



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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October 24, 2019

PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

The Mendocino Historical Review Board, at a regular meeting to be held on Monday, November 4, 2019, in the Mendocino Community Center, 10525 School Street (the corner of School and Pine Streets), Mendocino, California, at 7:00 p.m. or as soon thereafter as the item may be heard, will hear the below described project that is located in the Town of Mendocino.

CASE#: MHRB_2019-0008

DATE FILED: 8/21/2019

OWNER/APPLICANT: MATTHEW MEYER

AGENT: THE SIGN SHOP

REQUEST: Mendocino Historical Review Board request to install a new carved redwood, double-faced, hanging sign from the beam where several previously approved signs have been located. The proposed sign would be 12 inches by 60 inches in size, with a dark brown stained background with white letters reading "Meyer Family Cellars."

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45156 Main St., Mendocino (APN 119-237-13).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building Services, 120 West Fir Street, Fort Bragg, CA 95482, attention MHRB Secretary. If you would like to be notified of the Mendocino Historical Review Board action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Mendocino Historical Review Board Secretary at or prior to, the public hearing.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**NOVEMBER 4, 2019
MHRB_2019-0008**

OWNER

MEYER MATTHEW R TTEE
776 JOSEPHINE LN
HEALDSBURG, A 95448

APPLICANT:

MEYER MATTHEW R TTEE
776 JOSEPHINE LN
HEALDSBURG, A 95448

AGENT:

THE SIGN SHOP
43197 RD 409
MENDOCINO, CA 95460

PROJECT DESCRIPTION:

Mendocino Historical Review Board request to install a new carved redwood, double-faced, hanging sign from the beam where several previously approved signs have been located. The proposed sign would be 12 inches by 60 inches in size, with a dark brown stained background with white letters reading "Meyer Family Cellars."

STREET ADDRESS:

45156 Main St., Mendocino (APN 119-237-13).

PARCEL SIZE:

0.02± acres

ENVIRONMENTAL DETERMINATION:

Categorically Exempt

HISTORIC STRUCTURES:

On Site: Tank Alley Site, Category IVa
North: Ramus Saloon, Category I
South: Mendocino Headlands State Park
East: Ramus Saloon, Category I
West: Ramus Boarding House, Category IVa

PAST MHRB PERMITS: MHRB 02-07 – Sign; MHRB 02-26 – Sign; Use Permit U_2019-0022 to permit Food and Beverage Retail Sale Use at the site and is the associated use permit that this sign would be connected with (in process).

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, Page 10.

APPLICABLE SECTIONS OF MCCZC DIV. III: Chapter 20.712 *Signs* and Section 20.760.050 (A)(8) *Signs*.

APPLICANT'S STATEMENT: Install a new carved redwood double faced sign from the beam where several previously approved signs have been. Dark brown stained background with white letters reading "Meyer Family Cellars." Sign will be 12" x 60"

STAFF NOTES: Mendocino Historical Review Board Permit 02-26 previously approved a sign in this location that was 12 inches by 60 inches in size. The proposed sign would be the same size as the previously authorized sign in this location and would read "Meyer Family Cellars" with a dark stained background and white lettering. The sign would be constructed of carved redwood and will hang from a beam, as shown in the attached application package.

Use Permit U_2019-0022 is currently in process to permit a Food and Beverage Retail Sales Use Type consisting of a wine and port tasting room in an existing wine and port retail sales shop at the subject parcel and is on this same agenda under Matters from Staff.

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) The proposed 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.
6. To establish that site-work satisfies the requirements of MHRB Permit 2019-0008 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 2019-0008 have been satisfied.
7. Any Building Permit request shall include MHRB Permit 2019-0008 (attached to or printed on the plans submitted).
8. Pursuant with MCC Section 20.760.050(6), if sign lighting is required, it shall be indirect, restricted to business hours only, and shall not create a glare or reflection onto adjacent properties or public streets. Neon lighted signs are prohibited. Indoor lighted signs visible to the public from outside the building are subject to the approval of the Mendocino Historical Review Board.

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 2019-08
Date Filed _____
Fee \$ _____
Receipt No. _____
Received by _____

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Meyer Family Cellars Matthew and Karen Meyer	Name of Property Owner(s) Meyer Family Cellars	Name of Agent The Sign Shop
Mailing Address PO Box 424, Boonville, 95415	Mailing Address PO Box 424, Boonville, 95415	Mailing Address 43197 Road 409 Mendocino, CA 95460
Telephone Number 972-3971	Telephone Number 972-3971	Telephone Number 964-0608
Assessor's Parcel Number(s) 119-237-13-00		
Parcel Size <input checked="" type="checkbox"/> Square Feet 385 Sq ft <input type="checkbox"/> Acres	Street Address of Project 45156 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.
- 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.

Install a new carved redwood double faced hanging sign from the beam where several previously approved signs have been. Dark brown stained background with white letters reading "Meyer Family Cellars."
Sign will be 12" x 60"

2. If the project includes new construction, please provide the following information:

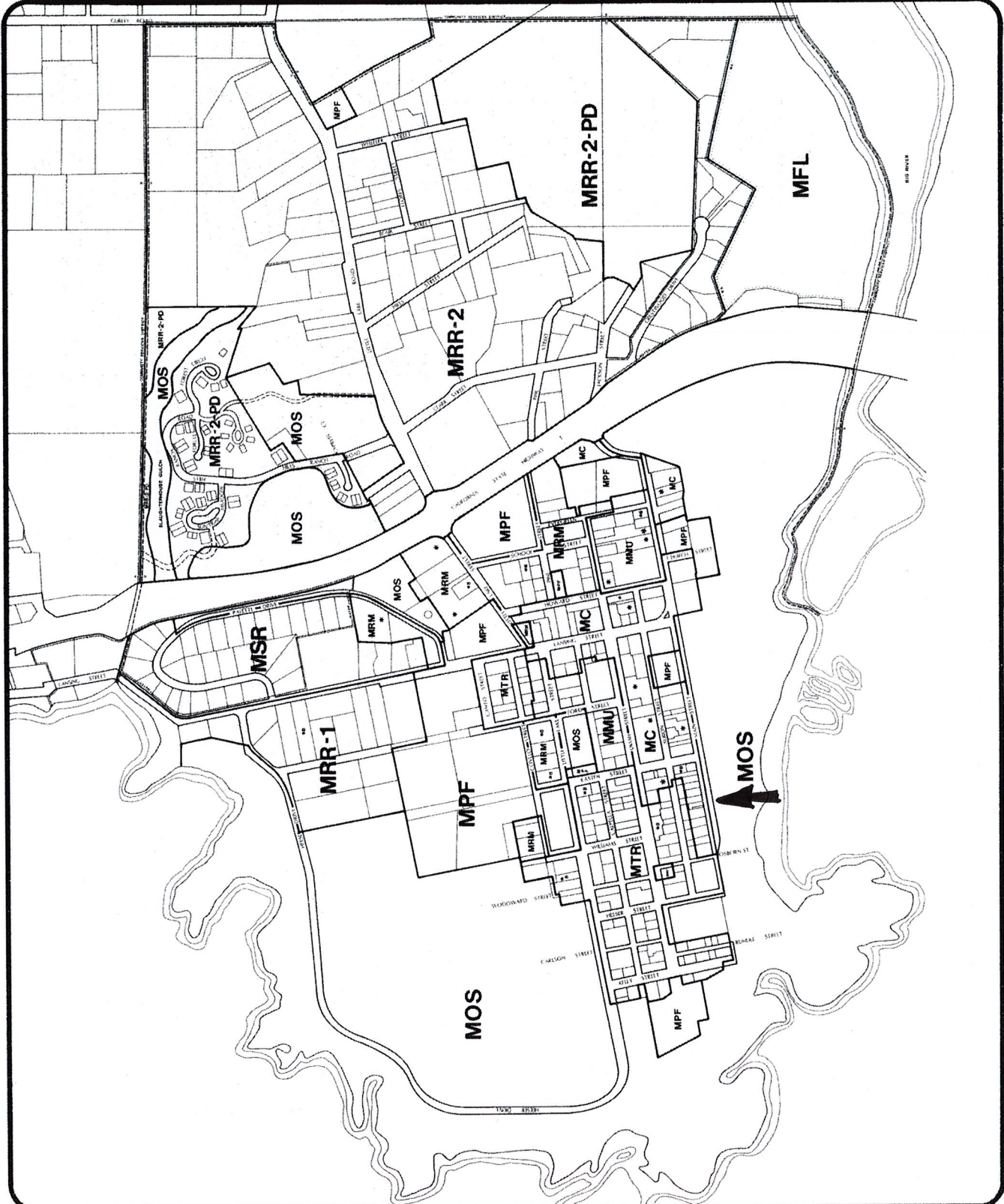
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? _____ sq. ft.
- What is the total floor area (internal) of all structures on the property? _____ sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total 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 27, 1995

The Mendocino Planning Commission is a public agency created by the Mendocino County Board of Supervisors. It is responsible for reviewing and recommending zoning changes to the Board of Supervisors. The Commission's decisions are subject to appeal to the Board of Supervisors. For more information, contact the Planning Commission at 1150 Broadway, Ukiah, CA 95561, or call (707) 462-7000.

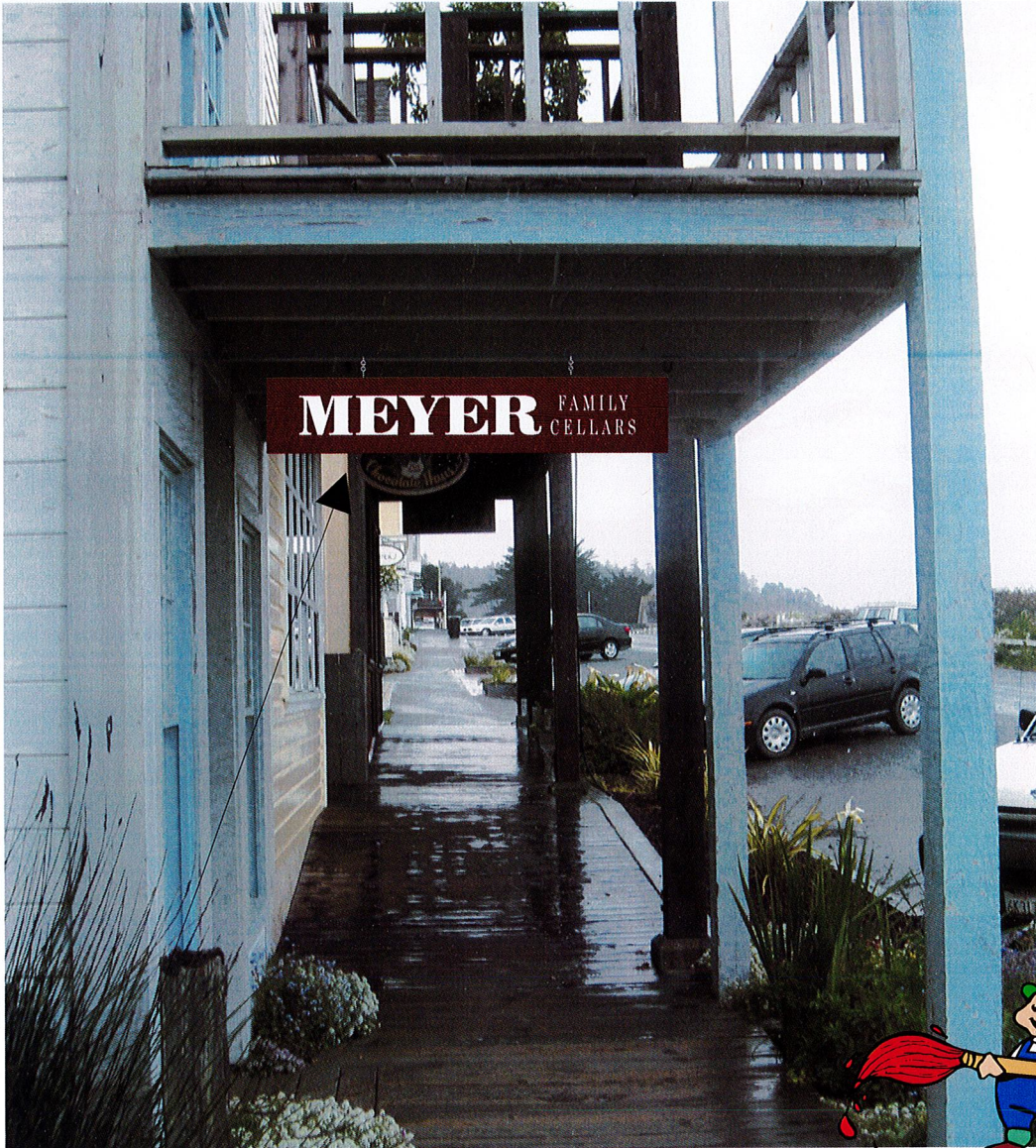




43197 Road 409
Mendocino

phone.. 707-964-0608
fax..

rick@mendosign.com
cont. lic.527921



11 1/4"x60"
4.7 sq.ft.

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The design rights are sold separately for other uses.