



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

August 30, 2023

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

The Mendocino Historical Review Board, on Monday, September 11, 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_2023-0009

DATE FILED: 7/13/2023

OWNER: B & E REAL PROPERTY INVESTMENTS LLC.

APPLICANT: MARY NITTNER

AGENT: APPLEWOOD PROPERTY MANAGEMENT

REQUEST: Mendocino Historical Review Board request for a 36-inch by 14-inch by ¾-inch thick double-faced wood sign painted white (background) and dark green (lettering). Sign will be hung perpendicular to Ukiah St. from the ceiling of the deck. Sign copy to read "GOLDEN GOOSE" (above), and "HOME DECOR" (below).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45121 Ukiah St., Mendocino; APN: 119-235-07

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 by September 10, 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**

**SEPTEMBER 11, 2023
MHRB_2023-0009**

OWNER: B & E REAL PROPERTY INVESTMENTS LLC
23 MOTT DRIVE
ALAMO, CA 94507

APPLICANT: MARY NITTNER
PO BOX 108
MENDOCINO, CA 95460

AGENT: APPLEWOOD PROPERTY MANAGEMENT
41501 LITTLE LAKE ROAD
MENDOCINO, CA

PROJECT DESCRIPTION: Mendocino Historical Review Board request for a 36-inch by 14-inch by ¾-inch thick double-faced wood sign painted white (background) and dark green (lettering). Sign will be hung perpendicular to Ukiah St. from the ceiling of the deck. Sign copy to read "GOLDEN GOOSE" (above), and "HOME DECOR" (below).

STREET ADDRESS: 45121 Ukiah, St., Mendocino; APN: 119-235-07.

PARCEL SIZE: 7,575± square feet

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

HISTORIC STRUCTURES:
On Site: Lisbon-Paoli Hotel, Category I
North: Gregory House, Category I
Well's Shoe Shop, Category IIa
South: Dwelling, Category IIa
East: Dougherty House, Category I
West: Non-Historic Dwelling

PAST MHRB PERMITS: 85-04 Weaver Sign; 88-48 Brown/Cardwell Sign; 90-37 Decker Sign; 94-28 Brown Repair; 97-39 Brown Demo & New Construction; 99-30 Brown H/C Parking, Fence, Trash Enclosures; 00-25 Brown Exterior Alterations

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: VIII – Non-Structural Guidelines: Signs, (pg. 10)

APPLICANT’S STATEMENT: (See Attachment A, pages 2 & 5)

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 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 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. Replacement signs 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.
- 6. Alterations or copy changes to approved sign shall be reviewed by Planning & Building Services prior to any changes.

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: \$2674.00 (Check payable to County of Mendocino).

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

ATTACHMENTS:

- A. MHRB_2023-0009 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-2023-0009
Date Filed 7-13-2023
Fee \$ 597⁰⁰
Receipt No. PRJ-057550
Received by (Signature) WADMAN

Office Use Only

MHRB APPLICATION FORM

Name of Applicant MARY NITNER	Name of Property Owner(s) ROBERT BURLESON	Name of Agent Applewood Property Management
Mailing Address PO. BOX 108 MENDOCINO CA 95460	Mailing Address 23 MOTT DR. ALAMO, CA 94507	Mailing Address 41501 LITTLE LAKE RD MENDOCINO CA 95460
Telephone Number 1415 755 7758	Telephone Number N/A.	Telephone Number 707 937 1915
Assessor's Parcel Number(s) 119-235-07-00 119-235-07-00		
Parcel Size <input type="checkbox"/> Square Feet <input type="checkbox"/> Acres N/A	Street Address of Project 45121 UKIAH 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.

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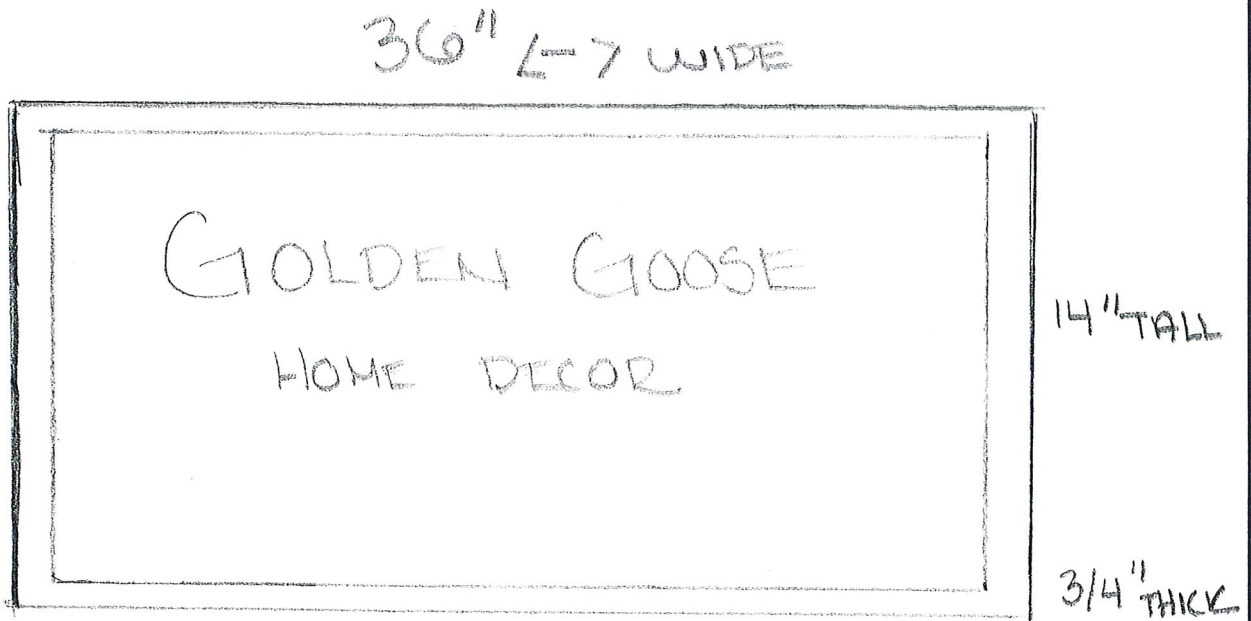
**PLANNING & BUILDING SERV
FORT BRAGG, CA**

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.



All WHITE WITH DARK GREEN LETTERS ON BOTH SIDES

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.

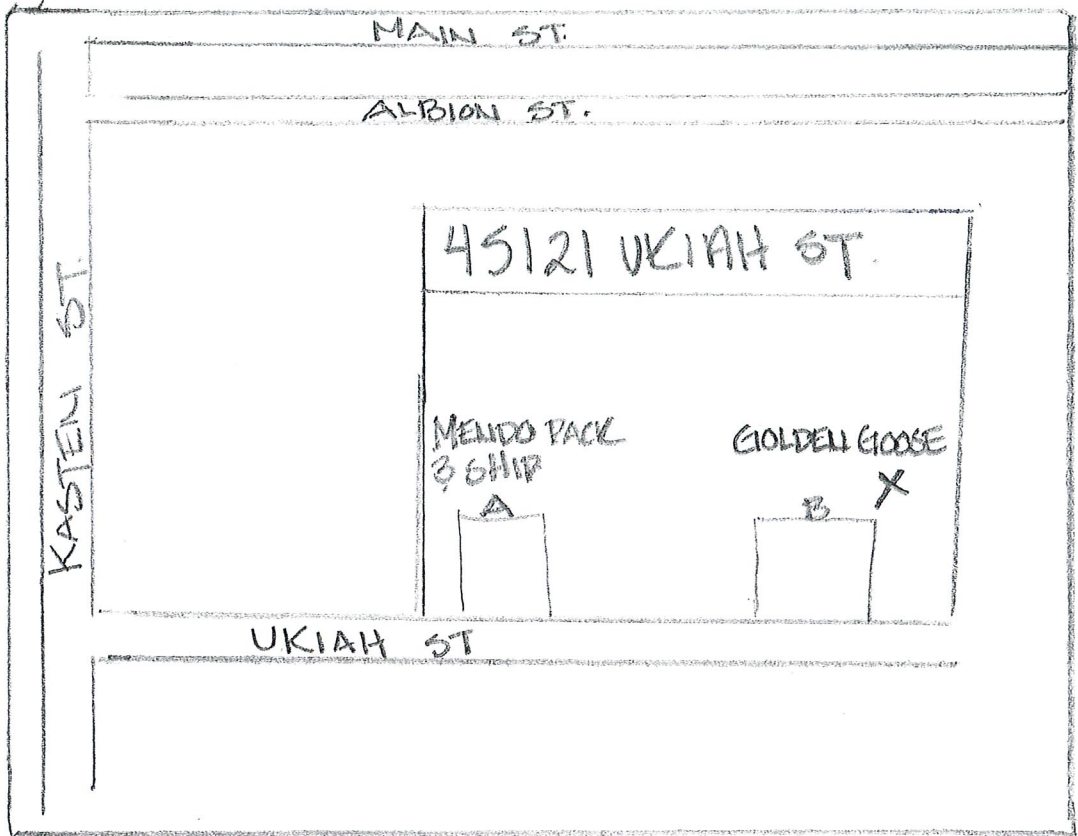
If you need more room to answer any question, please attach additional sheets

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X SIGN PLACEMENT
HUNG VERTICALLY
TO STREET.

FORT BRAGG

LOCATION MAP

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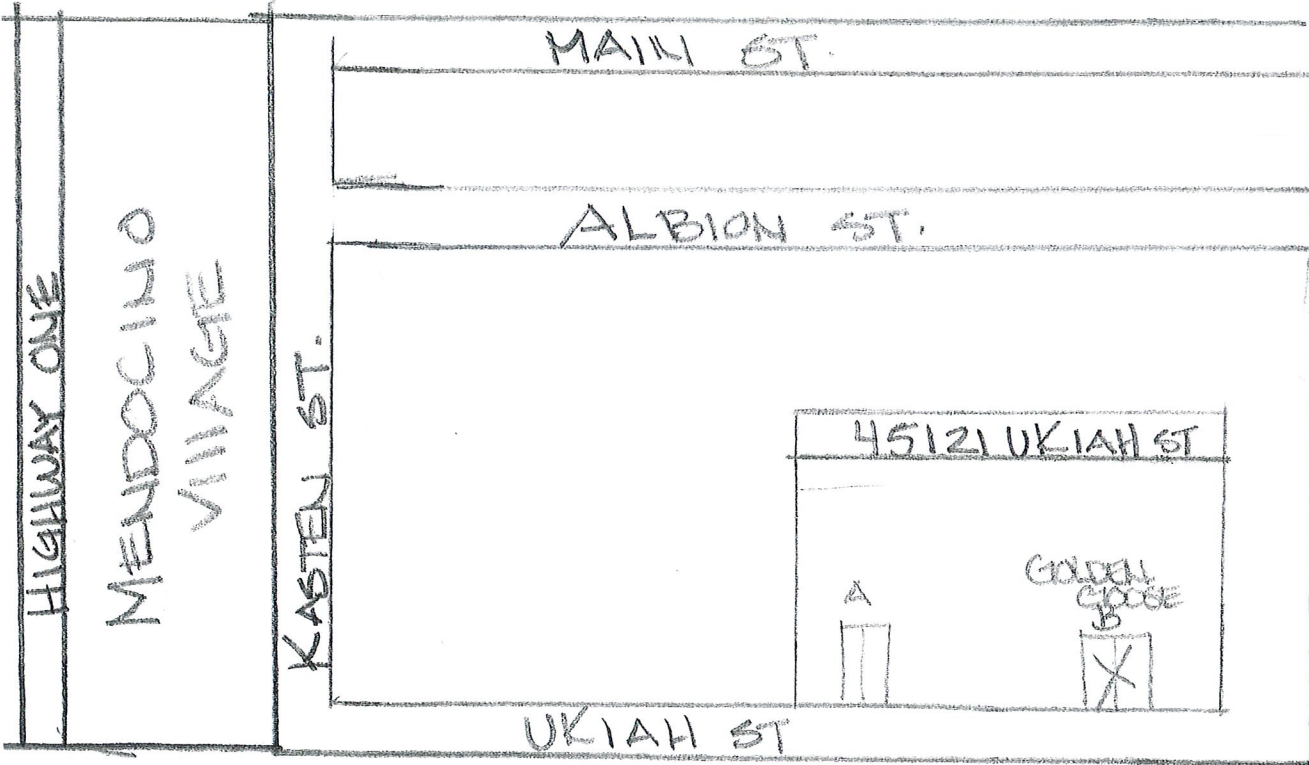
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EAST



SOUTH

↑ POINT ARENA



WEST
ALICO

NORTH



FORT BRAGG

X = GOLDEN GOOSE
PROJECT SITE

LOCATION MAP RECEIVED

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ALL WOOD SIGN
DIMENSIONS :
36" WIDE X 14" TALL X 3/4" THICK

SIGN IS ALL WHITE WITH DARK GREEN LETTERS.
SIGNAGE ON BOTH SIDES OF SIGN.

SIGN WILL HANG VERTICALLY TO THE STREET
IT WILL HANG 3 INCHES FROM THE EXISTING EYE HOOKS IN THE CELING , LIKE THE
PREVIOUS SIGN FROM PREVIOUS RENTERS.

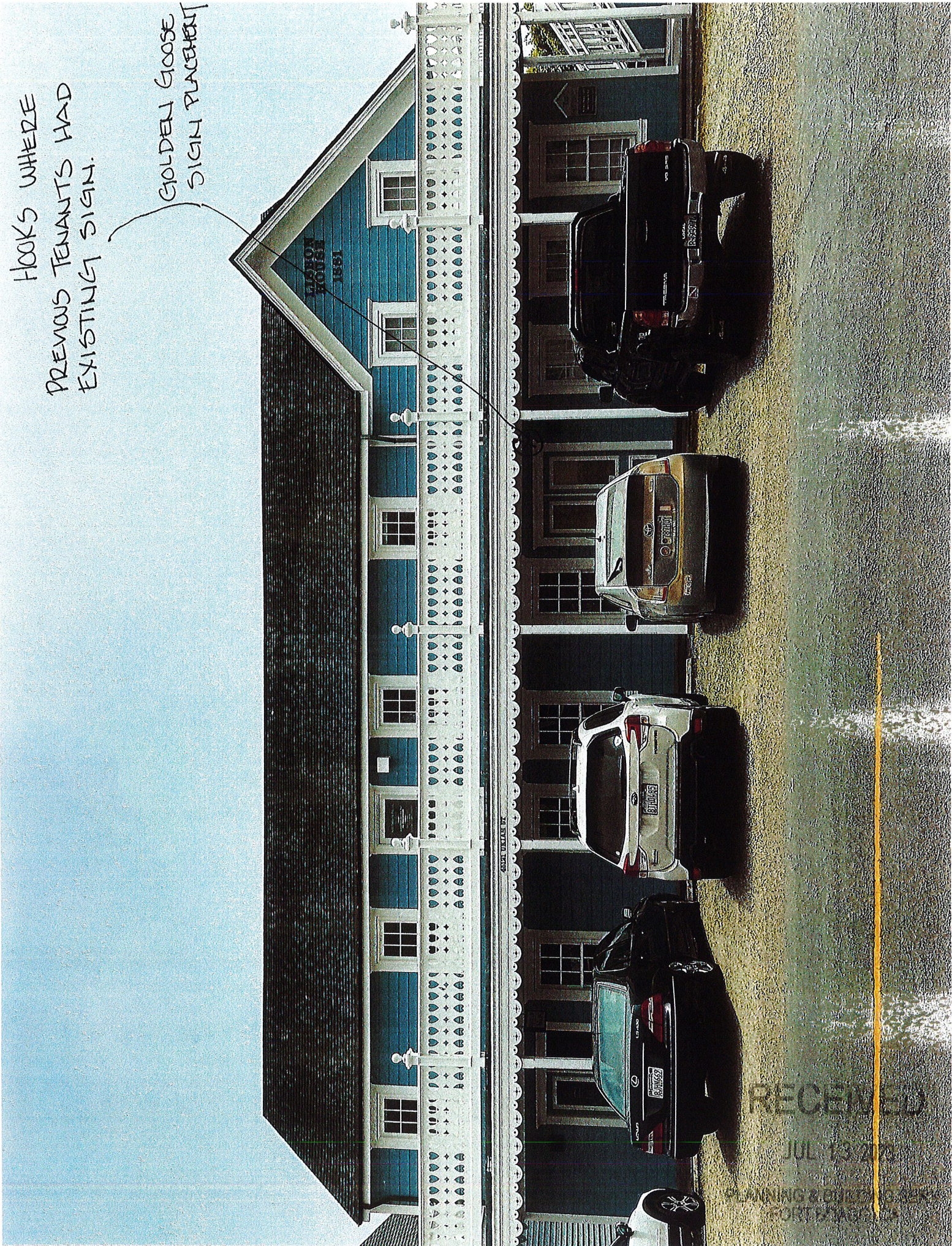


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HOOKS WHERE
PREVIOUS TENANTS HAD
EXISTING SIGN.

GOLDEN GOOSE
SIGN PLACEMENT



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PLANNING & DEVELOPMENT
CITY OF PORTLAND, OR

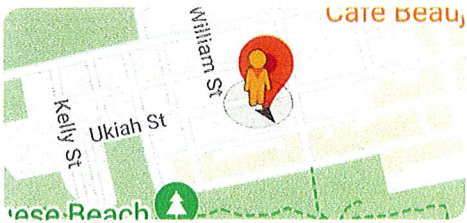
Google Maps 45132 Ukiah St

"GOLDEN GOOSE"
SIGN HANGING VERTICALLY
TO STREET.

Mendocino, California
Google Street View
Oct 2017 See more dates



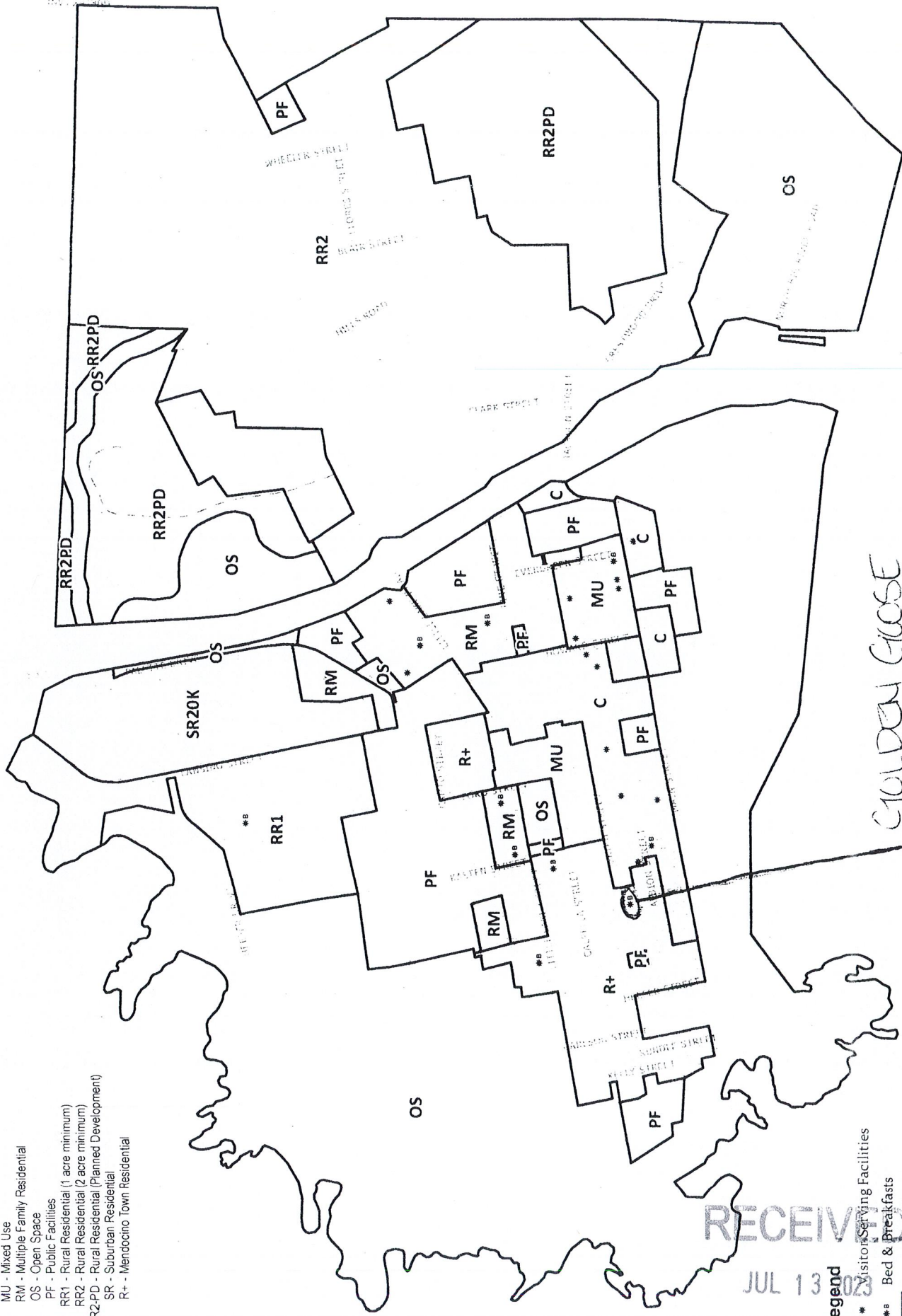
Image capture: Oct 2017 © 2023 Google



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FORT BRAGG CA



- 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

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

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 PLANNING & BUILDING SERV
 FORT BRAGG CA

Map provided by the Mendocino County Department of Planning & Building Services, Fort Bragg, CA. 2023