

AGENDA ITEM: C

HEARING DATE: February 2, 2015

OWNERS/ APPLICANTS: JOHN & STEPHANIE SIMONICH
PO BOX 1407
MENDOCINO, CA 95460

AGENT: ANDY HARNEY
P.O. BOX 2833
FORT BRAGG, CA 95437

PROJECT DESCRIPTION: A request for modifications to the plans approved by the MHRB in March 2013, to construct a single family residence and detached garage. Requested changes to the original plans are the following: (1) increase width of gravel driveway from 10' to 12' (2) reduce driveway pavement length from 15' to 10'; (3) remove proposed 3' 6" high picket fence from driveway entrance on Kasten Street; and (4) remove proposed redwood "Private Drive" signs. Requested new addition to the original plan is the following: (1) remove 3' wide existing sidewalk and replace with new 4.5' wide sidewalk. All specifications per application.

STREET ADDRESS: 45068 Ukiah Street (APN: 119-233-08).

HISTORIC STRUCTURES: On Site: Previously vacant except for existing shed on NW corner.
North: Heeser's (Heider) Field, Category I
South: Heeser House, Category I
East: Beacon Building, Category I
West: Site of Old Fellows Hall, Remnants of Old Hall, Category IVb
Site of Old Fellows Hall, Vacant Lot, no category
Frank Brown House, Category I
Denslow Maxwell House, Category I

PARCEL SIZE: 12,000 square feet ±

ENVIRONMENTAL DETERMINATION: Per section 15303 Class 3(a) exemption for one single family residence and 3(d) utility extensions, including street improvements.

PAST MHRB PERMITS: MHRB 88-42 re-roof; MHRB 89-03 temporary trailer, MHRB 2008-17 demolish existing shed (withdrawn); MHRB 2013-05 construct a single family residence with detached garage; MHRB 2014-14 modified previously approved plans (MHRB 2013) for single family residence and detached garage.

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 | Color(s) |

- | | |
|--|--------------------|
| Spaces | |
| 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: Sidewalks and Driveways (page 9)

STAFF NOTES: MHRB 2014-14 was approved on September 8, 2014. Part of that approval was to allow the applicant to come back to the MHRB with side walk revisions after consultation with the Mendocino County Department of Transportation. The applicant was not to be charged an additional application fee to clarify the sidewalk/driveway improvements.

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.
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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.