



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
FAX: 707-463-5709
FB PHONE: 707-964-5379
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pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

January 24, 2024

**PUBLIC NOTICE OF PENDING
MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

The Mendocino Historical Review Board, on Monday, February 5, 2024, will hear this matter at 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: Minor Alterations to MHRB_2023-0014 for changes to include an additional chimney flue at the northern elevation.

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT

LOCATION: 10550 Lansing Street, Mendocino; APN: 119-160-31

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 February 4, 2024, 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



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MEMORANDUM

DATE: FEBRUARY 5, 2024
TO: MENDOCINO HISTORICAL REVIEW BOARD
FROM: MARK CLISER, PLANNING STAFF
SUBJECT: MHRB_2023-0014

On October 2, 2023, Case No. MHRB_2023-0014 was heard by the Mendocino Historical Review Board. A motion was approved 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 (Attachment A). On December 4, 2023, the project was brought before the Review Board with the requested design alternatives and a motion was approved for removal of barn door and addition of windows without transom at the south elevation, replacement of barn door with new entry, new downcast can lighting in new entry, and addition of revised windows at the east elevation, replacement of shingle siding on north elevation with horizontal board, and replacement of corrugated roof with composite roof (Attachment B).

On November 11, 2023, prior to the 2nd review of the project on December 4, 2023, the applicant emailed staff requesting a flue be added to the north elevation. Staff requested the applicant send specifics of the change, including detailed plans. Staff did not receive these items and neglected to include the flue request in the revised staff report reviewed by the Review Board on December 4th. As such, the project was considered by the Review Board without the requested addition of the flue. However, the applicant did include the location of the flue on the revised site plans which were part of the revised staff report considered by the Review Board on December 4, 2023 (Attachment C, pages 2, 3, & 10).

Staff finds the addition of the flue at the north elevation, which will be painted black to match the roof, is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure, will not detract from the appearance of other property within the District, and will not damage or destroy a structure of historical, architectural or cultural significance. Staff requests the Review Board consider the addition of the flue to previously approved permit Case No. MHRB_2023-0014 as a minor alteration.

Attachments:

- A. MHRB 2023-0014 Action Letter from Oct. 2, 2023 Meeting
- B. MHRB 2023-0014 Permit from Dec. 4, 2023 Meeting
- C. Site Plans from Dec. 4, 2023 Meeting



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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

Mendocino Historical Review Board

c/o Planning & Building Services
120 West Fir Street
Fort Bragg, CA 95437
964-5379



MENDOCINO HISTORICAL REVIEW BOARD PERMIT

Date: December 29, 2023

APPLICANT: ISHVI AUM

PERMIT: MHRB # 2023-0014

On DECEMBER 4, 2023, the Mendocino Historical Review Board granted ISHVI AUM this permit for removal of barn door and addition of windows without transom, to south elevation; Replacement of barn door with new entry, new downcast can lighting in new entry, and addition of revised windows to east elevation; Replacement of shingle siding on north elevation with horizontal board; Replacement of corrugated roof with composite roof on property located at 10546 Lansing Street, Mendocino; (APN: 119-160-31).

FINDINGS: (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. (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. (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.

CONDITIONS:

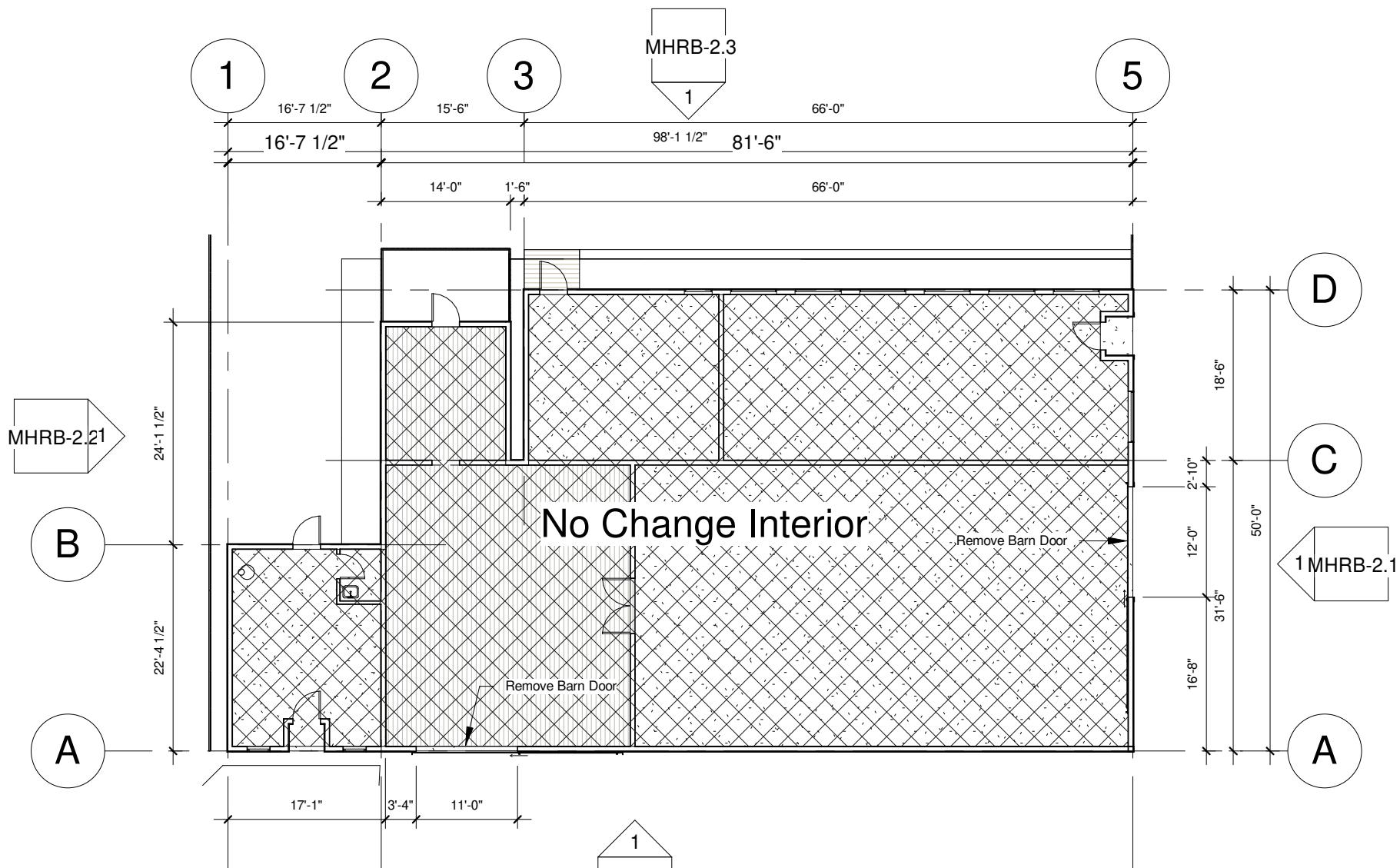
1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino Town Zoning Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction 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 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. 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.
9. All new window frames shall be made from wood.
10. Roof material shall be black composite shingle to match existing.

Issued on behalf of the Mendocino Historical Review Board.

By: _____
JULIA KROG, EXECUTIVE SECRETARY

December 29, 2023
DATE



① Lansing - Existing
 1/16" = 1'-0"



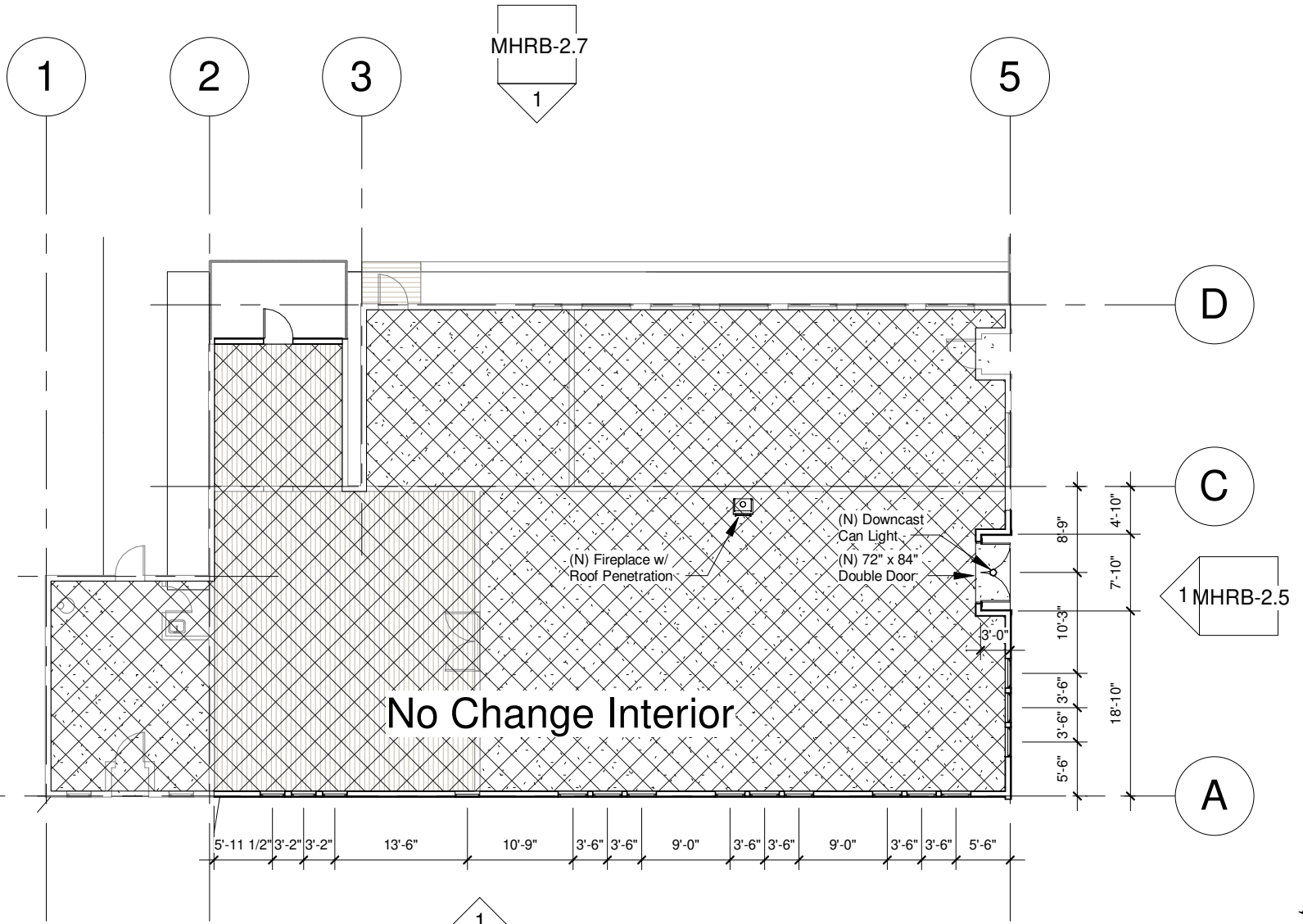
Retail Conversion
 Ishvi Aum
 10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

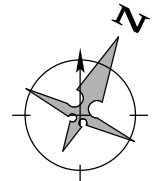
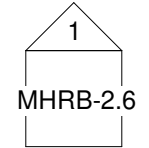
SCALE : 1/16" = 1'-0"

DATE : 11/13/2023

DRAWN BY : SLLC



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




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

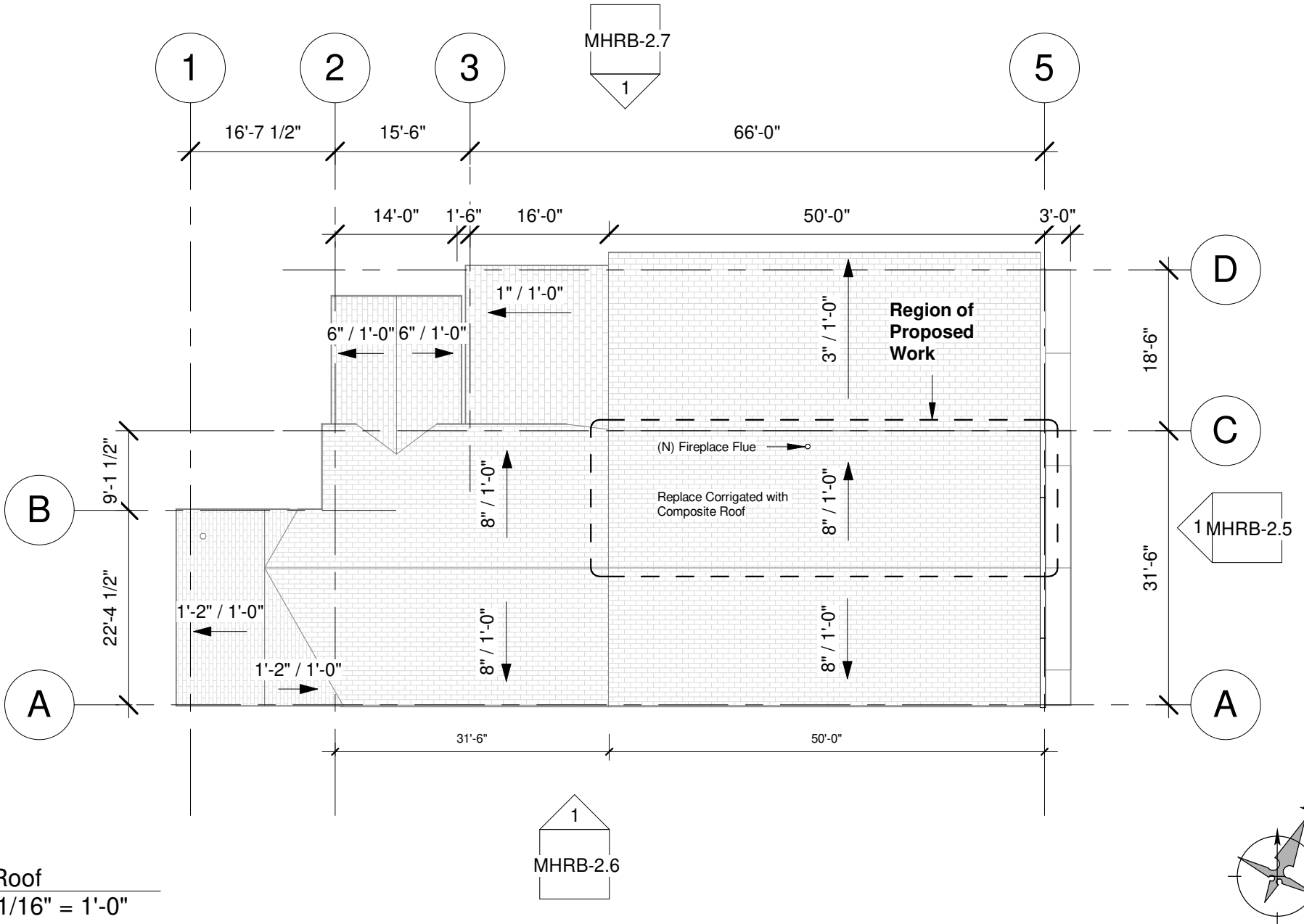
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APN # : 119-160-31

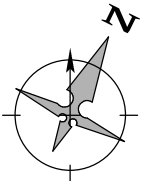
SCALE : 1/16" = 1'-0"

DATE : 11/13/2023

DRAWN BY : SLLC



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

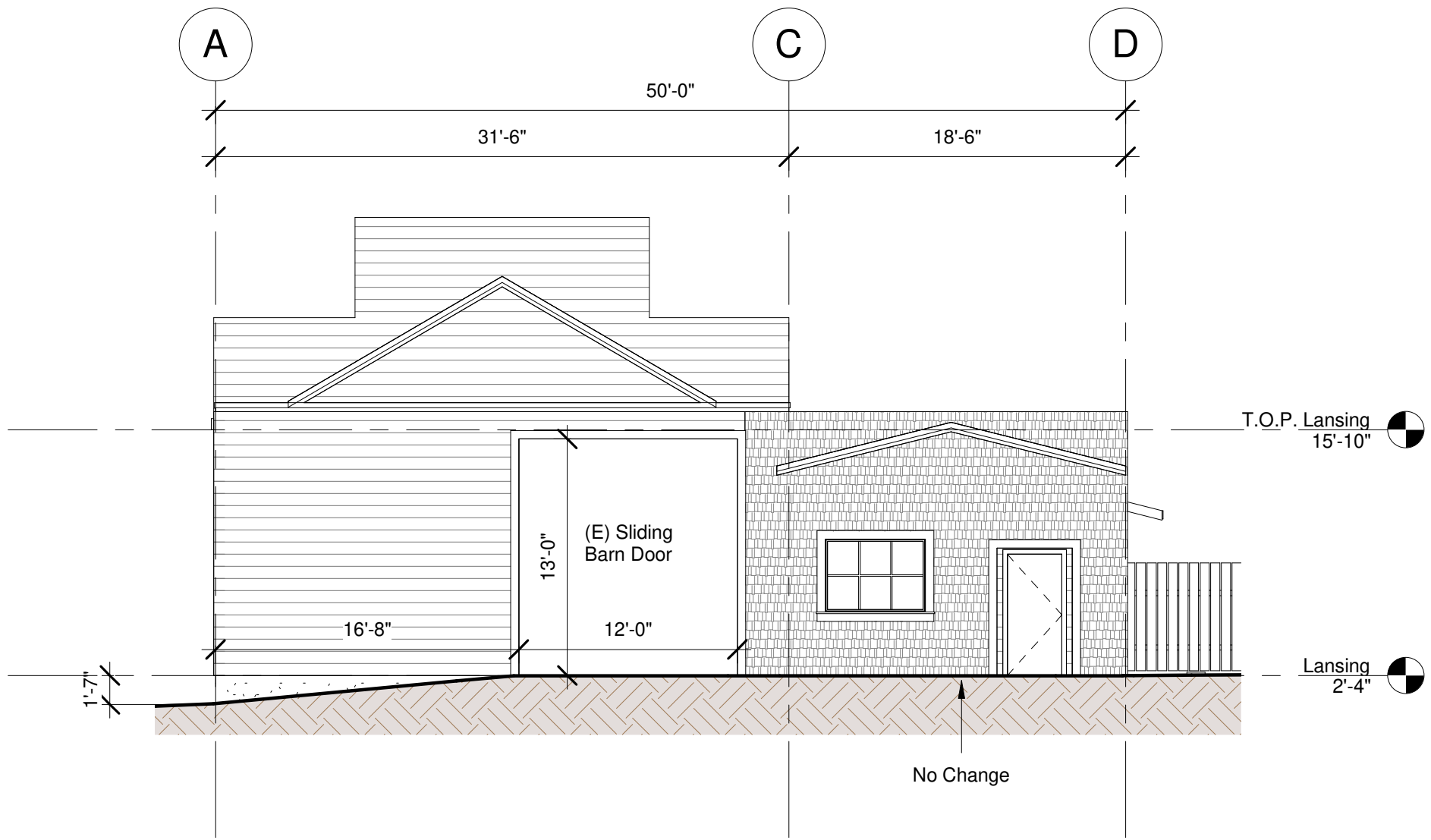


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SCALE : 1/16" = 1'-0"
 DRAWN BY : SLLC



① Elev - East Existing
 1/8" = 1'-0"



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Retail Conversion

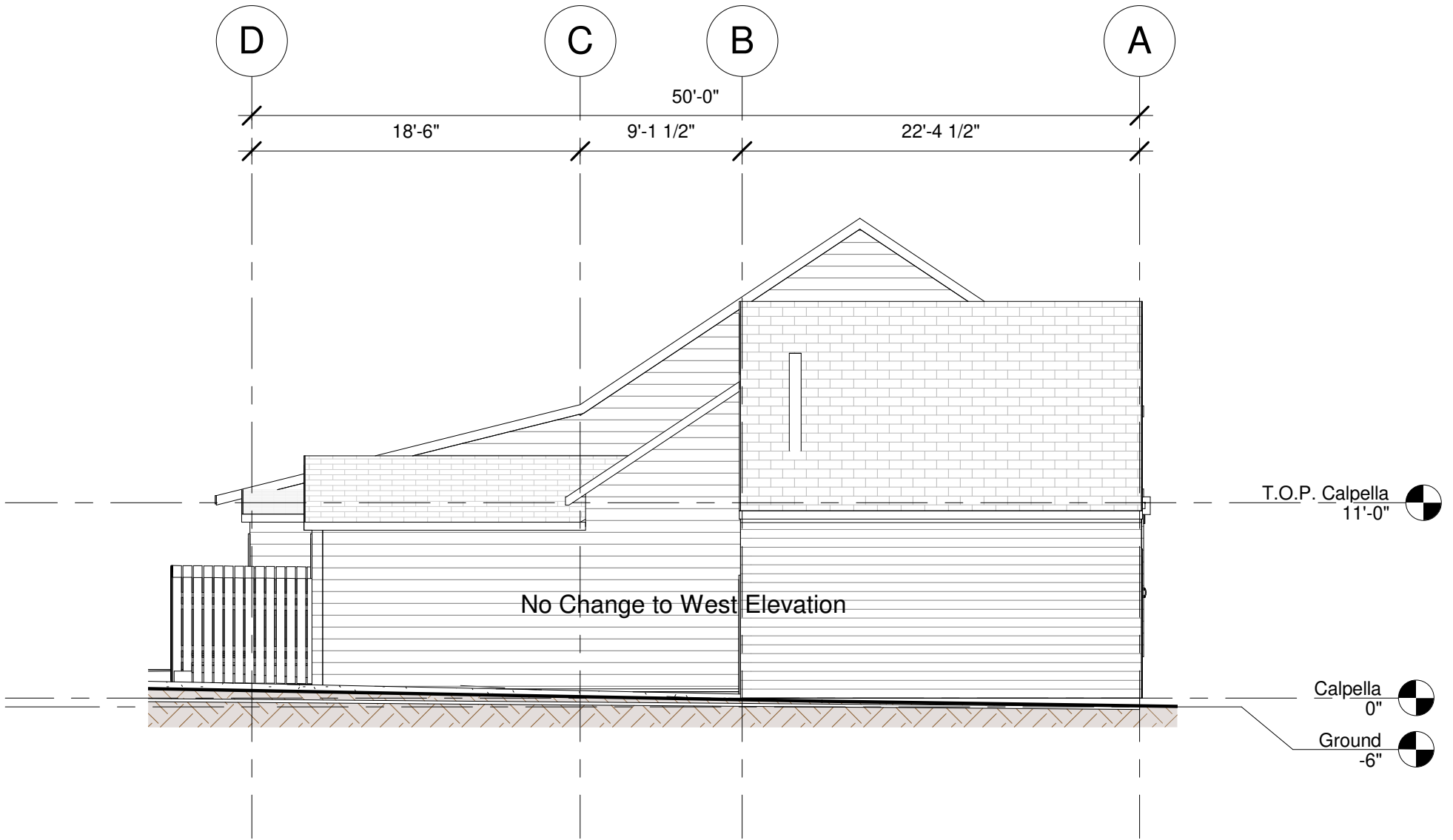
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 10546 Lansing St, Mendocino, CA 95460

APN # : 119-160-31

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

DATE : 11/13/2023

DRAWN BY : SLLC



① Elev - West Existing
 1/8" = 1'-0"



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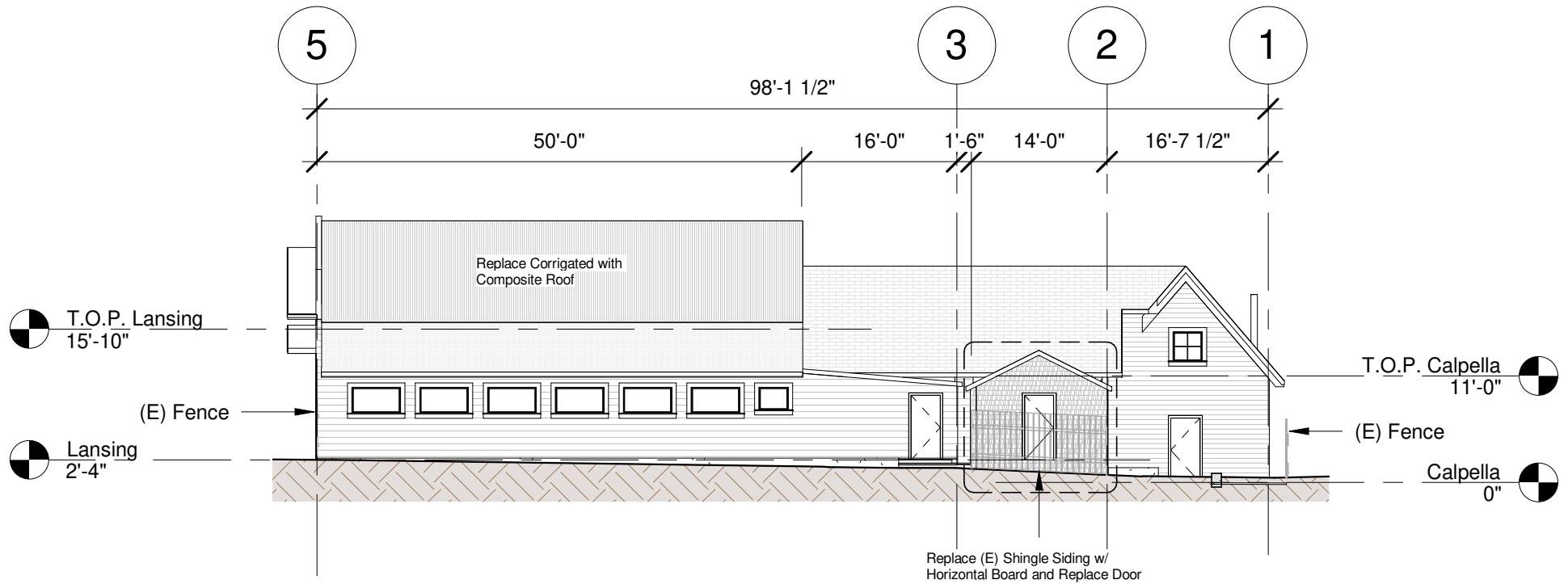
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SCALE : 1/8" = 1'-0"

DATE : 11/13/2023

DRAWN BY : SLLC



① Elev - North Existing
1/16" = 1'-0"



Retail Conversion

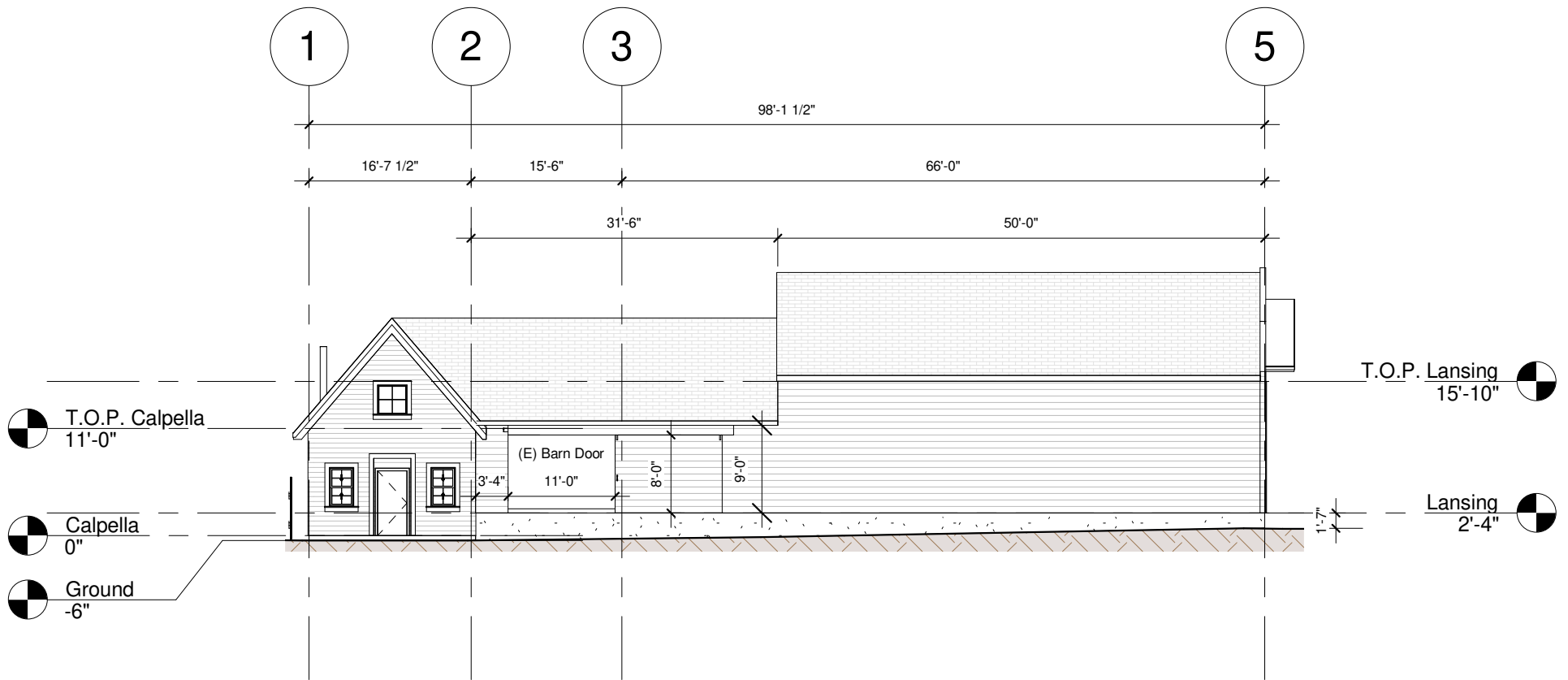
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APN # : 119-160-31

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

DATE : 11/13/2023

DRAWN BY : SLLC



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



Retail Conversion

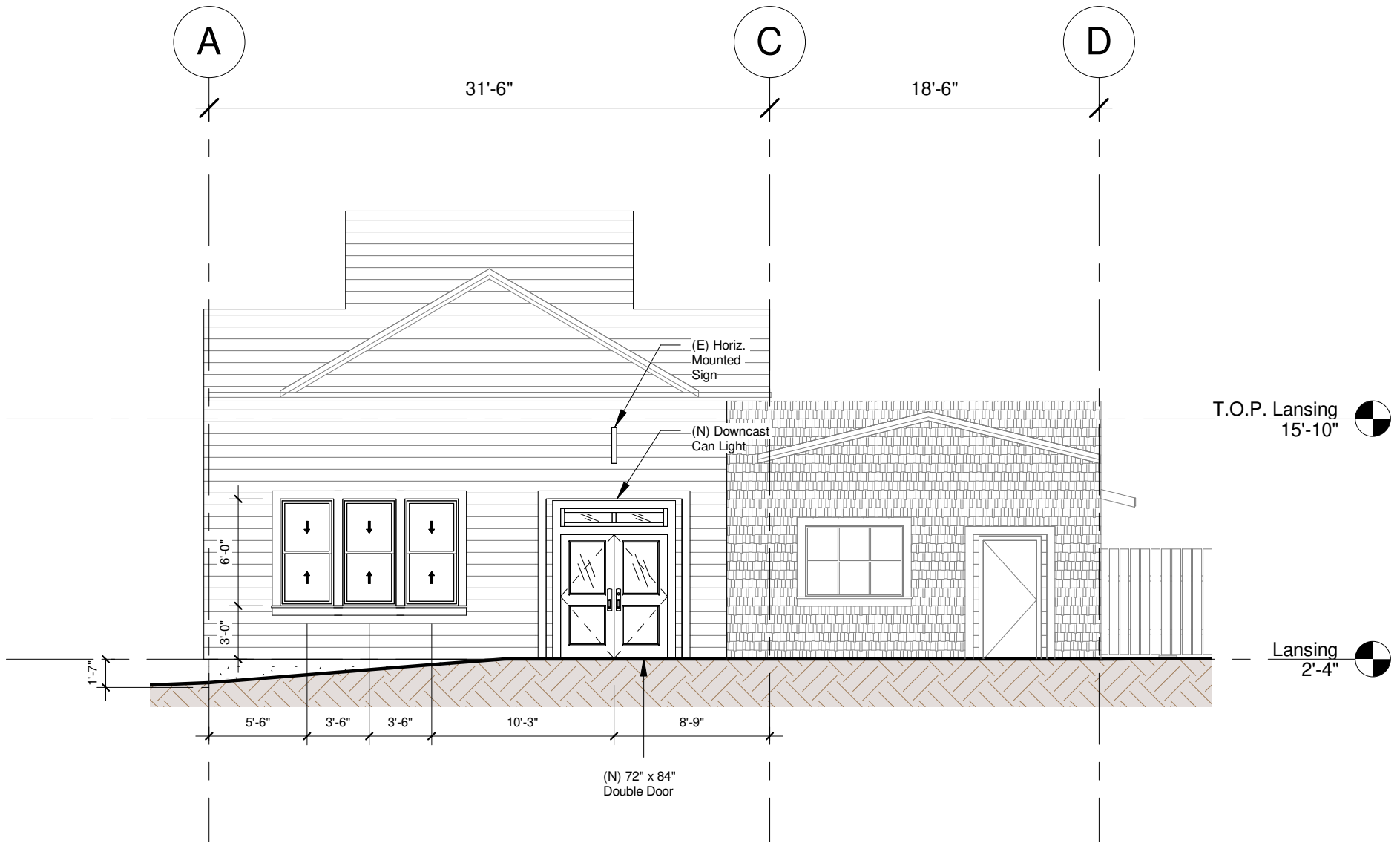
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SCALE : 1/16" = 1'-0"

DATE : 11/13/2023

DRAWN BY : SLLC



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



Retail Conversion

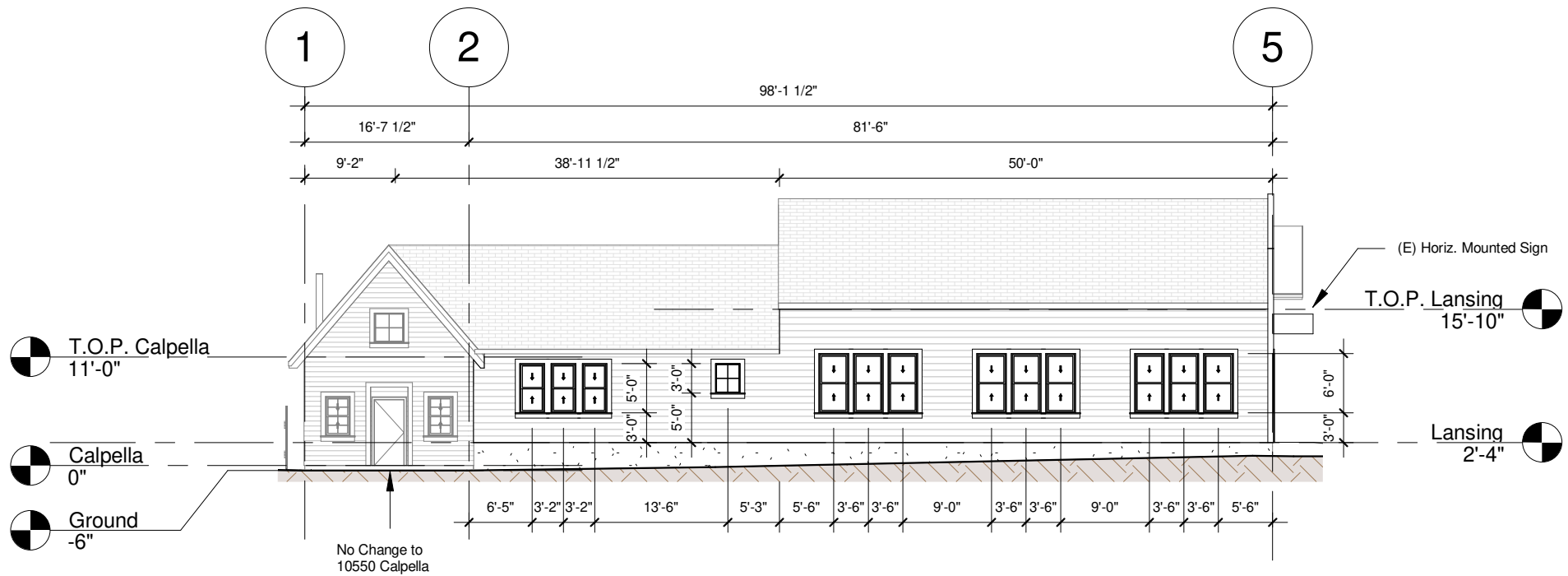
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SCALE : 1/8" = 1'-0"

DATE : 11/13/2023

DRAWN BY : SLLC



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



Retail Conversion

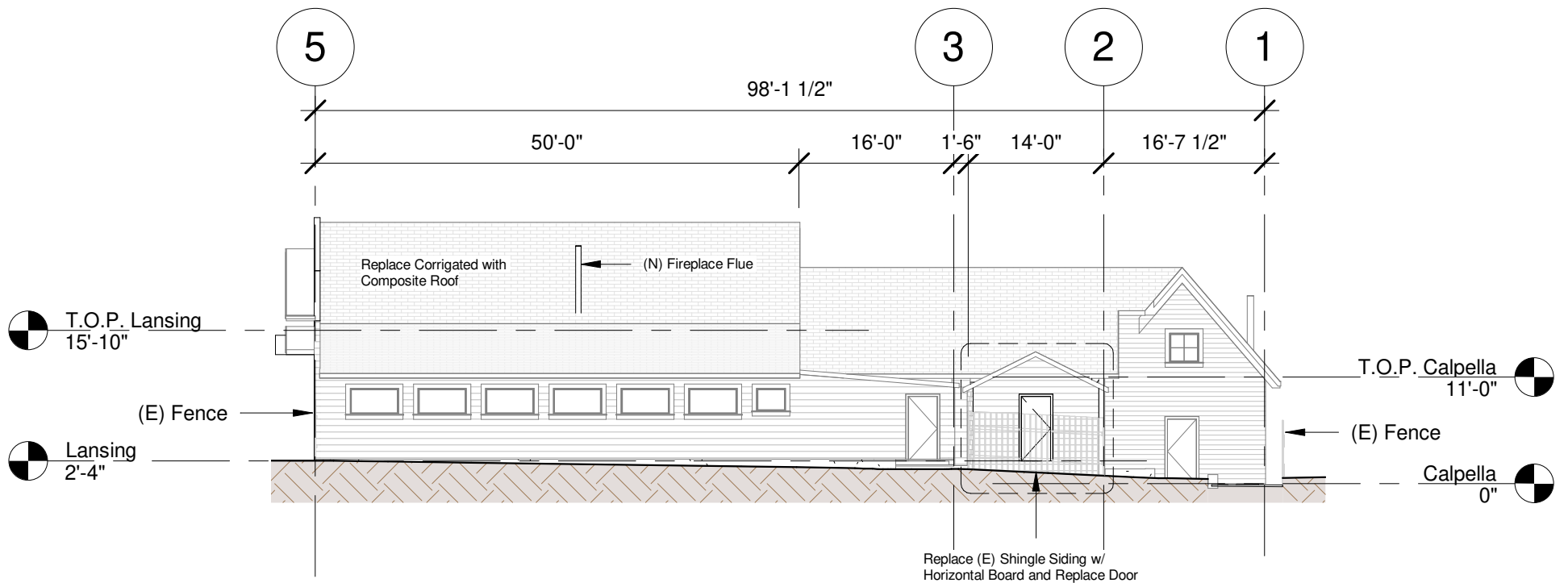
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1 Elev - North Proposed
 1/16" = 1'-0"



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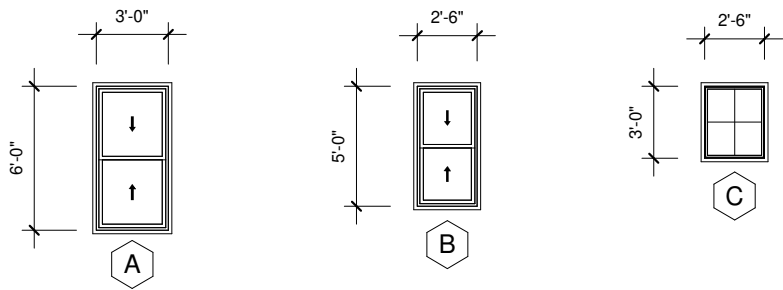
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SCALE : 1/16" = 1'-0"

DATE : 11/13/2023

DRAWN BY : Author

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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