

STAFF REPORT FOR MENDOCINO HISTORICAL REVIEW BOARD PERMIT

**MHRB #2015-04
APRIL 6, 2015**

OWNER: MENDOCINO ART CENTER - BOARD OF DIRECTORS
PO BOX 765
MENDOCINO, CA 95460

APPLICANT: MENDOCINO ART CENTER
PO BOX 338
MENDOCINO, CA 95460

AGENT: LINDSAY SHIELDS, EXECUTIVE DIRECTOR
MENDOCINO ART CENTER
PO BOX 765
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Request to build a 295 square foot storage room (29' length, 10'2" width, and 7'6" height). The storage room would be constructed on a concrete slab base with 2 by 12 redwood board and batten siding, two (2) vinyl/fiber glass doors, and asphalt roof shingles; walls, doors, and roof shingles to match existing exterior. Outdoor motion sensor lights would be placed next to each door.

STREET ADDRESS: 45200 Little Lake Street (APN 119-160-32)

PARCEL SIZE: 57,600 sq. ft. (1.3 acres)

ENVIRONMENTAL DETERMINATION: Categorical Exemption pursuant to Section 15303, Class 3(e) for small accessory structures, like sheds.

HISTORIC STRUCTURES:

On Site:	Site of Morgan-Preston House Non-Historic, Category IVb
North:	Community School
South:	Valadao House, Category I Unnamed, Category III Joe Linhares House, Category III Bever House, Category IIa Unnamed, Category IIa
East:	C.O. Packard House, Category I
West:	Gordon House, Category III Howard Brown House, Category IIb

PAST MHRB PERMIT: #86-16 & #86-40 new construction, #88-37 signs, #89-51 door/ ramp/ lighting, #90-22 remodel, #95-09 kiln shed, #2001-05 stove pipe, #2003-46 kiln chimney, #2005-51 pathway; #2007-03 repainting; 2007-36 mosaic entry arch; #2011-24 fire damage repair.

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:

STAFF REPORT FOR MHRB PERMIT

**MHRB # 2015-04
MHRB-2**

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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: Exterior building materials pages. 7-8; Windows and doors pages. 8; Roof form pages. 8-9; Lighting page 10.

APPLICABLE SECTIONS OF MCCZC Div. III: 20.760

STAFF NOTES: The Mendocino Arts Center property is in the Mendocino Public Facilities (MPF) zoning district.

Minimum Front and Rear Yards for Setbacks. Minimum front and rear yard setbacks in the MPF district are 10 feet. The proposed storage room extends no further toward Covelo Street than existing buildings onsite; however, a boundary survey is needed to determine whether rear yard building setbacks requirements are met.

Maximum Lot Coverage for MPF Districts. Maximum lot coverage in the MPF district is 25 percent. Based on information submitted by the applicant, the lot coverage is approximately 27.5 percent. The addition of the 295 square foot storage room would increase lot coverage by approximately 0.04 percent. Better site coverage information is needed to accurately determine lot coverage. Should lot coverage be exceeded, the applicant could seek a variance to the coverage requirements through the coastal development permit process. It also may be possible to do a boundary line adjustment with the adjacent parcel (APN: 119-160-43) also owned by the Mendocino Arts Center.

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. The applicant shall secure all required permits from Mendocino City Community Services District.

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: \$1040 (Check payable to County of Mendocino)

Appeal Period: Appeals must be received within 10 days of Review Board Action.