



MEMORANDUM

DATE: May 2, 2016
TO: Mendocino Historical Review Board
FROM: Planning and Building Services
SUBJECT: MHRB 2016-0004 Brozicevic April 19, 2016 Revised Site Plan

On April 19, 2016, PBS Staff accepted a revised site plan for the proposed single family home, detached garage, and shed. Attached is the revised site plan.

Revisions mostly relate to the garage, residence, and commercial building's distance from Calpella, Ford, and Ukiah Streets.

1. The revised site plan locates the residence 5-feet closer to Ford Street. The original proposal situated the residence 17-feet from the side-street property line. The side-street yard requirement is 6-feet. The building footprint remains unchanged, including the 3-foot bay-window projection facing Ford Street. The bay window continues to be proposed 3-feet closer to the street than the principal residential facade. The residence and its bay window conform to the district's building setback requirements.
2. The revised site plan similarly locates the residence 5-feet further from the interior side yard. Originally proposed with a 9-foot side yard, the revised proposal locates the building 14-feet from the side yard shared with their Calpella Street neighbor.
3. The revised site plan locates the detached garage 4.5-feet closer to Calpella Street. The location of the garage conforms to the required 20-foot front yard requirement, as it is situated 23-feet from the Calpella Street property line.
4. The commercial building's location is not a part of MHRB 2016-0004 application. The commercial building is shown 4.8-feet from Ukiah Street. (In the absence of an approved concurrent variance, a 20-foot front yard is required along Ukiah Street.) The applicant shows the street facing facade of the commercial building in a location that is consistent with the block face (or the typical front yard distances for existing buildings along this block of Ukiah Street).

Please find attached a copy of the revised April 19, 2016 site plan and e-mail correspondence from the applicant.

From: "Cindy" <cindy@innerhousedesign.com>
To: "Juliana Cherry" <cherryj@co.mendocino.ca.us>
Date: 4/19/2016 11:49 AM
Subject: Re: MHRB May Agenda, Buffer for Archeological Site
Attachments: Mendo 4-18-16 A-1-1.pdf

Hi Juliana,

Thanks for your email.

I am attaching an updated Site plan for your review which shows the accurate setbacks (Along Ford and Calpella) and in light of that information, slightly adjusted positioning of buildings that would create more privacy for the neighbors (because there is more distance between the homes) and create a street scape along Ford Street that will work better. I think this will also help address the concerns Wanda stated in her letter because there is more space between the houses, therefore more view from her house between buildings. Please review and include as an addendum to the project. If you have any questions at all, please do not hesitate to contact me with questions.

Cindy

Cindy Brozicevic

www.innerhousedesign.com
530.559.1095

From: Juliana Cherry
Sent: Tuesday, April 19, 2016 10:58 AM
To: Cindy
Subject: Re: MHRB May Agenda, Buffer for Archeological Site

Hi, Cindy Brozicevic

I was checking on-line this morning, too. I just received copies of the printed reports this morning as well. I wanted to confirm that everything was there, as it should be. :-)

Item 9b (MHRB 2016-0004 Brozicevic) is continued from the April Meeting. No changes to the site plans have been filed (as yet). Therefore, staff prepared a cover memo for the original staff report and its exhibits. The information is being redistributed, again, in the form that it was prepared for the April meeting. The originally filed plans are already part of documents that are available to the public; but I will inquire whether staff can blur-out on Sheet A-1.1 "Archeological Protection Area (No Building)" on the PDF published on-line.

I understand that you are considering input from the Review Board's April Meeting and that you may ask for a continuance during the May meeting ... allowing you time to modify your proposed site plan. Time that is not available when a project is scheduled for consecutive Review Board Meetings. If the site plan is modified, this would be an opportune time to file site plans that do not show the buffer for the archeological site. The archeological site is confidential -- like all other archeological sites. The distributed site plans show the recommended buffer from the site. It may be semantics, but the site plan does not show the actual archeological site.

I am blind-copying other Review Board Members on my reply to your message. Perhaps this will assist during the meeting MHRB discussion and deliberation in May. Let's try to avoid talking about the location of the archeological site's buffer boundary. (If BC'd recipients want to reply to this message; please reply directly to Juliana Cherry and not to Cindy or other Board Members).

During the April meeting, you explained a couple of things: (a) it was your understanding when you filed your application that the entire site plan would be considered by MHRB at one time; (b) you considered the siting of the residential structure as it relates to the commercial building; (c) you are requesting

approval of a concurrent variance for a reduced front yard along Ukiah Street. (The commercial building, which will be considered by the Review Board at a later date, would face Ukiah Street). It would be the Review Board's prerogative to grant a concurrent variance for the yard along Ukiah Street in May or to defer consideration of the concurrent variance to a later date.

Please feel free to call when you have questions. My direct line is 707-961-2735. It is PBS convention to address site plan inaccuracies in the staff report; for example, the distance of the required yards is laid out in the staff report. I recommend that PBS continue to not delay the consideration of applications by asking for site plan revisions that can be otherwise addressed within a staff report. Glad to hear from you and happy to be of assistance!

Cordially, Juliana

Juliana Cherry
Planning and Building Services
120 W Fir Street, Fort Bragg 95437
Office hours 8-12 and 1-5
Reception 707-964-5379

>>> "Cindy" <cindy@innerhousedesign.com> 4/19/2016 8:51 AM >>>
Hi Juliana,

I was online checking the agenda for the next hearing and clicked on the PDF of the staff report. I noticed that the report itself is the same, except this time the full project pdf's were included. Is there a reason why this is different from before? The reason I ask is because I now understand the archeological site was confidential, and it is included in this very public document. So naturally, I am now concerned. Also, I see that the commercial building is included in the application, so is there a chance that it can be considered?

I'm a little bit confused. I would like to have a site plan that shows the correct setbacks and the archeological site removed. I read through the staff report and this revision would not effect the staff report at all. What do you recommend? It appears that there is time to get the updated site plan to the board members for their consideration before the meeting rather than discussing this during the meeting. My goal is to keep things as streamlined as possible and not confuse anything. My concern is that bringing this up during the meeting would be confusing to the board members.

Thanks for your help,
Cindy

Cindy Brozicevic
www.innerhousedesign.com
530-271-5785

From: Juliana Cherry
Sent: Thursday, April 14, 2016 8:20 AM
To: Cindy
Subject: Re: MHRB May Agenda

Sounds like you are organized. The library will have reduced plans after Friday, April 22. Full-sized plans will be distributed to the Review Board Chair (Cindy Arch) and Co-chair (Dan Potash). -- Juliana

Juliana Cherry
Planning and Building Services

120 W Fir Street, Fort Bragg 95437
Office hours 8-12 and 1-5
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>>> "Cindy" <cindy@innerhousedesign.com> 4/13/2016 7:20 PM >>>

Ok, great! Thanks Juliana. Also, wanted to know what day you think the plans might be at the library...I was going to contact Wanda (the neighbor who complained) and invite her to look at the full sized plans. I'm also going to reach out to Ed Obrien and Wendy Roberts to review the project. Kelly Grimes, Joe Odegard, and a handful of contractors I've met may end up attending the meeting too...trying to rally some troops if I can.

From: Juliana Cherry
Sent: Wednesday, April 13, 2016 4:50 PM
To: Cindy
Subject: Re: Fwd: MHRB May Agenda

The Review Board Meeting Agenda will be finalized on Friday. On the draft that is circulating, your project is on the agenda. -- Juliana

>>> "Cindy" <cindy@innerhousedesign.com> 4/13/2016 4:19 PM >>>
Hi Juliana,

Just wanted to follow up to make sure we are on the May agenda so I can plan accordingly....

Thanks!
Cindy

Cindy Brozicevic
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From: Juliana Cherry
Sent: Friday, April 8, 2016 11:10 AM
To: cindy@innerhousedesign.com
Subject: Fwd: MHRB May Agenda

Hi, Cindy

Glad that we spoke this morning.

I inquired about Dan voting absentee. This is not possible for Review Board Members.

I reviewed my files and I have a scanned copy of sheet A.1.1 and the color sample board (with color).

Please send the other six sheets this morning to my e-mail.

Attached is my message from Thursday. Thanks, Juliana

Juliana Cherry
Planning and Building Services
120 W Fir Street, Fort Bragg 95437
Office hours 8-12 and 1-5

