



SUMMARY

OWNERS/ APPLICANTS: GRAHAM, ANTHONY E & MARY ANNE
PO BOX 109
MENDOCINO, CA 95460

AGENT: GRAHAM, ANTHONY
PO BOX 1095
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to locate a vintage, red British Telephone Box in a required parking area associated with Patterson's Pub. (Note: The site is designated a Category III historic resource. The architecture has been ostensibly altered, but the basic structure remains discernible.)

STREET ADDRESS: 10485 LANSING ST, MENDOCINO AREA

PARCEL SIZE: 0.14-acres

ENVIRONMENTAL DETERMINATION: A Class 3(e) Categorical Exemption from CEQA Categorically Exempt

HISTORIC STRUCTURES: Site: Priest's House, Category III, 601 Lansing Street (APN 119-150-06)
South: J.D. Johnson, Category IIa, Ukiah Street (APN 119-150-07)
South: Stauer Building, Category I, Lansing Street (APN 119-150-07)
South: Old Bakery Building, Category I, 531 Lansing Street (APN 119-150-07)
West: Masonic Hall, Category I, Lansing Street (APN 119-234-07)
West: H, Category IIa, Lansing Street (APN 119-160-31)
North: Paddleford House, Category IIa, Howard Street (APN 119-150-05)
North: Mendosa's Store, Category I, Lansing Street (APN 119-150-04)
East: Walsh-Doolittle House, Category I, Ukiah Street (APN 119-150-08)

PAST MHRB PERMITS: MHRB 1988-09 Sign, MHRB 1993-24 Patterson's Pub (sign, ramp, and parking), MHRB 1997-24 Exterior Lighting, and MHRB 2015-01 Tree Removal.

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: Section VII Structural Guidelines BUILDING DESIGN: Exterior Building Materials (pages 7-8) and OTHER STRUCTURES (page 10). Section VIII NON-STRUCTURAL GUIDELINES, including UTILITY SERVICES (page 11), EXTERIOR PAINTING (page 11), and PARKING, ACCESS AND EGRESS (page 12).

STAFF NOTES: The project site is located within the Commercial (C:U) Land Use designation and Mendocino Commercial (MC:12K) Zoning District. The request is to install a vintage, red British Telephone Box (or Telephone Booth, *as it is called on this side of the Pond*) within an existing parking area located at 10485 Lansing Street. MHRB Permit 1993-24¹ granted the designated parking areas and U-1993-01² granted the land use with specified conditions. The project is subject to the development standards listed in Table 1.

MTZC Section	MC District Regulation	Proposed
20.664.035 Minimum Front and Rear Yards	None	None
20.664.040 Minimum Side Yard	None	None
20.664.050 Maximum Height	28-feet	18.9-feet
20.664.055 Minimum Vehicle Parking	five spaces	five spaces by U-1993-01

The land use, which would be a pay phone, is permitted as an accessory use to a commercial business. The location and display of the telephone booth requires an approved MHRB Permit. In 1993, the Review Board considered a request for a British Telephone Box at a similar location and excluded it from the approval of MHRB 1993-24.

The published purpose of the Historical Preservation District provides suitable direction regarding the proposed British Telephone Box installation.³ Staff recommends denial of the application, because a traditional British Telephone Box is inconsistent with a number of the 1987 Mendocino Historical Review Board Design Guidelines and the purpose of the Mendocino Historical Preservation District.

¹ MHRB-1993-24 Permit is granted to (1) install a six-square-foot sign..., (2) install a brick path and handicapped ramp at the front entrance of the building, (3) install lighting to illuminate the sign, handicapped ramp, and parking area; (4) provide a crushed rock parking area at the rear of the site; (5) modify an existing parking space in the front portion of the site to accommodate handicapped parking; (6) enclose an existing storage area under the back stairs and to re-roof and re-side the existing storage shed behind the building using materials to match the existing roofing and siding on the property located at 10485 Lansing Street.

² U-1993-01 requested a major use permit to convert an existing 1,727-square-foot retail store into a drinking establishment (Irish Pub). Condition 8 of the use permit request "Off-street parking areas shall be installed and appropriately marked and identified prior to occupancy of the drinking establishment.

³ MTZC Section 20.760.005 Purpose reads, "The Board of Supervisors of the County of Mendocino find and declare that the Town of Mendocino and its immediate environs represents a unique and outstanding example of early California architecture and town development associated with the redwood lumber industry along the Mendocino Coast in the last half of the 19th century. The Town of Mendocino exhibits those qualities typical of a small Northern California coastal lumber town from that era by combining a balance of residential and commercial development with the forces of nature and the natural environment.

This Board further finds that much of the unique character of this community rests with the style of architecture which dominates the town and which is representative of early northern California architecture, to the extent that it has achieved recognition by being placed on the National Register of Historic Places. This character is reflected by the Town's distinctive mixture of weathered wooden commercial and residential structures sited to allow some unobstructed views of the ocean, bay and river from public streets, by the balance of the size and scale of its buildings, by its foot paths and back streets, by the presence of native vegetation, and by the architectural mix of its structures which contributes to the historical quality of the community.

Therefore, the Board finds that a Historical Preservation District is needed to preserve the architecture and character of this community. It further finds that the preservation of many buildings, representative of early northern California architecture within the Town of Mendocino is essential to the economic and cultural development of Mendocino, and to the economy of the Town and of the County, which is in large measure based on tourism and visitors who have been attracted to the town in substantial numbers."

Staff recommends that the Review Board consider adopted design guidelines, related to the following topic areas: Exterior Building Materials, Other Structures, Utility Services, Exterior Painting, and Parking, Access and Egress.

Building Materials.ⁱ While the building materials section of the guidelines does not specify structural design guidelines for telephone booths, it does provide insight about why some materials are preferred. The period of significance for the Historical District is from 1850 to 1900 and it is building materials that harmonize with historic structures from this time that are recommended.

Other Structures.ⁱⁱ While the “other structures” section of guidelines does not specify structural guidelines for telephone booths, it does provide some parameters for consideration. Other structures are required to garner Review Board approval prior to installation.

Utility Services.ⁱⁱⁱ This non-structural guideline directs that “installations should be effectively screened from public view wherever possible.” The applicant could provide examples of how the proposed British Telephone Box would be effectively screened from public view.

Exterior Painting.^{iv} While the exterior painting section of the guidelines does not specify the color of telephone booths, it does lend to seeking Review Board approval for changes in color. The applicant is proposing to install a traditional British Telephone Box, which would be red in color.

Parking, Access and Egress.^v Conditions of Major Use Permit U-1993-01 requires five off-street parking spaces on site at 10485 Lansing Street. Of the five required spaces, two have access from Lansing Street and are tandem in orientation. The space closest to Lansing Street is set aside for required handicapped parking. The proposed location for the telephone booth is not suitable, because of established conditions of the major use permit and MHRB Permit 1993-24. An alternate location would need to be proposed for the telephone booth. If the applicant chooses to seek a location in the public right-of-way, then the property owner shall be required to attain an encroachment permit from the Department of Transportation.

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings pursuant with Section 20.760.065:

(A) *The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure.*

The exterior appearance of a traditional British Telephone Box does not harmonize with the exterior appearance and design of adjacent structures, which are from the late nineteenth century development within the Town of Mendocino.

(B) *The appearance of the proposed work will not detract from the appearance of other property within the District.*

The appearance of a traditional British Telephone Box would detract from the appearance of other property within the District, which are noted as significant historic resources, such as the Stauer Building, the Old Bakery Building, Masonic Hall, Mendosa’s Store, and Walsh-Doolittle House. The proposed British Telephone Box could lend a false sense of history regarding development within the historic district.

(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.*

The proposed work does not consist of alterations or demolition of any existing structure, but the proposed location of the British Telephone Box would encroach on required off-street parking area.

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.

ⁱ Mendocino Historic[a] Review Board Design Guidelines. 1987. VII STRUCTURAL GUIDELINES. BUILDING DESIGN 3 Exterior Building Materials. Pages 7-8.

ⁱⁱ Mendocino Historic[a] Review Board Design Guidelines. 1987. VIII NON-STRUCTURAL GUIDELINES. OTHER STRUCTURES. Page 10.

ⁱⁱⁱ Mendocino Historic[a] Review Board Design Guidelines. 1987. VIII NON-STRUCTURAL GUIDELINES. UTILITY SERVICES. Page 11.

^{iv} Mendocino Historic[a] Review Board Design Guidelines. 1987. VIII NON-STRUCTURAL GUIDELINES. EXTERIOR PAINTING. Page 11.

^v Mendocino Historic[a] Review Board Design Guidelines. 1987. VII I NON-STRUCTURAL GUIDELINES. PARKING, ACCESS AND EGRESS. Page 12.

Per Eleanor F. Sverko, Oct. 17, 1989

APN: 119-150-06
MHR: E--39 III
10485 Lansing Street

“PRIEST’S HOUSE”

(Now owned by Anthony Graham and operated as “Patterson’s Pub”)

This Catholic Parsonage house was built by the Catholic Church in 1866.

In early ¹⁸⁸⁸1988, August Rahlves and his wife, Annie Pellet Rahlves owned property on the east side of Lansing Street in what is now the cemetery. S. W. Hills and W. H. Kelly held the mortgage. In 1988, the Catholic Priest, Rev. P. W. Riordan assumed that mortgage, and took over that property ... at the same time selling this parsonage to the Rahlves for \$1.00 (Co records, Bk 43, pg 234). Legal description attached indicates this lot at that time was 65.6' on the east line of Lansing Street. It is now 39.5' by 150' deep.

Rahlves also owned a house on property on Cahto Street which the church took over.

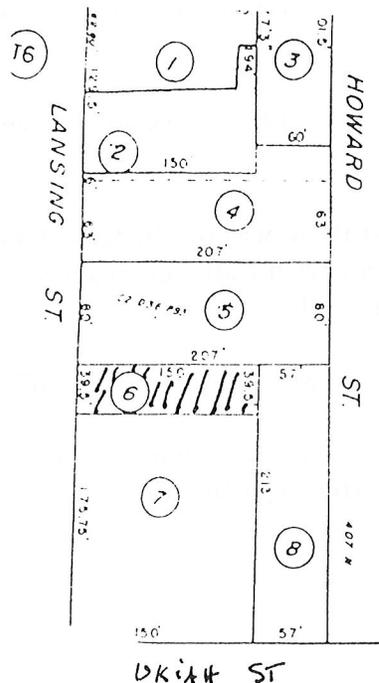
See File 119-140-26 for legal description.

10/7/1893 A. D. C. Rahlves to J. J. Lima, \$1500.00.

4/24/1897, J. J. Lima to Mrs. Nellie Stauer, \$1900.

Did Mrs. Stauer then later sell it to Edward Ludwig Hansen?? A legal notice in the mendocino Beacon of Jan. 15, 1921, offers this property for sale in the settlement of the estate of Hansen, and the legal description describes this property. It was reported to be purchased by J. D. Johnson. His offer was \$875.00. The lot at this time measured 39.5' on Lansing Street and 150 feet deep.

Sometime later, (not yet researched) this property was acquired by John S. Mendosa, and he made his home here, renting out the “Williams House” ... In 1940 John Mendosa married again, and built a new home on a part of the Byrnes property at 44560 Little Lake Road, and he then sold the parsonage house on Lansing Street to his good friend, Louis Vieira. John Mendosa died in 1978, and Louis Vieira sold this parsonage property and moved into the John Mendosa home on Little Lake Road.



Priest House 119-150-06 10485 Lansing

2/9/1888 Rev. P. W. Riordan to August D.C. Rhalves
and wife Annie Pellet Rhalves, \$1.00 plus deed to
following property

Point of beginning, At old schoolhouse on Lansing
Street, n.w. corner on the east line of Lansing
St., then north 65'6" to the sw corner of the
Walsh lot, then east on the south line of Walsh
lot 150'6", then south 65'6" to the east corner
of old school house lot, then west on the north
line of school house lot, 150'6" to the
east line of Lansing St., said lot being known as
the Catholic Parsonage lot, with all
appurtances thereon.

*Lot is now 39.5' instead of 65'6" as described
above.*

Be 43 pg 234

MENDOCINO BEACON, Jan. 15, 1921

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE

Notice is hereby given that the undersigned executor of the last will and testament of Edward Ludwig Hansen, deceased, judges it to be for the best interest of the estate of said decedent and of those interested therein that the real property hereinafter described be sold and that in pursuance thereof the undersigned executor as aforesaid will sell at private sale, in one parcel, to the highest bidder on the terms and condiditons hereinafter mentioned and subject to confirmation by the Superior Court of the State of California in and for the County of Mendocino, on or after the 31st day of January, 1921, all the right title and interest and estate of the said Edward Ludwig Hansen, deceased at the time of his death, in and to the real property hereinafter described, and all the right, title and interest that the said estate has by operation of law or otherwise, acquired other than or in addition to that of said deceased at the time of his death, of in and to that certain lot, piece, or parcel of land situate lying and being in the town of Mendocino, County of Mendocino, State of California, and more particulærly described as follows:

Lot in Mendocino, beginning at a point on the east line of Lansing Street, 175 3/4 feet northerly from its intersection with the north line of Ukiah street, running thence northerly 39 1/2 feet along Lansing Street, thence easterly at right angles 150 feet, thence southerly at right angles, 39 1/2 feet thence westerly at right angles, 150 feet to the point of beginning.

Together with the improvements thereon the above described premises, including the house thereon.

Terms and donditions of sale: Cash in lawful money of the United States of America; ten per cent of the purchase price to be paid at the time of sale.

All bids or offers must be in writing and may be left with the undersigned executor at his residence in the town of Caspar, in the County of Mendocino, State of California, or may be filed in the office of the Clerk of the Court aforesaid before date of sale.

Dated Jan. 8, 1921 FRED W. STICKNEY, as Executor
of the Last Will and Testament of Edward Ludwig Hansen,
deceased.

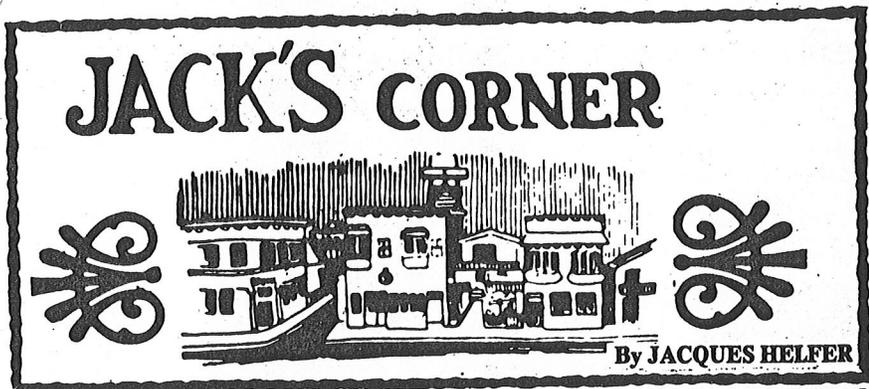
Jan. 15, 1921-Jan. 29, 1921

MHRB AGENDA Beacon, 1/4/1979 "Priests House"

Anthony E. Graham, 601 Lansing, 119-150-06
Permission to eliminate door and window on
rear elevation, lower floor and to add deck on
second level and stairway to deck, add three
dormer windows in roof line of the second floor,
south elevation plus door in rear of lower
floor, eliminate all windows on north elevation
eliminate rear section of house.

MENDOCINO BEACON, Thursday, August 23, 1979 - Section 1 Page 3

Justice Court on 119-150-07



It took about six months of hard work by Bob Nelson and his crew to complete the job, but the old Vierra House has now been completely reconstructed. Located just north of the Justice Court, this structure was originally built in 1866 as a Catholic rectory. In the more than a century that followed it gradually became pretty badly run down and worn out. Now the upstairs has been converted into a modern apartment, and the first floor houses a law library, two lawyers' offices and a nice reception area.

Congratulations to Attorney Anthony E. Graham for adding this good looking and useful building to our town. He occupies one office and Attorney Bart P. Kronfeld occupies the other.

MHRB AGENDA 11/3/1980

Anthony E. Graham, 601 Lansing St.
Renovate and enclose existing garage
adjacent to law office for use as storage
and work room.

7. **COASTAL PERMIT APPLICATIONS.** See AGENDA HEADINGS description on page 17. Some of the items appearing on the agenda below (Coastal Permit Applications) may be moved to the Consent Calendar for this area by the Executive Director. Refer to "COASTAL PERMIT APPLICATIONS" on page 17 for more information.
 - a. **Application No. 1-92-106 (Louisiana-Pacific, Humboldt Co.)** Application of Louisiana Pacific Corporation for 4,358-ft-long 36-in-diameter concrete-coated steel pipe and 852-ft-long diffuser, to extend marine outfall serving L-P Pulp Mill to reduce water quality impacts of effluent discharges, on sea bed, off of New Navy Base Road, Samoa Peninsula, Humboldt County. (RSM-E)
 - b. **Application No. 1-92-112 (Hunsinger, Humboldt Co.)** Application of Carlos Hunsinger to install 340-ft-long, 3-6 ft-deep and 1.5-ft-wide French drain from eastern lot line to edge of bluffs, lay 300-feet of flexible plastic line on surface to convey water from end of French drain to base of bluff, and remove up to 5 trees (over 3-in-diameter), on vacant residential lot, at 1804 Patricks Point Drive, Trinidad area, Humboldt County. (JJM-E)
 - c. **Application No. 1-93-33 (Riverside CSD, Humboldt Co.)** Application of Riverside Community Services District to replace and repair water lines along Port Kenyon Road, Meridian Road, and Centerville Road in Port Kenyon area, north of Ferndale, Humboldt County. (RSM-E)
8. **PERMIT AMENDMENTS.** See AGENDA HEADINGS description on page 17.
 - a. **Permit No. 1-90-62-A (Reservation Ranch, Del Norte Co.)** Request by Reservation Ranch to amend gravel extraction permit to allow temporary screening/crushing operation and temporary asphalt batch plant next to gravel stockpile area near Ranch Bar of Smith River, Del Norte County. (JJM-E)
 - b. **Permit No. 1-84-169-A3 (Humboldt Bay Harbor District, Humboldt Co.)** Request by Humboldt Bay Harbor District to adjust boundary lines of wildlife refuge area and construct freshwater pond and landscaped buffer for habitat enhancement for future National Weather Service Facility on Woodley Island, Eureka, Humboldt County. (RSM-E)
9. **FINDINGS.** See AGENDA HEADINGS description on page 17.
 - a. **Application No. 1-92-23-A (Wells & Healy, Mendocino Co.)** Peter Wells and Flurry Healy granted permit with conditions to relocate 20th unit of 20-unit inn to previously approved structure, convert parts of existing structure to guest lounge & conference area, and designate new leachfield for existing septic system, at 3790 Highway One, Albion, Mendocino County. (BVB-E)
10. **FEDERAL CONSISTENCY REPORT.** Report by Division Supervisor on Negative Determinations issued by federal consistency staff, and status report on other major non-energy federal consistency matters. (MPD-SF)
11. **FEDERAL CONSISTENCY.** See AGENDA HEADINGS description on page 17.
 - a. **CD-32-93 (Army Corps dredging, Morro Bay)** Consistency determination by U.S. Army Corps of Engineers for maintenance dredging with nearshore or surfzone disposal, Morro Bay, San Luis Obispo County. (JRR-SF)
 - b. **CD-34-93 (Nat'l Weather Service, Humboldt Co.)** Consistency determination by National Weather Service for weather forecast office on Woodley Island, Eureka, Humboldt County. (LJS-SF)

Future Meetings: The next meetings of the Coastal Commission will be August 10-13 in Long Beach, and September 14-17 in San Francisco.

banners that read "Fishing Not
Cate" and "No Fish No Taxes"
Priest" at the Noyo Bay Sunday
afternoon, while townspeople sang
and marched on the beach in a
demonstration to save the town's
salmon fishing season.

The event, played out before
heavy weekend traffic crossing the
Noyo Bridge, was attended by
around 125 people near the north
harbor jetty. The gathering ate
deviled eggs and cold cuts off
picnic tables, listened to country
and rock and roll tunes belted out
by a local duo, and waved signs
supporting the area's salmon fishing
fleet.

Public Works will get disaster relief funding to repair storm

By CHRISTIANE MCLEES
Of the Beacon

Senators Dianne Feinstein and
Barbara Boxer, both California
Democrats, announced last week
that the state will receive \$30
million in emergency funds from
the Department of Transportation to
use in road improvements for
damages caused by recent rain
storms across the state, but
Mendocino County Public Works
Director Budge Campbell had not
heard the news.

Campbell was happy about the
release of federal funds for some
repair of damaged county roads, but
said that it will take some time
before the money will trickle
through the bureaucracy.

Mendocino County roads
sustained damages in the amount of
\$4 million during this year's storms
and the Department of Public
Works has applied for emergency
funding to do the repairs. Some of
the funding can come from federal
agencies, such as the Federal
Emergency Management Agency
(FEMA) and Emergency Relief
(ER), other monies come from the
state's Natural Disaster Assistance
Act, depending on which roads are
eligible for which funding. The \$30
million released last week comes
from the ER, and Campbell has
asked that the county receive \$1.65
million over the next three years.
During earlier communication with
the administering agency Caltrans,
he was told that it is eligible for 88
percent of the total.

time at historic lows in the waters
around Fort Bragg, where salmon
has been the prime catch of a local
fleet for more than 100 years.

On Saturday, fishermen and others
involved with harbor industries met
with Rep. Hamburg.

The Congressman brought little
hope that prospects for a fishing
season would improve. Even so,
said Hamburg, the issue "has taken
more of my office's time than any
other

At a forum attended by about 100
people at the Senior Center Sunday,
commercial troller Mike Maahs
urged Hamburg to fight for a more
fair balance between instream

state clearly what he thinks of
proposed long-term increase in the
amount of Indian fishing allowed in
the Klamath River, which could
mean a long-term decrease in Fort
Bragg's fishing allotment.

Hamburg declined to make a
direct answer, saying instead he is
pressing federal agencies for
scientific evidence to support their
restrictions on fishing.

The Congressman reported that he
is getting ready to sponsor Ocean
Protection legislation which would
make it harder to restart oil
exploration off the California coast.
He has also signed onto a bill
supporting a "single-payer" national
health plan, as opposed to the
"managed competition" approach
favored by the Clinton
administration. Hamburg said a
government-run health program

eliminate the need for
health insurance and would
lower overhead costs than
healthcare organizations. He
hat rural areas like Fort
have no HMO's — the
f doctors meant to compete
e and service under the
d competition" scheme —

See HAMBURG On Page 12

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5-27-1993

Pub receives permit from Planning Commission

Tony Graham's plans to open an
Irish Pub on Lansing Street are
progressing with Thursday's
Planning Commission approval of a
major use permit.

Graham plans to convert the first
floor of the two-story building that
presently houses the Village Videot
into a tavern which will serve
Mendocino County microbreweries'
beers and county wines, as well as
European beers. He also proposes
to install a small parking lot,
accommodating three cars, in the
rear of the building. The second

story of the building is presently
used as a residence and will
continue to be used as such.

The permits Graham still needs to
go ahead with development are a
Coastal Development Permit from
the Coastal Commission, approval
from the Mendocino Historical
Review Board for a handicapped
access ramp, and a sign and a liquor
license from the state department of
Alcohol Beverage Control.

The MHRB is scheduled to hear
Graham's application on June 7.

MCCSD discusses assessment district formation tonight

A discussion regarding the
formation of an assessment district
tops the Mendocino City
Community Services District Board
of Directors agenda tonight.

After disappointing results from a
district survey of property owners
regarding their willingness to hook
up to a possible community water

system, the MCCSD board is
considering the formation of an
assessment district to support a
water system.

District legal counsel Jim Jackson
will present the board with the legal
ramifications of such a move and
explain how the process of
formation works.

Mendocino Historical Review Board

c/o Planning & Building Services

153 W. Spruce St.

Fort Bragg, CA 95437

964-5379



MENDOCINO HISTORICAL REVIEW BOARD

NOTICE OF PUBLIC HEARING

Monday, August 5, 1996 7:00 P.M.
Mendocino Community Center
School and Pine Streets

APPLICATIONS MAY BE REVIEWED AT MENDOCINO COMMUNITY CENTER

ORDER OF AGENDA

- | | |
|--------------------------------|------------------------------|
| I. Call to order | IX. Matters from the Board |
| II. Roll Call | A. Consider the Subcommittee |
| III. Approval of Minutes | Report for Response to |
| IV. Correspondence | Referral from Planning |
| V. Report from the Chair | Department of Mendocino |
| VI. Public Expression* | Center Associates Project |
| VII. Determination of Noticing | B. Establish Subcommittee to |
| VIII. Public Hearing Items** | draft response to Grand |
| | Jury Report |
| | X. Matters from Staff |

*PUBLIC EXPRESSION- The Board welcomes participation in the Board meetings. Comments shall be limited so that everyone may be heard. Items of public expression are limited to matters under the jurisdiction of the Board which are not on the posted agenda, and items which have not already been considered by the Board. The Board limits testimony on matters not on the agenda to 3 minutes per person and not more than 10 minutes for a proposed item on a subsequent agenda.

**PUBLIC HEARING ITEMS

NOTE: NO ACTION WILL BE TAKEN ON THE FOLLOWING ITEM DUE TO A LACK OF A QUORUM OF MHRB MEMBERS ELIGIBLE TO HEAR THE ITEM.

Continued Items

A. 96-04 (Graham)

The applicant proposes to 1) remove existing window at the east end of the north elevation of Patterson's Pub building and replace it with a wooden door and landing; 2) place a single black cast aluminum wall lantern next to the proposed door on north elevation of building; 3) construct a 6'11" high, 16' 6" wide board fence across the driveway; 4) place a 32" x 32" x 8' red cast iron London telephone booth adjacent to the proposed door on the north elevation of Patterson's Pub; 5) place nine (9) low voltage garden walkway lights in newly landscaped patio area; 6) place a 6' high, 10' long patio roof consisting of redwood posts and plastic corrugated roof between the driveway fence and the garage/storage building to cover barbecue area; 7) place a gas line along the south elevation of the garage/storage building for the barbecue grill. Situated at 10485 and 10490 Lansing Street, (APN 119-150-05 and 06).

cess of selling her old
ittle Lake Street, Category I
Mendoza's house, Priest's Home

al fair at the Art Center
tended and I hope that
made enough sales to
d profit. As usual there
f diversity; jewelry with
igns and gorgeous col-
wooden bowls, leather
n and on.

things being offered I
ully attracted to the pot-
y the Wax-Bing studio
Wax makes the pots on
and her husband Chris
s them memorable by
realistic sculptures of
landers or other crea-
ght the pieces with life-
ures of small frogs were
charming. These pleas-
roduce their distinctive
ere they live, at the
ch, a few miles north-
o. You can contact them
at (707) 895-2717 to
isit in order to see what
ey have on hand or to
a special piece.

ed over the selection of
frogs I couldn't help
g the popular talk show
o" Collins, a few years
ad a thing" for frogs, a
at seemed to be shared
his listeners.

ight Ch. 26 aired "The
d The Ecstasy" with
eston, being the story of
g of the ceiling of the
pel and I felt sorry, all
1, for the difficulties
elo endured in complet-
at work.

getting enough logs to keep operat-
ing. Three Timber Harvest Plans
have were approved by Forestry are
held up because of "frivolous law-
suits against CDF and G-P."

Ambrosini warns that those halted
plans, combined with any further
lawsuits that may occur, could lead
to extended layoffs at the Georgia-
Pacific mill. "We are not talking
about 130 people laid off for one to
two weeks like earlier this year. It
could be approximately 500 people
being laid off for up to 3 months."

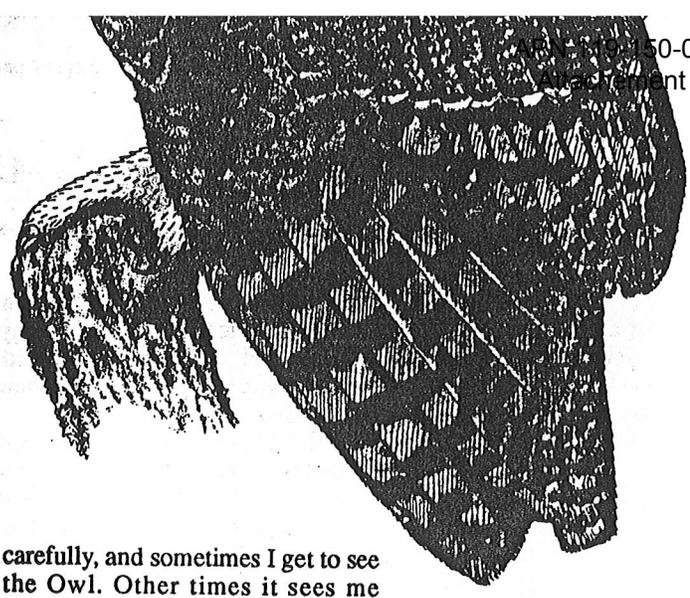
Ambrosini's letter concludes with
- "a small group of individuals are
jeopardizing the future livelihood of
thousands of people who rely on the
forest products industry in Mendoc-
cino County." ***

The 133 species of owls are found
around the world except in Antartic-
a and on a few isolated oceanic
islands. They have sometimes been
considered to be bad omens but
other people have thought them
unusually "wise."

As a child I had an autograph
book and one signer added the qua-
train: "A wise old owl lived in an
oak/ The more he saw the less he
spoke/ The less he spoke the more
he heard/ Why can't we be like that
old bird?" Words to live by.

The fierce Great Horned Owl
(shown) is large and conspicuous.
Sometimes its "ears" are held
upright. At other times they are laid
back.

In 1935, when we moved here
from Oakland, this was a moderate-
ly common bird, but I seldom see
one these days. What usually hap-
pens now is that the Steller Jays
locate one in the morning, perched
in a tree, and squawk at it. Hearing
the chorus I walk over, looking



carefully, and sometimes I get to see
the Owl. Other times it sees me
coming and flies away.

*** 8-19-1993

Stopped in at Patterson's Bar,
located just south of Mendoza's and
now under construction. Workmen
were putting down the flooring and
I was interested to learn that it is
Brazilian Cherry, a very dense, hard
wood, said to be nearly three times
as durable as oak. Besides that it is
beautiful, being straight-grained and
reddish in color. The wainscoting is
in, the Mahogany bar and back bar
are in (but protected by foam plastic
sheeting material to prevent damage
while work is going on), the walk-in
cooler is installed at the rear, the
handicapped ramp is installed at the
front entrance and so on. The target
date for completion of the work and
the opening is still Labor Day and it
looks as if the workmen will be able
to meet that deadline.

Tired of the non-activity following
his operation, Mitch Ortiz reopened
his barber shop and video-rental last

Wednesday, but he got tired and
gave up in mid-afternoon. The next
day was better and it looks as if he
will be close to 100 percent recov-
ered very soon.

The Perseid Meteor Shower was
not spectacular here. The clouds
cleared away early in the a.m. on
Thursday and I watched for about a
half hour. The high point for me
came when three meteors streaked
inside one minute. Mostly, however,
the intervals between meteors were
more like two to four minutes.

A rather interesting building
project is underway at the corner of
William and Calpella streets, just
down the block from the library.
Two local people, Domingo Valador
and Clytie Mathews, recall when
Iver Olsen lived there, many years
ago. Iver removed the second story
and roofed the first story. Now the
second story is being put back
again.

Berem 7/3/1996

119-150-06

Patterson's Pub
Patterson's Pub owner, Tony Graham, brought his own stenographer to track the proceedings with the review board and his nine-item application for changes to the exterior of the pub. He requested the board vote on all items of his application.

The review board, Grimes told Graham, could take no action because four of the items related to a planned beer garden, which had already been denied by the Mendocino County Planning Commission.

Graham asked the board to review and vote on the individual items on their own merit, without linking

them to an overall plan.

Graham asked board members Joan Curry and Kathleen Cameron to step down from his review process due to active involvement in the planning commission process. The commissioners last week modified a major use permit to allow the addition of a commercial kitchen, but not a requested "outdoor dining patio to an Irish Pub."

Curry joined the audience, Cameron did not, saying that rather than having initiated the written contact with the planning commission, she had responded to a regular query letter from the agency.

The items on the application not discussed at any length included; conversion of a side rear window into a door; a black cast aluminum wall lantern to be mounted near the door; placement of a red cast iron London telephone booth near the door; and three gas infrared patio heaters to be placed in the "landscaped/patio area."

Graham also advised the board that several items listed in the agenda were mistakenly placed there for review and were not in the jurisdiction of the review board. These items included a six-foot-high canopy between the driveway fence and the garage, and placement of the telephone booth in the side yard.

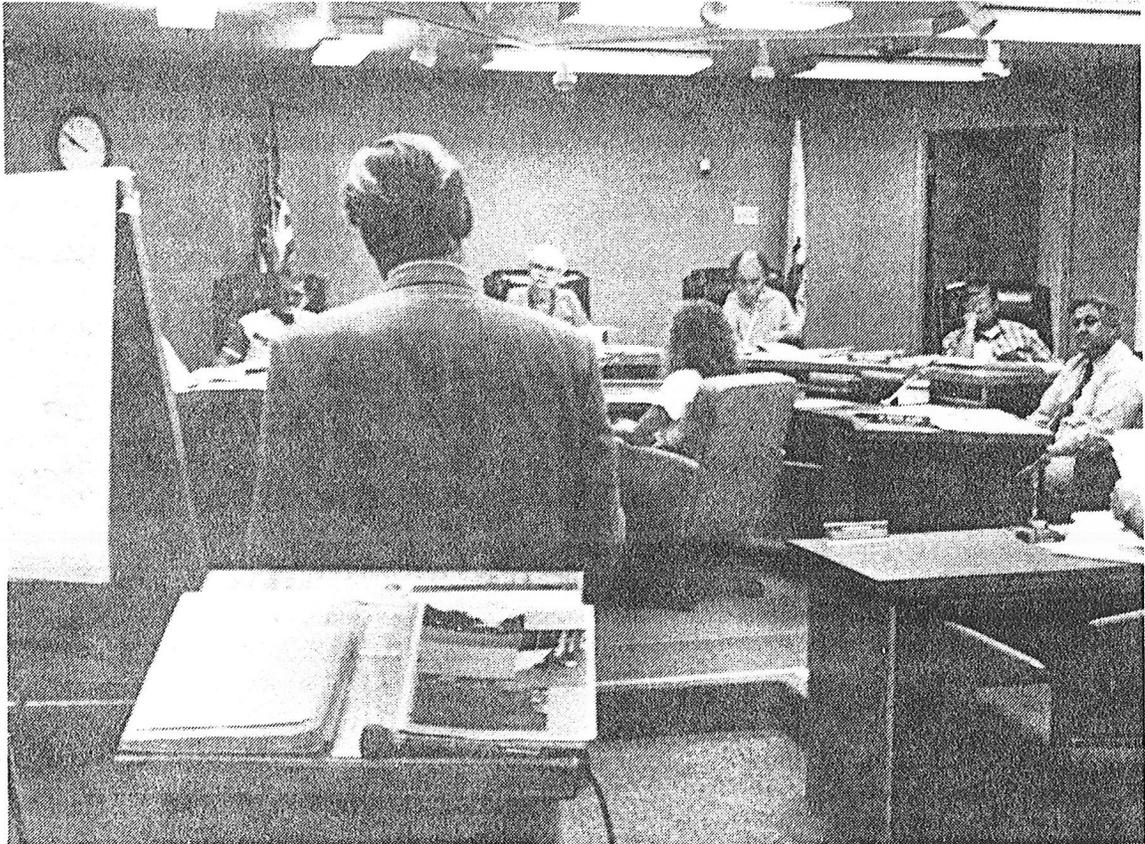
Graham also clarified to the board and audience that he did not need a building permit for the lawn or landscaping, or the installation of unconnected gas and electric lines. Berrigan verified that a building inspector and code enforcement officer had checked the contested work and found it unconnected.

Graham could have his planning department fee doubled, said Berrigan, for construction of a 6'11" board fence across the driveway. Graham said the fence was necessary to protect business stockpiles from theft, but he was willing to work with the board on modifying the height and outward appearance. He added that if he lowered the fence by 11 inches, he wouldn't need MHRB approval at all.

The last item on the application was to place a gas line along the south side of a garage for the barbecue grill. Graham reportedly applied for a building permit in 1994 for the external propane line, but never applied for MHRB approval as advised by the planning department.

"I really believe if the board enforces this against me, it is selective enforcement," he said, adding that the board would be opening a "Pandora's box" of violations around town because so many other external propane lines are without permits.

Graham stated his objection to a motion to continue the application, but agreed to work with Berrigan to resolve some of the issues discussed. The continuance motion passed 3-1, with Cameron casting the nay vote.



Patterson's Pub owner Tony Graham addresses the Board of Supervisors in Ukiah. Neil Boyle photo.

Supervisors tip in favor of beer garden

By NEIL BOYLE
Of the Beacon

The Mendocino County Board of Supervisors voted 5-0 to reverse a planning commission decision against the outdoor expansion of Patterson's Pub. Monday's full-house appeal in Ukiah included 24 people speaking for 4 1/2 hours.

A dozen residents of the neighborhood out back of the Lansing Street pub argued passionately against the beer garden on the grounds it would erode more of the residential character of Mendocino, particularly their own. A map with 16 homes highlighted in green showed the supervisors how united the neighborhood is on the issue.

"It's no longer a quiet, friendly pub," said Gail Daly. She and other neighbors told the supervisors that the reality of living near the pub included washing down vomit and urine, hearing fistfights, and one said she found panties on her deck one morning.

They submitted letters from other residents and downtown businesses concerned about the beer garden.

A dozen pub supporters, speaking every other

turn, argued passionately for the beer garden on the grounds it would add to the character of town, maybe even rid Lansing Street corners of riff-raff.

Outlook publisher Kent Wallace started out softly, praising the pub as a community meeting place, but ended by calling the garden's opponents "card carrying liberals" and "neo-prohibitionists." His comments drew guffaws from other supporters, and a rebuke from 5th District Supervisor Charles Peterson.

Along the way, speakers cited other outdoor businesses, the town plan, the Map Act, leases and licenses, youths and alcohol, the origins of litter, and who has garbage cans.

In the end, the supervisors said the issue was six picnic tables, laid some conditions on owner Tony Graham, and chided everybody for allowing the issue to polarize the community.

Conditions included in Supervisor Peterson's motion to approve the appeal included:

- The garden must close by 9 p.m. weekdays, and 10 p.m. on Friday and Saturday. The garden could be open by 11 a.m. all week.

Planning commission approves pub's kitchen, denies outside area

By NEIL BOYLE
Of the Beacon

Patterson's Pub won approval for an expanded kitchen, but its plans for a contested outdoor dining patio failed to muster the four votes needed for approval at the county Planning Commission hearing last Thursday in Ukiah.

Commissioners voted 5-0 to approve the expanded kitchen in a separate motion, and owner Tony Graham said he would appeal the denied portion of the application. Two commissioners were absent.

The empty lot between Mendosa's Hardware and Patterson's Pub has been double-fenced, landscaped and equipped with three picnic tables in the last month as part of a plan to offer outdoor access to the pub's patrons. Dueling petitions, for and against the expansion, circulated around town in the weeks leading to the hearing.

"I have over 700 signatures of support for the project, of which over 500 are coastal residents," said Graham. "Patterson's Pub is non-smoking inside for health and aesthetic reasons, it's voluntary on my part."

The garden would provide a sunny place for patrons, smokers and non-smokers alike, to relax with a beer and food, said Graham. He added that the hours the garden would be used would be restricted.

The expansion plans include an outdoor barbecue.

Written comments about noise were submitted at the hearing by the Mendocino Historical Review Board indicating that although the pub is in a commercial zone, use of the outdoor area may cause a disturbance for neighboring residences. The application did not

request music or outdoor entertainment, and the planning commission staff report states that noise levels should not be a problem.

The building housing Patterson's Pub is listed in the Town Plan Inventory of Historic Buildings as "Priest's House," a structure built in 1866. It is rated a Category-III structure, which refers to "architecture ostensibly altered but basic structure is still discernible."

Plans that include outdoor lighting and conversion of a side window to a door are on the agenda for Monday night's meeting of the Mendocino Historical Review Board. (See agenda on page 2).

A modification request to the pub's operating license from the state's Alcoholic Beverage Control Board has been filed, said ABC investigator Andrew Gomez.

"We're getting a strong response of letters from both sides, for and against," added Gomez. "The business has a conditional license that does not allow outside food. The owner has requested a modification of the condition."

Gomez said public input to the control board should be addressed to investigator Myron Guilford, 50 D Street, Santa Rosa, 95404.

Graham added that one concern mentioned at the Planning Commission hearing was young people who congregate nearby on the sidewalk in front of the bakery. He said there was support in the community for an ordinance to prohibit drinking in public, and that he and others were considering sponsoring such an ordinance.

A seven-member delegation opposed to the outdoor area presented planning commissioners



Michael Cerutti

Chef pilots pub's kitchen

Chef Michael Cerutti, in charge of the newly expanded kitchen at Patterson's Pub, is serving hearty lunches, light dinners daily, sushi and sashimi on Friday and Saturday nights.

Cerutti, who lives in Albion Village with his wife Suzannah and 10-year-old son Dominique, is a graduate of the California Culinary Academy in San Francisco. He has been a chef in the Virgin Islands, San Francisco and Maui.

Behind Cerutti in the photo above is the newly landscaped garden area which was denied a permit modification by the Planning Commission last week that would have opened it to patrons.

A similar modification to the pub's liquor license to allow outdoor food service is pending. The expansion plans include a proposal to convert the furthest window into a door.

with a petition with 97 signatures, of which a third were local, said Joan Curry. "The commissioners were less concerned with the number of signatures on the petitions than they were about what the locals felt," she added.

Graham said many of his supporters were local business and working

people who could not attend the hearing due to their work.

While walking in the garden on Monday, Patterson's Pub owner Michael Cerutti picked up an empty wine bottle near the fence: "This all this lot was before we fixed it up, an empty lot littered with cans and bottles."