**STAFF REPORT FOR MENDOCINO HISTORICAL REVIEW BOARD PERMIT** **MHRB #2015-20**
**AGENDA ITEM: B** **SEPTEMBER 14, 2015**

| | |
|---|---|
| **OWNER:** | BEACON PROPERTY ASSOCIATES<br>P.O. BOX 88<br>MENDOCINO, CA 95460 |
| **APPLICANT:** | JESSA EMILY JABULA<br>P.O. BOX 1951<br>MENDOCINO, CA 95460 |
| **AGENT:** | ALLAN CONE<br>P.O. BOX 88<br>MENDOCINO, CA 95460 |
| **PROJECT DESCRIPTION:** | A double sided, 20" by 30" redwood framed, painted wood sign. The sign will hang from a painted redwood post frame. The sign colors will be off white, sky blue and ruddy brown. Sign copy to read Lux body boutique. |
| **CEQA STATUS:** | A Class 1 Categorical Exemption, per Section 15301. |
| **STREET ADDRESS:** | 45062 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 2nd Odd Fellows Hall; Category IVb |

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**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, 2006-19 and 2015-03 (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
- Relationship of Building Masses and Open Spaces
- Relationship to Surrounding Structures
- Materials and Textures
- Architectural Details and Style
- Facade Treatment
- Proportions of Windows and Doors
- Landscaping
- Roof Shape
- ✓ Color(s)
- ✓ Sign Size
- ✓ Number of Signs
- ✓ Placement/Location
- Lighting
- Paving/Grading

**APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE:** Chapter 20.712 Sign Regulations

**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 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.

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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 by the Clerk of the Board of Supervisors 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) _____
Date Filed _____
Fee $ _____
Receipt No. _____
Received by _____

Office Use Only

# MHRB APPLICATION FORM

| Name of Applicant | Name of Property Owner(s) | Name of Agent |
|---|---|---|
| Jessa Emily Jabula | Beacon Property Associates | Allan Cone |
| **Mailing Address** | **Mailing Address** | **Mailing Address** |
| Po Box 1951 | PO Box 88 Mendo, CA 95460 | PO Box 88 Mendo, CA 95460 |
| **Telephone Number** | **Telephone Number** | **Telephone Number** |
| 310 776 0569 | 707-953-0257 | 707 953-0257 |

Assessor's Parcel Number(s)
119233 09

| Parcel Size | Street Address of Project |
|---|---|
| 12,196 ☑ Square Feet<br>_____ ☐ Acres | 45062 Ukiah St Mendo, CA 95460 |

## 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.

PROPOSED SIGN IS A DOUBLE-SIDED, 20" x 30" REDWOOD FRAMED, ~~CAST VINYL, PAINT, AND WOODEN~~ PAINTED WOOD (HH) SIGN.

THE SIGN WILL HANG FROM A PAINTED REDWOOD POST FRAME

COLORS

OFF WHITE, SKY BLUE & A RUDDY BROWN

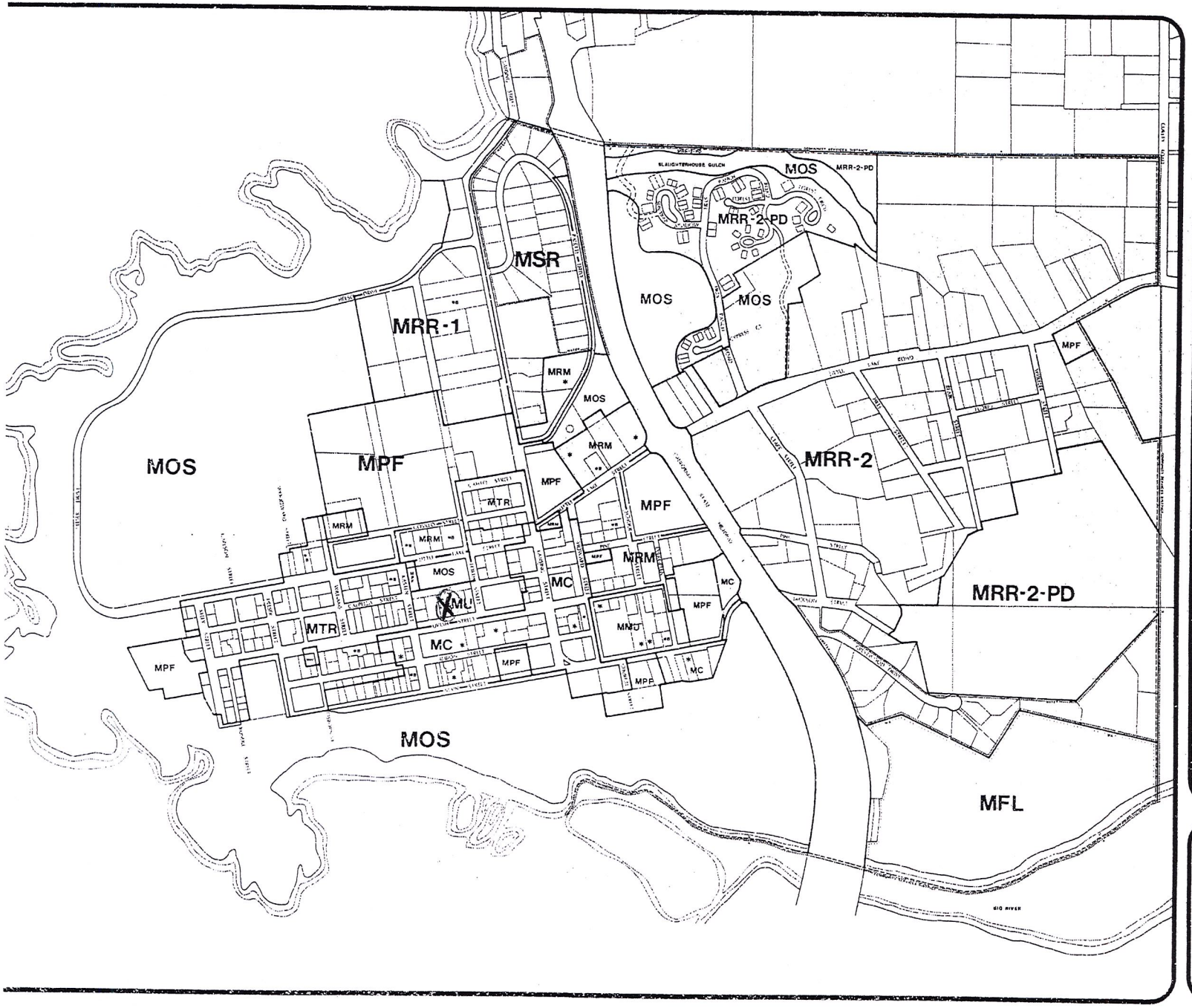
ALL CHOSEN WITH THE INTENTION OF COHESION WITH THE REST OF THE MENDOCINO BEACON BUILDING

(E.G. OFF WHITE EXTERIOR - SKY BLUE IN ORIGINAL SIGNAGE - RUDDY BROWN BRICKS)

**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.

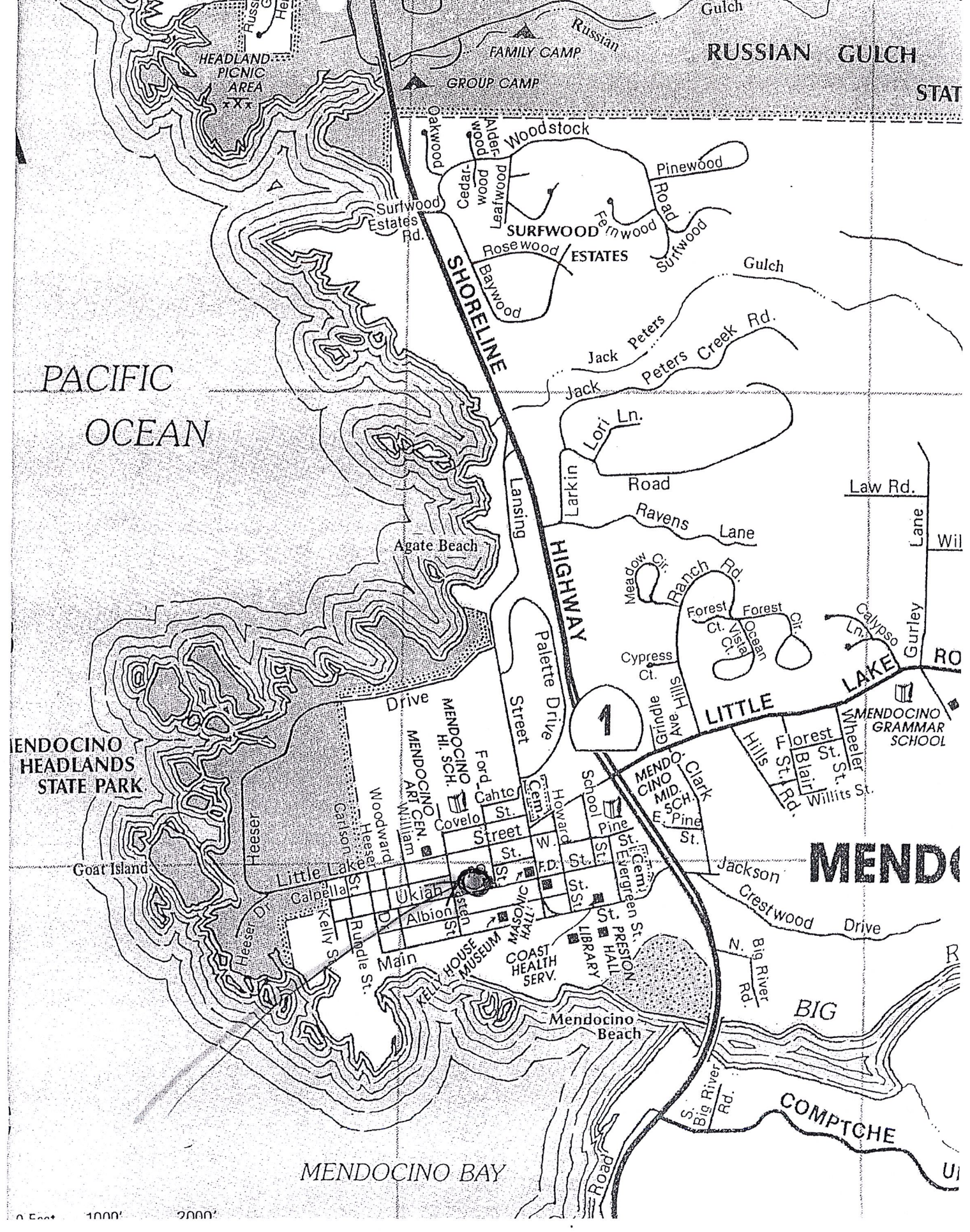
*If you need more room to answer any question, please attach additional sheets*




# MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS
January 23,1995

This publication was prepared with financial assistance from the U.S. Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration, under the provisions of the Federal Coastal Zone Management Act of 1972, as amended, and from the California Coastal Commission under the provisions of the Coastal Act of 1976.

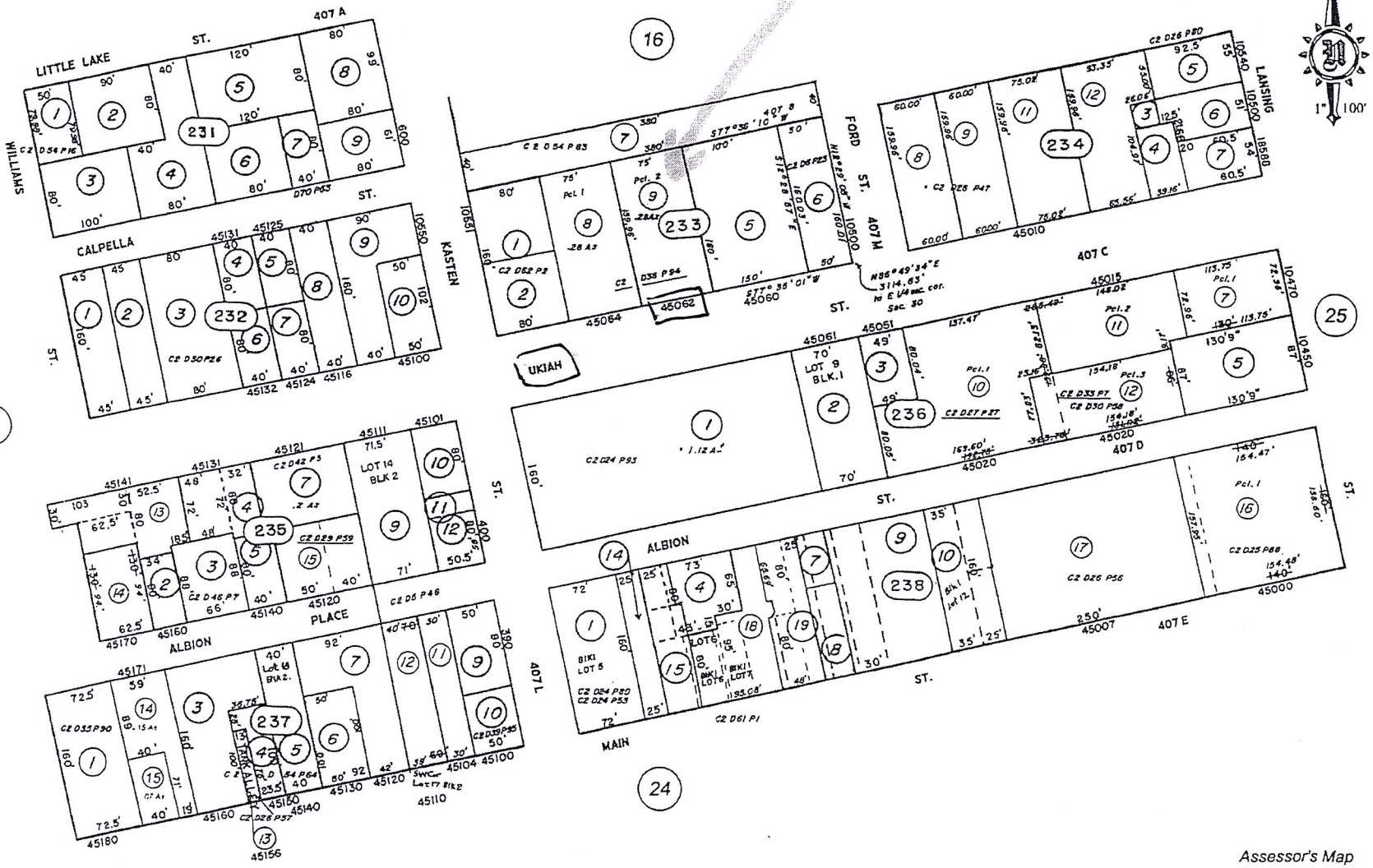


HEADLAND PICNIC AREA
FAMILY CAMP
GROUP CAMP
Russian
Gulch
RUSSIAN GULCH
STAT
Oakwood
Alderwood
Woodstock
Cedarwood
Leafwood
Pinewood
Road
Surfwood Estates Rd.
SURFWOOD ESTATES
Fernwood
Surfwood
Rosewood
Baywood
SHORELINE
Gulch
Jack Peters
Jack Peters Creek Rd.
PACIFIC OCEAN
Lori Ln.
Larkin
Road
Law Rd.
Ravens Lane
Lane
Wil
Lansing
Agate Beach
HIGHWAY
Meadow Cir.
Ranch Rd.
Forest Ct.
Forest Cir.
Vista Ct.
Ocean
Calypso Ln.
Gurley
Cypress Ct.
Palette Drive
Street
Drive
1
Grindle Ave.
Hills
LITTLE LAKE
RO
MENDOCINO GRAMMAR SCHOOL
MENDOCINO HEADLANDS STATE PARK
MENDOCINO HI. SCH.
MENDOCINO ART CEN.
Ford
Cahto
Cem.
Howard
School
MENDOCINO MID. SCH.
Clark
Hills
Florest St.
Blair St.
Wheeler St.
Willits St.
Heeser
Carlson
Woodward
Heeser
William
Covelo St.
Street
St.
W.
Pine St.
E. Pine St.
Goat Island
Little Lake
Calpella
St.
Ukiah
Albion
St.
F.D.
St.
Evergreen St.
Cem.
Jackson
MEND
Crestwood Drive
Heeser Dr.
Kelly St.
Rundle St.
Main
KELLY HOUSE MUSEUM
MASONIC HALL
COAST HEALTH SERV.
LIBRARY
PRESTON HALL
N. Big River Rd.
BIG
Mendocino Beach
S. Big River Rd.
COMPTCHE
MENDOCINO BAY
Road
0 Feet
1000'
2000'

119-233-09

# Mendocino Village

104-001 119 - 23




NOTE: This map was prepared for assessment purposes only.
No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
Updated October 26, 2007

Lux body boutique
20" x 30"
H x W
Proposed is a double-sided, 20" x 30" redwood framed, painted wooden sign. The sign will hang from a painted redwood post frame.
5 ft
3 ft.
2.5 ft
4 ft. garden frontage of sidewalk
5 ft. (from fence to brick sidewalk)

BRAGGADOON

SUBMIT ONLY ONE COPY

# CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Allan Cone — Owner/Authorized Agent — 5.11.15 — Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Kathy Oass to act as my representative and to bind me in all matters concerning this application.

Owner — 5.18.15 — Date

Allan Cone

# MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

| Name | Name | Name |
|---|---|---|
| Mailing Address | Mailing Address | Mailing Address |

**SUBMIT ONLY ONE COPY**

# INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3789, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

# INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: May 11/2015

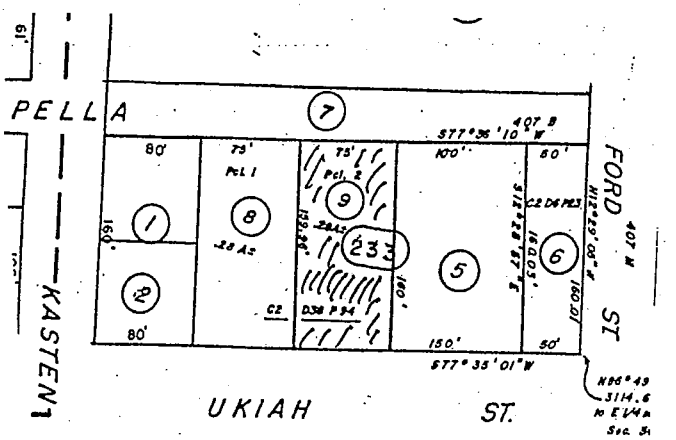
Applicant

Sverko, March 22, 1999
APN: 119-233-09
MHR: #62, Landmark No. I
119-233-08 is a vacant lot

BEACON BUILDING, 1872
45064 Ukiah Street

This building was surveyed by Stebbins/Bear dba MHR Inc., In May, 1976.

Wm. Heeser built this building following the disastrous fire of 1870, which destroyed his store business building on Heeser St. at Main Street.




It originally was a bank building, housing the Mendocino Bank of Commerce and the bank of Mendocino.

The first Mendocino newspaper was the Mendocino Dispatch, published by Matt Lynch from the 1860's until 1873, when he moved to Ukiah. He was followed by M. J. C. Galvin who launched the "West Coast Star" in 1874. In 1877, Galvin sold out to Wm. Heeser, and the first Mendocino Beacon was issued Oct. 6, 1877, and has been a weekly publication continuously since that time, with never an issue missed.

Oct. 6, 1877, Heeser added to the building on the west side.

Nov. 20, 1909, the Beacon and express office building has been raised and a new foundation placed under it. L Fred Smith is also laying a cement walk in front of the building this week.

Wm. Heeser son, August Heeser inherited the business and property in 1906, and operated it until his death in 1966. It was sold by his heir, Alfred A. Nichols in June 1976 to Biage Quattrocchi, who moved the publishing office to the west side of the building and operated an antique store in the main building .

119-233-09 con't
Quattrocchi, Dec. 28, 1976 **dedicated the front facade conservation easement to Mendocino Historical Research, Inc. in perpetuity, recorded Dec. 30, 1976, Bk 1069, Pg 525, #37349.**

In November 1972, a building permit was issued for remodeling, $3,000.

The newspaper itself was acquired by Mendocino Publishing Company who later sold to Donrey Publications, who currently own the Fort Bragg Advocate News, the Ukiah Daily Journal and the Mendocino Beacon.

4/4/1977, Biage Quattrocchi appl to MHRB to add eleven skylights and construct a balcony deck at the rear of the building (north side). App'd.

December, 1976, Don & Lee Burleson moved their art gallery into the east side of the building. In 1981, a foyer addition to the east side for the gallery, accessed by brick patio was presented.

**The Main Center commercial space of this building houses an old and historic walk in vault undoubtedly put in by Wm. Heeser before the turn of this century and while it was being used as a bank, which should be historically protected by all future owners.**

An office was also created in the upstairs, currently the office of Alan Cone.

Since the death of Don Bruce, 1997, I don't know who the current owners are, or if it is still Beacon Assoc's.

The Beacon building has housed various businesses since 1977.

Jan. 1986

TOWN OF MENDOCINO, Facade architectural easements granted to Mendocino Historical Research, Inc.

#1: Beacon Building - 1872 - APN: 119-233-09 45064 Ukiah Street

Front, south facing, facade granted to Mendocino Historical Research, Dec. 28, 1976 by Biage & June T. Quattrocchi

Recorded by County Recorder, Dec. 30, 1976, Book 1069, pg 525, #37349.

Facade easement granted in perpetuity.

#2: replaced by #3.

#3: Jarvis-Nichols Building, c1871, 45080 Main Street APN: 119-238-01

"all portions and facades of the Jarvis-Nichols Building fronting upon Main Street, Mendocino" (south facing facade) granted by Lois B. & Robert L. Raymond, in perpetuity to Mendocino Historical Research, Inc., Sept. 13, 1978 and recorded by County Recorder, Dec. 8, 1978, Book 1183, page 741, #25933.

#4: Cavanaugh House, c 1860, 44801 Main Street APN: 119-250-29

North and west facades granted to Mendocino Historical Research, Inc., for thirty years from Dec. 3, 1979, by Gary F. & Lana Ojendyk ... and re corded by County Recorder, Dec. 10, 1979, Book 1240, Page 64, #22593.

#5: MacCallum House, 1882/1908 45020 Albion St. APN: 119-236-10

"frontal portion of the building" granted by William J. Norris and Susan Norris, in perpetuity, on Jan. 3, 1980 and recorded by County Recorder on Jan. 11, 1980, Book 1243, page 518, # 603.

#6: Red Baptist Church Building, 1897, 45015 Ukiah St. APN 119-236-11

"frontal portion of the building" granted by William F. Norris and Susan J. Norris Jan. 3, 1980, and recorded by County Recorder Jan. 11, 1980, Bood 1243, pg 521 #604. "in perpetuity"



Jun 19 09 02:20p