

OWNER: STATE OF CALIFORNIA PARK
915 CAPITAL MALL #590
SACRAMENTO CA 95814

APPLICANT: MENDOCINO CITY COMMUNITY SERVICES DISTRICT
PO BOX 1029
MENDOCINO, CA 95460

AGENT: MIKE KELLEY
PO BOX 1029
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Modify MHRB 2003-32 and MHRB 2004-49 to include the addition of a roof vent and replacement of a paneled door with a louvered panel.

STREET ADDRESS: 10500 Kelly Street, Mendocino (APN 119-211-06)

HISTORIC STRUCTURES: On Site: None
North: Vacant land
South: State Park - Mendocino Historic Headlands
East: Belle-Silviera House Category IIA
West: State Park - Mendocino Historic Headlands

PARCEL SIZE: 4.4 acre lot

ENVIRONMENTAL DETERMINATION: A Class 1 Categorical Exemption from California Environmental Quality Act, pursuant to Section 15301(f), for existing facilities, including additions to safety or health protection devices for use ... in conjunction with existing structures, facilities or mechanical equipment.

PAST MHRB PERMITS: CDU 1991-35 and CDU 1991-35 (2003) for construction of an 1100 SF building to house a belt filter press, relocate a 300 SF garage, and 1500 SF addition; and install pavement. Use of an on-site generator is included. MHRB 1996-09, MHRB 2003-32, MHRB 2004-49 for the 1500 SF addition including louvered vents, roof penetrations, garage door, and pavement..

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: pages 6, 7, and 9. Sections VI. Site Development Guidelines and VII Structural Guidelines.

STAFF NOTES: The project complies with the development standards of Chapter 20.672 Mendocino Open Space (MOS) Zoning District.

The applicant proposes to install a replacement, emergency generator and aeration tank blower in a previously approved 1500 SF addition (westerly building on site). Installation would include adding a roof vent pipe that will project above the existing gabled roof line. A dimensioned height is not provided. The existing garage door will be replaced with a wooden louvered panel. Similar to previous approvals, the vent pipe would be painted black and the wooden louvered panel would be painted to match the existing exterior building color.

Installation and operation of the generator is subject to approval by the Coastal Permit Administrator, who found the proposal to be substantially conforming to a previously approved and amended CDU 1991-35.

Table 1: MOS District Regulations		
MTZC SECTION	STANDARD	PROPOSED
20.672.015(B) Conditional Uses	Minor Impact Utilities	CDU 1991-35
20.672.030 Minimum Front and Rear Yards	50-feet	50-feet
20.672.035 Minimum Side Yard	20-feet	95-feet
20.672.045 Maximum Building Height	28-feet	19-feet
20.672.055 Maximum Lot Coverage	1%	as approved

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. The proposed black-painted roof vent and painted wood, louvered panel harmonizes with the existing structures appearance, which includes other painted roof vents and a previously approved louvered panel on the south facing building facade.
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District. The proposed building alterations are rarely visible from other properties within the District and maintains design characteristics previously considered by MHRB and found to not detract from other properties.
- (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. The proposed work includes alteration of an existing structure, which has no record of historic 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.