



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

IGNACIO 'NASH' GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

February 19, 2021

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, March 1, 2021 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_2020-0018

DATE FILED: 12/30/2020

OWNER: GREEN REAL ESTATE ENTERPRISES

APPLICANT: ENGEL & VOLKERS

AGENT: THE SIGN SHOP

REQUEST: Mendocino Historical Review Board Request to install a 1 by 3 foot sign with a white background, black letters, and red ampersand reading "Engel & Volkers;" install a second, similar sign, that is 37 by 8 inch sign over the entrance; remove a planter box; install table and bike rack; and paint the building white with black trim.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10483 Lansing Street, Mendocino; APN 119-150-07.

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 February 28, 2021 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.

IGNACIO "NASH" GONZALEZ, Interim Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MARCH 1, 2021
MHRB_2020-0018**

OWNER GREEN REAL ESTATE ENTERPRISES
40450 LITTLE RIVER AIRPORT RD
LITTLE RIVER, CA 95456

APPLICANT: ENGEL & VOLKERS
328B HEALDSBURG AVE.
HEALDSBURG, CA 95448

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

PROJECT DESCRIPTION: Mendocino Historical Review Board Request to install a 1 by 3 foot sign with a white background, black letters, and red ampersand reading "Engel & Volkens;" install a second, similar sign, that is 37 by 8 inch sign over the entrance; remove a planter box; install table and bike rack; and paint the building white with black trim.

STREET ADDRESS: 10483 Lansing Street, Mendocino (APN: 119-150-07)

PARCEL SIZE: 0.6 Acres

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

HISTORIC STRUCTURES:

On Site:	J.D. Johnson, 2 rentals, Category IIa
	Stauer Building, Category I
	Old Bakery Building, Category I
	N/H, Category IVb
North:	Priest's House, Category III
South:	Jacob Stauer House, Category I
	Site of Gospel Hall, Category S
East:	Walsh-Doolittle House, Category I
West:	Masonic Hall, Category I

PAST MHRB PERMITS: Numerous, most recent on parcel was 2012-03 new sign for Goodlife Cafe. 2011-02 permitted Mendo Burger sign to be relocated to Lansing Street. 2016-0031 new signs for Mendocino Taqueria.

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
Landscaping

Paving/Grading

APPLICABLE SECTIONS OF MHRB GUIDELINES: Signs, p.10

APPLICABLE SECTIONS OF MCCZC Div. III: 20.712 & 20.760.050

APPLICANT'S STATEMENT: Replace "Big River Realty" sign with a 12" x 36" double-faced painted wood sign reading "Engel & Volkers." Sign to be white background with black letters and red ampersand. Sign posts to have red balls on post caps.

Second painted wood sign with same colors and text mounted above door and measuring 27.25" by 8.0".

Remove planter box under window. Install a round table and bicycle rack on cement patio area.

Paint building white with back trim accents (white color would be selected from Benjamin Moor Off-Site Collection and trim color from Benjamin Moore Historic Collection).

STAFF NOTES: Pursuant with MCC 20.760.050(A)(8)(b) only one sign will be allowed per business when one sign will suffice.

The applicant proposes to paint the building exterior with a white base and black trim, but the applicant has not provided color samples. Therefore, staff recommends the property owner follow a recently adopted procedure to paint with colors from the Benjamin Moore Off-White Collection (for base colors) and their Historic Collection (for trim colors).

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 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 2020-0018 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 2020-0018 have been satisfied.
 7. Any Building Permit request shall include MHRB Permit 2020-0018 (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.
 9. The property owner may paint exterior surfaces colors previously approved by the Review Board; e.g. colors from the Benjamin Moore historical collection and off-white collection per "Exterior Paint Colors in Town of Mendocino Policy" signed February 3, 2020. The property owner shall contact Planning & Building Services for color approval prior to painting.

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.

Attachments:

- Application MHRB_2020-0018 Green
- Exterior Paint Colors in Town of Mendocino Policy

**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) MARB-2020-0018
Date Filed 12/30/2020
Fee \$ 718.78
Receipt No. PRJ-038991
Received by Matt Gaines
Office Use Only

MHRB APPLICATION FORM

Name of Applicant Engel & Volkers	Name of Property Owner(s) Green Real Estate Enterprises	Name of Agent The Sign Shop <i>rick@mendosign.com</i>
Mailing Address 328B Healdsburg Avenue Healdsburg, CA 95448	Mailing Address 40450 Little River Airport Rd. Little River 95456	Mailing Address 43197 Road 409 Mendocino 95460
Telephone Number 707 478 0063	Telephone Number 707-734-0447	Telephone Number 964-0608
Assessor's Parcel Number(s) 119-150-07		
Parcel Size 800 <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 10483 Lansing 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.

Replace Big River Realty sign with a 12" x 36" double faced painted wood sign reading Engel & Volkers. Sign to be white background with black letters and red ampersand.

Second painted wood sign with same colors and text mounted above door 37.25" x 8"

Red balls on post caps

Remove planter box under window

Install a round table and bicycle rack on cement patio area

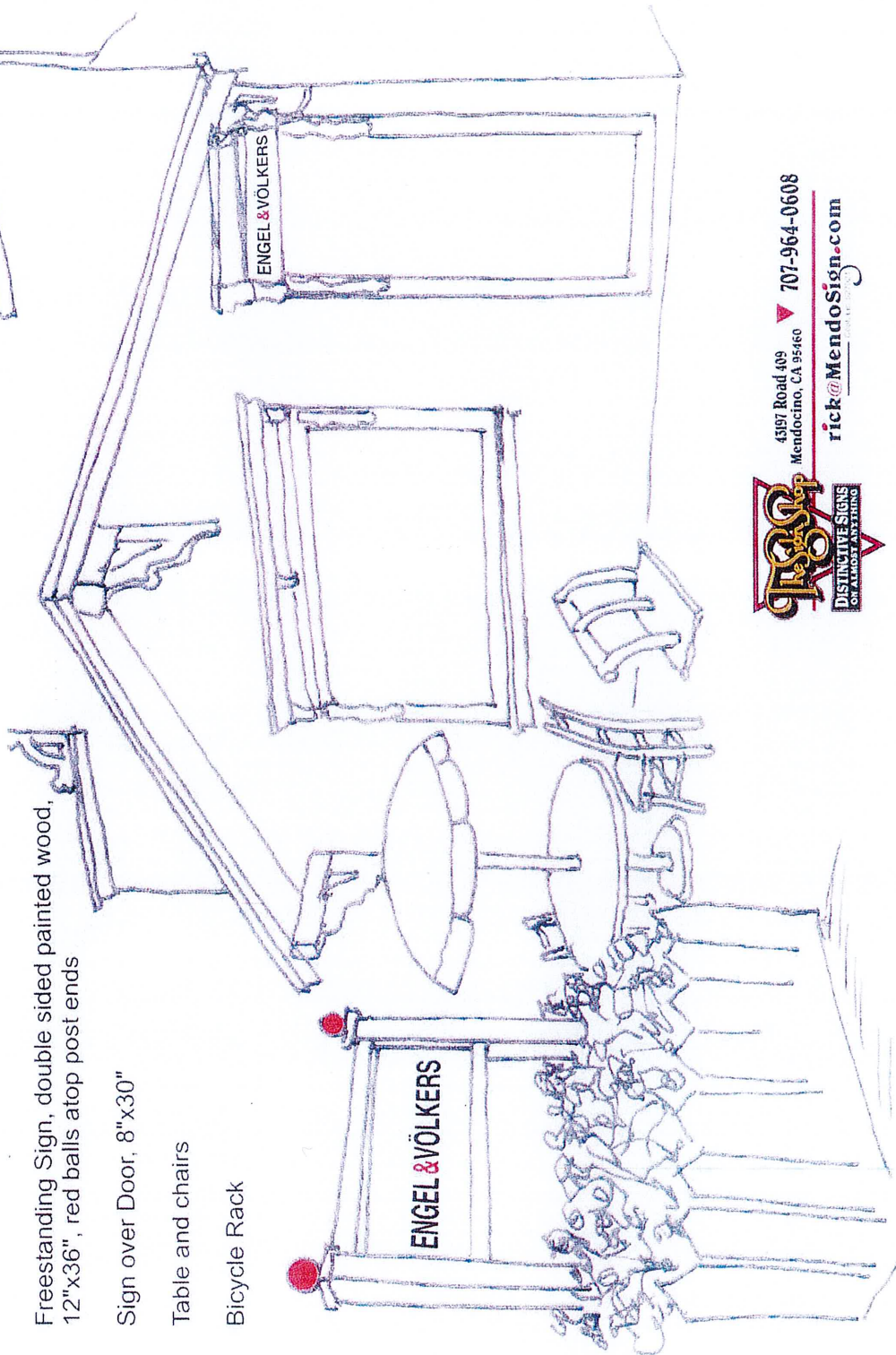
Paint building white with a couple black trim accents using the approved historic paint colors

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

ENGEL & VÖLKERS




Freestanding Sign, double sided painted wood, 12"x36", red balls atop post ends

Sign over Door, 8"x30"

Table and chairs

Bicycle Rack



4397 Road 409
Mendocino, CA 95460
707-964-0608
rick@mendoSign.com

MENDOCINO
TOWN
ZONING

STAFF REPORT FOR MHRB - ATTACHMENT A





**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
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

EXTERIOR PAINT COLORS IN TOWN OF MENDOCINO POLICY

PURPOSE: Provide guidelines for over-the-counter approval of exterior paint colors for use within the Town of Mendocino based on a select palette of colors approved by the Mendocino Historical Review Board.

GOALS AND OBJECTIVES: Coastal Element Chapter 4.13, *Mendocino Town Plan*, Subsection 4.3, *Mendocino Town Design Guideline Policies* includes Policy DG-1 which states, "All new development shall be designed to be compatible with the historical design character of the Town."

AUTHORITY: The authority for this procedure is contained in Title 20, Division III of the Mendocino County Code (MCC) Chapter 20.760 *Historical Preservation District for Town of Mendocino*. MCC Sections 20.760.030(H) and 20.760.035 identify work in Historical Zones A and B requiring Mendocino Historic Review Board approval. Pursuant to MCC Section 20.760.030(H), changing the exterior color of a structure in Historical Zone A, requires Review Board approval, except as provided by Section 20.760.040(I) which exempts "routine maintenance repainting of any building or structure in the same basic shade of color." Per MCC Section 20.760.035, any non-exempt work in Historical Zone B that would be visible from Historical Zone A requires Review Board approval.

POLICY: Pursuant to MCC Section 20.760.030(H), the Review Board has considered exterior paint colors and found certain Benjamin Moore color collections to be compatible with the circa 1900 colors and historical community character in the Town of Mendocino. Based on this review, the Review Board approves the following combination of exterior building colors, trim colors, and door colors:

- ✓ *Off-White Collection* paint colors applied to exterior building, trim, and doors; or
- ✓ *Off-White Collection* paint colors applied to exterior body with *Historical Collection* paint colors applied to exterior trim and doors (color applied to trim and doors must be the same color).


The Benjamin Moore color palettes are as published in 2019 and are available for review at the Coastal Office of the Mendocino County Department of Planning and Building Services in Fort Bragg or via:

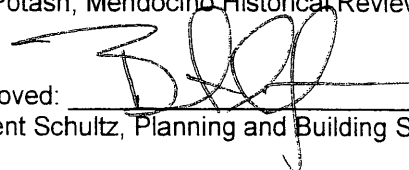
- <https://www.BenjaminMoore.com/en-us/color-overview/color-palettes/historical-collection>
- <https://www.BenjaminMoore.com/en-us/color-overview/color-palettes/off-white-collection>

Note: Alternative paint brands may be used if the colors are identical to those in the above-referenced Benjamin Moore collections.

PROCEDURE: Exterior paint colors are selected by the property owner. Prior to changing exterior paint colors, property owners shall contact Planning and Building Services and provide proposed color chips and identify, in writing, the proposed color scheme as applied to various building components (body, windows, trim, architectural features, doors, fences, etc.). Planning and Building Services Staff will review the proposal to determine whether proposed colors match previously authorized exterior colors, including the 2019 Benjamin Moore *Off-White Collection* or *Historical Collection*. If the property owner proposes to replicate previously approved colors consistent with MCC Section 20.760.040(I) or will use no more than two exterior colors consistent with the above Policy; then an MHRB Permit shall not be required and a notation will be placed in PBS Address File regarding the authorized exterior paint colors and where the paint would be. All other exterior painting shall require approval by the MHRB.

Policy Initiated By: Mendocino Historical Review Board Paint Subcommittee.

Policy Approved:  Date: 1/31/20
Chair Dan Potash, Mendocino Historical Review Board

Policy Approved:  Date: 2/3/20
Director Brent Schultz, Planning and Building Services