



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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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