



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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October 24, 2023

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

The Mendocino Historical Review Board, on Monday, November 6, 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_2023-0017

DATE FILED: 9/1/2023

OWNER: MACKENZIE SKYE & ROBERT SCHMITT

APPLICANT: EDWARD JONES

AGENT: BRUCE FOURNIER

REQUEST: Mendocino Historical Review Board request for a 3-foot wide by 2-foot high by 2-inch-thick redwood sign with 1.5 by 3.5-inch border trim (white). Carved lettering sign in white to read "Edward Jones" (above) "Investments" (below) with green background. A 36-inch wide by 6-inch-high drop-down sign below with white lettering and green background; sign to read "Bruce Fournier AAMS" (above) and "Financial Advisor" (below). Maximum height of sign is 53 inches, mounted on 3.5-inch by 3.5-inch posts painted white and mounted to concrete footing and situated on west side of stairs. Sign is being relocated from east side of stairs. This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45020 Ukiah Street, Mendocino; APN: 119-234-11

SUPERVISORIAL DISTRICT: 5 (Williams)

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.gov/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.gov by November 5, 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 [Mendocino Historical Review Board | Mendocino County, CA](#).

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 (707) 964-5379, Monday through Friday.

JULIA KROG, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**NOVEMBER 6, 2023
MHRB_2023-0017**

OWNER MACKENZIE SKYE & ROBERT SCHMITT
PO BOX 1522
MENDOCINO, CA 95460

APPLICANT: EDWARD JONES
PO BOX 998
MENDOCINO, CA 95460

AGENT: BRUCE FOURNIER
PO BOX 998
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Mendocino Historical Review Board request for a 3-foot wide by 2-foot high by 2-inch-thick redwood sign with 1.5 by 3.5-inch border trim (white). Carved lettering sign in white to read "Edward Jones" (above) "Investments" (below) with green background. A 36-inch wide by 6-inch-high drop-down sign below with white lettering and green background; sign to read "Bruce Fournier AAMS" (above) and "Financial Advisor" (below). Maximum height of sign is 53 inches, mounted on 3.5-inch by 3.5-inch posts painted white and mounted to concrete footing and situated on west side of stairs. Sign is being relocated from east side of stairs. This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure.

STREET ADDRESS: 45020 Ukiah Street, Mendocino (APN: 119-234-11)
(aka: 45045 Calpella Street)

PARCEL SIZE: 0.28 Acres (12,196 sq. ft.)

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

HISTORIC STRUCTURES: On Site: Rego House Category IIa
Warren-Hegenmeyer House Category I
Historical APN 119-234-01
North: Fraga House Category I
Madera House Category I
South: Schultz House Category I
East: None
West: None

PAST MHRB PERMITS: MHRB 2003-18 (Rehabilitate Rego & Warren Hegenmeyer Houses); MHRB 06-49 sign (Red Rooster Records); MHRB 08-13 sign (Candy Store); MHRB 08-33 sign (Edward Jones); MHRB 11-11 sign (Hopkins & Ryan and E. Jones), MHRB 2014-11 (Sign); MHRB 2017-14 (1,326 square foot residence); MHRB_2019-02 (2,237 square foot residence); and MHRB_2021-0002 (2,709 square foot residence); MHRB_2022-0002 (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 20.760.030(F), and Section 20.760.050 *Standards*.

APPLICABLE SECTIONS OF MHRB GUIDELINES: VIII – Non-Structural Guidelines: Signs, (pg. 10)

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

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. Fluorescent, 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: \$2,674.00 (Check payable to County of Mendocino).

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

ATTACHMENTS:

- A. MHRB_2023-0017 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-2023-0017
Date Filed 9-7-2023
Fee \$ 597⁰⁰
Receipt No. PRJ-058560
Received by @WALDMAN

Office Use Only

MHRB APPLICATION FORM

Name of Applicant EDWARD JONES	Name of Property Owner(s) <i>Robert Schmitt Mackenzie Skye</i>	Name of Agent <i>Bruce Fournier</i>
Mailing Address PO BOX 998 MENDOCINO, CA 95460	Mailing Address <i>P.O. Box 1522 Mendocino, CA 95460</i>	Mailing Address <i>POB 998 Mendocino CA 95460</i>
Telephone Number 707-937-3316	Telephone Number <i>707-239-8447</i>	Telephone Number <i>707-937-3316</i>
Assessor's Parcel Number(s) 119-234-111		<i>bruce.fournier@Edwardjones.com</i>
Parcel Size <input checked="" type="checkbox"/> Square Feet 12,196 <input type="checkbox"/> Acres	Street Address of Project 45020 UKIAH ST. MENDOCINO, CA 95460	

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.

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.

Existing Sign Description w 3' x 2' H including 1.5" x 3.5" Border TRIM (white)
SIGN built of redwood 2" thick material carved to reveal Lettering
"Edward **JONES**
INVESTMENTS" in white with green background

a green drop down sign attached to the main sign with Name of Financial Advisor and title green background white lettering.

"Bruce Fournier AAMS ;
Financial Advisor"

Sign is currently mounted to two painted white 4x4 posts w/ 2x4 CROSS BRACING to withstand heavy wind exposure for safety.

The sign will be mounted to the concrete footing of the front porch with Lagbolts counter sunk into the posts and concealed with wood plugs.
West side of existing stairs leading to entrance

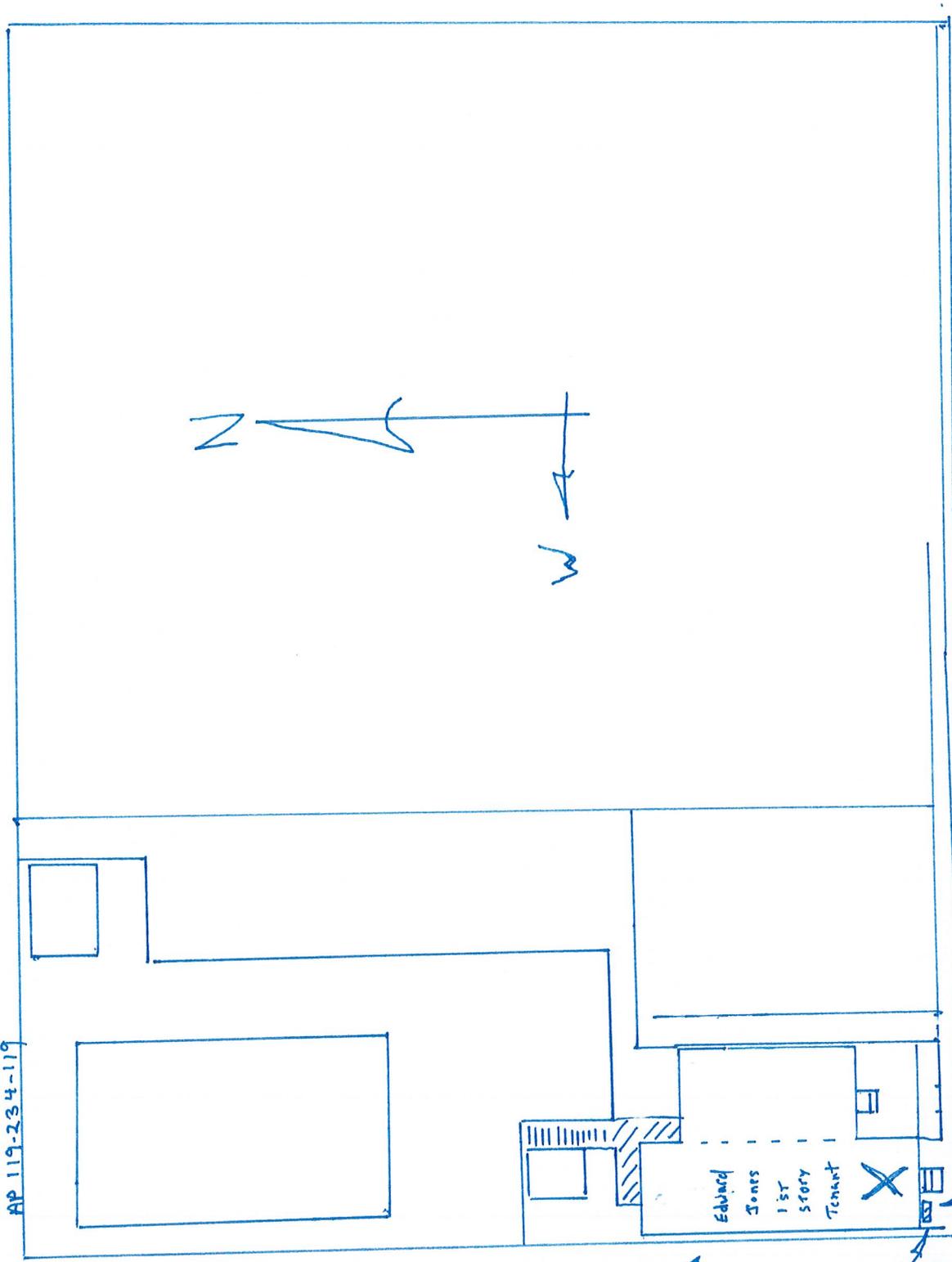
2. If the project includes new construction, please provide the following information: **NA**

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 6' 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

Calpella St

AP 119-234-119



Tenant
Location
Requesting
Relocation
of
Sign

New
Sign
Loc.

Edward Jones
Investments
Bruce Fournier
Francisco, CA

45020
Ukiah St

Edward Jones Sign Relocation Request

Ukiah St

45020 Ukiah St marked w/ X

Location Map



45020

Edward Jones
INVESTMENTS

BRUCE FOURNIER
Financial Advisor

Top of sign Aligned
with top of porch rail
centered between corner
post and stairs on
west side of stairs

35" x 35"

Edward Jones

INVESTMENTS

BRUCE FOURNIER
Financial Advisor

All wood construction
1 3/4" Thick w/ 3.5" Deep trim

34"

35.75"

66"

53"



Old Sign Location
45020 Ukiah St