

APPLICANT: DANIELLE MILLER
PO BOX 1660
FORT BRAGG, CA 95437

OWNER: TOM BRANAGH
10650 WILLIAM STREET
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Request to demolish existing garage structure.

STREET ADDRESS: 10650 William Street (APN: 119-180-03).

PARCEL SIZE: 0.32 acres

ENVIRONMENTAL DETERMINATION: A Class 3(l)(4) Categorical Exemption, pursuant to Section 15301 for demolition and removal of individual small accessory structures, like a garage.

HISTORIC STRUCTURES: On Site: Howard Brown House, Category IIb

ADJACENT HISTORIC STRUCTURES: North: None
South: Gordon House, Category III
East: None
West: None

PAST MHRB PERMITS: MHRB 90-34 new construction.

Staff Notes: A Historical Resource Evaluation Report was prepared for the property by Thad Van Bueren (April 28, 2015). The report concludes that *“The proposed project to demolish the collapsing garage/barn will not cause an adverse change in the significance of a historical resource because that structure does not qualify as a historical resource, nor does it contribute to the significance of the Howard G. Brown House. The proposed demolition will remove one of the intrusive elements on the property, causing a beneficial effect. The demolition is not expected to impair any of the unevaluated archaeological values that may be present if the work is confined to the footprint of the existing building.”*

It is staff’s understanding that the applicant is waving any right to rebuild the nonconforming structure pursuant to Section 20.716.20. To date, the dimensions and location of the building to be demolished have not been memorialized.

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:

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| ✓ 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: Demolitions (page 10).

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: \$1,040.00 (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.