



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

October 21, 2024

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

The Mendocino Historical Review Board, on Monday, November 4, 2024 will perform a site view of the proposed project beginning at 4:00 PM or as soon thereafter 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 6:00 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_2024-0008

DATE FILED: 8/19/2024

OWNER: Susan Nash

APPLICANT/AGENT: Sunny Chancellor, Aum Construction

REQUEST: Mendocino Historic Review Board application to bring existing horse barn into compliance and adjust roofline, paint exterior, and add exterior lights. Note: This location is a Category I Historic Resource.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 44900 Little Lake Road, Mendocino; APN: 119-140-24

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/departments/planning-building-services/boards-and-commissions/public-hearing-bodies-page-2>

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 November 3, 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/departments/planning-building-services/boards-and-commissions/public-hearing-bodies-page-2>

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 707-964-5379, Monday through Friday.

JULIA KROG, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**NOVEMBER 4, 2024
MHRB_2024-0008**

OWNER: Susan Nash
PO Box 1520
Mendocino, CA 95460

APPLICANT/AGENT: Sunny Chancellor
Aum Construction
PO Box 1033
Mendocino, CA 95460

PROJECT DESCRIPTION: Mendocino Historic Review Board application to bring existing horse barn into compliance and adjust roofline, paint exterior, and add exterior lights. Note: This location is a Category I Historic Resource.

STREET ADDRESSES: 44900 Little Lake Road, Mendocino; APN: 119-140-24

PARCEL SIZE: 1.2 acres

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: Site: Spencer Hills House, Category I (1855)
East: Joshua Grindle House, Category I (1879-85) 44800 Little Lake Street
West: Dwelling, Category IVb 44920 Little Lake Street
South: Site of Mendocino Grammar School, Category S (1885) School Street

STAFF PLANNER: Mark Cliser

PAST MHRB PERMITS: MHRB 99-37 Exterior alterations; MHRB 00-30 Chimney; MHRB 01-51 Garage addition and fences; MHRB 01-57 Acid wash chimneys; MHRB_2015-0008 Barn, tack room, and decking and fence (Expired); MHRB_2017-0004 Modification of previously approved MHRB_2015-0008 barn and tack room, including proposed changes for increasing building footprint, exterior appearance, and maximum height (Expired).

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: VI - Site Development Guidelines; VII – Structural Guidelines: Exterior Building Materials (pg. 7), Architectural Features (pg. 7), Windows and Doors (pg. 8), Roof Form (pg. 8), Sidewalks and Driveways (Pg. 9), and Signs and Lighting (pg. 10)

APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE: Mendocino Town Zoning Code (MTZC) Chapter 656 Mendocino Multiple Family Residential (MRM); MTZC Chapter 20.704 Accessory Use; MTZC 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.

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

STAFF NOTES: The Applicant proposes the following:

- Adjust roofline (see Attachment C page 8 for existing roofline and pages 9 & 10 for proposed)
- Paint exterior using approved colors from Benjamin Moore Historical Collection and Off-White Collections (see Attachment D).
 - Staff would like to note that the materials proposed include the use of plywood as an exterior building material. Pages 7 and 8 of the Mendocino Historic Review Design Guidelines states, “Imitation or synthetic materials such as aluminum... and plywood panels shall be deemed inappropriate.” Additionally, the applicant proposes a 6-inch concrete curb (see Attachment C, page 7) and concrete floor. Page 9 of the Mendocino Historic Review Design Guidelines states, “Asphalt and concrete are generally not acceptable.” Conditions of approval numbers 8 and 11 are recommended to address this.
- Add exterior lights (see Attachment C pages 9 & 10 for light locations and page 11 for proposed sconce for light on east elevation). Lights on the north and south elevations shall be on motion sensors.

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 to MTZC Section 20.760.065.

- (a) Pursuant to MTZC Section 20.760.065(A), exterior renovations to the horse barn 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 to MTZC Section 20.760.065(B), exterior renovations to the horse barn will not detract from the appearance of other properties within the District; and
- (c) Pursuant to MTZC Section 20.760.065(C), renovations to the horse barn will not unnecessarily damage or destroy a structure of historical, architectural, or cultural significance; and

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. This To establish that site-work satisfies the requirements of MHRB Permit 2024-0008 and the Review Board's action, Planning and Building Services may request an 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 2024-0008 have been satisfied.
6. Any Building Permit request shall include MHRB Permit 2024-0008 (attached to or 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. 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. Exterior building materials shall be natural materials such as Lap siding, V-rustic, T&G, ship-lap siding, Ansac, wood shingles, vertical Board and Batten or similar.
9. Exterior trim, and door paint colors shall be from the approved Benjamin Moore Off-White Collection and Historical Collection.
10. Roof materials shall be of wood shingles, or composition or other fire-retardant material, which gives the appearance of wood and shall be compatible with surrounding buildings.
11. Walkways, driveways, curbs, and floor shall not include asphalt or concrete and shall be brick, flagstone, board, grass and gravel or similar.

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. Location & Site Plan
- C. Architectural Plans
- D. Photo of Existing Structure
- E. Amended – Exterior Paint Colors in Town of Mendocino Policy

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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 2024-0008

Date Filed

8/19/24

Fee \$

91,845 -

Receipt No.

PR 1603440

Received by

Sandy Arellano

Office Use Only

MHRB APPLICATION FORM

Name of Applicant
Susan Nash

Name of Property Owner(s)
Susan Nash

Name of Agent
Aum Construction
c/o Sunny Chancellor
aumconstruction@gmail.com

Mailing Address
~~315 Homer Ave, No 109, Palo Alto, CA 94301~~
PO Box 1520
Mendocino, CA 95460

Mailing Address
~~315 Homer Ave, No 109, Palo Alto, CA 94301~~
PO Box 1520
Mendocino, CA 95460

Mailing Address
PoBox 1033
Mendocino, CA 95460

Telephone Number
310-529-7778

Telephone Number
310-529-7778

Telephone Number
707-357-6595

Assessor's Parcel Number(s)
119-14-024-00

Email

Parcel Size
 Square Feet
1.2 Acres

Street Address of Project
44900 Little Lake Road, 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 signs.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

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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.

Existing Horse Barn was not built to MHRB standards and is being brought into compliance.

No Change to footprint. Adjust Roofline to Historical Style. Exterior Paint to Match Benjamin Moore Historical Color Collection. Add Exterior Lights.

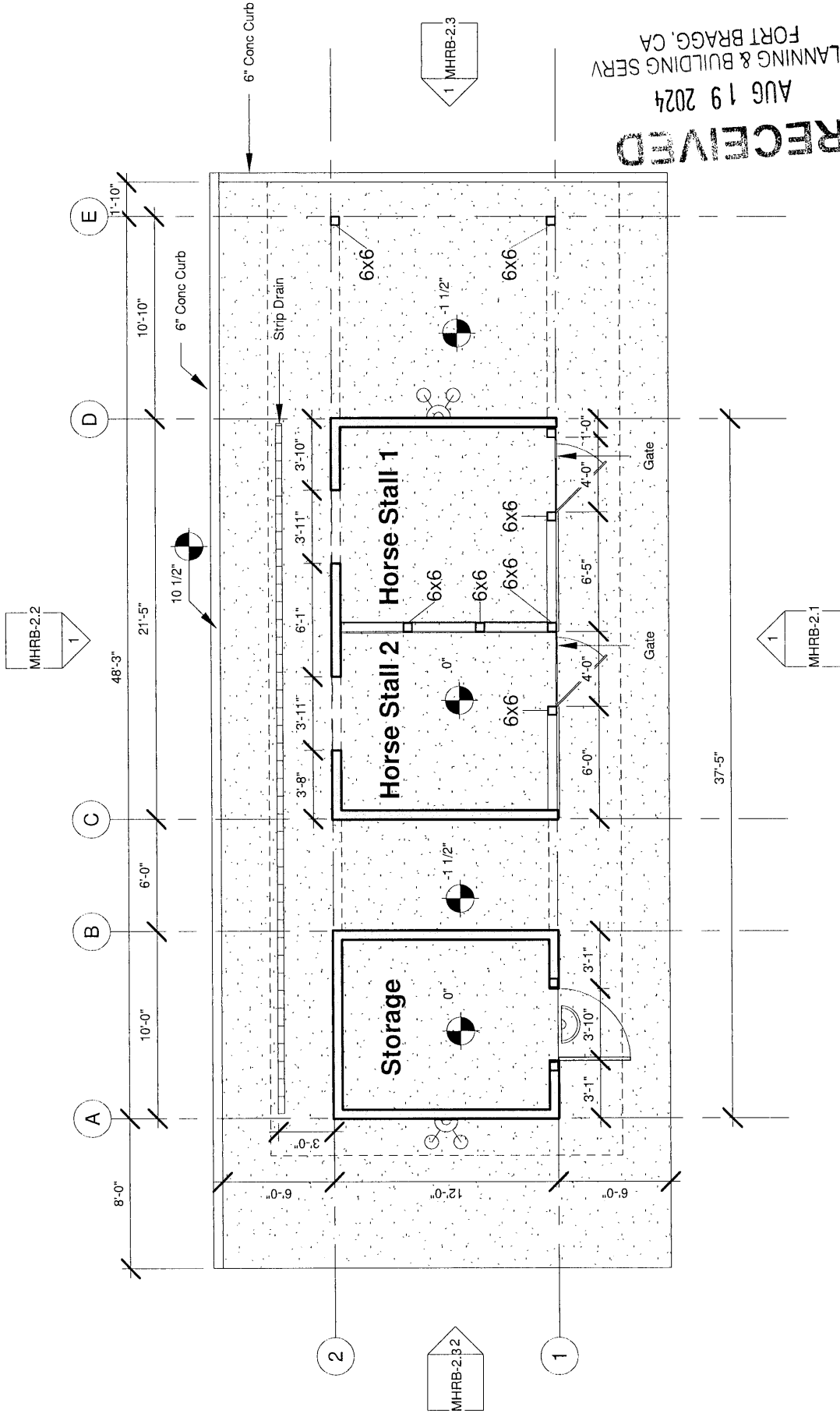
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2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 7363 sq. ft.
- What is the total floor area (internal) of all structures on the property? 4417 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? 3284 sq. ft.

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

Notes:
 - No Change to Footprint
 - Exterior Paint to be in Benjamin Moore Historical Color Collection



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1 Main - Existing
 1/8" = 1'-0"



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

Nash, Susan
 Horse Barn / Storage
 44900 Little Lake Rd, Mendocino, CA 95460

APN # : 119-14-024

DATE : 08/16/2024

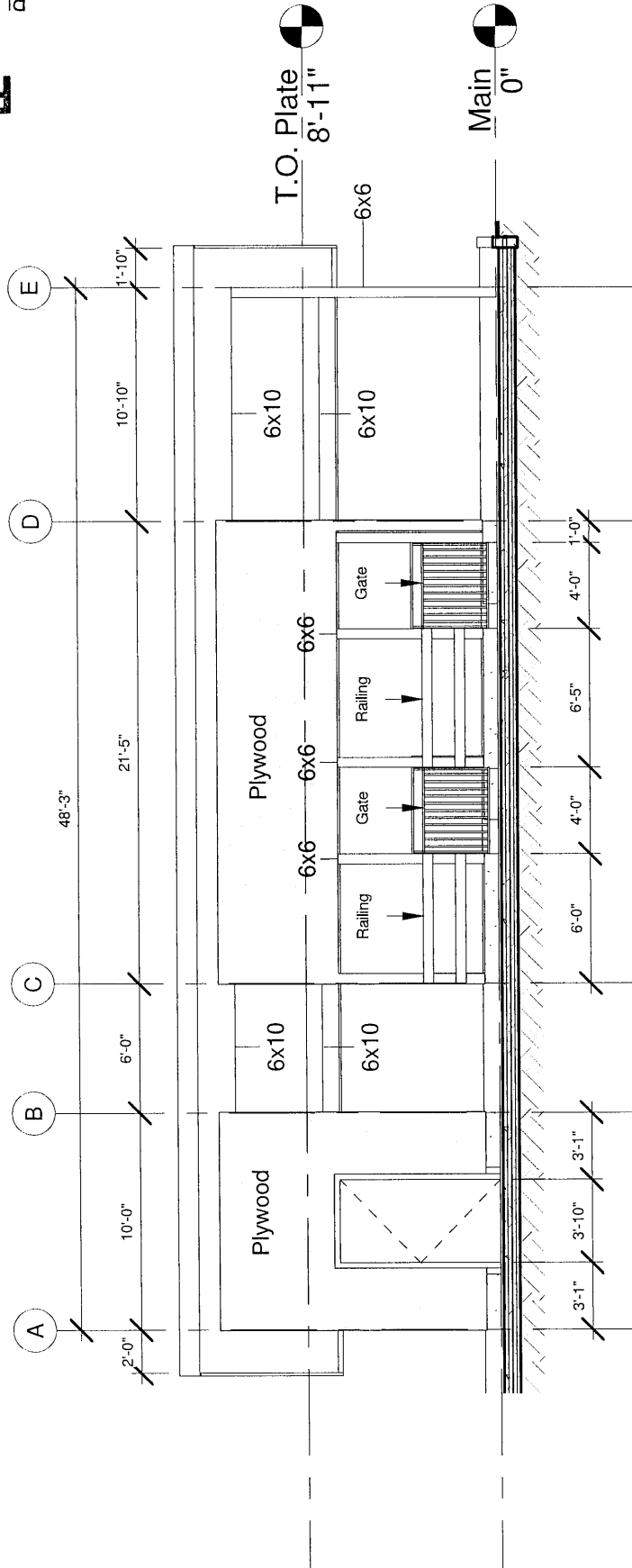
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1 East Elev - Existing
1/8" = 1'-0"



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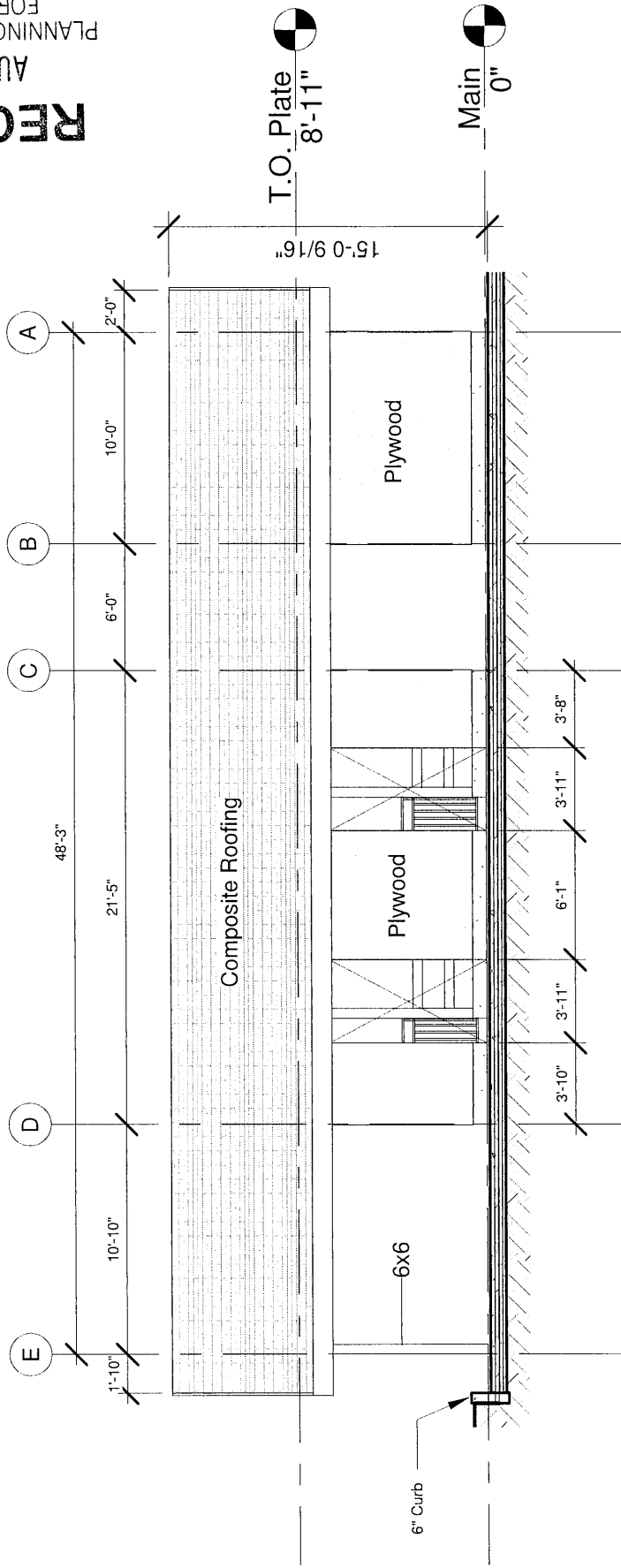
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DATE: 08/16/2024

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



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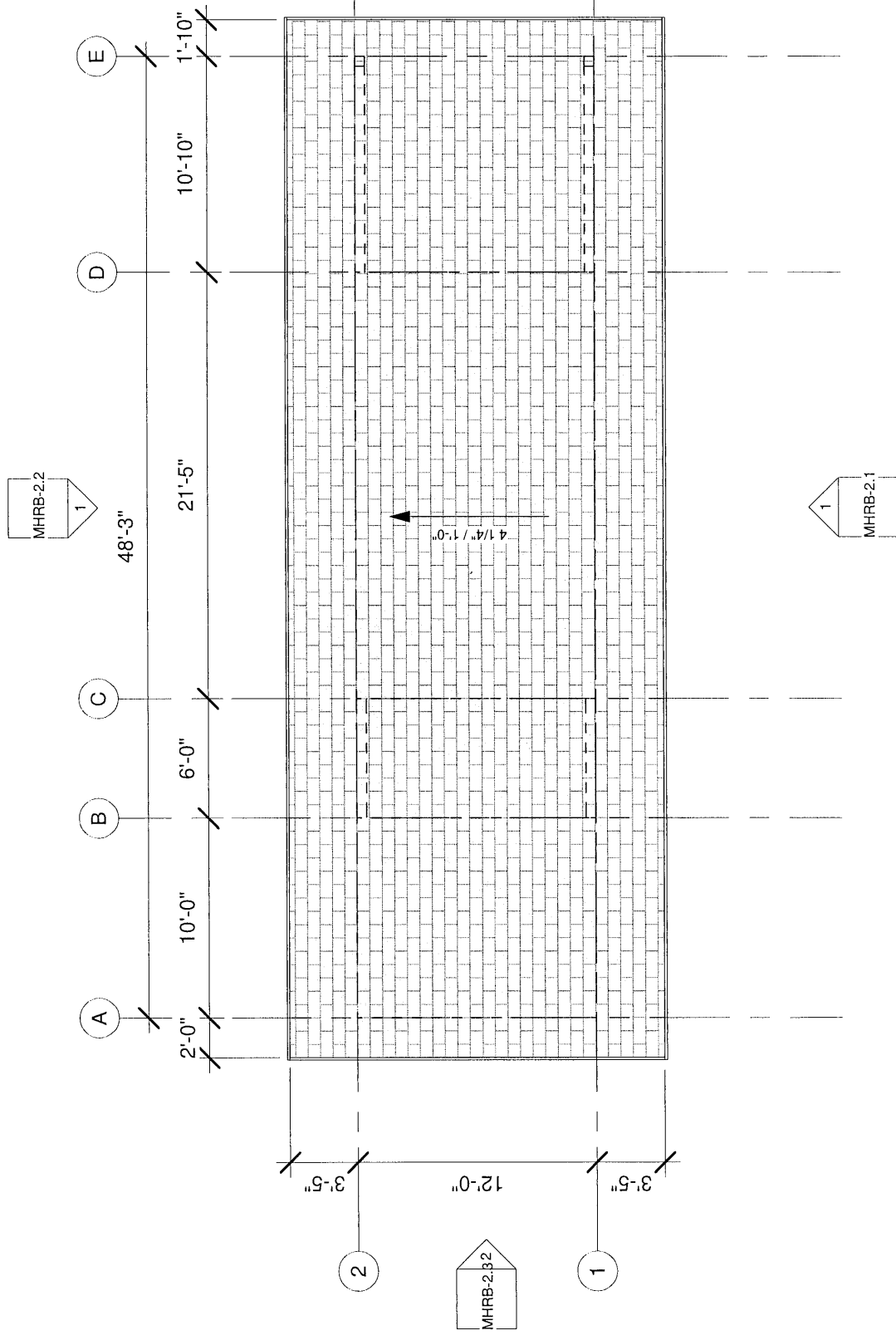
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1 Roof - Existing
1/8" = 1'-0"

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

APN # : 119-14-024

DATE : 08/16/2024

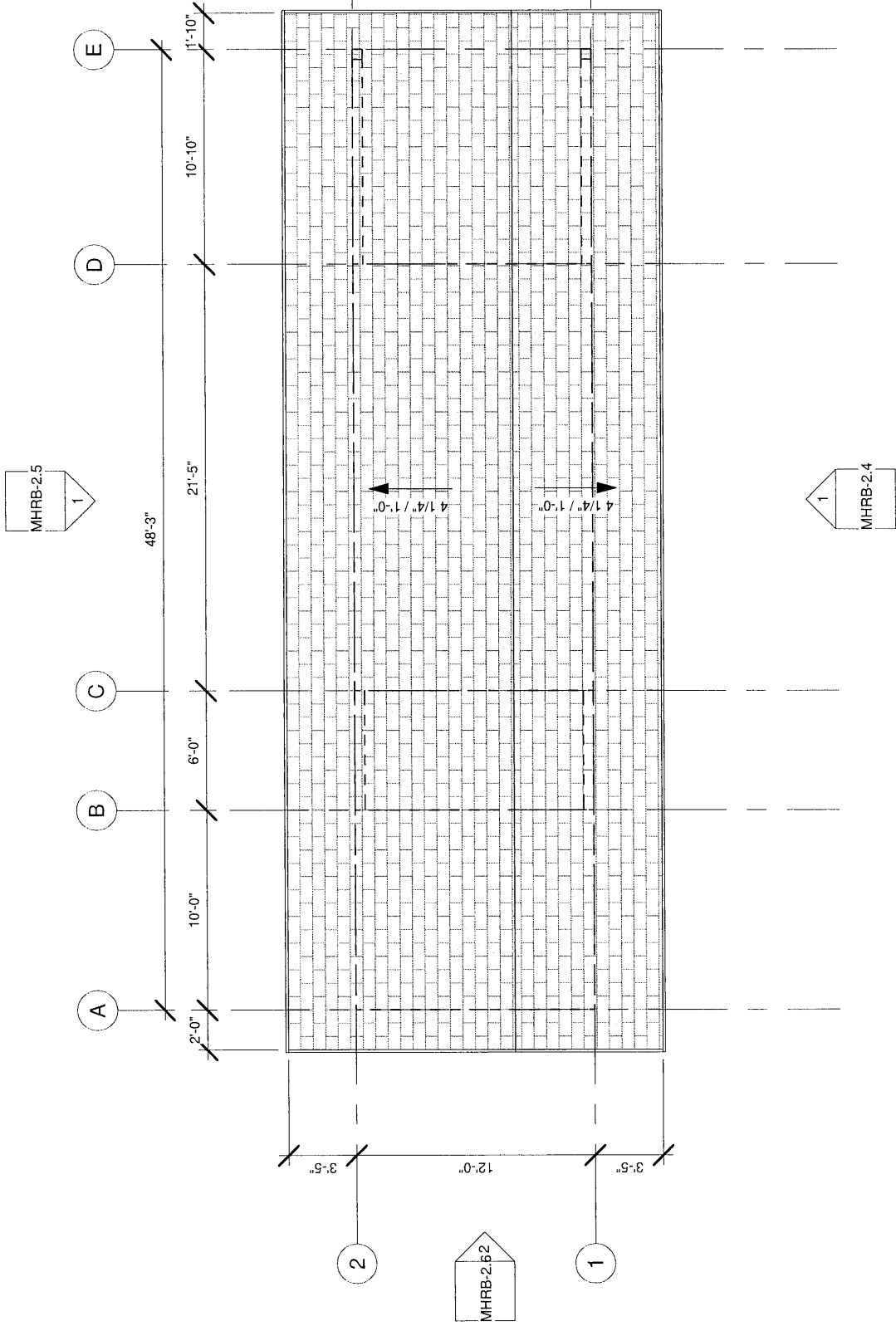
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Nash, Susan
Horse Barn / Storage
44900 Little Lake Rd, Mendocino, CA 95460

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1 Roof - Proposed
 1/8" = 1'-0"

5



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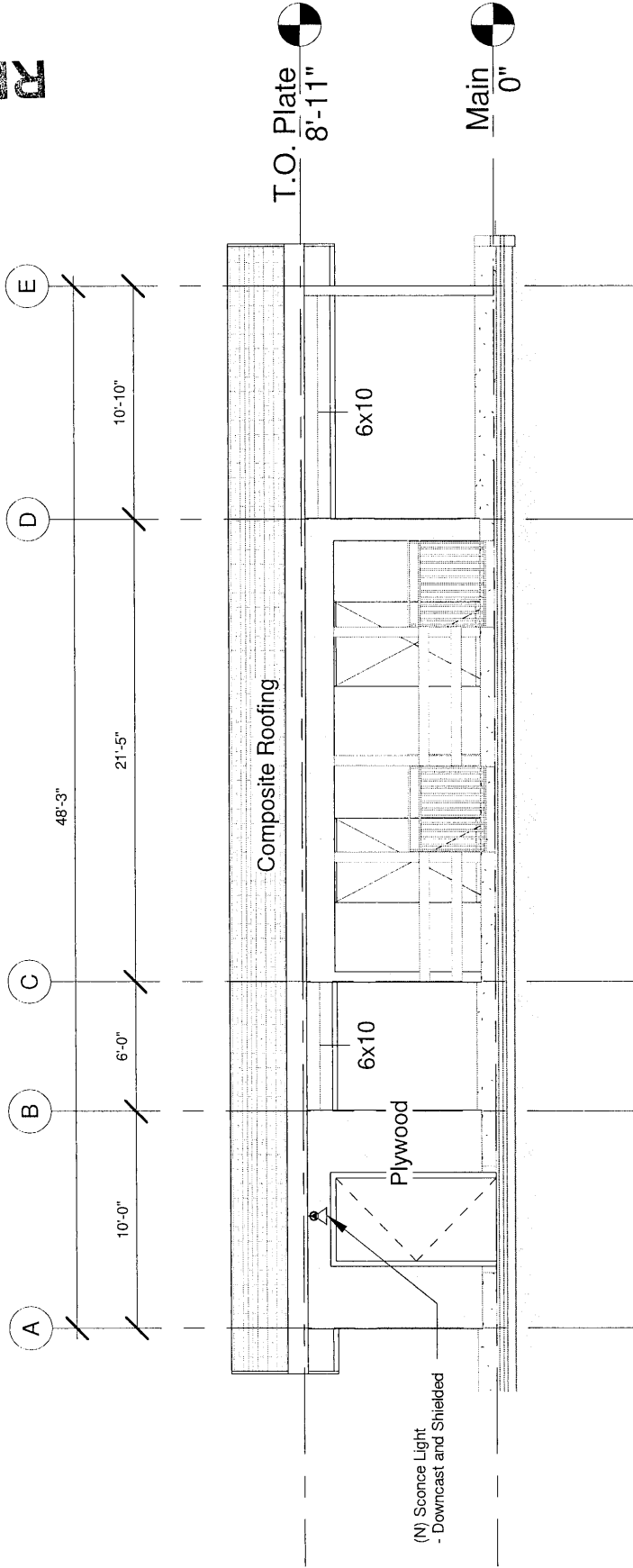
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DATE : 08/16/2024

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

6



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 44900 Little Lake Rd, Mendocino, CA 95460

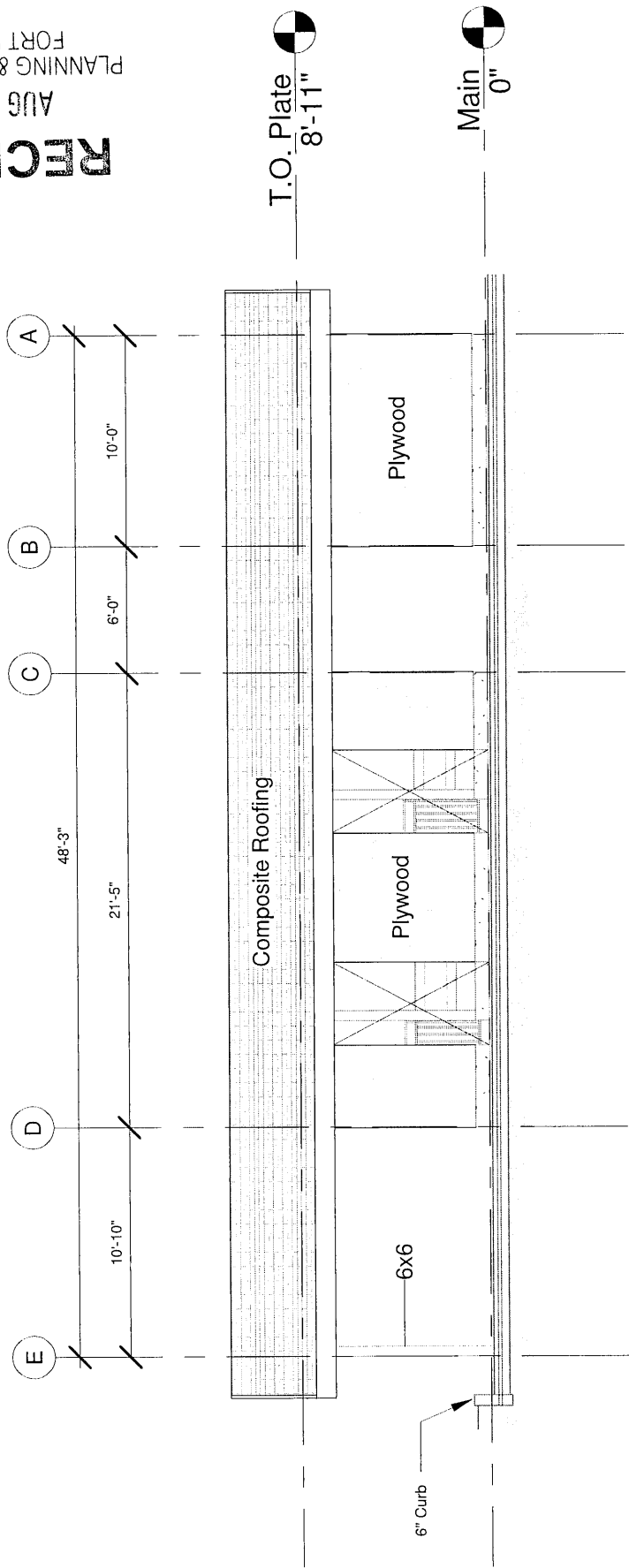
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DATE : 08/16/2024

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



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 Horse Barn / Storage
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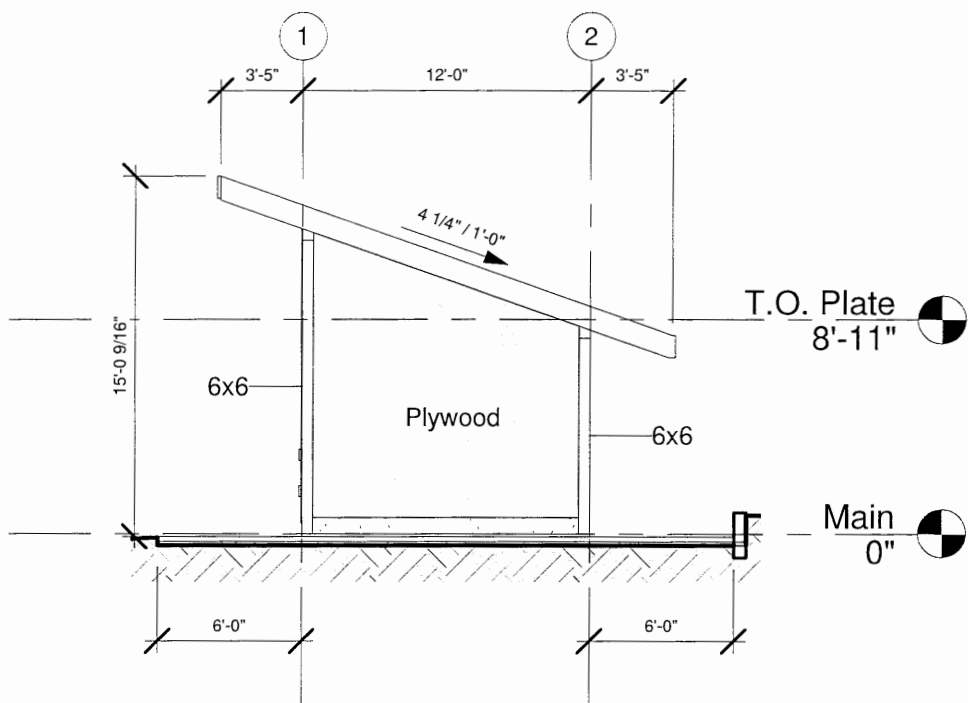
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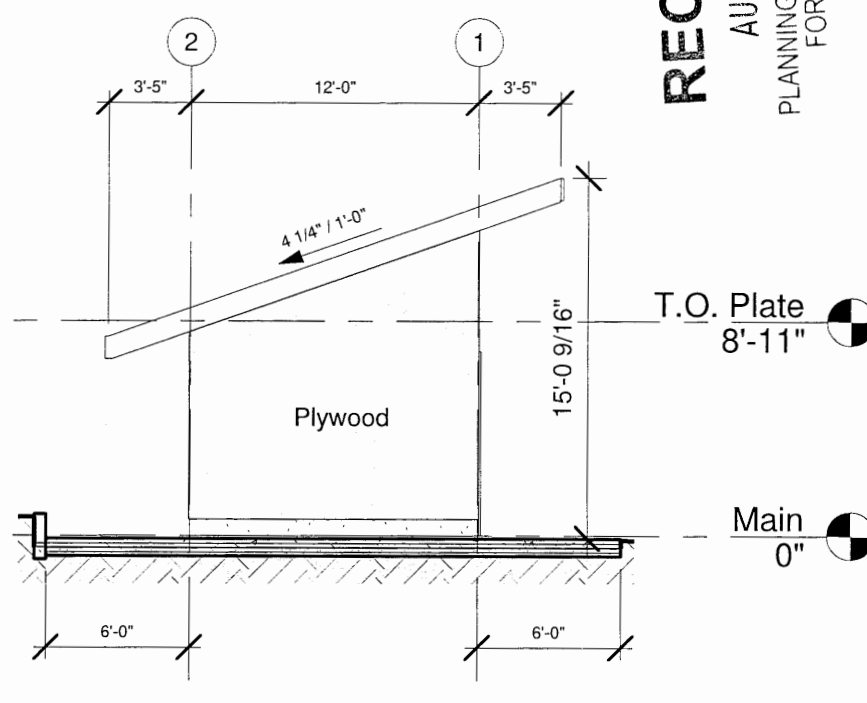
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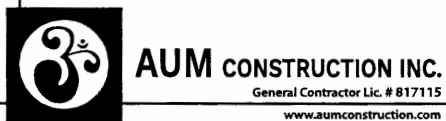
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1 North Elev - Existing
1/8" = 1'-0"



2 South Elev - Existing
1/8" = 1'-0"



Nash, Susan
Horse Barn / Storage
44900 Little Lake Rd, Mendocino, CA 95460

APN # : 119-14-024

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

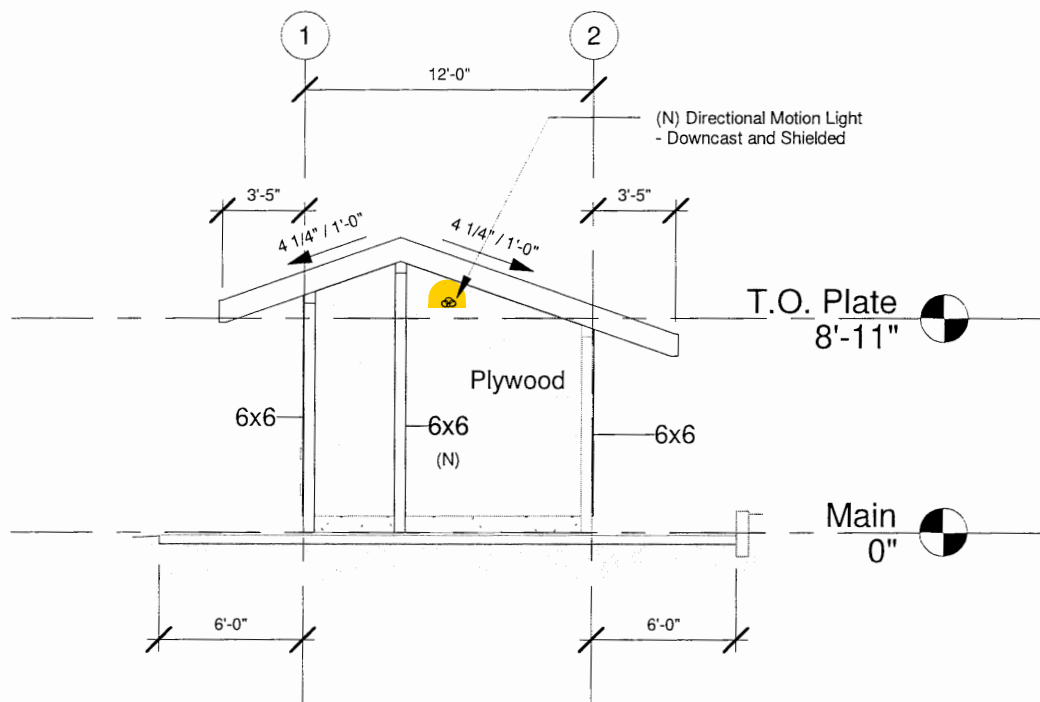
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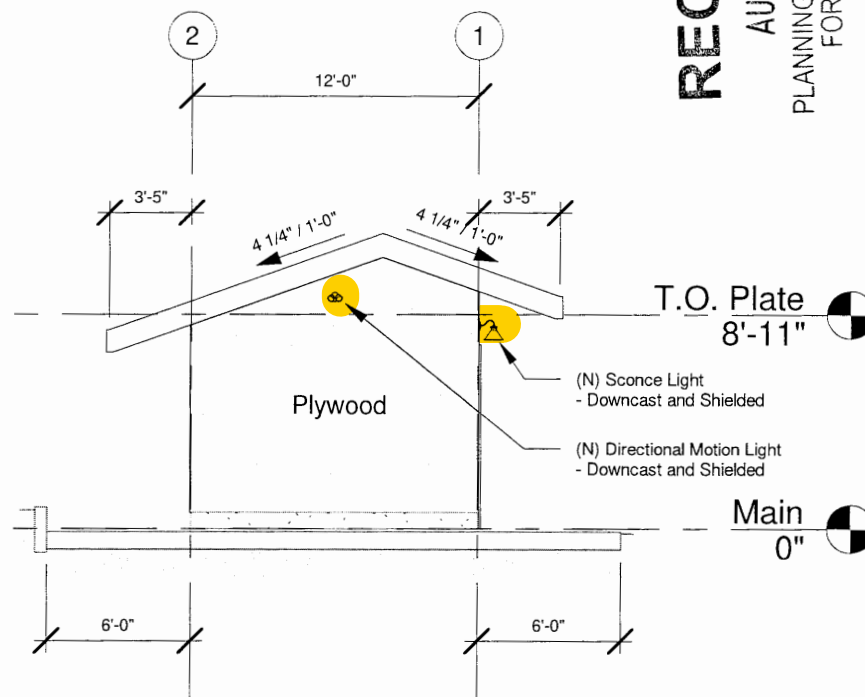
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1 North Elev - Proposed
1/8" = 1'-0"



2 South Elev - Proposed
1/8" = 1'-0"



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Horse Barn / Storage

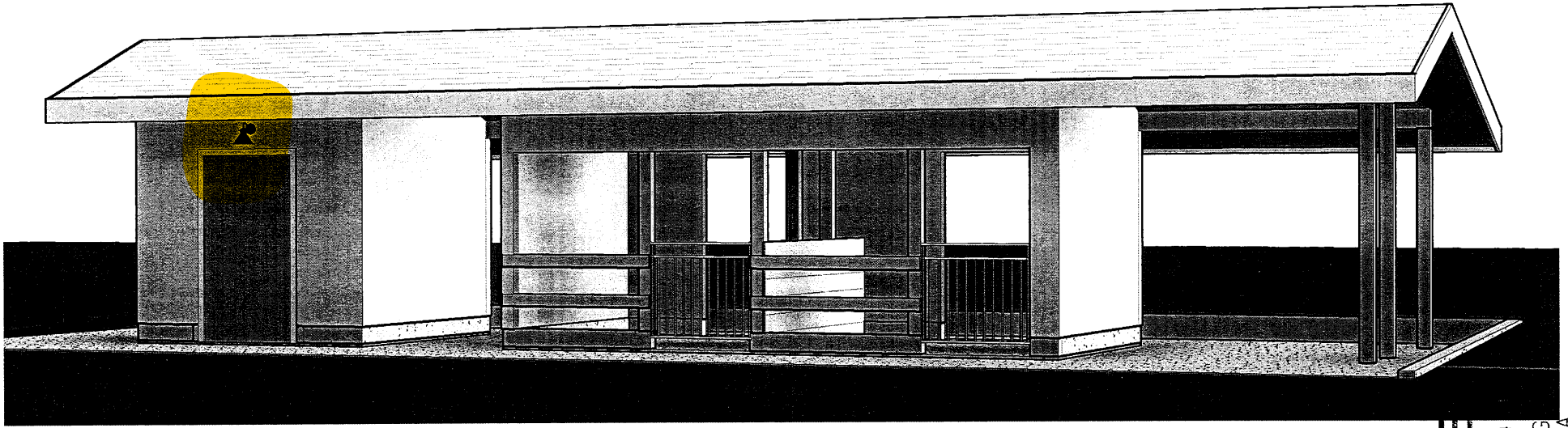
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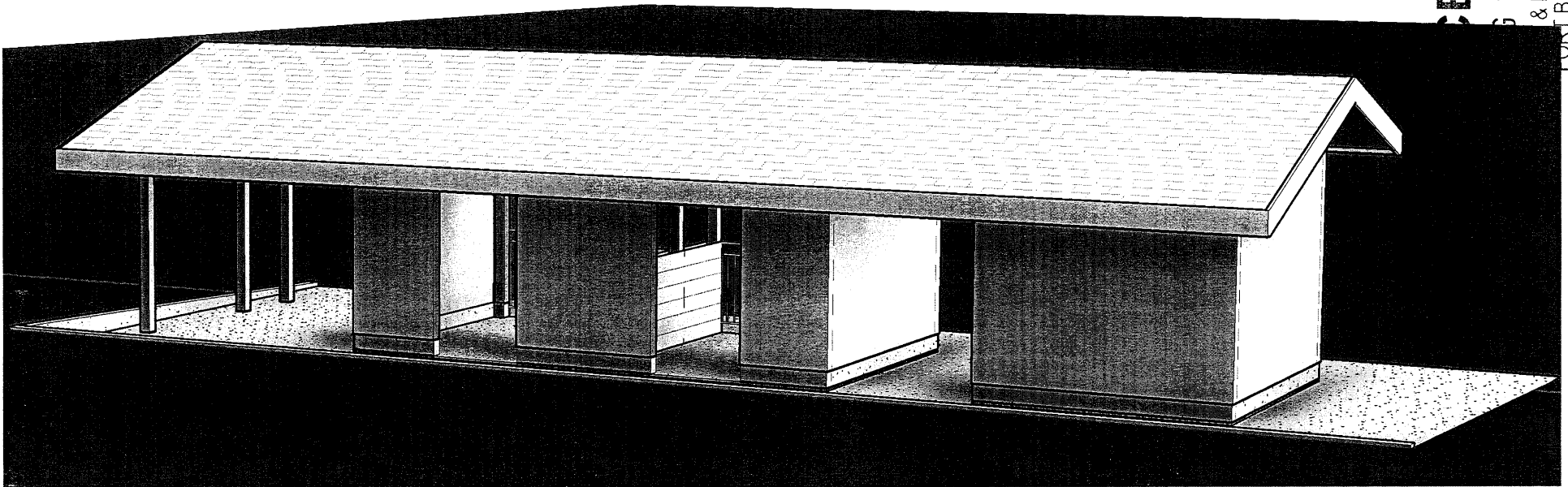
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① 3D View Front

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② 3D View Rear

10



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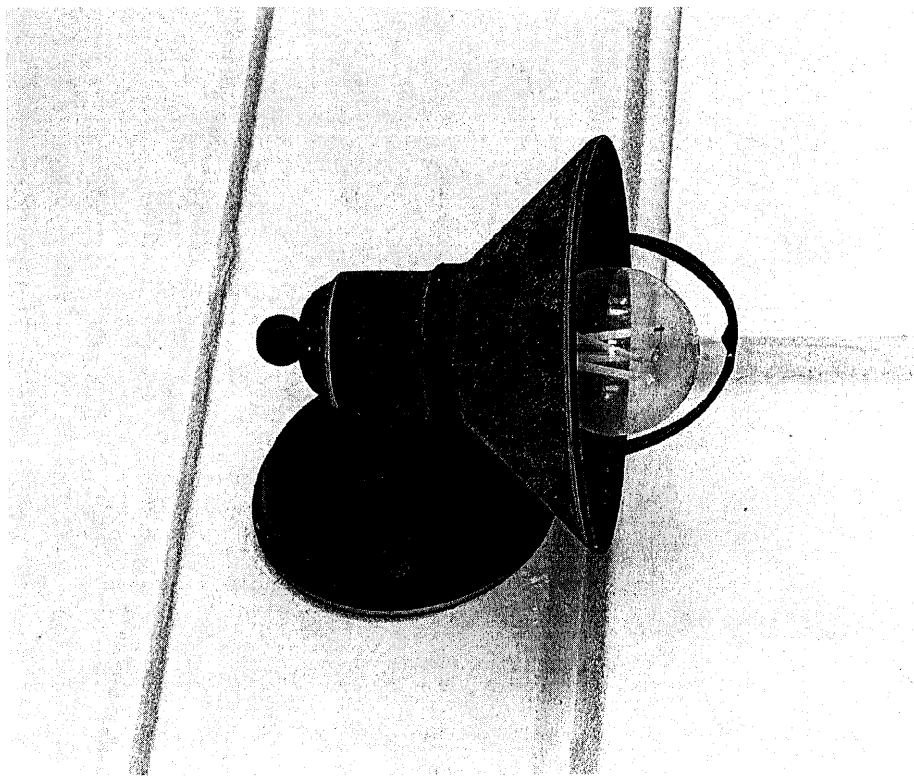
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SCALE :

DATE : 08/16/2024

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Exterior Sconce Light
- Downcast / Shielded



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APN #: 119-14-024

DATE: 08/16/2024

SCALE:

DRAWN BY: SLLC



Attachment D: Existing Development



AMENDED - EXTERIOR PAINT COLORS IN TOWN OF MENDOCINO POLICY

PURPOSE: Provide guidelines for over-the-counter approval of exterior paint colors for use within the Town of Mendocino based on a select palette of colors approved by the Mendocino Historical Review Board.

GOALS AND OBJECTIVES: Coastal Element Chapter 4.13, *Mendocino Town Plan*, Subsection 4.3, *Mendocino Town Design Guideline Policies* includes Policy DG-1 which states, "All new development shall be designed to be compatible with the historical design character of the Town."

AUTHORITY: The authority for this procedure is contained in Title 20, Division III of the Mendocino County Code (MCC) Chapter 20.760 *Historical Preservation District for Town of Mendocino*. MCC Sections 20.760.030(H) and 20.760.035 identify work in Historical Zones A and B requiring Mendocino Historic Review Board approval. Pursuant to MCC Section 20.760.030(H), changing the exterior color of a structure in Historical Zone A, requires Review Board approval, except as provided by Section 20.760.040(I) which exempts "routine maintenance repainting of any building or structure in the same basic shade of color." Per MCC Section 20.760.035, any non-exempt work in Historical Zone B that would be visible from Historical Zone A requires Review Board approval.

POLICY: Pursuant to MCC Section 20.760.030(H), the Review Board has considered exterior paint colors and found certain Benjamin Moore color collections to be compatible with the circa 1900 colors and historical community character in the Town of Mendocino. Based on this review, the Review Board approves the following combination of exterior building colors, trim colors, and door colors:

- ✓ *Off-White Collection* and *Historical Collection* paint colors applied to exterior building, trim, and doors (color applied to trim and doors must be the same color).

The Benjamin Moore color palettes are as published in 2019 and are available for review at the Coastal Office of the Mendocino County Department of Planning and Building Services in Fort Bragg or via:

- ✓ [Historical Collection | Benjamin Moore](#)
- ✓ [Off White Collection | Benjamin Moore](#)

Note: Alternative paint brands may be used if the colors are identical to those in the above-referenced Benjamin Moore collections.

PROCEDURE: Exterior paint colors are selected by the property owner. Prior to changing exterior paint colors, property owners shall contact Planning and Building Services and provide proposed color chips and identify, in writing, the proposed color scheme as applied to various building components (body, windows, trim, architectural features, doors, fences, etc.). Planning and Building Services Staff will review the proposal to determine whether proposed colors match previously authorized exterior colors, including the 2019 Benjamin Moore *Off-White Collection* or *Historical Collection*. If the property owner proposes to replicate previously approved colors consistent with MCC Section 20.760.040(I) or will use no more than two exterior colors consistent with the above Policy; then an MHRB Permit shall not be required and a notation will be placed in PBS Address File regarding the authorized exterior paint colors and where the paint would be. All other exterior painting shall require approval by the MHRB.

Policy Initiated By: Mendocino Historical Review Board Paint Subcommittee.

Policy Approved: _____
 Chair Ian Roth, Mendocino Historical Review Board

Date: 10/10/23

Policy Approved: _____
 Director Julia Krog, Planning and Building Services

Date: 7/24/2023