

AGENDA ITEM: A

HEARING DATE: January 5, 2015
Portion of request continued from October 6, 2014

OWNER: Bill Imhoff and Hildegarde Heidt
P.O. Box 980
Mendocino, CA 95460

APPLICANT: Sydelle Lapidus
P.O. Box 8089
Mendocino, CA 95460

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

PROJECT DESCRIPTION: Request to: ~~1) change copy on an existing 21" by 41" single sided sign at front entrance; 2) install a 9" by 28 1/4 " sign mounted on wall by rear entrance; and 3) paint sign posts white (same as building trim).~~ Signs to be on painted wood (black background with white and copper letters and copper block). All specifications per application.

STREET ADDRESS: 45050 Main Street, Suite B (APN: 119-238-09)

PAST MHRB PERMITS: MHRB 2000-52 sign; 2006-47 American Pie signs; 2009-22 Yarn Shop signs; 2013-09 Belgian Chocolate signs.

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:

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| 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 DESIGN GUIDELINES: Signs (page 10)

APPLICABLE SECTIONS OF MTZC DIV. III: 20.712 & 20.760.050

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 the 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.