



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MHRB_2017-0016
JANUARY 8, 2018**

OWNER

EGGER ERNEST & CORINNE
PO BOX 1033
MENDOCINO, CA 95460

APPLICANT:

DAVID LIPKIND
100 JEWETT STREET
FORT BRAGG, CA 95437

AGENT:

THE SIGN SHOP
43197 ROAD 409
MENDOCINO, CA 95460

PROJECT DESCRIPTION:

A Mendocino Historical Review Board Permit request to install a 6 sq. ft. painted wood sign with copy "Mendo Insider Tours & Transportation Wine Tours Parties Shuttles" and with orange, black and blue colors. Note: This location is listed in the Mendocino Town Plan Appendix 1 as Category I, IIa and IVb Historic Structure (Pete Anderson House c 1895, Mendosa's Warehouse, and Village Spirits).

STREET ADDRESS:

10550 Lansing St., Mendocino (APN: 119-160-31)

PARCEL SIZE:

0.375 Acres

ENVIRONMENTAL DETERMINATION:

Categorically Exempt. Class 11 categorical exemption for accessory structures such as on-premise signs.

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: Various beginning in 1985 and including 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; 2015-10 Anderson Alternatives; 2015-21 Mears Sign; 2015-24 Site Renovation, and 2016-0028 "Southern Exposure" 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:

APPLICABLE SECTIONS OF MHRB GUIDELINES:

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*.

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: \$1,616.00 (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 2017-16
Date Filed 12-4-17
Fee \$ \$890
Receipt No. PRJ018371
Received by Juliana

Office Use Only

MHRB APPLICATION FORM

Name of Applicant DAVID LIPKIND	Name of Property Owner(s) ERNIE EGGER ISHVI AUM	Name of Agent THE SIGN SHOP
Mailing Address 100 JEWETT ST. FORT BRAGG	Mailing Address BOX 1033 MENDOCINO	Mailing Address 43197 RD. 409 MENDOCINO
Telephone Number 962-4131	Telephone Number 734-3633	Telephone Number 964-0608

Assessor's Parcel Number(s)
119.160.31.00

Parcel Size <u>200</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 10550 LANSING ST.
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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.

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.

6 SQ. FT. PAINTED WOOD SIGN

SINGLE SIDED

MOUNTED ABOVE FASCIA

14 1/2" X 60"

PUMPKIN ORANGE & BLUE BACKGROUND

BLACK TEXT READING

MENDO INSIDER TOURS & TRANSPORTATION

WINE TOURS, PARTIES, SHUTTLES

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



43197 Road 409
Mendocino

phone.. 707-964-0608
fax..

rick@mendosign.com
cont. lic.527921



6 square foot single sided painted wood sign.
Black text on pumpkin orange panel reading
Mendo Insider tours & Transportation, and
black text on blue panel reading
wine tours, parties, shuttles.
Sign to be mounted at the roof line.



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The design rights are sold separately for other uses.

MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS
January 21, 1992

This map was prepared by the Mendocino County Planning Department, 1000 North Main Street, Eureka, California 95501. It is subject to change without notice. The Planning Department is not responsible for any errors or omissions on this map.

