

AGENDA ITEM: B

HEARING DATE: January 5, 2015

OWNER/APPLICANT: Philip Engelbert
2508 Tuolumne Drive
Chico, CA 95973

AGENT: Thomas Thomson
799 Hill View Way
Chico, CA 95926

PROJECT DESCRIPTION: A request to construct a 1,463 square-foot single-family residence, 2,681 square-feet of gravel driveway area, and 480 square-feet of deck area that include the pump house and water storage tank enclosure.

STREET ADDRESS: 4485 Pine Street (APN 119-150-41)

HISTORIC STRUCTURES: Site consists of a vacant lot
South: Category S, Evergreen Cemetery
East: Category I landmark, J.D. Johnson Rental on Evergreen Street
East: Category IIb a historically important dwelling, H on Evergreen Street
East: Category I landmark, Packard-Gibbs House on Pine Street

PARCEL SIZE: 17,838 gross square feet

CEQA STATUS: A Class 3 Categorical Exemption, per Section 15303(a), for a single-family residence in a residential zone.

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:

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

APPLICABLE SECTIONS OF MHRB GUIDELINES: Building Design (pages 7-9)

STAFF NOTES: Board Members will consider whether the proposed single-family residence and accessory structures are compatible with the historic district and conforms with Chapters 20.656 Mendocino Multiple Family Residential (MRM), 20.704 Accessory Use Regulations, and 20.760 Historical Preservation District for Town of Mendocino.

The proposed development satisfies the MRM development criteria of Chapter 20.656. The proposed building height is 26-feet. The building envelope (which the applicant refers to as "BE") is determined by the subdivision and its dimensions are 50 feet by 50 feet; the building envelope is more restrictive than front, side, rear yard requirements. The allowed lot coverage is 25% and the proposed coverage is 26%. Lot coverage includes the pervious roadbed for the driveway, which contributes 2,681 square-feet of lot coverage or 15% of the lot area. The proposed driveway includes a long panhandle access and required paved parking area. One and a half (1.5) parking spaces are required. The garage (20.5 feet by 14.5 feet) is one parking space; the paved surfaces complete the required off-street parking area. Pavement will consist of Black crushed granite. Special condition #1 of CDMS-13-95 (subdivision map that created the subject property, known as Parcel 3), requires the applicant subdividing the land (Philip Engelbert) to construct a 10-foot wide, all weather driveway within the access strip serving Parcel 3, including a minimum 4-inch rock base.

The building form is designed to reflect the typical 22 by 25 foot building area within the Town of Mendocino. Building materials are board and batten. These are common to historic buildings, including those of Mendocino. The exterior will be painted an off-white. Wooden casement windows are to be painted Burnt Umber or Terra Cotta color and are depicted with divided lights. The roof is proposed to be covered by composition shingles of medium grey. The decking material will be redwood.

The proposed residence floor plan reflects a modular style. The residence includes two bedrooms and a bathroom on the lower floor plan. The upper floor plan includes a kitchen, dining and sitting area, breakfast room (bft room), master bath and master bedroom. Interior stairs connect the upper floor and lower floor habitable areas. Exterior decking, patios and stairs provide access to the yard from the upper and lower levels of the proposed residence. The pump house and water tank storage enclosure is adjacent to the garage and shown on the lower floor plan. The upper floor plan decks and skirting will enclose the proposed pump house and water tank.

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.