

STAFF REPORT FOR MENDOCINO HISTORICAL REVIEW BOARD PERMIT

**MHRB #2016-01
APRIL 4, 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 – leading to road profile grade sidewalk extension from ADA curb cut at the NE corner of Main and Kasten. Concrete will be left natural color to match existing concrete sidewalk with “aging” treatments applied to fresh concrete. 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 (bulb out). 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.)

Note: The project request has been modified based on comments by the Review Board at the February 8, 2016, MHRB meeting.

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
Relationship of Building Masses and Open
Spaces

Roof Shape
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.