

OWNER: ELIANA YONEDA
1821 MAPLE DRIVE
WEED, CA 96094

APPLICANT: PAULINE ROBINSON
1821 MAPLE DRIVE
WEED, CA 96094

AGENT: KELLY GRIMES
PO BOX 598
LITTLE RIVER, CA 95456

PROJECT DESCRIPTION: Request to: 1) remove wall at front porch and replace with wooden railing (~24" high); 2) remove existing front door and replace with 3'0" wide unit that is similar to the existing front door and install the new front door on the east wall of the redesigned front porch area; 3) add new 8' by 20' sunroom addition on west side of house; and 4) replace an existing double hung 1'9" by 2'4" window with new wooden double hung window that measures 2'8" by 3'4".

STREET ADDRESS: 45150 Calpella Street (APN 119-231-03)

HISTORIC STRUCTURES: Site: Category I *Landmark*, Jerome House 45150 Calpella St
North: Category III *Architecture altered by still discernible*, 10591 Williams St at Little Lake
North: Category III *Dwelling*, 45131 Little Lake Road
East: Category I *Landmark*, Valadao House 45130 Calpella St
South: Category IIa *Historically Important*, 45150 Ukiah St
South: Category IIa *Historically Important*, Vieira House 45190 Ukiah St
West: Category III, Pereira House 10580 William St

PARCEL SIZE: 8,000 square feet

ENVIRONMENTAL DETERMINATION: A Class 2 Categorical Exemption, pursuant to Section 15303 for replacement or reconstruction of existing facilities, such as construction of small accessory structures.

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing application. 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: Building Design (pages 7-9)**STAFF NOTES:**

The proposed project is situated within the MTR District and satisfies development regulations therein. Pursuant to Chapter 20.652 Mendocino Town Residential "MTR" the following regulations apply to the proposed project:

- Land Use: The existing single-family home is a permitted use in the MTR District
- Front & Rear Yards: The residence and the proposed sun room comply with the required ten foot requirement for front and rear yards.
- Side Yards: The residence and the proposed sun room comply with the required six foot side yard requirement.
- Building Height: The proposed sun room complies with the 28-foot maximum building height allowance.
- Lot Coverage: The existing lot is 8000 square-feet. With the addition of the proposed sun room, the area will have 2028 of lot coverage, which is the maximum allowed lot coverage at this site.

On the westerly house elevation, the addition of a 20.25 by 8.0 foot sun room is proposed. The scope of work includes removing two of the exterior windows and installing interior doors in their place. The removed windows will be salvaged and installed left and right of the proposed sun room French doors. Exterior stairs will be constructed that lead up to the French doors. The exterior surface of the sun room will be wood, similar in color and shape to the existing westerly elevations.

On the southeast corner of the house is the existing entrance with front porch. Proposed is removal of a portion of the south facing wall across from the existing entrance. Adjacent to the existing front porch, the existing front door will be relocated from the south facing wall to the east facing wall. Steps will be added in front of the entry porch.

On the easterly house elevation, the existing bathroom window will be replaced with a larger, wooden double-hung window.

REQUIRED FINDINGS: The Historical 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: \$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.