

APPLICANT/OWNER: MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION
340 LAKE MENDOCINO DRIVE
UKIAH, CA 95482

AGENT: HOWARD DASHIELL
MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION
340 LAKE MENDOCINO DRIVE
UKIAH, CA 95482

PROJECT DESCRIPTION: Construct an ADA compliant pedestrian access ramp adjacent to the existing raised sidewalk – leading to road profile grade sidewalk extension from ADA curb cut at the NE corner of Main and Kasten. Concrete will be left natural color to match existing concrete sidewalk with “aging” treatments applied to fresh concrete. Black detectable warning surfaces will be installed on adjacent existing sidewalk and at the bottom of new ramp. New concrete curb and gutter will be constructed at the bottom of the new ramp providing a pedestrian safety area (bulb out). Existing drainage in project area will be modified and updated with new drop inlets and drainage pipes. Existing crosswalk stripes across Kasten Street will be re-painted. Total area of new construction is 658 square feet. (For more intricate details, see attached plans.)

Note: The project request has been modified based on comments by the Review Board at the February 8, 2016, MHRB meeting.

STREET ADDRESS: Intersection of Main Street (CR 407E) and Kasten Street (CR 407L) in the Town of Mendocino.

PARCEL SIZE: NA

HISTORIC STRUCTURES: North: Jarvis-Nichols Bldg. (Category I)
Drug Store – Toggery (Category IIa)
Bank of Commerce (Category I)
South: Mendocino Headlands State Park

PAST MHRB PERMITS: Mendocino County Department of Transportation Right-of-Way Projects for Main Street Sidewalk – 2007-39: repair sidewalks and ADA improvements; 2008-14: repair Main Street sidewalks; 2008-36: new bus shelter; 2008-32: interpretive feature for sidewalk funding

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

Roof Shape
Color(s)

- | | |
|--|----------------------|
| X Relationship to Surrounding Structures | Sign Size |
| Materials and Textures | Number of Signs |
| Architectural Details and Style | X Placement/Location |
| Facade Treatment | Lighting |
| Proportions of Windows and Doors | X Paving/Grading |
| Landscaping | |

APPLICABLE SECTIONS OF MHRB GUIDELINES: Sidewalks, page 9; Fences and Walls, page 9.

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (a) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and
- (c) Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

STANDARD 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 (1) 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.

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: \$1040 (Check payable to County of Mendocino)

Appeal Period: Appeals must be received by the Clerk of the Board of Supervisors within 10 days of Review Board action.

Ignacio Gonzalez
Director



Phone: 707-964-5379
Fax: 707-961-2427

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CALIFORNIA 95437

MENDOCINO HISTORICAL REVIEW BOARD PERMIT APPLICATION

FACTS TO KNOW

BACKGROUND: The Historical Preservation District for the Town of Mendocino was incorporated into the Mendocino County Zoning Ordinance in 1973. The Mendocino Historical Review Board was established to review demolition, construction, remodeling, excavation, and painting within the Town of Mendocino Historical Preservation District. The Historic District is comprised of Zone A (area west of Highway 1) and Zone B (area east of Highway 1). The Town of Mendocino is a National Register Historic District, allowing building owners to qualify for federal grants and tax incentives for preservation and restoration.

MENDOCINO HISTORICAL REVIEW BOARD (MHRB): The MHRB is a five-person board appointed by the Mendocino County Board of Supervisors. The MHRB's function is to preserve the architecture and character of the Historic District, through the review of all applications for development within the Historic District. The MHRB is responsible for protecting the landmark status of buildings, and ensuring that new development is compatible with surrounding development.

MHRB GUIDELINES: Design standards are detailed in *The Mendocino Historic Review Board Design Guidelines, 1987* and Section 20.760.050 of the Town of Mendocino Zoning Code. Both publications are available at the Department of Planning & Building Services in Fort Bragg.

MHRB PUBLIC HEARING: The granting of an MHRB permit requires a public hearing by the Mendocino Historical Review Board. The MHRB meets regularly on the FIRST MONDAY evening of each month except holidays. You will be sent an agenda and public notice form notifying you of the hearing time and place that your application will be considered. Planning staff will post the public notice on the affected property at least seven (7) days prior to the public hearing. Please ensure that the posting is not removed prior to the hearing. Additionally, you will be sent a copy of the staff report on your project. You or your agent/representative should appear at the public hearing. Failure to do so may result in continuance to the next public hearing date. If your application is approved, it will be approved as shown on the architectural drawings and on the plot plan, and ONLY as shown thereon.

APPEAL PROCESS: Following a decision by the MHRB, there is a ten (10) day period during which you or any interested party may appeal the MHRB decision to the Board of Supervisors. If no appeal is filed within 10 days of the public hearing, the MHRB decision will be final. Appeals are filed (with an appeal fee) with the Clerk of the Board of Supervisors. If an appeal is filed, the Board of Supervisors will hold a public hearing to consider the appeal. You will be notified by mail of the time and place that the appeal will be considered.

MHRB PERMIT APPLICATION SUBMITTAL CHECKLIST

THE FOLLOWING APPLICATION MATERIALS MUST BE SUBMITTED TO THE COASTAL OFFICE OF THE DEPARTMENT OF PLANNING & BUILDING SERVICES AT LEAST THREE WEEKS PRIOR TO THE MHRB MEETING.

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 **7 copies** of items 1 - 4, on 8 ½" x 11" paper (or if a larger size, folded to 8 ½" x 11") collated and stapled into individual packets.

- | | | |
|-------------------------------------|--------------------------|--|
| A | C | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. MHRB Application Form and Project Description Questionnaire |
| A | C | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Location Map (on attached base map, fill in affected parcel and label) |
| A | C | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Plot Plan (See attached example) |
| A | C | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. For new construction and/or additions greater than 120 square feet in size, please provide three (3) sets of full-scale plans. |
| A | C | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Filing Fees (As of January 2, 2009; Note: fees are subject to change) |

<u>TYPE OF PROJECT</u>	<u>FEE</u>
Exterior Painting	\$320.00
New Sign Copy	\$290.00
New Signs	\$420.00
Minor Exterior Alterations - Zone A	\$400.00
Demolition and Construction/Additions (under 120 square feet) - Zone A	\$470.00
New Construction/Additions (120 to 640 square feet) and Multiple/Significant Alterations - Zone A	\$600.00
New Construction/Additions (over 640 square feet) - Zone A	\$850.00
Minor Exterior Alterations & Demolition - Zone B	\$290.00
New Construction/Additions - Zone B	\$520.00
MHRB Concurrent Variance	See Planner

- | | | |
|-------------------------------------|--------------------------|--|
| A | C | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. One (1) Signed Copy of Site View Authorization/Authorization of Agent/Mail Direction Form |
| A | C | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. One (1) Signed Copy of the Indemnification Agreement |

**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 Mendocino County Department of Transportation		Name of Property Owner(s) Mendocino County Department of Transportation	Name of Agent Howard Dashiell
Mailing Address 340 Lake Mendocino Drive Ukiah, CA 95482		Mailing Address 340 Lake Mendocino Drive Ukiah, CA 95482	Mailing Address 340 Lake Mendocino Drive Ukiah, CA 95482
Telephone Number (707) 463-4363		Telephone Number (707) 463-4363	Telephone Number (707) 463-4363
Assessor's Parcel Number(s) N/A			
Parcel Size N/A		Street Address of Project Intersection of Main Street, CR 407E and Kasten Street, CR 407L	
<input type="checkbox"/> Square Feet <input type="checkbox"/> Acres			

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.

Construct an ADA compliant concrete pedestrian access ramp adjacent to the existing raised sidewalk - leading to road profile grade sidewalk extension from a ADA curb cut at the NE corner of Main & Kasten. Concrete will be left natural color to match adjacent existing concrete sidewalk with "aging" treatments applied to fresh concrete, Black detectable warning surfaces will be installed on adjacent existing sidewalk and at the bottom of new ramp. New concrete curb and gutter will be constructed at the bottom of the new ramp providing a pedestrian safety area (bulb out). Existing drainage in project area will be modified and updated with new drop inlets and drainage pipes. Existing crosswalk stripes across Kasten Street will be re-painted. Total area of new construction is 751 sq. ft. For more intricate details, see attached plans.

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

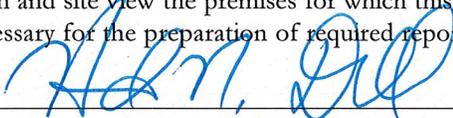
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 0 sq. ft.
- What is the total floor area (internal) of all structures on the property? 0 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? N/A sq. ft.

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

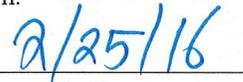
SUBMIT ONLY ONE COPY

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



Date

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

AUTHORIZATION OF AGENT

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

Owner

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

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

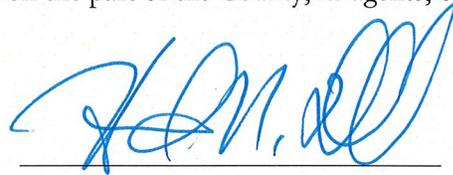
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

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: _____

2/25/16



Applicant

COUNTY OF MENDOCINO DEPARTMENT OF TRANSPORTATION

PLANS FOR CONSTRUCTION OF MENDOCINO ADA ACCESS & SIDEWALK SEGMENT

ON KASTEN STREET, CR 407L, M.P. 0.00

DOT PROJECT NO. D-1601

DOT CONTRACT NO. 150114

To be supplemented by California Department of Transportation 2010 Standard Plans



INDEX OF SHEETS

1. TITLE SHEET AND LOCATION MAP
2. PLAN SHEET
3. DRAINAGE SHEET
4. RENDERING

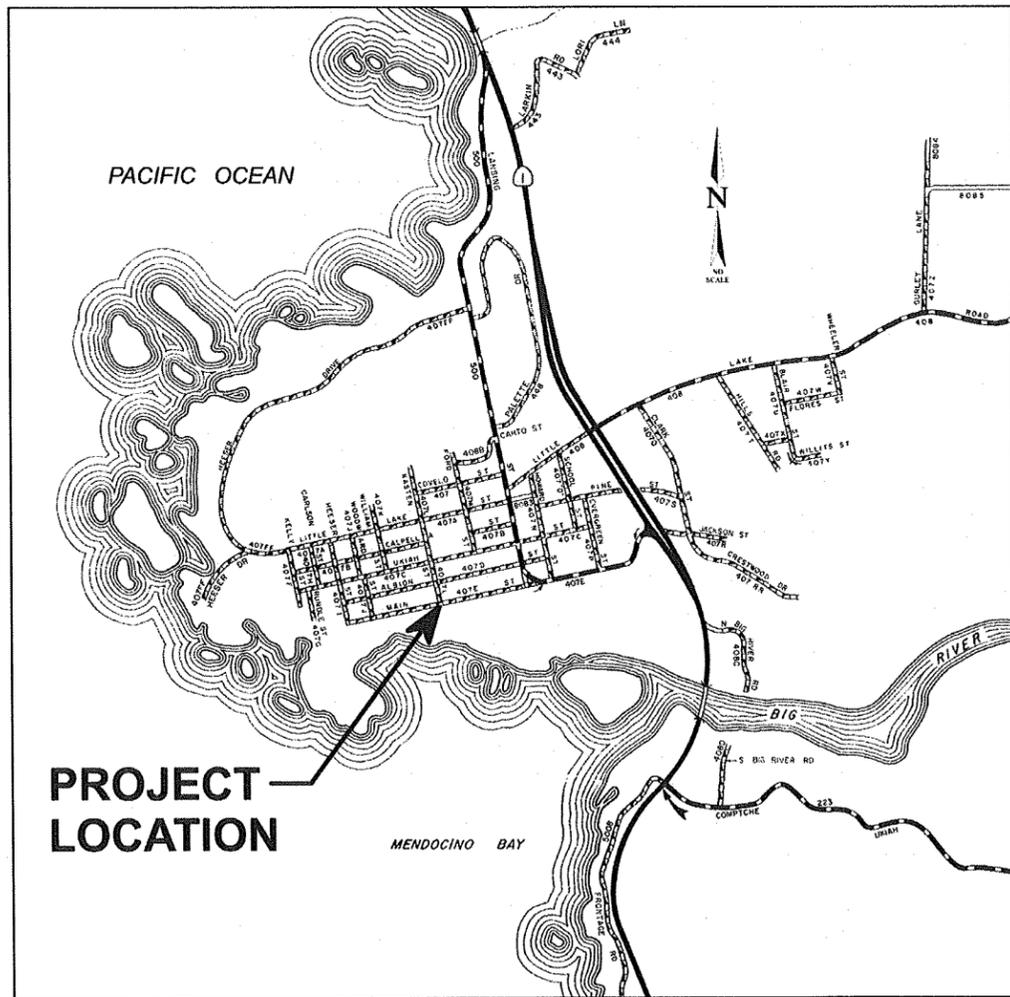
APPLICABLE CALTRANS STANDARD PLANS

2010 STANDARD PLANS:

A10A	A87A	T53
A10B	A88A	T59
A24E	D73	T61
A62A	D77B	T62
A62D	P45	T63
A62F	P46	T64

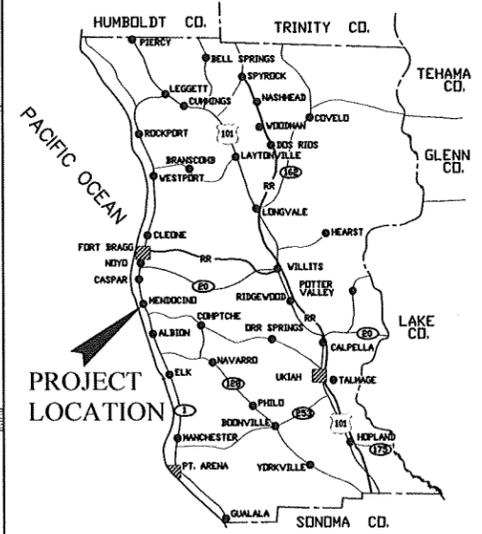
ABBREVIATIONS

AB	AGGREGATE BASE	ETW	EDGE OF TRAVELED WAY
ABUT	ABUTMENT	FL	FLOW LINE
AC	ASPHALT CONCRETE	FES	FLARED END SECTION
BB	BEGIN BRIDGE	H	HEIGHT
BC	BEGIN HORIZONTAL CURVE	HORIZ	HORIZONTAL
BFC	BOTTOM FACE OF CURB	HP	HINGE POINT
BVC	BEGIN VERTICAL CURVE	LT	LEFT
CI	CLASS	LF	LINEAR FEET
CONC	CONCRETE	MAX	MAXIMUM
CONT	CONTINUOUS	MBGR	METAL BEAM GUARD RAILING
CSP	CORRUGATED STEEL PIPE	MIN	MINIMUM
CL	CENTERLINE	OG	ORIGINAL GROUND
CLR	CLEARANCE	PSP	PERFORATED STEEL PIPE
CIDH	CAST-IN-DRILLED-HOLE	POC	POINT ON HORIZONTAL CURVE
D	DEPTH	PRC	POINT OF REVERSE CURVE
DD	DOWNDRAIN	RSP	ROCK SLOPE PROTECTION
DIA	DIAMETER	RT	RIGHT
EA	EACH	R/W	RIGHT OF WAY
EB	END BRIDGE	SHT	SHEET
EC	END HORIZONTAL CURVE	STA	STATION
ELEV	ELEVATION	STD	STANDARD
ERS	EARTH RETAINING STRUCTURE	TOT	TOTAL
EVC	END VERTICAL CURVE	TYP	TYPICAL
EXC	EXCAVATION	W	WIDTH
EXIST	EXISTING		



PROJECT LOCATION

LOCATION MAP
NO SCALE



PROJECT LOCATION

MENDOCINO COUNTY



COUNTY OF MENDOCINO
Howard N. Dashiell 3/7/16
DIRECTOR OF TRANSPORTATION DATE
REGISTERED CIVIL ENGINEER CE 42001

BENCHMARK
CP 1 (PAGE 3 OF 4)
NAIL & SHINER LS 5121
ELEV. 1000.00'
N: 5000.0000
E: 5000.0000

COUNTY OF MENDOCINO
DEPARTMENT OF TRANSPORTATION
340 LAKE MENDOCINO DRIVE
UKIAH, CALIFORNIA 95482

PROJECT ENGINEER	DATE	DESIGN ENGINEER	DATE	APPROVAL RECOMMENDED BY	DATE	MENDOCINO ADA ACCESS & SIDEWALK SEGMENT KASTEN STREET, CR 407L, M.P. 0.00 PROJECT NO. D-1601 CONTRACT NO. 150114
C. GIALDINI	MAR 2016	C. GIALDINI	MAR 2016	<i>Al. M.</i>	3/7/16	

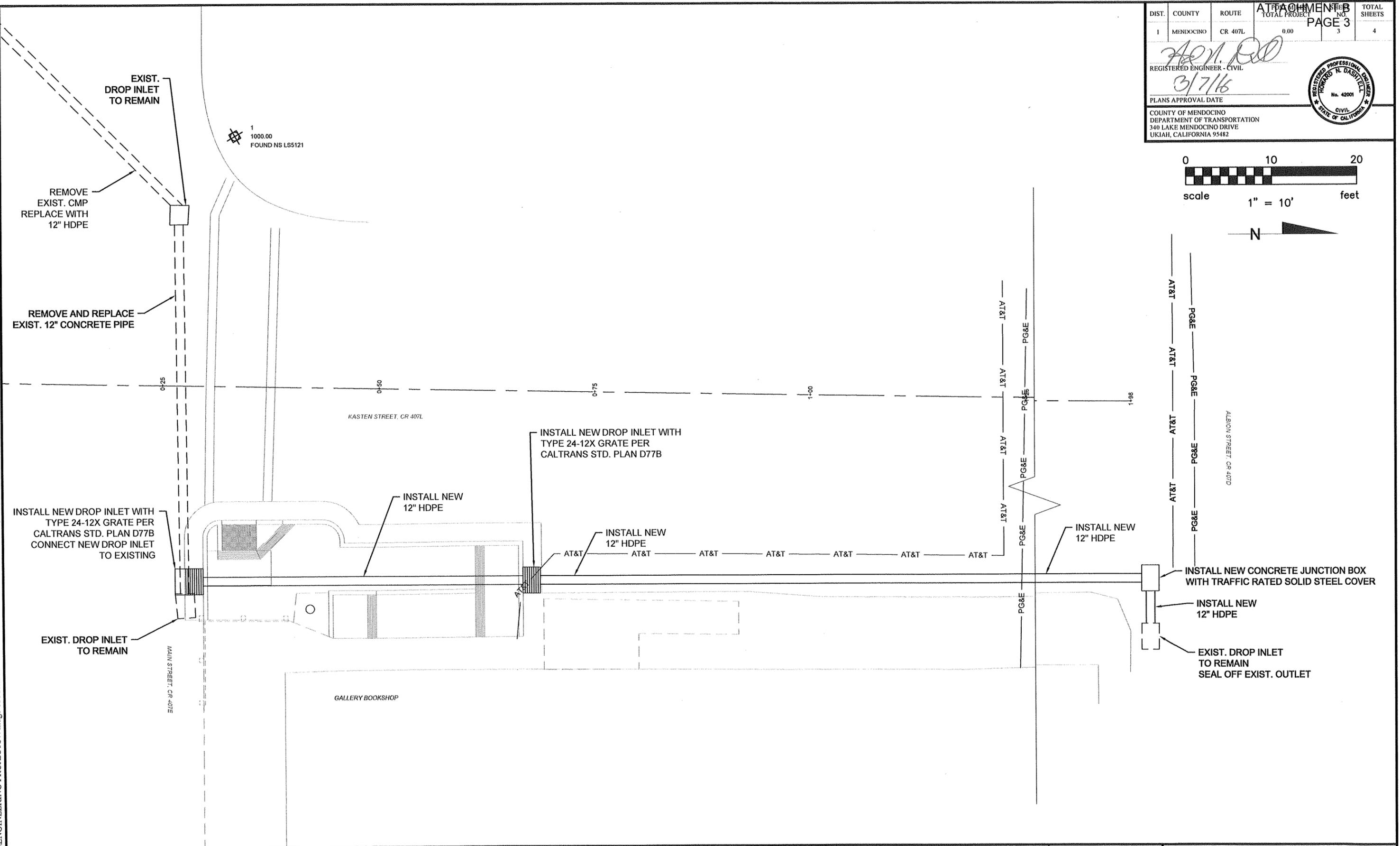
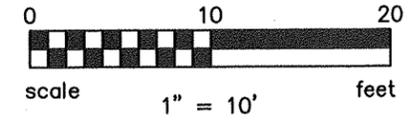
S:\Shared\ENGINEERING PROJECTS\Village of Mendocino\Main Street Kasten Street Curb Ramp\Engineering\Plans\Mendocino Curb Ramp - Revised.dwg, 3/7/2016 2:52:09 PM

THE CONTRACTOR SHALL POSSESS THE CLASS OF LICENSE SPECIFIED IN THE "NOTICE TO CONTRACTORS"

S:\Shared\PE\ENGINEERING PROJECTS\Irvine of Mendocino\Main Street Kasten Street Curb Ramp\Engineering\Plans\Mendocino Curb Ramp - Revised.dwg, 3/7/2016 2:54:32 PM

DIST.	COUNTY	ROUTE	ATTACHMENT NO.	TOTAL SHEETS
1	MENDOCINO	CR 407L	3	4

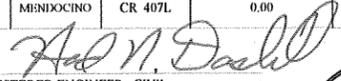
TOTAL PROJECT: 0.00
 PAGE 3
 REGISTERED ENGINEER - CIVIL
 H. N. DASHFIELD
 No. 42001
 PLANS APPROVAL DATE: 3/7/16
 COUNTY OF MENDOCINO
 DEPARTMENT OF TRANSPORTATION
 340 LAKE MENDOCINO DRIVE
 UKIAH, CALIFORNIA 95482



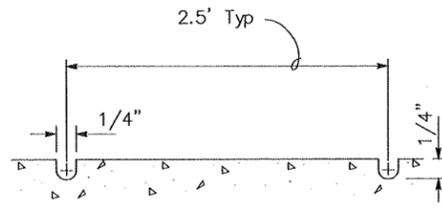
	DESIGNED BY	DATE	CHECKED BY	DATE	MENDOCINO ADA ACCESS & SIDEWALK SEGEMENT KASTEN STREET, CR 407L, M.P. 0.00 DOT PROJECT NO. D-1601 DOT CONTRACT NO. 150114
	BY	3/7/16	AL.M.	3/7/16	
	DATE				
	REV. NO.				

SHEET 3 OF 4

S:\Shared\WP\ENGINEERING PROJECTS\I\illage of Mendocino\Main Street Kasten Street Curb Ramp\Engineering\Plans\Mendocino Curb Ramp - Revised.dwg, 3/7/2016 2:52:26 PM

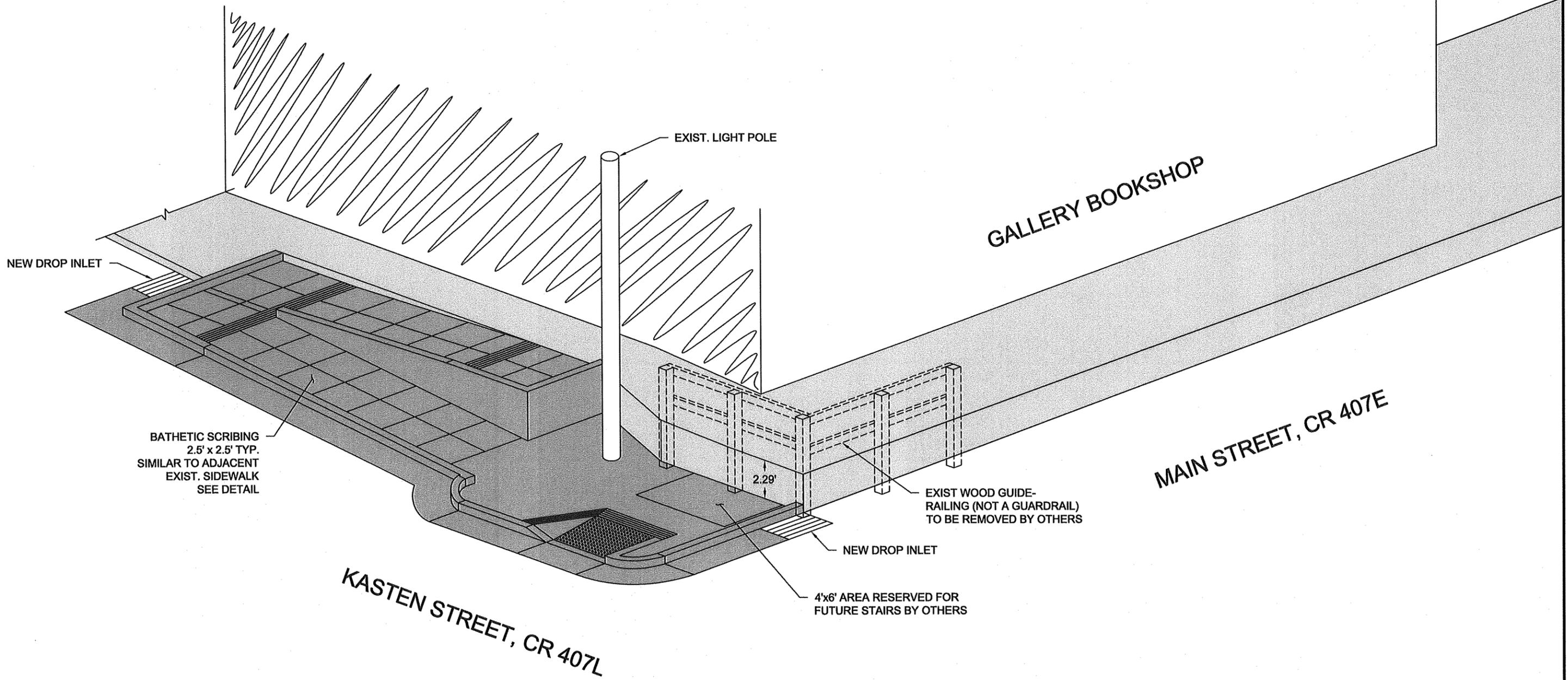
DIST.	COUNTY	ROUTE	ATTACHMENT NO.	TOTAL SHEETS
I	MENDOCINO	CR 407L	0.00	4
			PAGE 4	4
 REGISTERED ENGINEER - CIVIL 3/7/16 PLANS APPROVAL DATE				
				
COUNTY OF MENDOCINO DEPARTMENT OF TRANSPORTATION 340 LAKE MENDOCINO DRIVE UKIAH, CALIFORNIA 95482				

NOTE:
 COLOR MATCH NEW CONCRETE TO MATCH
 EXISTING TO THE EXTENT POSSIBLE
 TEXTURE NEW CONCRETE USING SODA WATER



BATHETIC SCRIBING DETAIL

RENDERING
 NO SCALE



 MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION	REV. NO. BY DATE	DESIGNED BY 	DATE 3/7/16	CHECKED BY 	DATE 3/7/16	MENDOCINO ADA ACCESS & SIDEWALK SEGEMENT KASTEN STREET, CR 407L, M.P. 0.00 DOT PROJECT NO. D-1601 DOT CONTRACT NO. 150114	SHEET 4 OF 4
							

Howard N. Dashiell
DIRECTOR OF TRANSPORTATION

Road Commissioner
 County Engineer, RCE 42001
 County Surveyor, PLS 7148



FUNCTIONS

Administration & Business Services
 Airports
 Engineering
 Land Improvement
 Roads and Bridges
 Landfills

COUNTY OF MENDOCINO
DEPARTMENT OF TRANSPORTATION

340 LAKE MENDOCINO DRIVE
 UKIAH, CALIFORNIA 95482-9432
 VOICE (707) 463-4363 FAX (707) 463-5474

February 25, 2016

Mendocino Historic Review Board
 c/o Bill Kinser, AICP, Senior Planner
 Mendocino County Planning and Building Services (P&BS)
 120 West Fir Street
 Fort Bragg, CA 95437

RE: Americans with Disabilities Act (ADA) compliant curb ramp and sidewalk extension at the corner Main Street and Kasten Street, Mendocino, CA

Dear Mr. Kinser:

The Mendocino County Department of Transportation (MCDOT) will be sending hard copies of the application submitted via email.

This project will construct an Americans with Disabilities Act (ADA) compliant curb ramp leading to a new segment of sidewalk at the northeasterly corner of Kasten and Main Streets, adjacent to 45098 Main Street, in the town of Mendocino. The new segment of sidewalk will be 25 feet of sidewalk northerly on Kasten Street leading to a "switch-back" ADA compliant ramp to the existing upper level porch area.

Construction consists of an approximate 50 ft. by 5 ft. concrete pedestrian accessible path with curbs. We will construct the street curb return with a crosswalk connection and relocate the existing storm drain inlet to a curb inlet. Although not required to be approved by the Mendocino Historic Review Board, we will also construct a new storm drain to avoid existing improvements. This last item is subject to change.

If you have any questions or need additional information, please contact me at 707-463-4363.

Sincerely,

Howard N. Dashiell
 Director