

STAFF REPORT FOR MENDOCINO HISTORICAL REVIEW BOARD PERMIT

**MHRB #2016-01
FEBRUARY 1, 2016**

APPLICANT/OWNER: MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION
340 LAKE MENDOCINO DRIVE
UKIAH, CA 95482

AGENT: HOWARD DASHIELL
MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION
340 LAKE MENDOCINO DRIVE
UKIAH, CA 95482

PROJECT DESCRIPTION: Construct an ADA compliant pedestrian access ramp adjacent to the existing raised sidewalk. Black detectable warning surfaces will be installed on adjacent existing sidewalk and at the bottom of new ramp. New concrete curb and gutter will be constructed at the bottom of the new ramp providing a pedestrian safety area. Existing drainage in project area will be modified and updated with new drop inlets and drainage pipes. Existing crosswalk stripes across Kasten Street will be re-painted. Total area of new construction is 658 square feet. (For more intricate details, see attached plans.)

STREET ADDRESS: Intersection of Main Street (CR 407E) and Kasten Street (CR 407L) in the Town of Mendocino.

PARCEL SIZE: NA

HISTORIC STRUCTURES: North: Jarvis-Nichols Bldg. (Category I)
Drug Store – Toggery (Category IIa)
Bank of Commerce (Category I)
South: Mendocino Headlands State Park

PAST MHRB PERMITS: Mendocino County Department of Transportation Right-of-Way Projects for Main Street Sidewalk – 2007-39: repair sidewalks and ADA improvements; 2008-14: repair Main Street sidewalks; 2008-36: new bus shelter; 2008-32: interpretive feature for sidewalk funding

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:

- | | |
|---|----------------------|
| Building Size, Height, Proportions and Form | Roof Shape |
| Relationship of Building Masses and Open Spaces | Color(s) |
| X Relationship to Surrounding Structures | Sign Size |
| Materials and Textures | Number of Signs |
| Architectural Details and Style | X Placement/Location |
| Facade Treatment | Lighting |
| Proportions of Windows and Doors | X Paving/Grading |
| Landscaping | |

APPLICABLE SECTIONS OF MHRB GUIDELINES: Sidewalks, page 9; Fences and Walls, 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.

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 by the Clerk of the Board of Supervisors within 10 days of Review Board action.

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

**120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427**

Case No(s) _____
Date Filed _____
Fee \$ _____
Receipt No. _____
Received by _____

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Mendocino County Department of Transportation	Name of Property Owner(s) Mendocino County Department of Transportation	Name of Agent Howard Dashiell
Mailing Address 340 Lake Mendocino Drive Ukiah, CA 95482	Mailing Address 340 Lake Mendocino Drive Ukiah, CA 95482	Mailing Address 340 Lake Mendocino Drive Ukiah, CA 95482
Telephone Number (707) 463-4363	Telephone Number (707) 463-4363	Telephone Number (707) 463-4363
Assessor's Parcel Number(s) N/A		
Parcel Size N/A	<input type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project Intersection of Main Street, CR 407E and Kasten Street, CR 407L

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.

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.

Construct an ADA compliant concrete pedestrian access ramp adjacent to the existing raised sidewalk. Concrete will be left natural color to match adjacent existing concrete sidewalk, Black detectable warning surfaces will be installed on adjacent existing sidewalk and at the bottom of new ramp. New concrete curb and gutter will be constructed at the bottom of the new ramp providing a pedestrian safety area. Existing drainage in project area will be modified and updated with new drop inlets and drainage pipes. Existing crosswalk stripes across Kasten Street will be re-painted. Total area of new construction is 658 sq. ft. For more intricate details, see attached plans.

2. If the project includes new construction, please provide the following information:

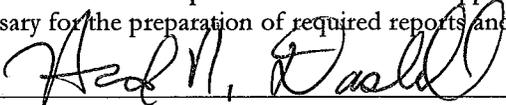
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 0 sq. ft.
- What is the total floor area (internal) of all structures on the property? 0 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? N/A sq. ft.

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

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



 Owner/Authorized Agent

12/23/15

 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

 Owner

 Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

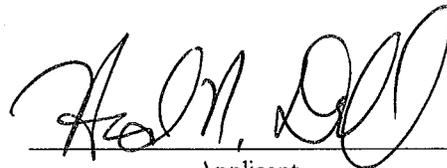
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date:

12/23/15



Applicant

COUNTY OF MENDOCINO DEPARTMENT OF TRANSPORTATION

PLANS FOR CONSTRUCTION OF MENDOCINO CURB RAMP
ON MAIN STREET, CR 407E, M.P. 0.16
DOT PROJECT NO. D-1601
DOT CONTRACT NO. 150114

To be supplemented by California Department of Transportation 2010 Standard Plans

INDEX OF SHEETS

- TITLE SHEET AND LOCATION MAP
- PLAN SHEET
- SECTION DETAILS
- DRAINAGE SHEET
- RENDERING

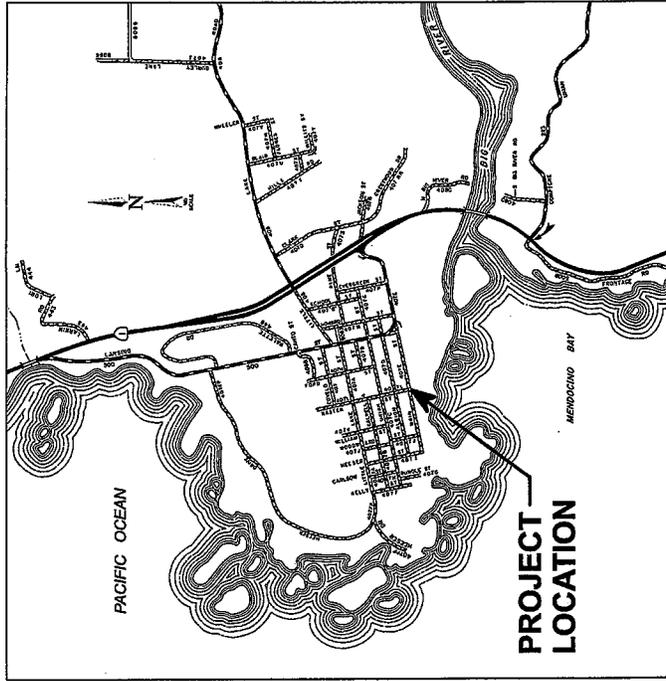
APPLICABLE CALTRANS STANDARD PLANS

2010 STANDARD PLANS:

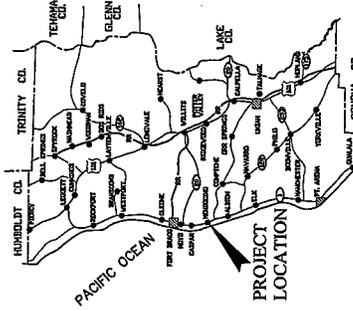
- A10A A87A T53
- A10B A88A T59
- A24E D73 T61
- A62A D77B T62
- A62D P45 T63
- A62F P46 T64

ABBREVIATIONS

AB	AGGREGATE BASE	ETW	EDGE OF TRAVELED WAY
ABUT	ABUTMENT	FL	FLOW LINE
AC	ASPHALT CONCRETE	FES	FLARED END SECTION
BB	BEGIN BRIDGE	H	HEIGHT
BC	BEGIN HORIZONTAL CURVE	HORIZ	HORIZONTAL
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CONT	CONTINUOUS	MBGR	METAL BEAM GUARD RAILING
CSP	CORRUGATED STEEL PIPE	MIN	MINIMUM
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CIDH	CAST-IN-DRILLED-HOLE	PSP	PERFORATED STEEL PIPE
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ELEV	ELEVATION	STD	STANDARD
ERS	EARTH RETAINING STRUCTURE	TOT	TOTAL
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EXC	EXCAVATION	W	WIDTH
EXIST	EXISTING		

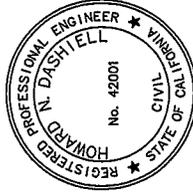
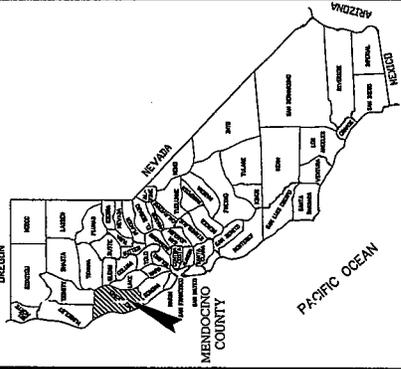


LOCATION MAP
NO SCALE



MENDOCINO COUNTY

DIST.	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
01	MENDOCINO	CR 407E	0.16	1	5



COUNTY OF MENDOCINO

Howard N. Dashiell
DATE 12/14/15

DIRECTOR OF TRANSPORTATION
REGISTERED CIVIL ENGINEER CE 42001

BENCHMARK
CP 1 (PAGE 3 OF 5)
NAIL & SHINER LS 5121
ELEV. 1000.00'
N: 5000.0000
E: 5000.0000

COUNTY OF MENDOCINO
DEPARTMENT OF TRANSPORTATION
240 LAKE MENDOCINO DRIVE
UKIAH, CALIFORNIA 95482

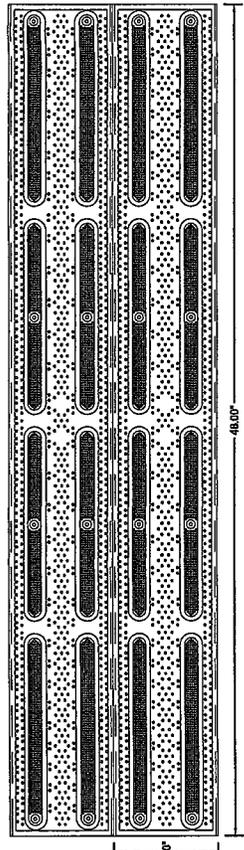
MENDOCINO CURB RAMP
PROJECT NO. D-1601, M.P. 0.16
CR 407E, M.P. 0.16
CONTRACT NO. 150114

PROJECT ENGINEER	DATE	DESIGN ENGINEER	DATE	APPROVAL RECOMMENDED BY	DATE
C. GIALDINI	DEC 2015	C. GIALDINI	DEC 2015	<i>C. Gialdini</i>	12/14/15

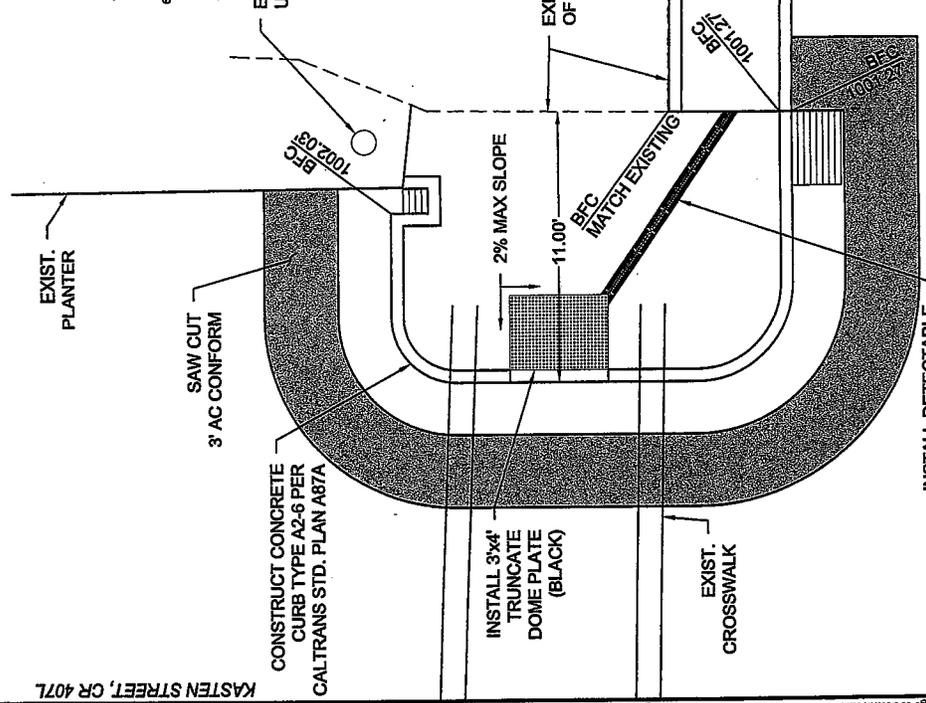
THE CONTRACTOR SHALL POSSESS THE CLASS OF LICENSE SPECIFIED IN THE "NOTICE TO CONTRACTORS"

DATE	COUNTY	ROUTE	POST MILES	TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
12/18/15	MENDOCINO	CR 407E	0.16	0.16	2	5

REGISTERED ENGINEER - CIVIL
 PLANS & PROVAL DATE
 COUNTY OF MENDOCINO
 DEPARTMENT OF TRANSPORTATION
 CIVIL DIVISION
 1501 CALIFORNIA STREET
 HEALD COUNTY BUILDING



SURFACE ADHEARED 6'x48'
ARMOR-TILE ADD-504 - DETECTABLE DIRECTIONAL TACTILE
DETECTABLE WARNING SURFACE OR EQUIVARIANT



DESIGNED BY	DATE	CHECKED BY	DATE
<i>[Signature]</i>	12/18/15	<i>[Signature]</i>	12/18/15

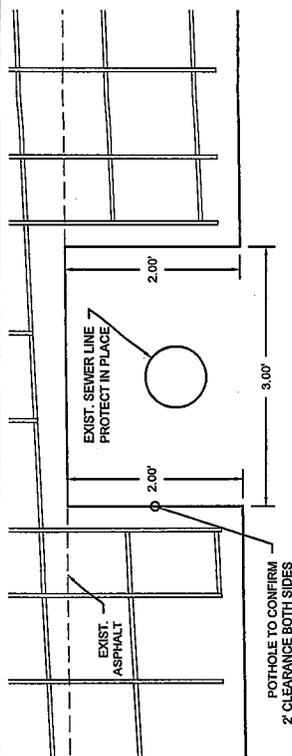
MENDOCINO COUNTY
 DEPARTMENT OF TRANSPORTATION

MENDOCINO CURB RAMP
 MAIN STREET, CR 407E, M.P. 0.16
 DOT PROJECT NO. D-1601
 DOT CONTRACT NO. 150114

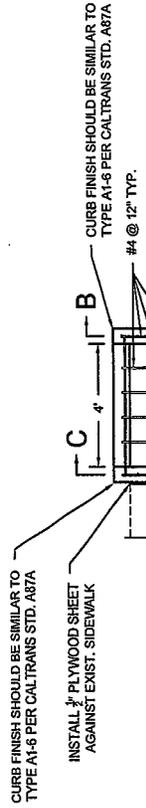
SHEET 2 OF 7

POST MILES TOTAL PROJECT	ROUTE	COUNTY	SHEET NO.	TOTAL SHEETS
0.16	CR 407E	MENDOCINO	3	5

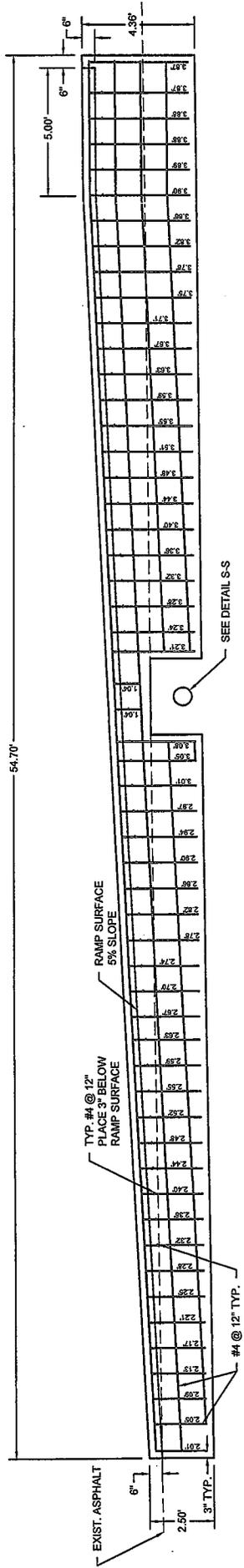
REGISTERED PROFESSIONAL ENGINEER - CIVIL
 PLANS APPROVAL DATE: 12/16/15
 COUNTY OF MENDOCINO
 DEPARTMENT OF TRANSPORTATION
 360 LAKE MENDOCINO DRIVE
 Ukiah, California 95528



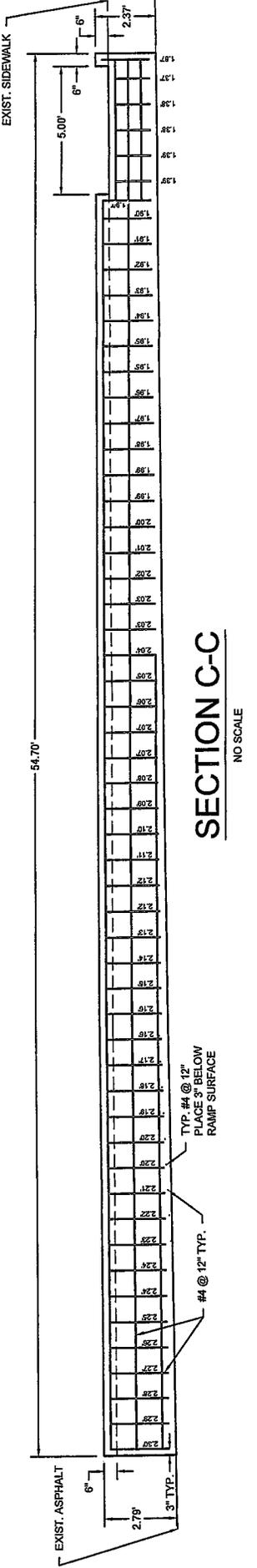
DETAIL S-S
NO SCALE



SECTION A-A
NO SCALE



SECTION B-B
NO SCALE



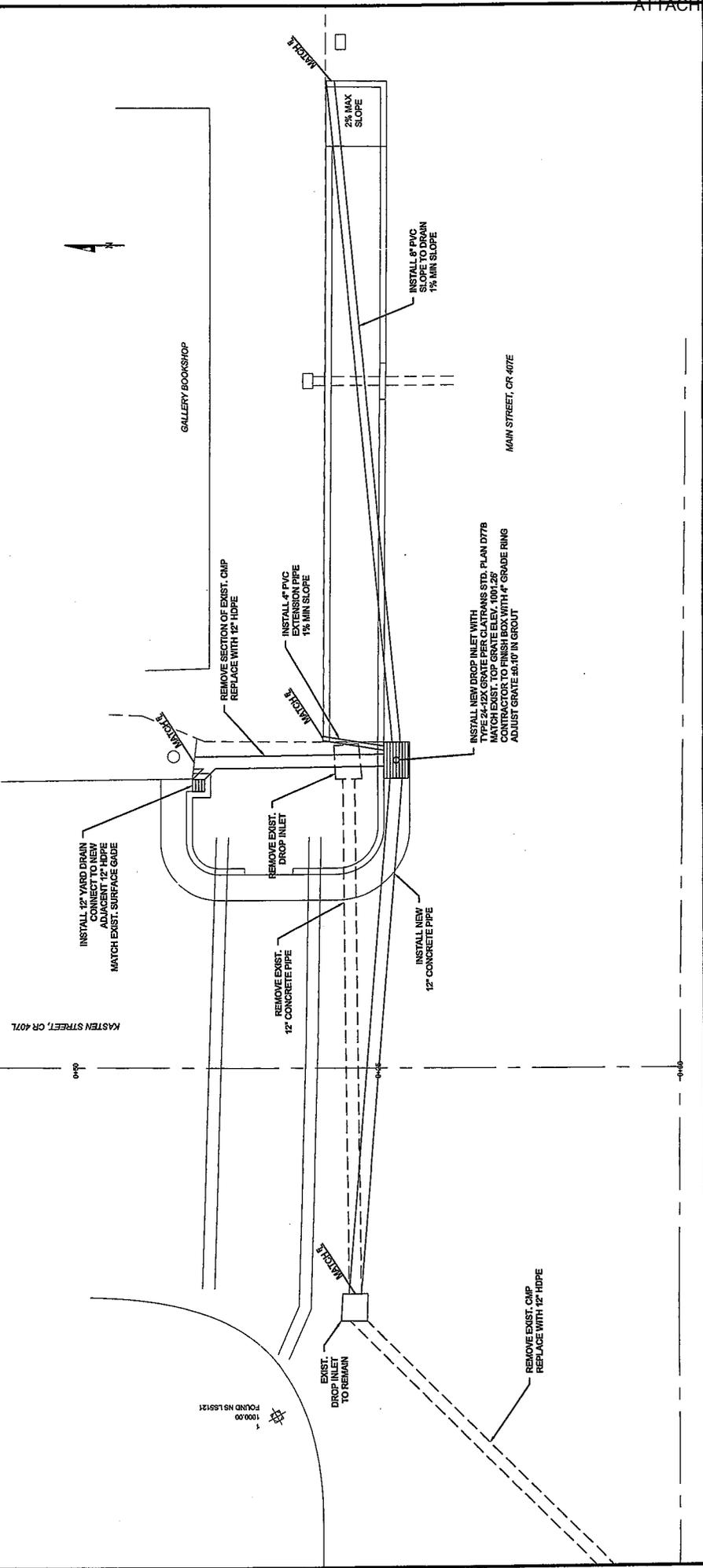
SECTION C-C
NO SCALE

DESIGNED BY	DATE	CHECKED BY	DATE
<i>Ch. Elm.</i>	12/10/15	<i>W.M.</i>	12/18/15

MENDOCINO COUNTY
DEPARTMENT OF TRANSPORTATION

MENDOCINO CURB RAMP
MAIN STREET, CR 407E, M.P. 0.16
DOT PROJECT NO. D-1601
DOT CONTRACT NO. 150114

POST MILES	ROUTE	TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
0.15	CR 407E	0.15	4	5
COUNTY OF MENDOCINO DEPARTMENT OF TRANSPORTATION 100 LAKE AVENUE, SUITE 100 EUREKA, CALIFORNIA 95501				
REGISTERED ENGINEER - CIVIL 12-14-15 12-14-15				



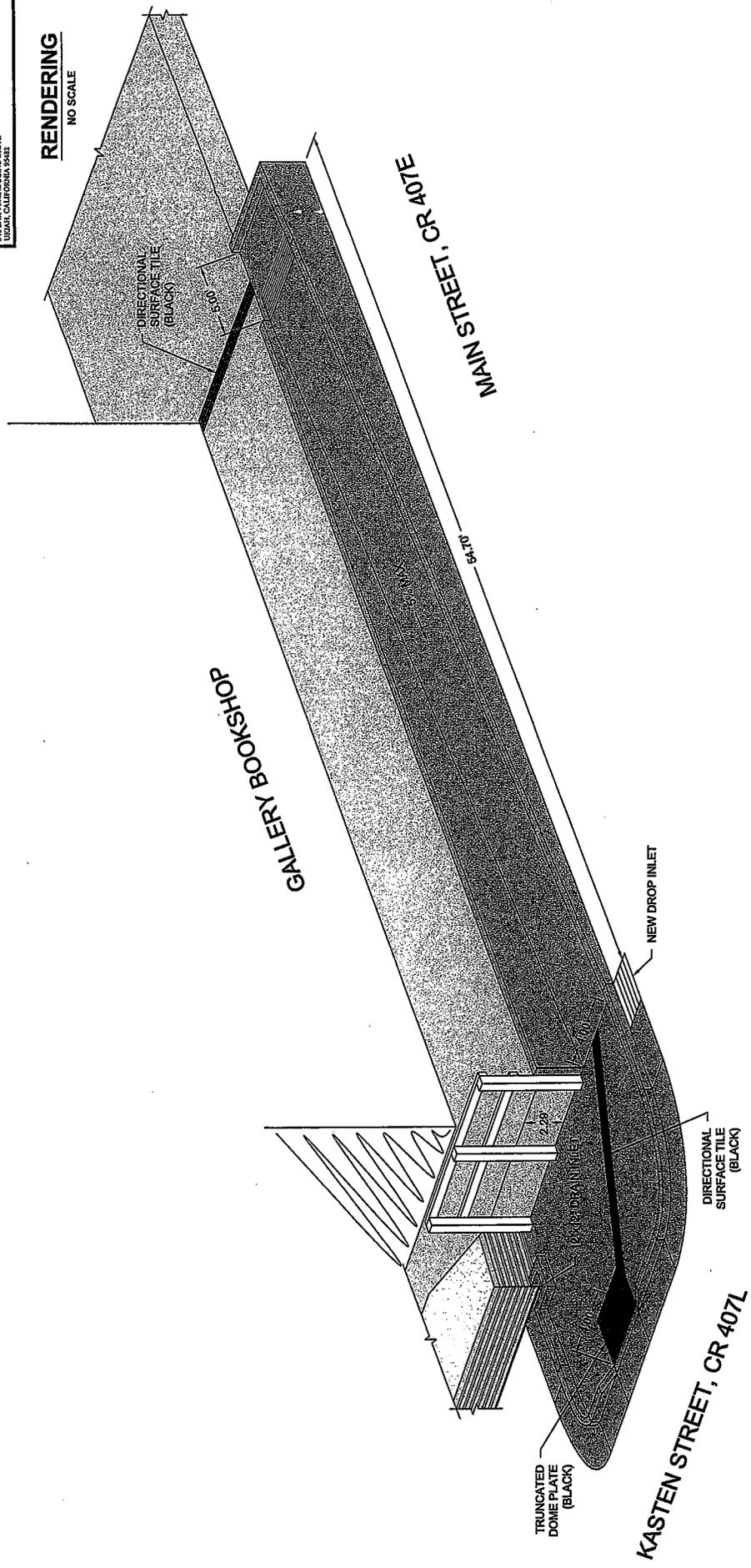
DESIGNED BY	DATE	CHECKED BY	DATE
<i>[Signature]</i>	12/18/15	<i>[Signature]</i>	12/18/15
MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION			
MENDOCINO CURB RAMP MAIN STREET, CR 407E, M.P. 0.15 DOT PROJECT NO. D-1601 DOT CONTRACT NO. 150114			

DIST.	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
1	MENDOCINO	CR 407E	0.16	3	5

REGISTERED ENGINEER - CIVIL
 12/16/15
 PLANS APPROVAL DATE
 COUNTY OF MENDOCINO
 DEPARTMENT OF TRANSPORTATION
 300 LAKE MENDOCINO DRIVE
 WILSON, CALIFORNIA 95994



RENDERING
NO SCALE



REV. NO.	BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE
			<i>[Signature]</i>	12/18/15	<i>[Signature]</i>	12/18/15

MENDOCINO COUNTY
 DEPARTMENT OF TRANSPORTATION

MENDOCINO CURB RAMP
 MAIN STREET, CR 407E, M.P. 0.16
 DOT PROJECT NO. D-1601
 DOT CONTRACT NO. 150114

SHEET 3 OF 5

COUNTY OF MENDOCINO DEPARTMENT OF TRANSPORTATION

PLANS FOR CONSTRUCTION OF MENDOCINO CURB RAMP ON MAIN STREET, CR 407E, M.P. 0.16 DOT PROJECT NO. D-1601 DOT CONTRACT NO. 150114

To be supplemented by California Department of Transportation 2010 Standard Plans

DIST.	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
01	MENDOCINO	CR 407E	0.16	1	5



INDEX OF SHEETS

1. TITLE SHEET AND LOCATION MAP
2. PLAN SHEET
3. SECTION DETAILS
4. DRAINAGE SHEET
5. RENDERING

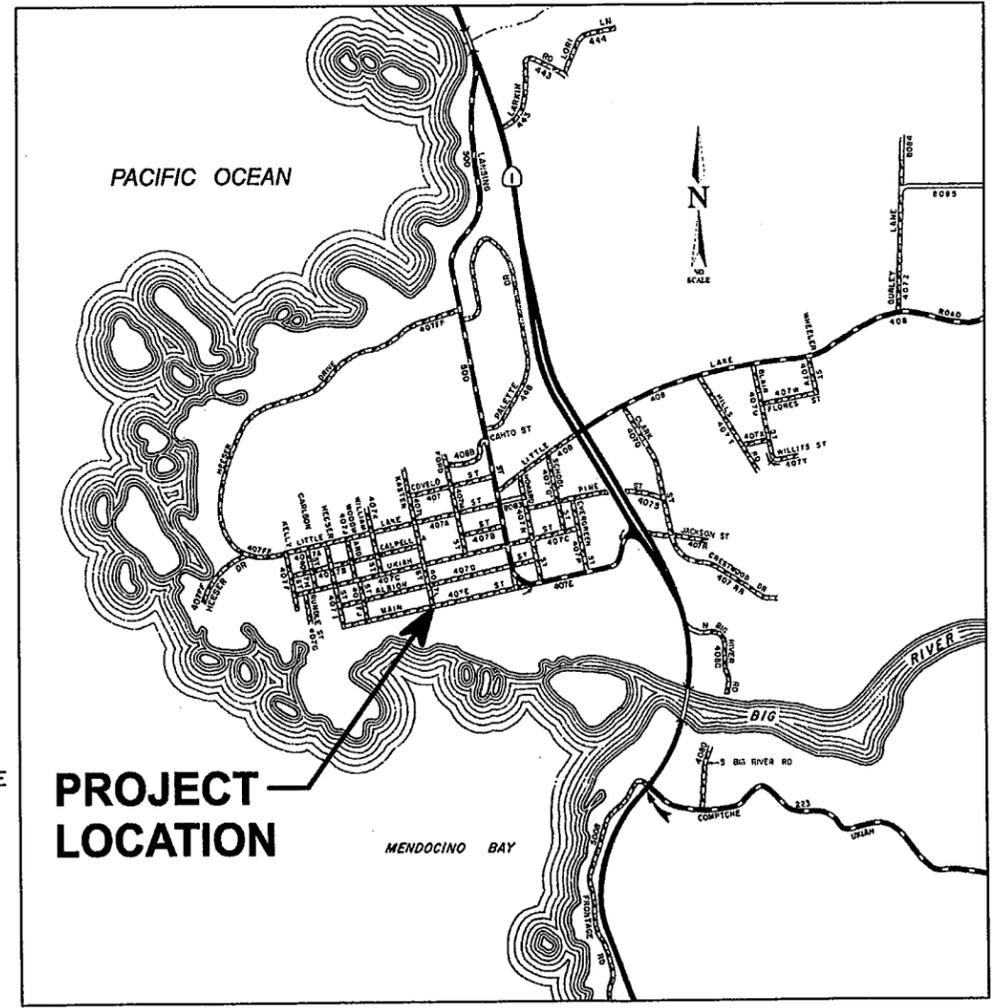
APPLICABLE CALTRANS STANDARD PLANS

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A10A	A87A	T53
A10B	A88A	T59
A24E	D73	T61
A62A	D77B	T62
A62D	P45	T63
A62F	P46	T64

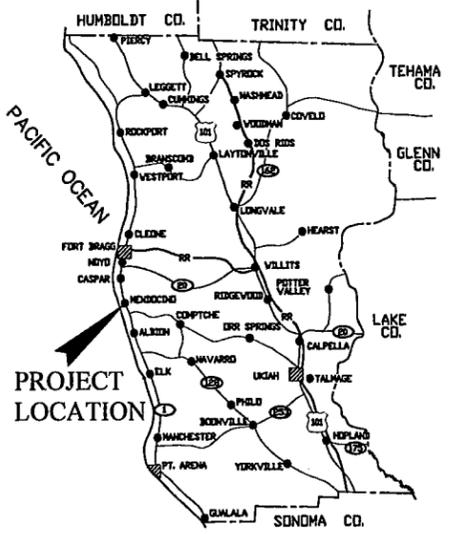
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EXC	EXCAVATION	W	WIDTH
EXIST	EXISTING		



PROJECT LOCATION

LOCATION MAP
NO SCALE



PROJECT LOCATION

MENDOCINO COUNTY



COUNTY OF MENDOCINO

Howard N. Dashiell
DIRECTOR OF TRANSPORTATION
REGISTERED CIVIL ENGINEER CE 42001

12/18/15
DATE

BENCHMARK
CP 1 (PAGE 3 OF 5)
NAIL & SHINER LS 5121
ELEV. 1000.00'
N: 5000.0000
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COUNTY OF MENDOCINO
DEPARTMENT OF TRANSPORTATION
340 LAKE MENDOCINO DRIVE
UKIAH, CALIFORNIA 95482

PROJECT ENGINEER	DATE	DESIGN ENGINEER	DATE	APPROVAL RECOMMENDED BY	DATE
C. GIALDINI	DEC 2015	C. GIALDINI	DEC 2015	<i>Al. M.</i>	12/18/15

MENDOCINO CURB RAMP
MAIN STREET, CR 407E, M.P. 0.16
PROJECT NO. D-1601
CONTRACT NO. 150114

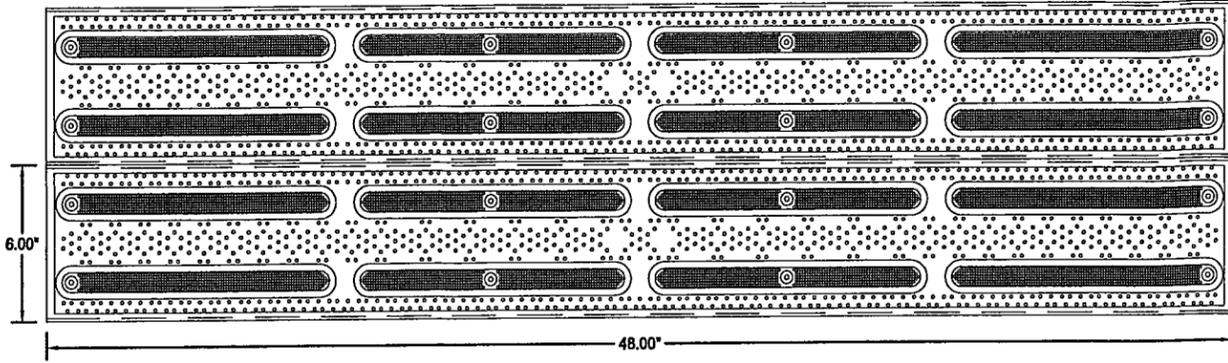
S:\Shared\ENGINEERING PROJECTS\Village of Mendocino\Main Street Kasten Engineering\Plans\Mendocino Curb Ramp.dwg, 12/18/2015 1:41:08 PM

THE CONTRACTOR SHALL POSSESS THE CLASS OF LICENSE SPECIFIED IN THE "NOTICE TO CONTRACTORS"

S:\Shared\ENGINEERING PROJECTS\Village of Mendocino\Main Street Kasten Street Curb Ramp\Engineering\Plans\Mendocino Curb Ramp.dwg, 12/18/2015 1:41:15 PM

KASTEN STREET, CR 407L

SURFACE ADHEARED 6"x48"
ARMOR-TILE ADD-504 - DETECTABLE DIRECTIONAL TACTILE
DETECTABLE WARNING SURFACE OR EQUIVILANT

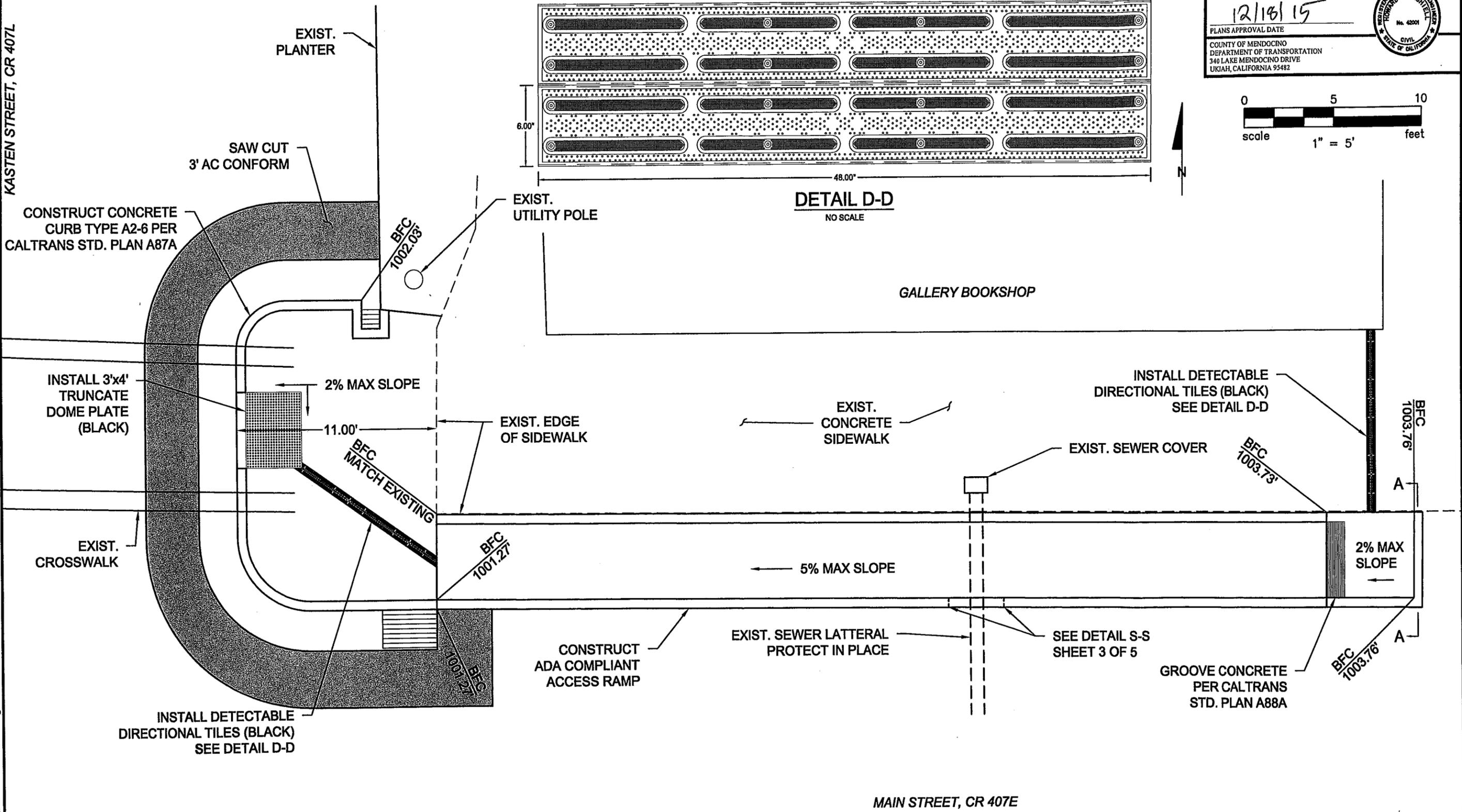
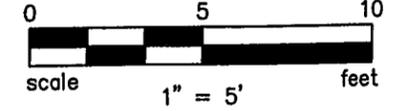


DETAIL D-D
NO SCALE

DIST.	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
1	MENDOCINO	CR 407E	0.16	2	5

REGISTERED ENGINEER - CIVIL
 12/18/15
 PLANS APPROVAL DATE

COUNTY OF MENDOCINO
 DEPARTMENT OF TRANSPORTATION
 340 LAKE MENDOCINO DRIVE
 UKIAH, CALIFORNIA 95482



REV NO.	DATE	BY

DESIGNED BY
Chris R. Ellis

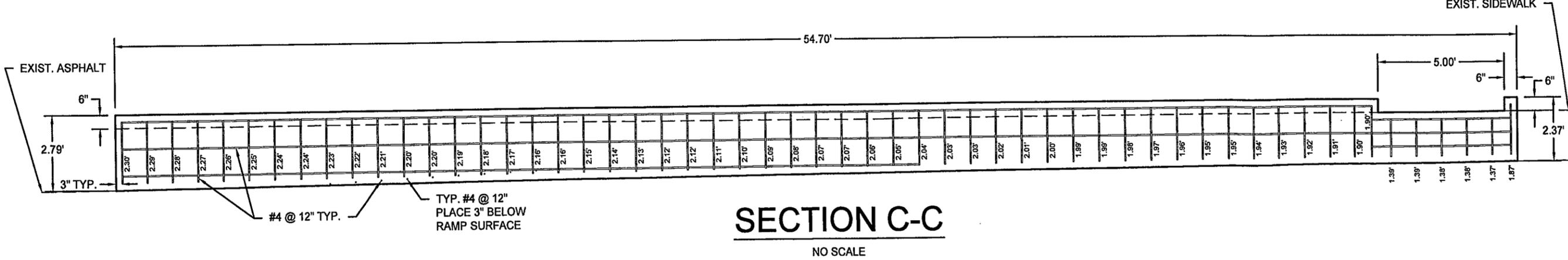
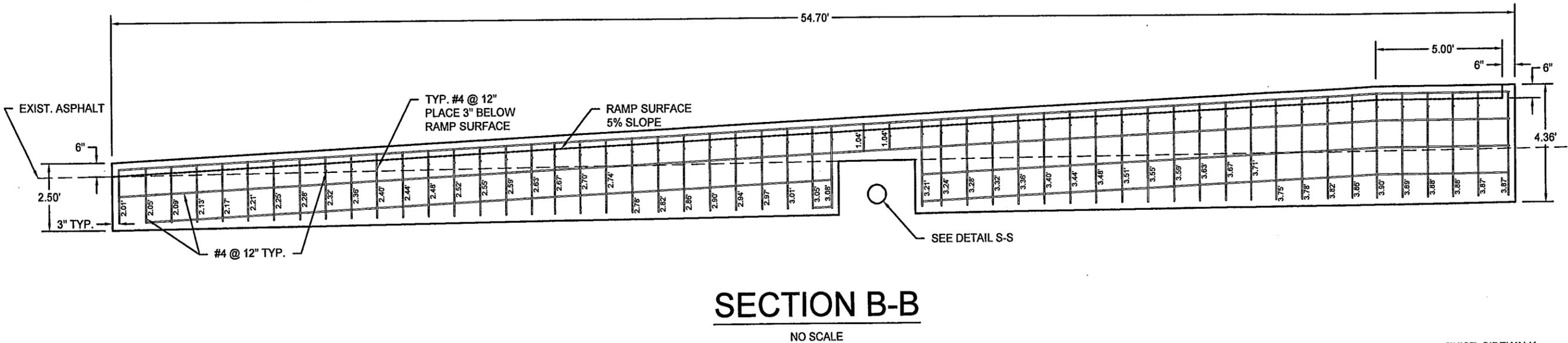
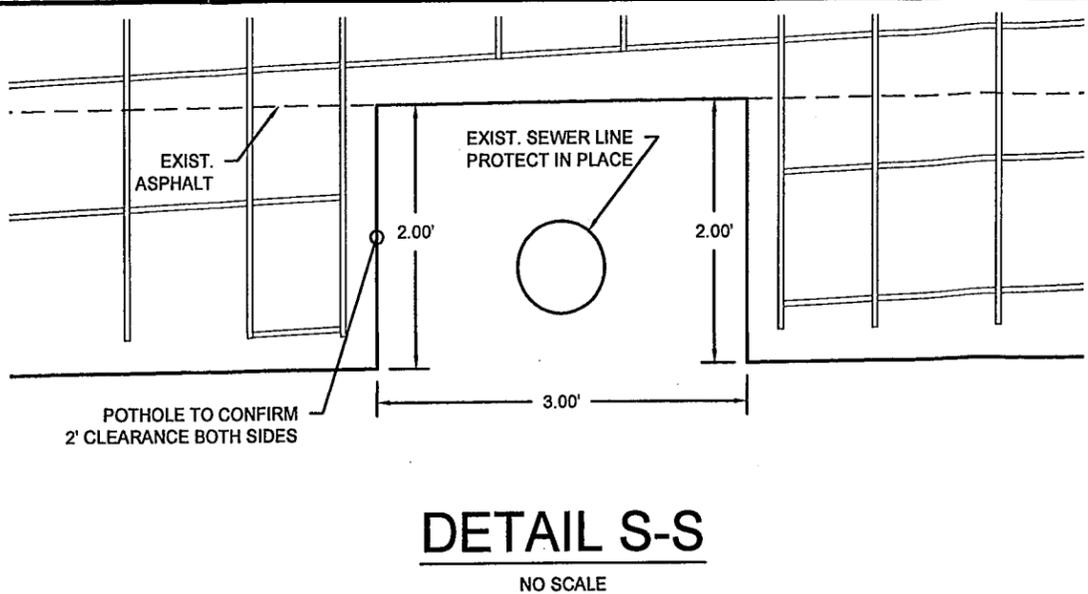
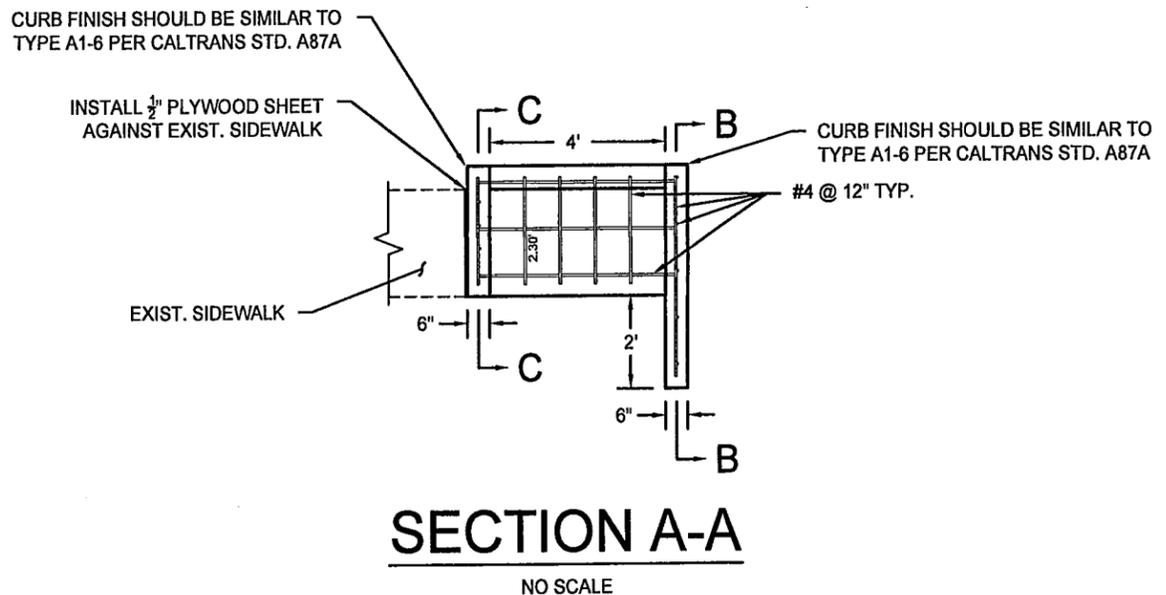
DATE
 12/18/15

CHECKED BY
W. M.

DATE
 12/18/15

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 DEPARTMENT OF TRANSPORTATION
 340 LAKE MENDOCINO DRIVE
 UKIAH, CALIFORNIA 95482



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