



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
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www.mendocinocounty.org/pbs

September 24, 2020

**PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

NOTICE IS HEREBY GIVEN THAT the Mendocino Historical Review Board at its special meeting on Monday, October 5, 2020 at 2:00 p.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally or via telecomment in meetings by sending comments to pbscommissions@mendocinocounty.org and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: MHRB_2020-0011
DATE FILED: 9/15/2020
OWNER: VAN PHILLIPS
APPLICANT: ANGELA BURDICK
AGENT: THE SIGN SHOP
REQUEST: A Mendocino Historical Review Board Permit request for a double-faced painted wood sign hanging perpendicular to the building front from a black-painted metal bracket. Sign colors are off white and gold. Sign copy to read "Nahara Healing Arts."
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 10460 KASTEN ST, MENDOCINO (APN 119-235-11)
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIANA CHERRY

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by October 4, 2020 or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

To submit public comments via telecomment: A request form must be received by 10:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

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.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 or (707) 964-5379 at least five days prior to the meeting.

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**

**OCTOBER 5, 2020
MHRB_2020-0011**

OWNER: VAN PHILLIPS
48345 DEERHAVEN WAY
AGUANGA, CA 92536

APPLICANT: ANGELA BURDICK
BOX 478
ALBION, CA

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

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request for a double-faced painted wood sign hanging perpendicular to the building front from a black-painted metal bracket. Sign colors are off white and gold. Sign copy to read "Nahara Healing Arts."

STREET ADDRESS: 10460 KASTEN ST, MENDOCINO (APN: 119-235-11)

PARCEL SIZE: 1,090± Square Feet

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

HISTORIC STRUCTURES:

On Site:	Not listed (previously Lark in Morning building)
North:	Odd Fellows Hall (Category I)
South:	Non Historic (Category IVb)
East:	Heeser House (Category I)
West:	Dougherty House (Category I)

PAST MHRB PERMITS: 85-69 (repaint sign), remodel, 89-13 (sign), 93-41 (sign), 08-09 (repaint), and 2016-0010 (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 MENDOCINO TOWN ZONING CODE: Chapter 20.712.015 Sign Standards.

APPLICABLE SECTIONS OF MHRB GUIDELINES: Signs, page 10.

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 sign is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure; and
- (b) The appearance of the proposed sign 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 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.

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.

ATTACHMENT:

- A. MHRB Application 2020-0011

**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-2020-0011
Date Filed 9-15-2020
Fee \$ 718.30
Receipt No. PRT-037230
Received by WALDMAN

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Angela Burdick	Name of Property Owner(s) Van Phillips	Name of Agent The Sign Shop
Mailing Address Box 478 Albion	Mailing Address 33000 Navarro Ridge Rd. Albion	Mailing Address 43197 Rd. 409 Mendocino
Telephone Number 357-6879	Telephone Number 937-3337	Telephone Number 964-0608
Assessor's Parcel Number(s) 119-235-11		
Parcel Size <u>480</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 10460 Kasten 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.

RECEIVED

SEP 15 2020

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.

Double sided carved and painted redwood sign hanging from bracket on building front where several previously approved signs have hung. Sign will be a 24" diameter circle, painted an off white with a gold emblem and lettering to read: Nahara Healing Arts. Metal bracket will be painted flat black.

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

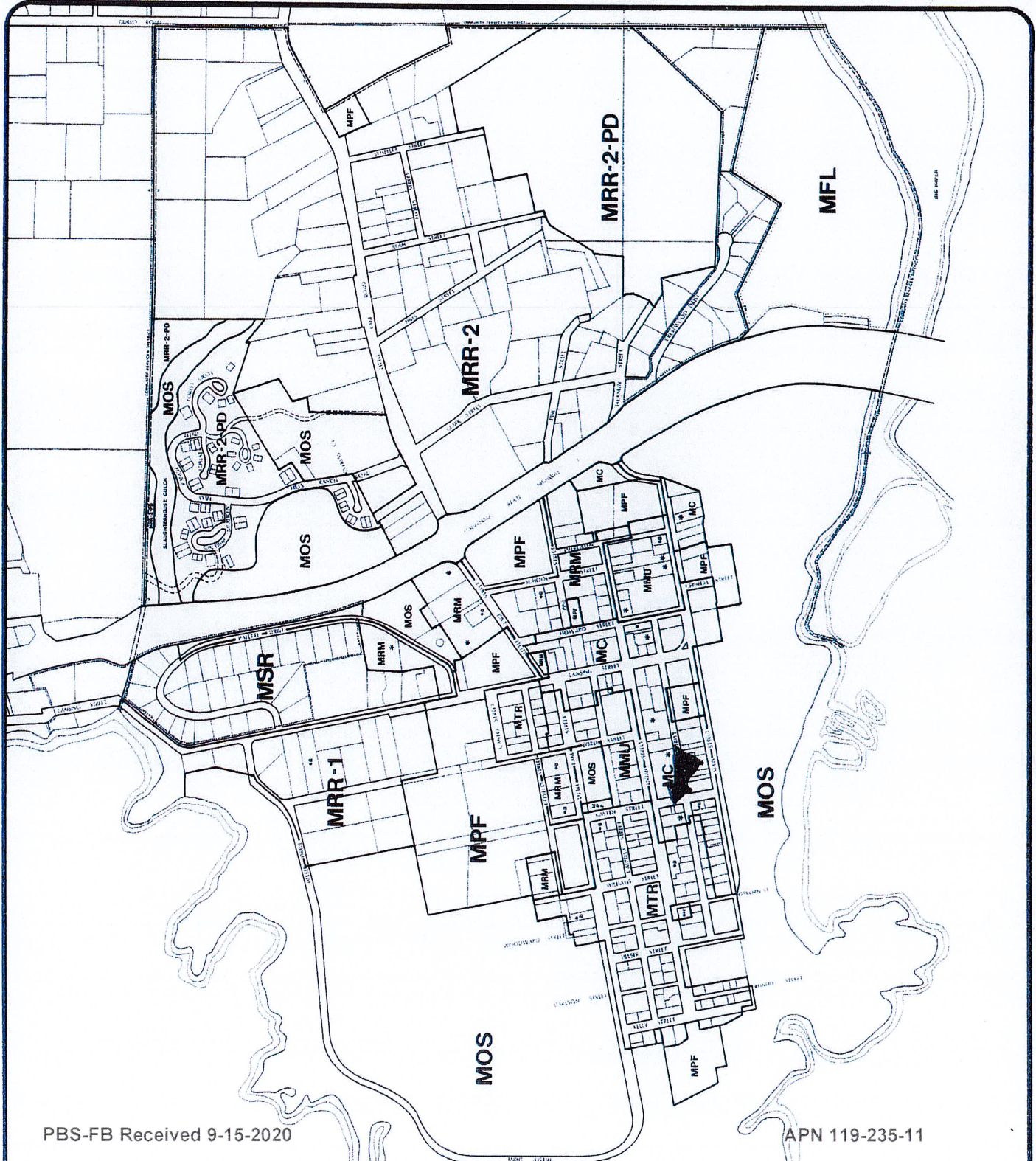
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? _____ sq. ft.
- What is the total floor area (internal) of all structures on the property? _____ sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total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

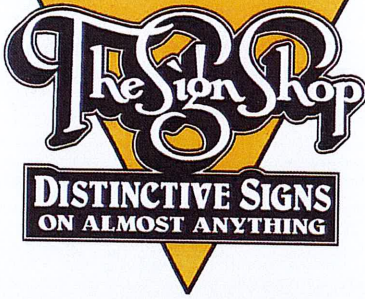
If you need more room to answer any question, please attach additional sheets

MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS
January 23, 1995

This map is a reproduction of the original map on file with the Board of Supervisors. It is not to be used for any other purpose without the written consent of the Board of Supervisors.

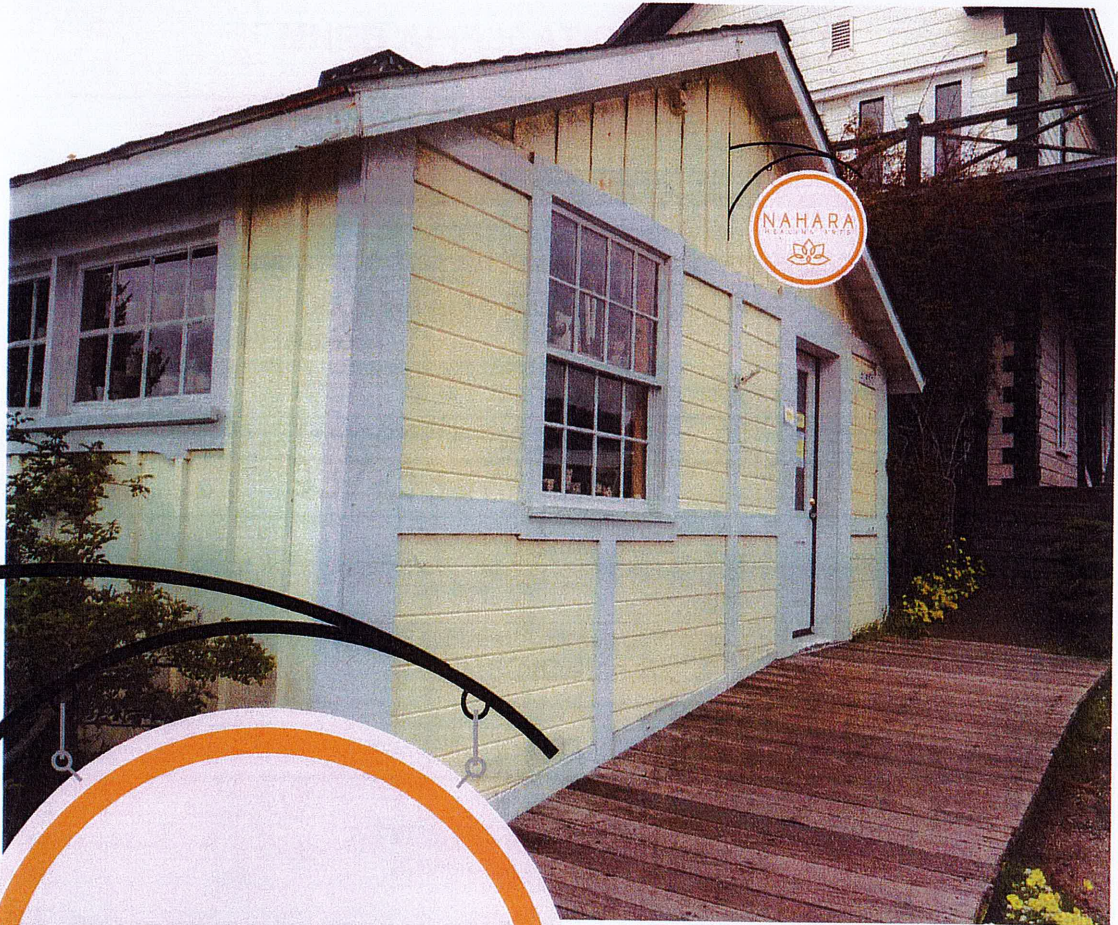




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Mendocino

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rick@mendosign.com
cont. lic.527921



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The design rights are sold separately for other uses.