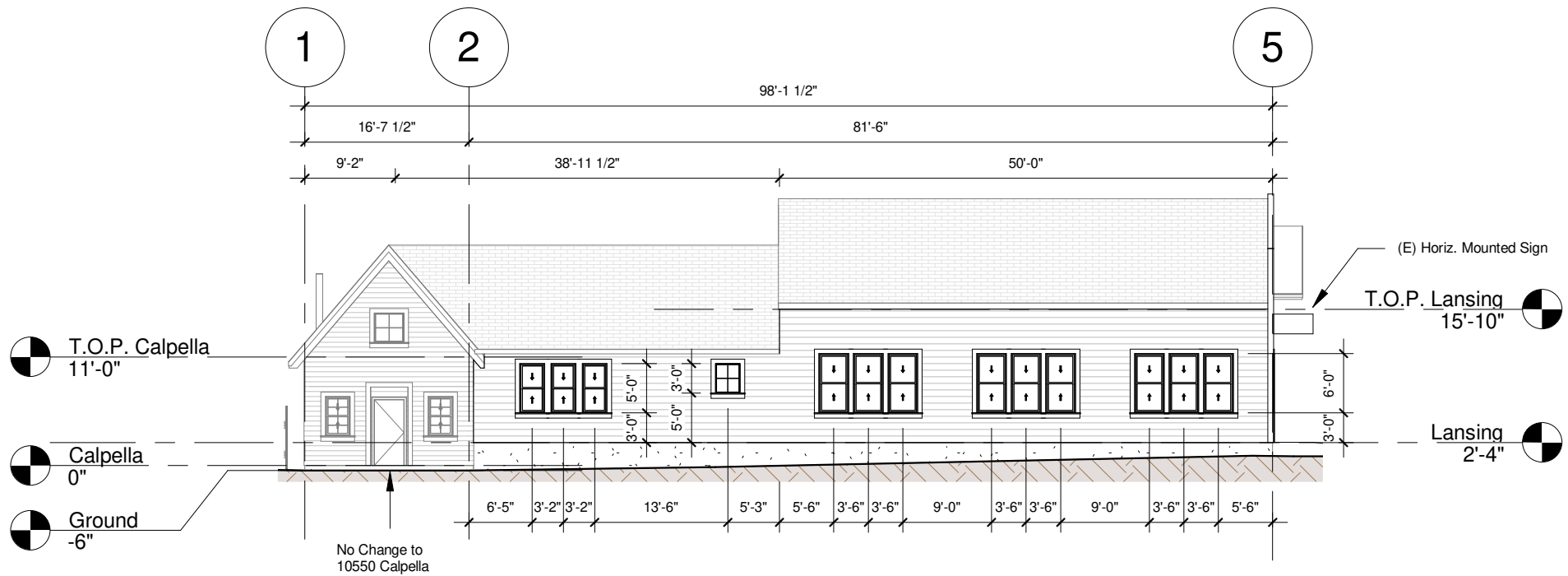
A motion by Review Board Member Kappler to continue the item to a date certain of December 4, 2023, to allow the applicant time to consider design alternatives, including exterior colors, fewer windows, and maintaining large barn doors and roofing materials was unanimously approved. The Board also motioned to revise Conditions of Approval, adding a new condition that states "All new window frames and doors shall be made from wood".

The applicant has submitted revised designed plans based on the Board's request. The applicant has removed the transom windows at the south elevation and changed the windows at the east elevation so that they appear "more historical in style". The applicant has requested that the Board reconsider their desire to maintain the barn doors at the east elevation. These changes can be found on Attachment A.

- Removal of transom windows at south elevation
 - Revisions: page 1, attachment A
 - Previously proposed: page 2, attachment A
- Revision to windows at east elevation
 - Revised: page 3, attachment A
 - Previously proposed: page 4, attachment A
- Retain barn door at east elevation
 - Existing: page 5, attachment A
 - Proposed: page 4, attachment A

ATTACHMENTS:

- A. Revisions
- B. Original Site Plans
- C. Revised Site Plans
- D. Action Letter from October 2023



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



Retail Conversion

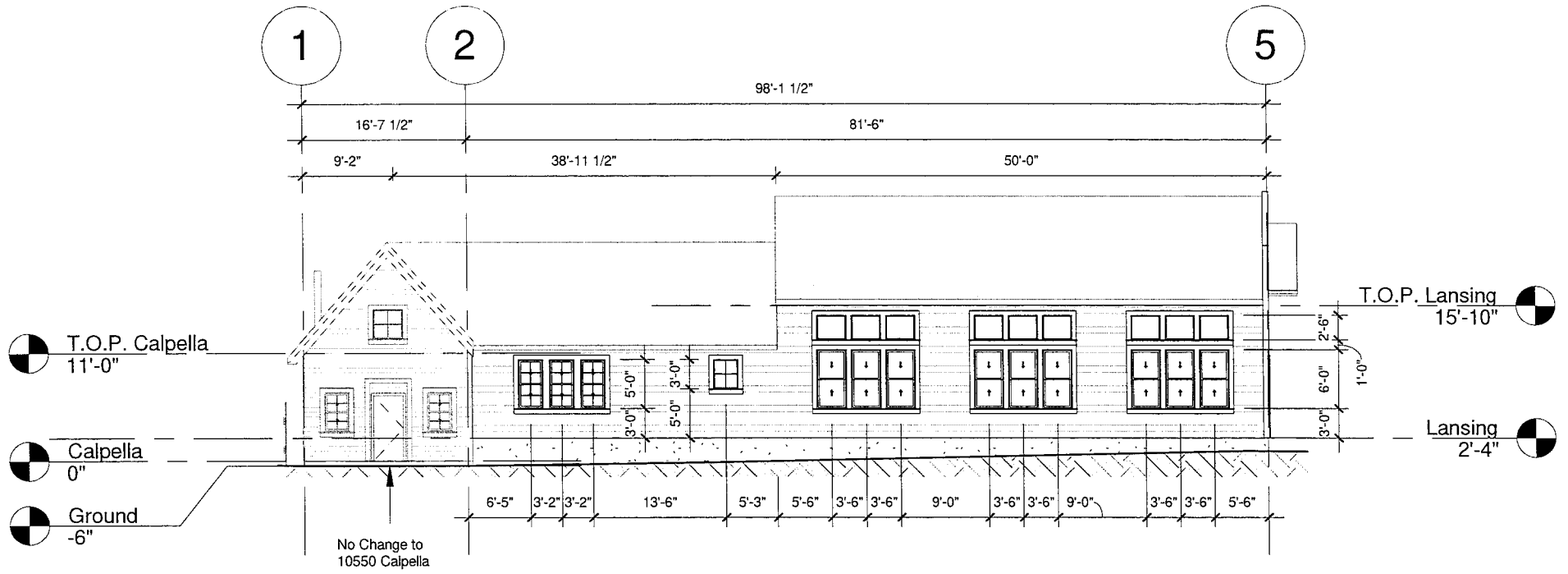
Ishvi Aum
 10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

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

DATE : 11/13/2023

DRAWN BY : SLLC



Attachment K

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



AUM CONSTRUCTION INC.
 General Contractor Lic. # 817115
 www.aumconstruction.com

Retail Conversion

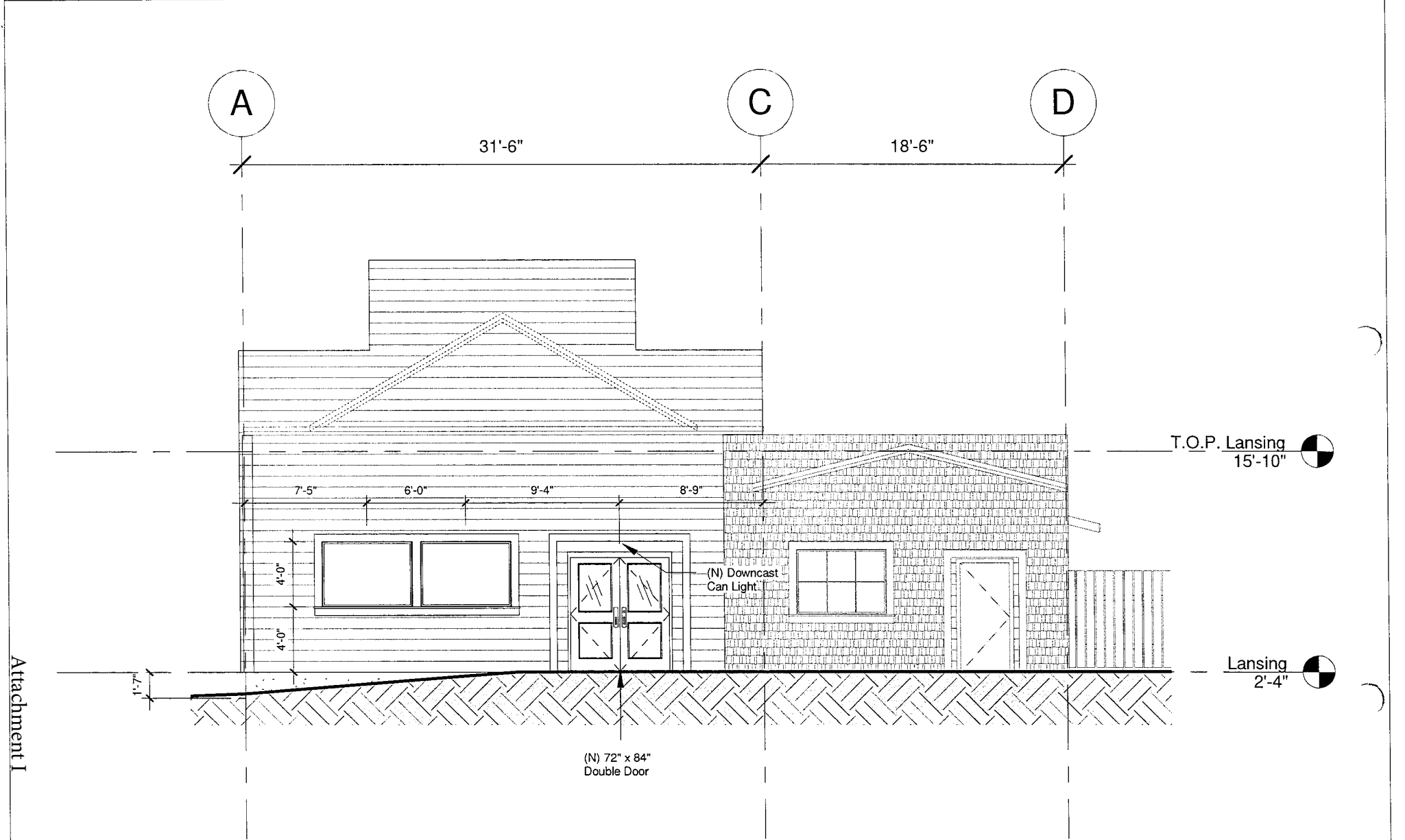
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 10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

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

DATE : 08/04/2023

DRAWN BY : SLLC



① Elev - East Proposed
 1/8" = 1'-0"



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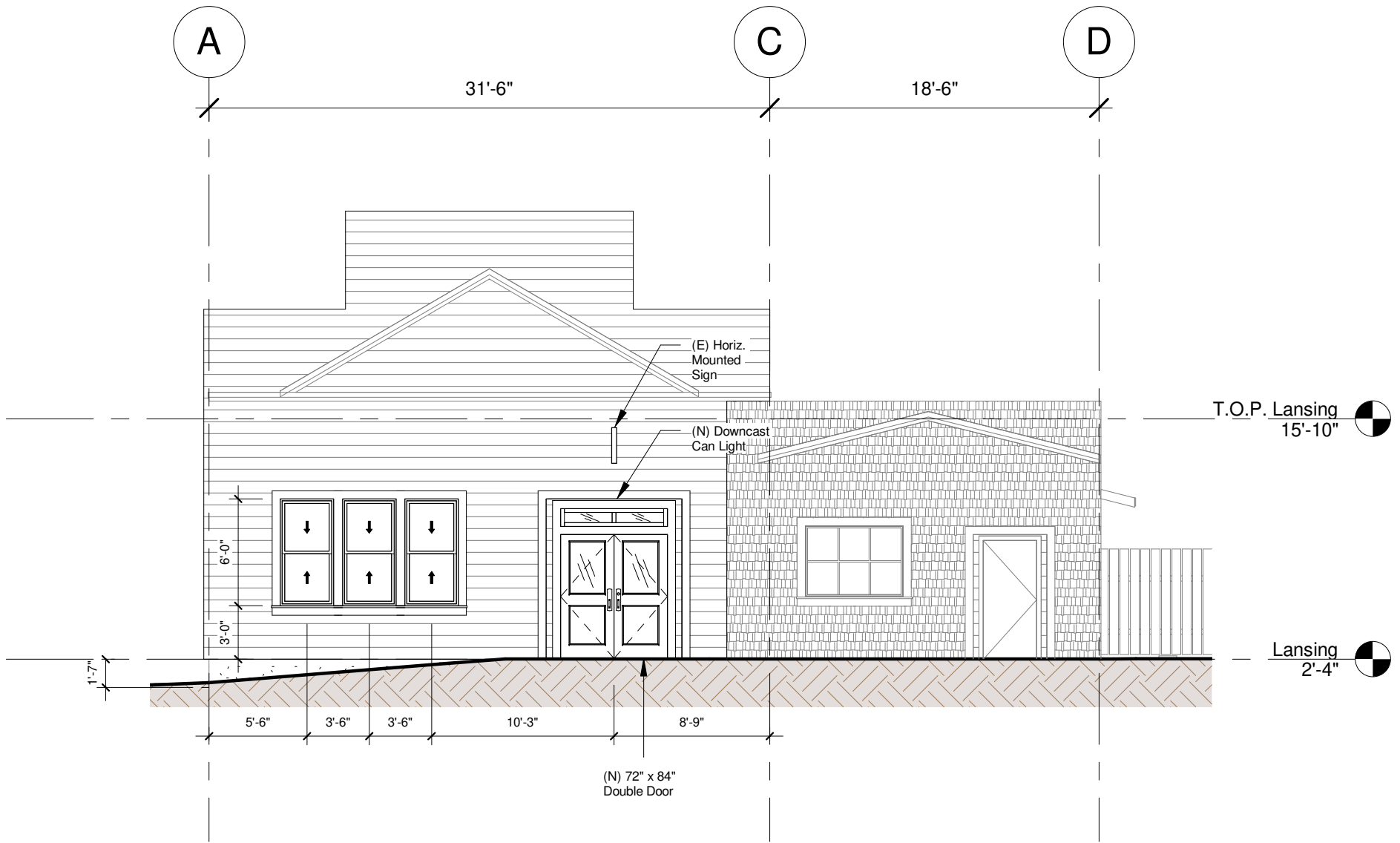
Ishvi Aum
 10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

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

DATE : 08/04/2023

DRAWN BY : SLLC



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



Retail Conversion

Ishvi Aum
 10546 Lansing St, Mendocino, CA 95460

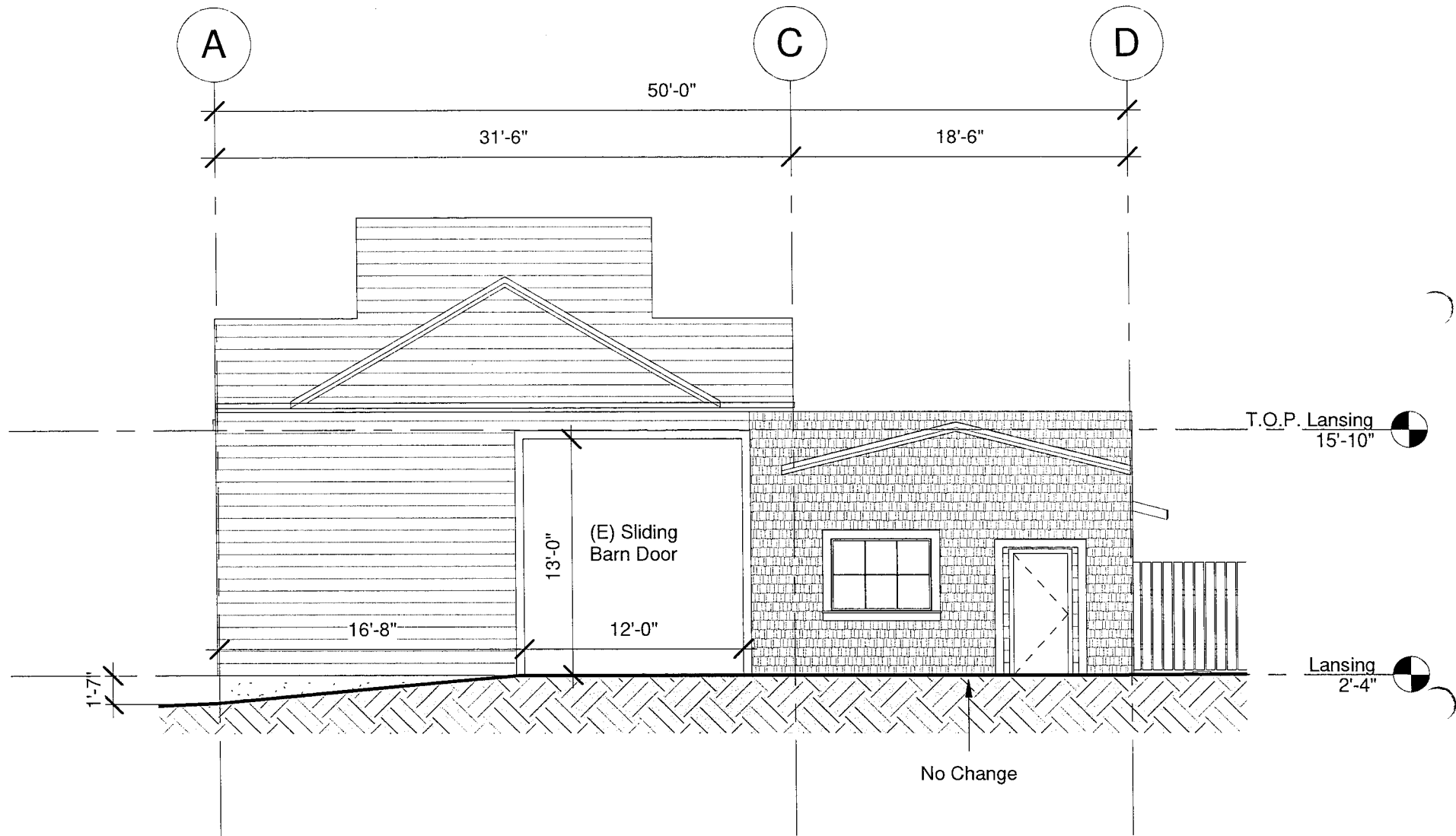
APN # : 119-160-31

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

DATE : 11/13/2023

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Attachment H



① Elev - East Existing
 1/8" = 1'-0"



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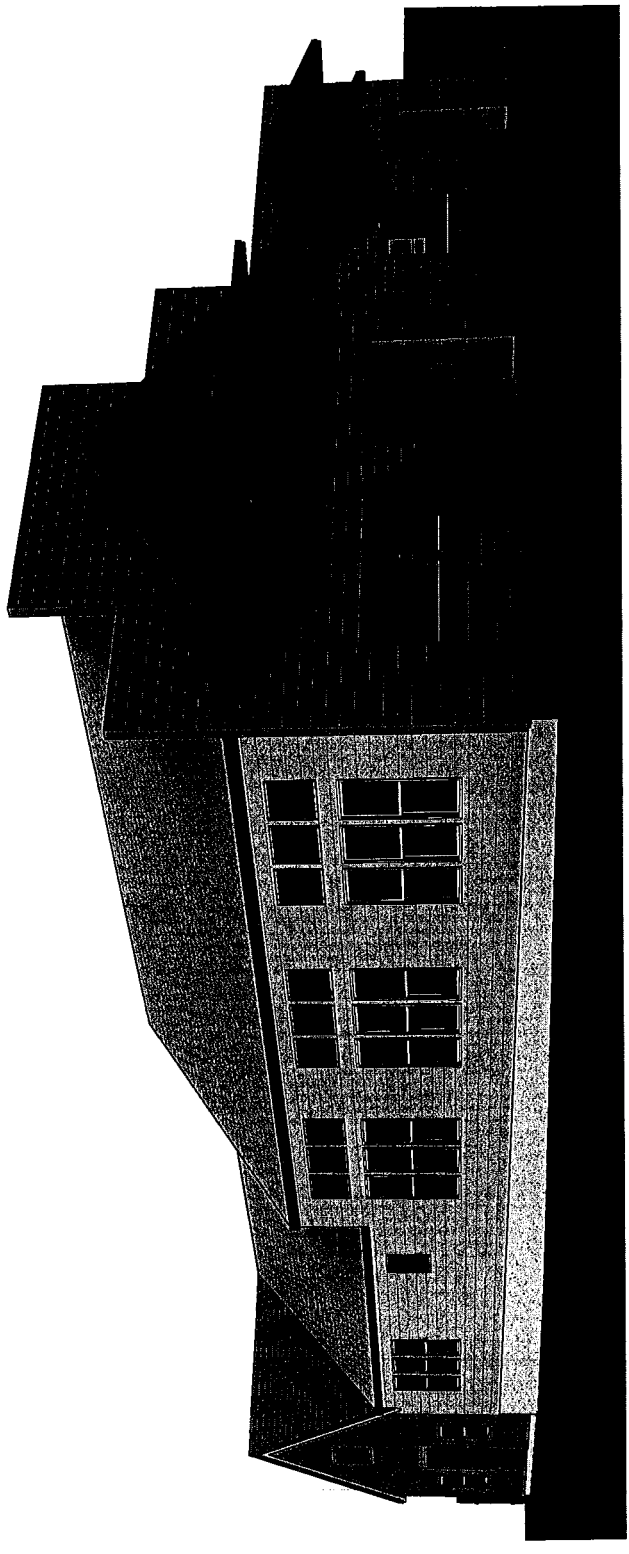
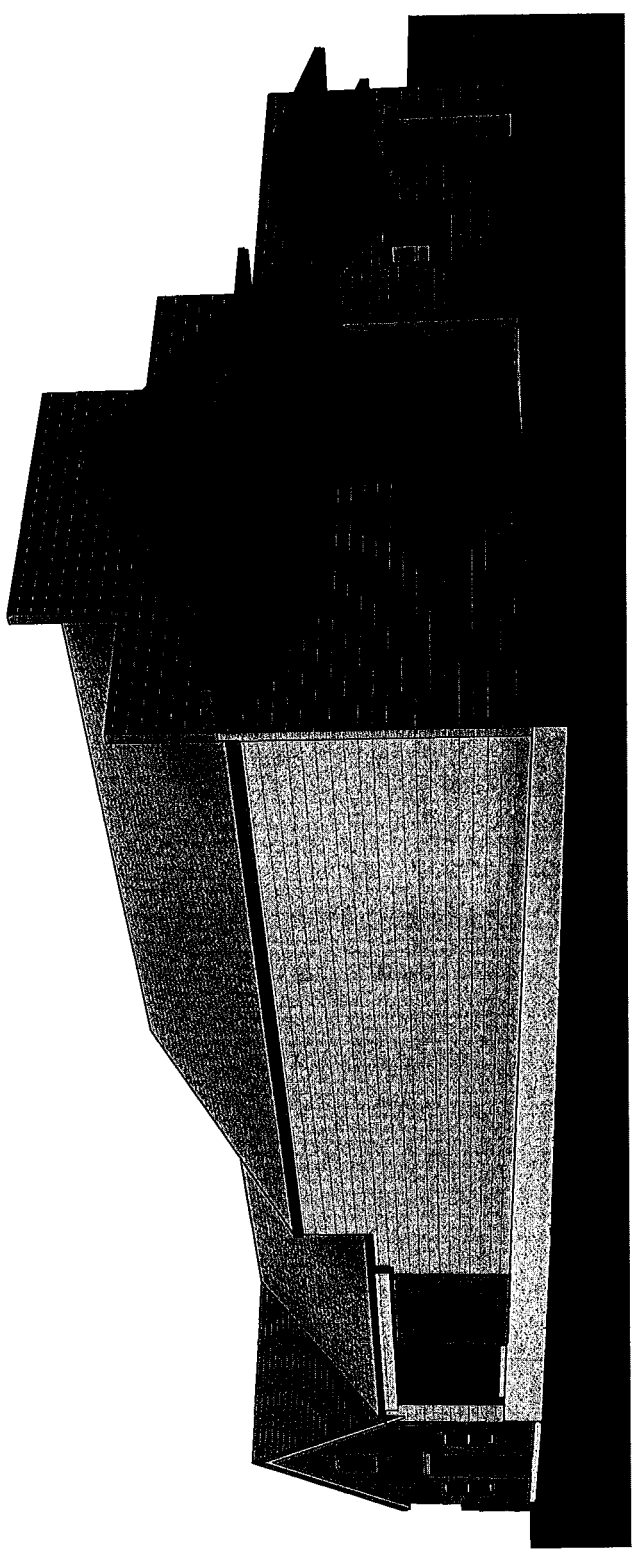
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APN # : 119-160-31

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DATE : 08/04/2023

DRAWN BY : SLLC



Retail Conversion


Ishvi Aum
10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

DATE : 08/04/2023

SCALE :

DRAWN BY : SLLC

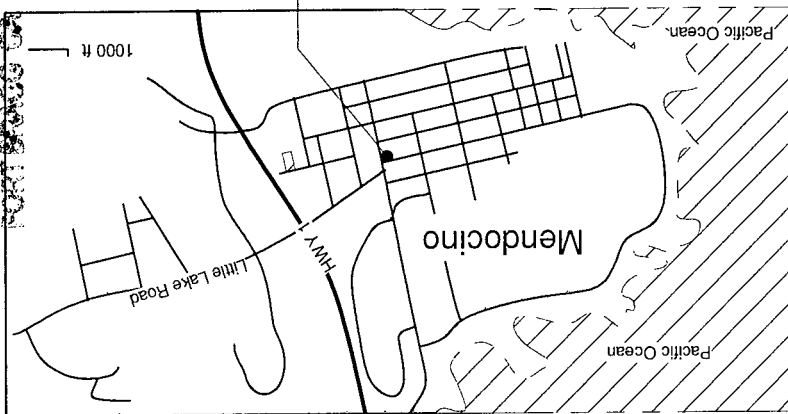


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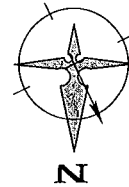
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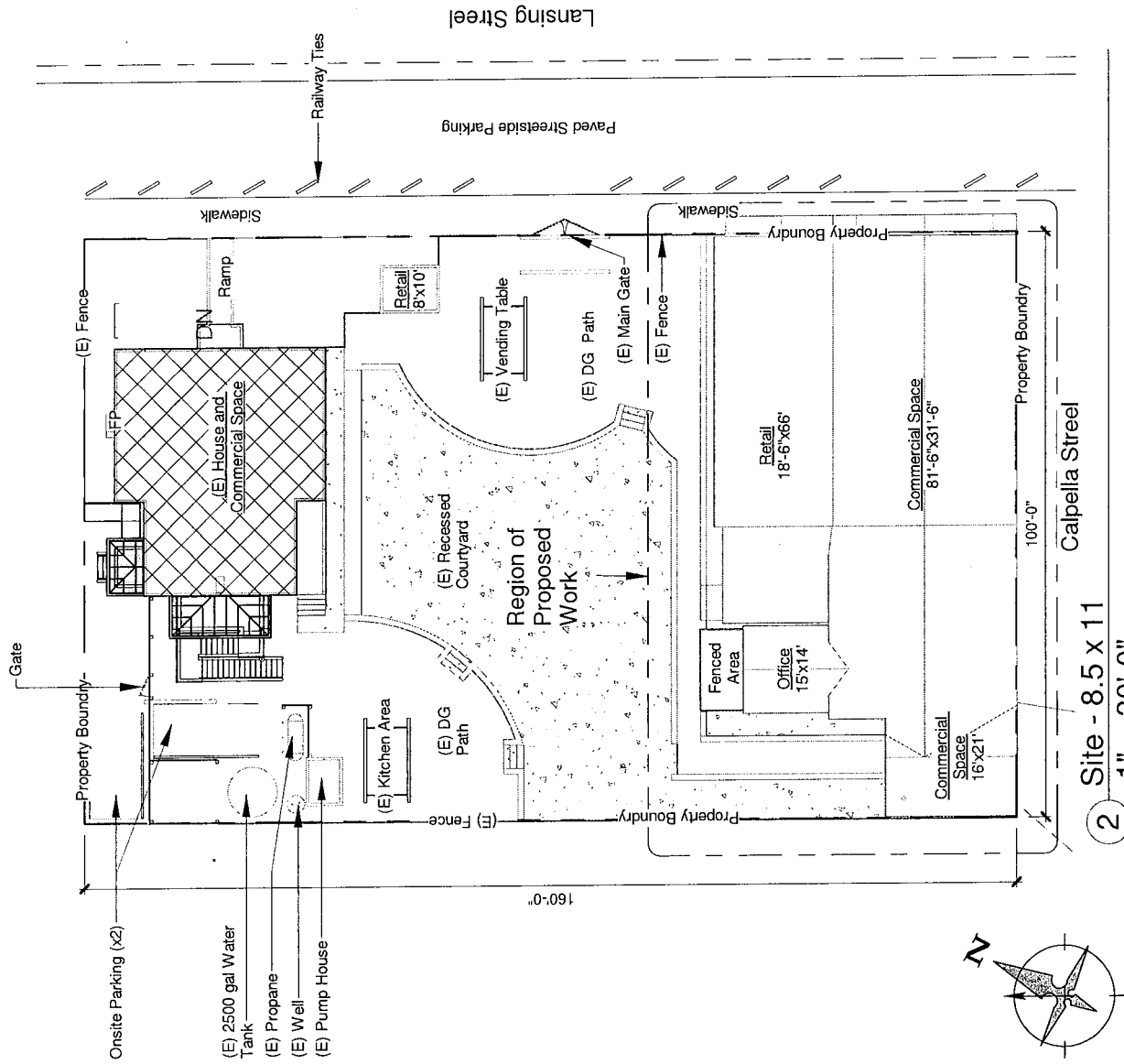
PLANNING & BUILDING SERV



10550
Lansing St



Little Lake Street



2 Site - 8.5 x 11
1" = 30'-0"

Ishvi Aum

Retail Conversion

10546 Lansing St., Mendocino, CA 95460

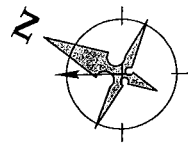
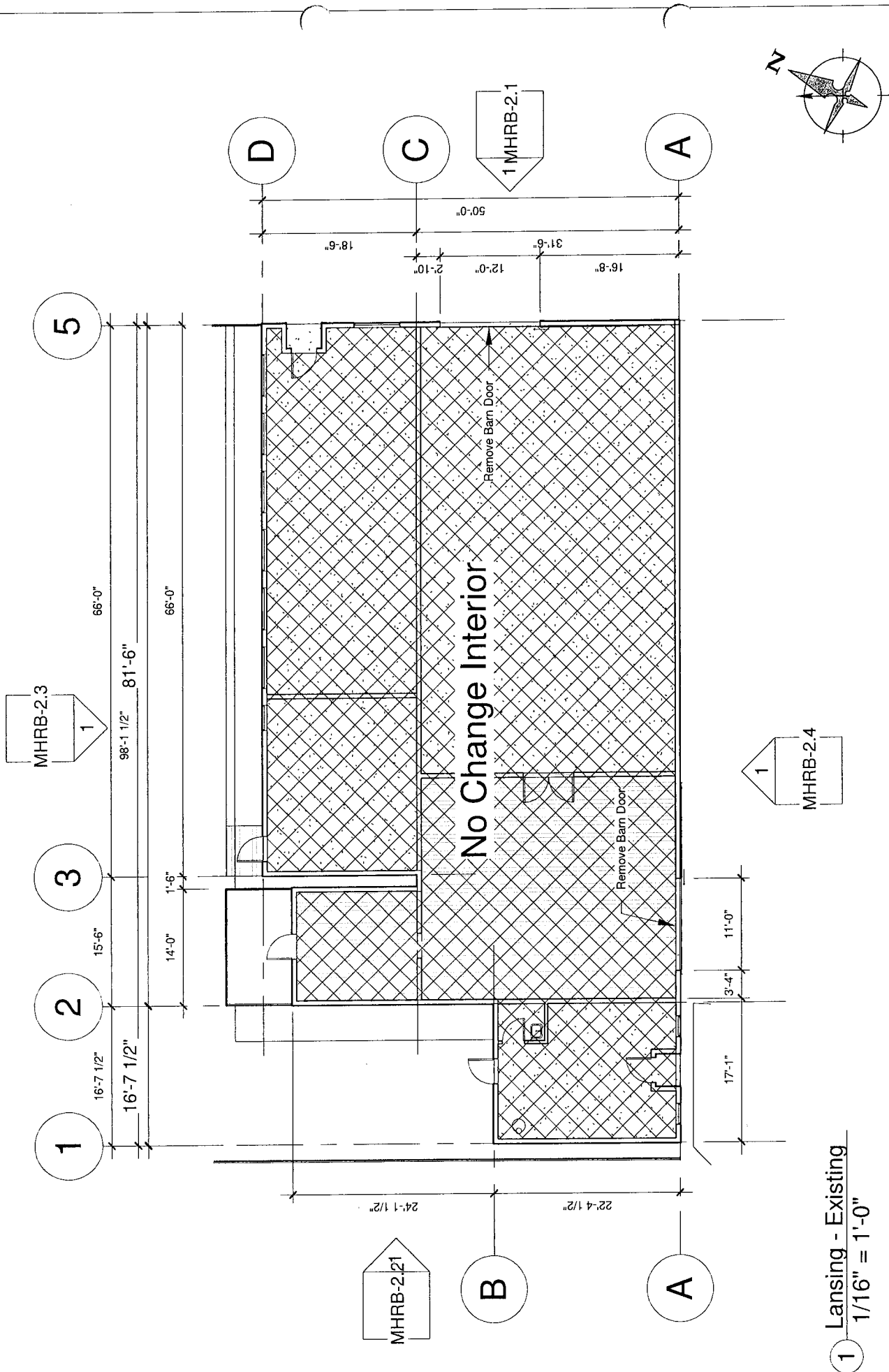
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DATE : 08/04/2023

SCALE : As indicated

DRAWN BY : SLLC

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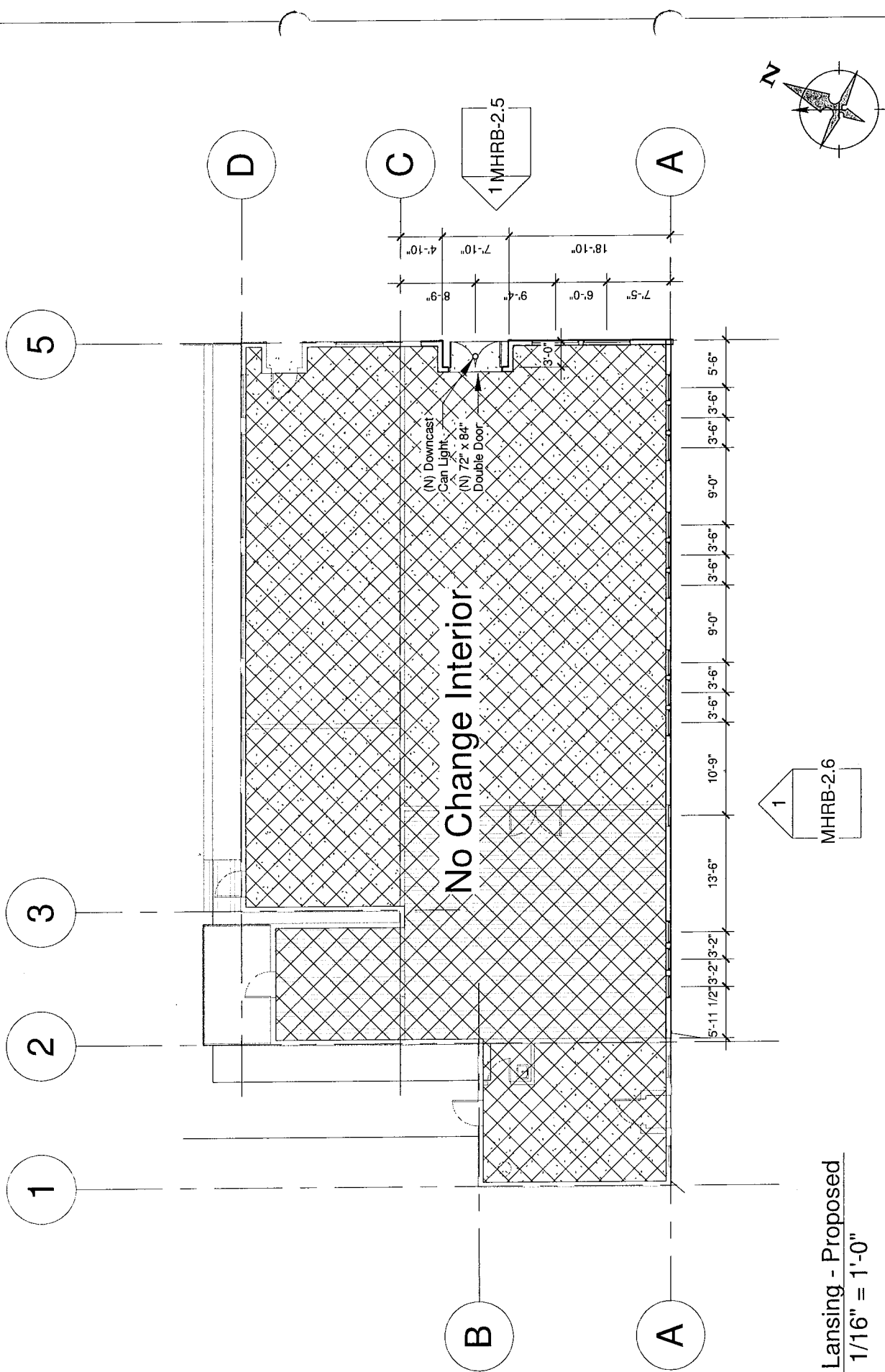


1 Lansing - Existing
 1/16" = 1'-0"

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

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

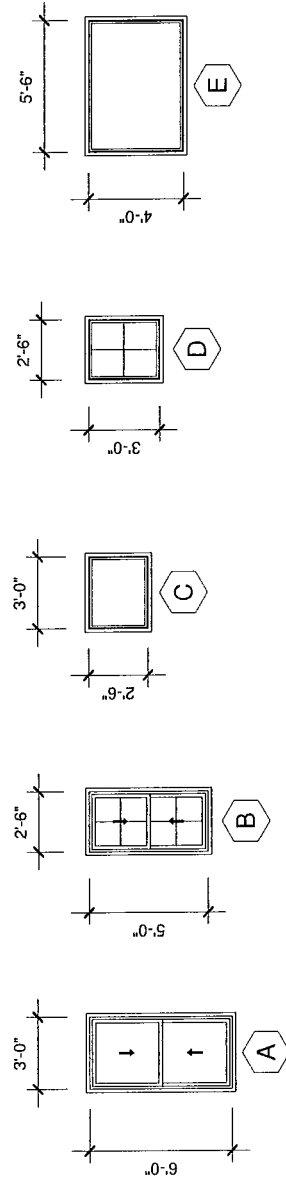
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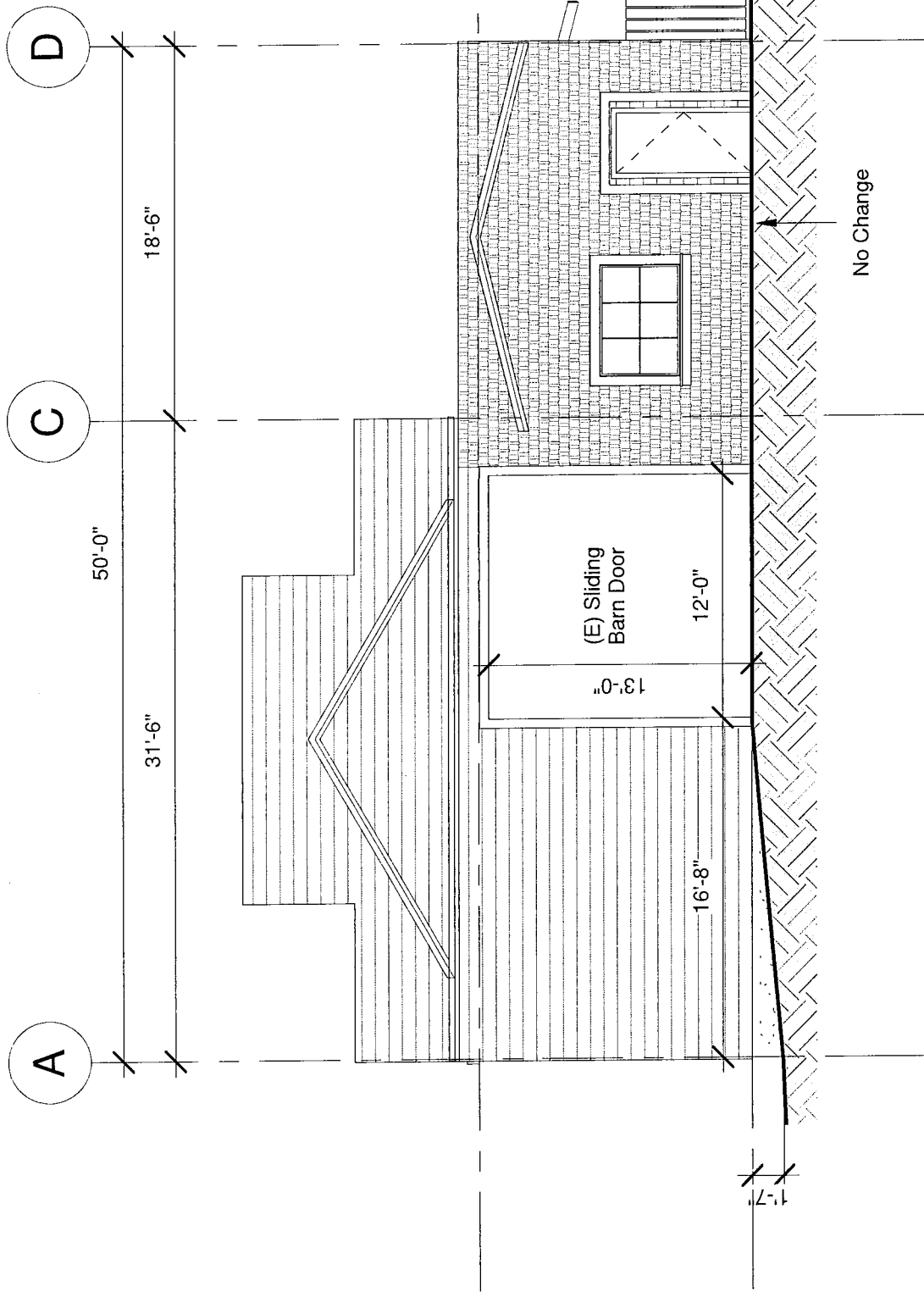
AUM CONSTRUCTION INC.
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Window Schedule				
Family	Type Mark	Count	Width	Height
Window-Double-Hung	A	9	3'-0"	6'-0"
Window-Double-Hung	B	3	2'-6"	5'-0"
Window-Fixed	C	9	3'-0"	2'-6"
Window-Fixed	D	1	2'-6"	3'-0"
Window-Fixed	E	2	5'-6"	4'-0"



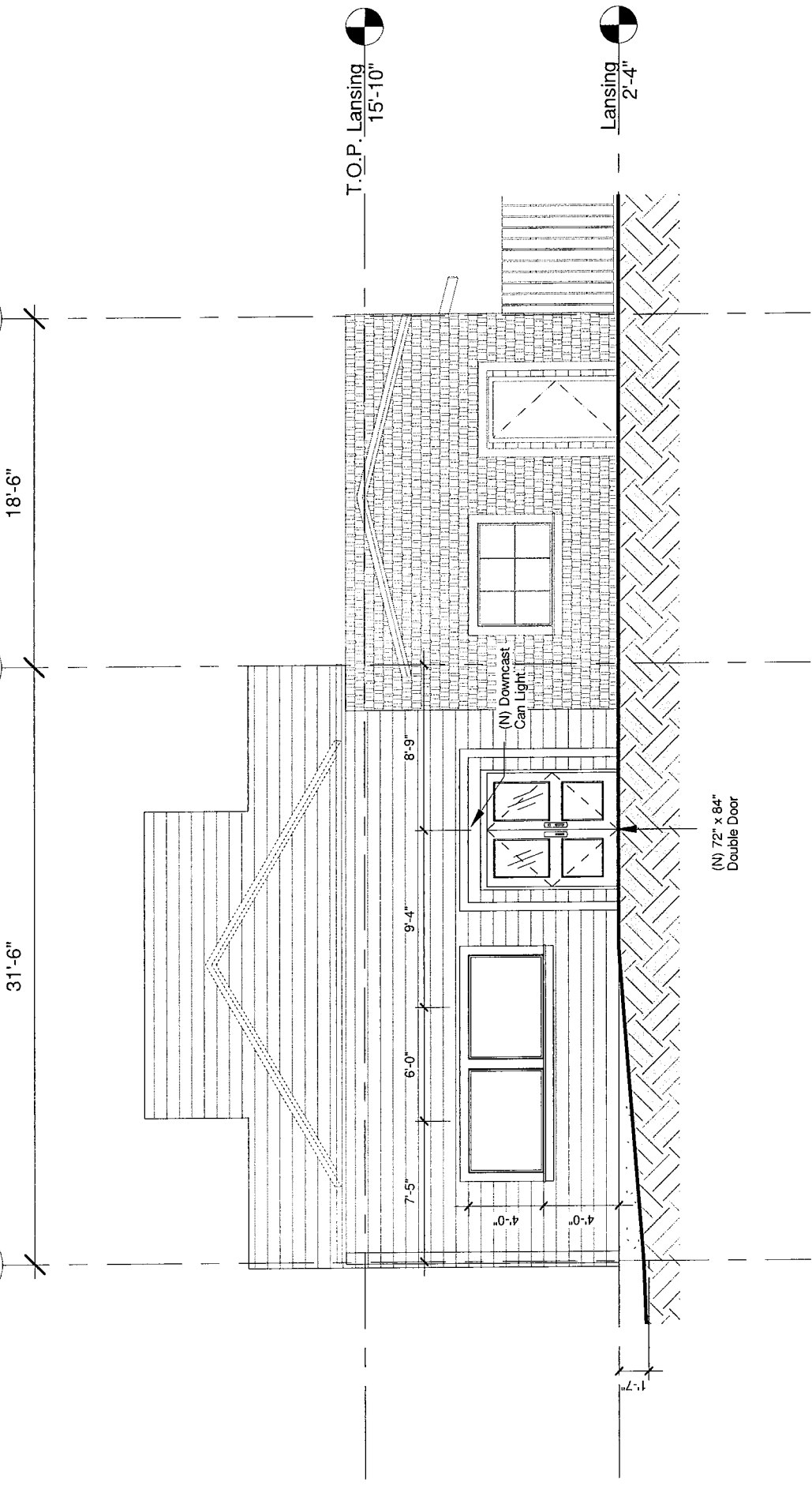
 AUM CONSTRUCTION INC. General Contractor Lic # 817115 www.aumconstruction.com	<u>Retail Conversion</u> Ishvi Aum 10546 Lansing St, Mendocino, CA 95460		APN # : 119-160-31	SCALE : 1/8" = 1'-0"
	DATE : 08/04/2023		DRAWN BY :	SLCC



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

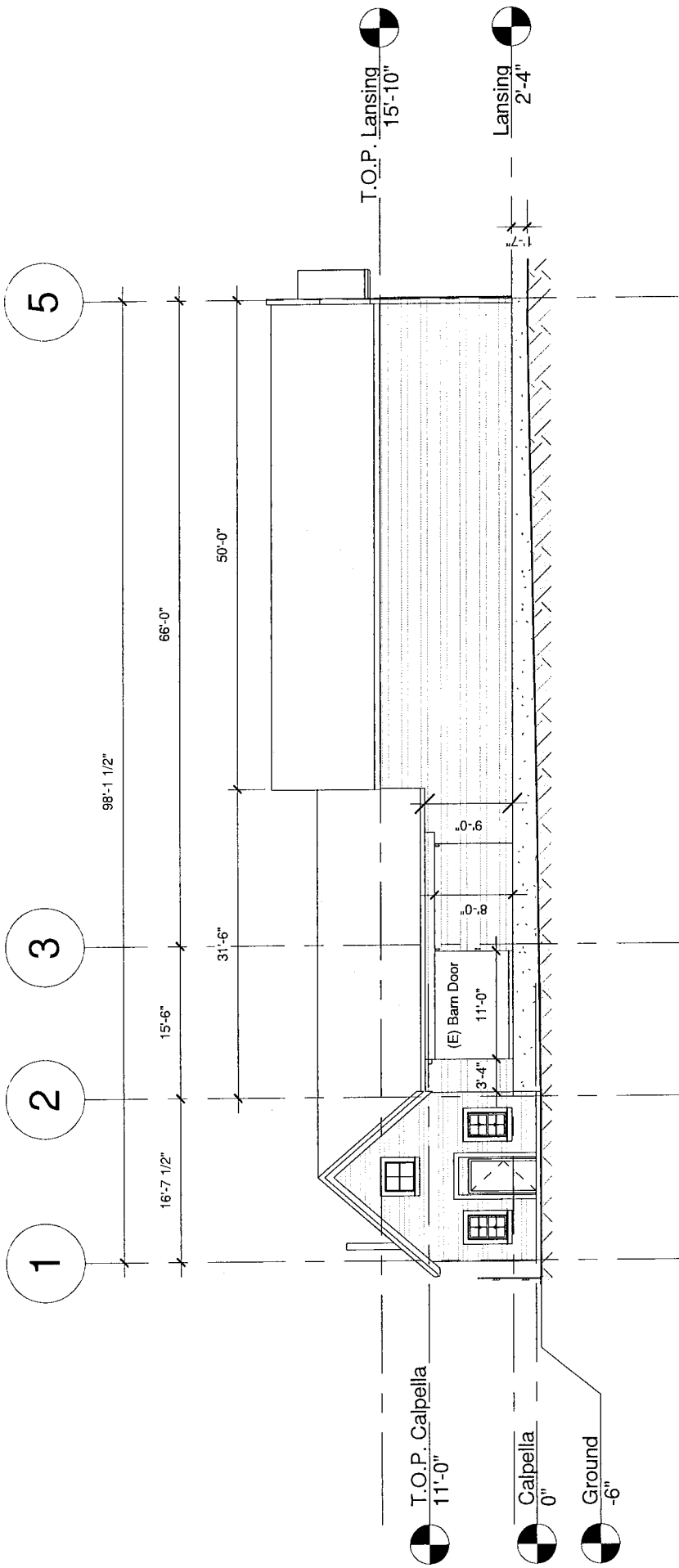
 <p>AUM CONSTRUCTION INC. General Contractor Lic. # 817115 www.aumconstruction.com</p>	<p><u>Retail Conversion</u> Ishvi Aum 10546 Lansing St, Mendocino, CA 95460</p>	<p>APN # : 119-160-31</p>	<p>SCALE : 1/8" = 1'-0"</p>
<p>DATE : 08/04/2023</p>		<p>DRAWN BY : SLLC</p>	

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



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

 <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>	



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



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Retail Conversion

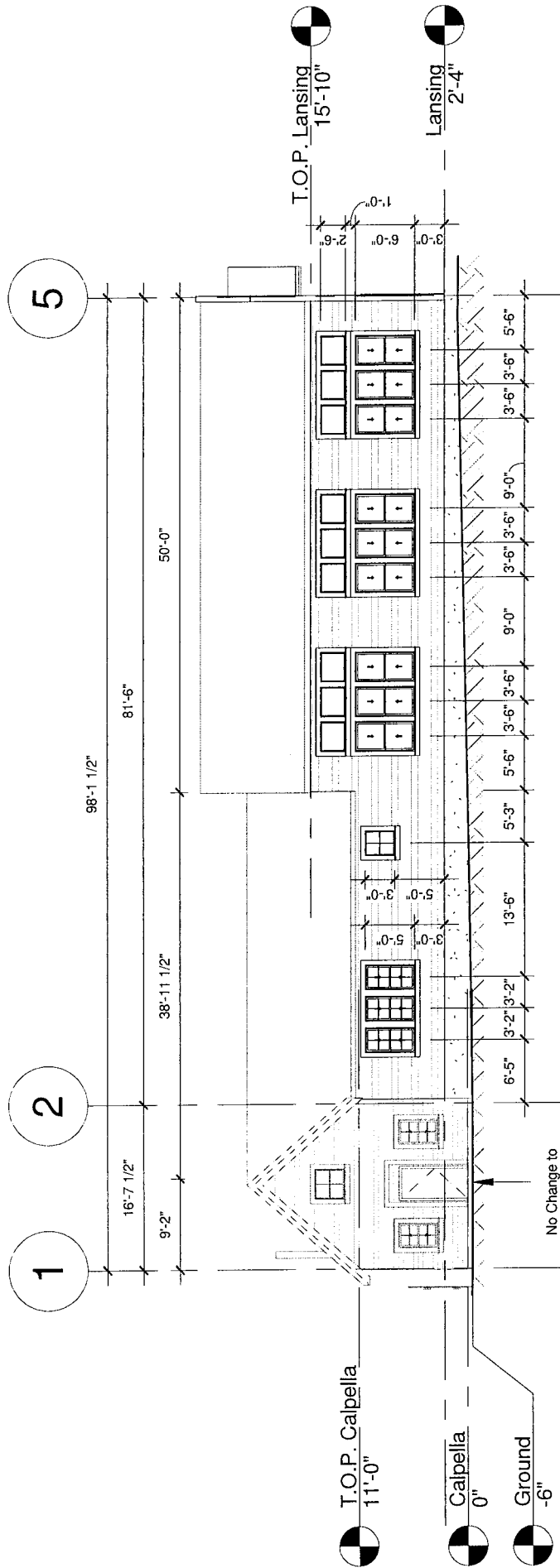
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APN # : 119-160-31

DATE : 08/04/2023

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

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

Attachment K



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Retail Conversion

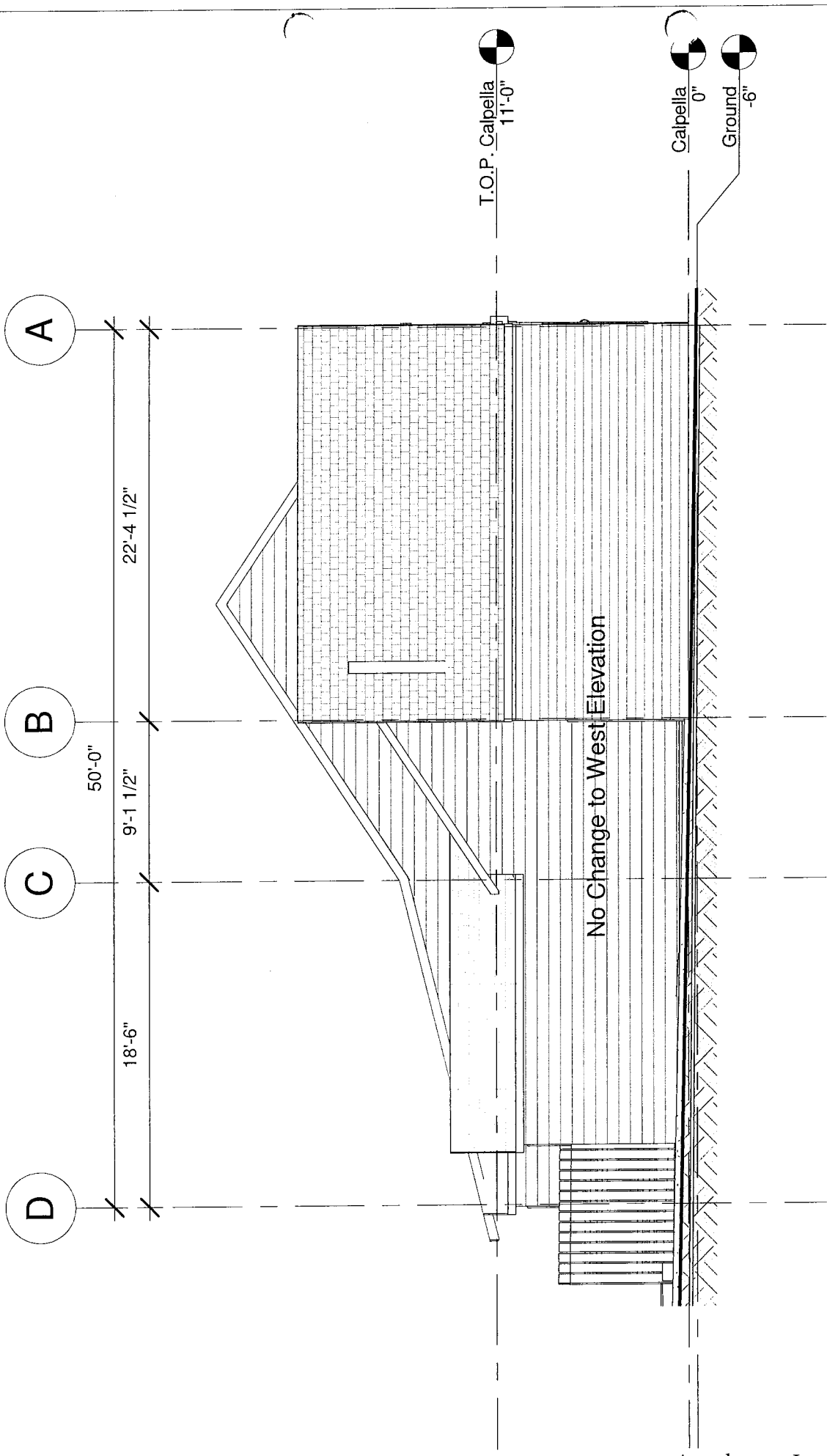
Ishvi Aum
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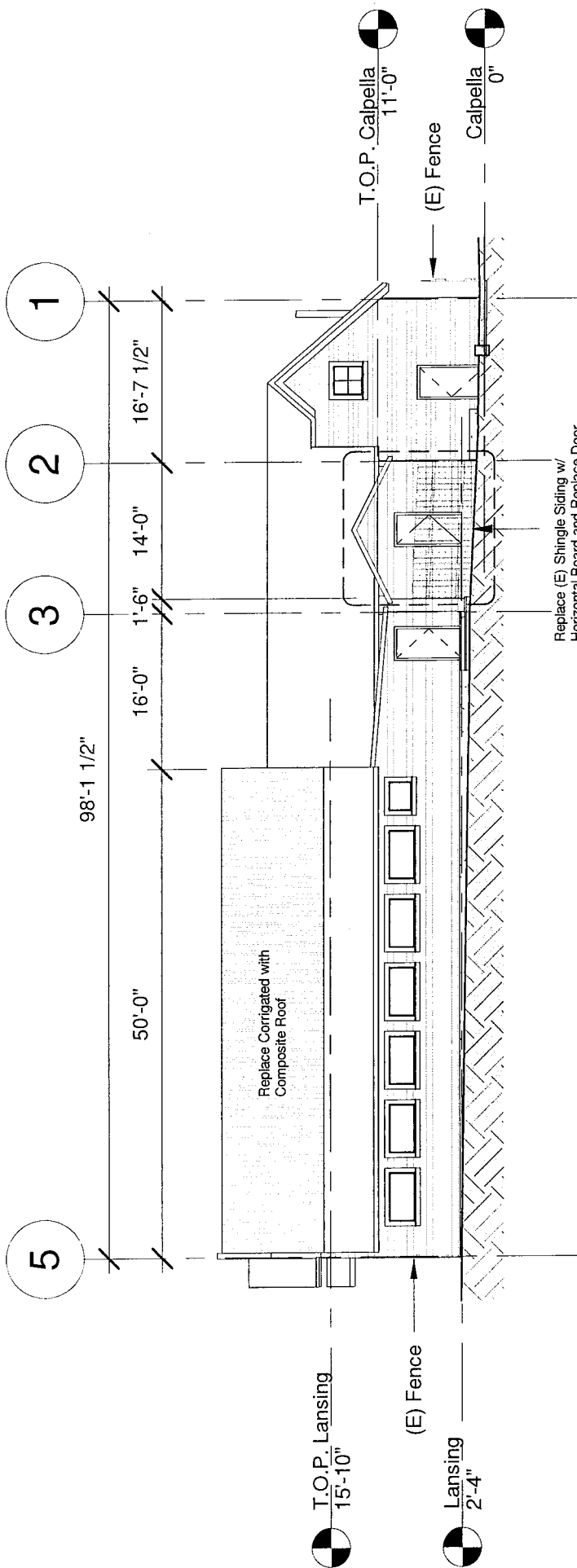
DRAWN BY : SLLC



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

Attachment L

 <p>AUM CONSTRUCTION INC. General Contractor Lic. # 817115 www.aumconstruction.com</p>		<p>Retail Conversion 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>		



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

Attachment M



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Retail Conversion

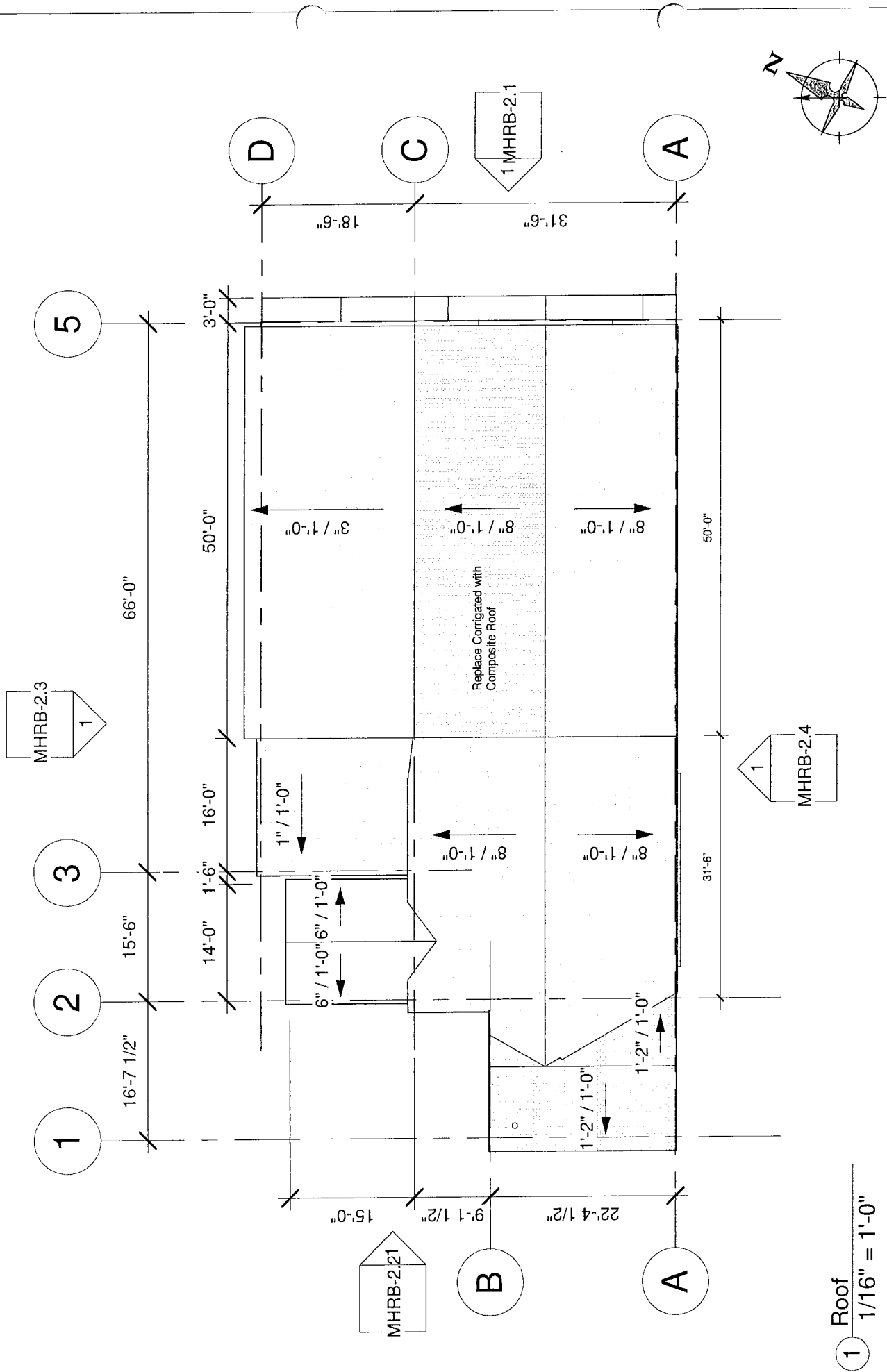
Ishvi Aum
10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

DATE : 08/04/2023


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

DRAWN BY : SLLC



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

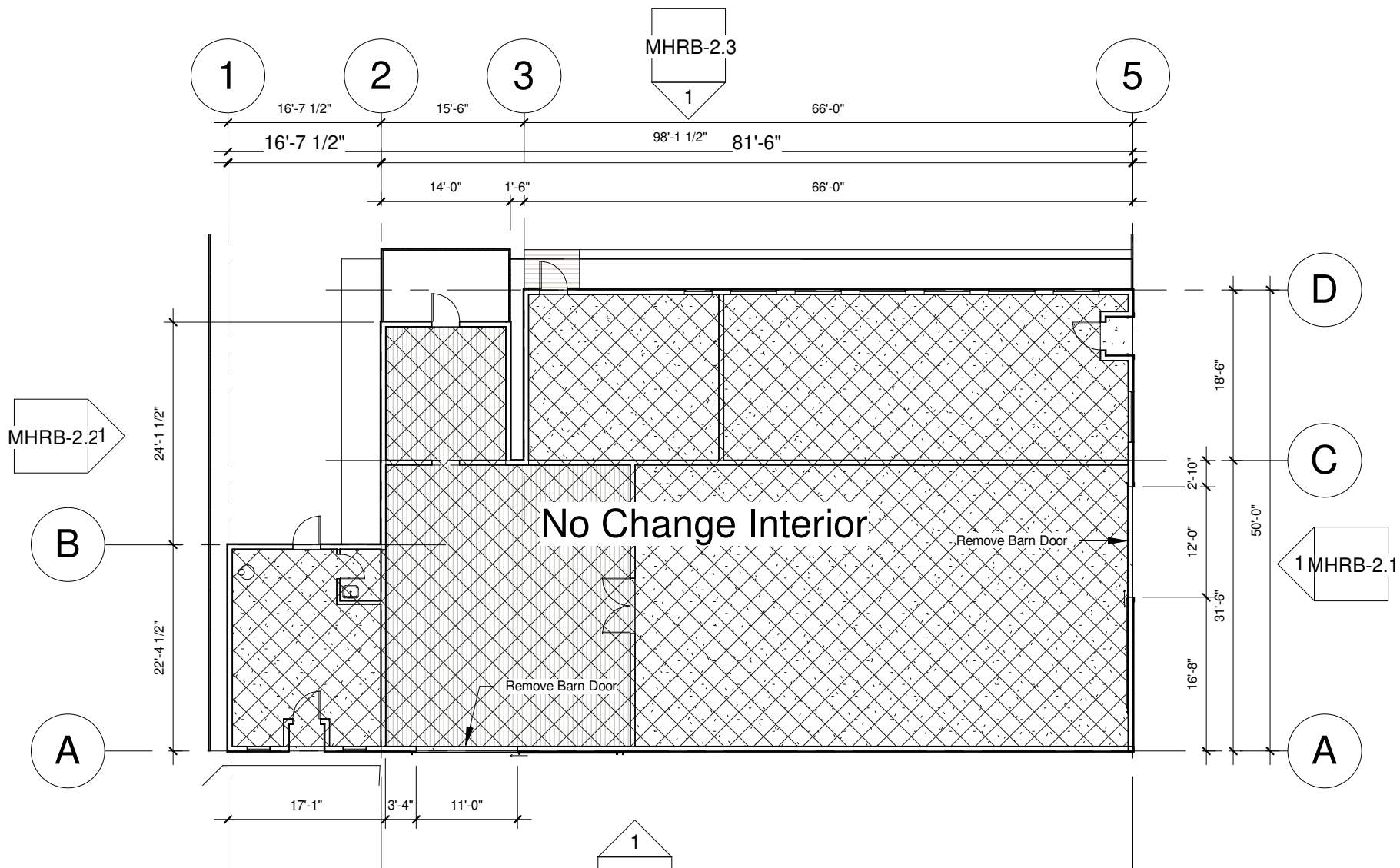
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	Ishvi Aum 10546 Lansing St, Mendocino, CA 95460		DATE : 08/04/2023	DRAWN BY : SLIC

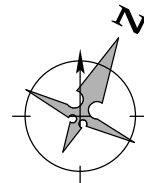
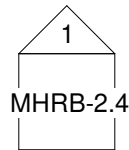




Attachment P



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



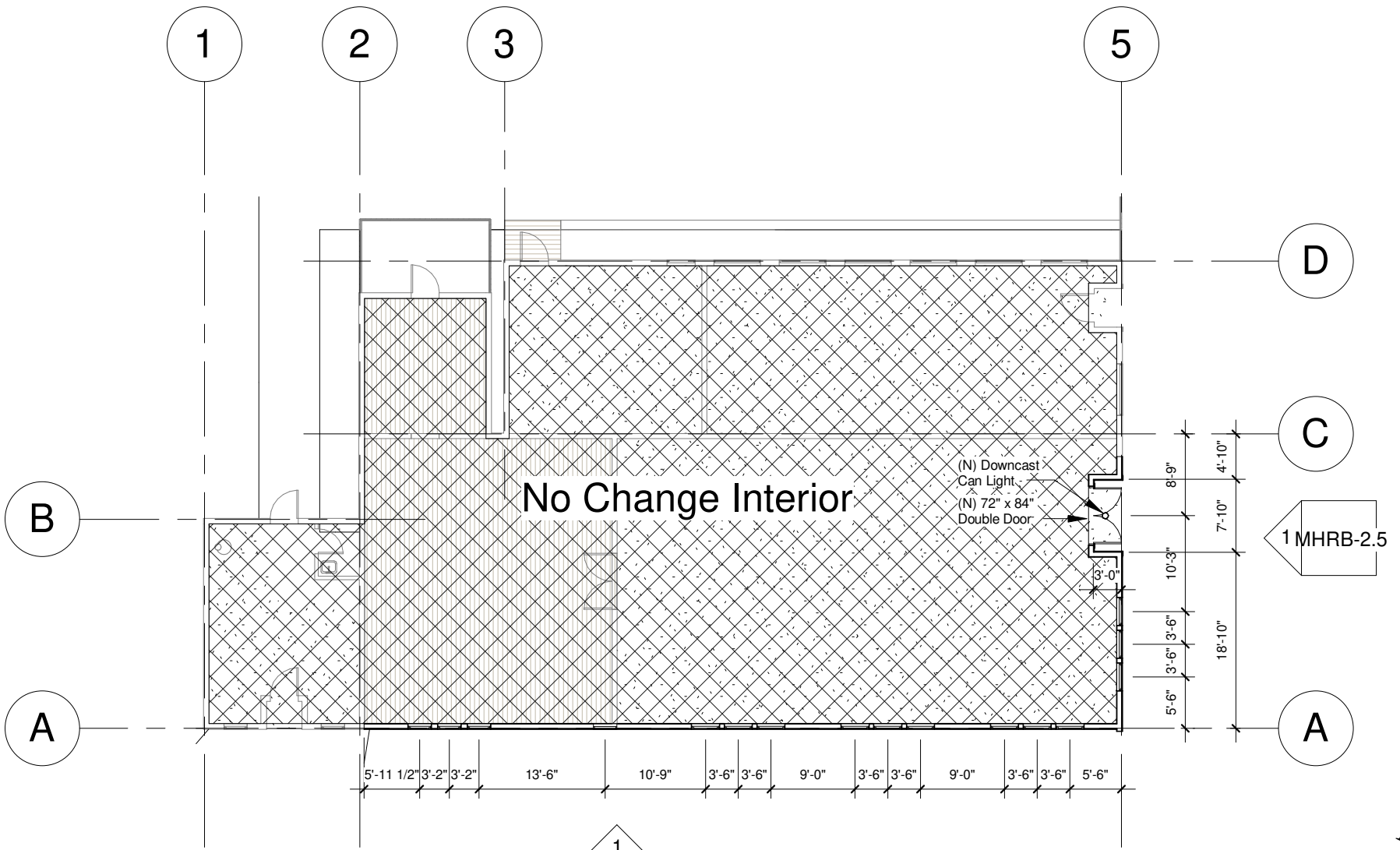
Retail Conversion
 Ishvi Aum
 10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

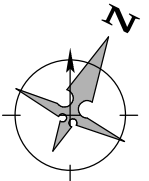
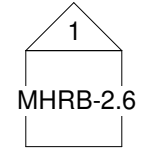
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DATE : 11/13/2023

DRAWN BY : SLLC



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



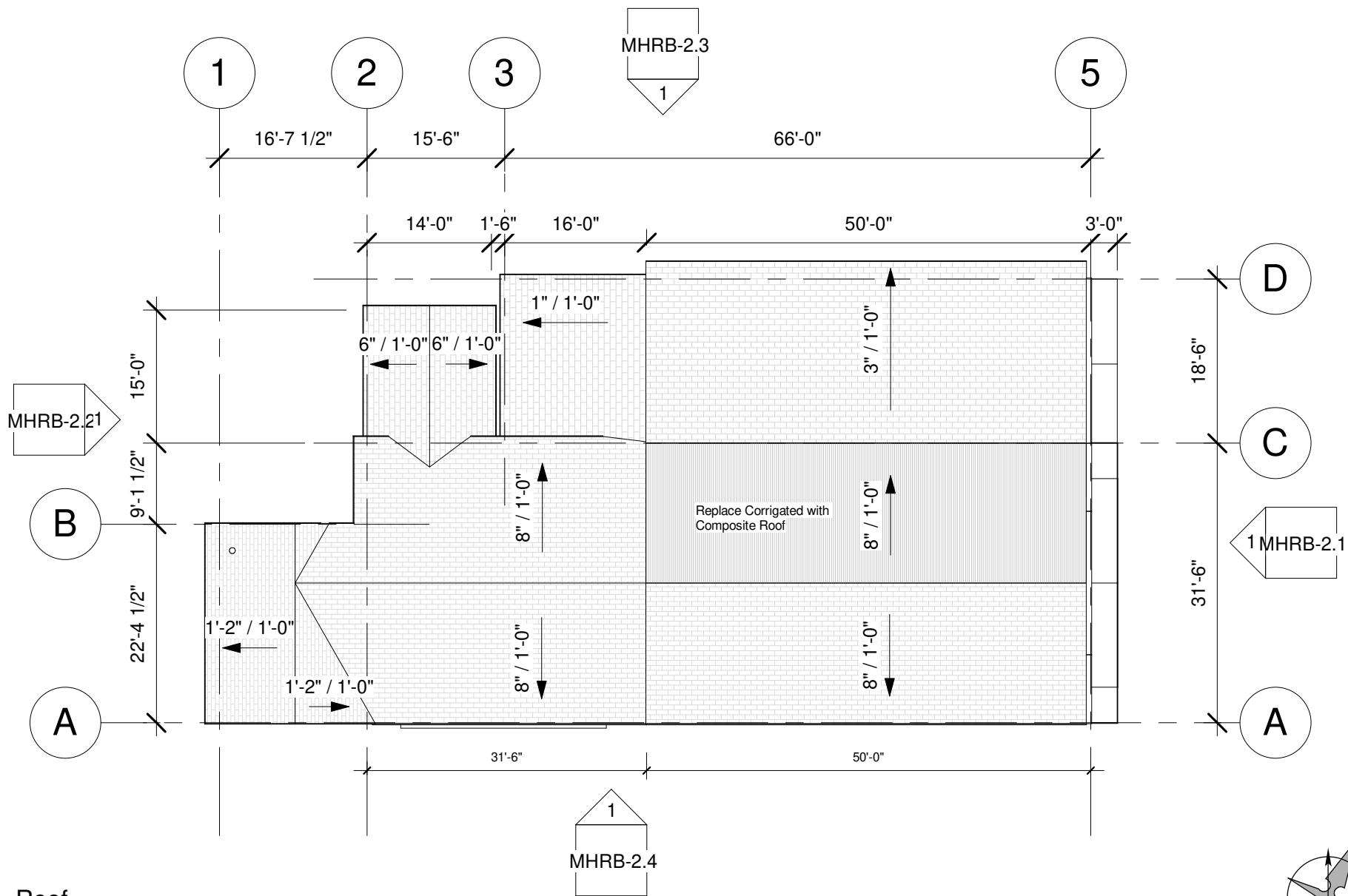
Retail Conversion
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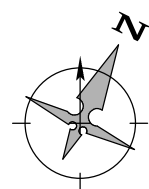
SCALE : 1/16" = 1'-0"

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DRAWN BY : SLLC



① Roof
 $1/16" = 1'-0"$



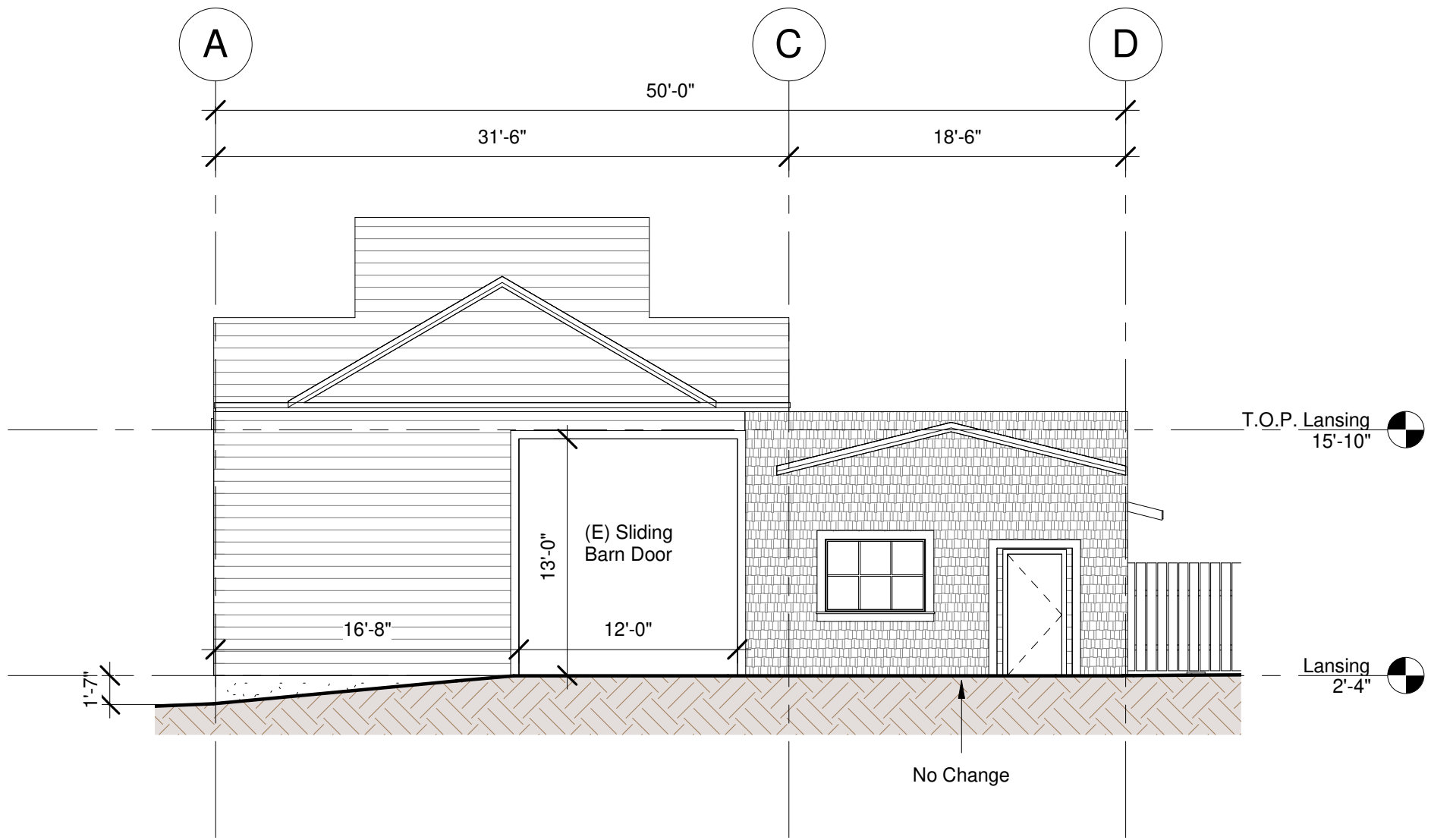
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① Elev - East Existing
 1/8" = 1'-0"



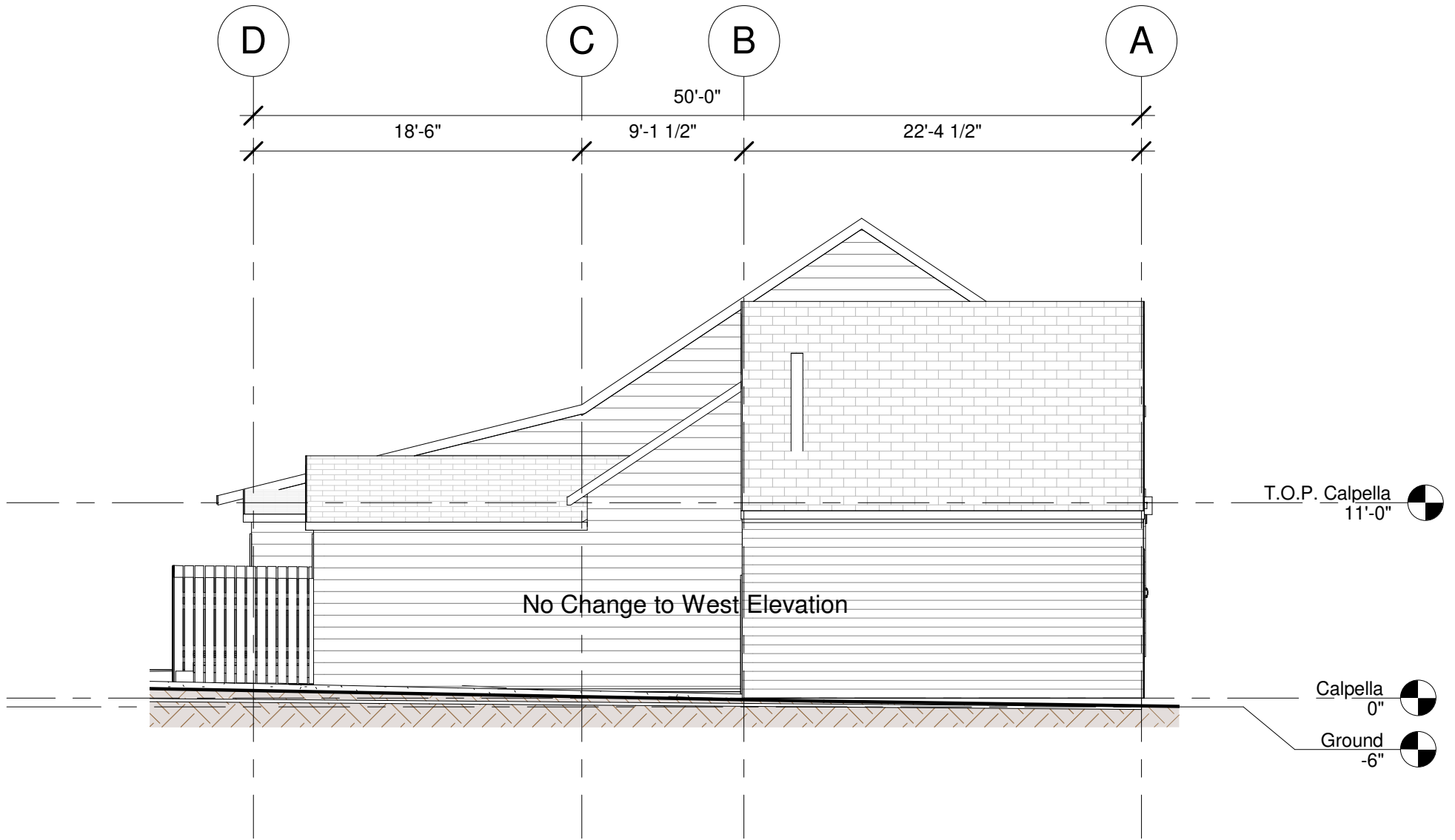
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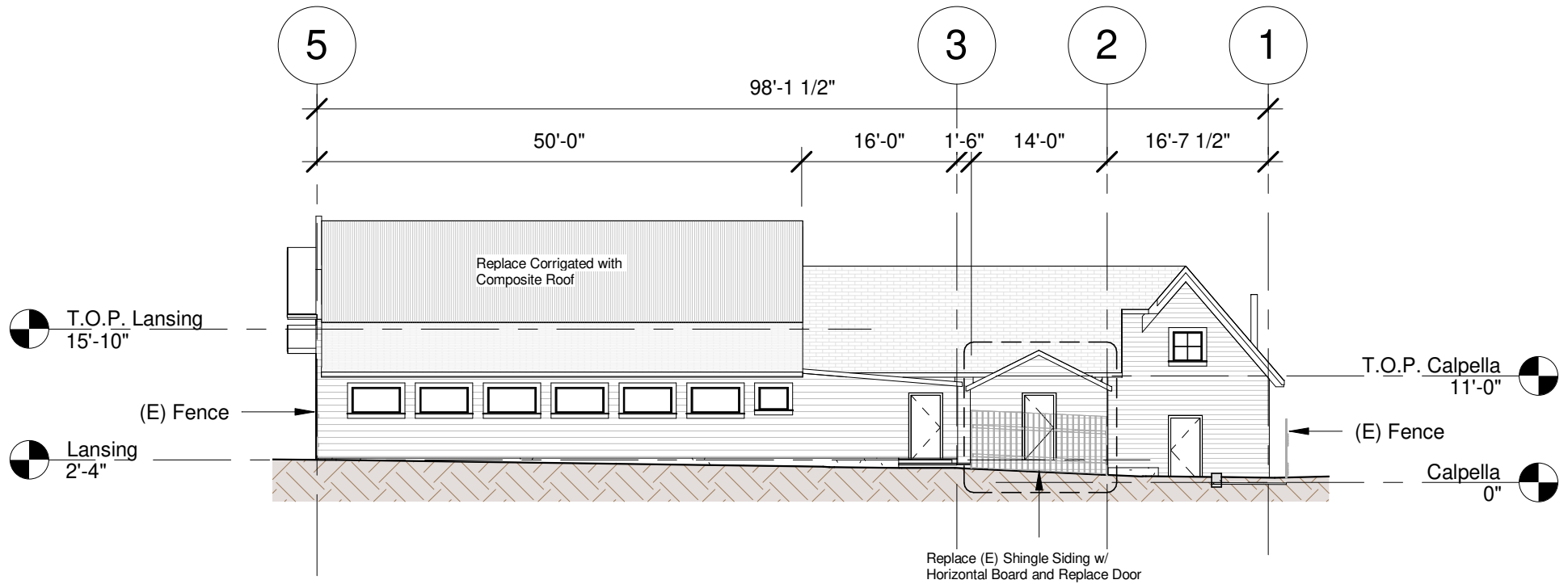
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① Elev - North Existing
 1/16" = 1'-0"



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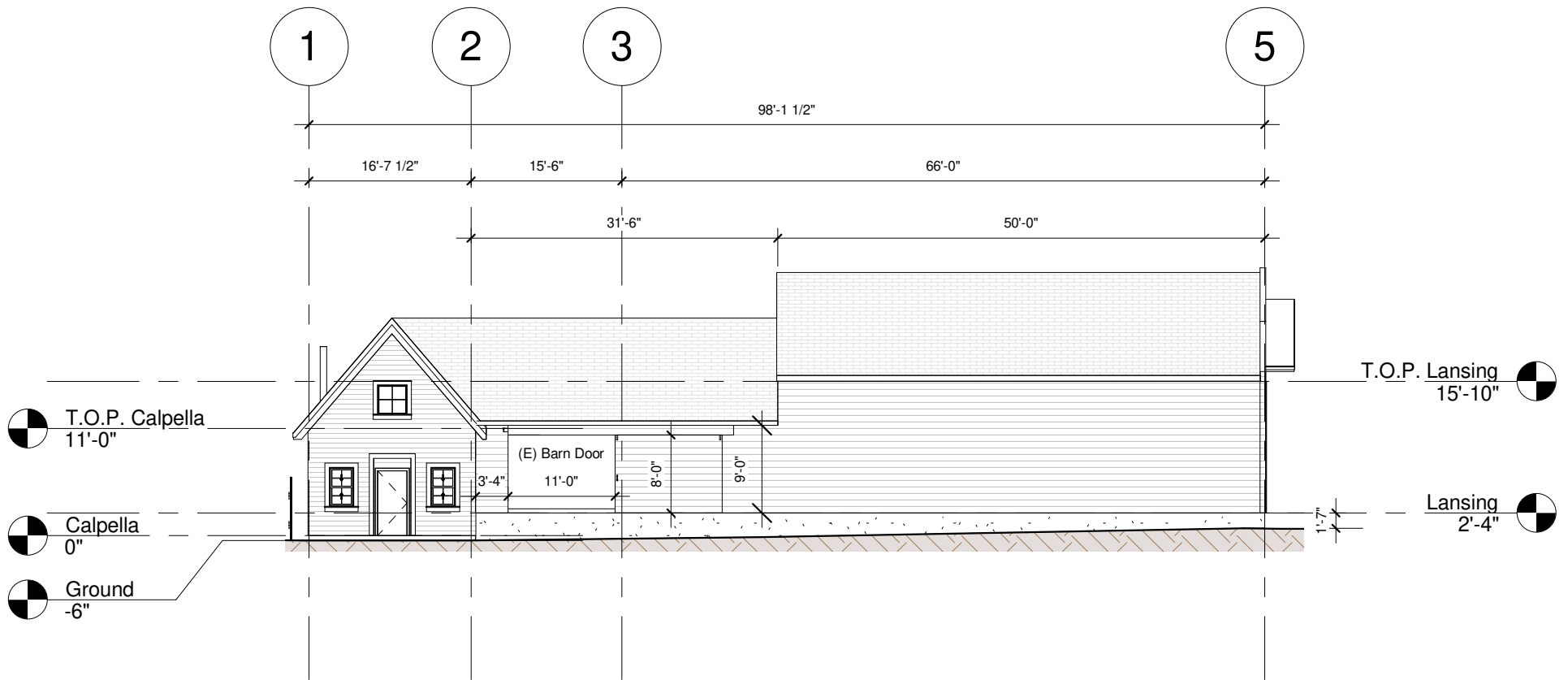
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1 Elev - South Existing
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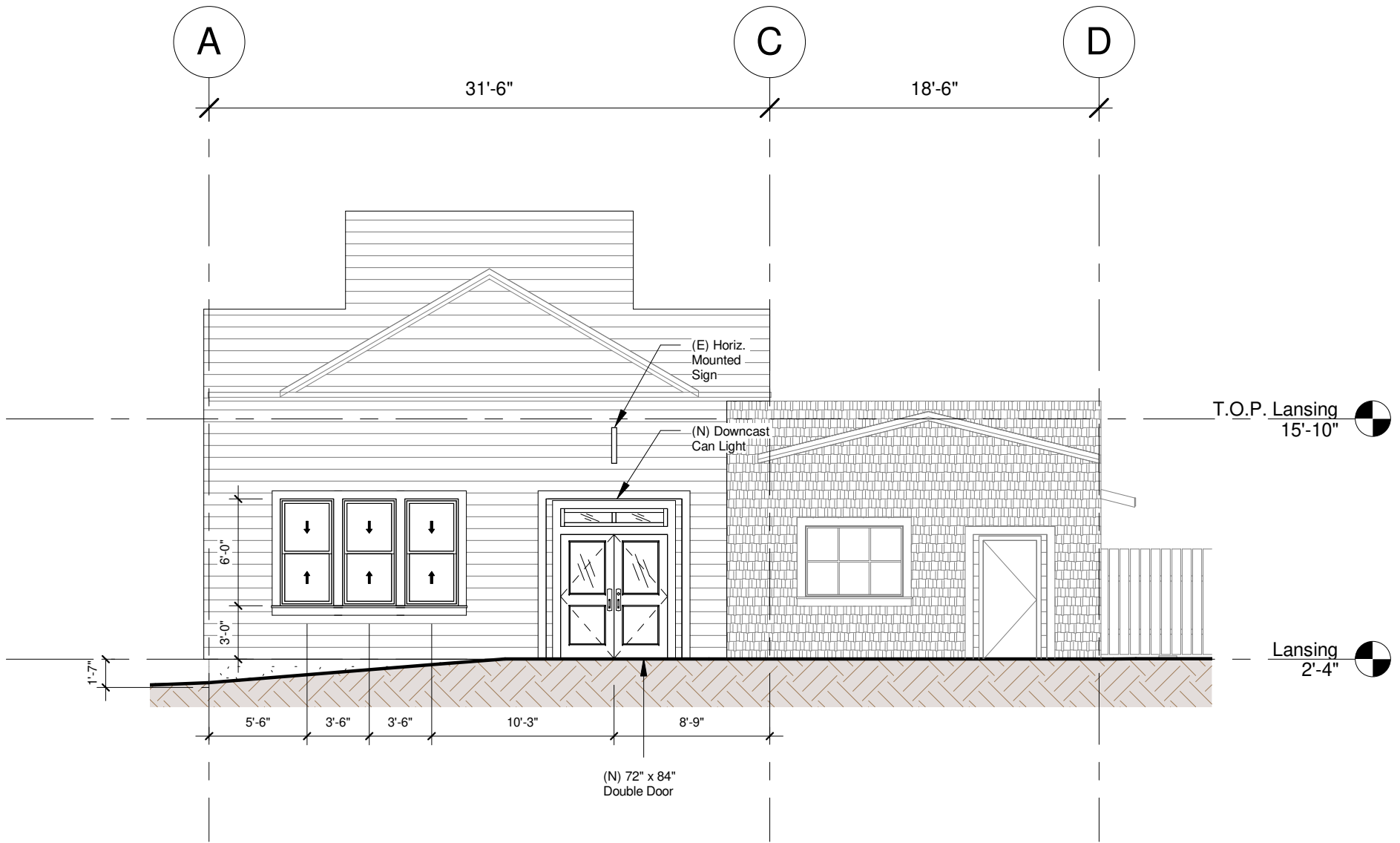
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1 Elev - East Proposed
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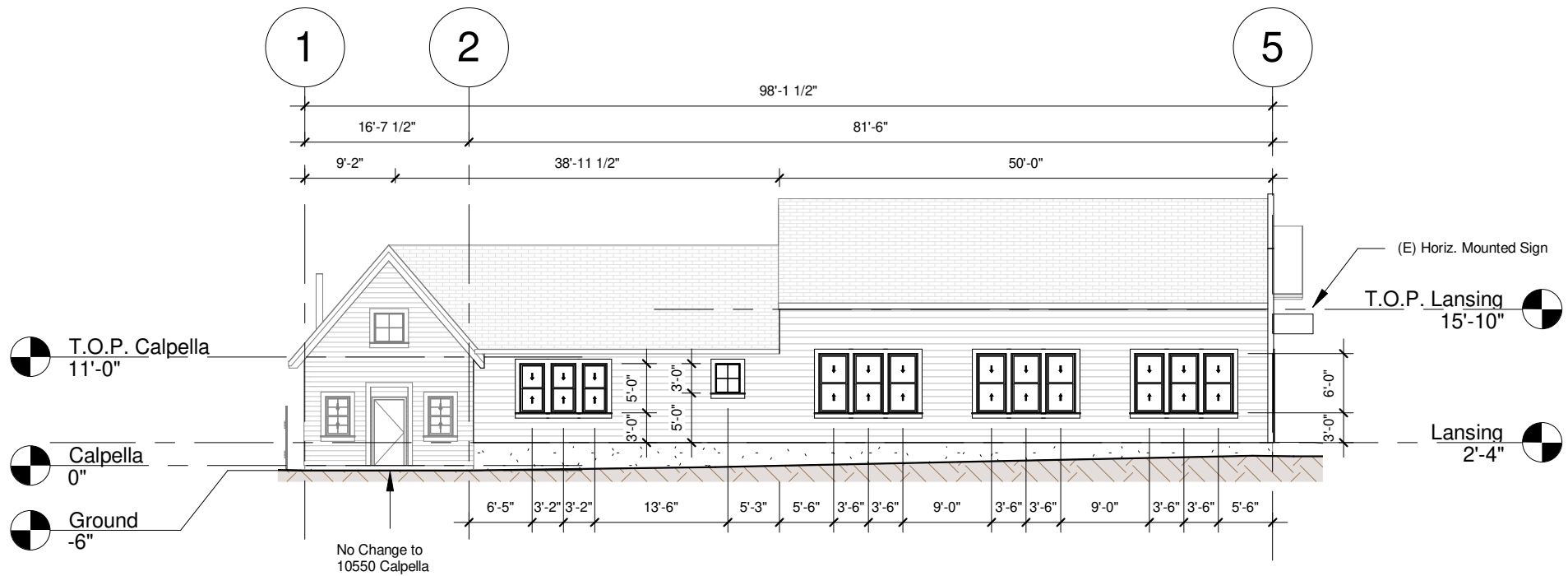
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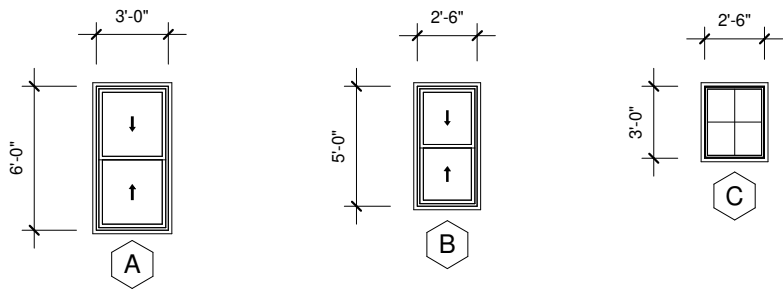
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DATE : 11/13/2023

DRAWN BY : SLLC

Window Schedule				
Family	Type Mark	Count	Width	Height
Window-Double-Hung	A	12	3'-0"	6'-0"
Window-Double-Hung	B	3	2'-6"	5'-0"
Window-Fixed	C	1	2'-6"	3'-0"



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COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

JULIA ACKER KROG, DIRECTOR
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FB PHONE: 707-964-5379
FB FAX: 707-961-2427
PBS@MENDOCINOCOUNTY.ORG
WWW.MENDOCINOCOUNTY.ORG/PBS

OCTOBER 3, 2023

ISHVI AUM
PO BOX 1033
MENDOCINO, CA 95460

RE: MHRB Case No. 2023-0014

Dear Mr. Aum,

On October 2, 2023, your application, which requested 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 was considered by the Mendocino Historical Review Board and the Review Board approved your application with the following Motion:

MOTION: A motion by Review Board Member Kappler to continue the item to a date certain of December 4, 2023, to allow the applicant time to consider design alternatives, including exterior colors, fewer windows, and maintaining large barn doors and roofing materials. The Board also motioned to revise Conditions of Approval, adding new condition that states "All new window frames and doors shall be made from wood". The motion was seconded by Review Board Member Madrigal. By roll call vote, the Review Board unanimously approved the motion (5-0).

If you have any questions regarding this matter, please do not hesitate to contact this office during business hours.

Sincerely,

Mark Cliser
Planner III
For Jessie Waldman, Executive Secretary

cc: MHRB_2023-0014 File