

JUNE 1, 2015

OWNER: GABRIEL MARTIN
PO BOX 557
MENDOCINO, CA 95460

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

AGENT: DANIELLE COMPA
PO BOX 1660
FORT BRAGG, CA 95437

PROJECT DESCRIPTION: A request to construct a 240 square-foot barn; a 120 square-foot accessory structure; a 3 by 42-foot deck with stairs; a 15 by 32-foot deck with stairs; and a 30-foot long fence.

STREET ADDRESS: 44900 Little Lake Road, Mendocino (APN 119-140-24)

HISTORIC STRUCTURES: Site: Spencer Hills House, Category I (1855)
East: Joshua Grindle House, Category I (1879-85) 44800 Little Lake Street
West: Dwelling, Category IVb 44920 Little Lake Street
South: Site of Mendocino Grammar School, Category S (1885) School Street

PARCEL SIZE: 1.2 acre lot

CEQA STATUS: A Class 3(e) Categorical Exemption, pursuant to Section 15303 for new construction of small accessory structures, like decks or a barn.

PAST MHRB PERMITS: 99-37 Exterior alterations; 00-30 chimney; 01-51 garage addition and fences; 01-57 acid wash chimneys.

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing application. 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: pages 6, 7, and 9. Sections VI. Site Development Guidelines and VII Structural Guidelines. **STAFF NOTES:**

The project complies with the development standards of the Chapter 20.656 MRM Zoning District and Chapter 20.704 Accessory Use Regulations (see Table 1).

MTZC SECTION	STANDARD	PROPOSED
20.656.010(A) Permitted Residential Use Type	Single-Family Residential	Single-Family Residential
20.704.015(E) Residential and Agricultural Use Types	Barn	Barn
20.704.015(B) Residential and Agricultural Use Types	Children's playhouses, patios, porches, gazebos, etc.	Accessory Structure
20.656.030 Minimum Front and Rear Yards	20-feet	20-feet
20.656.035 Minimum Side Yard	6-feet	6-feet or more
20.656.045 Maximum Building Height	28-feet	13.25-feet tall
20.656.055 Maximum Lot Coverage	25%	21%
20.656.070 Additional Requirements	Prohibit conversion of residential structure to non-residential use	Not proposed

Similarly, the proposal must satisfy standards laid out in Section 20.760.050(A) and (C), Chapter 20.760 *Historical Preservation District for the Town of Mendocino*, as follows:

(A) *Size, forms, materials, textures and colors shall be in general accord with the appearance of structures built in Mendocino prior to 1900. To this end they shall be in general accord with the designs as exemplified, but not limited to, those depicted in the photographs contained in Exhibit "B", a book of photographs which is incorporated herein by reference and is available for public inspection through the Clerk of the Mendocino Historical Review Board. This section shall not be interpreted as requiring construction to be with the forms, materials, textures, colors or design as used in Mendocino prior to 1900, but only that the construction be compatible with and not in disharmony with the architectural standards herein expressed.*

- (1) *All activities subject to this Chapter shall relate to the area in which it is located through texture, size, proportion, height, form, style, siting, materials and relationship to surrounding structures. Contemporary design is not expressly prohibited.*
- (2) *The excessive use of glass is discouraged.* The proposal does not include glazing. The proposed Barn window, shown on the west elevation, is shuttered without glazing. The Barn doors include openings with vertical bars for ventilation. The accessory structure door does not include a window.
- (3) *The architecture, size, materials, details, proportion, height, texture, color, facade treatment and fenestration of the work proposed insofar as the same affects the appearance of the subject property and other property within the district.* The proposed Barn and accessory structure finish materials are cedar lap siding with a natural finish, and black or grey composition shingles. Custom barn doors include wood with 3/4-inch galvanized pipe.

The proposed deck balustrades are proposed to duplicate the existing features and colors seen from the existing front porch.

- (4) *Fences should be of wood, iron or plant materials. Retaining walls should be of dry stone, stone masonry or wood.* The proposed 6-foot tall and 30-foot long fence would be constructed from 1 by 6 redwood boards, capped with 2 by 4 redwood boards and painted the same color white as the house.
 - (5) *Sidewalks of brick, flagstone or board are allowed. Driveways of grass, gravel or turfstone are allowed. Major coverage of front yard setbacks is prohibited.* Not applicable.
 - (6) *Lighting.* The proposal includes downcast and shielded lamps above accessory building door and between and above the barn doors. Existing lamps are shown on the south elevation of the residence; no new lamps are shown adjacent to the two proposed decks or balustrades.
 - (7) *Utility poles and street lighting: Street lighting shall be limited to only that necessary for safety to light streets and pedestrian walkways.* Not applicable.
 - (8) *Signs.* Not applicable.
 - (9) *Exterior painting: In the use of paint color schemes involving more than one (1) color, the "accent" color shall be limited to those parts of the structure, defined herein:*
 - (a) *Basic color: applied to exterior siding.* The Barn and accessory structure would be cedar lap siding with a natural finish. The decking and balustrades would be painted to match existing colors.
 - (b) *Trim color: applied to soffits, fascia and trim.* The decking and balustrades would be painted to match existing colors.
 - (c) *Accent color: applied to window frames, mullions, muntins and doors.* The decking and balustrades would be painted to match existing colors.
 - (10) *Dumpsters shall be effectively screened from public view.* Not applicable.
 - (11) *Landscaping: Any construction related to landscaping in excess of six (6) feet in height shall be compatible with and not in disharmony with the existing structure(s) in the property or other structures in the District.* The proposed 6-foot tall fence would be constructed from redwood boards and painted to match the white color of the house.
- (C) *To determine whether activities subject to this Chapter will be in conformance with the standards set forth above, the Review Board shall evaluate the following elements of each application proposal:*
- (1) *Height. The height of any new development and of any alteration or new construction to a landmark structure shall be compatible with the style and character of the structure and with surrounding structures in the same Historical Zone.* The proposed 13.25-foot tall Barn and accessory structure are similar in height to an adjacent and off-site barn, located north of the subject site.
 - (2) *Proportions of Windows and Doors. The proportions and relationships between doors and windows of any new development and of any proposed alteration or new construction to a landmark structure shall be compatible with the architectural style and character of the structure and with surrounding structures in the same Historical Zone.* Not applicable.

- (3) *Relationship of Building Masses and Open Spaces.* All new development shall provide open space areas and the relationship of the siting of any development to the open space between it and adjoining structures shall be compatible. All development shall be compatible with public views to the sea and to landmark and historically important structures.
- (4) *Roof Shape.* The design of the roof of any new development and of any proposed alteration or new construction to a landmark structure shall be compatible with the architectural style and character of the structure and surrounding structures in the same Historic Zone. The proposed barn and accessory structure would have a shed roof. The existing house and garage have gabled rooflines.
- (5) *Landscaping.* Landscaping shall be compatible with the architectural character and appearance of adjacent landmark and historically important structures and surrounding structures, landscapes and public views in the same Historic Zone. Landscaping shall be used to effectively screen on-site parking areas where appropriate. Not applicable.
- (6) *Scale.* The scale of any new development or alteration or new construction to an existing structure shall be compatible with the architectural style and character of existing and surrounding structures in the same Historic Zone.
- (7) *Directional Expression.* Facades shall blend with other structures with regard to directional expression and structures shall be compatible with the dominant vertical expression of surrounding structures. The directional expression of a landmark and/or historically important structure after alteration, construction or partial demolition shall be compatible with its original architectural style and character.
- (8) *Architectural Details.* Where any alteration, demolition or new construction is proposed for a landmark or historically important structure, architectural details, including materials, color, textures, fenestration and ornamentation shall be treated so as to make the structure compatible with its original architectural style and character, and to preserve and enhance the architectural style and character of the structure. The proposed decks would be constructed and finished in a manner that duplicates the existing street facing deck and railings. The color would be the same. The balustrades and caps would have the same appearance.

REQUIRED FINDINGS: The Historical 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.