



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
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www.mendocinocounty.org/pbs

March 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, April 5, 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_2021-0001

DATE FILED: 1/29/2021

OWNER: ISHVI BENZVI AUM

APPLICANT/AGENT: ELAINE SZYMANSKI

REQUEST: A Mendocino Historical Review Board request for a 4.9 sq. ft. round sign with colors blue, gray, pink, and red, and copy reading "This n That." Note: Mendocino Town Plan Appendix 1 lists the site as a Category 1 historic resource, "Pete Anderson House."

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10550 Lansing Street, Mendocino; APN 119-160-31.

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 April 4, 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**

**APRIL 5, 2021
MHRB_2021-0001**

OWNER: ISHVI AUM
PO BOX 1033
MENDOCINO, CA 95460

APPLICANT/AGENT: ELAINE SZYMANSKI
PO BOX 344
LITTLE RIVER, CA 95456

PROJECT DESCRIPTION: A Mendocino Historical Review Board request for a 4.9 sq. ft. round sign with colors blue, gray, pink, and red, and copy reading "This n That." Note: Mendocino Town Plan Appendix 1 lists the site as a Category 1 historic resource, "Pete Anderson House."

STREET ADDRESS: 10550 Lansing Street, Mendocino; APN: 119-160-31.

PARCEL SIZE: 0.3 Acres

ENVIRONMENTAL DETERMINATION: 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; 2016-0028 "Southern Exposure" sign; and 2017-0016 "Mendo Insider Tours" sign.

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*.

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:

- MCC Section 20.712.015(C) states all signs shall, where feasible, be made of wood.
- MCC Section 20.760.050(A)(8)(a) states signs shall be made of wood.
- MCC Section 20.760.050(A)(8)(e) states 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.

The applicant proposes a MDO plywood sign. The sign would be affixed to existing metal posts and brackets; the sign would face Lansing Street near the corner of Little Lake.

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

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. Pursuant with MCC Section 20.760.050(A)(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

STAFF REPORT FOR MHRB PERMIT

**MHRB_2021-0001
MHRB-3**

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.

7. The 4.9 square-foot sign shall be made from wood material and painted the following colors: blue, gray, pink, and red.

ATTACHMENT:

- A. Application MHRB_2021-0001

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: \$1616.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

<p>COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES</p> <p>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p>	<p>Case No(s) <u>MHRB-2021-0001</u></p> <p>Date Filed <u>1-29-2021</u></p> <p>Fee \$ <u>718.78</u></p> <p>Receipt No. <u>PDJ-039872</u></p> <p>Received by <u>(M) WALDMAN</u></p> <p style="text-align: center;"><u>Office Use Only</u></p>
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MHRB APPLICATION FORM

Name of Applicant <u>ELAINE SZYMANSKI</u>	Name of Property Owner(s) <u>ISVEY AUM</u>	Name of Agent <u>ELAINE SZYMANSKI</u>
Mailing Address <u>P.O. BOX 344 LITTLE RIVER, CA 95456</u>	Mailing Address	Mailing Address
Telephone Number <u>530 588 2222</u>	Telephone Number <u>707 977-8922</u>	Telephone Number
Assessor's Parcel Number(s) <u>NA</u>		
<u>NEW SIGN FOR Business</u>		
Parcel Size <u>NA</u>	<input type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>10550 LANSING STE. 3 (Little Lake Rd)</u> <u>MENDOCINO, CA 95460</u>

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. SIGN "This n That"

RECEIVED

JAN 28 2021

PLANNING & BUILDING SERV
FORT BRAGG CA

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.

30" CIRCLE — THE BRACKET TO HOLD METAL
SIGN MEASURES 1 1/2"
3/4" MDO PLYWOOD From TOP 9" 1 1/2"
9" x 1 1/2" WIDE
— Blue/gray) pink. Red — THE BRACKET ACROSS 32 1/2" x 1 1/2"
METAL
— MOUNTED WITH BRACKETS IN THE BACK OF SIGN
— SIGN WILL HANG INSIDE AN EXISTING
— SIGN HOLDER FROM THE PAST BUSINESS.
— THEIR IS NO SIGN IN THE HOLDER CURRENTLY

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? NA sq. ft.
- What is the total floor area (internal) of all structures on the property? NA 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? NA sq. ft.

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

From: mervin.mervin@mcn.org
Subject: HRP DOCUMENT
Date: Jan 17, 2021 at 8:39:30 PM
To: elaine.szymanski.dragonflyems@gmail.com

Virus-free. www.avg.com

EXISTING 4" x 4" POST ↓

EXISTING
4" x 4"



32 3/4"

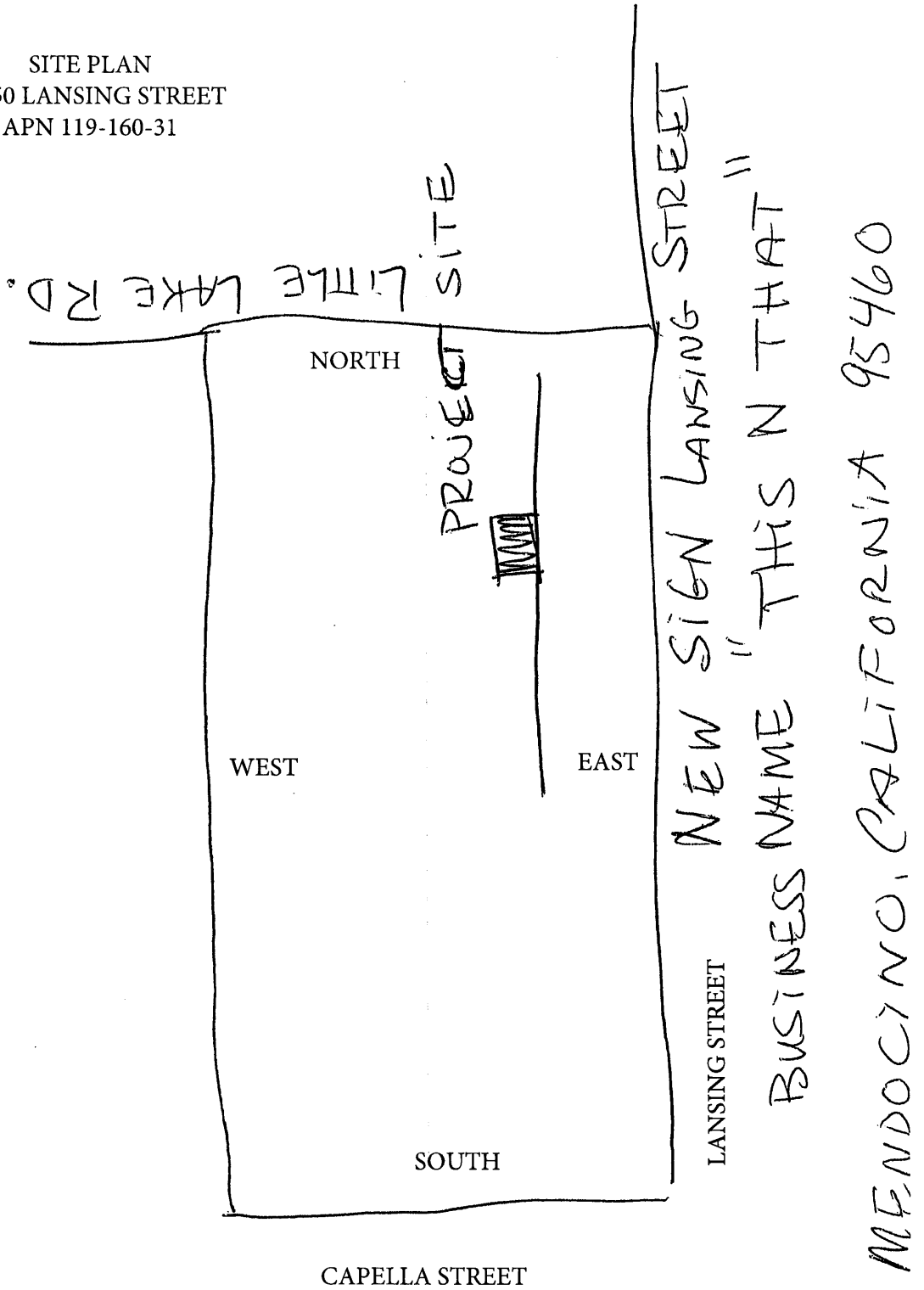
30 INCH CIRCLE
HAND PAINTED
ON 3/4 INCH
MDO PLYWOOD

1/2 height (15") X
1/2 width (15")
X pi (3.14)
= 706.5 sq in
divided by
144 = 4.9 sq. ft.

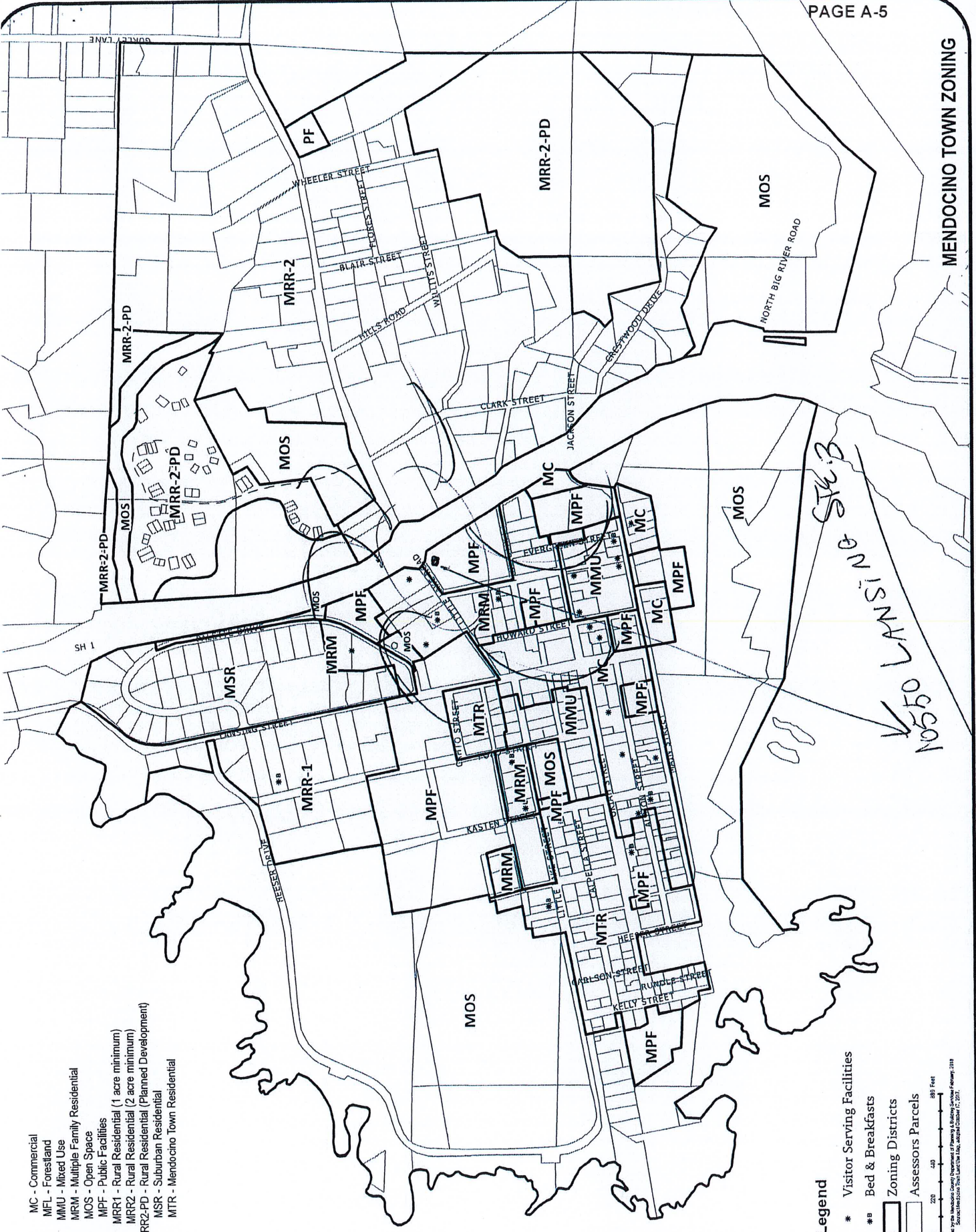
← 4" x 4"
EXISTING
POST



SITE PLAN
10550 LANSING STREET
APN 119-160-31



MENDOCINO TOWN ZONING



- MC - Commercial
- MFL - Forestland
- MMU - Mixed Use
- MRM - Multiple Family Residential
- MOS - Open Space
- MPF - Public Facilities
- MRR1 - Rural Residential (1 acre minimum)
- MRR2 - Rural Residential (2 acre minimum)
- MRR2-PD - Rural Residential (Planned Development)
- MSR - Suburban Residential
- MTR - Mendocino Town Residential

Legend

- * Visitor Serving Facilities
- ** Bed & Breakfasts
- Zoning Districts
- Assessor's Parcels

0 200 400 800 Feet

Map produced by the Mendocino County Department of Planning & Safety (last updated February, 2018)
Source: Mendocino County Parcel Data File, adopted October 17, 2017.