

Timeline of events

How five years got spent being bullied by Julianna Cherry, and harassed by the very community that would benefit the most from the resurrection of a 100+ year old residence.

2015

June 4, 2015, Met with Julia Acker (Krog) to determine what would be possible. Can I scrape it?

July 7, 2015, Met with Julia again to get more clarity. Can I rebuild what's there?

July 15, I purchased property.

Aug 4, 2015 – Julia conferred with Steve Dunnick. Can I rent it out again?

October 6, of 2015 Julia's response that reviving the use of a visitor serving facility wouldn't be possible since it had been so long since it had been used as a rental. In addition, that there was a push from the Mendocino Town Residents to promote residential development.

2016

April 14, Met with Julia again to see if there was a way to get feedback from MHRB.

May 2 I attended a MHRB meeting and introduced myself, and the idea of gathering public opinion about the site. There was strong approval, and I asked if the board would discuss the topic of having a pre-application conference.

May 3 Email to Bill Kinser and Julia:

To change what is there, I have to go through the process. Which if I have to go through the whole process, it opens the door to the question, "how much to change?" And that brings us back to square one, What are we doing? Repairing or rebuilding? And what are we building, what's there, or what we could imagine to be there?

June 15, 2016 Full application submitted to Julianna Cherry with fee. Clock Starts!

July 12 No response from Julianna, and I go to the MHRB meeting for feedback. Julianna denied the application to be complete and required a slew of documents including hydrology study.

July 12, I send follow up email stating my intention for the application was to get feedback from the board about which direction I would be able to go with the property. ([Attachment 1](#))

July 19th Julianna sent rejection letter with reasons showing clearly she was aware of a pending change in code making the 50% salvageable conversation applicable ([See #2 of Attachment 2](#))

July 27, met with Julianna and Bill Kinser and an architect to find what to do next.

July 28, Julianna replies with timelines required on her end, 30 days to review, 180 for MHRB

Aug 31 Hydrology application filled out, notices sent, study scheduled, fees paid. Then a crew shows up and rents faulty equipment. Test is aborted, timetable resets, and notices get re-sent.

Sept 12 2016 Met with Julianna to deliver historian's report, surveyor's drawings, and all the documents requested (except for the, Hydrology study).

Sept 16, Julianna requests I fill out a "(LCP) Local Coastal Program Amendment Application and a (GP) General Plan Amendment Application as well as a (ZC) Zoning Change and associated \$13,664 application fees.

Sept 16, Trespassers came and vandalized. I find a caretaker who is willing to live at the property and began requesting to build a fence to keep trespassers and vagrants out.

Julianna replies with me needing to submit a site plan, with location height and material.

Sept 21, Julianna informs me I needed a building permit to fix the floorboard in the manufactured home, the broken doorknob, and any plumbing problems.

Sept 22, Julianna informs me I need a Coastal Development Permit for moving dirt to fix/find the plumbing problems. I need to submit a site plan showing the scope of work (interior and exterior) and get a building permit in order to dig and find the sewer line.

Sept 26, Julianna called Angie Hamilton who gave a code violation for the immediate removal of the manufactured home, or liens will be assessed on the property. Occupancy is the caretaker.

Jim Jackson (a local attorney) gave his opinion that I was being harassed.

Julianna snidely replies to get trailer that's been there for more than three decades out, and also she won't be available until Oct 10, (See attachment 3)

Sept 27, Angie Hamilton emails that the trailer can remain as dead storage if no power is connected and it remains unoccupied.

Oct 2 Multiple emails trying to get the fence built and all to no avail.

Town plan meeting is October 5th

Oct 5, I inform Julianna and Angie that I've vacated caretaker from the manufactured home.

Oct 6, I submit plans and drawings to rebuild the fence

Oct 6 Angie Hamilton says she'll remove the notice of closed case once planning signs off on the property.

Oct 6 I inform Juliana and Angela that I am exposed to liability without a caretaker, and that the insurance company will allow insurance only after the property is not an attractive nuisance.

Oct 7 Julianna replies that she and Bill will need a couple days to confirm the fence height.

Architect Tom Thompson meets with Julianna, and speaks to a variance for residence setback:

1. Historic president of property.
2. Small lot and set back space is "dead space".
3. Adjacent buildings are far from the property lines so the variance does not impose on those residents and it would be no different than it is now.
4. There are other cases where the "zero lot line" exists in the village, so while not being the norm it does exist particularly on properties with historic buildings.
5. By keeping the structures we can keep the spirit and in the architecture reference the existing buildings, which the 60's-70's have made on the town. Book "Mendocino in the 70's"

October 12 Ed O'brian called me and yelled at me making false statements about my intentions.

October 21, Julianna replies that the fence cannot be taller than 3.5 feet, 9:29AM (Attachment 4)

Oct 21, I speak with a planner in Ukiah, Adele, and she said MTR zoning allows for taller (than 3.5') fences to be built if they are 10' back. Conversation occurred prior to 12:17

Oct 21, Juliana sends an additional email, "I had a follow-up thought" at 4:03PM (Attachment 5)

I did not call Adele to ask her if she informed Julianna of our call, however timing is...

Oct 24, Architect Tommy T met with Julianna and goes out to mark the location of the fence.

October 25th, Second attempt to complete the hydrology study was disqualified from rain level.

Nov 4, I request Angie Hamilton to give me a notice of closed case.

2016 was an absolutely horrible year. Over thirty trips to the coast, mountains of stressful dilemma

2017

Jan 17, 2017. Fence gets completed, *4 months after initiating the process!!!*

After what I experienced with Julianna, I consider selling and order an appraisal.

March 8 Appraisal shows pictures of property and a value of \$75,000 ([Attachment 6](#))

July 12 2nd application for hydrology study now totaling over \$34K to overcome this obstacle, that was completely unnecessary to see MHRB (stated so by Julia in Feb 2020 MHRB meeting).

The hydrology study is needed for the use, not the exterior which is the MHRB's role.

July 20, I email Julianna about "double verified" final figure for the fees concerning the applications for: 1) LCP Amendment 2) GP Amendment 3) Zoning Change Amendment

July 20 Julianna replies back that the fee schedule changed July 1, and she can prepare a revised fee estimate if I tell her "what you are proposing to do and at what location." As if she had never heard of me or my project before. I reply back the same day with the information she requested, which was no change from the June 15, 2016 previous application, and Sept 12 of 2016 with revised application with studies.

Aug 28, 3rd attempt at a hydrology test begins, and is ultimately successful.

Oct 30, 2017 I email Julianna about being included in the 22 VSF's and how the property "should have had an asterisk."

She replies back that I will need to apply for a LCP, GP and ZC as above in Sept 16, 2016 and again in July 20th 2017.

Oct 30 I reply "And that is what I've been waiting for since July" ([Attachment 7](#))

Julianna mails a letter cancelling my application for "being incomplete with no action taken," knowing full well about Hydrology study. Letter is backdated to October 23rd. ([Attachment 8](#))

Nov 27, I email Oliphant and Kinser to remove Julianna as my point of contact.

They agree, and Bill says her withdrawal letter is voided.

Dec 5 I meet with Bill Kinser and inform him I'm willing to simply have a 2nd home there.

At this point, I don't even care to try and revive the use, I just want to enjoy the property.

2018

Jan 17, 2018 Bill shows himself to be non-responsive. I recap all of effort-to-date. (See 9)

Jan 29, After no response and two months of nothing, I email Bill again ([Attachment 9](#))

Feb 1 meet with Bill in Ft. Bragg, and get specifics from Bill as to what he needs.

Feb 12, I complete Bills list and ask to meet with him to make sure everything is there. (See 10)

March 1, No word from Bill, and I ask again. ([Attachment 10](#))

March 8, I email a freshly worded and complete application to Bill (See 11)

March 19, Still no response from Bill emails (See 11)

March 26 I leave Bill voice messages, and email again, plus give drawings ([Attachment 11](#))

March 28 Bill replies he received the plans and will review them later today

March 30, No response from Bill and I email asking if there is anything else he needs for me to "get in front of the board."

April 6 I email again, asking to see what would be needed in order to move the ball..

April 10, he replies back that meeting April 13th would work.

April 13th Bill emails he lost the application.

April 13th we get to sit down and he states that the **application is complete**, and I'll be on the menu for the MHRB meeting in June. Almost two years from application submittal on June 15, 2016 for the application to be considered "complete." ...far from 30 days.

May 7, I buy a ticket for the June meeting.

May 16, I email Bill to follow-up about the "Howdy Board!" meeting to make sure we're good.

May 28, another follow-up email to Bill ([Attachment 12](#))

Many. voice messages to Bill hoping to confirm my application's presence. No response.

June 3, I fly out with a fever. Stay at the Sea Gull Inn, and go to the Ft. Bragg planning department in person, and I find out I'm not on the agenda.

June 5, I write a strongly worded email and include Mary Hunt, and see a local realtor about selling the property. ([Attachment 13 PLEASE READ](#))

June 8, Mary Hunt's responds first with a phone call, and acknowledges Julianna's known behavior to have caused problems with other applicants in the past. "Bad Apple."

June 11 Bill comes back on board, and sincerely apologizes

June 22, Bill emails that I'll be on the Aug 6th MHRB meeting

Aug 6 Meeting, continued by the board requesting more detail. Ironically, Board Members request some type of preliminary discussion with applicant for future projects like mine.

Aug 9, Bill says he'll send an itemized request from the MHRB meeting. Never arrives.

Aug 18, I list the property for sale, and allow anyone who wants to step forward a chance.

Sept 20, 2018 Contractor comes out saying 50%? "systems are not meant to last this long."

Sept 27, I email Bill "don't forget about me" Bill emails saying my phone doesn't work. Wrong.

Oct 9, I reach out to get a copy of the audio file as Bill is not doing the work. ([Attachment 14](#))

Oct 10, 2018, Julianna emails me the file.

2019

Jan 31, 2019 Kelly Grimes starts getting involved preparing detailed plans as board requested.

Mar 26, Kelly's plans are ready for review

May 1, 2019 Kelly's plans are submitted to the department. Bill retires.

May 9, 2019 Julia Acker Krog is now my point of contact, and she can talk tomorrow.

May 23 Is when we actually talk, I am informed I have to pay a second additional application fee because my case was continued. I disagree, as MHRB was who continued the file.

May 24, The director reverses this decision, no fee required unless continued again. It was.

June 4, I reach out to see if I'm on the schedule for July's meeting.

June 17, Julia confirms there will be another site visit, and I make a big effort to cut down the vegetation that had grown since Julianna required I remove the black plastic.

June 24, prior to the meeting Julia received 50% questions, during the meeting she volunteered to consult county counsel.

June 28, Julia sends me the memorandum for the meeting.

July 1 2019 MHRB meeting #2 with Julianna claiming fence was built to hide manufactured home, Julianna knew perfectly well it was keeping vandals away. I politely correct Julia after.

July 9, Julia was out of the office. The Hydrology Study wasn't finalized unbeknownst to me.

July 9, MCCSD received many calls about the hydrology study and the hydrologist writes:

Perhaps because there are (apparent) objections to your development, the District would like an analysis of the cumulative impacts from pumping the nearby tested wells + yours.

July 18, Mike Kelley at MCCSD responds with to opposition, and more money I needed for study: *As the applicant, you are required to provide any additional information the District believes will clarify the study's findings on the cumulative effect to nearby wells.*

Aug 17, the buildings are degenerating before my eyes, and I reach out to see what building permits would be needed to fix it up the way it is now. Simply fix the flat roofs as they are.

Sept 10, Mike Oliphant says that I have to submit building plans in order for him to give an opinion. For a re-roofing permit, ask Julia.

Sept 11, Julia is out sick, Julianna replies "Submit drawings and plans and we'll review"

Sept 11, the Hydrologist finishes doing the extra work.

Oct 7 Julia responds from sick leave that she wasn't able to provide updates for the MHRB meeting, and my property will be postponed to December.

Oct 23, Julia responds to the idea of running two concurrent applications to make sure something gets passed, and gives an updated fee sheet, postpones the deadline for submittal to Oct 30.

Prior to Oct 30, a big storm rolls through shuts off power, the Architect can't submit the files.

Nov 11, Architect re-drawn drawings are completed that incorporate all the aspects of the previous meeting's talking points. *Every public and MHRB objection was complied with.*

Nov 14, Julia emails that she has not received any updated drawings, and the Property is to be postponed until January MHRB meeting. Architect apologizes for dropping the ball, & forgiven.

Nov 25 MCCSD reviews the hydrology study and independent review and approve results.

Dec 4, revised drawings submitted to Julia in Ft. Bragg

Dec 14, I email Julia to see if she's had a chance to review the plans that were submitted.

Dec 19 I email Julia to verify I'm on for January's meeting.

Dec 23 Julia responds that she received them in Ukiah on Dec 12, and would like more time to review them, pushing the next MHRB appearance to Feb 2020.

Dec 26 I ask to set up a meeting to get together with Mike Oliphant to discuss simply fixing it.

Jan 6, Meeting with Mike was supposed to happen, but couldn't be confirmed. I am not doing that again...

January 9 Julia responds she was in a mediation and trainings.

Jan 17, Julia completes the staff report and says she's still waiting for definitive answer on the 50% needs to be salvaged question from County Counsel

I reply:

It seems counter intuitive that the filed application would be held to a standard other than at the date of the application. Imposing this standard on my application would mean that every application would then be held to the most current code standards, and therefor require all applicants make a stream of edits at the eve of every code change. I disagree with this logic.

Jan 21, Julia, Oliphant and I meet to discuss what applying for a rebuild of the property in its 'as-is' with like materials. Mike says it would be fine, and to start with the foundation. I decide that fixing how it is now is not in the best interest of the property (antiquated outlets are fire hazards), or the town (flat asphalt roofing looks terrible), or my family (unhealthy materials).

Jan 28, I reach out to find out about county counsel's opinion.

Jan 31, Julia states they feel since the application was not granted, today's codes apply.

Feb 2, and 3rd emails are clarifying what conditions are being proposed last minute.

Feb 3 MHRB (Third meeting) At first votes were Two yes, Two no, and if Diedre Lamb (a 'No') had any moral fiber, she would have recused herself for being both a direct neighbor, and close

friends with my adjacent neighbors who were vehemently against change. A vote of 'no' was disguised as a 'yes' because the 50% condition is impossible. (See pictures in attachment 6) Prior to 11 days, I file an appeal to this condition hoping BOS would want IIA property revived. Feb 5, A new "For-Sale" sign is installed out front giving the world more opportunity to step up. Feb 21, I email to find out what's happening, Julia informs me the earliest is May 19th My daughters graduation in Arizona was at the same time. Budget hearings pushed the next available time for the BOS to meet to July 14th and here we are.

No one wants this project. I am not going take one step down an unrealistic path with no chance of success. My architect was very clear at the last meeting in saying that 50% is not salvageable.

Diedre Lamb doesn't own the home she lives at in the district. We are both in the same profession, and it makes sense that she would be intimidated by my entry into her market as I am extremely successful as a service provider. She walks her dog in front of my property every day.

The addition was built on the setback line over 130 years ago, and documented (Sanborn map). It makes no sense for a property that looks this bad, and be in a designated historic location, to receive this degree of opposition to revitalization.

What I would love from the BOS is to reverse the decision to include the condition of 50%.

I believe I can keep 75% of the walls of the residence by keeping the good redwood, brace the timber so that it can remain standing, and add new pieces so that the wall can meet today's code. I can salvage door knobs, sinks, window panes, and many other pieces. Salvaging stretches of wire to keep the "50%" makes no sense. If the BOS can see the big picture, then Mendocino saves the Ferro/Portuguese Fisherman's house in their portfolio of antique residences.

...That can happen!