

AGENDA ITEM: E

HEARING DATE: May 4, 2015

OWNER: ERNIE EGGER
P.O. BOX 1033
MENDOCINO, CA 95460

APPLICANT: NATHAN ANDERSON
P.O. BOX 313
ALBION, CA 95410

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

PROJECT DESCRIPTION: Mount an 18 by 48-inch double-faced, carved redwood sign using black steel brackets attached to the building facade. Carved and painted sign to read: "Anderson's Alternatives Native Wood Gallery Handcrafted Furniture" with a logo. The sign lettering would be painted green and white with the background stained dark brown. Logo depicts brown and green trees, and a blue and white globe.

STREET ADDRESS: 10550 Lansing Street (APN 119-160-31)

PARCEL SIZE: 0.25 Acres

HISTORIC STRUCTURES: On Site: Pete Anderson House, Category I
North: Unspecified, Category IVa & b
South: N/H, Category IVa
East: Mendosa's Store, Category I
Paddleford House, Category IIa
Priest's House, Category III
West: Unspecified, Category IIa
Unspecified, Category IVb

PAST MHRB PERMITS: 01-25 Painting; 01-28 water tank; 2001-30 sign; 2008-26 sign; 2009-19 electric meters; 2010-08 Voodoo Ink sign; 2012-02 Voodoo Ink sign relocation; 2013-03 Voodoo Ink sign relocation; 2013-11 Bloom Skin Care sign.

CEQA STATUS: A Class 1(g) Categorical Exemption, pursuant to Section 15301 for existing facilities, like a 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:

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
Landscaping	

APPLICABLE SECTIONS OF MHRB GUIDELINES: Signs (page 10).

APPLICABLE SECTIONS OF MCCZC Div. III: Chapter 20.712 *Signs* and Section 20.760.050 (A)(8) *Signs*.

STAFF ANALYSIS: The proposed signage complies with the zoning requirements pursuant to Chapter 20.712. Section 20.760.050(A)(8)(a) through (f). Mendocino Historic Preservation District sign standards are as follows:

- (a) *Signs should be made of wood.* The proposed sign is made of redwood.
- (b) *Only one (1) sign will be allowed per business when one (1) sign will suffice.* One sign is proposed for Anderson’s Alternatives’ Gallery.
- (c) *Use of a "directory" type sign is recommended for buildings containing more than one (1) business and using a common entrance.* This is the only business in the building. However, there are four additional businesses on the parcel (119-160-31); each operating from other buildings and each having discrete entrances.
- (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.* Proposed sign is perpendicular to the building and does not appear, based on the illustration provided by the applicant, to block public views or lines-of-sight.
- (f) *Signs advertising businesses outside of the Historic District or advertising local businesses not located on the same property are prohibited.* The proposed sign identifies the business located on-site.

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 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 (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.