

STAFF REPORT FOR MENDOCINO HISTORIC REVIEW BOARD PERMIT

**MHRB #2015-13
JUNE 1, 2015**

OWNER/APPLICANT: NOAH SHEPPARD/MACCALLUM PROPERTIES INC.
PO BOX 206
MENDOCINO, CA 95460

AGENT: MICHELLE LAURINO
PO BOX 206
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A request to erect a tent on multiple weekends to be used for weddings. For each event, the tent will be erected on Friday afternoon and taken down on Sunday afternoon. Weddings are planned for the following nine dates in 2015: May 30, June 6, June 20, July 11, August 1, August 29, September 19, October 3, and October 10. Located at 45020 Albion Street (APN: 119-236-12).

STREET ADDRESS: 45020 Albion Street

PARCEL SIZE: 0.84 acres

ENVIRONMENTAL DETERMINATION: A Class 11(c) Categorical Exemption, pursuant to Section 15311 for placement of seasonal or temporary use items, like a tent.

HISTORIC STRUCTURES: On Site: MacCallum House – Category I
Site of the Kelley Barn – Site
Apple Shed – Category IIa

ADJACENT HISTORIC STRUCTURES: North: Warren-Hegenmeyer House - Category I
Rego House - Category IIa
South: Site of Alhambra Hotel – Site/IIb
Kelley Rental - Category I
Kelley Pond – Historical, Category I
Kelley Water Tower - Category I
East: Site of Boyd and Switzer Livery - Site
Shell Garage - Category I
Kellieowen Hall - Category IIa
West: Seavey House - Category III
A Kelley Rental House - Category III

PAST MHRB PERMITS FOR TENTS: 2003-50 (2003 dates), 2004-09, 2004-21 (2004 dates), 2005-16 & 2005-35 (2005 dates), 2006-11 & 2006-30 (2006 dates), 2007-14 (2007 dates), 2008-15 (2008 dates), & 2009-16 (2009 dates), 2010-10 (2010 dates), 2010-14 (wedding tent), 2011-07 (tent), 2011-20 (tent), 2012-09 (tent), 2013-07 (tent), 2014-08 (tent).

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: Other Structures, 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.

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**MHRB # 2015-13
MHRB-3**

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.