



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MAY 2, 2016
MHRB_2016-0008**

OWNER: AYRES JEDEDIAH D & MEGAN TTEES
PO BOX 206
MENDOCINO, CA 95460

APPLICANT: 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 2016: April 9, May 21, June 4, July 9, July 16, August 27, September 17, September 24, and October 1. Located at 45020 Albion Street (APN: 119-236-12).

Note: MacCallum House is a Category I structure (Landmark: Construction dated, history substantiated, only minor alterations in character with original architecture.) The Apple Shed is a Category IIa structure (Historically Important: Construction date known or closely estimated, research in progress, architecture modified.)

STREET ADDRESS: 45020 ALBION ST, MENDOCINO AREA

PARCEL SIZE: 0.84 acres

ENVIRONMENTAL DETERMINATION: Categorically Exempt. 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
- 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); 2015-13 (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:

- | | |
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| <ul style="list-style-type: none"> ✓ Building Size, Height, Proportions and Form ✓ Relationship of Building Masses and Open Spaces ✓ Relationship to Surrounding Structures Materials and Textures Architectural Details and Style Facade Treatment Proportions of Windows and Doors Landscaping | <ul style="list-style-type: none"> Roof Shape Color(s) Sign Size Number of Signs Placement/Location ✓ Lighting Paving/Grading |
|--|--|

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:

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- (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 within 10 days of Review Board Action.

**COUNTY OF MENDOCINO
DEPT. OF PLANNING & BUILDING
SERVICES**

790 SOUTH FRANKLIN STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427

Case No(s) MHRB 2016-0008
Date Filed 3/11/2016
Fee \$ \$400.00
Receipt No. 10286
Received by JH

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <u>MacCallum Properties, Inc.</u>	Name of Property Owner(s) <u>Noah Sheppard</u>	Name of Agent <u>Michelle Laurino</u>
Mailing Address <u>PO Box 206 Mendocino, CA 95460</u>	Mailing Address <u>(same)</u>	Mailing Address <u>(same)</u>
Telephone Number <u>(707) 937 0289</u>	Telephone Number	Telephone Number <u>(707) 937 6742</u>
Assessor's Parcel Number(s) <u>119-236-12</u>		
Parcel Size <u>60x40' tent</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>45020 Albion St., Mendocino</u>	

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. temporary tent erected \$400

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.

We request permission to erect a temporary structure on our property on these dates:

1) 4/19/16

3) 6/4/16

5) 8/27/16

7) 9/24/16

2) 5/21/16

4) 7/9/16

6) 9/17/16

8) 10/1/16

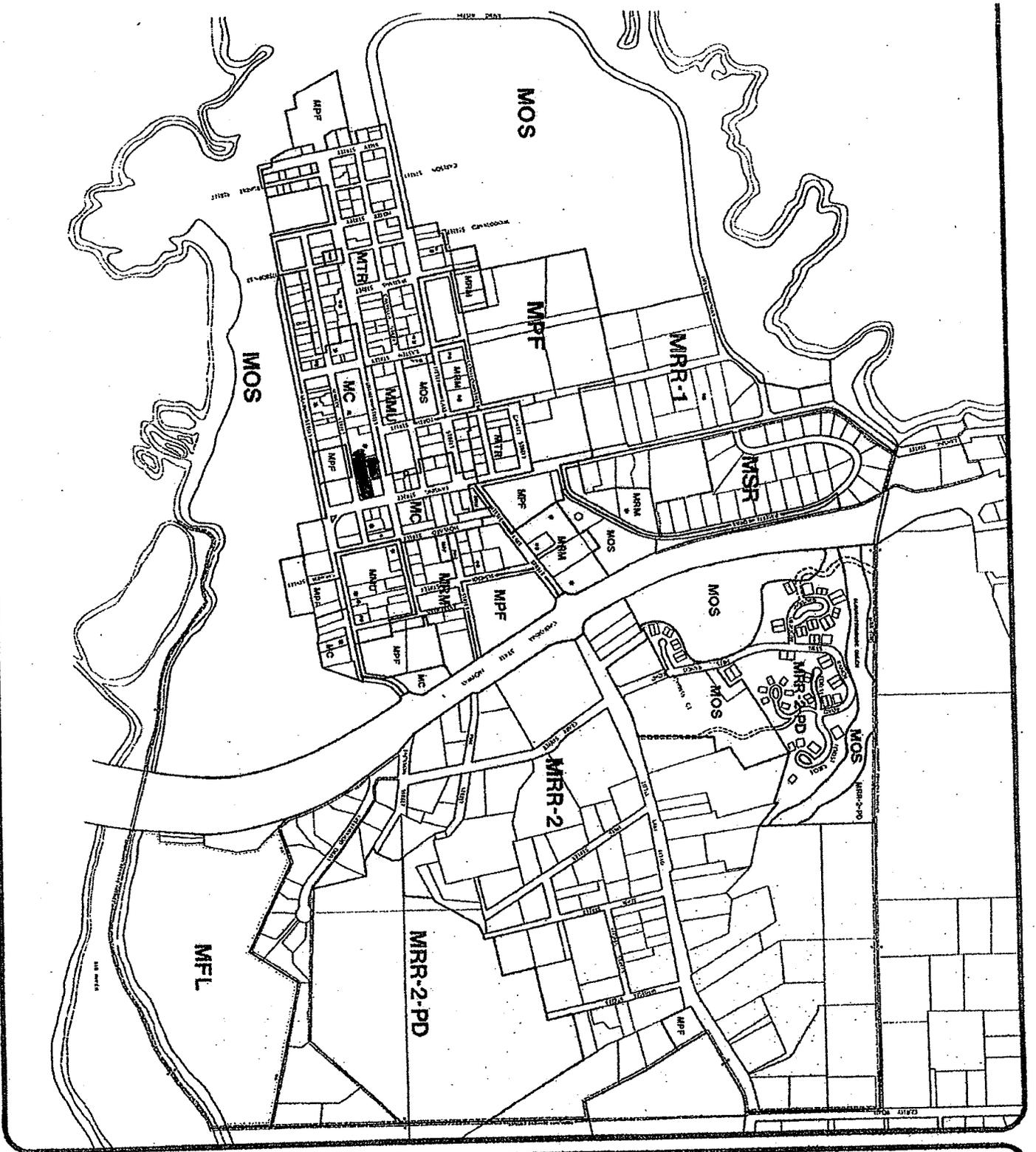
9) 7/16/16

This tent is provided and erected by Matt Rowland Events.

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

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? _____ sq. ft.
- What is the total floor area (internal) of all structures on the property? _____ 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? _____ sq. ft.



MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS
MAY 25, 1995

For a complete list of zoning districts, see the Mendocino Town Zoning Ordinance, Chapter 17.00, Section 17.01.010. The Ordinance is available on the Mendocino County website at www.mendocino.gov.

