

OWNER MICHAEL & KAY LAVIN
635 COGHLAN ROAD
HEALDSBURG, CA 95448

APPLICANT: LESLIE CAMPBELL
PO BOX 1296
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Request to construct: 1) a two (2) foot retaining wall at front of property along Ukiah Street made of wooden railroad ties with four wood steps down to street level; 2) a six (6) foot unpainted redwood fence extending from the southwest corner of the property 80 feet along the west side of property to the back of water tank and then east 18 feet to the back of the laundry storage building; 3) a three (3) foot tall unpainted redwood picket fence along the north side of the property 20 feet from the north property line including a 10-foot drive through gate and a 40-inch walk through gate; 4) a five (5) foot gravel path from the back gates to the house and a four (4) foot redwood gate; 5) 36-inch wide, gray flagstone path along east and south side of house and around the well; and 6) a redwood box covering the concrete well. All specifications per application.

STREET ADDRESS: 45150 Ukiah Street (APN: 119-232-02)

PARCEL SIZE: 7,200 square feet

ENVIRONMENTAL DETERMINATION: Categorical Exemption pursuant to Section 15304, a Class 4(b) for minor alterations to land, such as new garden or landscaping.

HISTORIC STRUCTURES: On Site: Dwelling, Category IIa
North: Jerome House, Category I
South: Golgert House, Category I
East: Noia House, Category IIa
West: Vieira House, Category IIa

PAST MHRB PERMITS: #97-03 window replacement; #2013-21 pump house, front porch, exterior paint.

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 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: Site development guidelines pages 6-7, fences and walls page 9, sidewalks and driveways page 9.

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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STAFF REPORT FOR MHRB PERMIT

**MHRB # 2015-07
MHRB-3**

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.