



**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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[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

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MEMORANDUM

**DATE:** DECEMBER 4, 2023  
**TO:** MENDOCINO HISTORICAL REVIEW BOARD  
**FROM:** PLANNING AND BUILDING SERVICES, MARK CLISER, PLANNER III  
**SUBJECT:** MHRB\_2023-0014 REVISIONS

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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.

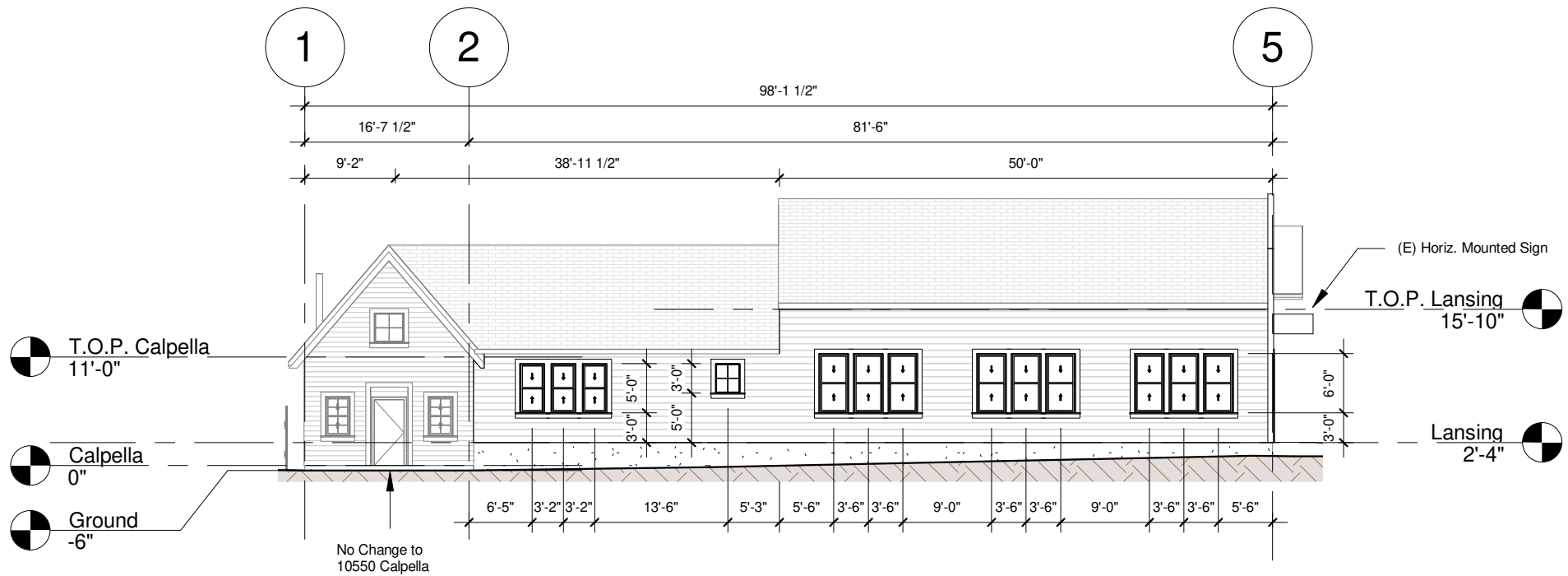
A motion by Review Board Member Kappler to continue the item to a date certain of December 4, 2023, to allow the applicant time to consider design alternatives, including exterior colors, fewer windows, and maintaining large barn doors and roofing materials was unanimously approved. The Board also motioned 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"

Attachment A, page 1



Retail Conversion

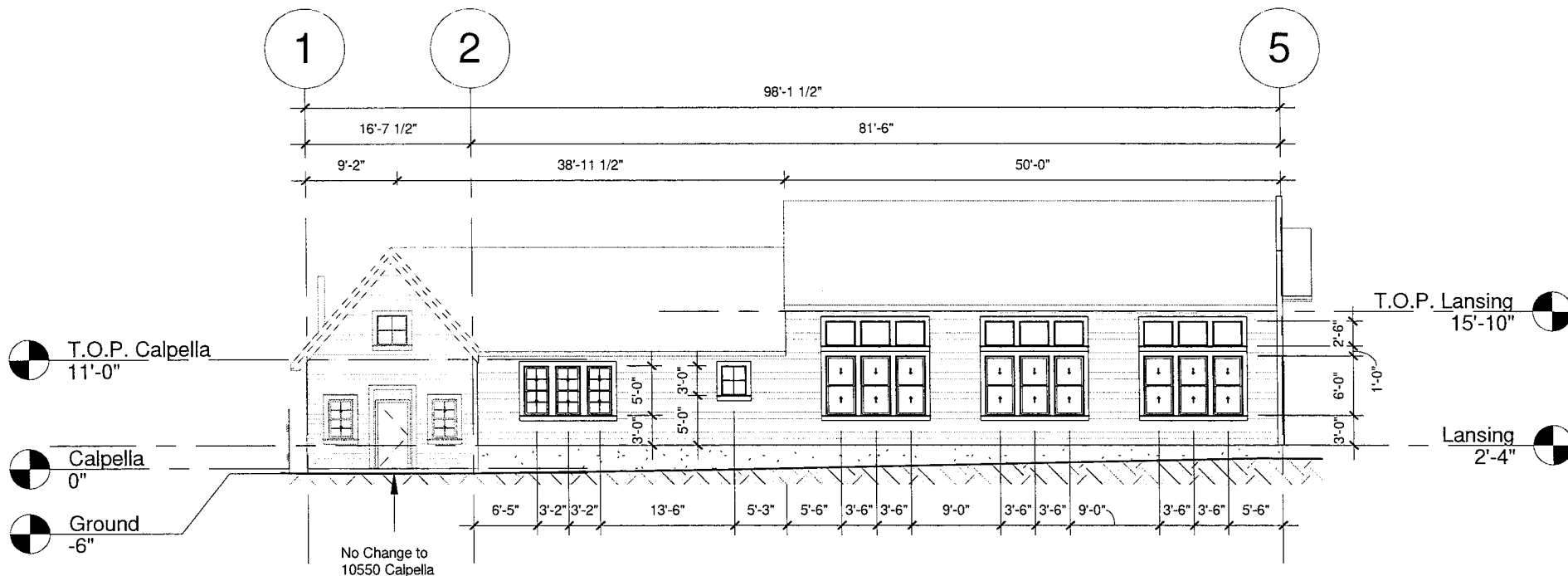
Ishvi Aum  
 10546 Lansing St, Mendocino, CA 95460

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"

Attachment A, page 2



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

Retail Conversion

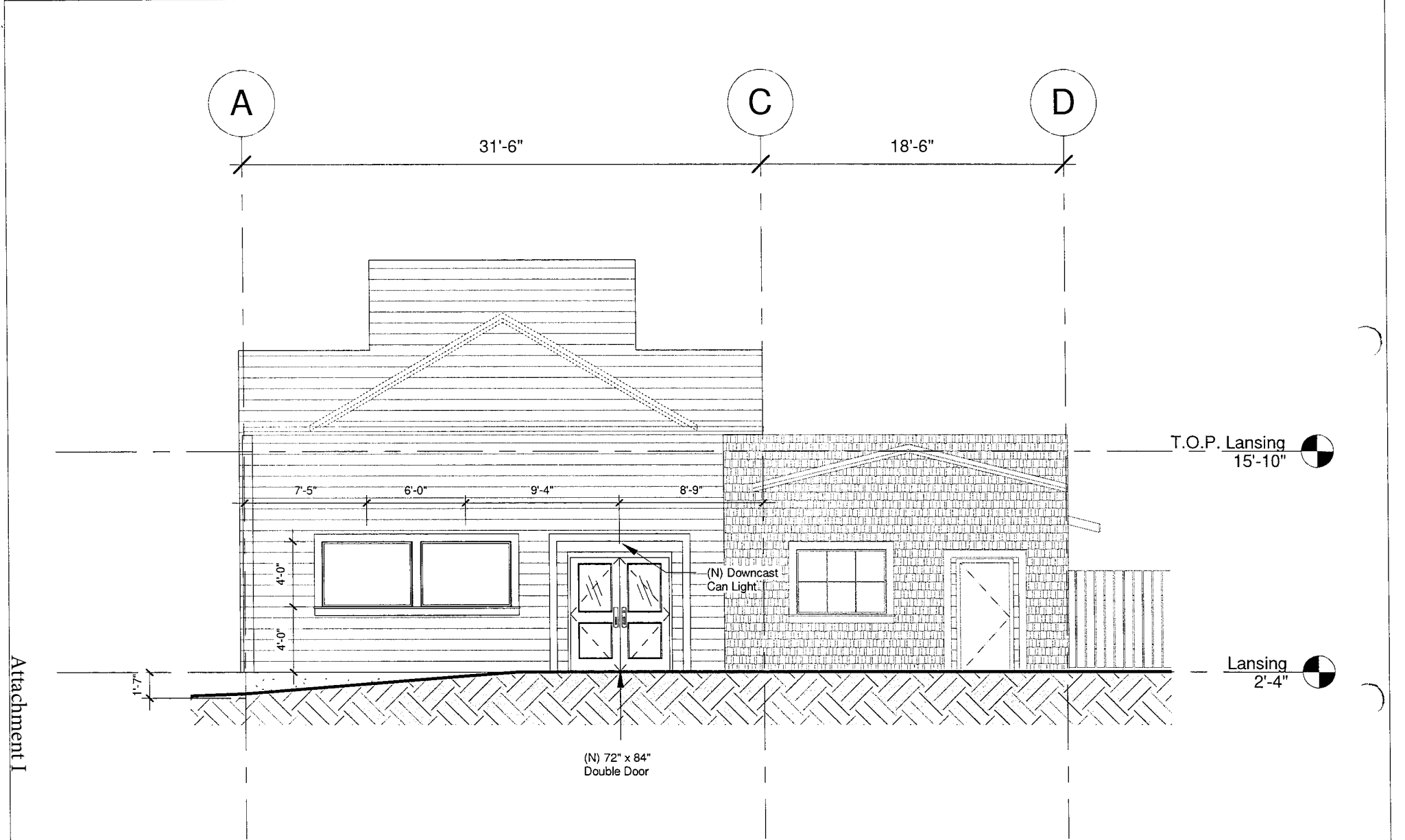
Ishvi Aum  
10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

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

DATE : 08/04/2023

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

Attachment A, page 3



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Retail Conversion

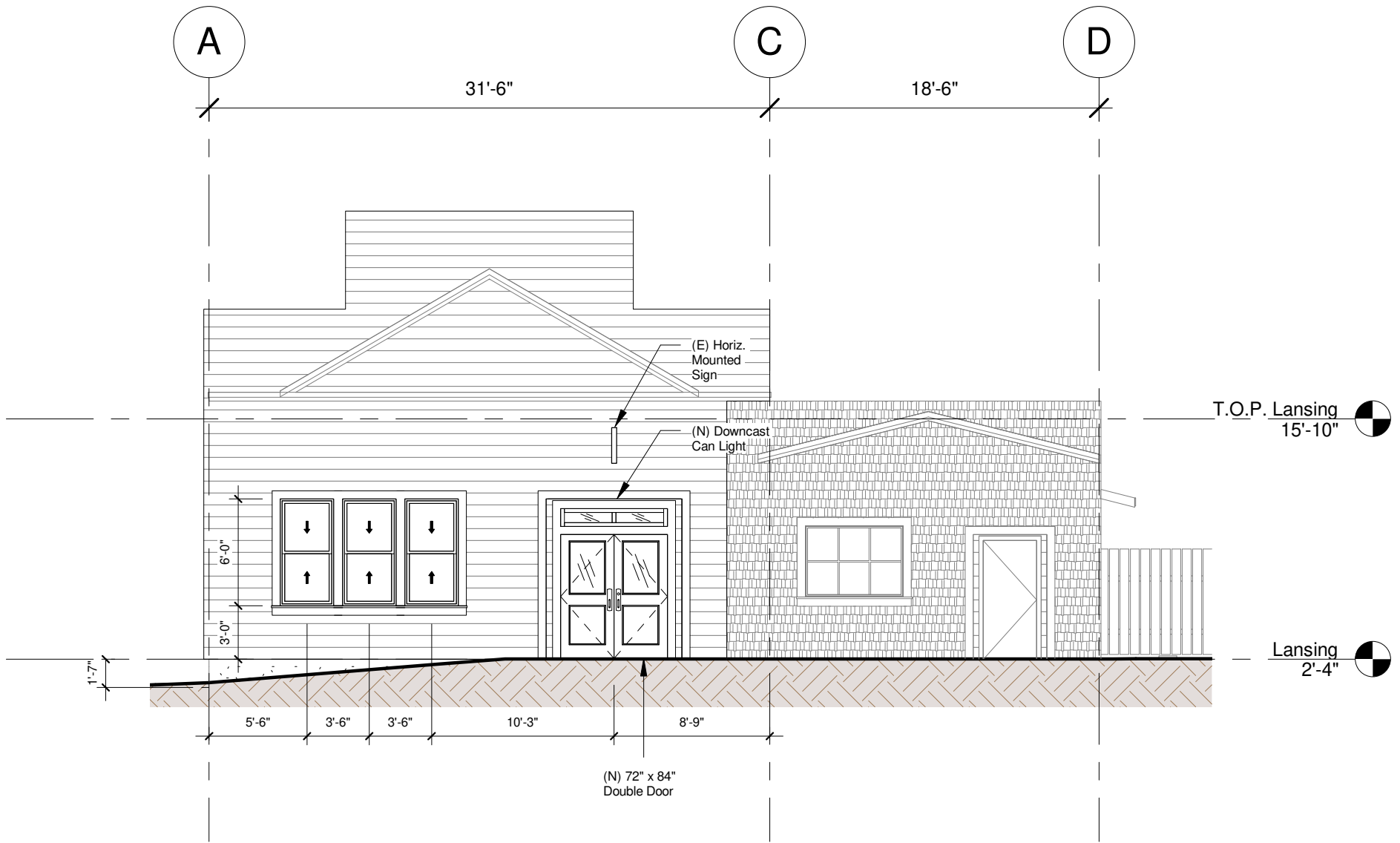
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SCALE : 1/8" = 1'-0"

DATE : 08/04/2023

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

Attachment A, page 4



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Retail Conversion

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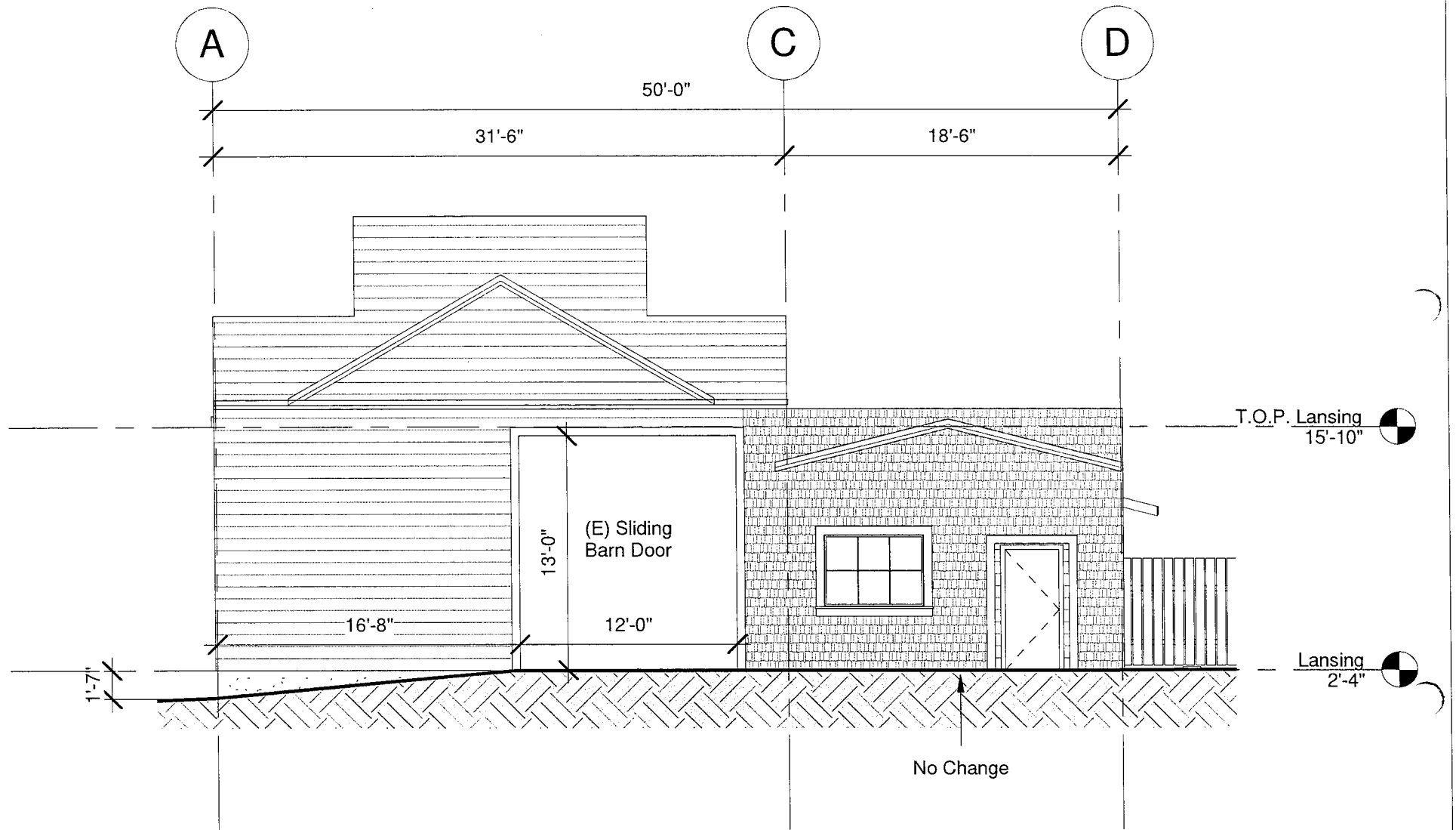
APN # : 119-160-31

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

DATE : 11/13/2023

DRAWN BY : SLLC

Attachment H



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

Attachment A, page 5

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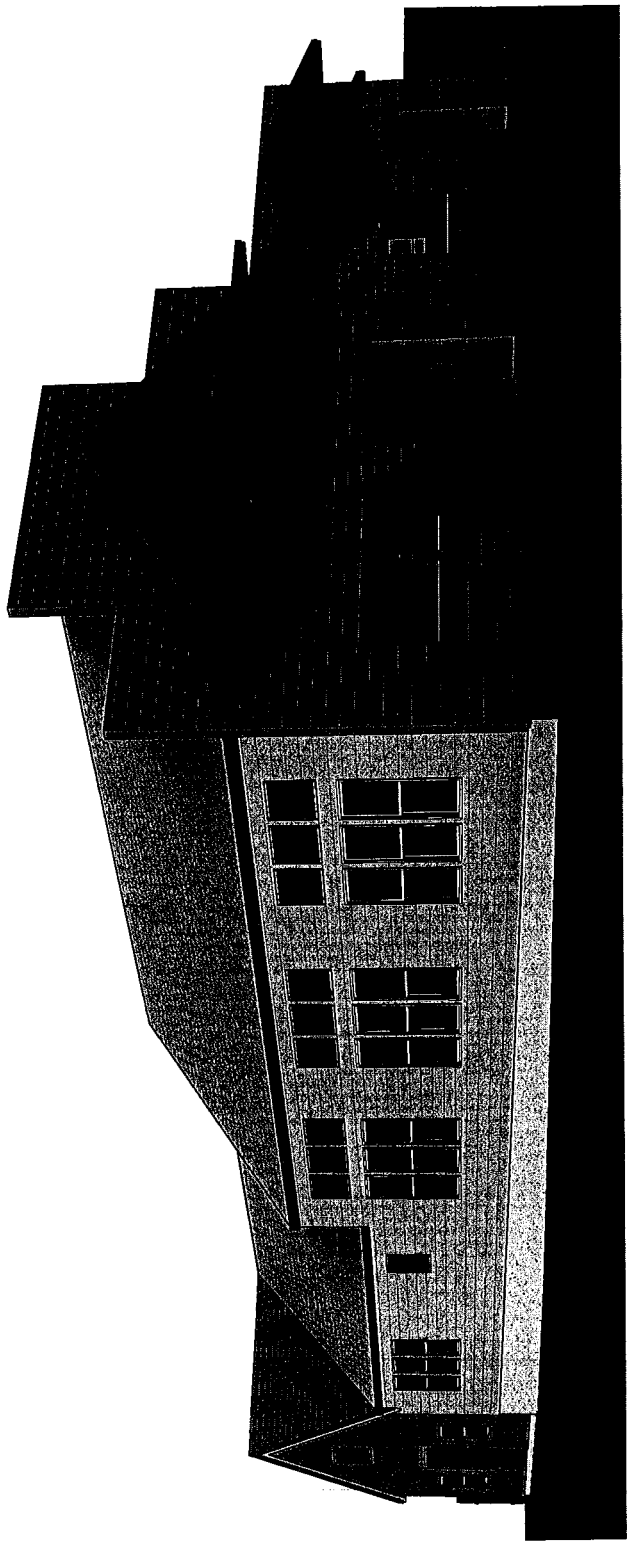
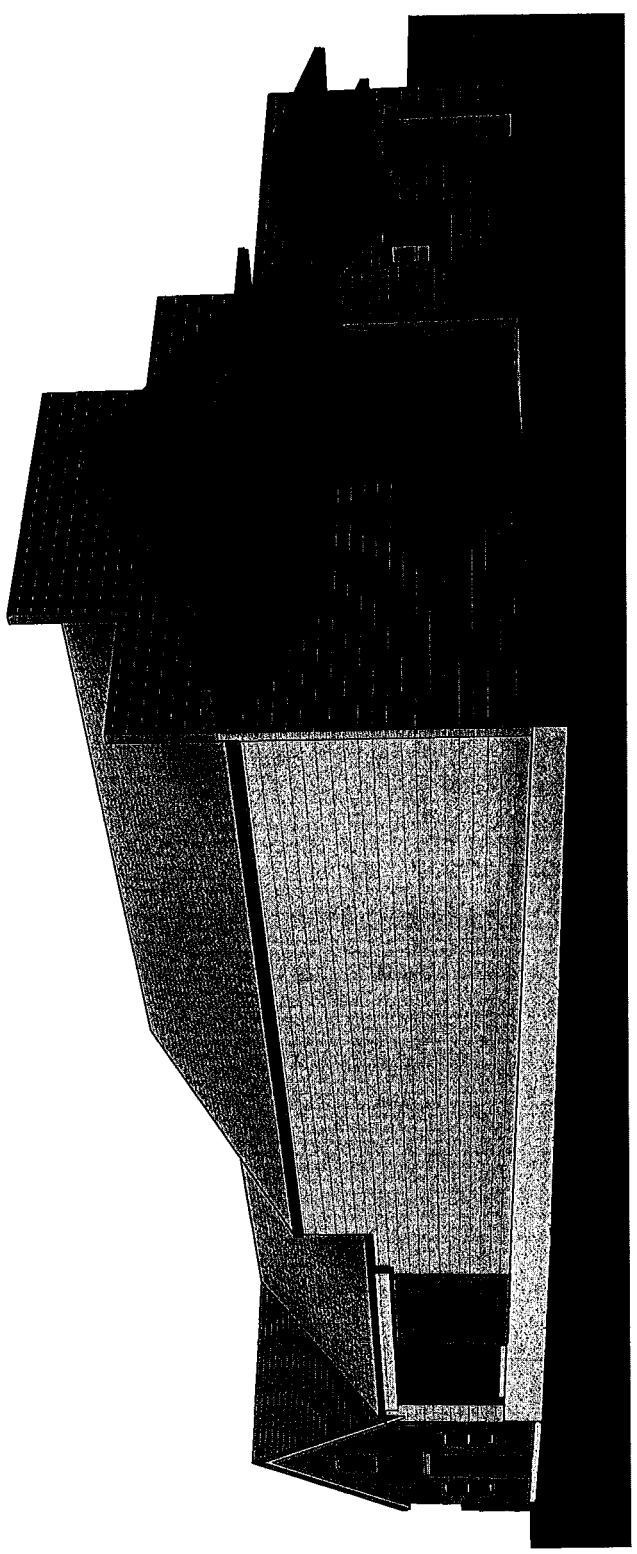
Retail Conversion  
 Ishvi Aum  
 10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

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

DATE : 08/04/2023

DRAWN BY : SLLC



Attachment B



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[www.aumconstruction.com](http://www.aumconstruction.com)

Retail Conversion

Ishvi Aum  
10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

SCALE :

DATE : 08/04/2023

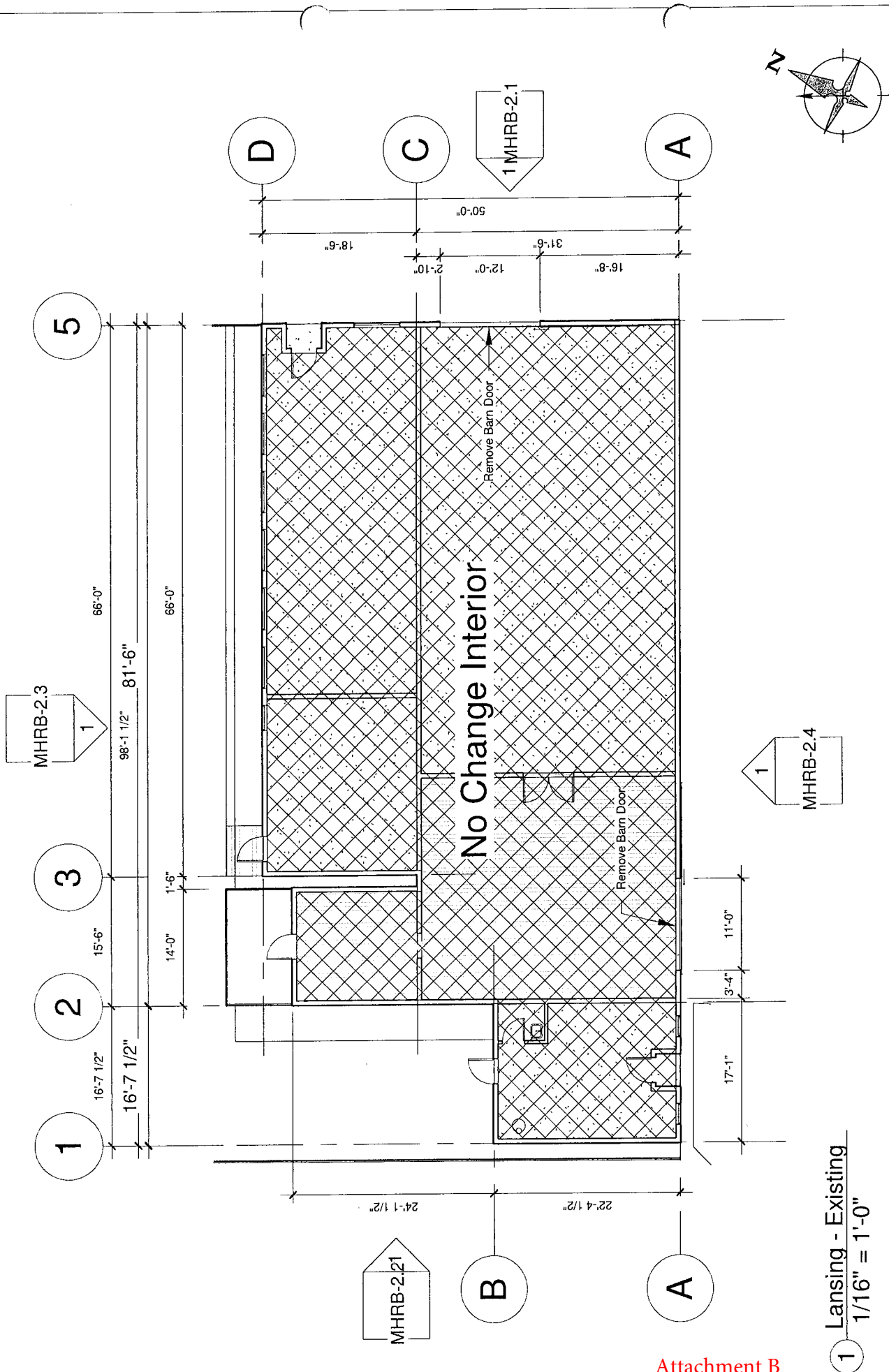
DRAWN BY :

SLLC





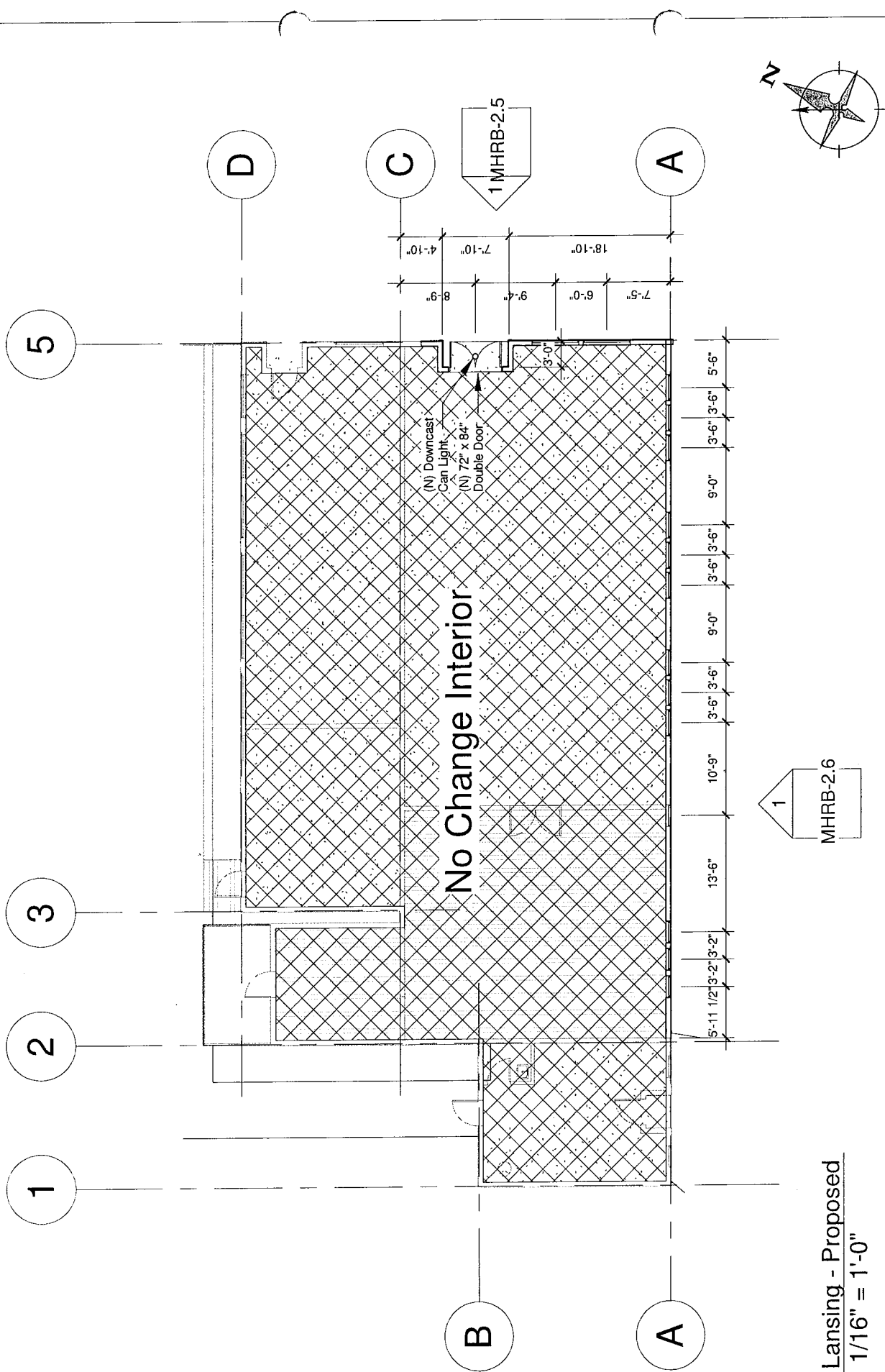




1 Lansing - Existing  
 1/16" = 1'-0"

Attachment B

 <p><b>AUM CONSTRUCTION INC.</b>          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 : 1/16" = 1'-0"</p>
	<p>DATE : 08/04/2023</p>		<p>DRAWN BY : SLCC</p>	



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

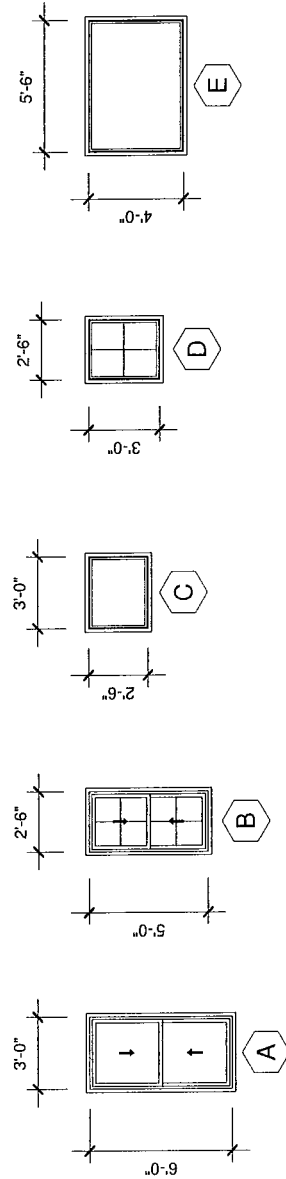
Attachment B

<p>APN # : 119-160-31</p>	<p>SCALE : 1/16" = 1'-0"</p>
<p>Retail Conversion          Ishvi Aum          10546 Lansing St, Mendocino, CA 95460</p>	<p>DATE : 08/04/2023</p>
<p>119-160-31</p>	<p>DATE : 08/04/2023</p>
<p>10546 Lansing St, Mendocino, CA 95460</p>	<p>DRAWN BY : SLLC</p>



**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"



Attachment B



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APN # : 119-160-31

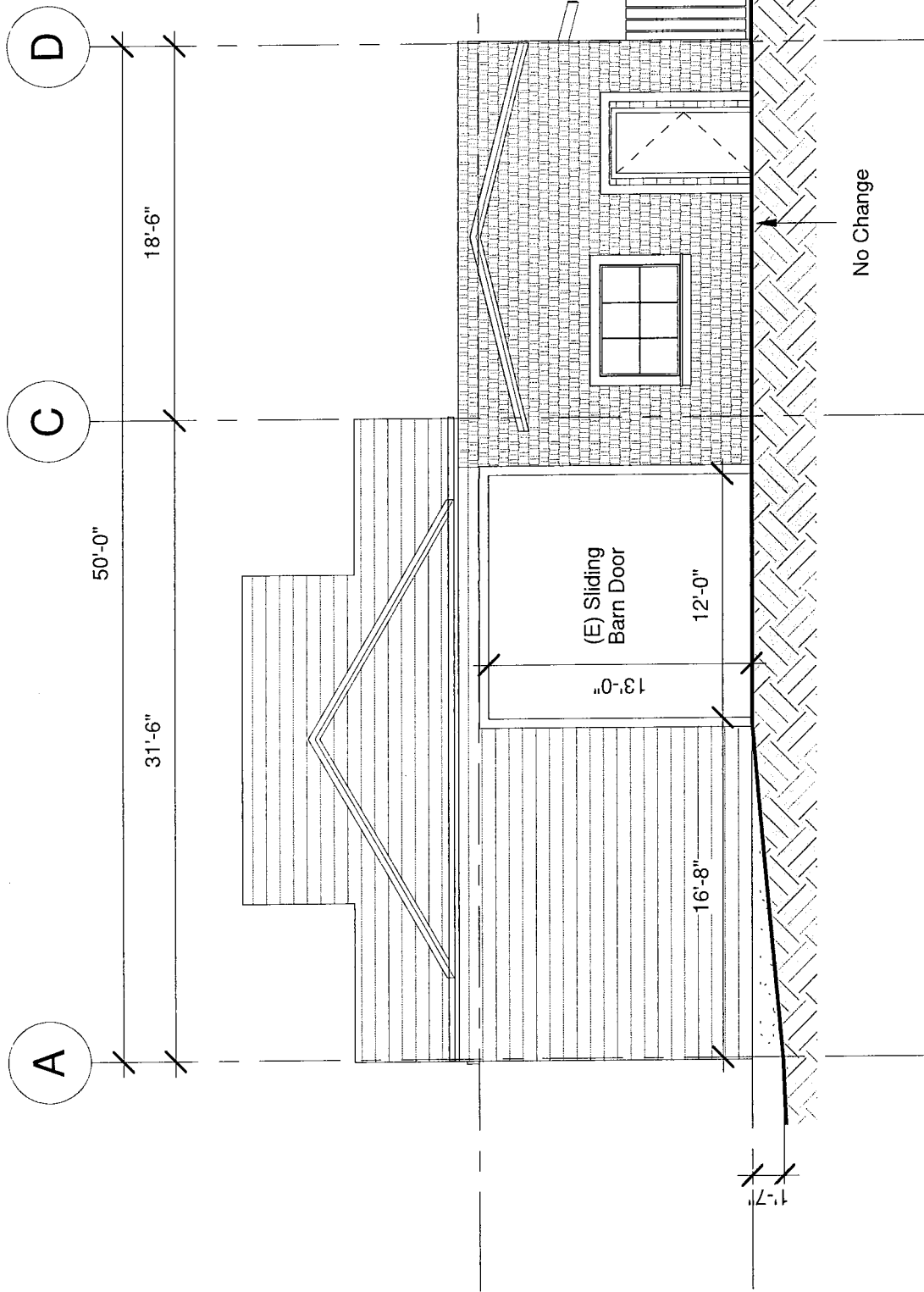
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SCALE :

1/8" = 1'-0"


DRAWN BY :

SLLC

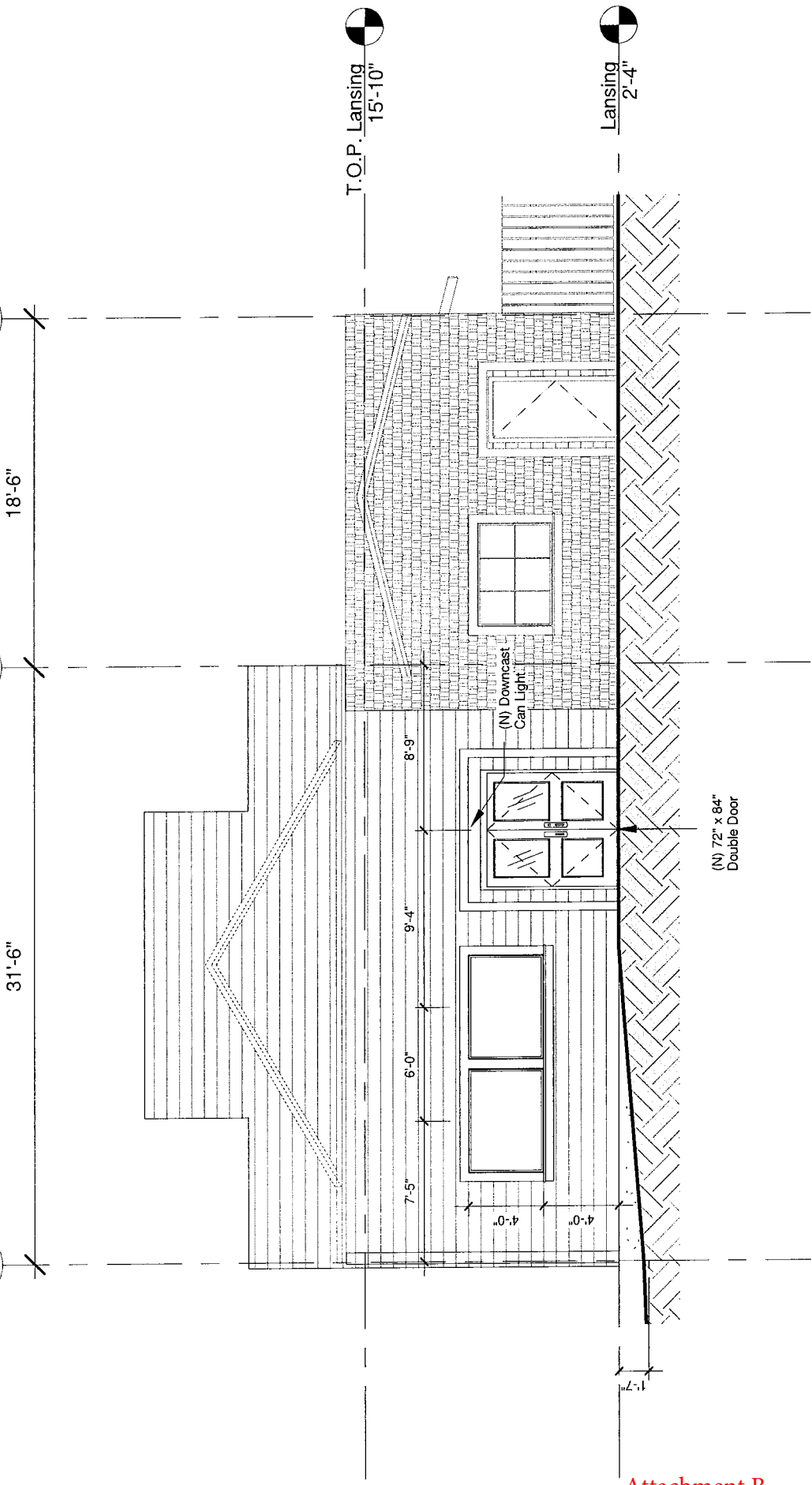


1 Elev - East Existing  
 1/8" = 1'-0"

Attachment B

 <p><b>AUM CONSTRUCTION INC.</b>  <small>General Contractor Lic. # 817115      www.aumconstruction.com</small></p>	<p><u>Retail Conversion</u>          Ishvi Aum          10546 Lansing St, Mendocino, CA 95460</p>	<p>APN # : 119-160-31          DATE : 08/04/2023</p>	<p>SCALE : 1/8" = 1'-0"          DRAWN BY : SLLC</p>
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A 31'-6" C 18'-6" D



Attachment B

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



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Retail Conversion  
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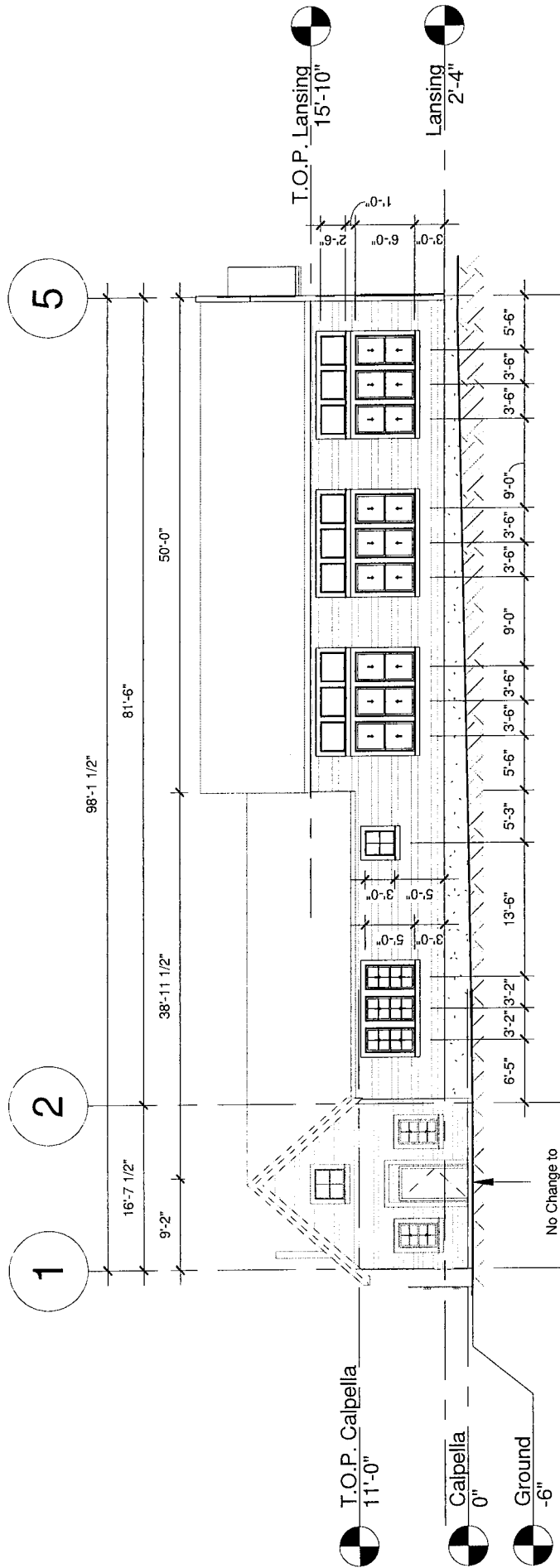
APN # : 119-160-31

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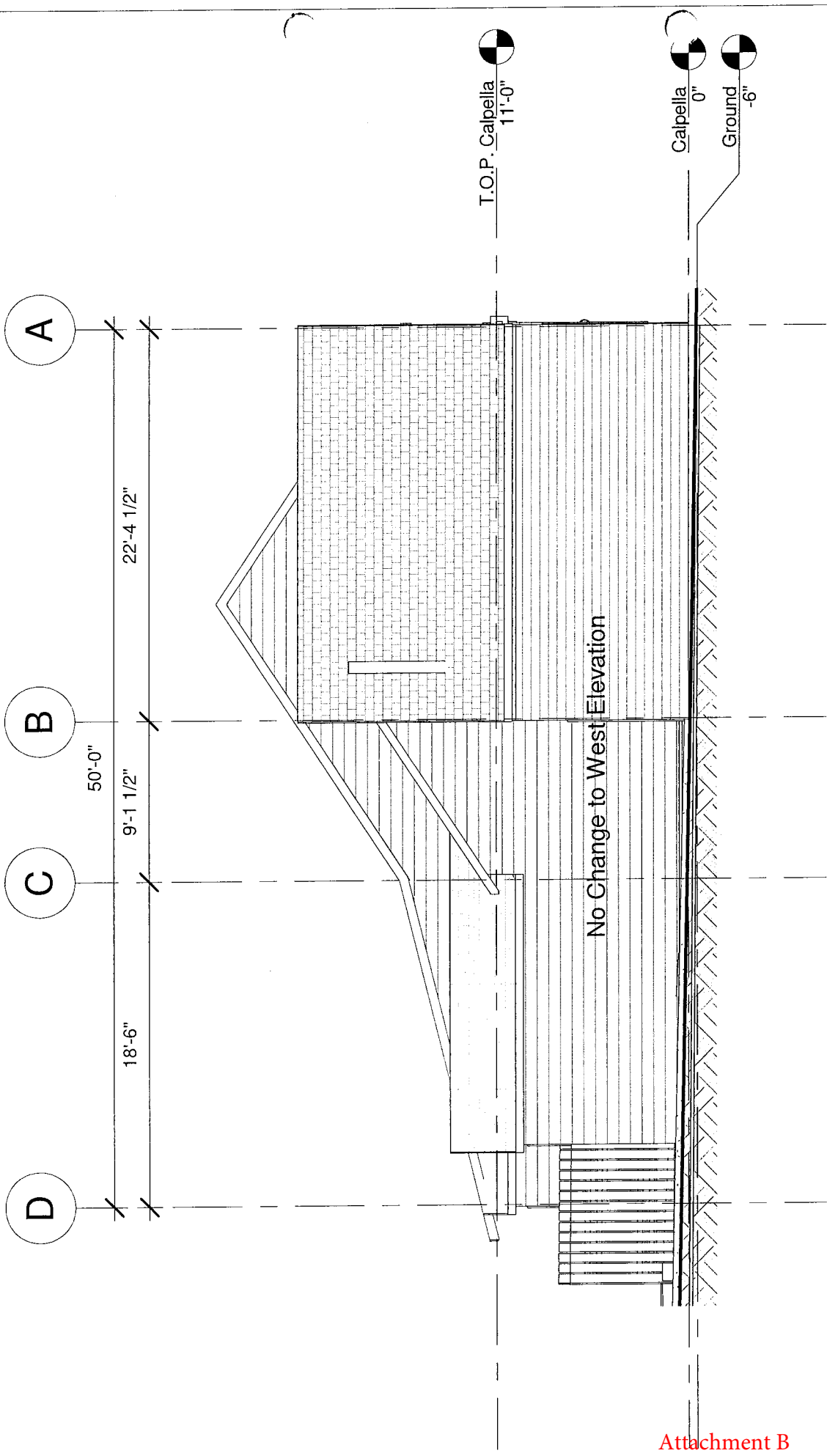
T.O.P. Calpella 11'-0"  
 Calpella 0"  
 Ground -6"  
 No Change to 10550 Calpella

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

Attachment B


 <p> <b>AUM CONSTRUCTION INC.</b>          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>
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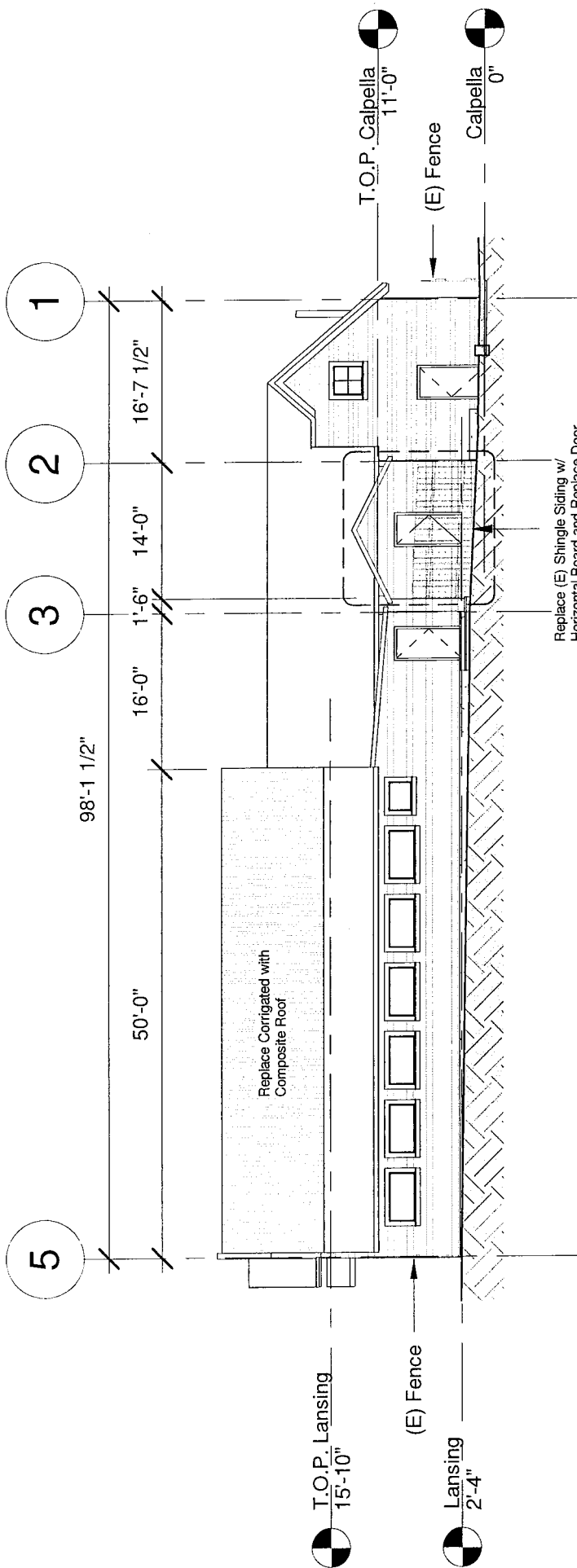




1 Elev - West Existing  
 1/8" = 1'-0"

Attachment B

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		<p>DATE : 08/04/2023</p>	<p>DRAWN BY : SLLC</p>		



Attachment B

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



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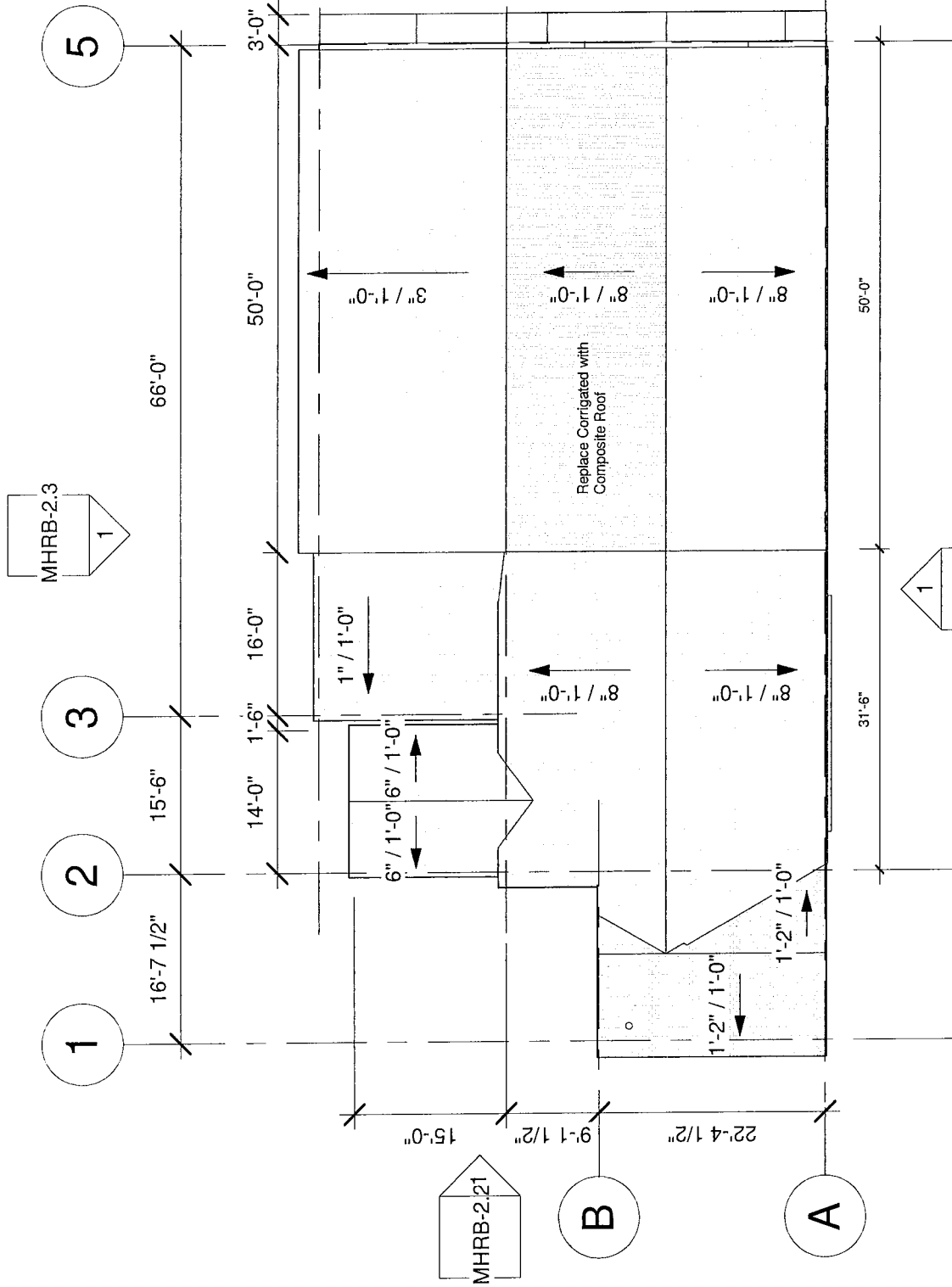
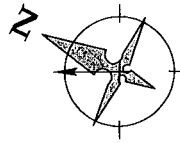
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SCALE : 1/16" = 1'-0"

DRAWN BY : SLLC




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

Attachment B

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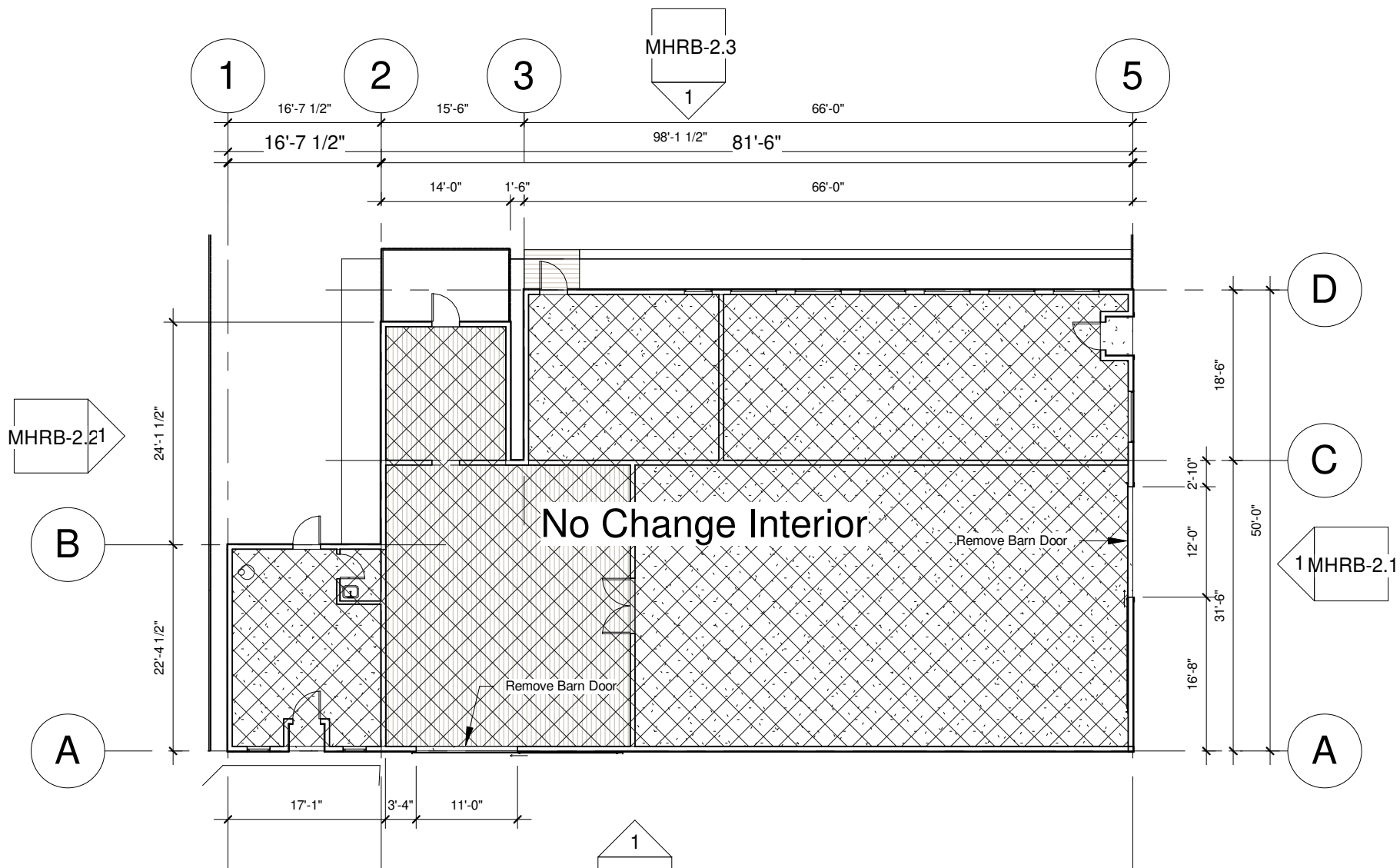


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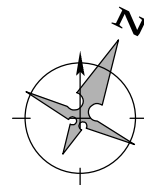
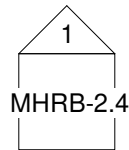








1 Lansing - Existing  
 1/16" = 1'-0"



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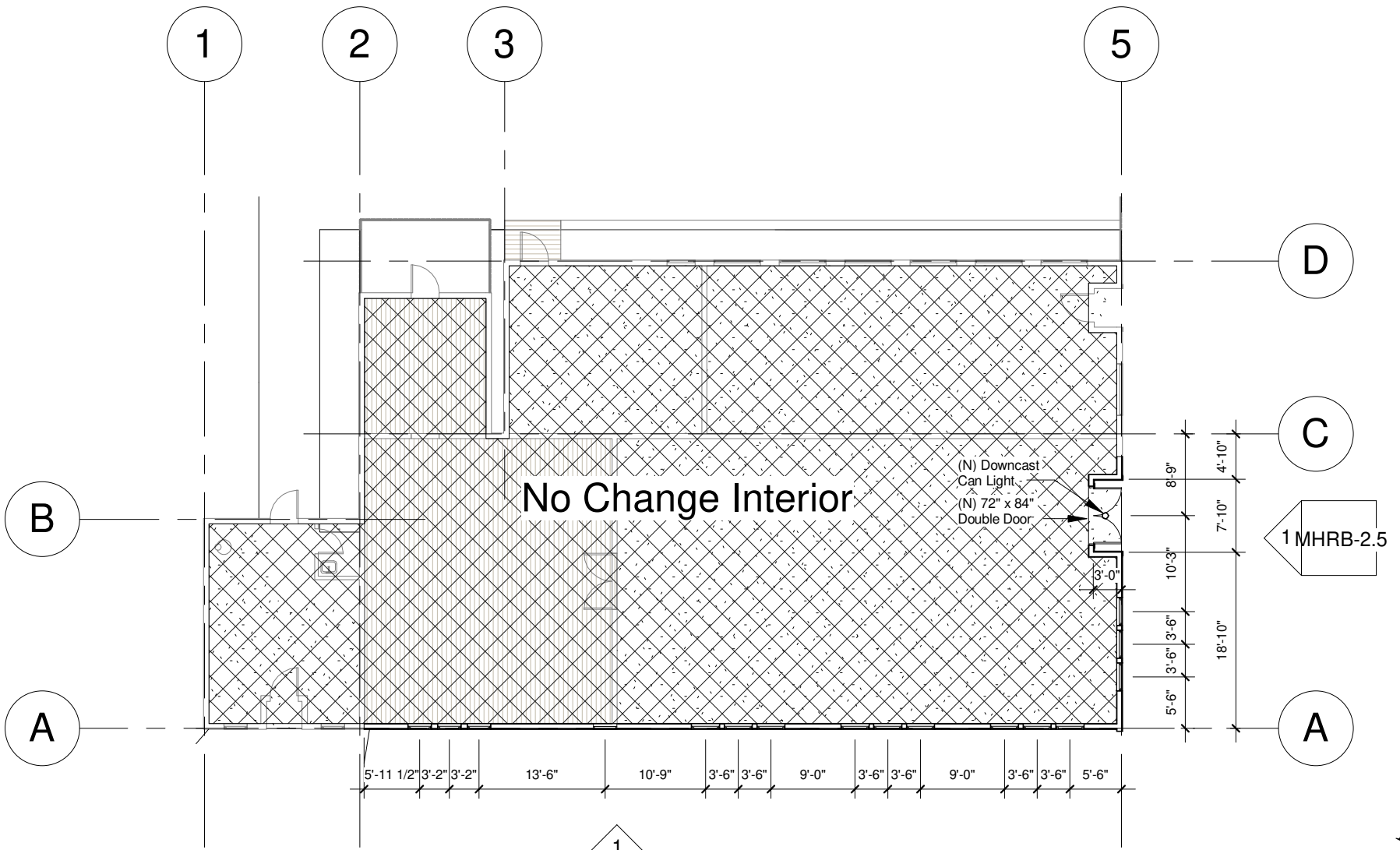
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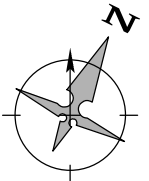
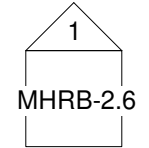
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1 Lansing - Proposed  
1/16" = 1'-0"



Retail Conversion  
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10546 Lansing St, Mendocino, CA 95460

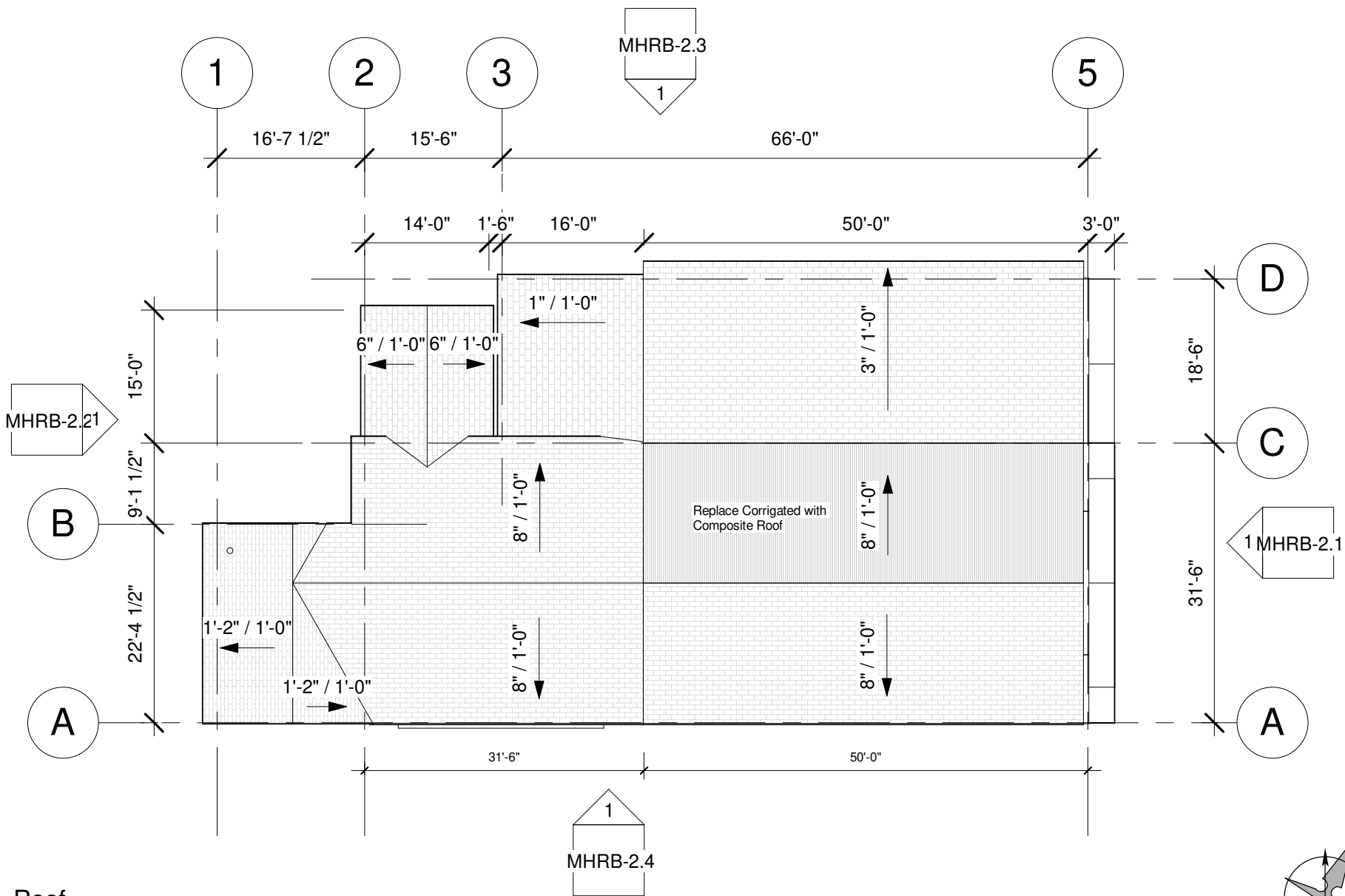
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① Roof  
 1/16" = 1'-0"



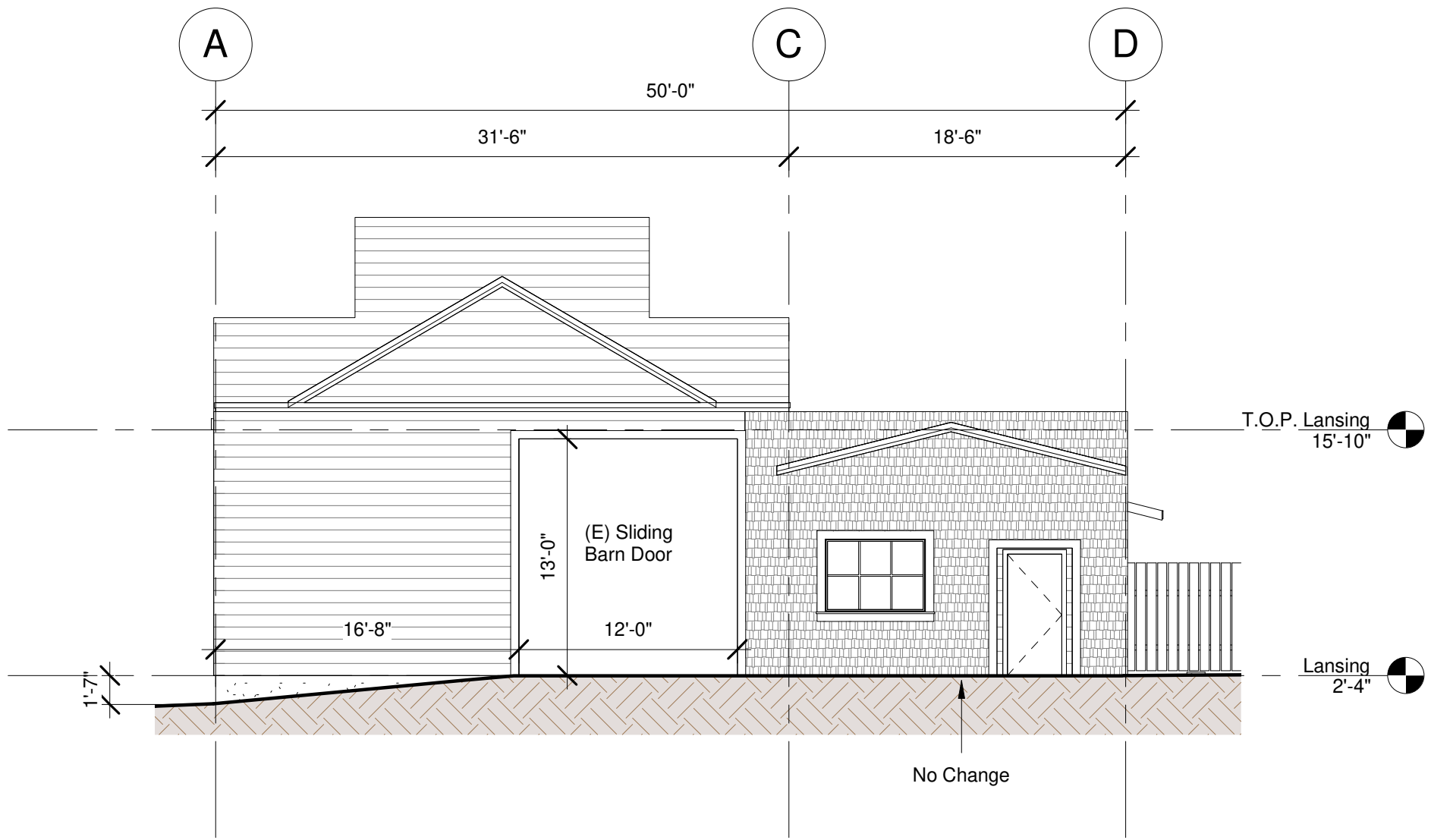
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① Elev - East Existing  
 1/8" = 1'-0"



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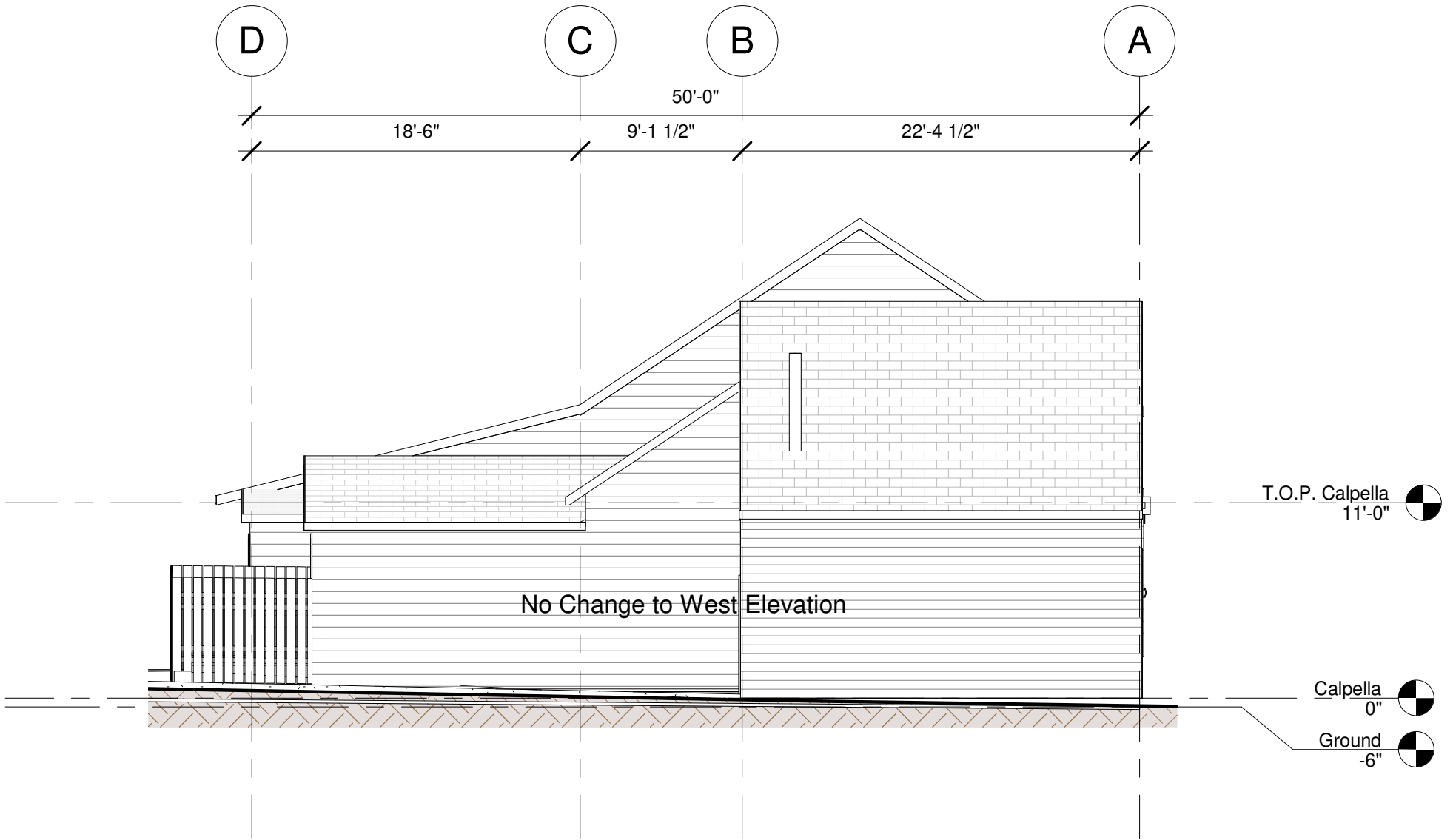
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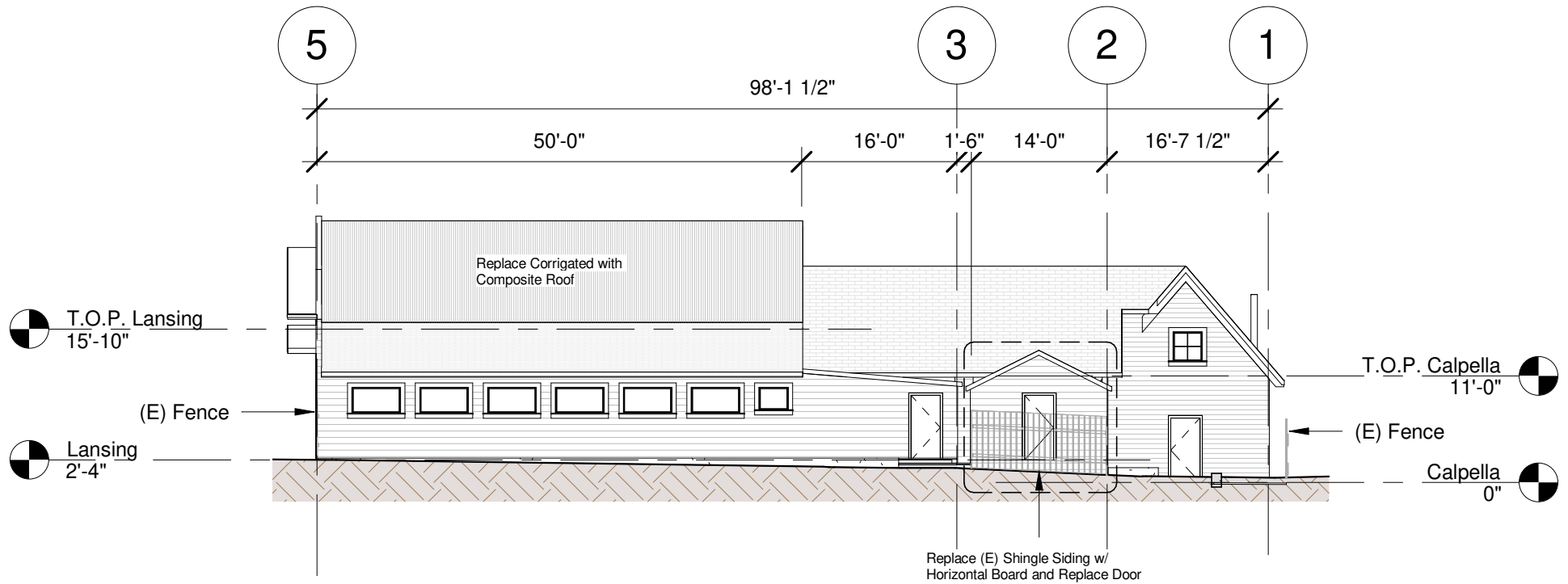
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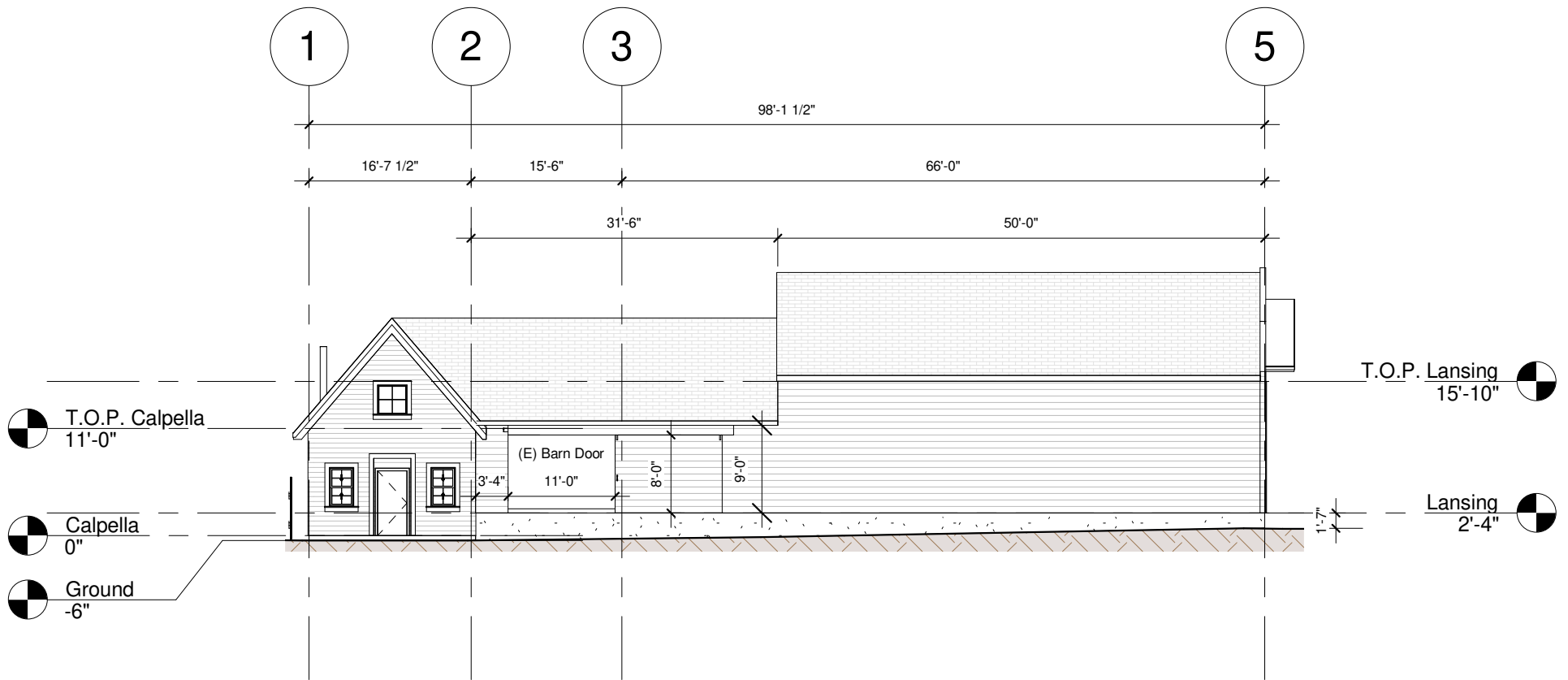
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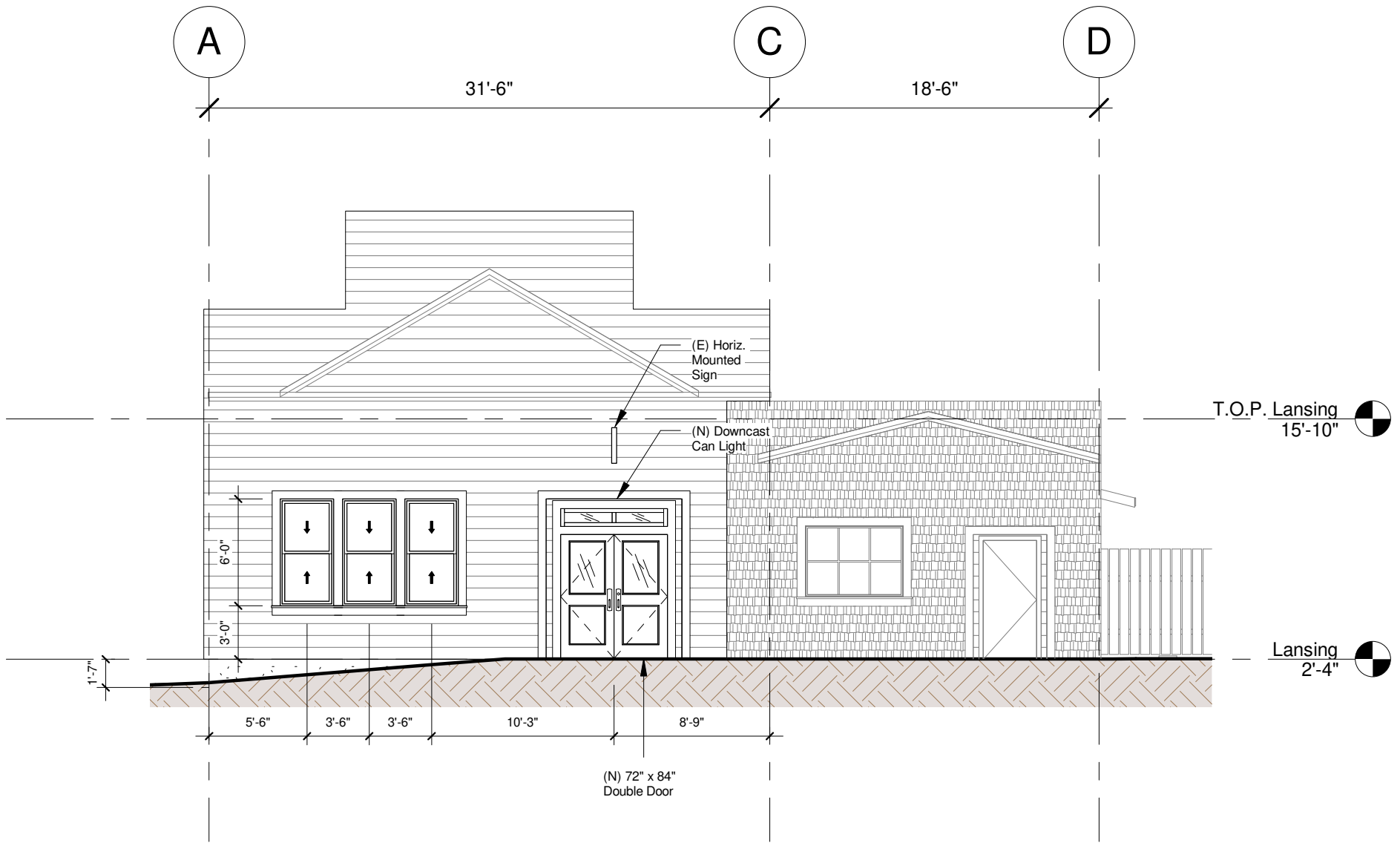
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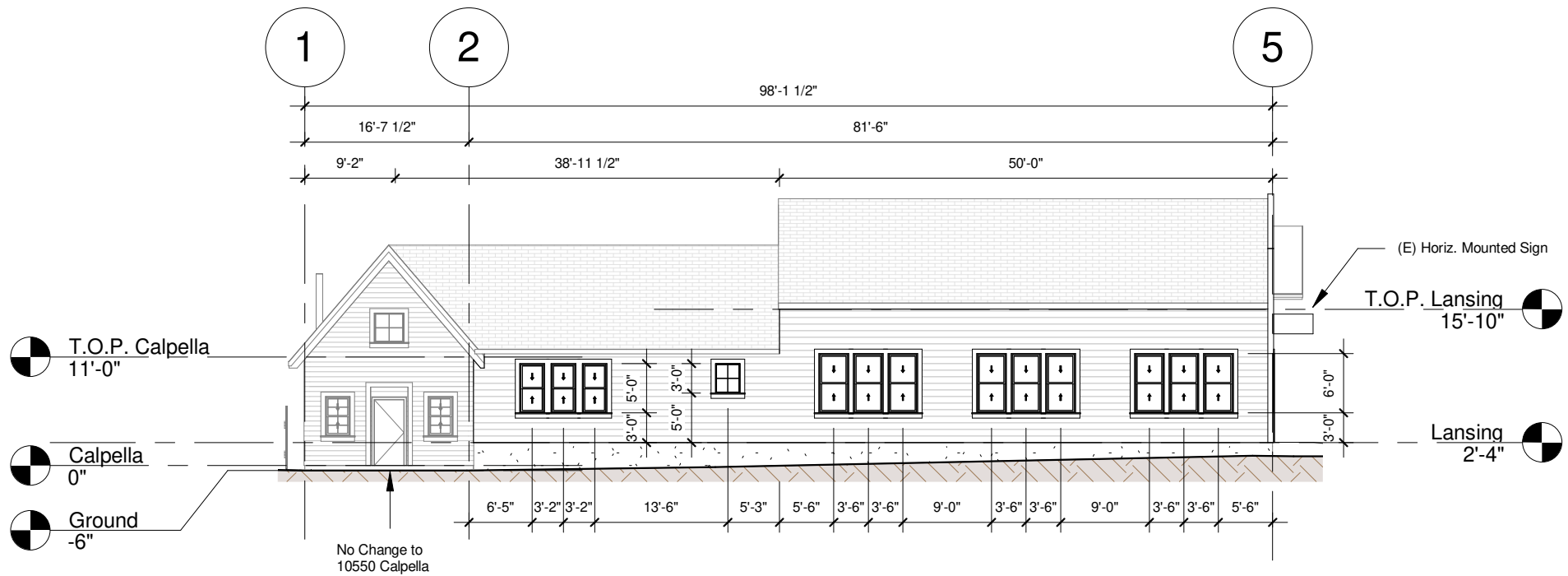
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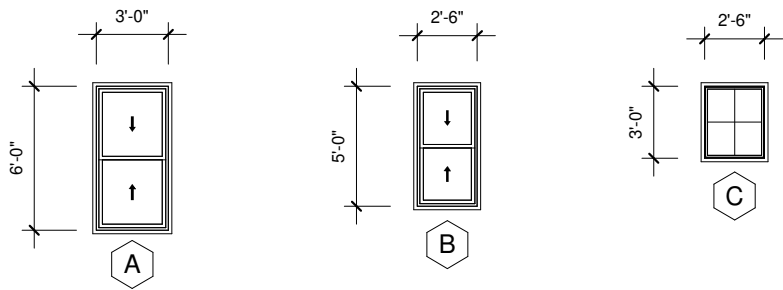
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DATE : 11/13/2023

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

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

JULIA ACKER KROG, DIRECTOR  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
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

Attachment D