



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**OCTOBER 1, 2018
MHRB_2018-0015**

OWNER: RENEE AND MARK GANDER
30189 SHERWOOD ROAD
FORT BRAGG, CA 95460

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

APPLICANT: MARY AIGNER
PO BOX 1618
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A Mendocino Historical Review Board permit request to (1) install a 27.7" x 30" wood sign painted black, yellow, blue, orange and green with sign text "Sol de Mendocino Our Roots Run Deep," and mounted on a metal bracket perpendicular to the building; (2) replace one 72" x 52" painted wood window frame with same; (3) replace a 36" x 84" wood side door painted blue with window; and (4) replace the existing 97.25" x 92.5" front door and sidelights with a mahogany door and sidelights.

STREET ADDRESS: 45110 Main Street (CR 407E), Mendocino (APN: 119-237-12).

PARCEL SIZE: 0.15 acres or 6,396 sq. ft.

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

HISTORIC STRUCTURES: On Site: Category IVb Not Historic
North: Category I Dougherty House
South: Mendocino Headlands State Park
East: Category III Eagle Saloon
West: Category I Eugene Brown House

PAST PERMITS: MHRB sign permits 87-32, 89-19, 90-07, 95-18, 05-14, and 2009-01 (Prentice Gallery)

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, MENDOCINO TOWN PLAN APPENDIX 7: Windows and Doors (page 8); Signs and Lighting (page 10); Exterior Painting (page 11)

APPLICABLE SECTIONS OF MCCZC Div. III: Chapter 20.712 *Signs* and Section 20.760.050 (A)(8) *Signs*, Chapter 20.760 and Sections 20.760.030 *Work in Historical Zone A Requiring Approval* and 20.76040 *Exemptions*.

Proposed sign. MTZC Section 20.712.015 *Sign Standards* states in subsection (E) that no individual sign may exceed six square feet and the total of all signs shall not exceed twelve square feet per site. The applicant proposes a 5.8 square foot sign.

MTZC Section 20.760.050(8) lists standards for signs as follows: (a) *Signs should be made of wood.* (b) *Only one sign will be allowed per business when one sign will suffice.* (c) *Use of a "directory" type sign is recommended for buildings containing more than one business and using a common entrance.* (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.* (f) *Signs advertising businesses outside of the Historic District or advertising local businesses not located on the same property are prohibited.*

The applicant proposes a two sided wood sign, painted black, yellow, blue, orange and green, and positioned perpendicular to the building and attached by a metal bracket.

Alteration of exterior architecture and Painting. MTZC Section 20.760.030 lists work requiring Review Board approval, including its subsection (A), which states "*The construction, reconstruction, rehabilitation, demolition, enlargement, repair, resisting or removal of any building or structure; or the alteration of the exterior architecture of any building or structure;*" and subsection (H) states, "*Any painting of the exterior of a newly constructed building or structure, or any painting of the exterior of an existing building or structure.*"

Proposed is to replace a 36 by 84 inch side door with window with a paneled door of the same size. Proposed door style #1 would have six panels; proposed door style #2 would have four panels (See application). The door dimensions and color would be the same as the existing door.

Proposed is to replace an existing 97.25 by 92.5 front door with glass panels and sidelights (See application "Existing Doors"). Two differing replacement doors with sidelights are proposed (See application "Front Door #1" and "Front Door #2"). The door dimensions would remain unchanged. Proposed is to retain the natural look of the proposed mahogany wood; alternatively, the applicant's propose to paint the door blue.

Repair and Maintenance. MTZC Section 20.760.040(C) establishes an exemption from Review Board permits, as follows, "*Routine maintenance of existing structures where materials used match existing, and, where no alteration of height, dimensions, or exterior architecture of such structures will occur.*" The applicant proposes to replace one 72 by 52 inch wooden window frame with the same. The window frame would be made from redwood. The trim and paint color would remain the same. Staff recommends that the proposed replacement window would be exempt from MHRB Permits, pursuant with MTZC Section 20.760.040(C).

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.

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.
6. To establish that site-work satisfies the requirements of MHRB Permit 2018-0015 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection prior to the expiration of this permit. Prior to this MHRB Permit's expiration (if no Building Permit is obtained) and at the request of the property owner, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2018-0015 have been satisfied.
7. Any Building Permit request shall include MHRB Permit 2018-0015 (attached to or printed on the plans submitted).

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 2018-15
Date Filed 8-29-2018
Fee \$ 890.00
Receipt No. PRT 022966
Received by Juliana

Office Use Only

MHRB APPLICATION FORM

Name of Applicant MARY AIGNER	Name of Property Owner(s) MARK & RENEE GANDER	Name of Agent THE SIGN SHOP
Mailing Address BOX 1618 MENDOCINO	Mailing Address 30189 Sherwood Rd, FORT BRAGG	Mailing Address 43197 RD 409 MENDOCINO
Telephone Number 621-0939	Telephone Number 310 502 4617	Telephone Number 964.0608
Assessor's Parcel Number(s) 119 237 1200		
Parcel Size <u>1600</u>	<input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 45110 WILSON MAIN ST.

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. **(MAINTENANCE)**
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas. and grading.
- Exterior painting of a structure.
- Other.

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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.

WE WANT TO:

REMOVE EXISTING SIGN AND REPLACE IT WITH A NEW 6 SQ. FT. CARVED REDWOOD SIGN (2 SIDED). 27.7"x30", COPY TO READ "SOL DE MENDOCINO" "OUR ROOTS RUN DEEP" BLACK TEXT WITH YELLOWV OUTLINE, BLUE TO ORANGE BLEND ON BACKGROUND GREEN LEAVES and CLEAR OILED REDWOOD. MOUNTED ON METAL BRACKET,

WE WANT TO:

REPLACE ROTTING DOORS WITH NEW DOORS OF SIMILAR DESIGN AND THEY'LL BE PAINTED THE SAME COLOR AS EXISTING DOORS and a WINDOW

SEE NEXT PAGE

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.

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

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- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

We need to replace two existing doors and one window. All are very weathered and beyond repair.

Window:

The existing window is on the east side of the building and is 74 x 52. We have had an exact replica of the window custom made of redwood. All window trim and paint color will remain the same. Please see attached photos.

Side Door:

The side door measures 36 x 84 and is located in a private courtyard not visible from any public space. The existing door is actually an interior door and provides very little insulation or security. We would like to replace it with a solid wood door that will be painted the same color blue as the existing door. Please see attached photos for proposed replacement door styles.

Front Doors:

The front doors are also very weathered and beyond repair. Existing doors & sidelights measure a total of 97.25 x 92.5. We propose to replace them with doors and sidelights of a similar style. Please see attached photos. We can paint them blue if necessary, but the proposed doors are made of mahogany, so we would rather not paint them if possible.

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

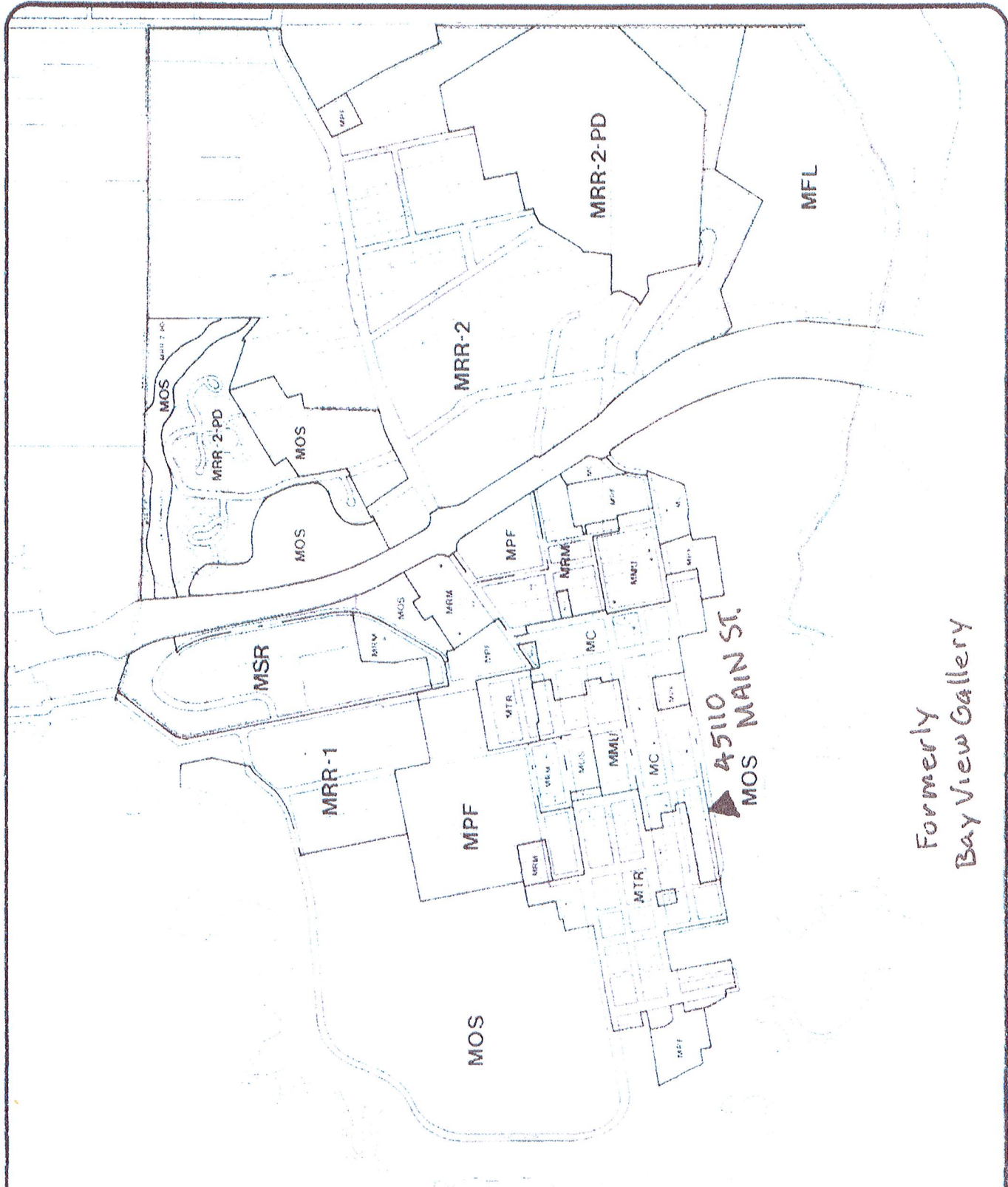
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MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS ON
APRIL 11, 2001



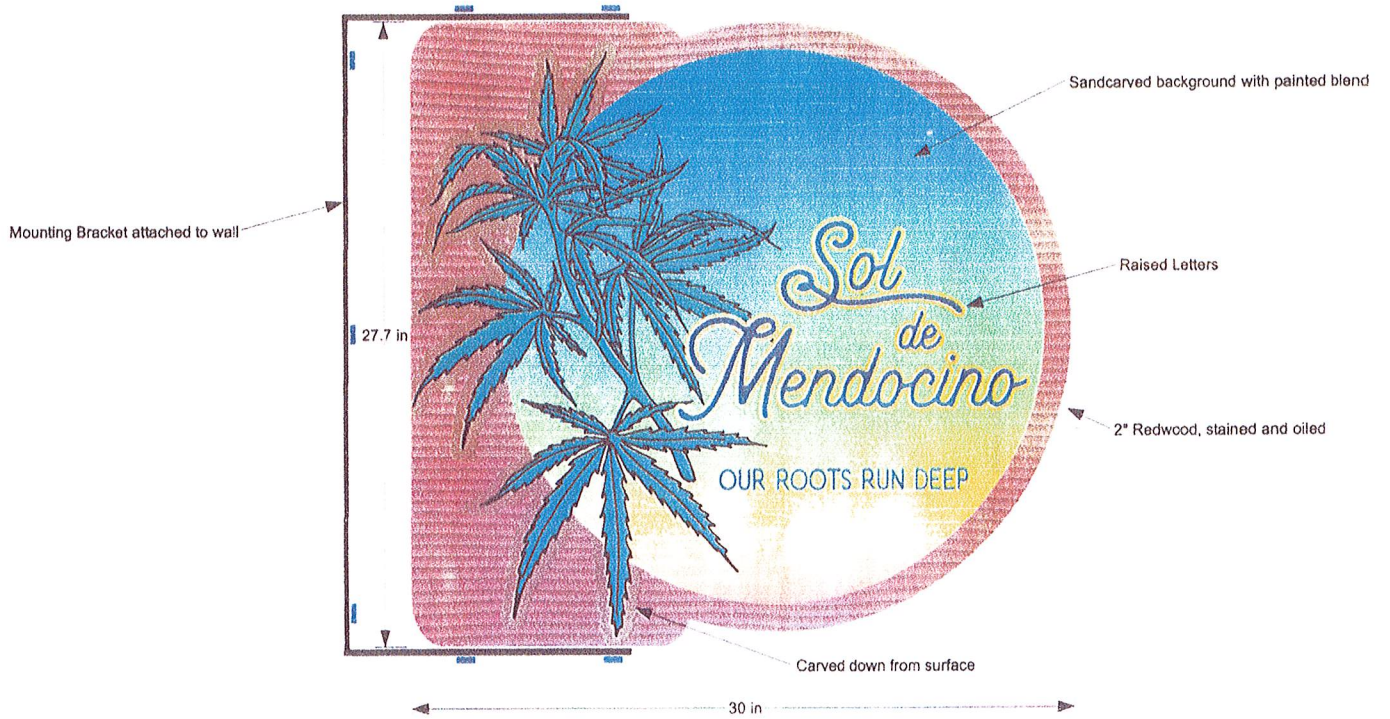
Formerly
Bay View Gallery
Prentice Gallery



43197 Road 409
Mendocino

phone.. 707-964-0608
fax..

rick@mendosign.com
cont. lic.527921

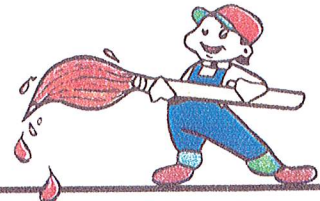


6 Sq. Ft. double faced carved and painted redwood sign
mounted on building where the previous sign was

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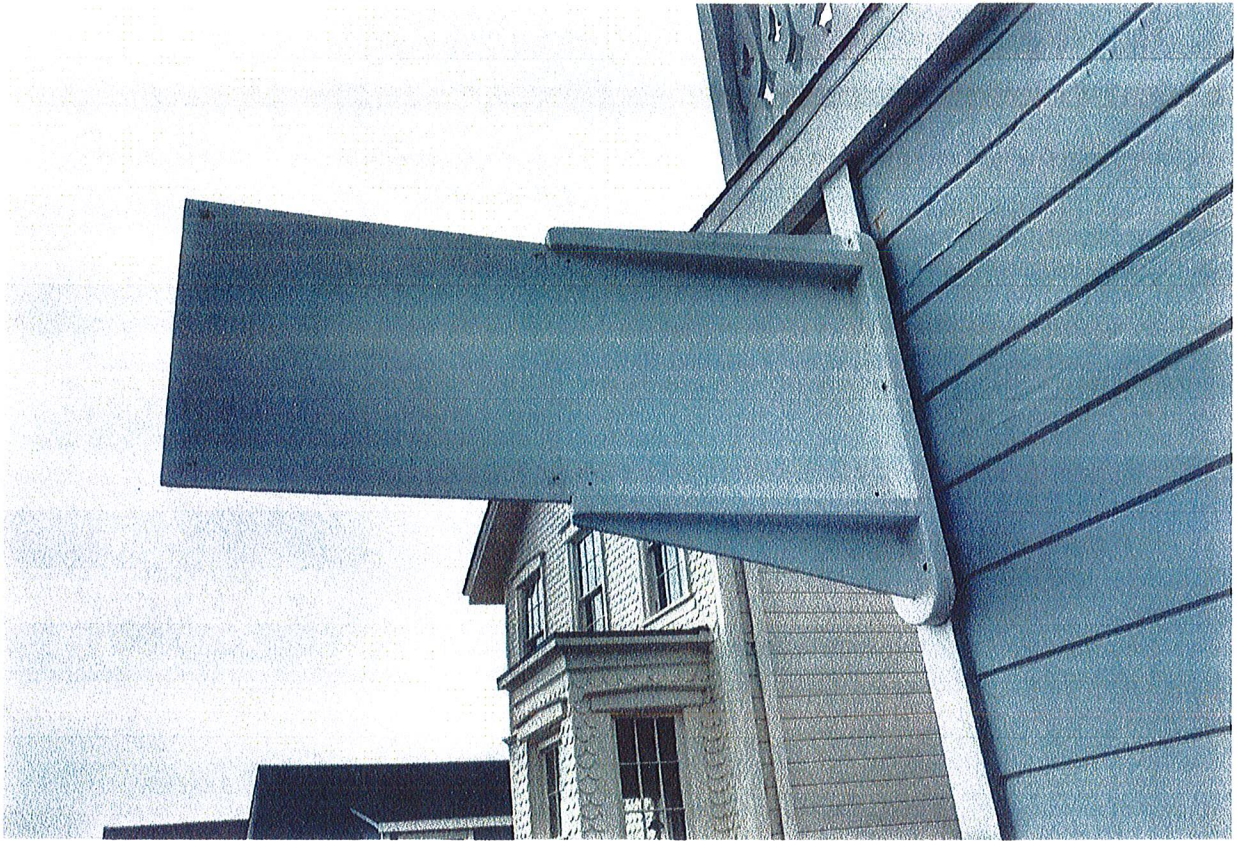
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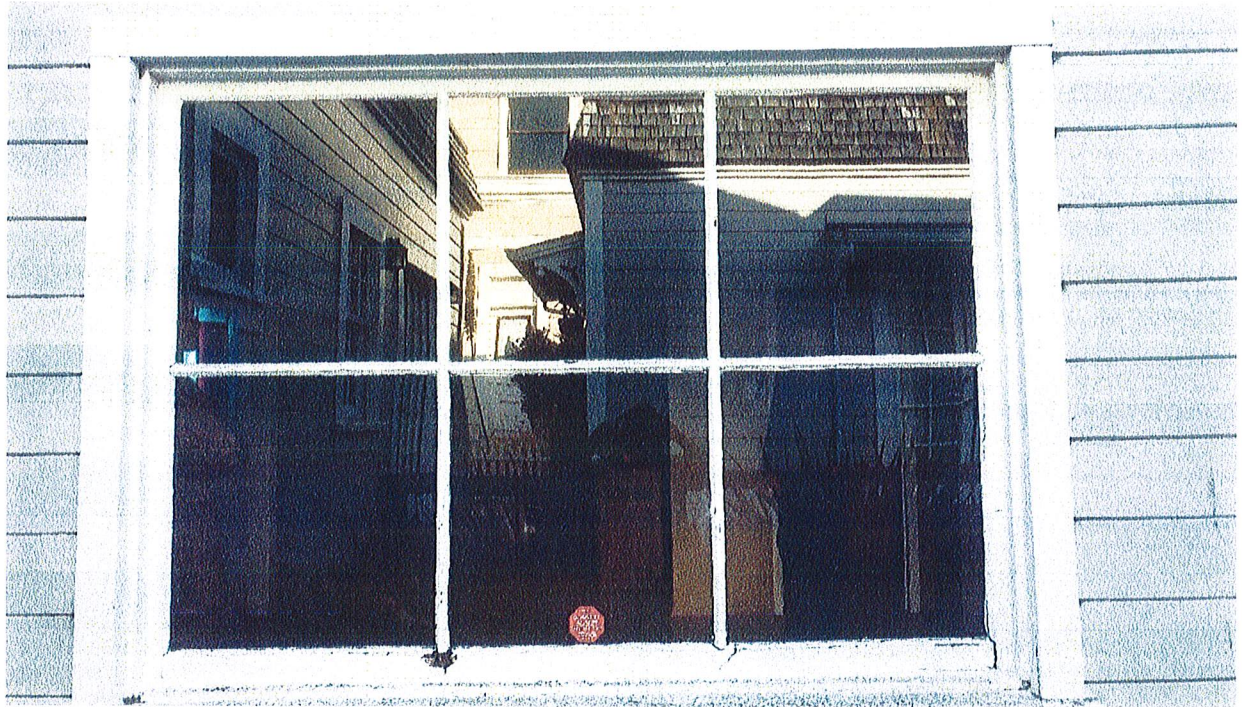
This is an original unpublished drawing created by THE SIGN SHOP. It is submitted for your personal use in conjunction with a project being planned for you. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, or exhibited in any fashion without expressed written permission from THE SIGN SHOP. Right to use designs for anything other than the subject sign is a violation of copyright laws.

The design rights are sold separately for other uses.



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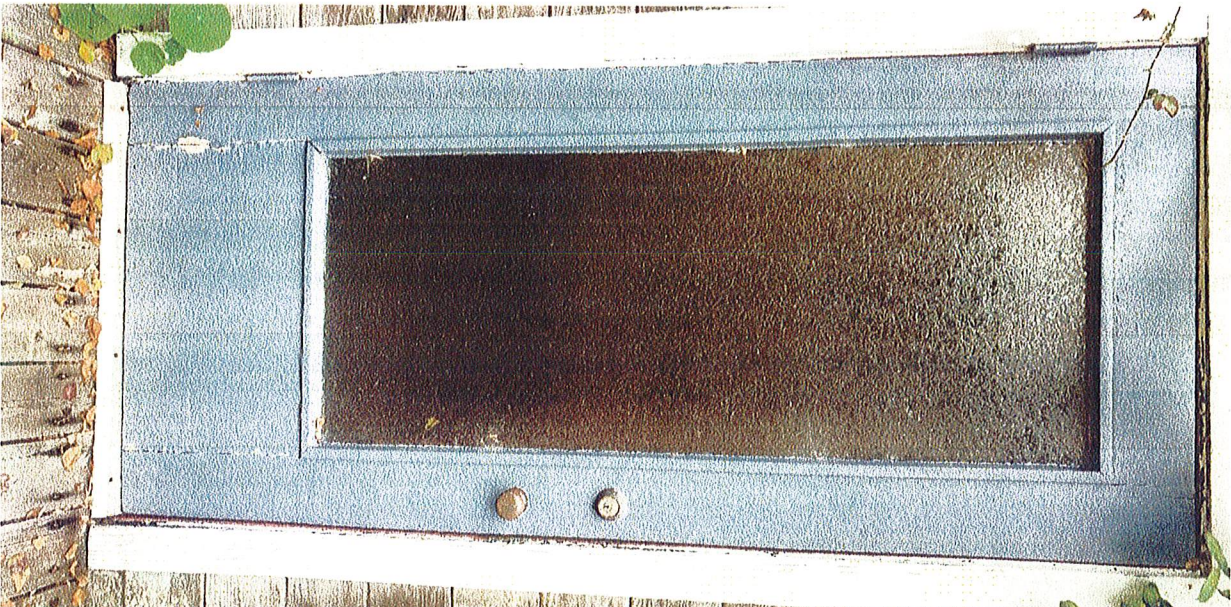
EXISTING WINDOW



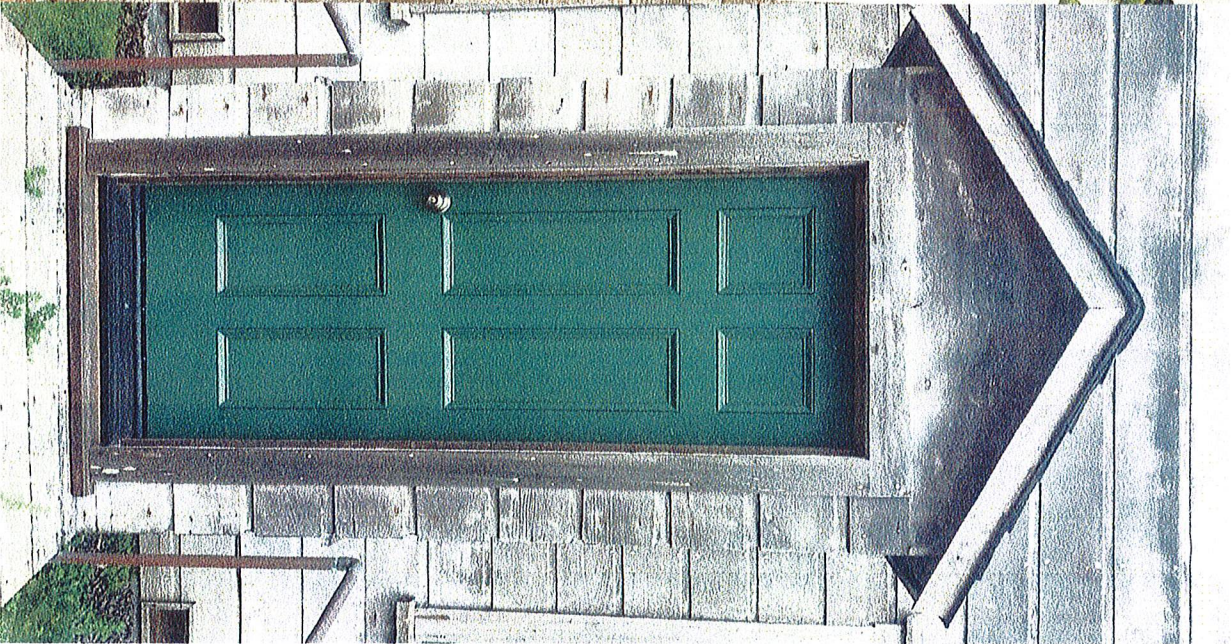
Replacement Window

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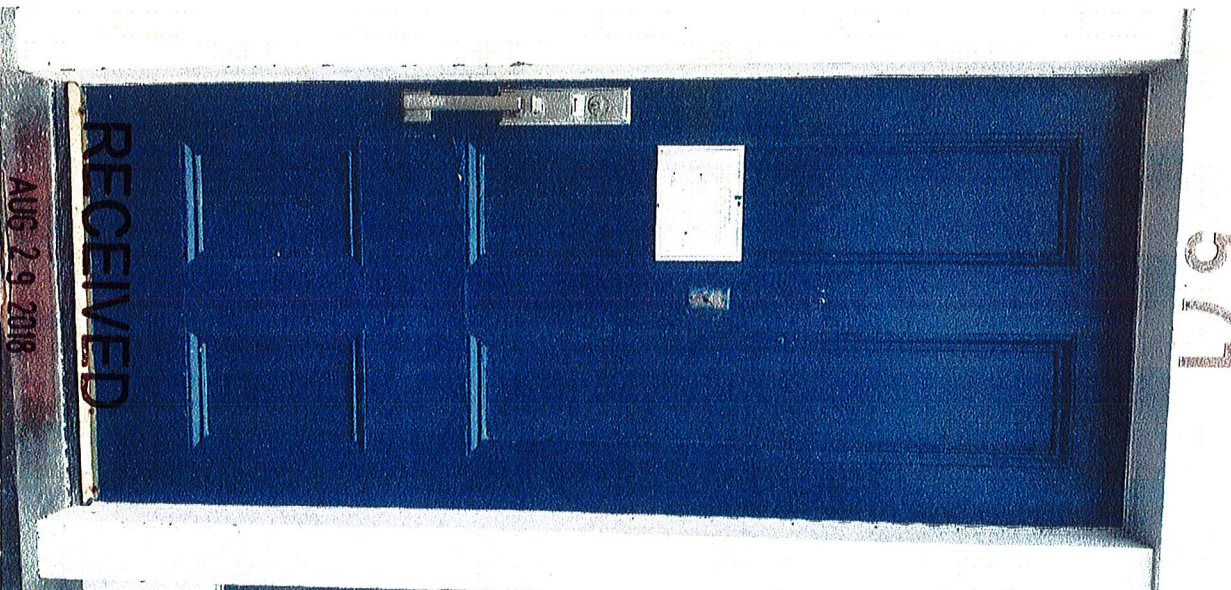
EXISTING
SIDE DOOR



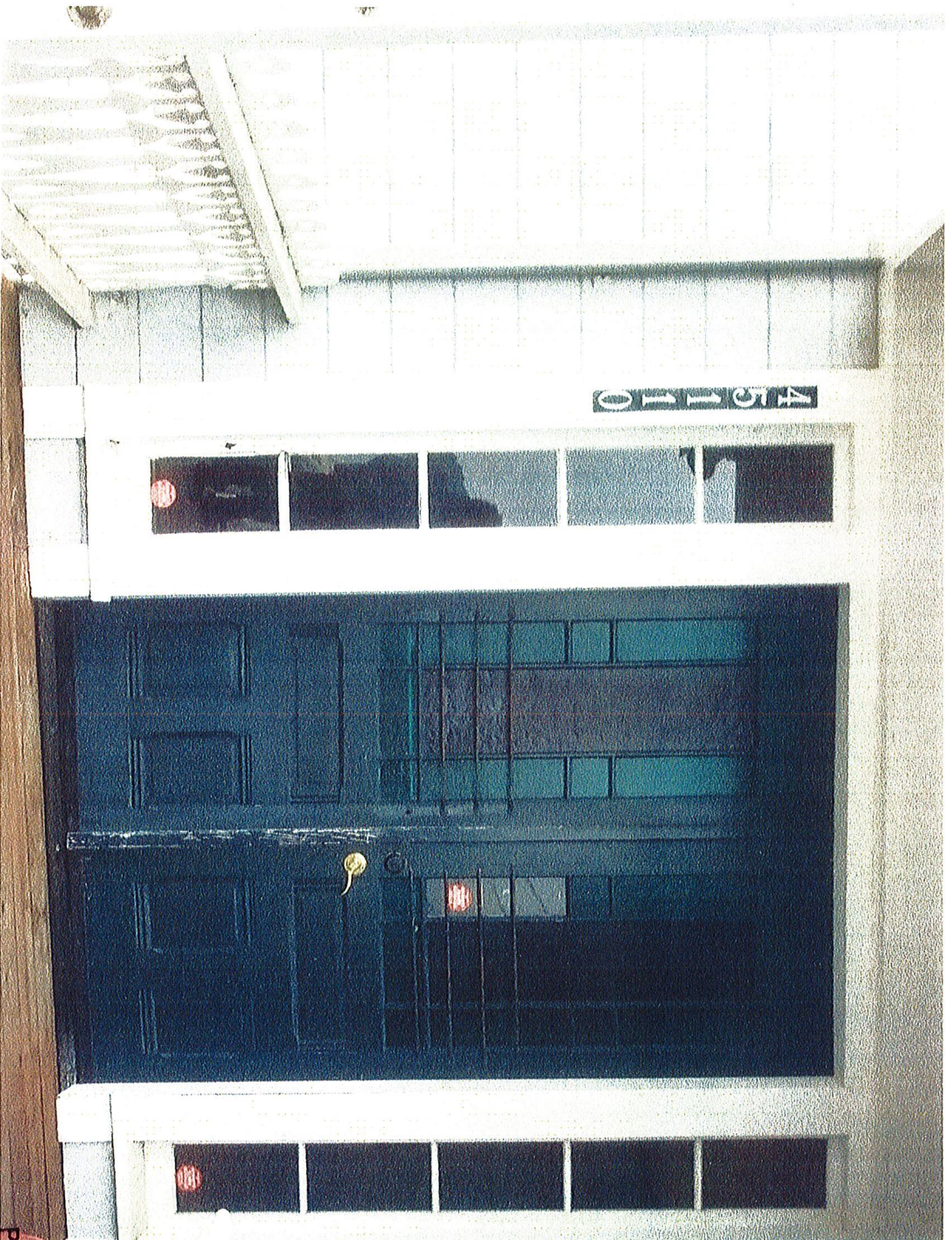
PROPOSED REPLACEMENT
DOOR STYLE #1



PROPOSED REPLACEMENT
DOOR STYLE #2



EXISTING DOORS

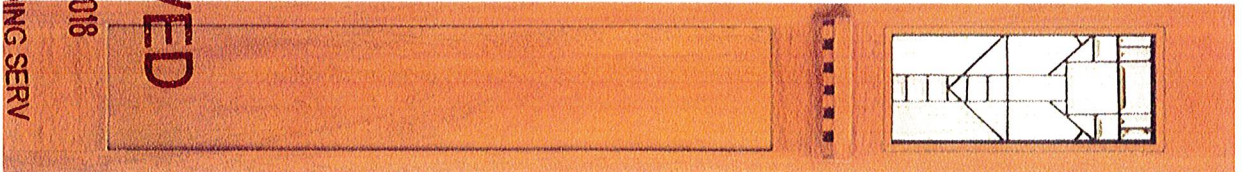
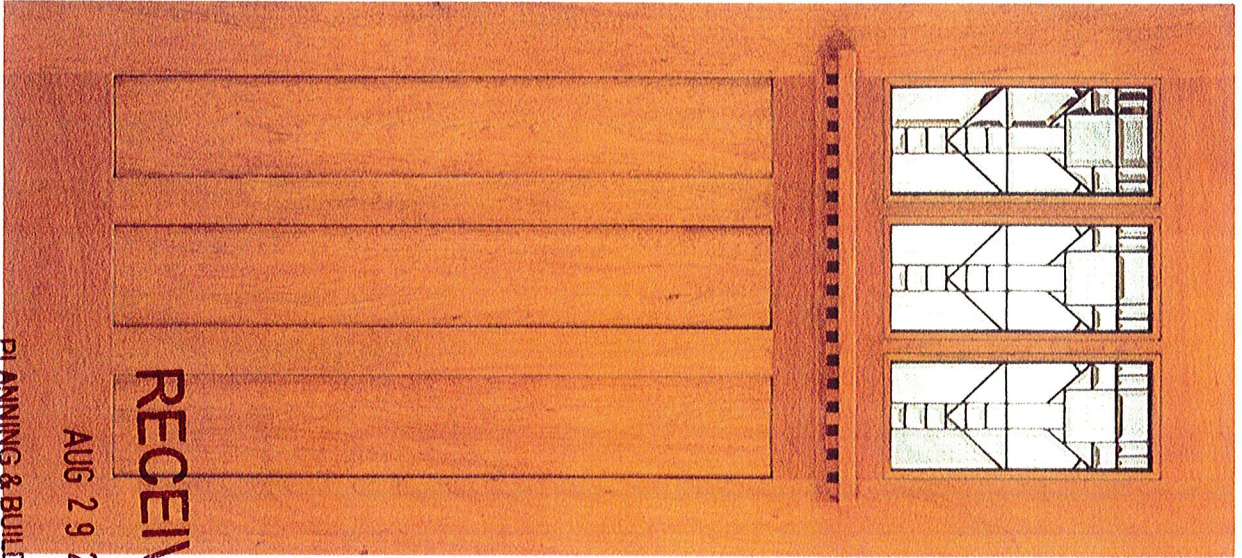
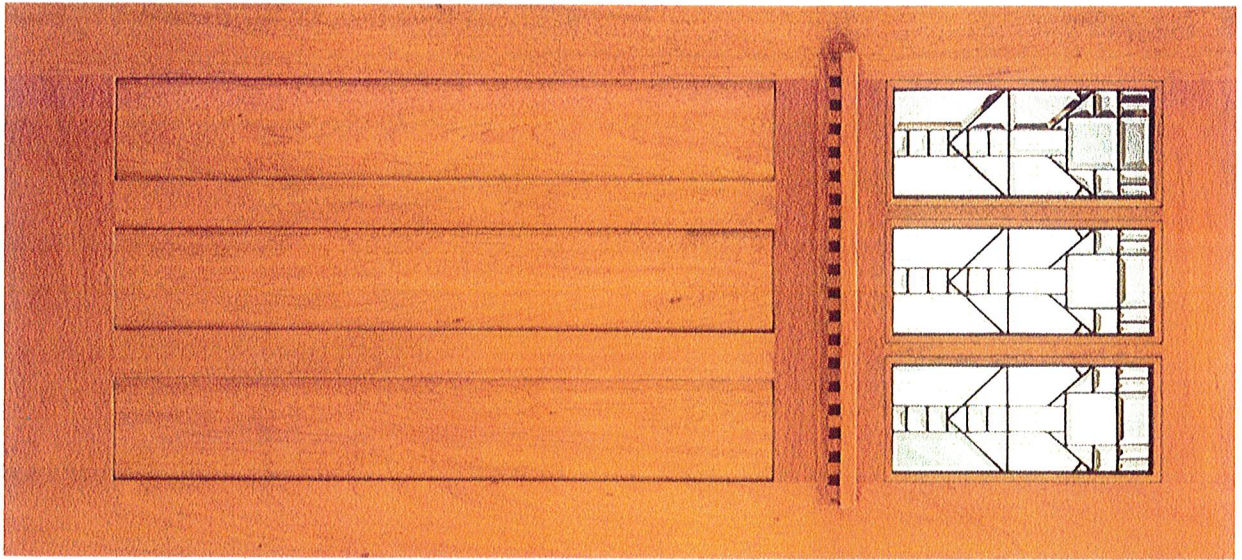
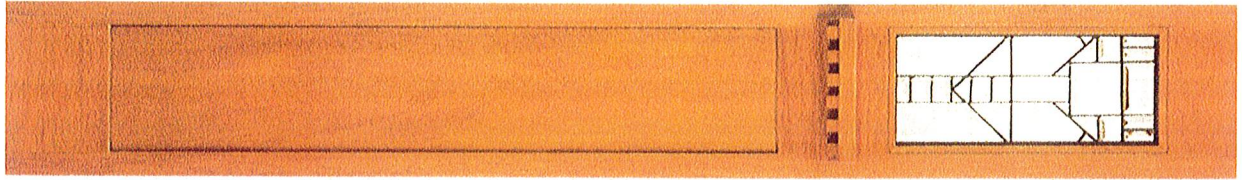


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PROPOSED REPLACEMENT FRONT DOOR #1

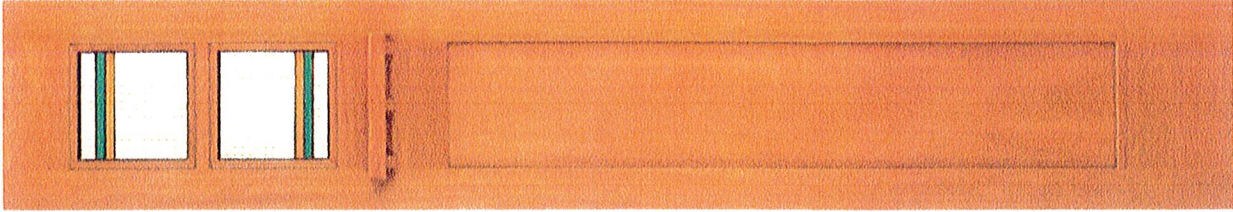
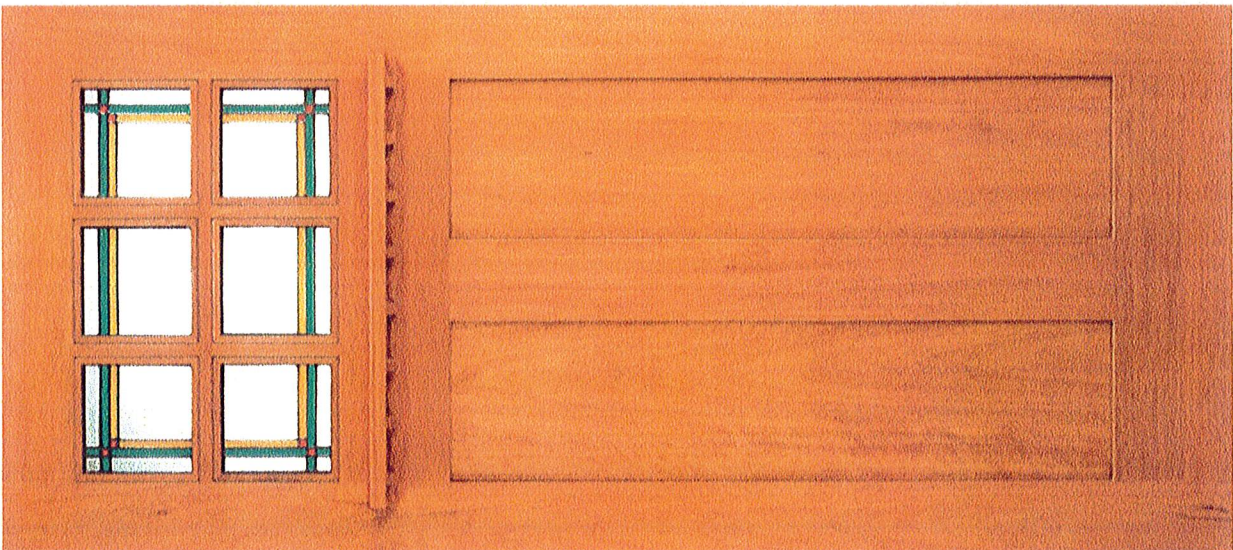
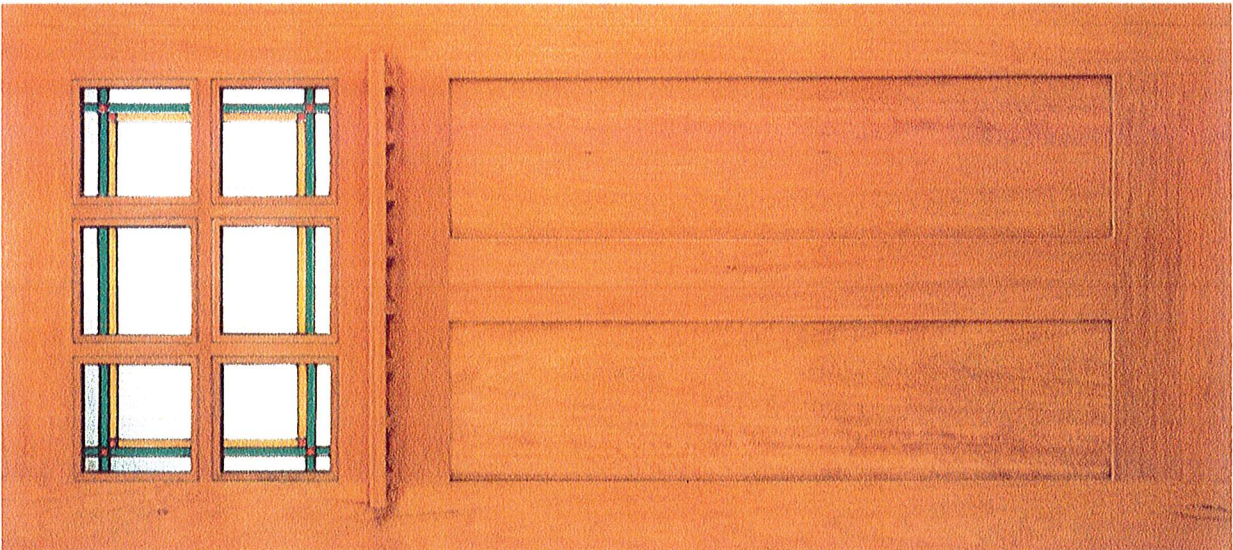
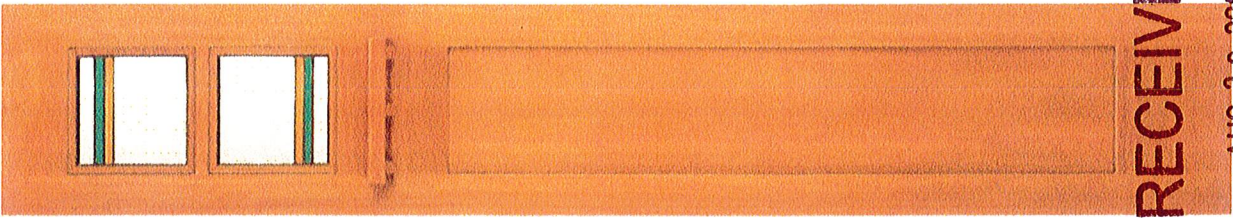


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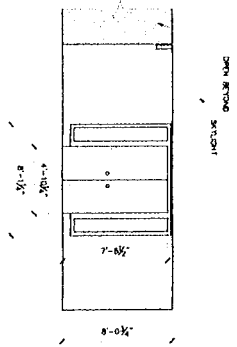
PROPOSED REPLACEMENT FRONT DOOR #2



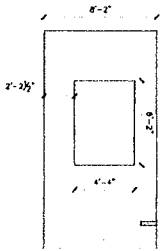
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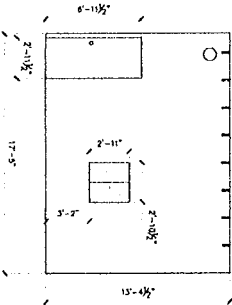
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1 FRONT DOOR ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE WINDOW ELEVATION
SCALE: 1/4" = 1'-0"



3 BACK DOOR ELEVATION
SCALE: 1/4" = 1'-0"

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SHEET 3 of 3 A3	SCALE: 1/4" = 1'-0" DATE: 8/15/18 JOB NO.:	LOVE IN IT, INC. 45110 Main St.; Mendocino, CA 95460	Revisions:	Contractors:	LUTHER JOHANSEN DRAFTER PO BOX 488 ALBION, CA 95410
	DATE: 8/15/18 JOB NO.:	LOVE IN IT, INC. 45110 Main St.; Mendocino, CA 95460	Revisions:	Contractors:	LUTHER JOHANSEN DRAFTER PO BOX 488 ALBION, CA 95410

SUBMIT ONLY ONE COPY


INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, 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: Aug 7 - 2018

 Ramee Jander
Applicant

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SUBMIT ONLY ONE COPY

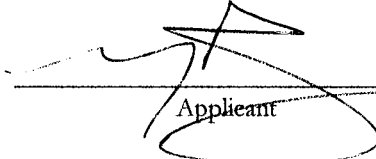
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Date: Aug 7, 2018



Applicant

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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.

Renee Mander _____ aug 7 - 2018
 Owner/Authorized Agent Date

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

AUTHORIZATION OF AGENT

I hereby authorize THE SIGN SHOP + MARY AIGNER to act as my RG representative and to bind me in all matters concerning this application.

Renee Mander _____ aug 7 - 2018
 Owner Date

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.

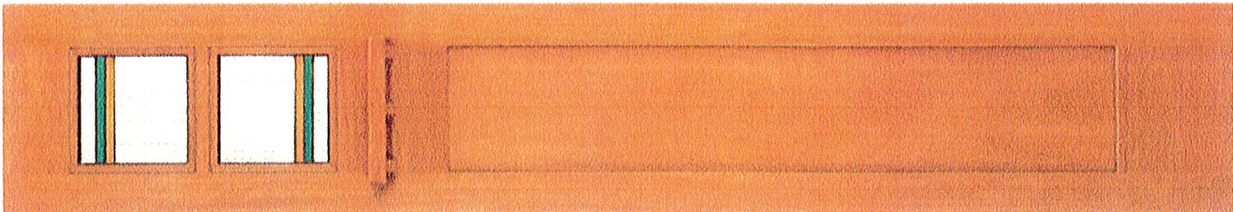
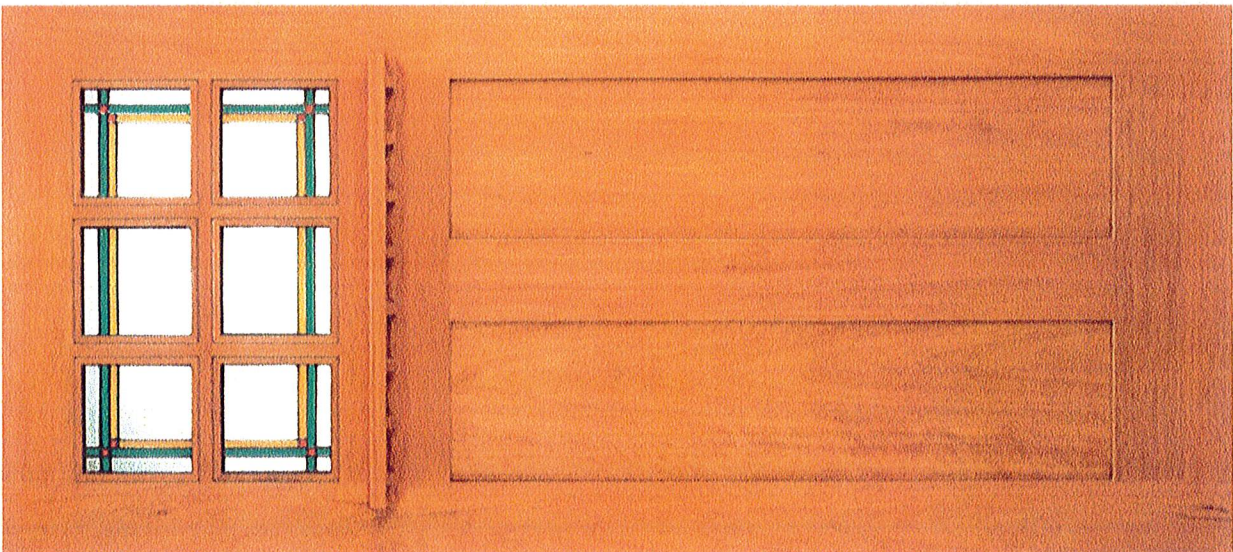
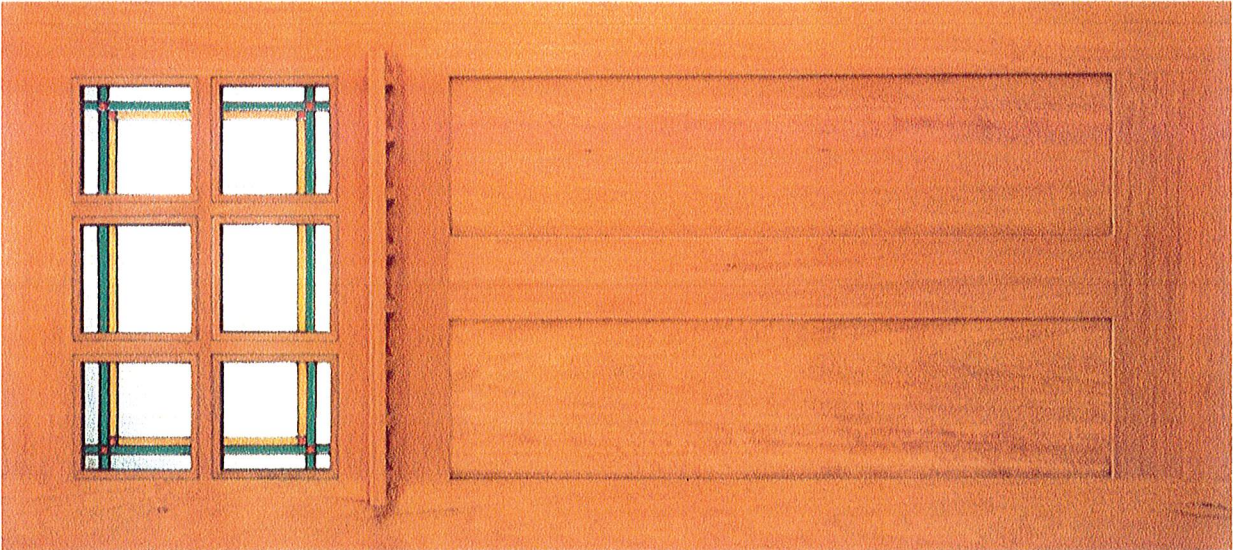
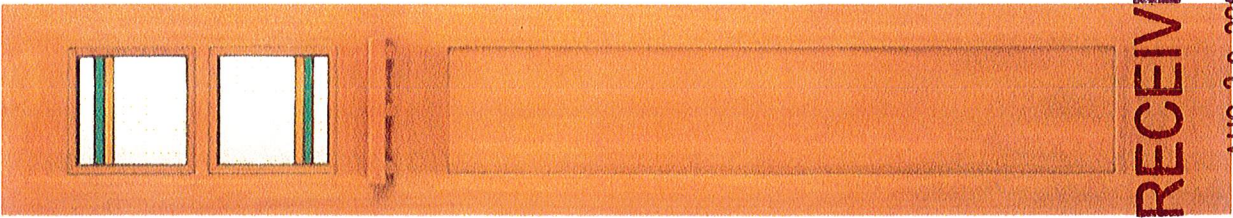
Name MARY AIGNER	Name MARK & RENEE GANDER	Name THE SIGN SHOP
Mailing Address BOX 1618 MENDO	Mailing Address 30189 SHERWOOD RD. FORT BRAGG	Mailing Address 4-3197 RD. 409 MENDO

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PROPOSED REPLACEMENT FRONT DOOR #2



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