



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
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pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

July 29, 2024

PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

The Mendocino Historical Review Board, at a Special Meeting, on Monday, August 12, 2024. The Board will convene for their special meeting in the Mendocino Community Center, 10525 School Street (the corner of School and Pine Streets), Mendocino, California, at 6:00 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_2024-0007

DATE FILED: 7/18/2024

OWNER: Julie Reed, Kelley Properties Associates LLC

APPLICANT: Angela Burdick

AGENT: The Sign Shop

REQUEST: Mendocino Historical Review Board request to replace the 6 square foot "Blooming" sign with the previously approved 3 square foot "Nahara" sign. Sign colors are off-white and gold. Sign will hang perpendicular to the building from existing, black-painted metal bracket.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45000 Main St., Mendocino; APN: 119-238-16

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/departments/planning-building-services/public-hearing-bodies>.

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 August 11, 2024 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.gov/departments/planning-building-services/public-hearing-bodies> under the Mendocino Historical Review Board tab.

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**

**AUGUST 12, 2024
MHRB_2024-0007**

OWNER: Julie Reed, Kelley Properties Associates, LLC
PO Box 1001
Mendocino, CA 95460

APPLICANT: Angela Burdick
PO Box 478
Albion, CA

AGENT: The Sign Shop, Rick Sacks
43197 Road 409
Mendocino, CA 95460

PROJECT DESCRIPTION: Mendocino Historical Review Board request to replace the 6 square foot Blooming sign with the previously approved 3 square foot Nahara sign. Sign colors are off-white and gold. Sign will hang perpendicular to the building from existing, black-painted metal bracket.

STREET ADDRESS: 45000 Main St., Mendocino; APN: 119-238-16.

PARCEL SIZE: 23,578± square feet

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

HISTORIC STRUCTURES:

On Site:	Kelley Water Tower, 1920s, Category I
North:	Shell Garage, 1923, Category I (APN 119-236-05)
South:	Site of Occidental Hotel, Category S (APN 119-250-25)
West:	Kelley House, 1861, Category I (APN 119-238-17)
East:	Open Lot, NA (APN 119-250-07)

STAFF PLANNER: Mark Cliser

PAST MHRB PERMITS: MHRB permits 89-34 (Re-roof); 90-12 (signs, remodel, lighting); 91-21 (painting); 95-36 (replace stairs); 01-40 (new sign); 02-01 (windows and paint); 02-14 (steps); 02-20 (new sign); 03-14 (new sign); 03-22 (new sign); 04-04 (planters); 04-13 (entry doors); 04-50 (replace 2 trees); 05-11 (Season's sign); 08-08 (hand rails); 08-18 (sign); 10-05 (sign); 1-17-2014 – staff approved "Taste of Stevenswood" sign; 6-23-2014 – staff approved "Europa Blue Boutique"

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, page 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. 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.
- 7. The sign shall be hung in the same location as the existing sign, perpendicular to the building, from the existing bracket.

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:

MHRB_2024-0007 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-2024-0007
Date Filed 7.18.24
Fee \$ \$597.00
Receipt No. _____
Received by M. Cizer

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Angela Burdick	Name of Property Owner(s) Kelley Properties Associates LLC JULIE REED	Name of Agent The Sign Shop
Mailing Address Box 478 Albion, CA	Mailing Address POBox 1001, Mendocino 95460	Mailing Address 43197 Road 409 Mendocino, CA 95460
Telephone Number (707)357-6879	Telephone Number 707-357-3611	Telephone Number 707-964-0608

Assessor's Parcel Number(s)

119-238-16

Parcel Size <input type="checkbox"/> Square Feet _____ <input type="checkbox"/> Acres	Street Address of Project 45000 Main Street #D Mendocino, CA 95460
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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.

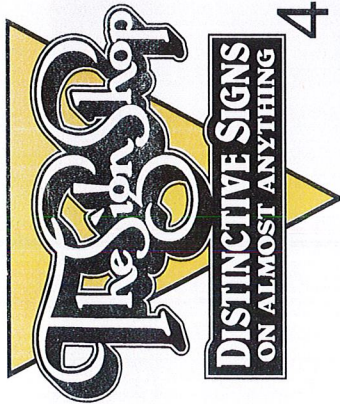
- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **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.

Replace the Blooming sign (6 sq. ft.) with previously approved Nahara sign (3 sq. ft.)
Nahara sign application fees were paid when sign first went up on Kasten St.
Fees were again paid when the sign was moved to the Sea Gull Building

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

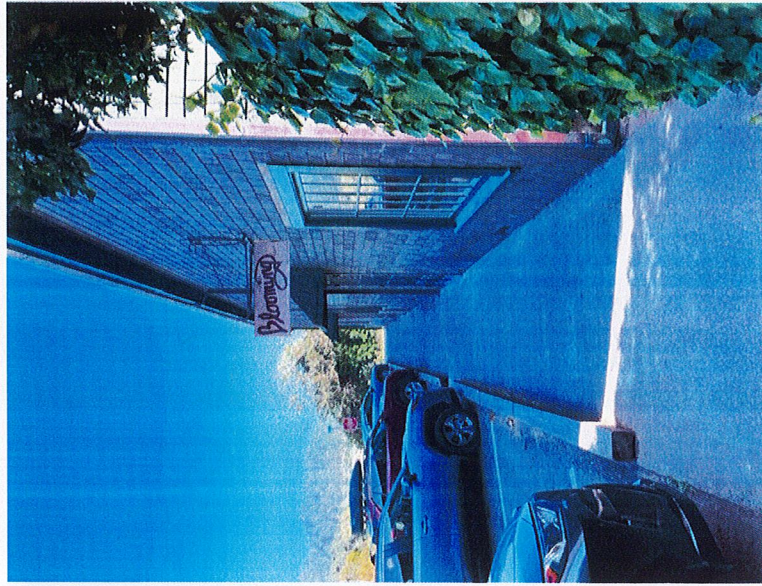


43197 Road 409
Mendocino

phone: 707-964-0608
fax:

rick@mendosign.com
cont. lic.527921

45000 Main Street #D Mendocino



We want to replace the Blooming sign with the Nahara sign that was approved on Kasten Street and then again when it moved to the Sea Gull building

The Blooming sign is 18" x 48" (6 sq. ft.)
The Nahara sign is about half that size
(24" circle)



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.