



---

**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

---

**JULY 11, 2016  
MHRB\_2016-0014**

---

**OWNER:** HILDEGARDE H HEIDT TTEE  
PO BOX 980  
MENDOCINO, CA 95460

**APPLICANT:** MADELINE A HURST AND ERIN EVANS  
PO BOX 1945  
MENDOCINO, CA 95460

**AGENT:** BILL IMHOFF  
PO BOX 980  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:** A Mendocino Historical Review Board Permit request to hang a new 4-square-foot-sign (Yoga Shine) from an existing wrought iron bracket with hooks. Note: The site is listed as a Category 11b historic resource where the building is historically important and the semi-bungalow built architecture, is historic by age and design in Mendocino.

**STREET ADDRESS:** 45050 Albion Street, Mendocino (APN 119-238-09)

**PARCEL SIZE:** 0.3 acres or 1,200 square feet

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt - Class 11 categorical exemption for accessory structures such as on-premise signs.

**HISTORIC STRUCTURES:** On Site: Category IIb Alhambra Hotel  
North: Category III Seavey House circa 1900  
South: Mendocino Headlands State Park  
East: Category I Kelley Rental circa 1870, Kelley Pond,  
West: Category IIa 690 Main Street

---

**PAST MHRB PERMITS:** Thirty-one sign permits between 1985 and 2014. MHRB 2004-44 exterior lighting and railing. MHRB 2004-32 paint door.

**HISTORIC ORDINANCE STANDARDS:** The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications, including MCCZC III Sections 20.712 and 20.760.050; and Section 20.760.050(a) that reads *Signs should be made of wood.*

Relative to this application, the following issues are raised and should be addressed:

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

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Signs, page 10.

**APPLICABLE SECTIONS OF MENDOCINO COUNTY COASTAL ZONING CODE TITLE 20 – DIVISION III.**

Sec. 20.760.03 Work in Historical Zone A Requiring Approval

*(F) Construction, erection, installation, relocation or alteration of any outdoor advertising sign, whether lighted or unlighted, including new sign copy except as exempted in Section 20.760.040, and any indoor commercial self-contained lighted sign which is visible from a walkway normally used by the public;*

Sec. 20.760.050 Standards.

(8) Signs:

- (a) *Signs should be made of wood.*
- (b) *Only one (1) sign will be allowed per business when one (1) sign will suffice.*
- (c) *Use of a "directory" type sign is recommended for buildings containing more than one (1) business and using a common entrance.*
- (d) *Size, design and location of sign shall be in harmony with the building and surrounding buildings.*
- (e) *Signs shall not block public views or lines of sight. Signs flush to building are preferable; signs perpendicular to building are permitted under special circumstances.*

**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;  
The proposed sign is four square feet. It will be constructed from wood. The appearance and design of the proposed sign is in harmony with the exterior appearance and design of existing structures within the District.
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and  
Within the District signs are constructed from wood and painted; the sign will not detract from the appearance of other properties.

**STANDARD CONDITIONS:**

1. This action shall become final and effective on the 11<sup>th</sup> 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 have 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.

5. This permit for this sign is valid only for as long as this business is conducted at this location. The Review Board reserves the right to consider all aspects of any future changes to the sign, including size.

---

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 within 10 days of Review Board Action.

**COUNTY OF MENDOCINO  
DEPT. OF PLANNING & BUILDING  
SERVICES**

120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
Fax: 707-961-2427

Case No(s) MHRB 2016-0014  
Date Filed 5/5/2016  
Fee \$ 420.00  
Receipt No. 10964  
Received by RL

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant Erin Evans Madeline Hurst	Name of Property Owner(s) Bill Imhoff Hildegarde Heidt	Name of Agent N/A
Mailing Address PO box 1945 Mendocino, CA 95460 <u>email: yogashinemendocino@gmail.com</u>	Mailing Address	Mailing Address
Telephone Number <b>831-419-9730</b>	Telephone Number <b>707-734-0408</b>	Telephone Number
Assessor's Parcel Number(s) <u>119-238-0900</u>		
Parcel Size <u>1200</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 45050 Albion St, Mendocino	

**TYPE OF DEVELOPMENT**

(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

# PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

## 1. Describe your project in detail.

- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

New hanging sign for exterior of building

Mounting: from existing wrought iron hooks on front of building above front door on Albion St.

Material: wood

Dimensions: approx ~~24~~ x 24 in *diameter round*

Colors: oiled wood, white, assorted colors

COPY/WORDING:

Yoga Shine

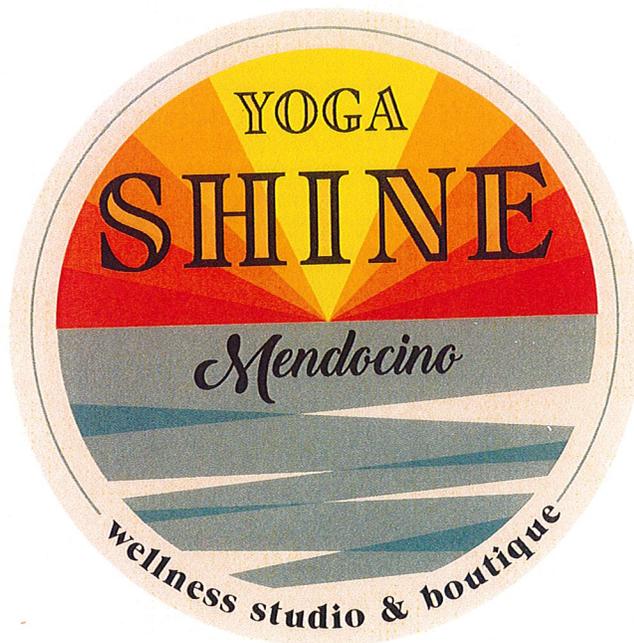
Mendocino

Wellness Studio+Boutique

## 2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? \_\_\_\_\_ sq. ft.
- What is the total floor area (internal) of all structures on the property? \_\_\_\_\_ sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? \_\_\_\_\_ sq. ft.

*If you need more room to answer any question, please attach additional sheets*



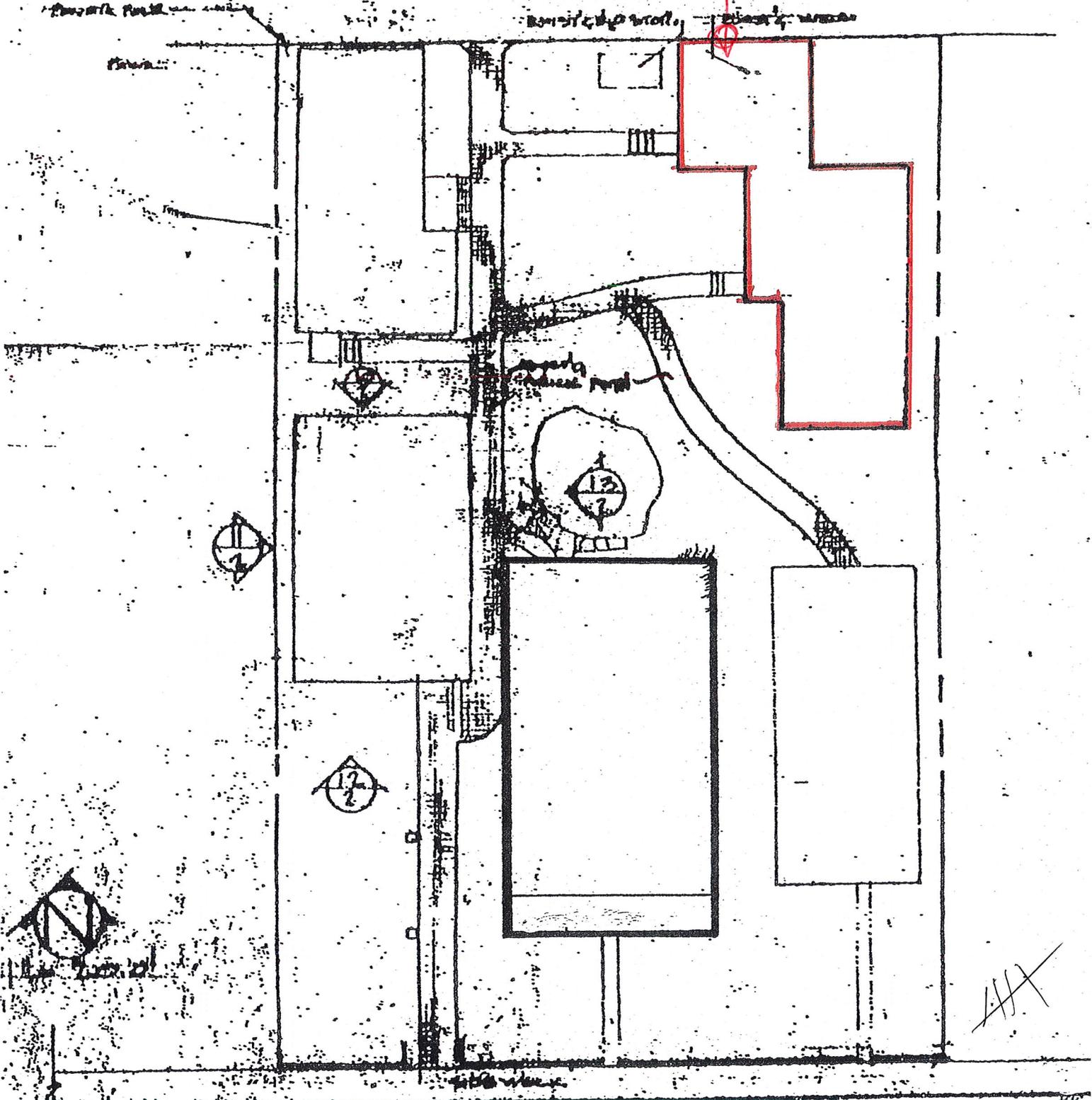
**RECEIVED**

MAY 23 2013

PLANNING & BUILDING SERV  
FORT BRAGG CA

ALBION STREET

sign hanging location



45050

MAIN STREET

EXHIBIT 'A'

# MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS  
JANUARY 23, 1995

The Publisher has caused this map to be printed and published for the purpose of showing the zoning districts and the boundaries of the same. The publisher is not responsible for any errors or omissions.

