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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**MAY 2, 2016  
MHRB\_2016-0010**

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**OWNER** PHILLIPS VAN L TTEE  
48345 DEERHAVEN WAY  
AGUANGA, CA 92536

**APPLICANT:** JANET SELF  
PO BOX 1603  
MENDOCINO, CA 95460

**AGENT:** THE SIGN SHOP  
43197 ROAD 409  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:** A request for a double faced painted wood sign hanging perpendicular to Kasten Street. Sign to have muddy red background with lettering in white with black outline and in gold. Sign copy to read "Flockworks artful community."  
  
Note: The building is not listed in the Inventory of Historic Structures (previously Lark in Morning building).

**STREET ADDRESS:** 10460 KASTEN ST, MENDOCINO AREA

**PARCEL SIZE:** 1091 square feet

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

**HISTORIC STRUCTURES:** On Site: Not listed (previously Lark in Morning building)  
North: Odd Fellows Hall (Category I)  
South: Non Historic (Category IVb)  
East: Heeser House (Category I)  
West: Dougherty House (Category I)

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**PAST MHRB PERMITS:** 85-69 (repaint sign), remodel, 89-13 (sign), 93-41 (sign), 08-09 (repaint)

**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:

- (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 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 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.

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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 2016-0010  
Date Filed 3/31/2016  
Fee \$ 420.00  
Receipt No. 10508  
Received by JFA

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant <u>Janet Self</u>	Name of Property Owner(s) <u>VAN PHILLIPS</u>	Name of Agent <u>THE SIGN SHOP</u>
Mailing Address <u>BOX 1603 MENDOCINO % FLOCKWORKS</u>	Mailing Address <u>33000 Navarro Ridge Rd. Albion</u>	Mailing Address <u>43197 Rd. 409 Mendo</u>
Telephone Number <u>937-2728</u>	Telephone Number <u>937-3337</u>	Telephone Number <u>964-0608</u>
Assessor's Parcel Number(s) <u>119 235 11</u>		
Parcel Size <u>480</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u><del>10460</del> Kasten 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.

24" x 36" Double faced painted wood sign hanging from bracket in location of previous signs on this site. Sign to read "FLOCKWORKS artful:community." Muddy red background, Flockworks in white with black outline, artful:community in gold, Frame white.

## 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*

