

**OWNER:** ALAN CONE  
45066 UKIAH STREET  
MENDOCINO, CA 95460

**APPLICANT:** ROBYN LEEDS  
PO BOX 1216  
MENDOCINO, CA 95460

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

**PROJECT DESCRIPTION:** A request to: (1) Install a double-faced 18 by 48-inch painted wood sign that will dangle from and hang below an existing sign. The sign is to be painted black with white letters outlined with gold leaf. Sign to read "honey & ro". (2) Install a double-faced 11.25 by 36-inch painted wood sign that will dangle from and hang below the "honey & ro" proposed sign. The sign is to be painted white with black letters with a green floral design. Sign to read "The Flower Shop." (3) Replace a rotted planter box with a new wood box painted white measuring 7.5 by 24 by 18-inches and replace a broken bench with a new wood bench measuring 50 by 18 by 16-inches deep. Bench and planters sited as shown on plans.

**CEQA STATUS:** A Class 1 Categorical Exemption, per Section 15301.

**STREET ADDRESS:** 45066 Ukiah Street (APN: 119-233-09)

**PARCEL SIZE:** 12,000± sq. ft.

**HISTORIC STRUCTURES:**

On Site:	Beacon Building, Category I; Facade Easement
North:	Heeser's Field; Category I
South:	Heeser House; Category I
East:	N/H
West:	Remnants of 2 <sup>nd</sup> Odd Fellows Hall; Category IVb

---

**PAST MHRB PERMITS:** #86-35, 89-39, 90-18, 90-19, 91-34, 93-03, 93-09, 94-29, 94-35, 96-22, 97-14, 2000-52, 2007-23, 2007-02 and 2006-19 (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:

- |   |                      |
|---|----------------------|
| 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.

**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.

---

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 by the Clerk of the Board of Supervisors within 10 days of Review Board action.