



Mendocino County

Legislation Text

File #: 16-758, **Version:** 1

To: Board of Supervisors

From: Planning and Building Services

Meeting Date: July 18, 2016

Department Contact: Juliana Cherry

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Item Type: Noticed Public Hearing

Time Allocated for Item: 15 Minutes

Agenda Title:

Noticed Public Hearing - Discussion and Possible Denial of Appeal by Kelly and Michael Barrett of Mendocino Historical Review Board (MHRB) Approval of MHRB Permit 2015-0022, Requesting Reconsideration of a Proposed 93-Square-Foot Addition to an Existing 176-Square-Foot Tool Shed, Located at 45141 Calpella Street in Mendocino, CA

Recommended Action/Motion:

Deny the appeal by Kelly and Michael Barrett and affirm MHRB's determination to exclude the proposed addition to the tool shed, located at 45141 Calpella Street in Mendocino from MHRB Permit 2015-0022.

Previous Board/Board Committee Actions:

The Board adopted Ordinance 1075A and established the Mendocino Historical Preservation District. Subsequently, the Board adopted a segmented Mendocino Town Local Coastal Program that includes goals and policies specified for the Town of Mendocino, a historic district, and includes Chapter 20.760 *Historical Preservation District for the Town of Mendocino* of Division III of Title 20 of the Mendocino County Code.

Summary of Request:

On April 13, 2016, and on behalf of the property owners, Kelly and Michael Barrett, Kelly Grimes filed an appeal of the approved MHRB Permit 2015-0022, which allows for a variety of site renovations but excluded a proposed addition to an existing tool shed.

Mendocino Historical Review Board approved MHRB Permit 2015-0022 to renovate an existing 12.3 by 14.3-foot Tool Shed without the proposed addition; allow an easterly side yard reduction to 1.75-feet; relocate and bury a water storage tank; renovate and add approximate 152 square-feet to an existing Pump House; remove a portion of concrete patio; remodel the existing house by adding a gabled dormer, a second-floor deck, and 120 square-feet of floor area to the existing ground-floor Mudroom; and replace windows, doors, and reveal horizontal siding on the south-facing facade of the house. The property owner is charged to repurpose and reuse existing wood siding to the maximum extent feasible.

A proposed 93-square-foot addition to the Tool Shed was not approved, because MHRB found it to be a significant alteration to an existing historic structure. The design of the proposed addition is not compatible with surrounding historic setting, does not harmonize with other structures within the District, and detracts

from the appearance of a district where out-buildings, such as pump houses, carriage houses, tool sheds, and others, contribute to the cultural significance of the Historical Preservation District. While the appellant states the project satisfies required findings for project approval, no additional information has been given to support this assertion. Consequently, Staff recommends the Board uphold the MHRB action and deny the appeal.

Alternative Action/Motion:

Grant the appeal and direct staff to prepare findings.

Supplemental Information Available Online at: www.co.mendocino.ca.us/planning

Fiscal Impact:

Source of Funding: N/A

Budgeted in Current F/Y: No

Current F/Y Cost: N/A

Annual Recurring Cost: N/A

Supervisory District: District 5

Vote Requirement: Majority

Agreement/Resolution/Ordinance Approved by County Counsel: N/A

CEO Liaison: Christopher Shaver, Deputy CEO

CEO Review: Yes

Comments: