



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
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pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

May 20, 2024

**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_2024-0002

DATE FILED: 3/29/2024

OWNER/APPLICANT: Carrie & Peter Marcovich

AGENT: Kelly Grimes

REQUEST: Mendocino Historical Review Board Permit for minor exterior alterations at the existing single-family residence, including the construction of a new enclosed entry with decking and removal of a existing window. Also included with this request is the addition of a new deck and replacing an existing window with a new sliding patio door, both at the upper level of the residence. (Note: The site is designated a Category I historic resource. The "Staudacker House" no longer exists, burned in 1980).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45081 Cahto Street, Mendocino; APN: 119-160-15

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/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 707-964-5379, Monday through Friday.

JULIA KROG, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**JUNE 3, 2024
MHRB_2024-0002**

OWNER/ APPLICANT: CARRIE & PETER MARCOVICH
PO BOX 1062
MENDOCINO, CA 95460

AGENT: KELLY GRIMES
PO BOX 598
LITTLE RIVER, CA 95456

PROJECT DESCRIPTION: Mendocino Historical Review Board Permit for minor exterior alterations at the existing single-family residence, including the construction of a new enclosed entry with decking and removal of a existing window. Also included with this request is the addition of a new deck and replacing an existing window with a new sliding patio door, both at the upper level of the residence. (Note: The site is designated a Category I historic resource. The "Staudacker House" no longer exists, burned in 1980).

STREET ADDRESS: 45081 Cahto Street, Mendocino; APN: 119-160-15

PARCEL SIZE: 8,129 Square Feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Category I Staudacker House, No longer exists, burned in 1980
North: Category S Site of First Saint Anthony's Church
Category IIa Heesers Barn Theater
South: Category III Peirsol Hospital Dwelling
East: Category I Jens Hansen House
West: Category III Goldsam House Dwelling

STAFF PLANNER: Jessie Waldman

PAST MHRB PERMITS: MHRB_2007-55 (New residence); MHRB_2008-38 (Change windows); MHRB_2009-5 (Change windows); MHRB_2010-17 (Garden sculpture); MHRB_2012-11 (Guest cottage); MHRB_2013-22 (Vent and remove chimney).

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
- ✓ Relationship of Building Masses and Open Spaces
- ✓ Relationship to Surrounding Structures
- ✓ Materials and Textures
- ✓ Architectural Details and Style
- ✓ Facade Treatment
- ✓ Roof Shape
- ✓ Color(s)
- Sign Size
- Number of Signs
- ✓ Placement/Location
- ✓ Lighting

- ✓ Proportions of Windows and Doors
- ✓ Landscaping
- ✓ Paving/Grading

APPLICABLE SECTIONS OF MHRB GUIDELINES: VII – Structural Guidelines: Exterior Building Materials (pg. 7), Windows and Doors (pg. 8) and Architectural Features (pg. 9).

APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE (MTZC): Chapter 20.652 *Mendocino Town Residential (MTR)*; Section 20.760.030(A) *Work in Historical Zone A Requiring Approval*; Section 20.760.050 *Standards*.

STAFF NOTES: The landowner seeks approval for minor exterior alterations at the existing single-family residence, including the construction of a new enclosed entry with decking, alterations to windows and doors. Exterior roofing, windows and siding to match existing residence finishes.

The parcel was originally developed with the “Staudacker House” and is listed as a Category 1 Historical Structure on Appendix 1 (Inventory of Historical Structures) of the MTP. The Staudacker House burned down in 1980. The 1992 listed use was “vacant” on Appendix 1 (Inventory of Historical Structures) of the MTP. A new single-family residence with an attached garage and a Guest Cottage was constructed in 2009 allowed under CDP_2008-0022 and and its respective Amendment permits, CDPM_2008-22(2009)(2012). The subject parcel is within the Mendocino Town Residential (MTR) Zoning District.

MTZC Chapter 20.652 –Mendocino Town Residential (MTR) provides the following:

| TABLE 1: DEVELOPMENT STANDARDS FOR MTR DISTRICTS | | |
|--|------------------------------|--------------------|
| MENDOCINO TOWN ZONING CODE SECTION | STANDARD | PROPOSED |
| 20.652.010(A) Family Residential | Family Residential | Family Residential |
| 20.652.030 Minimum Front and Rear Yards | 10 feet | None |
| 20.652.035 Minimum Side Yard | 6 feet | None |
| 20.652.045 Maximum Height | 28-feet | None |
| 20.652.050 Minimum Vehicle Parking | 2 Off-Street | None |
| 20.652.055 Maximum Lot Coverage | 25% allowed (17.7% existing) | 18.7% percent |

Mendocino Town Zoning Code (MTZC) Section 20.760.030 provides that the enlargement and alteration of the exterior architecture of any building are subject to Review Board approval.

- North, East & South Elevations: Construct a new 80 square foot enclosed entry and relocate the existing 40 square foot covered porch with four (4) new windows and one (1) new front door. Exterior roofing, windows and siding to match existing residence finishes; and
 - East Elevation: Reuse one (1) of the existing front doors; and
 - East Elevation: Add two (2) side light windows at both side of the front entry; and
 - North Elevation: Add a new window at the north elevation of the new enclosed entry, and
 - South Elevation: Add a new “portal” window at the south wall of the new enclosed entry, and
- South Elevation: Construct a 210 square foot balcony at the 2nd level of the residence. Stainless Steel cable railing and redwood deck structure to match existing decks; and

- South Elevation: Remove one (1) existing window and replace with a new sliding door at the 2nd level balcony; and
- South Elevation: Remove existing window and replace with siding to match existing residence.

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 with MCC Section 20.760.065.

- (a) Pursuant to 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 to 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 to 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. Any Building Permit request shall include MHRB Permit 2024-0002 (attached to or printed on the plans submitted).
6. 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.
7. All exterior door and window frames shall be made from wood. Door and window frames and trims shall be finished to match existing exterior finishes.
8. Proposed balcony posts and handrails must match existing finish colors and materials.
9. Proposed 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. MHRB_2024-0002 Application
- B. Sverko Files

| | |
|--|--|
| <p>COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES</p> <p>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p> | <p>Case No(s) <u>MHRB-2024-0002</u></p> <p>Date Filed <u>3-29-2024</u></p> <p>Fee \$ <u>962.00</u></p> <p>Receipt No. <u>PDJ-061448</u></p> <p>Received by <u>[Signature]</u></p> <p style="text-align: right;"><u>Office Use Only</u></p> |
|--|--|

MHRB APPLICATION FORM

| | | |
|--|--|--|
| Name of Applicant <u>Carrice & Peter Marcovich</u> | Name of Property Owner(s) <u>SAME</u> ← | Name of Agent <u>Kelley B. Grimes Architect</u> |
| Mailing Address <u>PO Box 1062 Mendocino, CA 95460</u> | Mailing Address | Mailing Address <u>P.O. Box 598 Little River, CA, 95456</u> |
| Telephone Number <u>512-914-8890</u> | Telephone Number | Telephone Number <u>707-937-2904</u> |
| Assessor's Parcel Number(s) <u>119-160-15-00</u> | | Email <u>grime@mcn.org</u> |
| Parcel Size <u>8000</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres | Street Address of Project <u>45081 Cahoto St.</u> | |

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

MAR 28 2024

PLANNING & BUILDING SERV
FORT BRAGG, CA

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.

Construct an 80 sq.ft. entry addition with a 40 sq.ft. covered deck.

Construct a deck (210 sq.ft.) on second level and replace a window w/ a sliding patio door.

Remove existing window and replace with solid shingled wall.

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? 1448 sq. ft.
- What is the total floor area (internal) of all structures on the property? 1500 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

PROJECT DATA:

R-3 OCCUPANCY, SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE V-B, LIGHT WOOD FRAMED

ASSESSOR'S PARCEL NUMBER 119-160-15-00
LOT SIZE 8,000 ± SQ. FT.

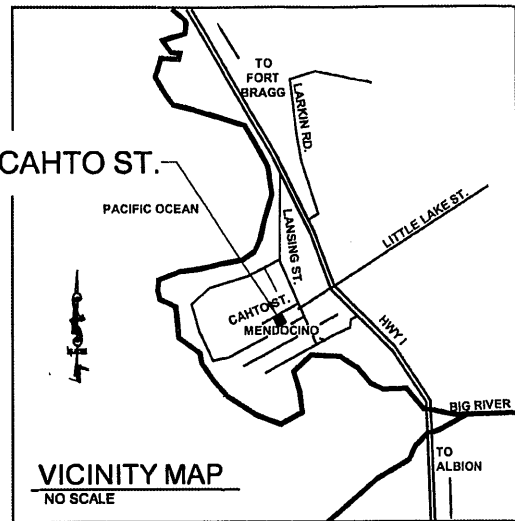
LOT COVERAGE (EXISTING)

| | |
|-----------------|---------------------|
| (E) RESIDENCE | 504 SQ. FT. |
| (E) GUEST HOUSE | 456 SQ. FT. |
| (E) DECK | 326 SQ. FT. |
| (E) PUMPHOUSE | 100 SQ. FT. |
| (E) TANKS | 62 SQ. FT. |
| TOTAL | 1448 SQ. FT. |

LOT COVERAGE (PROPOSED)

| | |
|--------------|-------------------|
| (N) DECK | 1 SQ. FT. |
| (N) ENTRY | 80 SQ. FT. |
| TOTAL | 81 SQ. FT. |

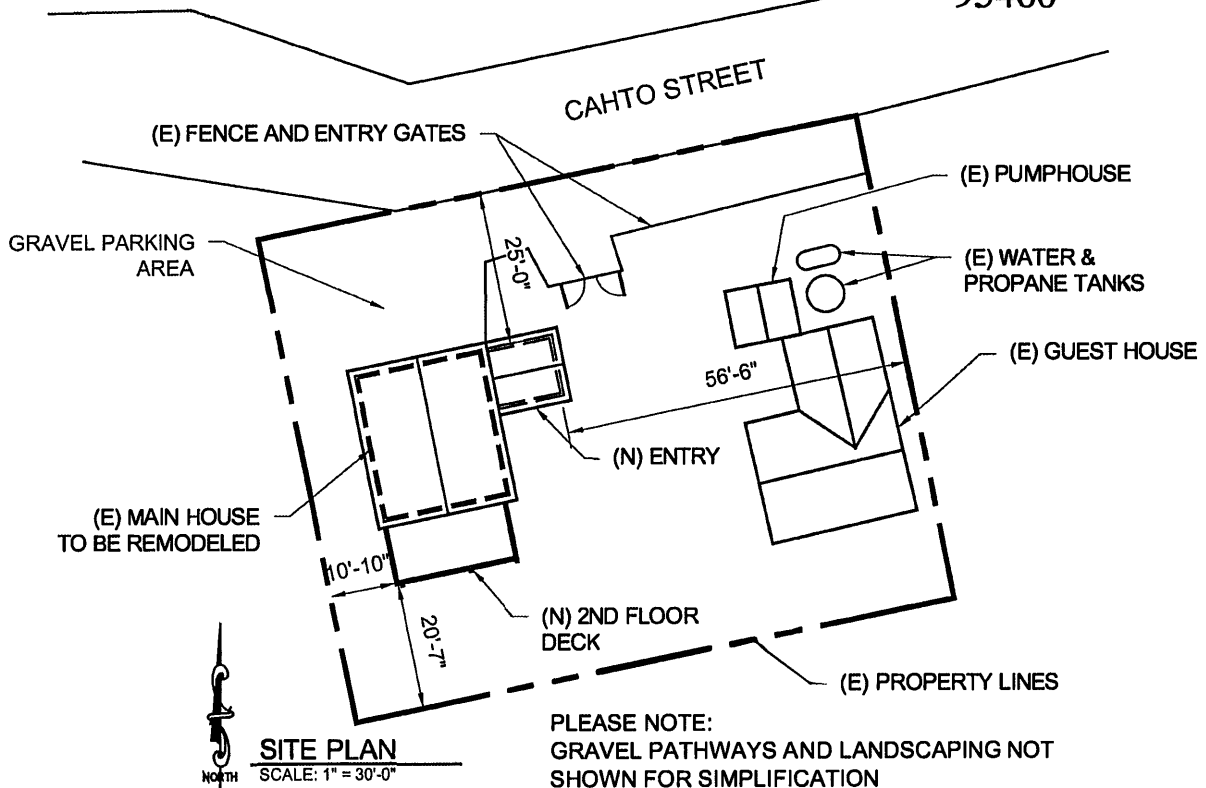
TOTAL PROPOSED COVERAGE = 1529 / 8000 = 19% COVERED



A New Entry & 2nd floor Deck for:

Carrice and Peter Marcovich
45081 Cahto Street
Mendocino, California
95460

AP# 119-160-15-00



SITE PLAN
SCALE: 1" = 30'-0"

PLEASE NOTE:
GRAVEL PATHWAYS AND LANDSCAPING NOT
SHOWN FOR SIMPLIFICATION

E = EXISTING
N = NEW

A NEW DECK AND ENTRY FOR:

PETER AND CARRICE MARCOVICH
45081 CAHTO ST.
MENDOCINO, CA 95460
A.P. #119-160-15-00

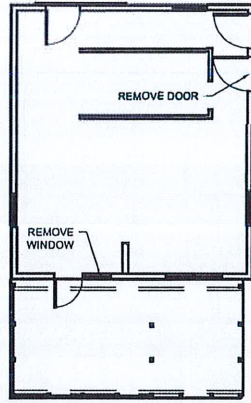
SHEET NAME:

SITE PLAN

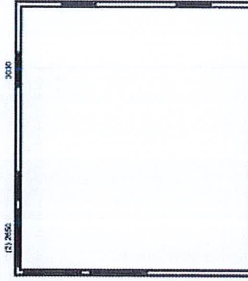
DATE: MARCH 27, 2024
SCALE: AS NOTED
DRAWN BY: KBO
JOB: MARCOVICH
SHEET NO: A1 of -

Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904

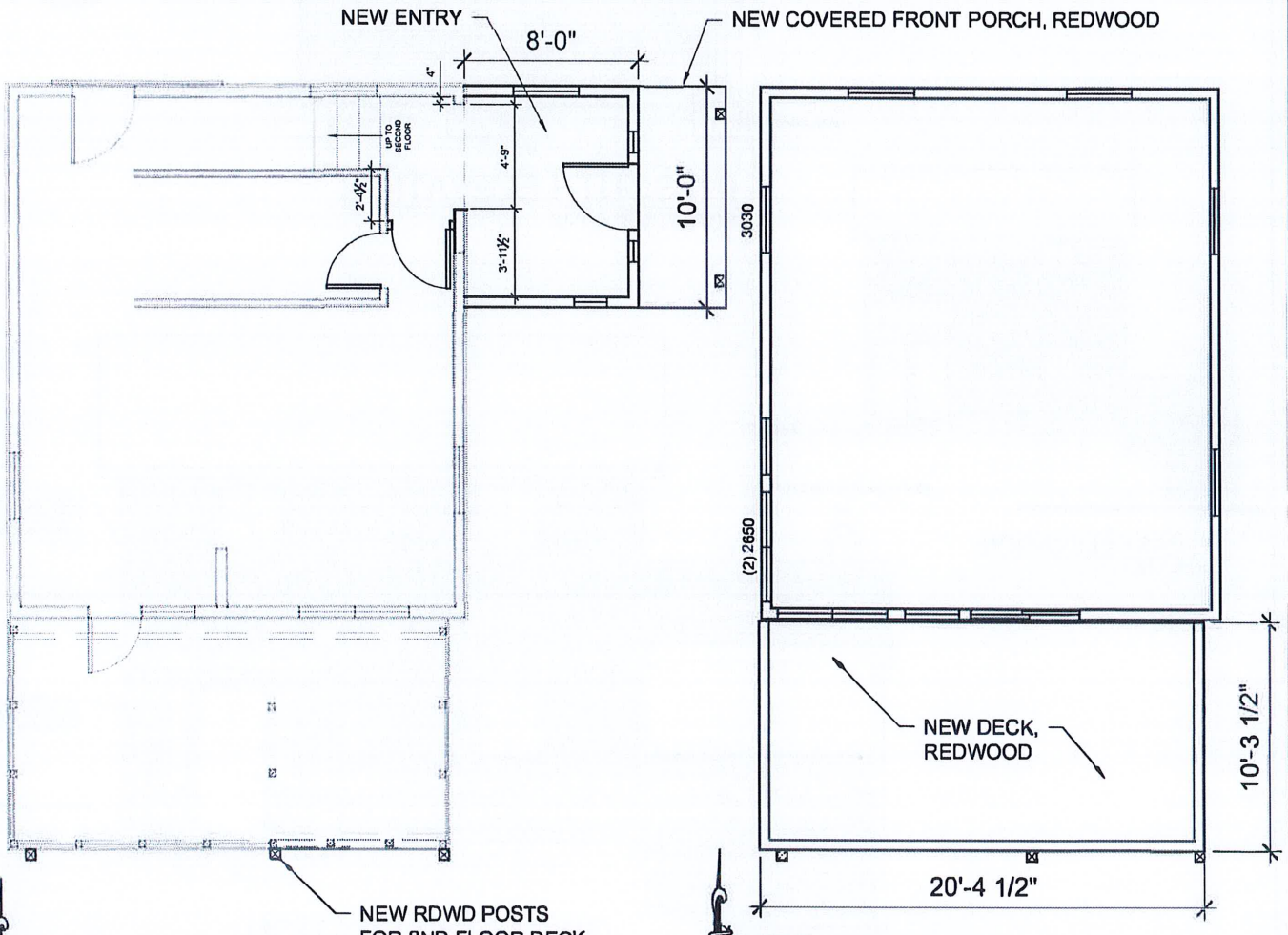




EXIST/DEMO FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

A NEW DECK AND ENTRY FOR:

PETER AND CARRICE MARCOVICH
45081 CAHTO ST.
MENDOCINO, CA 95460

A.P. #119-160-15-00

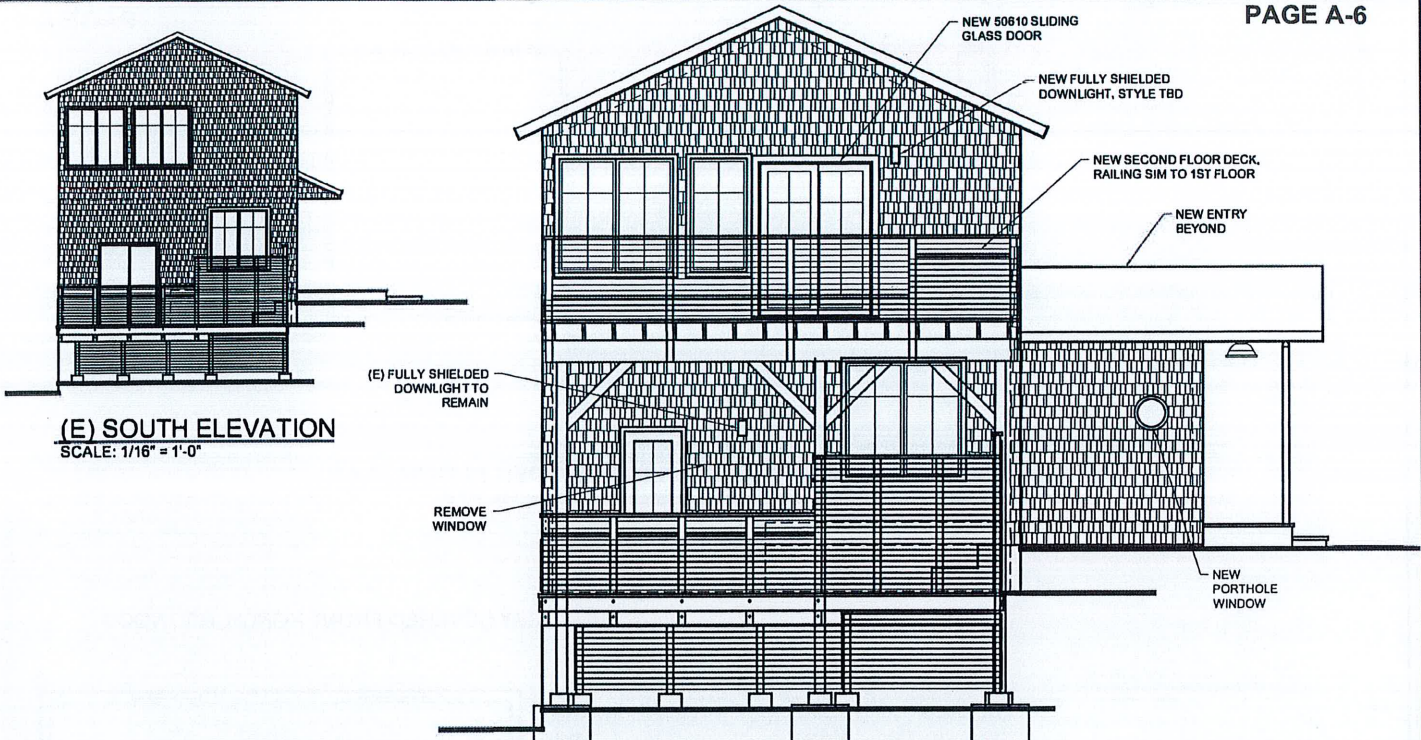
SHEET NAME:

FLOOR PLANS

| | |
|------------|----------------|
| DATE: | MARCH 27, 2024 |
| SCALE: | AS NOTED |
| DRAWN BY: | KBO |
| JOB: | MARCOVICH |
| SHEET NO.: | A2 OF - |

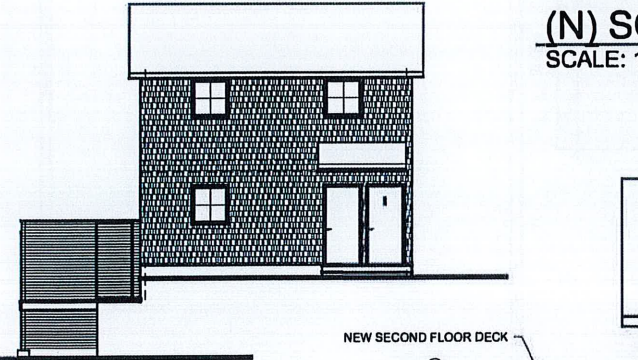
Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904



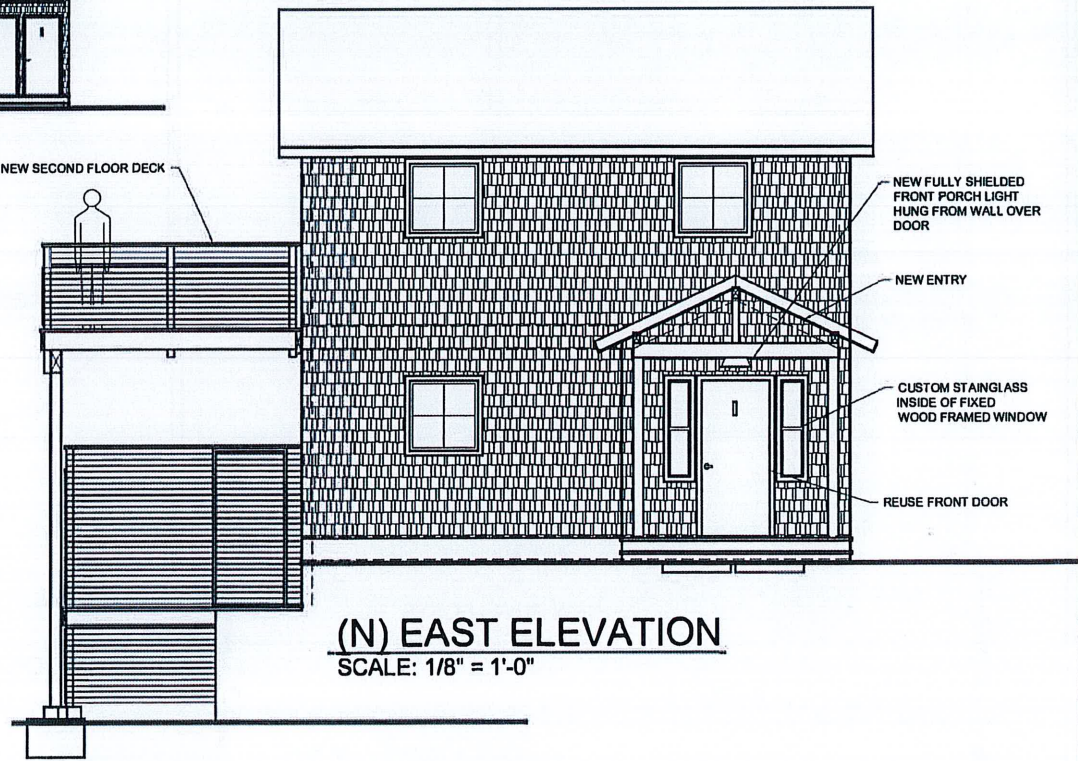


(E) SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

(N) SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



(E) EAST ELEVATION
SCALE: 1/16" = 1'-0"



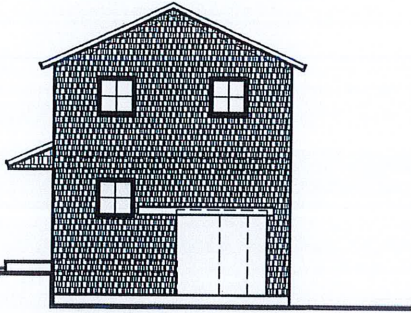
(N) EAST ELEVATION
SCALE: 1/8" = 1'-0"

A NEW DECK AND ENTRY FOR:
PETER AND CARRICE MARCOVICH
 45081 CAHTO ST.
 MENDOCINO, CA 95460
 A.P. #119-160-15-00

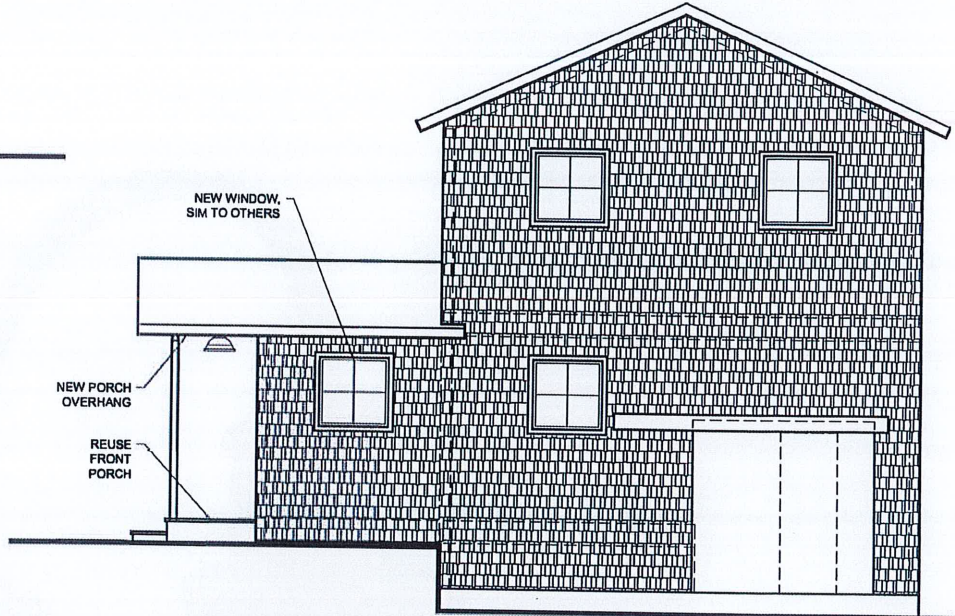
SHEET NAME:
EXTERIOR ELEVATIONS SOUTH AND EAST

DATE: MARCH 27, 2024
 SCALE: AS NOTED
 DRAWN BY: KBO
 JOB: MARCOVICH
 SHEET NO: **A3** OF -

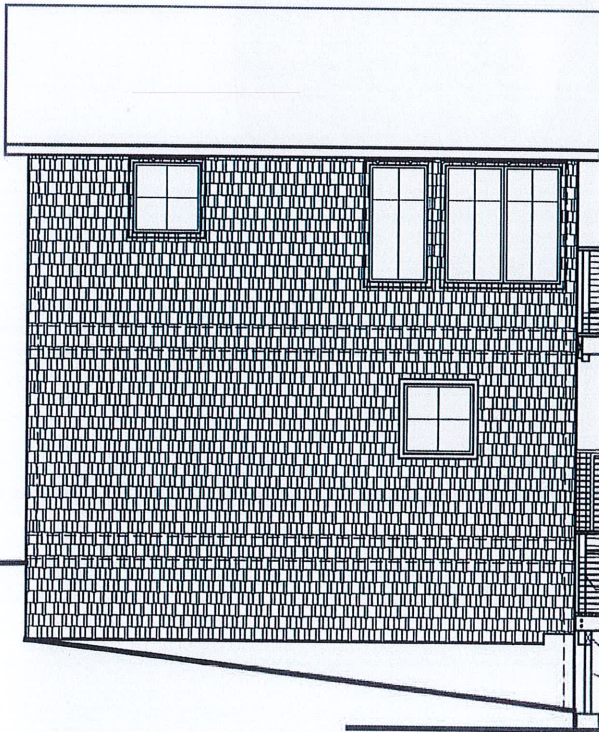
Kelly B. Grimes, Architect
 P.O. Box 598
 Little River, CA 95456
 707-937-2904



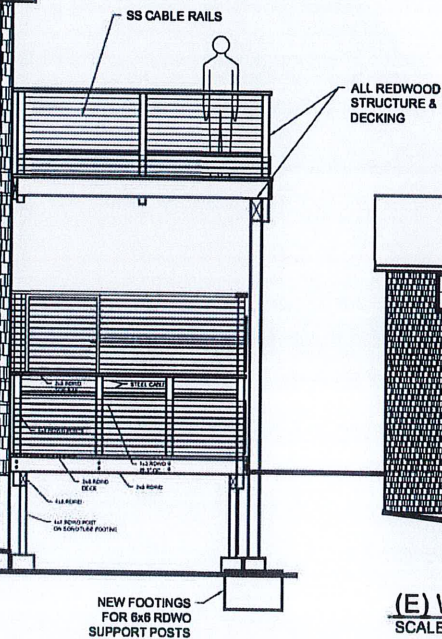
(E) NORTH ELEVATION
SCALE: 1/16" = 1'-0"



(N) NORTH ELEVATION
SCALE: 1/8" = 1'-0"



(N) WEST ELEVATION
SCALE: 1/8" = 1'-0"



(E) WEST ELEVATION
SCALE: 1/16" = 1'-0"

A NEW DECK AND ENTRY FOR:

PETER AND CARRICE MARCOVICH
45081 CAHTO ST.
MENDOCINO, CA 95460

A.P. #119-160-15-00

SHEET NAME:

**EXTERIOR
ELEVATIONS
NORTH AND WEST**

DATE: MARCH 27, 2024

SCALE: AS NOTED

DRAWN BY: KBO

JOB: MARCOVICH

SHEET NO:

A4 of -

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904





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: June 14, 2024
Permit: MHRB 2024-0002

APPLICANT: CARRICE & PETER MARCOVICH

On June 3, 2024, the Mendocino Historical Review Board granted Carrice and Peter Marcovich this permit to request for minor exterior alterations at the existing single-family residence, including the construction of a new enclosed entry with decking and removal of an existing window; Also included with this request is the addition of a new deck and replacing an existing window with a new sliding patio door, both at the upper level of the residence, located at 45081 Cahto Street, Mendocino; APN: 119-160-15.


FINDINGS:

- (a) Pursuant to 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 to 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 to MCC Section 20.760.065(C), alterations to project site will not unnecessarily damage or 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 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 MHRB Permit 2024-0002 (attached to or printed on the plans submitted).
6. 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.
7. All exterior door and window frames shall be made from wood. Door and window frames and trims shall be finished to match existing exterior finishes.
8. Proposed balcony posts and handrails must match existing finish colors and materials.
9. Proposed railings must consist of copper or stainless-steel material.

By: 
JESSIE WALDMAN, *Executive Secretary*

June 14, 2024
DATE