



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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July 19, 2016

Mr. Collin Maxwell
2015 W Clay Street
Ukiah, CA 95482

AND VIA EMAIL collin@napavalleyonly.com

Subject: MHRB 2016-0018 Application for 45270 Albion Street (APN 119-217-06)

Dear Mr. Maxwell,

Thank you for filing on June 15, 2016, an application proposing to demolish the existing structures on the property located at 45270 Albion Street, Mendocino. The application also proposes to store materials that could be used to construct new structures in a manner similar to the present size and shape of existing historic resources. Included with the filed forms is a topographic map that depicts the location of existing structures. For a variety of reasons, the filed application is incomplete and application fees may be adjusted. This correspondence is intended to clarify documents that need to be filed before the application can be found complete.

1. The site is zoned Mendocino Town Residential (MTR) District. The development standards of this district are delineated in Chapter 20.652 of the Mendocino Town Zoning Code (MTZC). Please file documents that demonstrate how the new construction satisfies these development standards (minimum front, rear, and side yards; maximum height; vehicle parking, lot coverage and others). Renderings of the appearance of the reconstructed buildings should be prepared. These drawings should demonstrate compliance with MTZC Section 20.760.050 Standards.

2. This site is listed in the appendix of the Mendocino Town Plan as a Category IIa Historic Resource; a resource where the construction date is known, or closely estimated, and the architecture has been modified. MTZC Section 20.716.020 *Restoration of damaged structures* provides limited opportunities to rebuild or restore historic structures. If your proposal includes maintaining any existing nonconforming development (yard, height, parking, lot coverage, and others), then, it is recommended that you file a timeline for completing the proposed project. There is the possibility that the limited opportunities to rebuild existing nonconforming structures may cease. Therefore, it is also recommended that your proposal include an alternative design (that could satisfy current development standards). This would lend an opportunity to proceed with the proposed alternative (conforming) design if the opportunity to construct nonconforming structures expires.

3. Your application should include: an assessment and documentation of the existing historical resources; an assessment of the impact of the proposed project on historical resources and the Mendocino Headlands Historical District; and, if needed, recommendations to mitigate impacts to historical resources so that the effects of the project have less than significant impacts. Please

contact a qualified historian or archaeologist to prepare this report. With your next project submittal, file their report (which should include photographs of each side of every structure, and dimensioned drawings of the existing structures).

This report will be considered by the Mendocino Historical Review Board (and may be reviewed by the Archaeological Commission). It will assist in determining the suitability of a Class 31 Categorical Exemption from California Environmental Quality Act (CEQA). Establishing that the proposed project complies with the Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995 Weeks and Grimmer) may support a recommendation for a Class 31 Categorical Exemption from CEQA.

3. The Mendocino Historical Review Board (MHRB) considers demolition and construction projects located within the boundaries of the Mendocino Historical Preservation District. Standards that your application should comply with are delineated in MTZC Section 20.760.050 *Standards*. To assist with interpreting these standards, the 1987 *Mendocino Historical Review Board Design Guidelines* are available. The *Guidelines* include examples of historic architectural styles, site development guides, structural guides, and a glossary. The last two pages of the *Guidelines* include General principles for rehabilitation, restoration or renovation of existing historic structures.

4. Following MHRB approval of the proposed project, you will need to file an application for a Categorical Exclusion from a Coastal Development Permit to demolish the existing structures and rebuild the replacement structures. Depending on how much time passes between the demolition and reconstruction, you may need to file a second Categorical Exclusion application for the construction of a new single-family home.

PBS staff met with you in August 2015 for a pre-application conference. A proposal to demolish an existing historical resource, store the materials, and construct new development having many of the original historic features is complex. I would like to meet with you to discuss methods to move your proposal forward. Please contact me for an appointment. My direct line is 707-234-2888. Thank you for submitting your proposal.

Cordially,



Juliana Cherry
Planner III

cc: PNP LLC, 205 W Clay Street, Ukiah, CA 95482

Relevant URLs:

Chapter 4.13 *Mendocino Town Plan*, Coastal Element, Mendocino County General Plan
http://www.co.mendocino.ca.us/planning/pdf/MTP_1992_DOCUMENT_FOR_WEB_2-5-15.pdf

MTZC Chapter 20.625 Mendocino Town Residential District
https://www.municode.com/library/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOO_R_DIVIIIMETOZOCO_CH20.652METOREMT

MTZC Section 20.716.020 *Restoration of damaged structures*

https://www.municode.com/library/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOO_R_DIVIIIMETOZOCO_CH20.716NOUSST

MTZC Section 20.760.050 *Standards*

https://www.municode.com/library/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOO_R_DIVIIIMETOZOCO_CH20.760HIPRDITOME_S20.760.050ST

California Environmental Quality Act

<http://resources.ca.gov/ceqa/>

California Office of Historic Preservation

<http://ohp.parks.ca.gov/>