



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MAY 2, 2016
MHRB_2016-0009**

OWNER BEAR FLAG MANAGEMENT LLC
PO BOX 396
MENDOCINO, CA 95460

APPLICANT: Cheryl Dennett
PO Box 320
MENDOCINO, CA 95460

AGENT: The Sign Shop
43197 Road 409
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A request for three signs: 1) a double sided 6.0 square foot (12" by 60") sign hanging from beam perpendicular to Main Street; 2) a 1.8 square foot sign located above back door; and 3) a 1.25 square foot sign located on walkway from Albion Street. All signs to have oak frames, dark blue background, gold letters and light blue stripes. Copy to read "OLD GOLD JEWELRY" or "OLD GOLD."

Note: The signs will be located on the front and rear of a Category IVa structure (Non-Historic - Reproductions or buildings constructed to resemble historic buildings).

STREET ADDRESS: 45090 MAIN ST, MENDOCINO AREA

PARCEL SIZE: 875 square feet (floor space)

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

HISTORIC STRUCTURES:
On Site: Category IVa, Non-Historic
North: Category I, Hesser House
South: State Park
East: Category I, Mendocino Hotel
West: Category IVa, Non-Historic

PAST MHRB PERMITS: 87-36 (sign), 88-10 (remodel), 88-34 (sign relocation), 89-20 (signs), 98-12 (sign), 00-05 (sign), 00-23 (exterior alteration), 00-45 (sign), 01-56 (sign), 2011-30 (sign).

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 | 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 MENDOCINO TOWN ZONING CODE: Chapter 20.712.015 Sign Standards

APPLICABLE SECTIONS OF MHRB GUIDELINES: Signs, page 10.

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

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.
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.

MAR 24 2016

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|---|---|
| <p align="center">COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES</p> <p align="center">120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p> | <p>Case No(s) <u>MHRB-2016-0009</u> <u>PLANNING & BUILDING SERV</u> <u>FORT BRAGG CA</u></p> |
| | <p>Date Filed _____</p> <p>Fee \$ <u>290.00</u></p> <p>Receipt No. <u>PRD10434</u></p> <p>Received by <u>R. LaPorte</u></p> <p align="right"><u>Office Use Only</u></p> |

MHRB APPLICATION FORM

| | | |
|---|---|---|
| Name of Applicant <u>Cheryl Dennett</u> | Name of Property Owner(s) <u>Eula Lenihan</u> | Name of Agent <u>The SIGN SHOP</u> |
| Mailing Address <u>BOX 320 MENDOCINO</u> | Mailing Address <u>511 Stuart St. Fort Bragg</u> | Mailing Address <u>43197 Rd. 409 Mendocino</u> |
| Telephone Number <u>357-3189</u> | Telephone Number <u>813-8119</u> | Telephone Number <u>964-0608</u> |
| Assessor's Parcel Number(s) <u>119.238.15</u> | | |
| Parcel Size <u>875</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres | Street Address of Project <u>45090 MAIN ST.</u> | |

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.

12" x 60" double sided sign hanging from beam perpendicular to street. Sign to have oak frame, dark blue background, gold letters and light blue stripes. Copy to read "OLD GOLD JEWELERS."

Other signs are above back door and on walkway from Albion St. Same colors and text as front entry sign

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

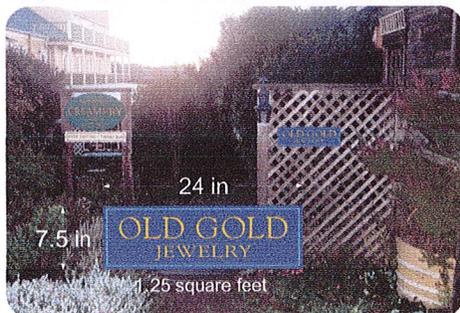
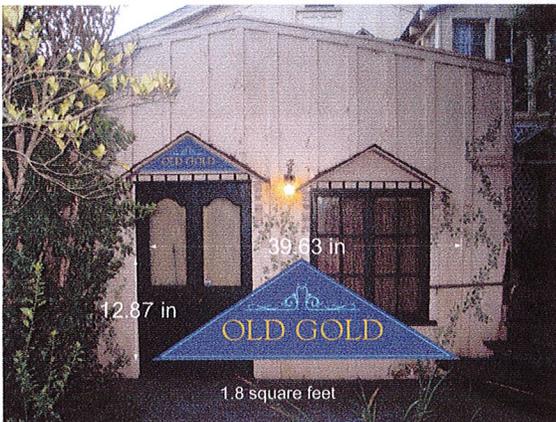
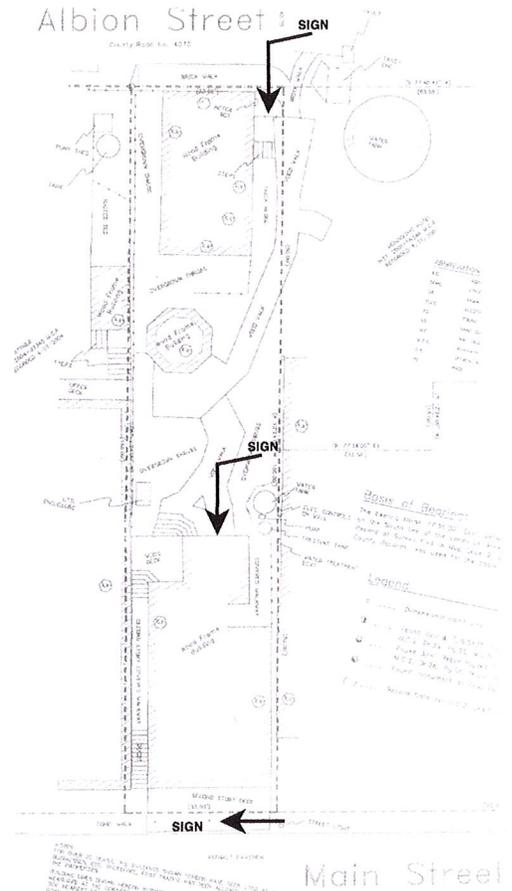
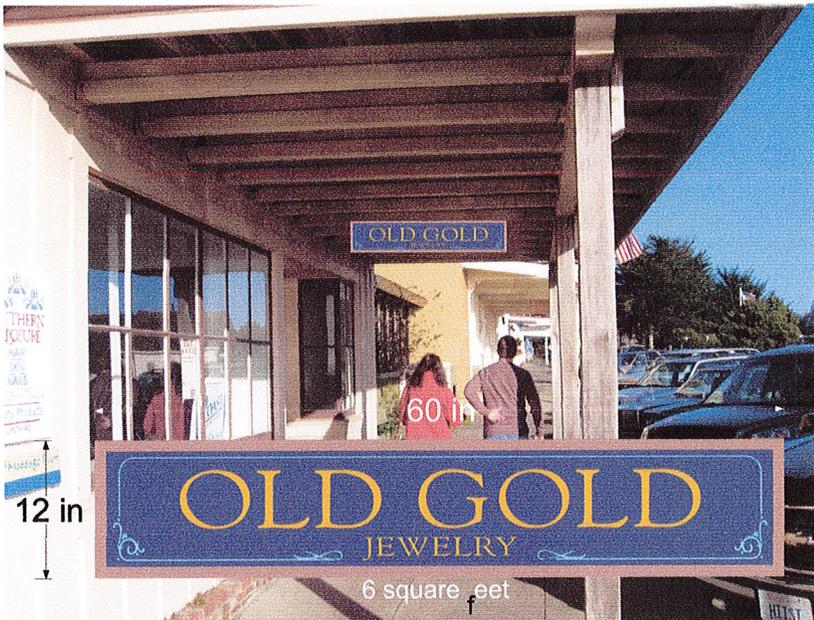


45090 Main St.
AP# 110-238-15

43197 Road 409
Mendocino

phone.. 707-964-0608
fax..

rick@mendosign.com
cont. lic.527921



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