



**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  
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[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

June 2, 2023

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

The Mendocino Historical Review Board, on Monday, June 12, 2023, will perform a site view of the proposed project, beginning at 5:00 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\_2023-0004

**DATE FILED:** 4/17/2023

**OWNER:** ARIANA CANADA ONSTAD

**APPLICANT:** DEBRA LENNOX

**REQUEST:** Mendocino Historical Review Board request for a 3.5 square foot single-faced wood sign painted white (background), black (lettering), and red, blue, green, and yellow (accents). Sign copy to read "DBL" "architect", and a 6.17 square foot double-faced wood sign painted turquoise (background), silver (lettering), and image of a sandpiper above copy.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45280 Main St, Mendocino; APN: 119-217-13.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MARK CLISER

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. In order to minimize the risk of exposure, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) by June 11, 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



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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**MHRB\_2023-0004  
JUNE 12, 2023**

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**OWNER** ARIANA CANADA ONSTAD  
32351 SIMPSON LANE  
FORT BRAGG, CA

**APPLICANT:** DEBRA LENNOX  
PO BOX 798  
MENDOCINO, CA

**PROJECT DESCRIPTION:** Mendocino Historical Review Board request for a 3.5 square foot single-faced wood sign painted white (background), black (lettering), and red, blue, green, and yellow (accents). Sign copy to read "DBL" "architect", and a 6.17 square foot double-faced wood sign painted turquoise (background), silver (lettering), and image of a sandpiper above copy.

**STREET ADDRESS:** 45280 Main St, Mendocino; APN: 119-217-13.

**PARCEL SIZE:** 12,000± square feet

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

**HISTORIC STRUCTURES:** On Site: Not Listed  
North: Marcellino House, Category I  
South: Mendocino Headlands State Park  
East: Not Listed  
West: Not Listed

**PAST MHRB PERMITS:** 93-32 Sign, 94-30 Sign, 97-10 Retail Addition, 98-31 Sign, and 05-21 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*, Section 20.760.050 *Standards*, and Section 20.760.030(F).

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Signs, page 10.

**APPLICANT'S STATEMENT:** "Replacement signage for existing sign – Sandpiper Jewelry. Replacement signage for previous sign – new business/sign – DBL Architect."

**RECOMMENDED 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.

**RECOMMENDED CONDITIONS:**

- 1. This action shall become final and effective on the 11<sup>th</sup> 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. Sign copy shall not include telephone numbers, web addresses, references to social media, or other similar information
- 6. Replacement sign colors shall be the same shape and size, and similar in color, brightness, tone, and hue. Florescent, metallic, iridescent, or otherwise "modern" colors shall be avoided. Replacement signs shall be in the same location on the property.
- 7. Alterations or copy changes to approved sign shall be brought to the attention of Planning & Building Services prior to any changes.

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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: \$2,020.00 (Check payable to County of Mendocino).

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

**ATTACHMENTS:**

- A. MHRB\_2023-0004 Application

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 2023-0004  
Date Filed 4/17/2023  
Fee \$ \$ 303-  
Receipt No. PRJ  
Received by Sandy Arellano

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Debra Lennox	Name of Property Owner(s) Ariana Canada Onstad	Name of Agent Debra Lennox
Mailing Address PO Box 798 Mendocino, CA	Mailing Address 32351 Simpson Ln Fort Bragg, CA	Mailing Address
Telephone Number 707-813-7886	Telephone Number 760-672-0133	Telephone Number
Assessor's Parcel Number(s) 119-217-1300		
Parcel Size <input checked="" type="checkbox"/> Square Feet 12,000 <input type="checkbox"/> Acres	Street Address of Project 45280 Main St Mendocino	

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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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.

Replacement signage for existing sign- Sandpiper Jewelry

Replacement signage for previous sign- new business/sign- DBL Architect

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

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

# MAIN ST PROPERTY SIGNS PROPOSAL

for ARIANNA CANADA ONSTAD

45280 MAIN ST MENDOCINO AP# 119-217-13



LOCATION MAP

NTS



NORTH

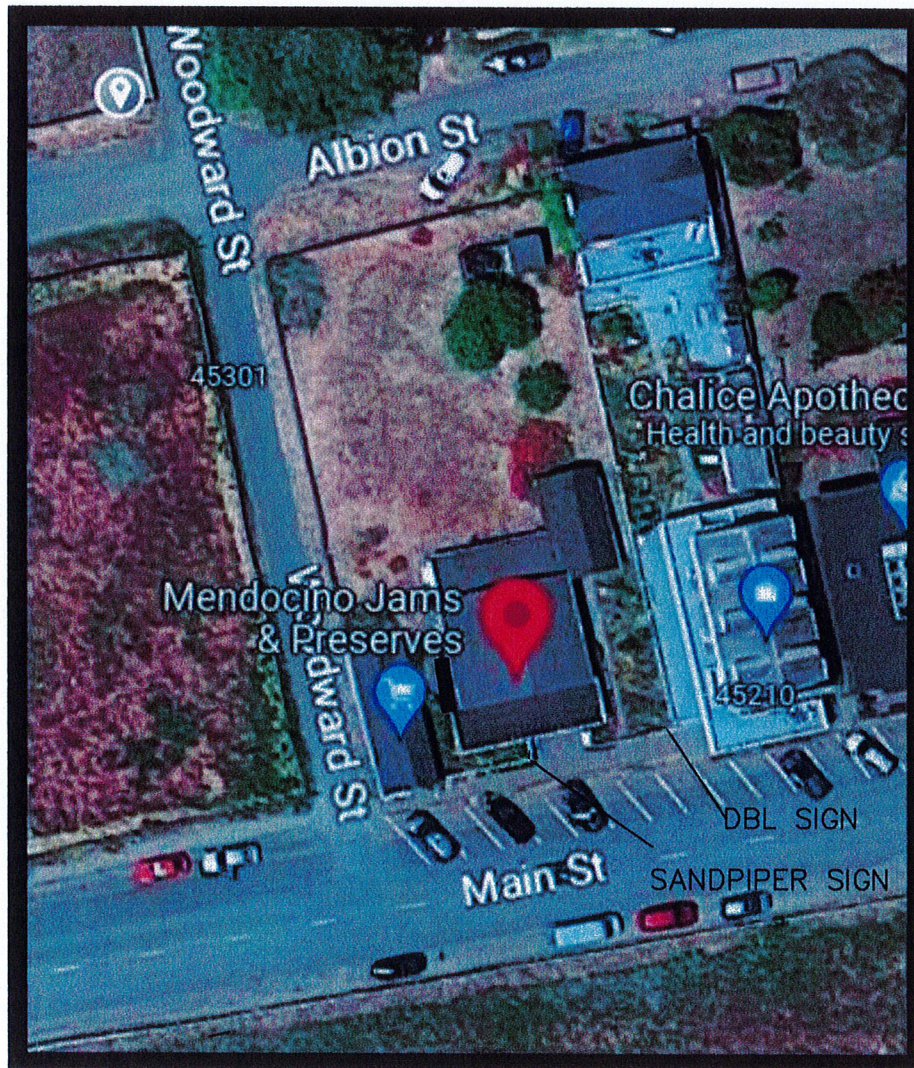
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FORT BRAGG CA

# MAIN ST PROPERTY SIGNS PROPOSAL

for ARIANNA CANADA ONSTAD  
45280 MAIN ST MENDOCINO AP# 119-217-13



PLOT PLAN  
1"=50'



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FORT BRAGG, CA

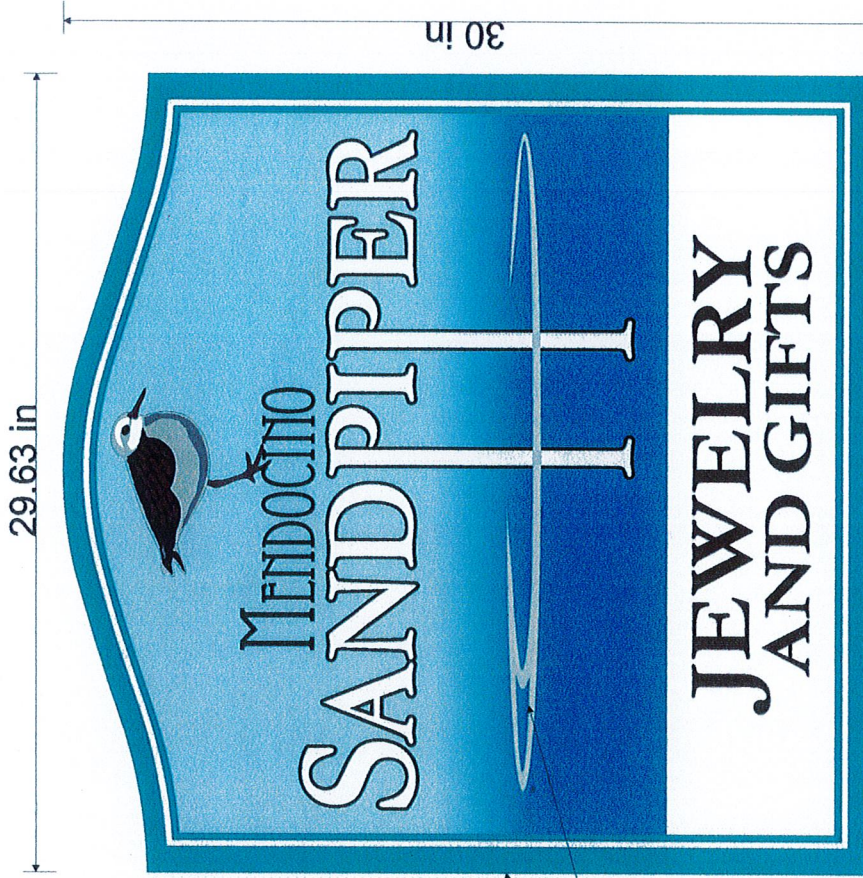




43197 Road 409  
Mendocino

fone... 707-964-0608  
fax..

rick@mendosign.com  
cont. lic.527921



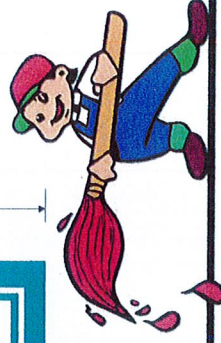
This is the same size as existing MHRB approved sign. The copy, shape, location are all the same as what currently stands and is approved. All that is changing are the colors and graphics. We want to add turquoise and silver to the sign

Turquoise

Silver

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PLANNING & BUILDING SERV  
FORT BRAGG CA

45280 MAIN ST. MENDOCINO  
SANDPIPER JEWELRY PROPOSED SIGN  
4.16.23



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.



45280 MAIN ST. SANDPIPER JEWELRY EXISTING SIGN  
MENDOCINO RECEIVED

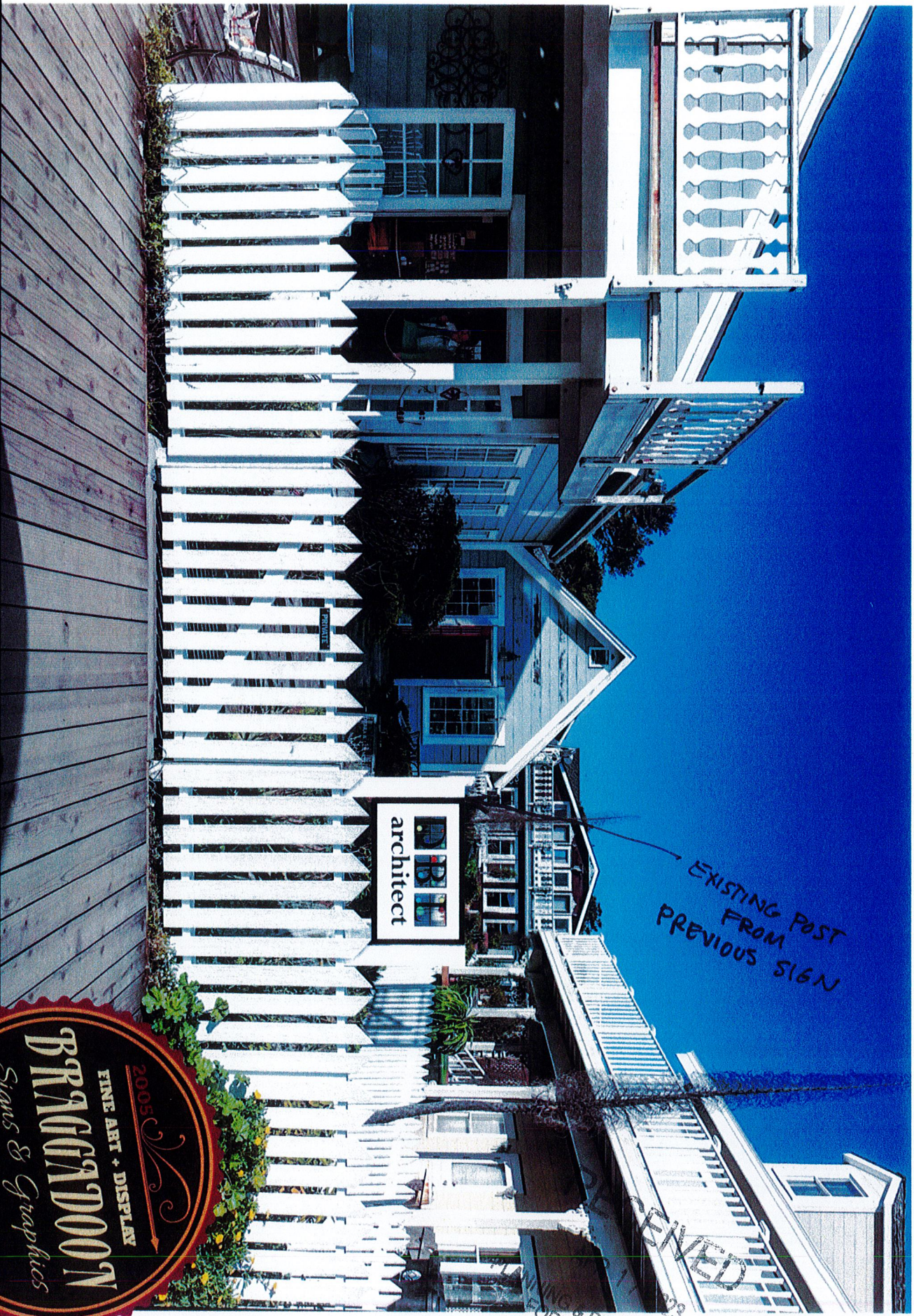
4.16.23

APR 17 2023

PLANNING & BUILDING SERV  
FORT BRAGG CA

45280 MAIN ST MENARDINO

4.16.23 DBL ARCHITECT PROPOSED SIGN



EXISTING POST FROM PREVIOUS SIGN

DBL ARCHITECT

PLANNING & BUILDING SERV  
FORT BRAGG CA

DBL sign mockup / scaled layout / 28" x 18" proposed / 4" posts



45286 MAIN ST. MENDOCINO

4-16-23 DBL ARCHITECT PROPOSED SIGN



wood slab / approx. 3" thick  
 wood reveal frame / center painted white  
 receding 1/4" from frame reveal

window frame + letters = black metal  
 3/16" thickness on frames

negative space / cut out windows

glass billet circles

metal bands / cylinders = black metal (stainless)  
 1/8" thick bands

carved letters - CNC / Vgroove

wood reveal

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DBL sign concept