



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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JULIA KROG, DIRECTOR
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May 22, 2024

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

The Mendocino Historical Review Board, on Monday, June 3, 2024, 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_2024-0004

DATE FILED: 6/12/2022

OWNER: ALAN KUSOV

APPLICANT/AGENT: DAVID HAMBLEN

REQUEST: Mendocino Historic Review Board application for installation of a wooden dormer on the east elevation with double hung, divided light, painted to match existing windows. Dormer walls to be clad in horizontal siding and corner trim to match existing structure. Fascia and roofing to match existing materials and details. A portion of decking (roofing material) to be removed to accommodate for dormer. Existing beams will not be altered. Note: This location is a Category I Historic Resource.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45080 Main St, Mendocino; APN; 119-238-18 & 119-238-04

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.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 June 2, 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**

**JUNE 3, 2024
MHRB_2024-0004**

OWNER: Alan Kusov
4100 W. Alameda Ave, 3rd Floor #358
Burbank, CA 91505

APPLICANT/AGENT: David Hamblen
1111 W. University Drive, Suite 104
Tempe, AZ 85281

PROJECT DESCRIPTION: Mendocino Historic Review Board application for installation of a wooden dormer on the east elevation with double hung, divided light, painted to match existing windows. Dormer walls to be clad in horizontal siding and corner trim to match existing structure. Fascia and roofing to match existing materials and details. A portion of decking (roofing material) to be removed to accommodate for dormer. Existing beams will not be altered. Note: (This location is a Category I Historic Resource).

STREET ADDRESSES: 45080 Main St, Mendocino (APN; 119-238-18 & 119-238-04)

PARCEL SIZE: 13,592± Square Feet (4,217± APN 119-238-04 & 9,375± APN 119-238-18)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Category I - JD Mendocino Hotel (APN 119-238-18 and 119-238-04)
North: Category I - Heeser House (APN 119-236-01)
South: Category I - Ford House (APN 119-240-01)
East: NA
West: NA

STAFF PLANNER: Mark Cliser

PAST MHRB PERMITS:

- MHRB 94-8 – Roof over storage area
- MHRB 94-25 – Fence, archway, window
- MHRB 97-44 – Slab, fence, generator, tank
- MHRB_2023-0006 – Multiple renovations

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. 7), Windows and Doors (pg. 8), Roof Form (pg. 8)

APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE: Per MCC Section 20.760.030 – Work in Historical Zone A Requiring Approval – subsection (A), 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 an building or structure, shall be issued without prior approval of the Review Board, except at specifically provided in MCC Section 20.760.040.

APPLICANT'S STATEMENT: (See Attachment A, page 2)

STAFF NOTES: The applicant proposes installation of a dormer on the easter side of the building. Dormer and window to match the existing structure. Window will be a wood double hung, divided light, and painted to match the existing windows. Dormer walls will be clad in horizontal siding and corner trim to match the existing structure. Fascia and roofing will match existing materials and details.

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), addition of a dormer to the Mendocino Hotel are in harmony with the exterior appearance and design of existing structures within the District, and with that of existing structures on the subject parcel; and
- (b) Pursuant with MCC Section 20.760.065(B), addition of a dormer to the Mendocino Hotel are will not detract from the appearance of other properties within the District; and
- (c) Pursuant with MCC Section 20.760.065(C), addition of a dormer to the Mendocino Hotel are 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 2024-0004 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 2024-0004 have been satisfied.

6. Any Building Permit request shall include MHRB Permit 2024-0004 (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. New windows shall match adjacent windows. All new window frames shall be made from wood.
9. Paint Colors on windows and doors shall match existing paint colors
10. Roof materials which are visible to the public shall be compatible with surrounding buildings.

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. Site Plans
- C. Photo Simulations

**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) _____
Date Filed _____
Fee \$ _____
Receipt No. _____
Received by _____

Office Use Only

MHRB APPLICATION FORM

Name of Applicant	Name of Property Owner(s)	Name of Agent
Mailing Address	Mailing Address	Mailing Address
Telephone Number	Telephone Number	Telephone Number
Assessor's Parcel Number(s)		Email
Parcel Size <input type="checkbox"/> Square Feet _____ <input type="checkbox"/> Acres	Street Address of Project	

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.

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.

2. If the project includes new construction, please provide the following information:

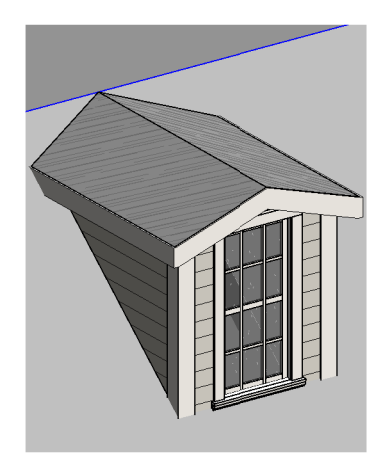
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? _____sq. ft.
- What is the total floor area (internal) of all structures on the property? _____ sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total 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

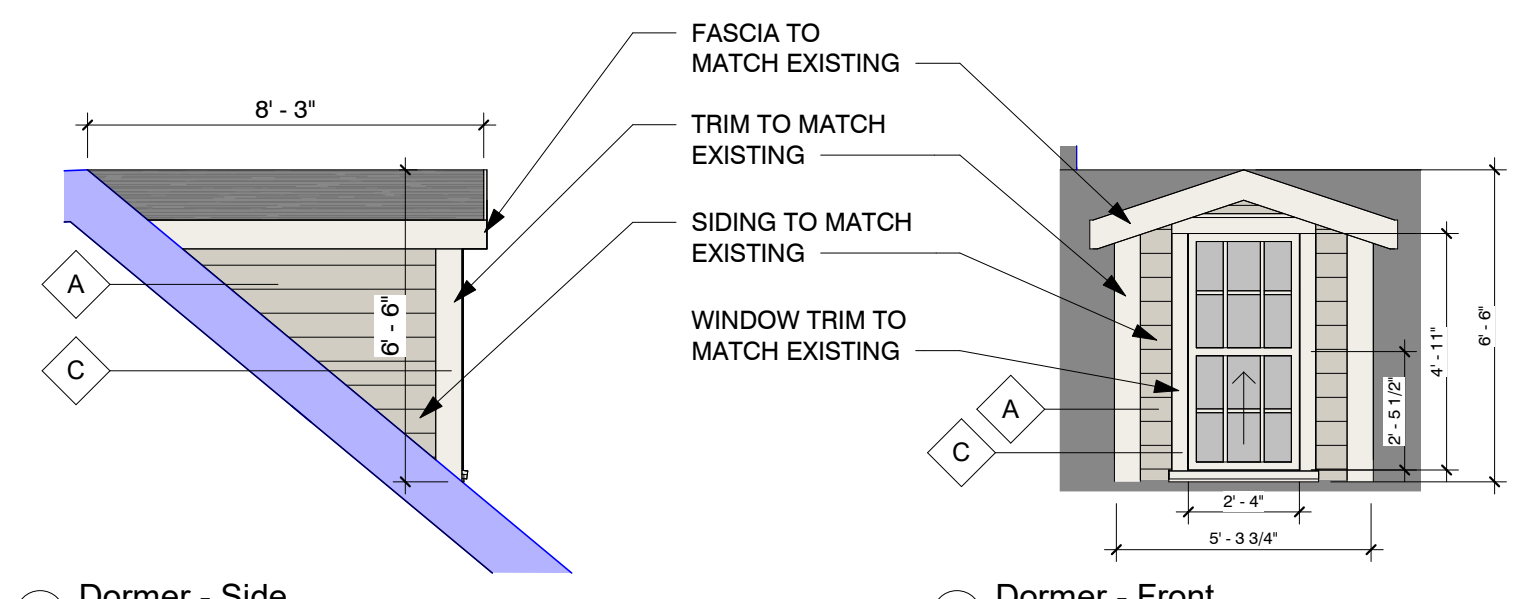
This drawing is the property of Synectic Design Incorporated, 1111 W University Dr., Suite # 104, Tempe, AZ, 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated. C 2019
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12 Existing Windows For Reference
1/2" = 1'-0"



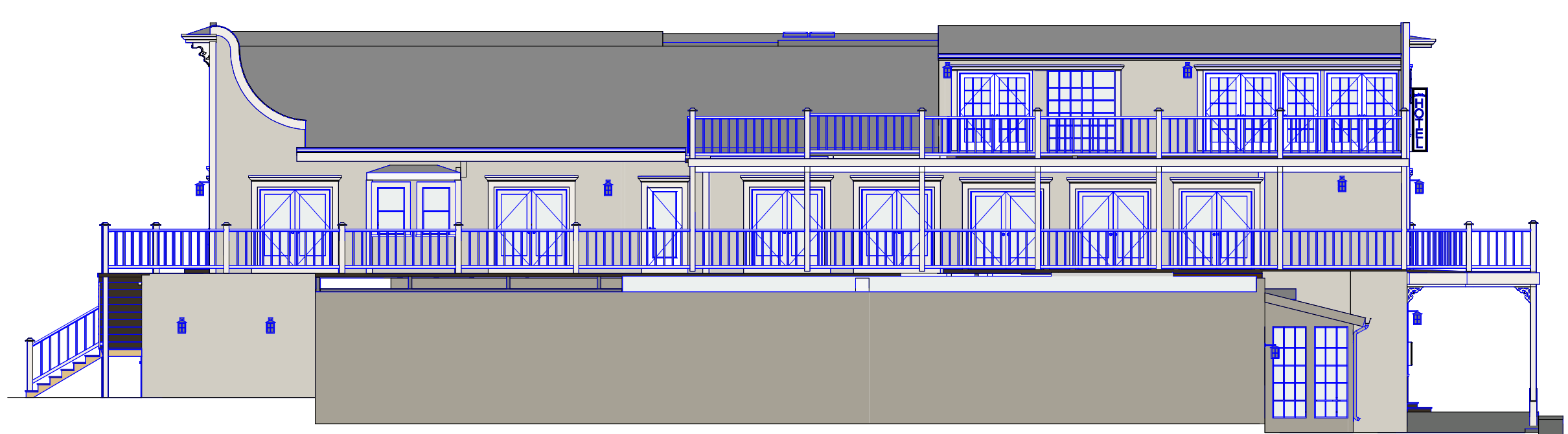
13 3D View - Dormer



PROJECT NARRATIVE
 THIS PROJECT CONSISTS OF EXTERIOR WORK OF AN EXISTING HOTEL.
 1. DEMOLITION OF A PORTION OF THE EXISTING 3RD FLOOR ROOF.
 2. INSTALLATION OF A NEW 3RD FLOOR DORMER WITH NEW CODE COMPLIANT EGRESS WINDOW.

EXTERIOR FINISH LEGEND - PROPOSED

A	DESCRIPTION	PAINT	
	MFR	BENJAMIN MOORE	
	COLOR	COLLINGWOOD OC-28	
	FINISH	FLAT	
B	DESCRIPTION	PAINT	
	MFR	BENJAMIN MOORE	
	COLOR	ROCKPORT GRAY HC-105	
	FINISH	FLAT	
C	DESCRIPTION	PAINT	
	MFR	BENJAMIN MOORE	
	COLOR	ATRIUM WHITE OC-145	
	FINISH	FLAT	



8 New Elevation Looking East at Mendocino Hotel - Dormer
3/32" = 1'-0"



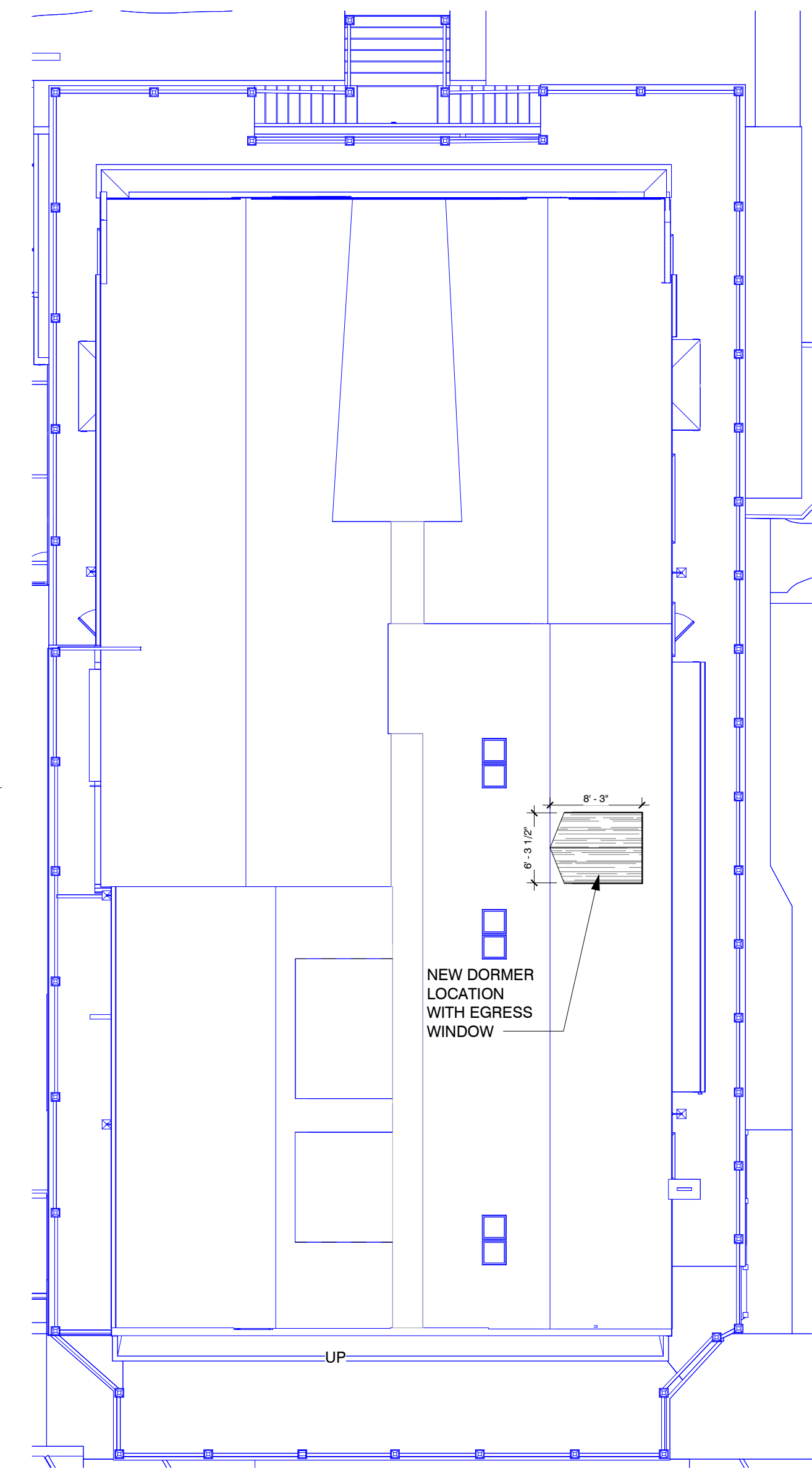
9 New Elevation Looking West at Mendocino Hotel - Dormer
3/32" = 1'-0"



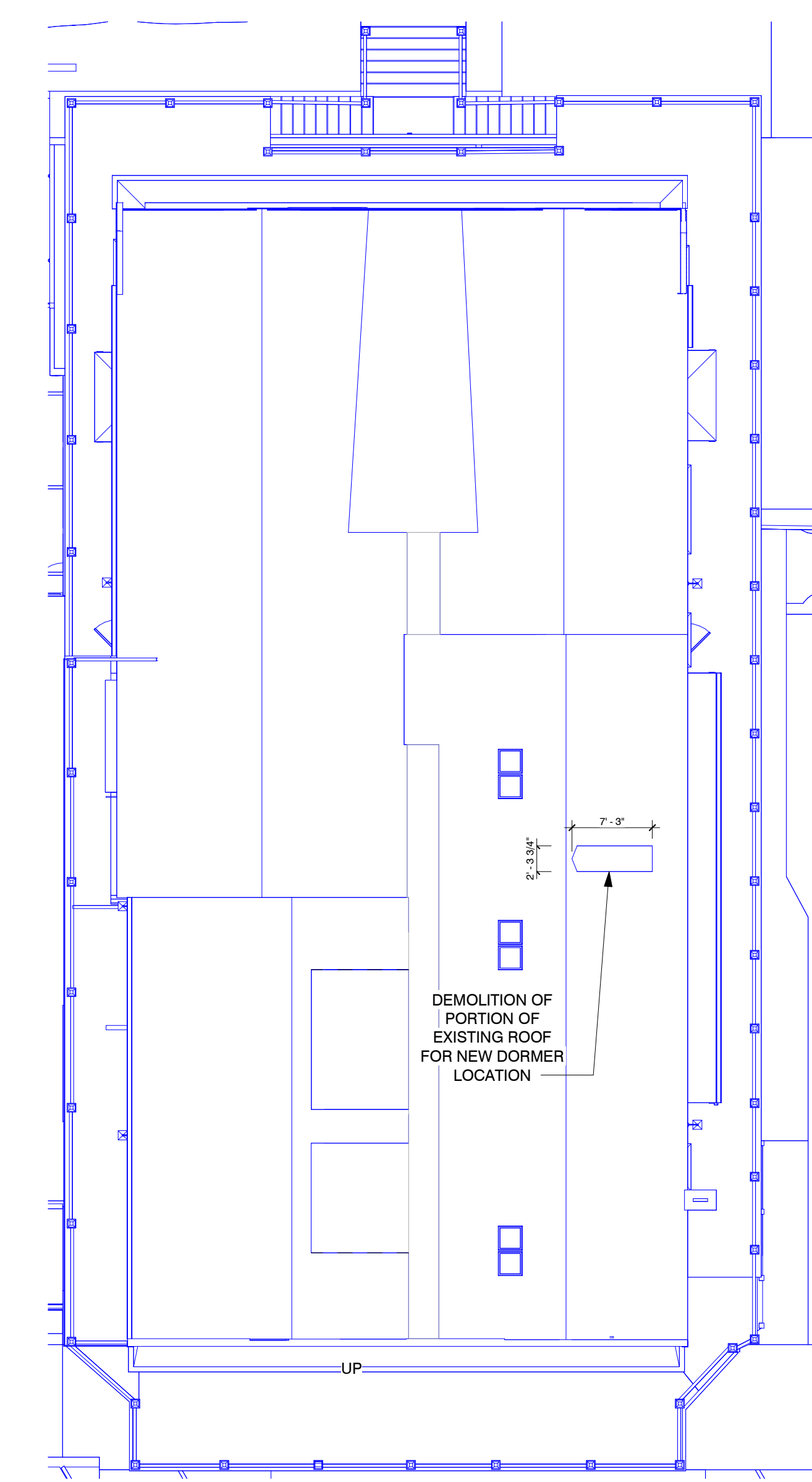
7 New Elevation Looking South at Mendocino Hotel - Dormer
3/32" = 1'-0"



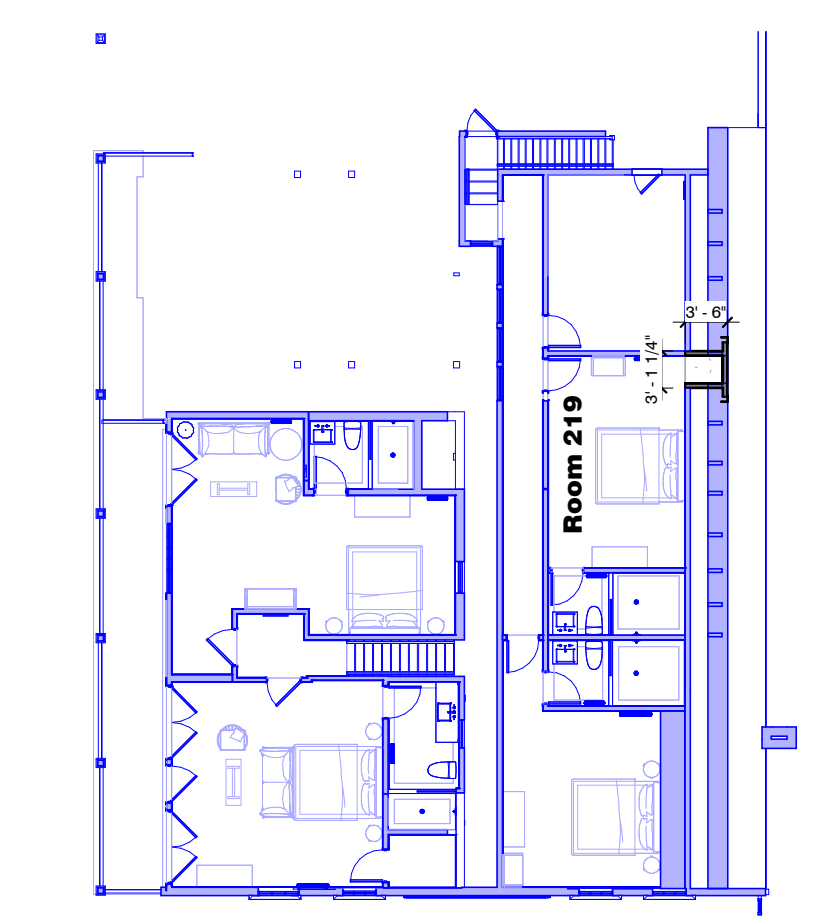
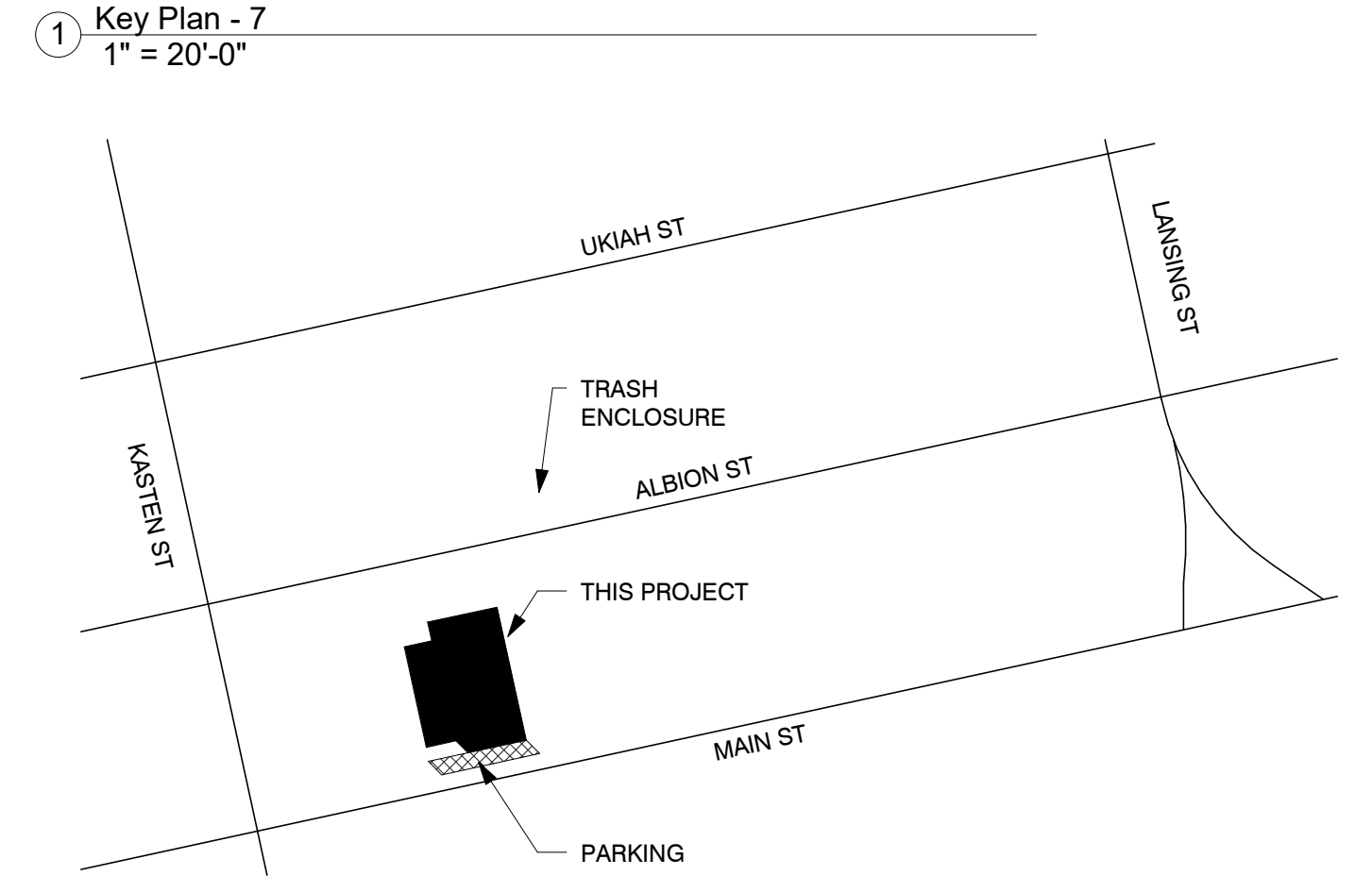
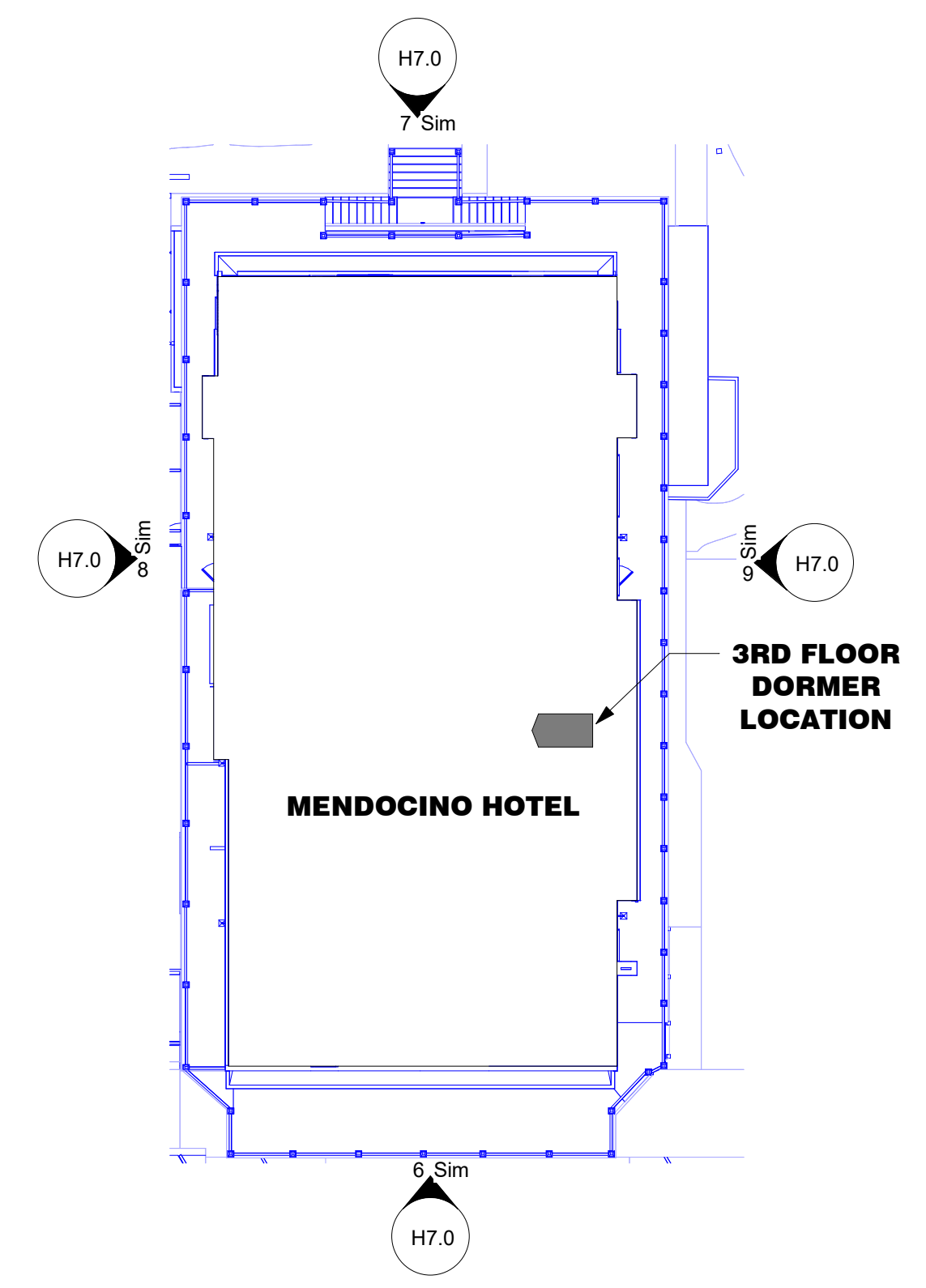
6 New Elevation Looking North at Mendocino Hotel - Dormer
3/32" = 1'-0"



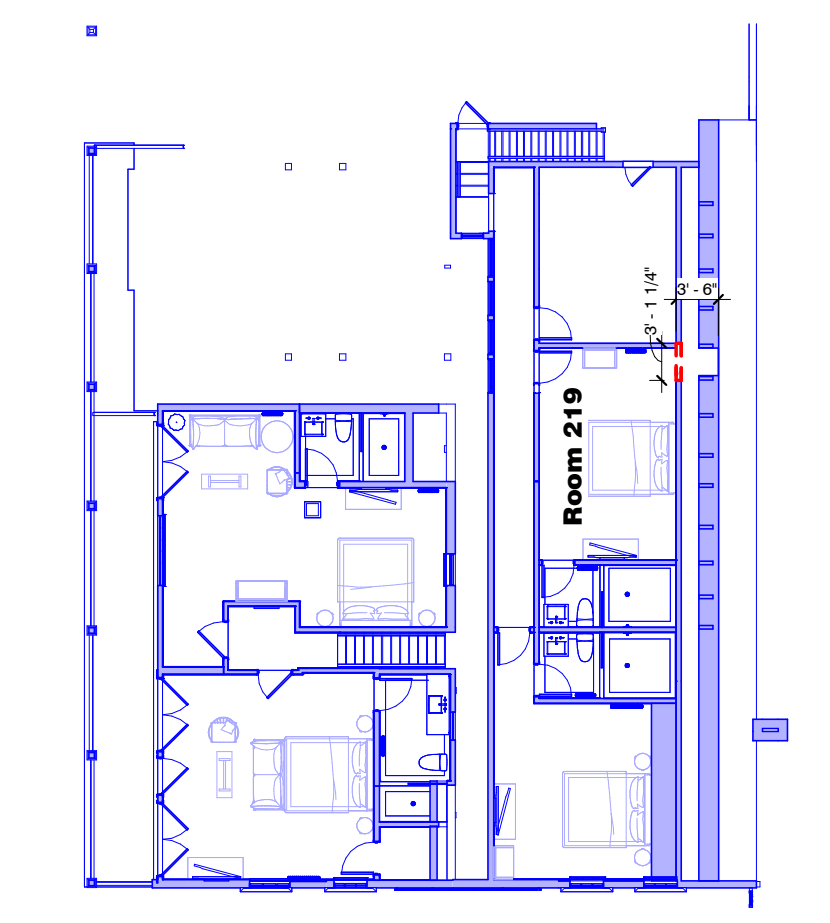
5 Dormer - Roof Plan
3/32" = 1'-0"



4 Dormer - Demo Roof Plan
3/32" = 1'-0"



3 Level 3 Dormer - Floor Plan
1/16" = 1'-0"



2 Level 3 Dormer - Demo Plan
1/16" = 1'-0"

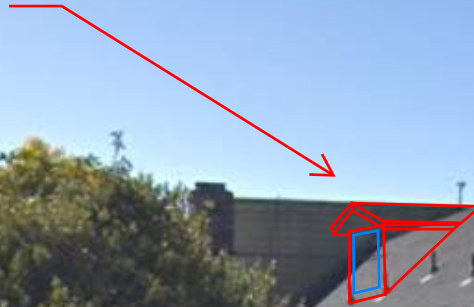
NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION REVISIONS

Phase: CD
 Drawn By: INM
 Reviewed By: DPH
 SDI Project No: 4325
 Date: 2024-03-28

APPROXIMATION
OF DORMER



VIEW FROM ALBION





APPROXIMATION
OF DORMER

VIEW FROM MAIN