

**OWNER:** ELAINE AND MATTHEW MIKSAK  
44940 UKIAH ST  
MENDOCINO, CA 95460

**AGENT:** CYNTHIA SHARON  
16312 OLD CASPAR ROAD  
FORT BRAGG, CA 95437

**PROJECT DESCRIPTION:** Replace four wooden windows painted to match the existing house color. Install fixed skylights and two sun tunnels on the existing roof.

**STREET ADDRESS:** 44940 Ukiah Street, Mendocino (APN 119-150-18)

**HISTORIC STRUCTURES:**  
On Site: None  
North: IVb E42 No Historic - dwelling  
IVb E43 No Historic - telephone substation  
South: III E25 Dwelling & Law Office, 941 Ukiah St  
East: None  
West: I E34 Walsh-Doolittle House, Ukiah Street

**PARCEL SIZE:** 0.16 acre lot

**ENVIRONMENTAL DETERMINATION:** A Class 1 Categorical Exemption from California Environmental Quality Act, pursuant to Section 15301(e), for additions to existing structures.

**PAST MHRB PERMITS:** MHRB 2002-34 to replace a water tank. MHRB 2005-02 to rebuild a laundry room and deck.

**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:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>Building Size, Height, Proportions and Form</li> <li>Relationship of Building Masses and Open Spaces</li> <li>Relationship to Surrounding Structures</li> <li>✓ Materials and Textures</li> <li>✓ Architectural Details and Style</li> <li>✓ Facade Treatment</li> <li>✓ Proportions of Windows and Doors</li> <li>Landscaping</li> </ul> | <ul style="list-style-type: none"> <li>Roof Shape</li> <li>✓ Color(s)</li> <li>Sign Size</li> <li>Number of Signs</li> <li>Placement/Location</li> <li>Lighting</li> <li>Paving/Grading</li> </ul> |
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**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 20.656 Mendocino Multiple Family Residential (MRM) Zoning District.

The applicant proposes to replace existing windows with painted-to match existing house color, wooden, multi-light, fixed, kitchen windows. Windows would match the existing size. Window trim and sills to remain.

The applicant proposes three Velux 2.5 by 4 foot deck-mounted fixed skylights. Two skylights on the north side of the master bedroom and one on the north side of the master bathroom. The applicant proposed 2-foot round or oval windows on the north side of the master bathroom. Two Velux sun tunnels to would be installed on the north side of the building.

**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 kitchen window replacement will be multi-light, painted, wooden windows. The roof-mounted skylights are on elevations not visible from the public street.
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District. The roof-mounted skylights are on elevations not visible from the public street.
- (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 replacement of kitchen windows where the replacement material would match the existing in size, color, and be made from wood.

**STANDARD CONDITIONS:**

1. This action shall become final and effective on the 11<sup>th</sup> 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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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.

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

790 SOUTH FRANKLIN STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
Fax: 707-961-2427

Case No(s) MHRB 2015-0018  
Date Filed 7-1-15  
Fee \$ 350.00  
Receipt No. 7674  
Received by SL

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant	Name of Property Owner(s) <i>Matthew and Elaine Miksak</i>	Name of Agent <i>Cynthia Sharon</i>
Mailing Address	Mailing Address <i>44940 Ukiah St Mendocino CA 95460</i>	Mailing Address <i>16312 Old Caspar Rd Fort Bragg CA 95437</i>
Telephone Number	Telephone Number <i>937-0147</i>	Telephone Number <i>964-7900</i>

Assessor's Parcel Number(s)  
*# 11915018*

Parcel Size <u>6800</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <i>44940 Ukiah St Mendocino CA 95460</i>
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**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.

*Please see attached description.*

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

### 2. If the project includes new construction, please provide the following information: *N/A*

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? \_\_\_\_\_ sq. ft.
- What is the total floor area (internal) of all structures on the property? \_\_\_\_\_ 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? \_\_\_\_\_ sq. ft.



# Dancing Dog Design-Build

## **Project Description for the Miksak Remodel**

The work will be conducted in two phases. The first phase will entail replacing four windows in the dining room. The second phase will involve converting an upstairs office into a master bath. All changes to the façade of the building will occur on the rear (north) face of the house, no changes will be visible from the Ukiah St side.

### *Phase One: Window Replacement*

Remove four windows in living room and replace with Milgard fiberglass-clad wood windows in White. Trim and sill to remain; windows will be inset within existing jambs. Windows will be fixed (not operable) with "Craftsman style" divided lites at the top to match the existing kitchen windows. No exterior painting should be required. If touch-up is required, it will be matched to the existing paint.

### *Phase Two: Second story remodel—changes to exterior façade:*

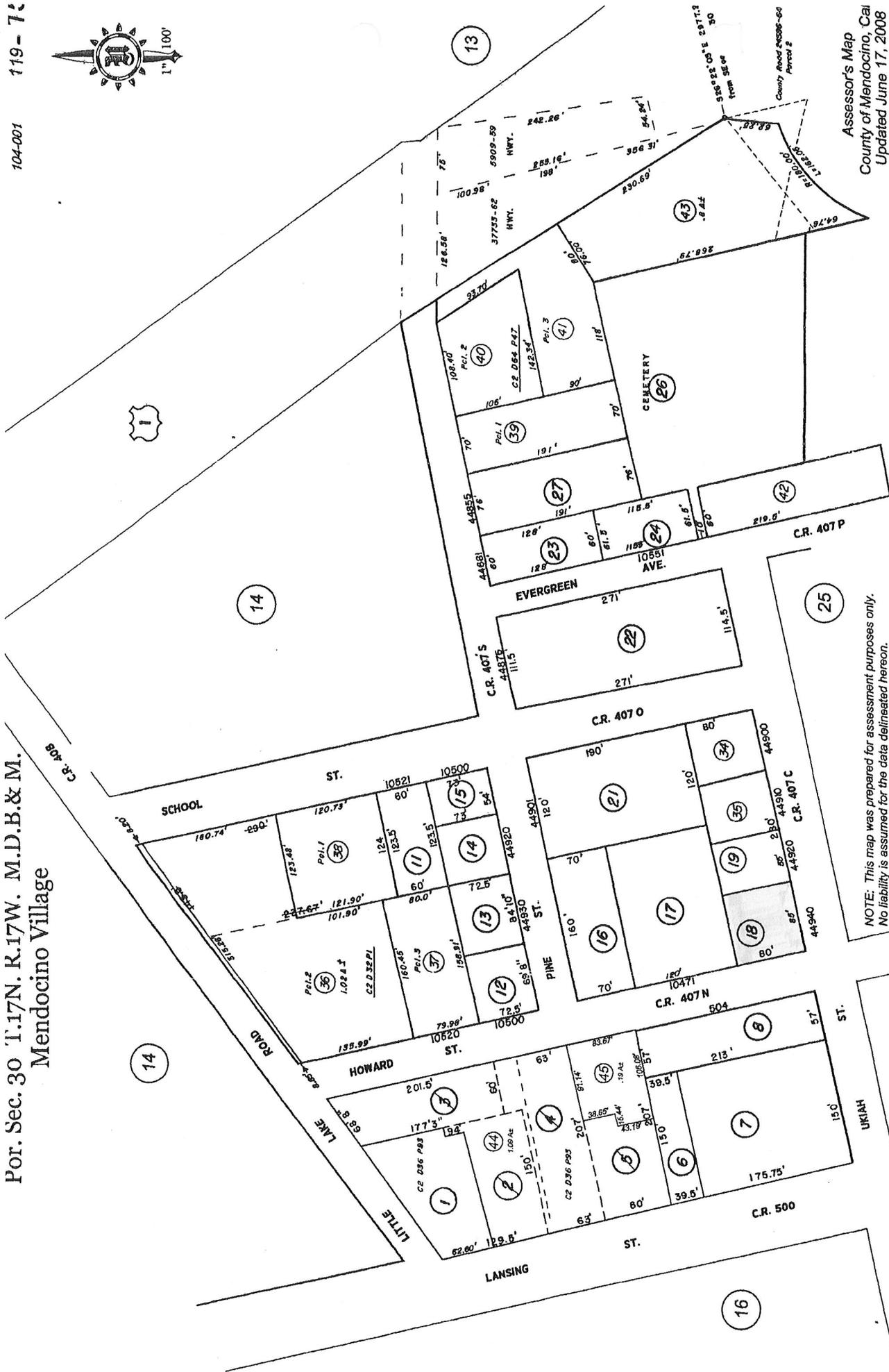
Three Velux 2-6"x 4-0" deck-mounted fixed skylights will be installed, two on the north side of the Master bedroom, and one on the north side of the new master bath. One 2-0" round or oval window will be added on the north/rear side of the new master bathroom. Two 14" Velux sun tunnels will be installed, both on the north side of the building. Please see plans for details.



Por. Sec. 30 T.17N. R.17W. M.D.B.& M.  
Mendocino Village

104-001

119-71

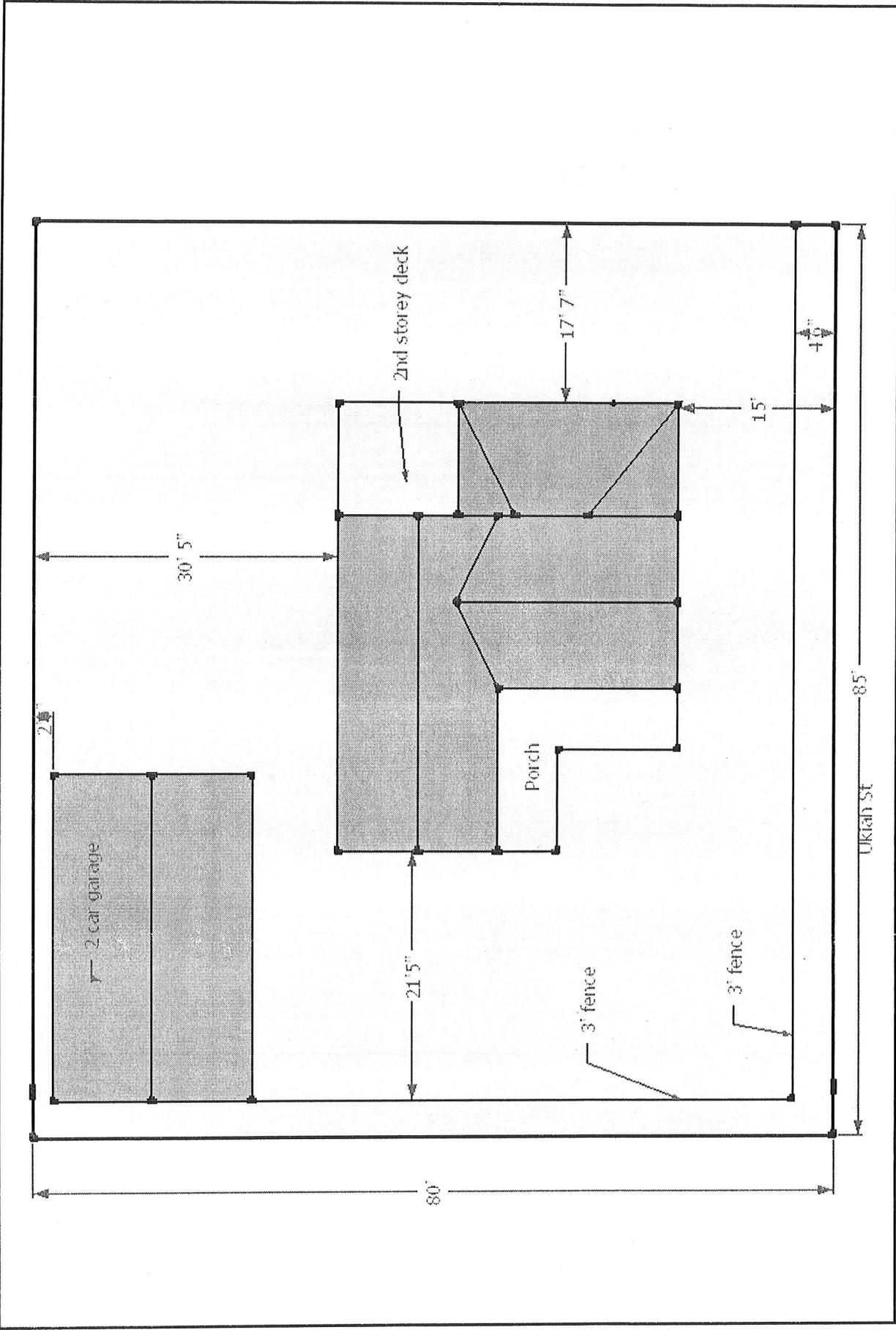


Assessor's Map  
County of Mendocino, Cal  
Updated June 17, 2008

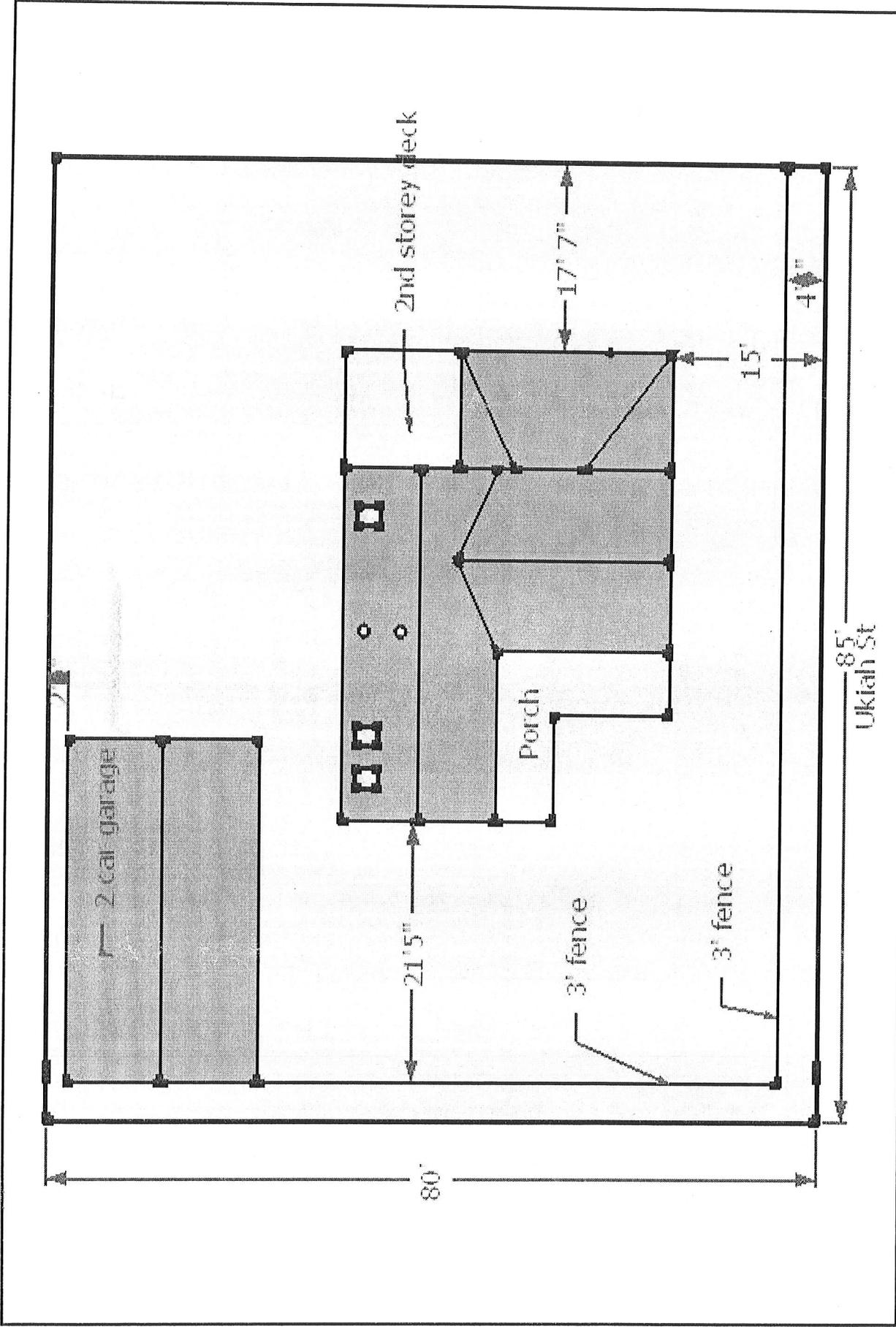
NOTE: This map was prepared for assessment purposes only.  
No liability is assumed for the data delineated hereon.

LOCATION MAP: 44940 Ukiah ST  
MENDOCINO CA 95460

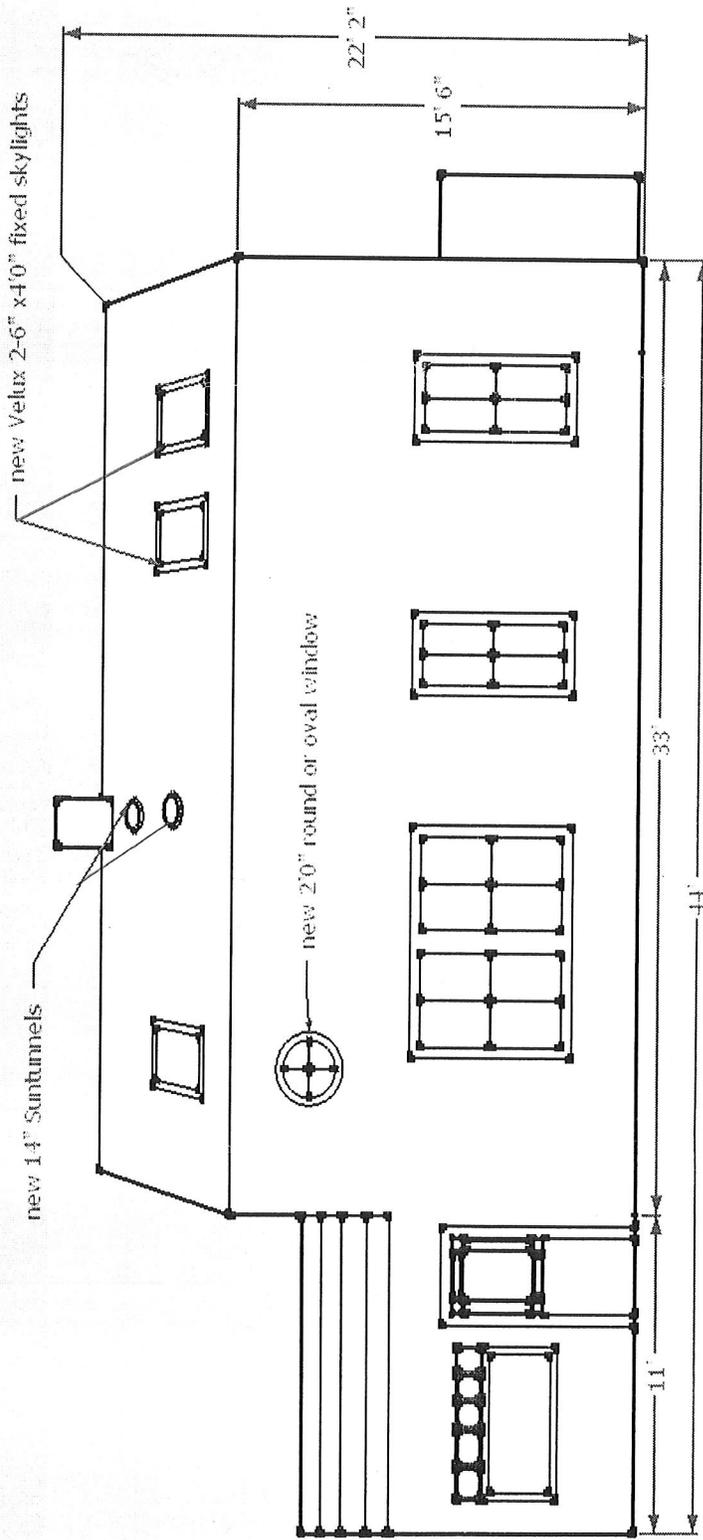
North



Dancing Dog Design Build 707-357-0339 lic 901297		Plat map	5/1/2015
		Matthew and Elaine Miksak 44940 Ukiah St, Mendocino CA 95460 APN 11915018	Drawn by Cynthia Sharon
			PM



Dancing Dog Design Build 707-357-0339 lic 901297		Plan view with skylight locations	5/1/2015
		Matthew and Elain Milsak 44940 Ukiah St, Mendocino CA 95460 APN 11915018	Drawn by Cynthia Sharon
			PM



Note that no changes will be made to the south, east or west facade. Window replacement will be like-for-like.

Dancing Dog  
Design Build  
707-357-0339

lic 901297



North elevations  
Matthew and Elaine Miksak  
44940 Ukiah St, Mendocino CA 95460  
APN 11915018

5/1/2015  
Drawn by Cynthia Sharon

PM

**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: 6/16/15

Matthew Mikels  
Applicant

**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.

Matthew Mikses  
Owner/Authorized Agent

6/10/15  
Date

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

### AUTHORIZATION OF AGENT

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

Matthew Mikses  
Owner

6/11/15  
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