



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
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

January 23, 2024

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

The Mendocino Historical Review Board, on Monday, February 5, 2024, 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_2023-0008

DATE FILED: 6/22/2023

OWNER/ APPLICANT: ABC & J INVESTMENTS INC.

AGENT: DEBRA LENNOX

REQUEST: Mendocino Historic Review Board application for minor alterations of an existing structure including replacing rotting wood posts on balcony, widening ramps and walkways for improved ADA accessibility. Note: This is a Category IVa Historic Resource.

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT

LOCATION: 45160 Main Street Mendocino; APN 119-237-03

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: SHELBY MILLER

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.gov/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 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.gov/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**

**FEBRUARY 5, 2024
MHRB_2023-0008**

APPLICANT/OWNER: ABC & J INVESTMENTS
2140 RUTH AVENUE
SOUTH LAKE TAHOE, CA 96150

AGENT: DEBRA LENNOX
PO BOX 798
MENDOCINO, CA 95640

PROJECT DESCRIPTION: Mendocino Historic Review Board application for minor alterations of an existing structure including replacing rotting wood posts on balcony, widening ramps and walkways for improved ADA accessibility. Note: This is a Category IVa Historic Resource.

STREET ADDRESS: 45160 Main Street Mendocino; APN 119-237-03

PARCEL SIZE: 12,352± Square-feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Category IVa – Ramus Boarding House (APN 119-237-03)
North: Category IVa – N/H (APN 119-235-02), Vacant - (119-235-03)
South: Vacant - (APN 119-240-01)
East: Category IVa – Tank Alley Site (APN 119-237-13),
Category IVa – Ramus Saloon (APN 119-237-04),
Category I – Bank of Commerce (APN 119-237-05)
West: Category I – Lemos' Saloon (APN 119-237-17)

STAFF PLANNER: SHELBY MILLER

PAST MHRB PERMITS:

- MHRB_2013-0008: Sidewalk Replacement, Approved.

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: VII – Structural Guidelines: Exterior Building Materials (pg. 7), Architectural Features (pg. 9).

APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE: Per Mendocino County Code (MCC) Section 20.760.030(A) – Work in Historical Zone A Requiring Approval permits for the construction, reconstruction, rehabilitation, demolition, enlargement, repair, resisting or removal of a building or structure;

or the alteration of the exterior architecture of a building or structure, shall be issued without prior approval of the Review Board, except at specifically provided in MCC Section 20.760.040.

STAFF NOTES: The applicant is proposing several items:

- Replacement of rotting posts on balcony of western building. The materials, paint, and design will remain the same.
- Replacement of wooden walkway from sidewalk to eastern building door with concrete via the ramp. The existing ramp is not ADA compliant, and applicant proposes to widen, and reconstruct ramp to allow front-entry landing to be level with doorway. Applicant also proposes to add an ADA compliant ramp with copper or stainless-steel handrails. Concrete walkway will allow efficient drainage and slip resistance in wet conditions.
- Removal of plants between front-entry ramp and wooden walkway to allow the widening of the walkway and ramp to meet ADA requirements of 48 inches.
- Reconfigure front-entry stairs to match new front-entry landing.
- Removal of ramp on rear entry.

The proposed project is located in the Mendocino Commercial Zoning District and conforms to Mendocino Commercial MCC Chapter 20.644 Zoning Standards.

Table 1. MCC Chapter 20.664 Mendocino Commercial		
SECTION	STANDARD	PROPOSED
20.664.050 Maximum Building Height	28 Feet	Less than 28 Feet
20.664.060 Maximum Lot Coverage	25 % of Lot Area	Under 25± %

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

- (a) Pursuant with MCC Section 20.760.065(A), exterior renovations to project site are in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure, if any; and
- (b) Pursuant with MCC Section 20.760.065(B), exterior alterations to project site will not detract from the appearance of other properties within the District; and
- (c) Pursuant with MCC Section 20.760.065(C), alterations to project site will not unnecessarily damage or destroy a structure of historical, architectural, or cultural significance.

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 has 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 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 2023-0008 and the Review Board's action, the property owner shall request a Planning Inspection 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, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2023-0008 have been satisfied.
 6. Any Building Permit request shall include MHRB Permit 2023-0008 (attached to or printed on the plans submitted).
 7. New or replacement 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.
 8. Proposed replacement of balcony posts must match existing paint color and wood material.
 9. On-site walkways and driveways must consist of brick, flagstone, board, grass, and/or gravel. In compliance with ADA laws, walkways must utilize slip-resistant materials, such as concrete.
 10. Proposed handrails and railings must consist of copper or stainless-steel material.
-

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
- B. Conceptual Views
- C. Site Plans
- D. Sverko File

**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-2023-0008
Date Filed 6-22-2023
Fee \$ 919⁰⁰
Receipt No. PRJ-057080
Received by (A) WALDM AJJ

Office Use Only

MHRB APPLICATION FORM

Name of Applicant ABC & J Investments	Name of Property Owner(s) ABC & J Investments	Name of Agent Debra Lennox
Mailing Address 2140 Ruth Ave. South Lake Tahoe, CA 96150	Mailing Address 2140 Ruth Ave. South Lake Tahoe, CA 96150	Mailing Address PO Box 798 Mendocino CA 95640
Telephone Number 530-308-5245	Telephone Number 530-308-5245	Telephone Number 707-813-7886
Assessor's Parcel Number(s) 119-237-04803		
Parcel Size <u>12,352</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 45160 Main Street 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.

RECEIVED

JUN 22 2023

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.

BLDG B: PROPOSED ACCESSIBLE RAMPS & STAIRS (149 SF)
+ (N) WALL TO CREATE OFFICE #3 (72 SF)

RECEIVED

JUN 22 2023

PLANNING & BUILDING SERV
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? 3191 sq. ft.
- What is the total floor area (internal) of all structures on the property? 5150 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? 1540 sq. ft.

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

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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.**

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- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

BLDG B: PROPOSED ACCESSIBLE RAMPS & STAIRS (119 SF)
+ (N) WALL TO CREATE OFFICE #3 (72 SF)

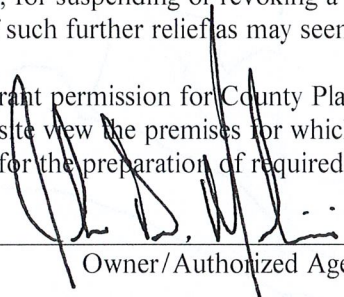
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If you need more room to answer any question, please attach additional sheets

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



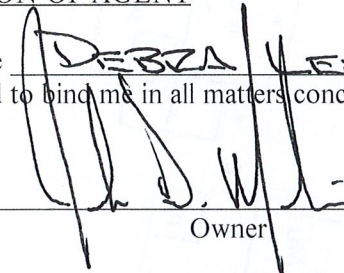
Owner/Authorized Agent

May 3, 2023
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize DEBBA LENNOX to act as my representative and to bind me in all matters concerning this application.



Owner

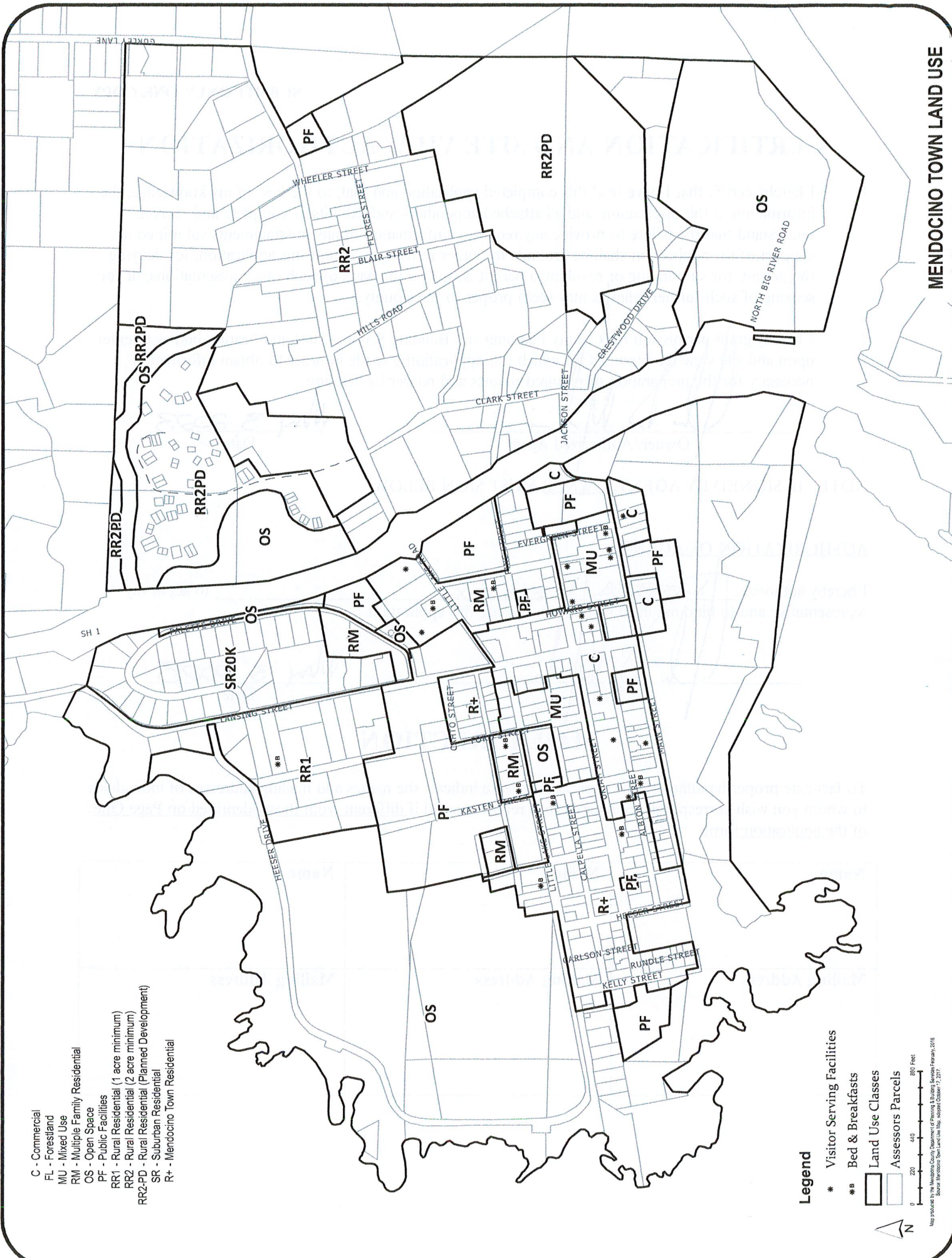
May 3, 2023
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

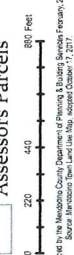
MENDOCINO TOWN LAND USE



- 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



Map produced by the Mendocino County Department of Planning & Building Services February, 2018
 Source: the Mendocino Town Land Use Map, adopted October 7, 2017.

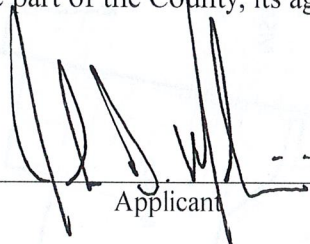
INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

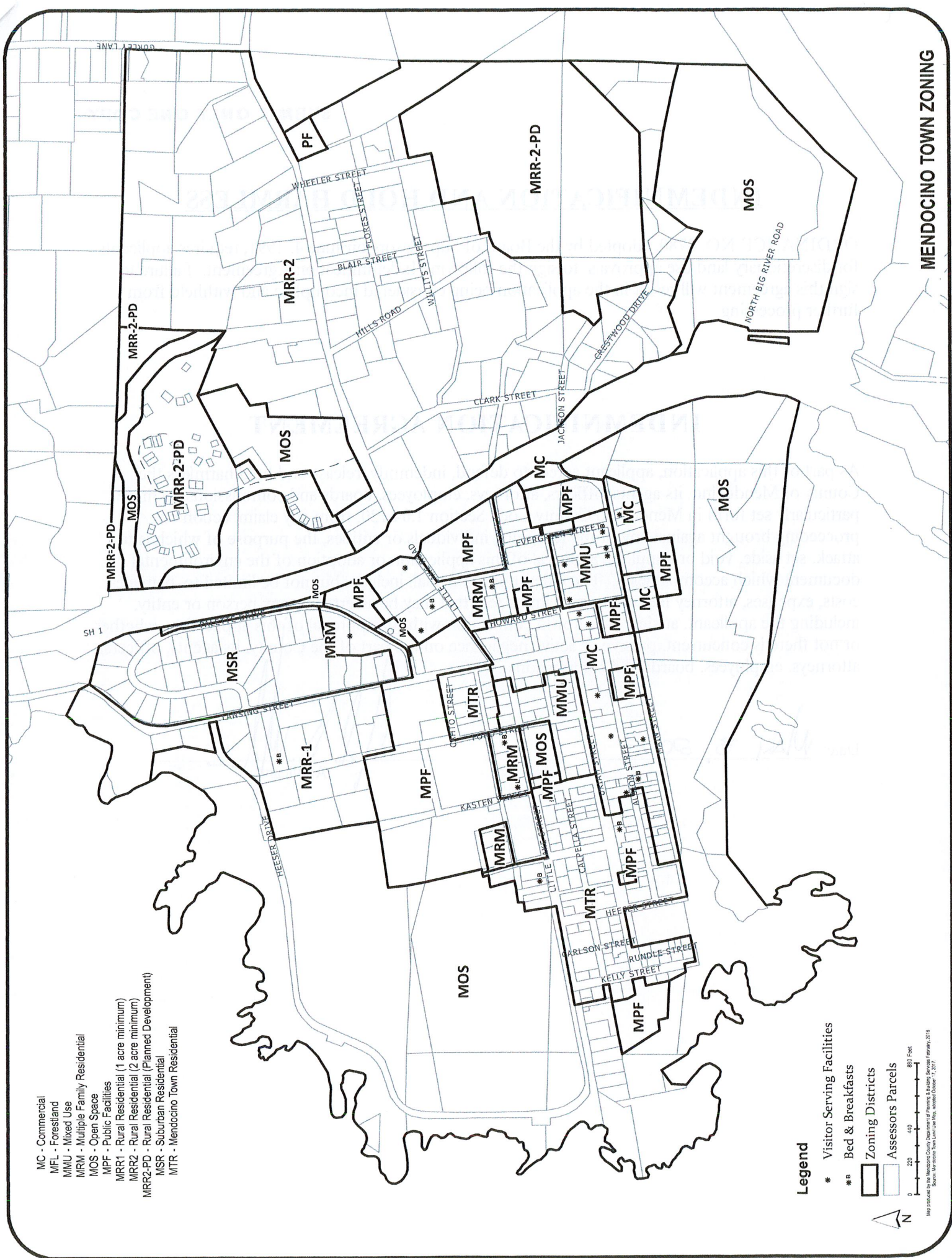
Date: May 3, 2023



Applicant

MENDOCINO TOWN ZONING

- MC - Commercial
- MFL - Forestland
- MMU - Mixed Use
- MRM - Multiple Family Residential
- MOS - Open Space
- MPF - Public Facilities
- MRR1 - Rural Residential (1 acre minimum)
- MRR2 - Rural Residential (2 acre minimum)
- MRR2-PD - Rural Residential (Planned Development)
- MSR - Suburban Residential
- MTR - Mendocino Town Residential



Legend

- * Visitor Serving Facilities
- #B Bed & Breakfasts
- [Thick Outline] Zoning Districts
- [Thin Outline] Assessor's Parcels



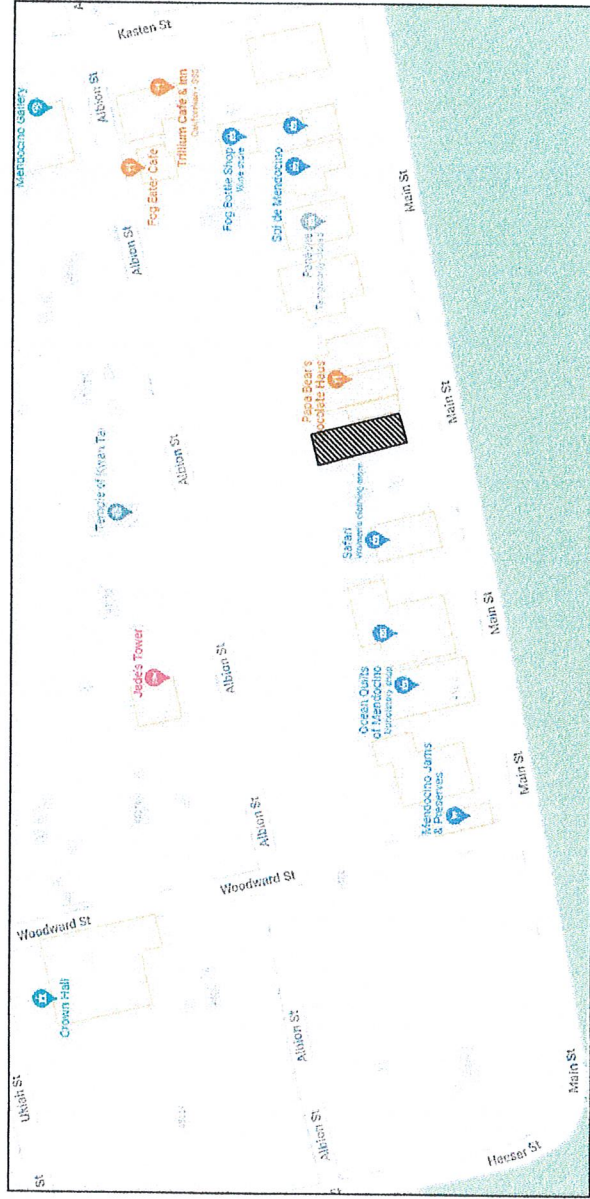
Map produced by the Mendocino County Department of Planning & Building Services February 2018
Source: Mendocino Town Land Use Map, adopted October 7, 2017

TENANT IMPROVEMENTS

for ABC&J INVESTMENTS

45160 MAIN ST, MENDOCINO, CA

APN# 119-237-03



LOCATION MAP

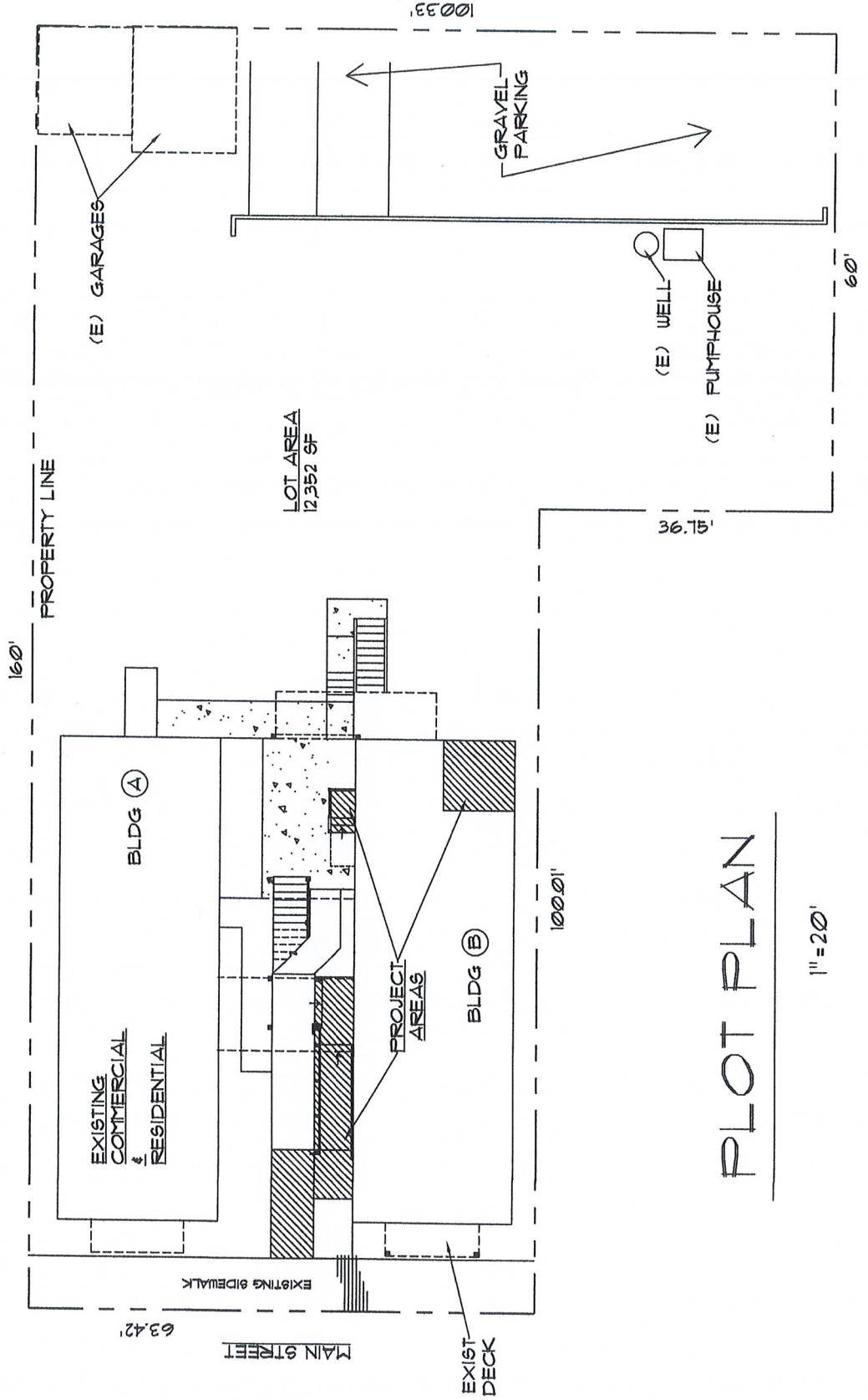
NTS

TENANT IMPROVEMENTS

for ABC&J INVESTMENTS

45160 MAIN ST, MENDOCINO, CA

APN# 119-237-03



PLOT PLAN

1" = 20'

MHRB PERMIT APPLICATION SUBMITTAL CHECKLIST

THE FOLLOWING APPLICATION MATERIALS MUST BE SUBMITTED TO THE COASTAL OFFICE OF THE DEPARTMENT OF PLANNING & BUILDING SERVICES.

To ensure completeness, please check off each box under the letter "A" as each item is completed. Please submit this checklist with your application. The County will check off each box under the letter "C" as each item is verified as complete.

Please provide **1 copy** of items 1 - 4, on 8 1/2" x 11" paper (or if a larger size, folded to 8 1/2" x 11") collated and stapled into individual packets.

- A C 1. MHRB Application Form and Project Description Questionnaire
- A C 2. Location Map (on attached base map, fill in affected parcel and label)
- A C 3. Plot Plan (See attached example)
- A C 4. Architectural building elevations, floor plans, and sign details. Include dimensions, materials, colors, finishes, and exterior light fixtures. For new signs include exactly how the sign is to be mounted and/or supported. For project-specific informational requirements, please refer to the project description questionnaire.

-
- A C 5. For new construction and/or additions greater than 120 square feet in size, please provide six (6) sets of full-scale plans. One for Project File. One for Each Board Member.

- A C 6. Filing Fees (Check with Planner for fee amount). Checks should be payable to the County of Mendocino.

- A C 7. One (1) Original "Wet" Signed Copy of Site View Authorization/Authorization of Agent/Mail Direction Form

- A C 8. One (1) Original "Wet" Signed Copy of the Indemnification Agreement

- A C 9. One (1) Original "Wet" Signed Acknowledgement of Deposit/ Hourly Fee Form



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: DEBRA LENNOX
PO BOX 768

MENDOCINO

CA 95460

Project Number: MHRB_2023-0008

Project Description: ABC&J, Minor Ext. Alterations

Site Address: 45160 MAIN ST

MHRB_2023-0008

Receipt: PRJ_057080

Date: 6/22/2023

Pay Method: CHECK 1931

Received By: JESSIE WALDMAN

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822600		\$615.00
MHRB MINOR BASE			\$615.00
GENERAL PLAN	1100-2851-826188		\$175.00
			\$175.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
			\$128.00
Total Fees Paid:			\$918.00