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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**DEC 5, 2016  
MHRB\_2016-0026**

**STAFF REPORT FOR MENDOCINO HISTORIC REVIEW BOARD PERMIT**

**MHRB\_2016-0026**

**OWNER:** RAYMOND LOIS JEAN B TTEE  
322 GEORGE PL  
UKIAH, CA 95482

**APPLICANT:** DANIELLE FREY  
PO BOX 33  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:** A Mendocino Historical Review Board Permit request for a 6-square-foot double-sided wooden sign painted white, silver, and black colors and copy "Bloom skin makeup bridal." Note: The Kelly Pond, Kelly Rental, and a non-historic structure are listed in the Mendocino Town Plan Appendix Inventory of Historic Structures.

**STREET ADDRESS:** 45040 Main Street, Mendocino. APN 119-238-10.

**PARCEL SIZE:** 0.22 acre or 9,600-square-feet (60-feet by 160-feet)

**ENVIRONMENTAL DETERMINATION:** Class 11 categorical exemption for accessory structures such as on-premise signs Categorically Exempt

**HISTORIC STRUCTURES:**

- On Site: Category IVb Not Historic
- Category I Main Street (Kelley Rental)
- Category I Main Street (Kelley Pond)
- North: Category I 45020 Albion Street (MacCallum House)
- South: Mendocino Headlands State Park
- East: Category I Main Street (Kelley House)
- West: Category S/IIb 710 Main Street

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**PAST MHRB PERMITS:** Numerous: #2005-59 approved the Europa signs in Jan. 2006. #2008-39 approved The Mendocino Bath Company signs in Jan. 2009; 2009-13 Origin sign and 2013-16 Flow 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:

- |   |                      |
|---|----------------------|
| 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 p. 10 and Chapter 20.712 of Town Zoning Code.

**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. Alteration of an existing structure is not proposed.

**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 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) MHRB-2016-0026  
Date Filed 10/14/2016  
Fee \$ 290.00  
Receipt No. PRT. 2016-0026  
Received by RL

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant <u>Danielle Frey</u>	Name of Property Owner(s) <u>Lois Jean Raymond</u>	Name of Agent <u>The Sign Shop</u>
Mailing Address <u>PO Box 33 Mendocino CA 95460</u>	Mailing Address <u>7300 N. HWY 1 Box 629 Little River</u>	Mailing Address <u>43197 RD 409 Mendocino</u>
Telephone Number <u>(707) 671-6495</u>	Telephone Number <u>937-2216</u>	Telephone Number <u>964-0608</u>

Assessor's Parcel Number(s)  
119-238-10

Parcel Size <u>1000</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>45040 MAIN ST.</u>
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**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.



# MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS  
January 22, 1980



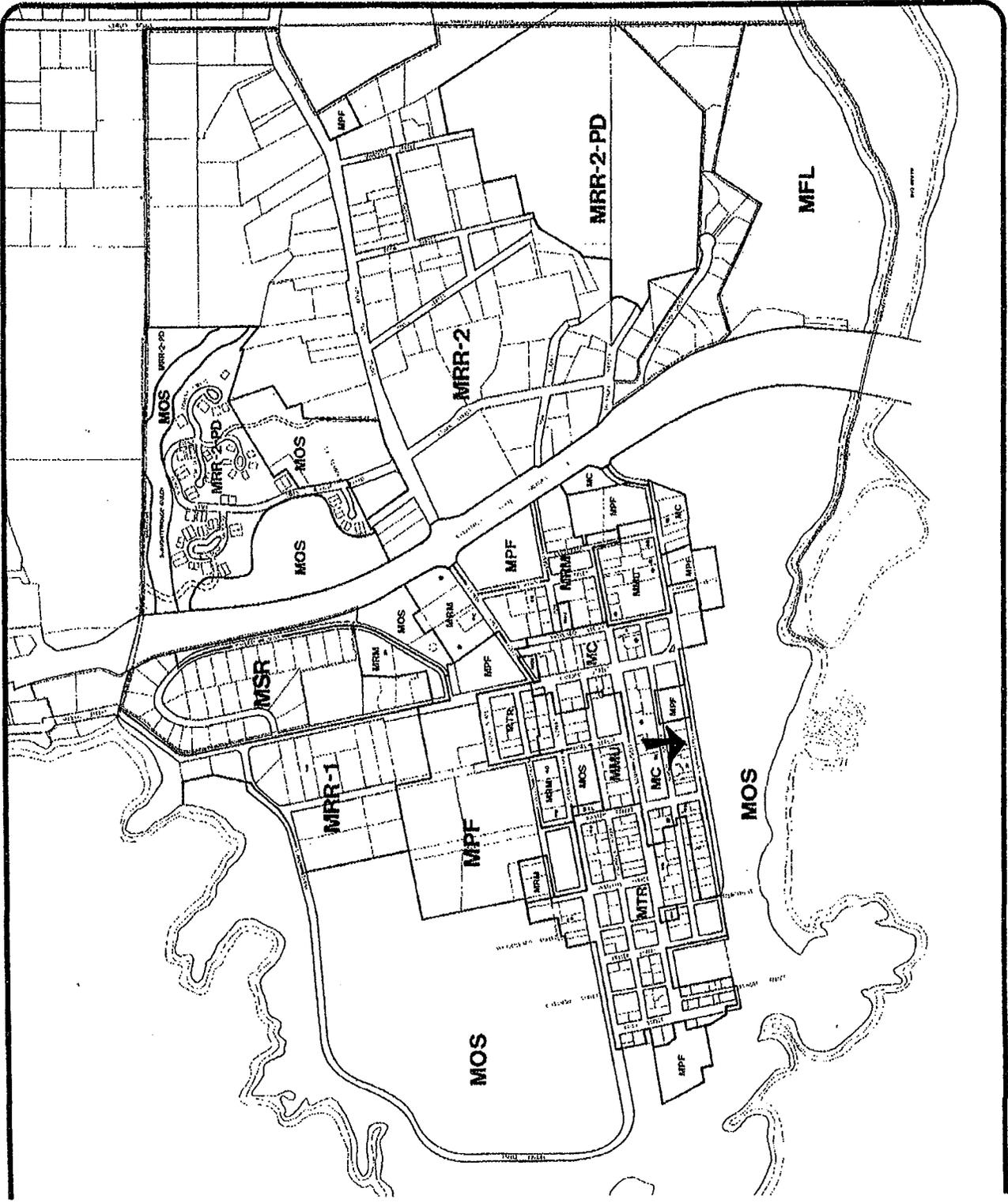
1. The purpose of this zoning ordinance is to provide for the health, safety and general welfare of the community by regulating the use of land and buildings.

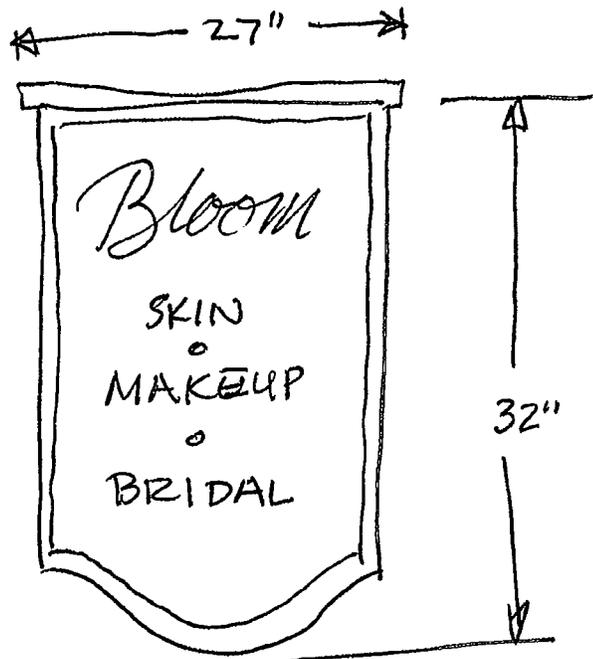
2. The Board of Supervisors hereby certifies that this zoning ordinance is in accordance with the general plan of Mendocino County and the local general plan of the Town of Mendocino.

3. This zoning ordinance shall be effective on the date of its adoption.

4. The Board of Supervisors hereby authorizes the Town of Mendocino to enforce this zoning ordinance.

5. The Board of Supervisors hereby certifies that this zoning ordinance is in accordance with the general plan of Mendocino County and the local general plan of the Town of Mendocino.





DOUBLE SIDED PAINTED WOOD  
SIGN HANGING FROM EXISTING  
BRACKET FROM PREVIOUSLY  
APPROVED SIGN  
WHITE BACKGROUND • <sup>SILVER</sup>~~BLACK~~ TEXT  
WITH BLACK OUTLINES



# Mendocino County

## Planning and Building Services

860 North Bush Street  
 Ukiah, CA 95482  
 (707) 234-6650

120 West Fir Street  
 Fort Bragg, CA 95437  
 (707) 964-5379

**MHRB\_2016-0026**

**Paid By: Danielle Frey**  
 PO Box 33

**Receipt: PRJ\_012895**

MENDOCINO

CA 95460

**Date: 10/14/2016**

**Project Number: MHRB\_2016-0026**

**Pay Method: MONEY ORDER**

**Project Description: Bloom, New Sign Copy**

**Received By: ROBERT LAPORTE**

**Site Address: 45040 MAIN ST**

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
GP MAINTENANCE	1100-2851-826188		\$50.00
			\$50.00
MHRB NEW SIGN COPY	1100-2851-822600		\$235.00
			\$235.00
RECORDS MANAGEMENT	1222-2852-826260		\$5.00
			\$5.00
<b>Total Fees Paid:</b>			<b>\$290.00</b>