



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

JULIA KROG, 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

April 18, 2023

**PUBLIC NOTICE OF PENDING ACTION AND SITE VIEW
MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

The Mendocino Historical Review Board, on Monday, May 1, 2023, will perform a site view of the proposed project, beginning at 4:00 PM, or as soon as the Board may assemble. Concluding the site view, the Board will convene for their regular meeting 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, for the below described project that is located in the Town of Mendocino.

CASE#: MHRB_2023-0003

DATE FILED: 2/03/2023

OWNER: GREEN REAL ESTATE ENTERPRISES

APPLICANT: TEDDY WINSLOW

AGENT: THE SIGN SHOP

REQUEST: Mendocino Historical Review Board Request to install an approximately 2 foot wide by approximately 3 foot tall sign with a brown stained background and pale yellow and gold text reading "Goodlife" (pale yellow) at the top of the sign and "Mercantile & Grocery" (gold) at the bottom. A blue coffee cup emanating steam is located between the two word blocks. The top word features a larger size and is slightly curving, while the bottom words are printed in straight lines.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

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

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

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>.

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing and provide comments. 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. The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by April 30, 2023 or orally via telecomment in lieu of personal attendance. All correspondence should contain reference to the above noted case number. All public comment will be made 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>

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 would like to be notified of the Mendocino Historical Review Board action, please submit a written request to this office.

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.

JULIA KROG, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MAY 1, 2023
MHRB_2023-0003**

OWNER: GREEN REAL ESTATE ENTERPRISES
PO BOX 1416
MENDOCINO CA 95460

APPLICANT: TEDDY WINSLOW
P O BOX 121
MENDOCINO CA 95460

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

PROJECT DESCRIPTION: Mendocino Historical Review Board Request to install an approximately 2-foot wide by approximately 3 foot tall sign with a brown stained background and pale yellow and gold text reading "Goodlife" (pale yellow) at the top of the sign and "Mercantile & Grocery" (gold) at the bottom. A blue coffee cup emanating steam is located between the two word blocks. The top word features a larger size and is slightly curving, while the bottom words are printed in straight lines.

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 premises 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 2020-0018 for a new sign for Engel & Volkers, install a table and bike rack and paint the building white with black trim. This application was approved. Other permits include the following: 2018-0043 new sign and bench-approved; 2016-0031 new signs for Mendocino Taqueria-approved; 2012-0003 new sign for Goodlife café-finaled; 2011-0023 new sign-finaled; 2011-0022 new sign for Mendocino Burger-finaled and 2011-0017 new sign for hair studio-finaled

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, p.10

APPLICABLE SECTIONS OF MCCZC Div. III: 20.712.015 Sign Standards, 20.760.050(A)(8) Standards, and Section 20.760.030(F) Work in Historical Zone A Requiring Approval

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 sign will be replacing an existing sign with no increase in size. Also, the sign will not be relocated. It will hang perpendicular to the building face. No lighting is proposed.

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. The sign is composed of a wood frame and a wood face with the sign copy painted onto it. The sign is placed at a low height compared to pedestrians walking along the sidewalk, so lines of sight will not be blocked; and
- (b) The appearance of the proposed work will not detract from the appearance of other properties within the District. The surrounding business properties also have signage that assist in attracting customers. This proposed sign copy change will not detract from the other businesses' appearances; 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. No demolition of any structure will occur as a result of this sign change application. The existing sign is not of historical, architectural or cultural significance. It is a recent addition to the building.

R CONDITIONS OF APPROVAL:

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. 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(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.
 7. In accord with MCC Section 20.760.050(A)(8), **Signs:** Only one sign will be allowed per business when one sign will suffice. Signs shall not block public views or lines of sight.
 8. The maximum freestanding sign height shall be 6-feet. Sign colors are pale yellow, gold, and blue, and white. The wood (sign background) shall be stained brown. Substitute colors shall be similar in tone, hue and brightness. Signs shall be made from wood.
 9. Sign copy shall not include telephone numbers, web addresses, references to social media or other similar information.
 10. Pursuant with MCC Sec. 20.760.040(H), some sign changes are exempt from MCC Chapter 20.760. Contact Planning Staff for an exemption determination.

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: \$2,620.00 (Check payable to County of Mendocino).

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

Attachments:

- Application MHRB_2023-0003 Winslow

**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-2023-0003
Date Filed 2-3-2023
Fee \$ 553⁰⁰
Receipt No. PRJ-054395
Received by (TW) WALDMAN

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Teddy Winslow	Name of Property Owner(s) Green Real Estate Enterprises	Name of Agent The Sign Shop
Mailing Address PO Box 121 Mendocino, CA	Mailing Address PO Box 1416 Mendocino, CA	Mailing Address 43197 Road 409 Mendocino CA 95460
Telephone Number 707-326-0416	Telephone Number <u>707 734 0447</u>	Telephone Number <u>707 964.0608</u>
Assessor's Parcel Number(s) 119-150-07		
Parcel Size <u>761.25</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 10483 Lansing Street	

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.

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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.

Replace existing permitted sign with another sign in the same location, same size, with different copy and colors. Double faced carved redwood sign to say "Goodlife Mercantile & Grocery" and have a coffee cup illustration. Size of sign is 22 5/5" x 28. Brown stain on background, pale yellow and gold text, blue cup and white steam.

RECEIVED

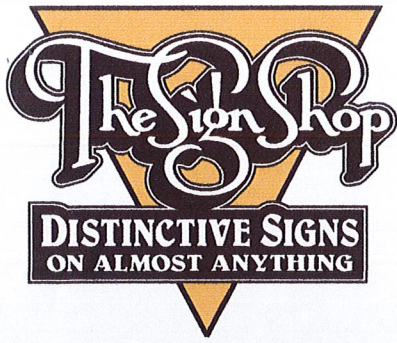
FEB 03 2023

PLANNING & BUILDING SERV
FORT BRAGG CA

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.

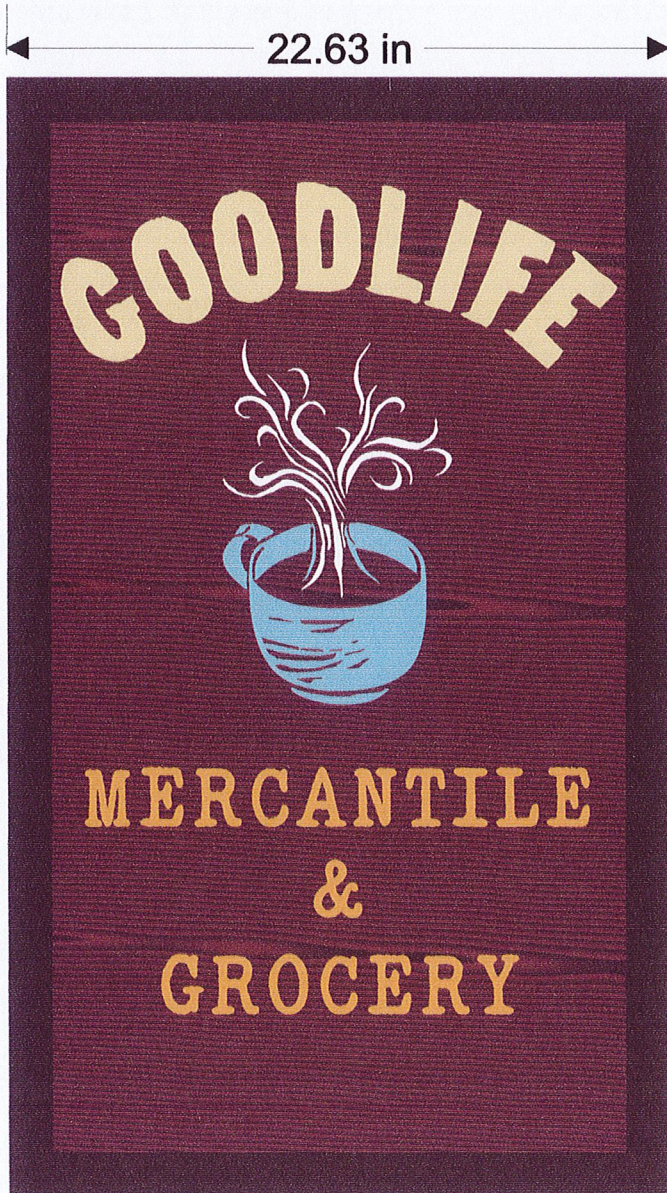
If you need more room to answer any question, please attach additional sheets



43197 Road 409
Mendocino

phone.. 707-964-0608
fax..

rick@mendosign.com
cont. lic.527921



22.63 in



38 in

Existing Sign on Ukiah Street

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FORT BRAGG CA

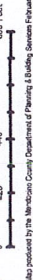


This is an original unpublished drawing created by THE SIGN SHOP. It is submitted for your personal use in conjunction with a project being planned for you. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, or exhibited in any fashion without expressed written permission from THE SIGN SHOP. Right to use designs for anything other than the subject sign is a violation of copyright laws.

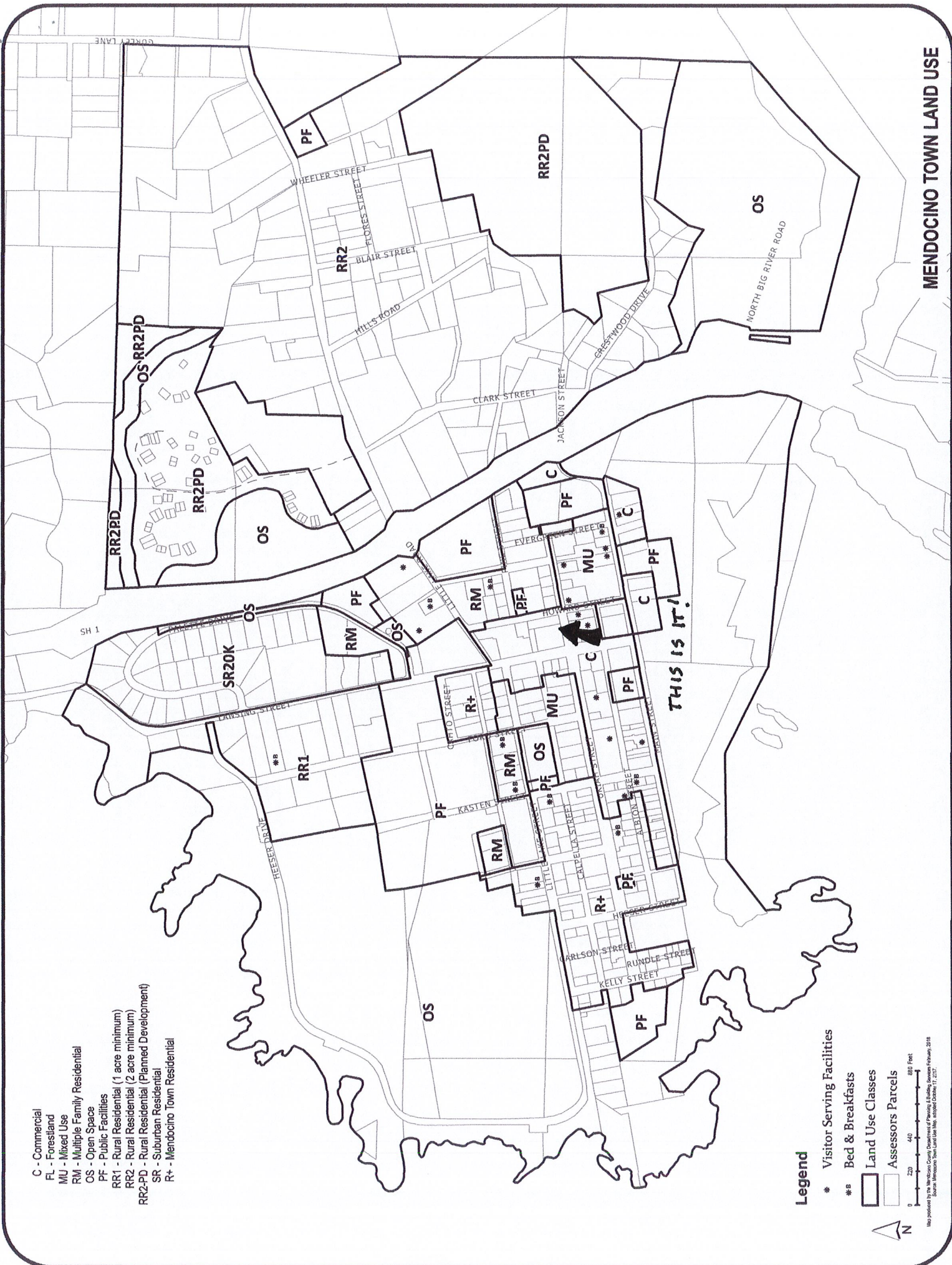
The design rights are sold separately for other uses.

- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential

- Legend**
- * Visitor Serving Facilities
 - *B Bed & Breakfasts
 - Land Use Classes
 - Assessors Parcels



Map prepared by the Office of Planning & Policy, February 2018
 Source: Mendocino Town Land Use Map, adopted October 17, 2017.



SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

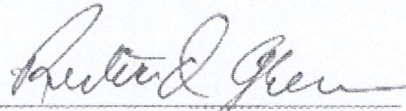
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: _____

1/31/23



Applicant

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FORT BRAGG CA

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

The Sign Shop

Owner/Authorized Agent

1-31-2023

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize The Sign Shop to act as my representative and to bind me in all matters concerning this application.

Richard Green
Owner

1/31/23
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name Teddy Winslow	Name Richard Green	Name The Sign SHOP
Mailing Address Box 121 Mendocino	Mailing Address Box 1416 Mendocino	Mailing Address 43197 Road 409 Mendocino

RECEIVED

FEB 03 2023

PLANNING & BUILDING SERV
FORT BRAGG CA



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR
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pbs@mendocinocounty.org
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ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.

Applicant Signature

2 . 3 . 23

Date

OFFICE USE ONLY:

Project or Permit Number



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: THE SIGN SHOP
43197 ROAD 409

MENDOCINO CA 95460

Project Number: MHRB_2023-0003

Project Description: Winslow, GoodLife Store, Sign Copy

Site Address: 10483 LANSING ST

MHRB_2023-0003

Receipt: PRJ_054395

Date: 2/3/2023

Pay Method: CHECK 16127

Received By: JESSIE WALDMAN

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
GENERAL PLAN	1100-2851-826188		\$175.00
			\$175.00
PROJECT SPECIFIC FEES	1100-2851-822609		\$250.00
MHRB SIGN COPY-SINGLE BUSINESS SIGN			\$250.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
			\$128.00
Total Fees Paid:			\$553.00