



**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.gov/pbs](http://www.mendocinocounty.gov/pbs)

July 29, 2024

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

The Mendocino Historical Review Board, on Monday, August 12, 2024, 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 special meeting at 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\_2023-0010

**DATE FILED:** 8/3/2023

**OWNER:** Patterson's Pub Mendocino LLC & Spring Pond Property, LLC

**APPLICANT/ AGENT:** Anthony Graham

**REQUEST:** A Mendocino Historical Review Board Permit request to permanently assemble one 1,600 square foot pergola for outdoor dining at Patterson's Pub. (Note: The site is designated a Category III historic resource. The architecture has been ostensibly altered, but the basic structure remains discernible.)

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption

**LOCATION:** 10485 Lansing Street, Mendocino; APN: 119-150-06 & 10501 Lansing Street, Mendocino; APN: 119-150-44

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** Jessie Waldman

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](mailto: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



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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

**AUGUST 12, 2024  
MHRB\_2023-0010**

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**OWNER(S):** Patterson's Pub Mendocino LLC  
PO Box 1098  
Mendocino, CA 95460

Spring Pond Properties, LLC  
171 Boat Yard Dr  
Fort Bragg, CA 95437

**APPLICANT/AGENT:** Anthony Graham  
PO Box 1095  
Mendocino, CA 95460

**PROJECT DESCRIPTION:** A Mendocino Historical Review Board Permit request to permanently assemble one 1,600 square foot pergola for outdoor dining at Patterson's Pub. (Note: The site is designated a Category III historic resource. The architecture has been ostensibly altered, but the basic structure remains discernible.)

**STREET ADDRESS:** 10485 Lansing Street, Mendocino; APN: 119-150-06 &  
10501 Lansing Street, Mendocino; APN: 119-150-44

**PARCEL SIZE:** 0.13± Acres or 5,743± square feet &  
1.14± Acres or 49,658± square feet

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt. Class 3(e) Categorical Exemption from CEQA

**HISTORIC STRUCTURES:**

On Site:	Priest's House, Category III Mendosa's Store, Category I
South:	J.D. Johnson, Category IIa
South:	Stauer Building, Category I
South:	Old Bakery Building, Category I
West:	Masonic Hall, Category I
West:	H, Category IIa
North:	Paddleford House, Category IIa
East:	Walsh-Doolittle House, Category I

**STAFF PLANNER:** Jessie Waldman

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**PAST MHRB PERMITS:** MHRB\_1988-09 sign, MHRB\_1993-24 Patterson's Pub sign, ramp, and parking, MHRB\_1997-24 exterior lighting, and MHRB\_2015-01 tree removal, and MHRB\_2020-0012 Patterson's Pub temporary tent.

**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:** Section VII Structural Guidelines Other Structures (page 10).

**APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE (MTZC):** Chapter 20.664 Mendocino Commercial (MC); Section 20.760.030(A) Work in Historical Zone A Requiring Approval; Section 20.760.050 Standards.

**APPLICANT’S STATEMENT:** *Metal frame and fabric top “pergola” measuring 40’ x 40’ x 12’ to replace the existing 44’ x 44’ tent located between the Patterson’s Pub Building and Harvest market.*

**STAFF NOTES:** The business owner seeks approval to construct a 40’ x 40’ x 12’ (1,600 square foot) pergola for outdoor dining associated with the established Patterson’s Pub, located at 10485 Lansing Street (APN: 119-150-06). However, the new pergola will be located on the adjacent parcel, owned by Spring Pond Property, located at 10501 Lansing Street (APN: 119-150-46).

The proposed project is subject to the development regulations listed in Table 1 and previously adopted conditions, e.g. MHRB Permit 1993-24 and U 01-93, UM 01-93/96 and CCC-1-93-14. U 01-93 requested a major use permit to convert an existing 1,727-square-foot retail store into a drinking establishment (Irish Pub). An amendment to that use permit, UM 01-93/96, requested to install a commercial kitchen and outdoor seating at the adjacent parcel.

TABLE 1: DEVELOPMENT STANDARDS FOR MC DISTRICTS		
MENDOCINO TOWN ZONING CODE SECTION	STANDARD	PROPOSED
20.664.020(B) Conditional Commercial Use	Non-conforming Use – Eating and Drinking Establishment & Bed & Breakfast	Continue Non-conforming Use
20.664.035 Minimum Front and Rear Yards	None	None
20.664.040 Minimum Side Yard	None	None
20.664.050 Maximum Height	28-feet	28-feet
20.664.055 Minimum Vehicle Parking	n/a	five spaces by U 01-93
20.664.065 Maximum Lot Coverage	25% allowed (34.2% existing)	34.2% percent

MTZC Section 20.664.060 allows for a maximum lot coverage of twenty-five (25) percent. The existing lot coverage is 16,162 square feet at 34.2% and is legal non-conforming. MTZC Section 20.608.031(M) defines lot coverage as *“the percentage of gross lot area covered by all buildings and structures on a lot, including decks, porches, and covered walkways; excluding uncovered required parking areas, landscaping, patios, terracing, and rainwater, groundwater, or potable water storage tanks”*. Coastal Element Chapter 4.13 (Mendocino Town Plan) Section 2 defines *Impervious Surface* as *“A structure, surface covering, or pavement that prevents absorption and infiltration of rainfall or stormwater runoff.*

*Impervious surfaces include, but are not limited to, roofed structures, walkways, patios, driveways, parking lots, paved storage areas, impervious concrete and asphalt surfaces, and any other continuous watertight pavement or covering. Pavements that are designed and maintained to be permeable, including pavers with pervious openings or joints, underlain with pervious soil and/or pervious storage material (such as a gravel layer) to absorb and retain rainfall or runoff, do not constitute impervious surfaces.*” The proposed pergola will be constructed with a metal frame with a permeable fabric top cover; therefore, the pergola will not count as lot coverage, pursuant to MTZC Section 20.608.031(M). As the subject parcel has a legal non-conforming lot coverage, lot coverage may not be increased above the existing non-conforming 34.2% lot coverage, pursuant to MTZC Section 20.664.065 *Maximum Lot Coverage*. To avoid potential public nuisances, business signs, exterior lighting, and exterior noise levels should satisfy local codes and ordinances (See recommended Conditions #6 and #7).

TABLE 2: LOT COVERAGE CALCULATIONS		
NAME	EXISTING AREA	PROPOSED AREA
“Mendoza’s Store”	16,162 SF	Continue Non-conforming Use
1,600 SF Pergola	0 SF	0 except pergola posts 20.608.031(M) - 1 SF
<b>TOTAL LOT COVERAGE<sup>1</sup></b>	<b>16,162 SF (34.2%)</b>	<b>16,162 SF (34.2%)</b>
MAXIMUM LOT COVERAGE (25% of 49,658 SF Lot)	12,414.5 SF (25%)	16,162 SF (34.2%)

UM 01-93/96 requested to allow for the addition of a commercial kitchen and an outdoor dining patio to an Irish pub. Condition 7 of UM 01-93/96 required *“Prior to providing waiter/waitress service to the outdoor patio area, the applicant shall obtain a letter of compliance from the Mendocino City Community Services District stating that all District requirements related to such expansion of use have been met, and shall submit a copy to the Department of Planning and Building Services.”* On March 13, 2023 and July 9, 2024, Mendocino City Community Services District (MCCSD) submitted to the Department of Planning and Building Services regarding the proposed pergola and the outdoor dining at Patterson’s Pub, where Patterson’s Pub is in compliance with both MCCSD and U 01-93 or UM 01-93/96 conditions.

**REQUIRED MHRB FINDINGS:** The Review Board shall not approve or conditionally approve any application for proposed activity unless it affirmatively makes the following findings pursuant with Section 20.760.065:

- (A) *The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure.*
- (B) *The appearance of the proposed work will not detract from the appearance of other property within the District.*
- (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.*

**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 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. Any Building Permit request shall include all conditions of approval of this Mendocino Historical Review Permit. Conditions shall be printed on or attached to the plans submitted.
  6. Exterior lighting, including string lights, shall be shielded, reflected downward, and positioned in a manner that does not allow light-glare to extend beyond property boundaries.
  7. Permanent uses shall not create noise impacts to surrounding uses that exceed noise standards set out in the County's General Plan Development Element, Table 3-J, Exterior Noise Level Standards (Levels not to be Exceeded More than thirty (30) Minutes in an Hour) and Table 3-L, Maximum Acceptable Interior Noise Levels Created by Exterior Noise Sources.
    - a. Sounds from outside activities shall not exceed exterior noise limit standards. This includes noise from a generator, music, or others. Between 10 PM and 7 AM the exterior noise level shall not exceed 55 dBA.
    - b. The current day time (e.g. 7 AM and 10 PM) or night time (e.g. 10 PM and 7 AM) ambient levels shall not be exceeded.
- 

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 Application 2023-0010
- B. MCCSD Will Serve Letters
- C. Sverko 119-150-04 Files
- D. Sverko 119-150-06 Files

**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-2023-0010  
Date Filed REVISION 4-24-2024  
Fee \$ 600<sup>00</sup>  
Receipt No. PRJ-061843  
Received by \_\_\_\_\_

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant Anthony Graham dba Patterson's Pub Mendocino LLC	Name of Property Owner(s) Spring Pond Properties	Name of Agent Anthony Graham
Mailing Address PO Box 1095 Mendocino, Ca 95460	Mailing Address Ton Honer Tim Bosma Harvest Market 171 Boat Yard Dr Fort Bragg, Ca 95437	Mailing Address PO Box 1095 Mendocino, Ca 95460
Telephone Number 707 888 2211	Telephone Number 707 964 7000	Telephone Number 707 888 2211
Assessor's Parcel Number(s) 119 150 44 Harvest Market 119 150 06		Email Patterson's Pub
Parcel Size <input checked="" type="checkbox"/> Square Feet 4,000 approx <input type="checkbox"/> Acres	Street Address of Project Harvest Market 10501 Lansing St Patterson's Pub 10485 Lansing 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.

**RECEIVED**

APR 24 2024

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.

Metal frame and fabric top "pergola" measuring 40' x 40' x 12' to replace the existing 44' x 44' tent located between the Patterson's Pub building and Harvest Market as more particularly shown in the attached drawings and photographs.

### 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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JUL 02 2024

PLANNING & BUILDING DEPT  
FORT BRAGG, CA



July 1, 2024

To: Jesse Waldman

From: Tony Graham dba Pattersons Pub

Re: Patterson's Pub Pergola Project

Hello Jesse:

Here are copies of the plot plan prepared by Debra Lennox. If you require more, please let me know.

Also, I am also amending my MHRB application to replace the April 25, 2024 Project Description page with the attached revised one. My intent is to define the scope of the project to address only the replacement of the MHRB approved tent (# 2023-0010) with a 40' x 40' pergola.

Just as a reminder, I do have a Use Permit (UM 1-93/96) for use of the garden for food and beverage service and steps for egress and ingress through the garden door.

My intent is to simplify the issues to be considered by the MHRB and Building Department.

Should other issues arise, they can be individually addressed.

Thanks for your help,

  
Tony Graham  
cell 707 888 2211

**RECEIVED**

JUL 02 2024

PLANNING & BUILDING SERV  
FORT BRAGG, CA

# TENANT IMPROVEMENTS

for TONY GRAHAM at PATTERSON'S PUB  
 10501 LANSING STREET, MENDOCINO CA 95460  
 A.P. # 119-150-44

**INDEX OF DRAWINGS**

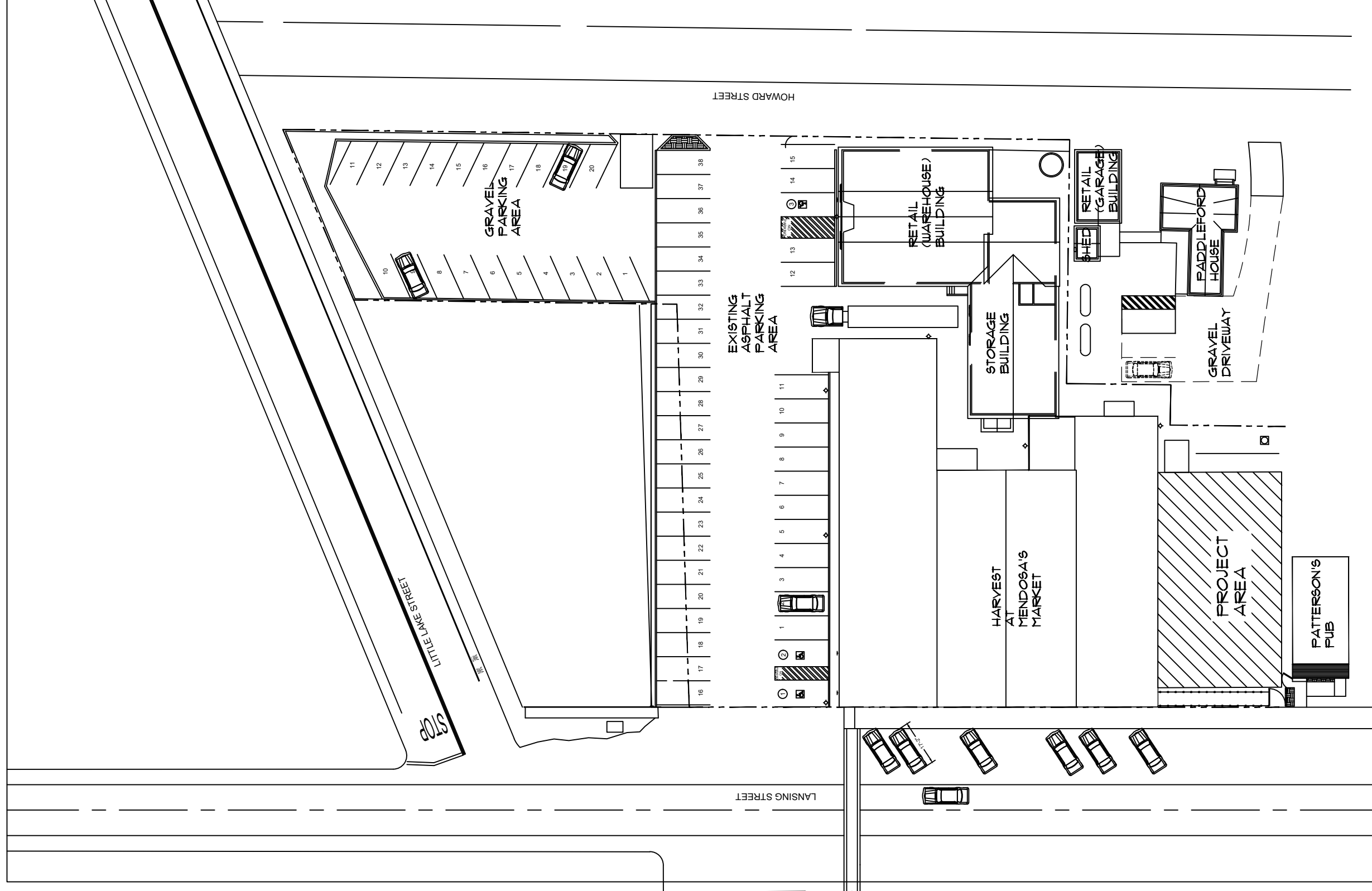
ARCHITECTURAL  
 AI PROJECT INFORMATION,  
 LOCATION MAP  
 PLOT PLAN

**PROJECT DESCRIPTION:**

PROPOSED FABRIC & METAL  
 PERGOLA WITH DECOMPOSED  
 GRANITE WALKWAY + WOOD CHIPS

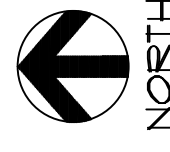
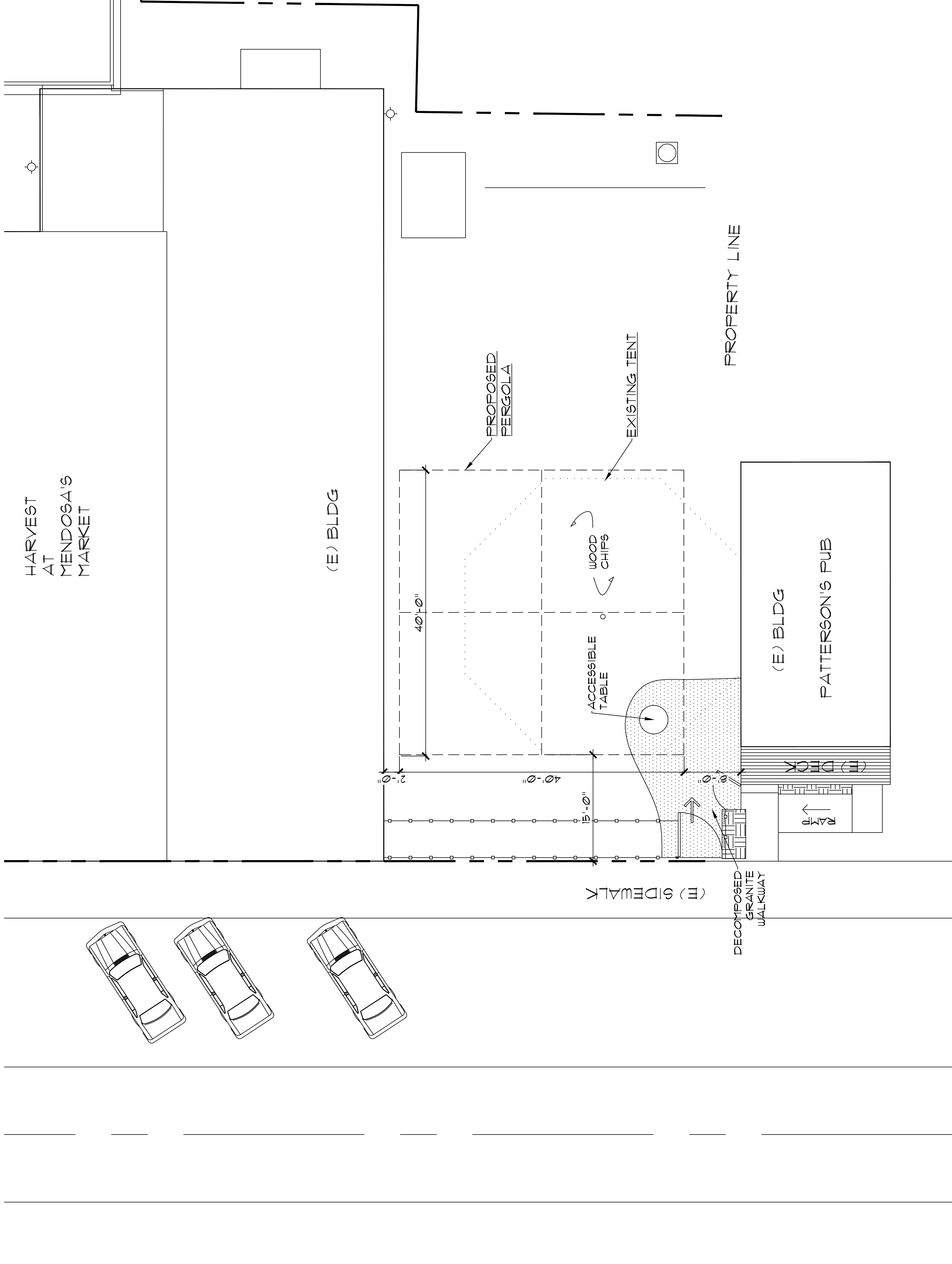
**SITE AND BUILDING NOTES:**

ZONING: MC  
 AREA CALCULATIONS  
 LOT SIZE: 49,659 SF  
 EXISTING LOT COVERAGE: 16,162 SF  
 PROPOSED PERGOLA: 16,000 SF



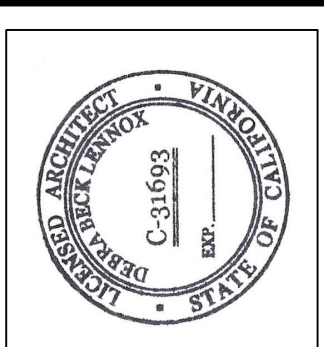
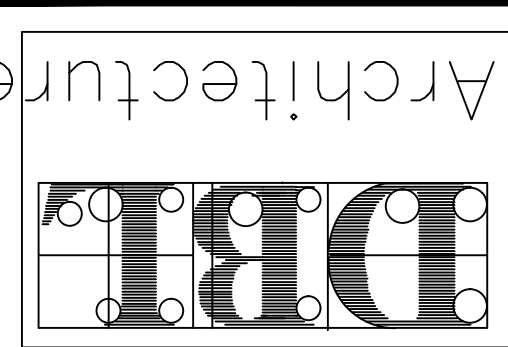
**EXISTING PLOT PLAN**

SCALE: 1" = 40'-0" = 1'-0"



**PROPOSED PLOT PLAN**

SCALE: 1/8" = 1'-0"



**Debra Lennox, AIA**  
 ARCHITECT  
 PO Box 798  
 Mendocino, CA 95460  
 707-937-0770  
 dblenox@mcn.org/www.dblenox.com

REVISIONS	BY

**PROJECT INFO & PLOT PLAN**  
 TENANT IMPROVEMENTS  
 for TONY GRAHAM  
 10501 LANSING STREET, MENDOCINO CA 95460

SCALE: AS NOTED  
 DRAWIN: 6.23.2024  
 FILE: LR  
 DATE: ACAD2024

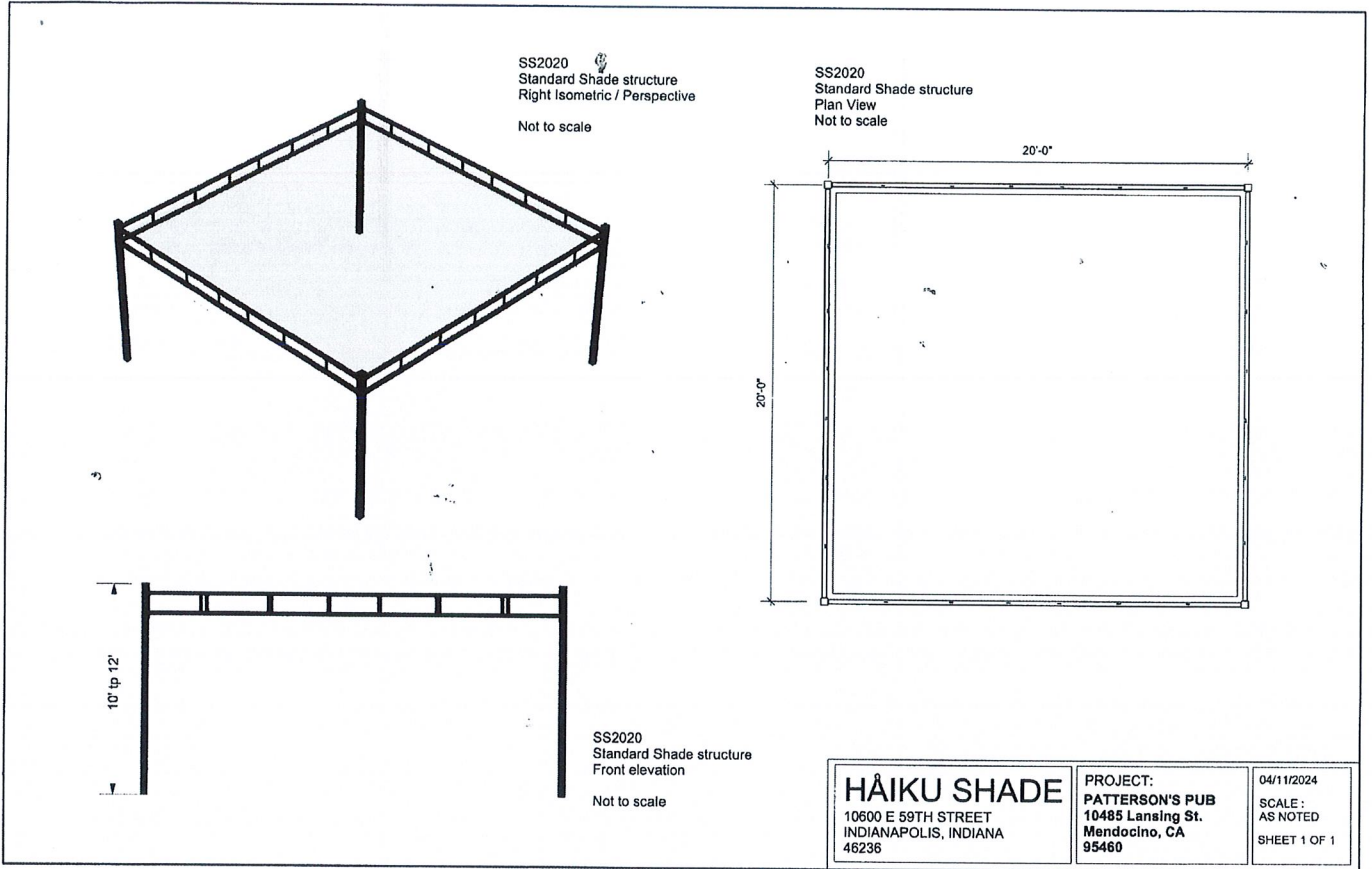
SHEET: **A1**  
 OF SHEETS



**REVISION**  
**RECEIVED**

APR 24 2024

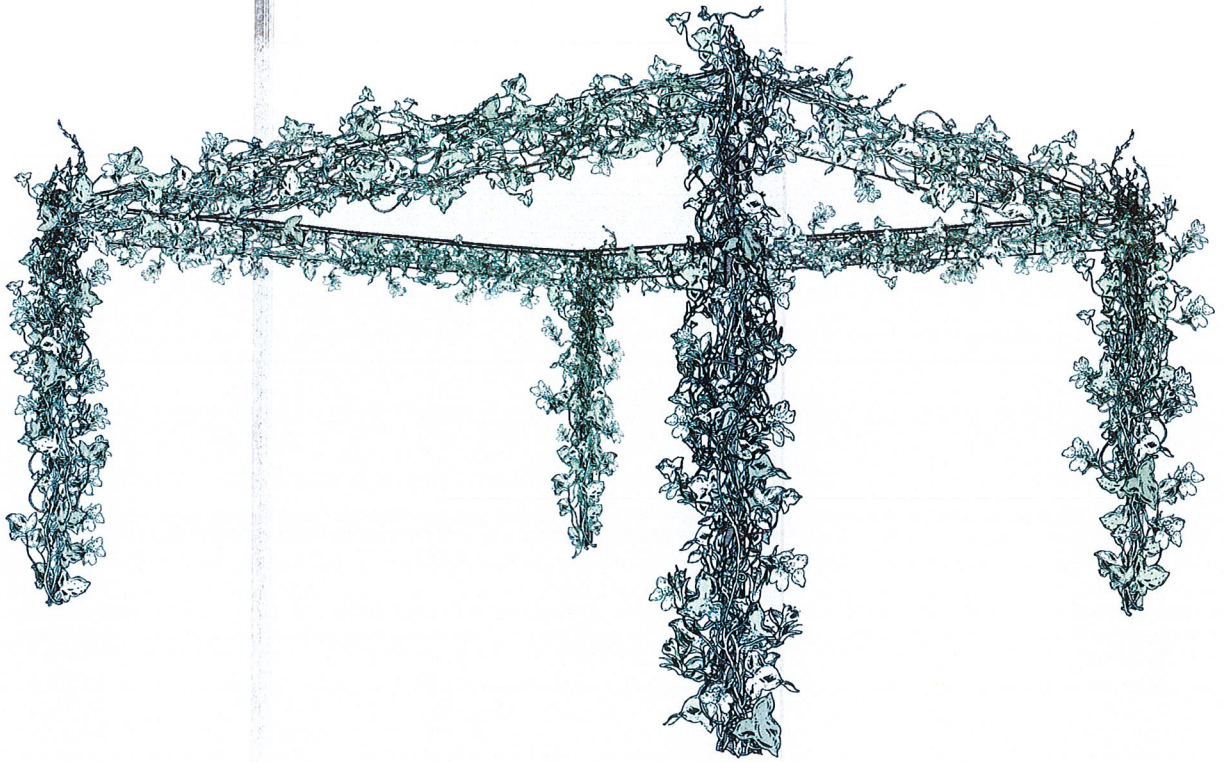
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FORT BRAGG, CA



**REVISION RECEIVED**

APR 24 2024

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FORT BRAGG, CA



**REVISION**  
**RECEIVED**

APR 24 2024  
PLANNING & BUILDING SERV  
FORT BRAGG, CA

## Jessie Waldman

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**From:** Ryan Rhoades <mccsd@mcn.org>  
**Sent:** Tuesday, July 9, 2024 9:30 AM  
**To:** Jessie Waldman; districtsecretary@mccsd.com  
**Subject:** RE: MHRB\_2023-0010 (Patterson's Pub) - Request for Review and Comments

**Categories:** Agency Response

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jessie,

Thank you for sending over Patterson's Pub revised MHRB-application 2023-0010. Patterson's Pub has meet the MCCSD requirements for groundwater management, and is working to pay the sewer right of use charges in relation to all current indoor and outdoor dining areas, including the eight outdoor tables under the existing tent structure. So long as the business/property does not exceed its water allotment of 1,500 gallons per day, continues to report accurate water meter readings on a monthly basis, and does not expand current uses, change uses, or develop any new use without first applying for and receiving a new groundwater extraction permit from MCCSD, then all MCCSD requirements have been met and we have no further comment on this application. If you have any questions, feel free to reach out to our office.

Respectfully,  
Ryan

Ryan Rhoades  
Superintendent, MCCSD  
707-937-5790 –office  
707-367-5286 -cell

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**From:** Jessie Waldman [mailto:waldmanj@mendocinocounty.gov]  
**Sent:** Friday, July 05, 2024 4:56 PM  
**To:** Ryan Rhoades <mccsd@mcn.org>; 'districtsecretary@mccsd.com' <districtsecretary@mccsd.com>  
**Subject:** RE: MHRB\_2023-0010 (Patterson's Pub) - Request for Review and Comments

Hello All,

I just received a further Revised Site plan and request for MHRB\_2023-0010

1. REQUEST: A Mendocino Historical Review Board Permit request to permanently assemble one ~~tent~~ **1600 square foot pergola** for outdoor dining at Patterson's Pub. (Note: The site is designated a Category III historic resource. The architecture has been ostensibly altered, but the basic structure remains discernible.)
2. LOCATION: 10485 Lansing Street, Mendocino; APN: 119-150-06 & 10501 Lansing Street, Mendocino; APN: 119-150-44
3. Attachments:
  - a. Here's the **Revised** [A. MHRB-2023-0010 Application.pdf](#) for you to review.
  - b. Here's the [Pattersons 10485 Lansing -Will Serve ltr.pdf](#) for you to review.

Thank you and looking forward,

Jessie Waldman

Planner II

*Due to an unusually heavy work load I may be delayed in responding to your email. If you need an immediate response, please call our Planner of the Day at 707-234-6653 or email [pbsplanner@mendocinocounty.gov](mailto:pbsplanner@mendocinocounty.gov). Thank you for your patience.*

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**From:** Jessie Waldman

**Sent:** Friday, July 5, 2024 2:15 PM

**To:** Ryan Rhoades <[mccsd@mcn.org](mailto:mccsd@mcn.org)>; 'districtsecretary@mccsd.com' <[districtsecretary@mccsd.com](mailto:districtsecretary@mccsd.com)>

**Subject:** MHRB\_2023-0010 (Patterson's Pub) - Request for Review and Comments

Hello Ryan and Katie,

Happy 4<sup>th</sup> of July. Hope you are both well.

Patterson's Pub has submitted a revised submittal to their MHRB\_2023-0010 request, see the attached for your review.

1. REQUEST: A Mendocino Historical Review Board Permit request to permanently assemble one tent for outdoor dining at Patterson's Pub. (Note: The site is designated a Category III historic resource. The architecture has been ostensibly altered, but the basic structure remains discernible.)
2. LOCATION: 10485 Lansing Street, Mendocino; APN: 119-150-06 & 10501 Lansing Street, Mendocino; APN: 119-150-44
3. Attachments:
  - a. Here's the [2024 0425 MHRB-2023-0010 REV APP.pdf](#) for you to review.
  - b. Here's the [Pattersons 10485 Lansing -Will Serve ltr.pdf](#) for you to review.

Thank you and looking forward,

Jessie Waldman

Planner II

County of Mendocino - Planning & Building Services

120 W. Fir Street

Fort Bragg, CA 95437

Office: 707-964-5379

Website: [Planning & Building Services | Mendocino County, CA](#)

Email: [waldmanj@mendocinocounty.gov](mailto:waldmanj@mendocinocounty.gov)

*Due to an unusually heavy work load I may be delayed in responding to your email. If you need an immediate response, please call our Planner of the Day at 707-234-6653 or email [pbsplanner@mendocinocounty.gov](mailto:pbsplanner@mendocinocounty.gov). Thank you for your patience.*

Mendocino City Community Services District  
Post Office Box 1029  
Mendocino, California 95460  
Office Phone (707) 937-5790 Superintendent Cell (707) 367-5286  
[mccsd@mcn.org](mailto:mccsd@mcn.org)

March 13, 2023

RE: 10485 Lansing St. Mendocino,

To: Mendocino County Department of Building and Planning

Dear Director Krog,

Tony Graham, owner of real property at 10485 Lansing St. Mendocino, APN 119-150-06/05 has requested that I send you a letter regarding in relation to a condition of his modified major use permit UM 1-93/96 that requires meeting MCCSD requirements.

A condition of County use permit UM 1-93/96 is item A7 “prior to providing waiter/waitress service to the outdoor patio area, the applicant shall obtain a letter of compliance from the Mendocino City Community Services District that all District requirements related to such expansion of use have been met, and shall submit a copy to the Department of Planning and Building.”

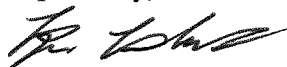
In 2020 during the Covid-19 emergency and following public health orders Mr. Graham began engaging in full service outdoor dining. Following the conclusion of the State Covid-19 emergency in March of 2023, Mr. Graham continued with both indoor and outdoor full service dining. In November of 2023, Mr. Graham applied with MCCSD.

On February 13, 2024 Mr. Graham signed an agreement with MCCSD to pay the sewer right of use capacity charge in relation to the current full service dining areas as presented in his application. The District is allowing Mr. Graham to pay this fee over a period of four (4) years and Mr. Graham has agreed to the terms. In compliance with MCCSD groundwater management regulations Mr. Graham signed a new groundwater extraction permit # 2024-314 on February 13, 2024 acknowledging part of the business as full service dining with a bar.

MCCSD does not require any further permitting so long as there is no additional dining area or other uses developed. Additional dining area or other uses would require additional MCCSD permitting. The addition of a restroom on this property does not required any further permitting from MCCSD.

Assuming Mr. Graham continues to make all scheduled and required payments, his business has meet all of the MCCSD requirements for water and sewer in relation to current development and uses. If you have further questions please feel free to contact our office.

Respectfully,



Ryan Rhoades  
District Superintendent