



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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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 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_2024-0006

DATE FILED: 05/17/2024

OWNER/APPLICANT: Kelley House Museum, Inc.

AGENT: Sarah Nathe

REQUEST: Mendocino Historical Review Board Permit requesting after-the-fact authorization to restore the Kelley Pond to original condition. Work includes excavation for installing lining of pond with High-density polyethylene (HDPE) geomembrane for filtration, and landscaping. (Note: The site is designated a Category I historic resource. Kelley House, Historical Library and Museum, 1861, and Kelley Pond, 1880).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45007 Albion Street, Mendocino; APN: 119-238-17

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: Jessie Waldman

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_2024-0006**

OWNER/APPLICANT: KELLEY HOUSE MUSEUM, INC.
PO BOX 922
MENDOCINO, CA 95460

AGENT: SARAH NATHE
PO BOX 922
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Mendocino Historical Review Board Permit requesting after-the-fact authorization to restore the Kelley Pond to original condition. Work includes excavation for installing lining of pond with High-density polyethylene (HDPE) geomembrane for filtration, and landscaping. (Note: The site is designated a Category I historic resource. Kelley House, Historical Library and Museum, 1861, and Kelley Pond, 1880).

STREET ADDRESS: 45007 Albion Street, Mendocino; APN: 119-238-17

PARCEL SIZE: 32,706 Square Feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES:

- On Site: Category I historic resource. Kelley House, Historical Library and Museum (1861) and Kelley Pond (1880)
- North: Category I historic resource. MacCallum House, Inn (1882/1908).
Category I historic resource. Site of Kelley Barn (demolished in 1978).
Category IVa historic resource. Reconstructed Barn. Apartments operated by MacCallum House (1978).
- South: Category I historic resource. Ford House (1854).
Category IVa historic resource. Reproduction of Kelley Store (1979).
- East: Category I historic resource. Kelley Water Tower (1920).
- West: Category IVb historic resource. Deli & Restaurant, Dwelling on Albion Street.
Category I historic resource. Kelley Rental, Media building on Kelley Pond.
Category I historic resource. Kelley Pond.

STAFF PLANNER: JESSIE WALDMAN

PAST MHRB PERMITS: MHRB 88-02 (Signs); MHRB 91-02 (fill and new construction); MHRB 92-27 (New roof); MHRB 93-02 (Shed Siding); MHRB 00-38 (Storage Shed); MHRB 02-27 (Demolish and rebuild shed); MHRB 05-17 (Tree Removal); MHRB_05-37 (Wedding Tent); MHRB 09-23 (Freeze-Propane Tank & hand rails); MHRB_2014-0019 (Fire hydrant); MHRB_2015-0019 (Water Storage Tank); MHRB_2015-0027 (Kelley Pond - Withdrawn).

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 (pages 6-7); VII - Structural Guidelines – Duty to Maintain (page 11) and Other Mechanical equipment (page 12)

APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE (MTZC): Chapter 20.668 Mendocino Public Facilities (MPF); Section 20.760.030(A) *Work in Historical Zone A Requiring Approval*; Section 20.760.050 *Standards*.

APPLICANT'S STATEMENT: *Pond improvement/restoration - by lining pond with High-density polyethylene (HDPE) geomembrane – assist with water protection/storage. Project involves some excavation for the purpose of install lining properly and filtration and landscaping so as to restore pond to original condition.*

STAFF NOTES: The site is designated a Category I historic resource, developed with the Kelley House, Historical Library and Museum and the subject Kelley Pond. Mendocino Historical Review Board Permit Mendocino Historical Review Board Permit requesting the after-the-fact authorization to restore the Kelley Pond, including lining pond with High-density polyethylene (HDPE) geomembrane, excavation for installing lining properly, for the purposes of filtration and landscaping to restore the pond the original condition.

Mendocino Town Zoning Code (MTZC) Section 20.760.030 and Section 20.760.050 provides that the alteration of any building is subject to Review Board approval. The pond and landscape alterations at the existing Kelley Pond are as follows:

- The after-the-fact authorization to restore the Kelley Pond, including:
 - excavation for installing lining properly, for the purposes of filtration; and
 - lining pond with High-density polyethylene (HDPE) geomembrane; and
 - landscaping to restore the pond the original condition

Mendocino Town Zoning Code (MTZC) Chapter 20.720 provides that development, such as grading involving more than twenty-five (25) cubic yards of earthen material within, from, or to a lot or parcel is subject to Coastal Permit Administrator approval. The pond and landscape alterations at the existing Kelley Pond are as follows:

- The after-the-fact authorization to restore the Kelley Pond, including:
 - excavation for installing lining properly, for the purposes of filtration and

Conditions 6 and 7 are recommended, as the after-the-fact grading, excavation or filling or combination thereof involving transfer is more than twenty-five (25) cubic yards of material.

The applicant submitted an Archaeological Survey prepared by Thad Van Bueren, dated October 26, 2015. The project and survey were reviewed by the Mendocino County Archaeological Commission, on July 10, 2024, where the survey was accepted. Since resources were not identified in the survey, the Archaeological Commission recommended **Condition 8**, which advises the applicant of the “Discovery Clause.” The “Discovery Clause” prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. With the inclusion of the recommended conditions, Staff

finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resources.

RECOMMENDED MHRB 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), pond and landscape 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 to MTZC Section 20.760.065(B), pond and landscape alterations to project site will not detract from the appearance of other properties within the District; and
- (c) Pursuant to MTZC Section 20.760.065(C), pond and landscape 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. Any Building Permit request shall include all conditions of approval of this Mendocino Historical Review Permit. Conditions shall be printed on or attached to the plans submitted.
6. Pursuant to MTZC Section 20.720.035(E) and in accordance with Mendocino County Code (MCC) Chapters 20.492, 20.496, and 20.500, the applicants shall secure a Coastal Development Permit (CDP) required for the after-the-fact grading, excavation or filling or combination thereof involving transfer is more than twenty-five (25) cubic yards of material.
7. The Applicants shall secure all required building permits or grading permit exemptions for the proposed development, including after-the-fact grading, as required by the Building Inspection Division of the Department of Planning and Building Services.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery and make notification of the discovery to the Director of the Department of Planning

and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.

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. MHRB_2024-0006 Application
- B. MHRB_2024-0006 Site Plan & Detail
- C. MHRB_2024-0006 Geotechnical Plans
- D. 119-238-17 Sverko Files - Kelley House
- E. 119-238-17 Sverko Files – Kelley Pond

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SERVICES**

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427

Case No(s) MHRB-2024-0006
Date Filed 5-7-2024
Fee \$ 2519.⁰⁰
Receipt No. PRJ-062156
Received by @WALDMANJ

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Kelley House Museum, Incorporated		Name of Property Owner(s) Kelley House Museum, Incorporated	Name of Agent <i>Sarah K. Nathe</i>
Mailing Address P.O. Box 922 Mendocino, CA 95460		Mailing Address P.O. Box 922 Mendocino, CA 95460	Mailing Address <i>P.O. Box 922 Mendocino 95460</i>
Telephone Number <i>(707) 937-5791</i>		Telephone Number <i>(707) 937-5791</i>	Telephone Number <i>(707) 962-0565</i>
Assessor's Parcel Number(s) 119-238-17-00			Email <i>sarah.nathe@gmail.com</i>
Parcel Size <u>0.78</u> <input type="checkbox"/> Square Feet <input type="checkbox"/> Acres		Street Address of Project 45007 ALBION ST 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.

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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.

Pond improvement/restoration - by lining pond with HDPE geomembrane - to assist with water protection/storage. Project involves some excavation for the purpose of installing lining properly and filtration and landscaping so as to restore pond to original condition.

Note: Title to the real property is in the name of "Mendocino Historical Research, Incorporated." On October 24, 2003, the Articles of Incorporation of Mendocino Historical Research, Incorporated were amended to reflect a name change to "Kelley House Museum, Incorporated" the current Applicant/Owner. A copy of the Amended Articles is enclosed.

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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? +/- 2300 _____ sq. ft.
- What is the total floor area (internal) of all structures on the property? +/- 2000 _____ 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? 0 _____ sq. ft.

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

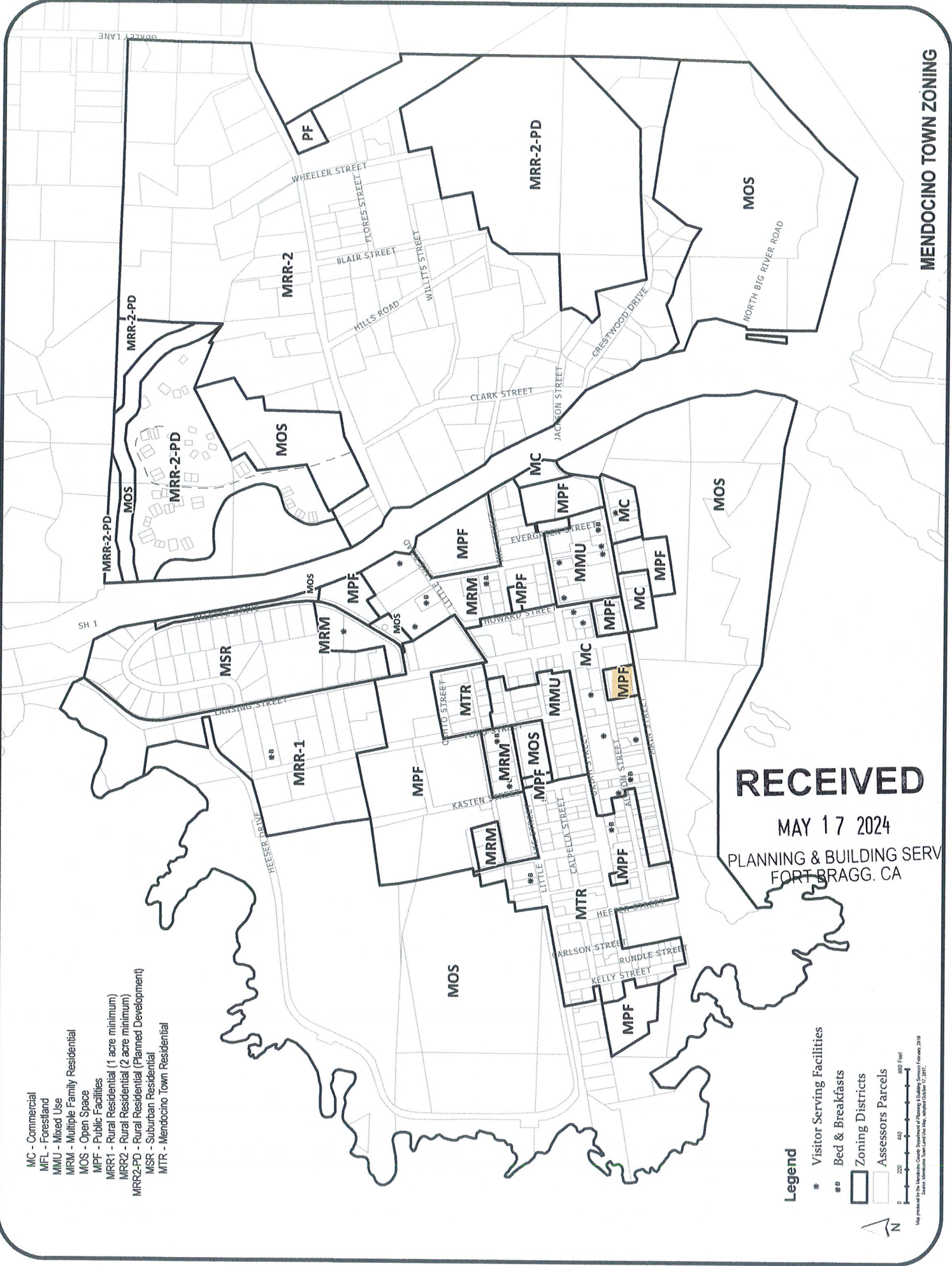
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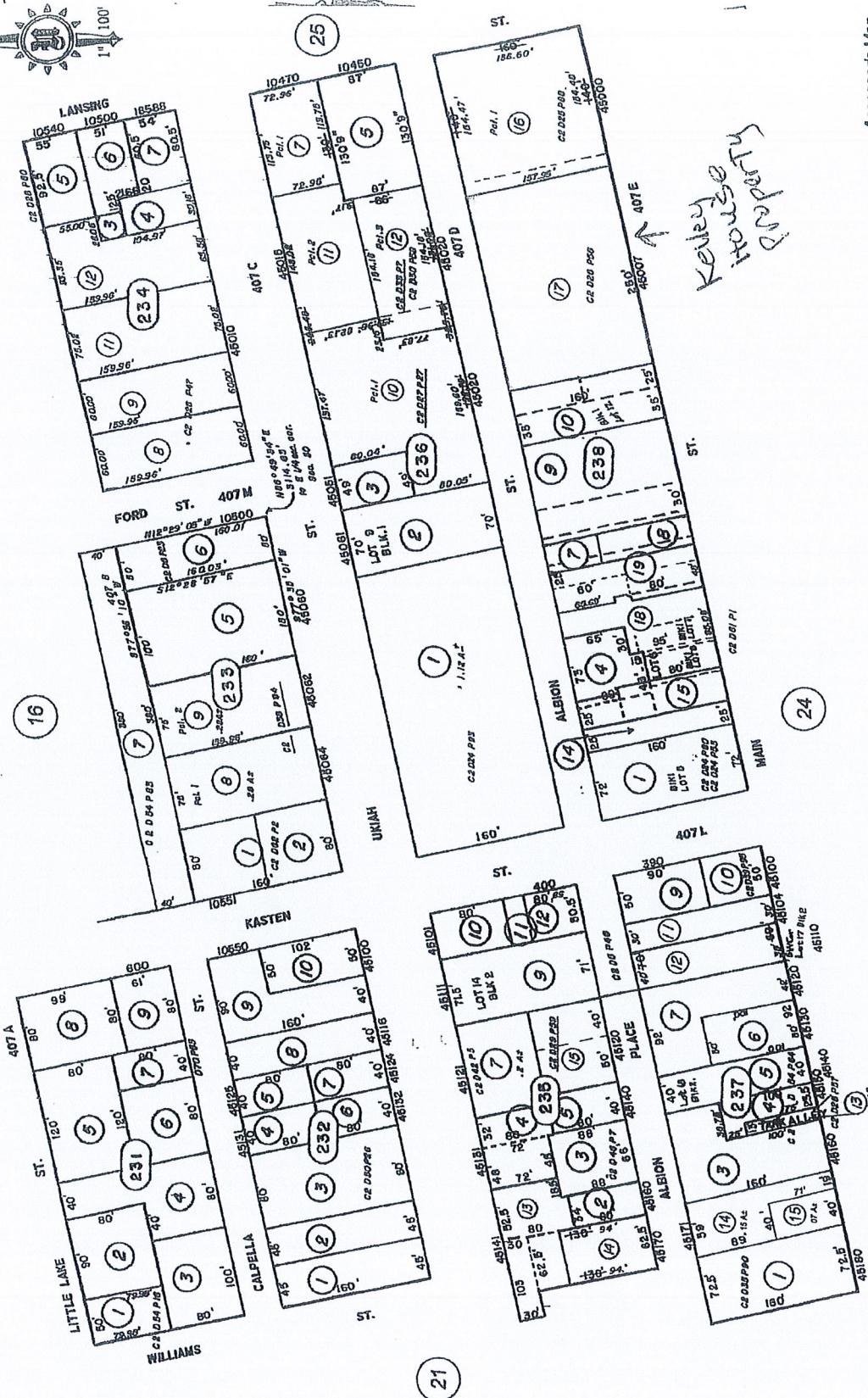
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- MC - Commercial
- MFL - Forestland
- MMU - Mixed Use
- MRM - Multiple Family Residential
- MOS - Open Space
- MPF - Public Facilities
- MRR1 - Rural Residential (1 acre minimum)
- MRR2 - Rural Residential (2 acre minimum)
- MRR2-PD - Rural Residential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

- * Visitor Serving Facilities
- #B Bed & Breakfasts
- Zoning Districts
- Assessors Parcels



Map prepared by Planning & Building Services, Mendocino County, California, February 2018.
Source: Mendocino County Land Use Board, adopted October 17, 2007.



Kenye
House
Property

NOTE: This map was prepared for assessment purposes only.
No liability is assumed for the data delineated hereon.

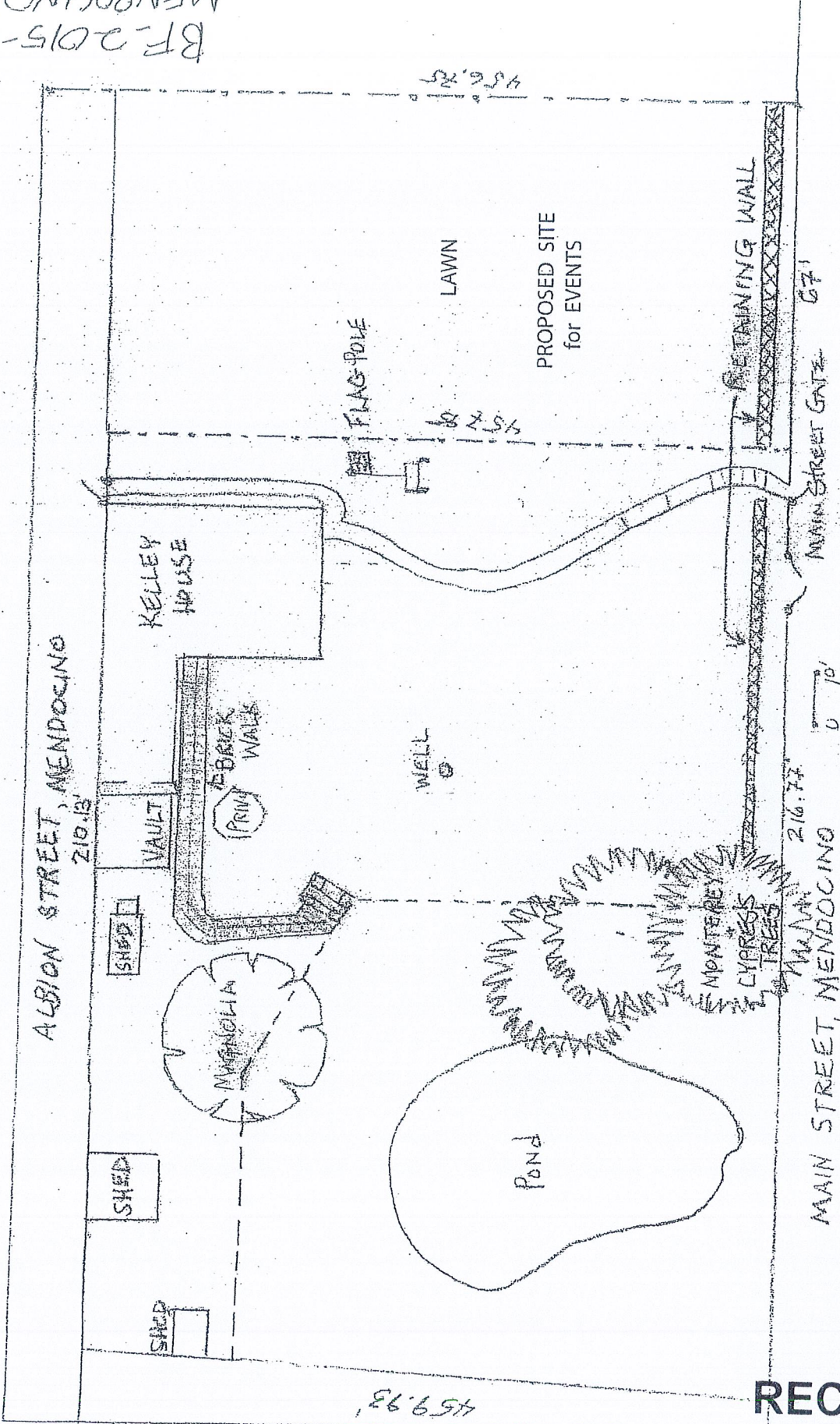
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BF-2015-0847
MENDOCINO HISTORIC
RESEARCH INC.

KELLEY HOUSE MUSEUM



J. TREESINGER
11-29-13

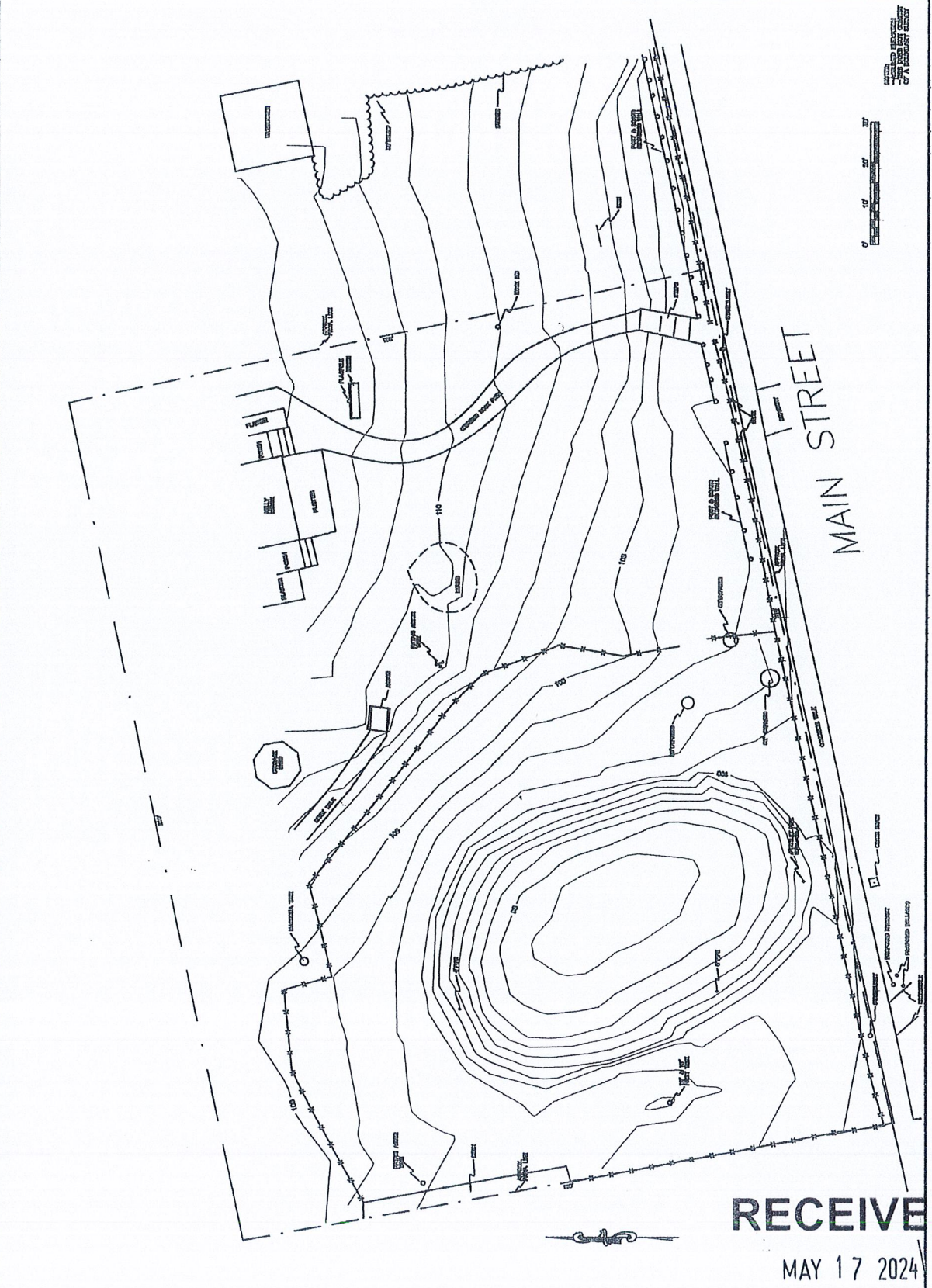
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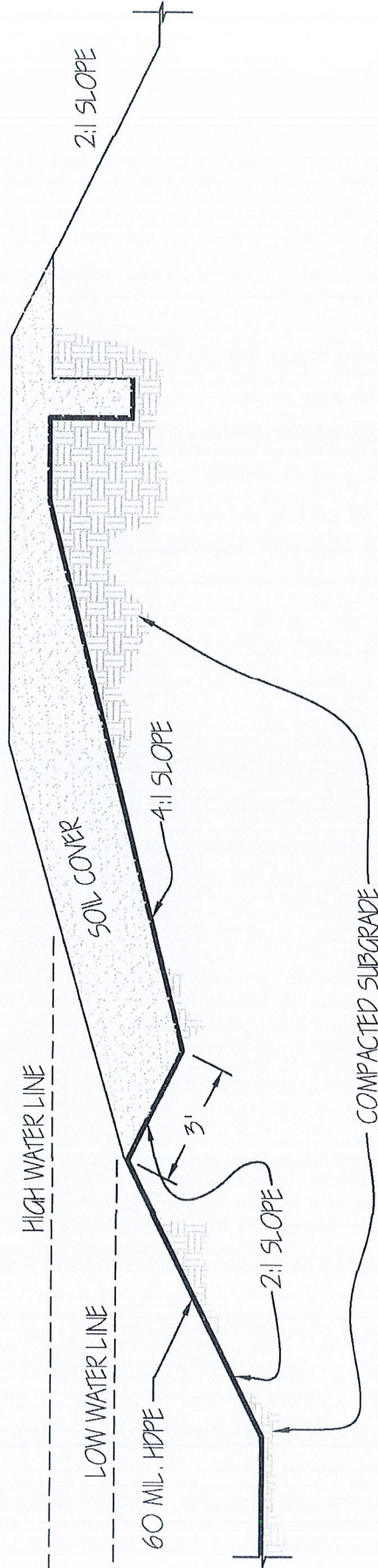
MAY 17 2024

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PLAN AND LOCATION MAP

43 601943
 DRAWN BY
 DATE 12-14
 SCALE AS SHOWN
 APPROVED
 LAYOUT





REVISIONS			
NO.	DATE	BY	

THE BARBER - WEBB CO., INC.
 3855 E. MEDFORD ST. LOS ANGELES, CA. 90063

SCALE NTS

DRAWN BY C. PENA

DATE 10/21/15

SHEET 1 OF 1

APPROVE

DRAWING DET-02-

SLOPE WITH BENCH DETAIL

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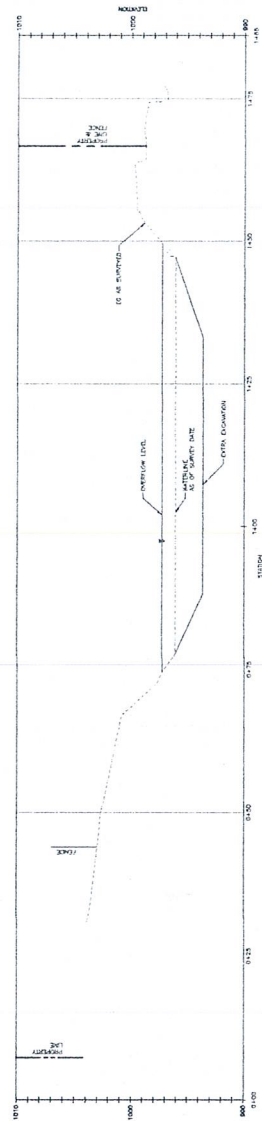
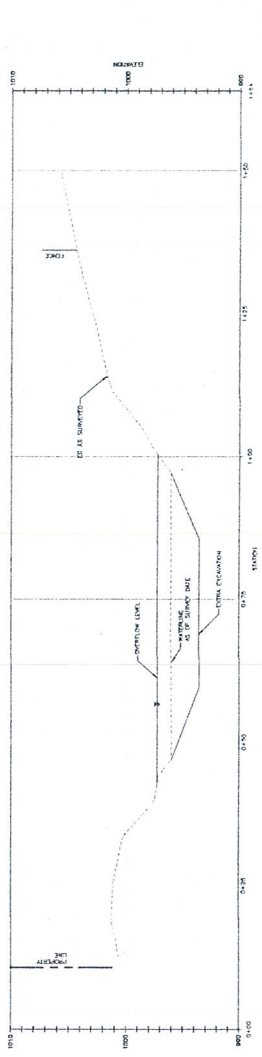
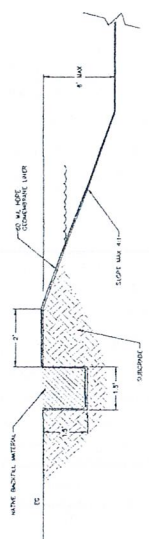
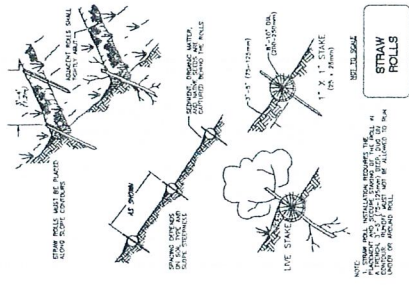
NO.	REVISIONS	BY

LANDS OF KELLEY HOUSE MUSEUM
45007 ALBION ST
MENDOCINO, CALIFORNIA

DATE: _____
APPROVED BY: _____
SCALE: _____

POPE ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
1745 20TH ST
MENDOCINO, CA 95501
TEL: 707-938-3838 FAX: 707-938-3839

PROJECT: _____
SHEET: _____
DATE: _____



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Figure 1. Project shown on portion of Mendocino 7.5' USGS quadrangle (revised 1978).

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Figure 2. Project parcel showing existing development

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