



**COUNTY OF MENDOCINO**

**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482

120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR

TELEPHONE: 707-234-6650

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www.mendocinocounty.org/pbs

November 21, 2019

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

The Mendocino Historical Review Board, at a regular meeting to be held on Monday, December 2, 2019, 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, will hear the below described project that is located in the Town of Mendocino.

**CASE#:** MHRB\_2019-0012

**DATE FILED:** 10/11/2019

**OWNER/APPLICANT:** THOMAS J HEIM

**REQUEST:** Mendocino Historical Review Board request to install a new outdoor advertising sign. The proposed sign would be placed on the north elevation of the structure parallel to the building and would be 32 inches by 15 inches and 3 inches deep, constructed of painted wood, with the sign reading "HEIM by HAND" with "Clothing & Home Goods" below it.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 44801 Main St., Mendocino (APN 119-250-29).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIA ACKER KROG

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building Services, 120 West Fir Street, Fort Bragg, CA 95482, attention MHRB Secretary. If you would like to be notified of the Mendocino Historical Review Board action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

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 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.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**DECEMBER 2, 2019  
MHRB\_2019-0012**

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**OWNER/APPLICANT:** THOMAS HEIM  
PO BOX 1572  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:** Mendocino Historical Review Board request to install a new outdoor advertising sign. The proposed sign would be placed on the north elevation of the structure parallel to the building and would be 32 inches by 15 inches and 3 inches deep, constructed of painted wood, with the sign reading "HEIM by HAND" with "Clothing & Home Goods" below it.

**STREET ADDRESS:** 44801 Main St., Mendocino (APN 119-250-29).

**PARCEL SIZE:** 10,686 square-feet

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**HISTORIC STRUCTURES:**

On Site:	Cavanaugh House, Category I
North:	H, Category IIa; Berry-Barton House, Category IIb
South:	Mendocino Headlands State Park
East:	50 foot street (no category); Len Barnard House, Category I
West:	Presbyterian Church, Category I

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**PAST MHRB PERMITS:**

**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:** Signs, Page 10.

**APPLICABLE SECTIONS OF MCCZC DIV. III:** Chapter 20.712 *Signs* and Section 20.760.050 (A)(8) *Signs*.

**APPLICANT'S STATEMENT:**

- “1. This is a proposal to construct and install an outdoor advertising sign at 44801 Main street, Mendocino, CA 95460.
2. This address is zoned MC Commercial and land use C Commercial. See Attachment 1 and 2.
3. The proposed sign is for the HEIM by HAND business, Mendocino County License 124836, that retails clothing and home goods in the STUDIO building facing Main Street. See Attachment 3.
4. The proposed sign is 32”x15”x3” and constructed of painted wood. See Attachment 4.
5. The proposed sign is installed on the North elevation, under the eave and roof line, and parallel to the building and Main Street. See Attachment 5.
6. The proposed sign is hung using black hook and chain hardware.”

**STAFF NOTES:** The proposed sign is consistent with all standards within Mendocino County Code for construction of signs related to a business and with standards in MCC Section 20.760.050(A)(8).

**REQUIRED 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 work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and
- (c) The proposed work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

**STANDARD 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 have 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. This permit for this sign is valid only for as long as this business is conducted at this location. The Review Board reserves the right to consider all aspects of any future changes to the sign, including size.
6. To establish that site-work satisfies the requirements of MHRB Permit 2019-0012 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection

prior to the expiration of this permit. Prior to this MHRB Permit's expiration (if no Building Permit is obtained) and at the request of the property owner, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2019-0012 have been satisfied.

7. Any Building Permit request shall include MHRB Permit 2019-0012 (attached to or printed on the plans submitted).
8. Pursuant with MCC Section 20.760.050(A)(6), if sign lighting is required, it shall be indirect, restricted to business hours only, and shall not create a glare or reflection onto adjacent properties or public streets. Neon lighted signs are prohibited. Indoor lighted signs visible to the public from outside the building are subject to the approval of the Mendocino Historical Review Board.

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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: \$1,616.00 (Check payable to County of Mendocino).

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

**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-2019-0012  
Date Filed 10-11-2019  
Fee \$ \$718.78  
Receipt No. PRJ-031020  
Received by @WALAMANT

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant <u>THOMAS HEIM</u>	Name of Property Owner(s) <u>THOMAS HEIM</u>	Name of Agent
Mailing Address <u>PO BOX 1572</u> <u>MENDOCINO, CA</u> <u>95460</u>	Mailing Address <u>PO BOX 1572</u> <u>MENDOCINO, CA</u> <u>95460</u>	Mailing Address
Telephone Number <u>707-813-4355</u>	Telephone Number <u>707-813-4355</u>	Telephone Number
Assessor's Parcel Number(s) <u>119-250-29</u>		
Parcel Size <u>10,686</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>44801 MAIN ST.</u> <u>MENDOCINO, CA 95460</u>	

**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.**

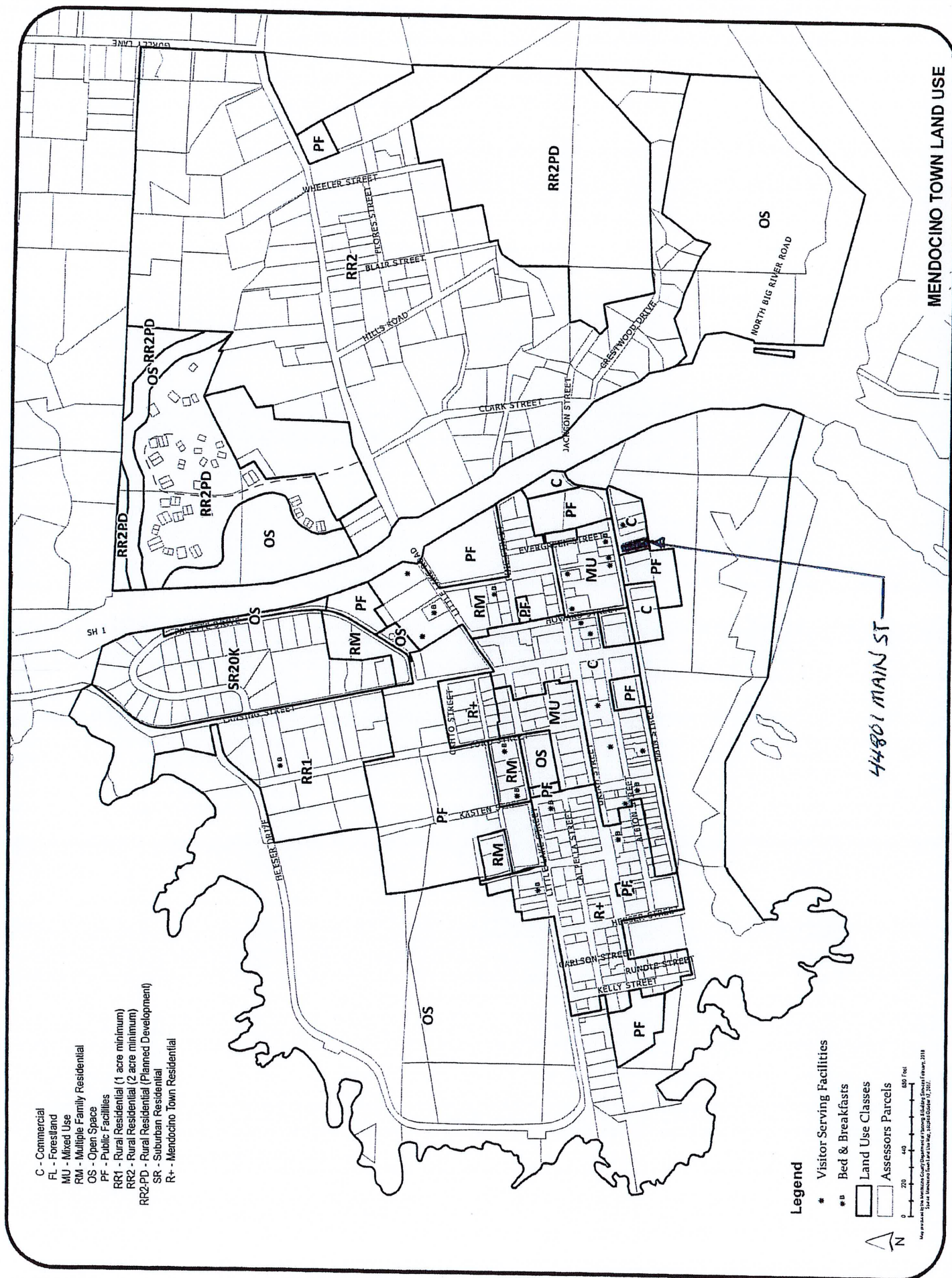
### PROJECT DESCRIPTION

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### 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*

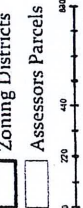




- MC - Commercial
- MFL - Forestland
- MMU - Mixed Use
- MRM - Multiple Family Residential
- MOS - Open Space
- MPF - Public Facilities
- MRR1 - Rural Residential (1 acre minimum)
- MRR2 - Rural Residential (2 acre minimum)
- MRR2-PD - Rural Residential (Planned Development)
- MSR - Suburban Residential
- MTR - Mendocino Town Residential

# Legend

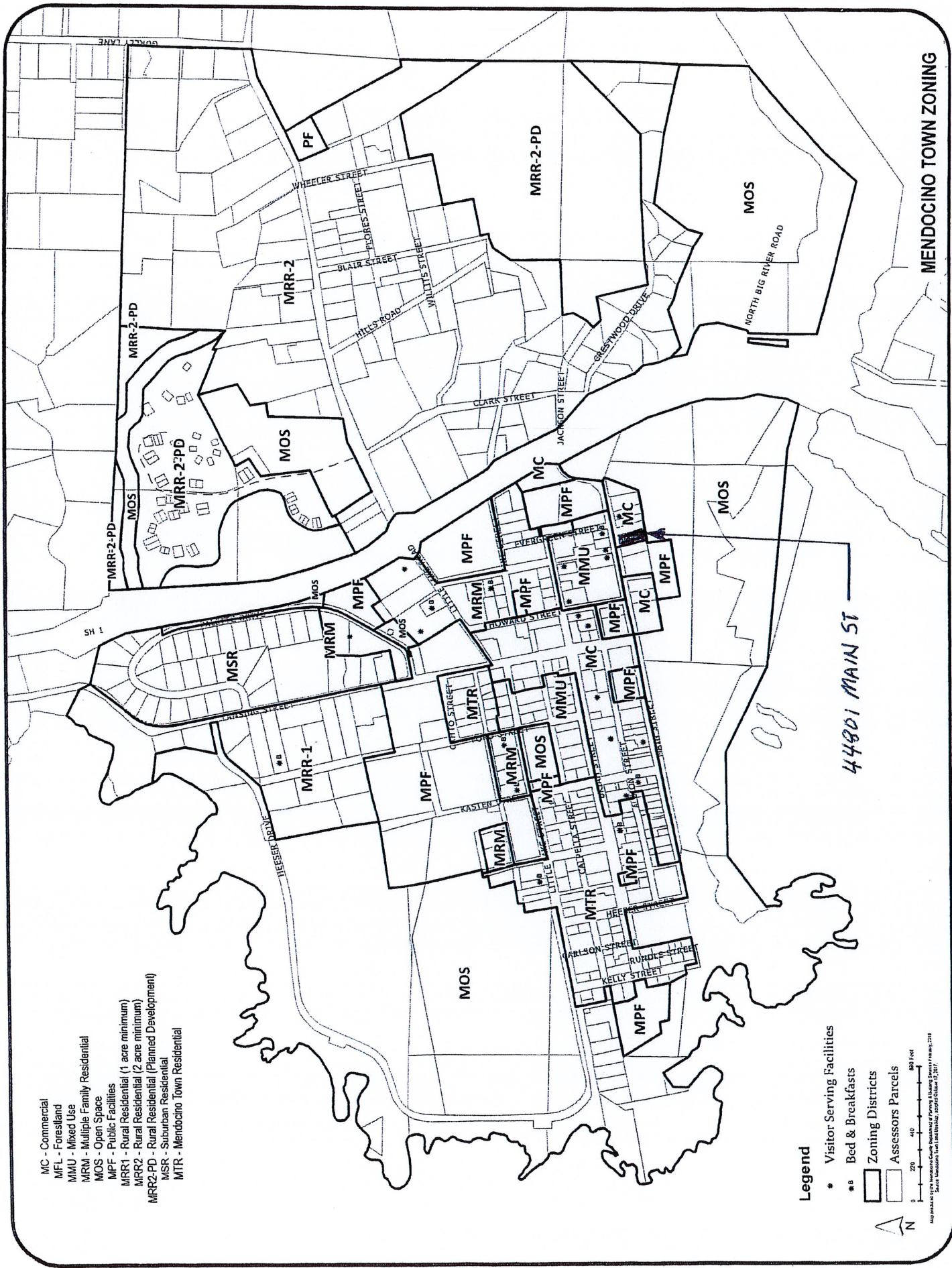
- \* Visitor Serving Facilities
- \*B Bed & Breakfasts
- Zoning Districts
- Assessors Parcels



Map prepared by the Mendocino County Department of Planning & Planning Services, February 2018.  
Scale: Unannotated Town & County Map, adopted October 12, 2017.

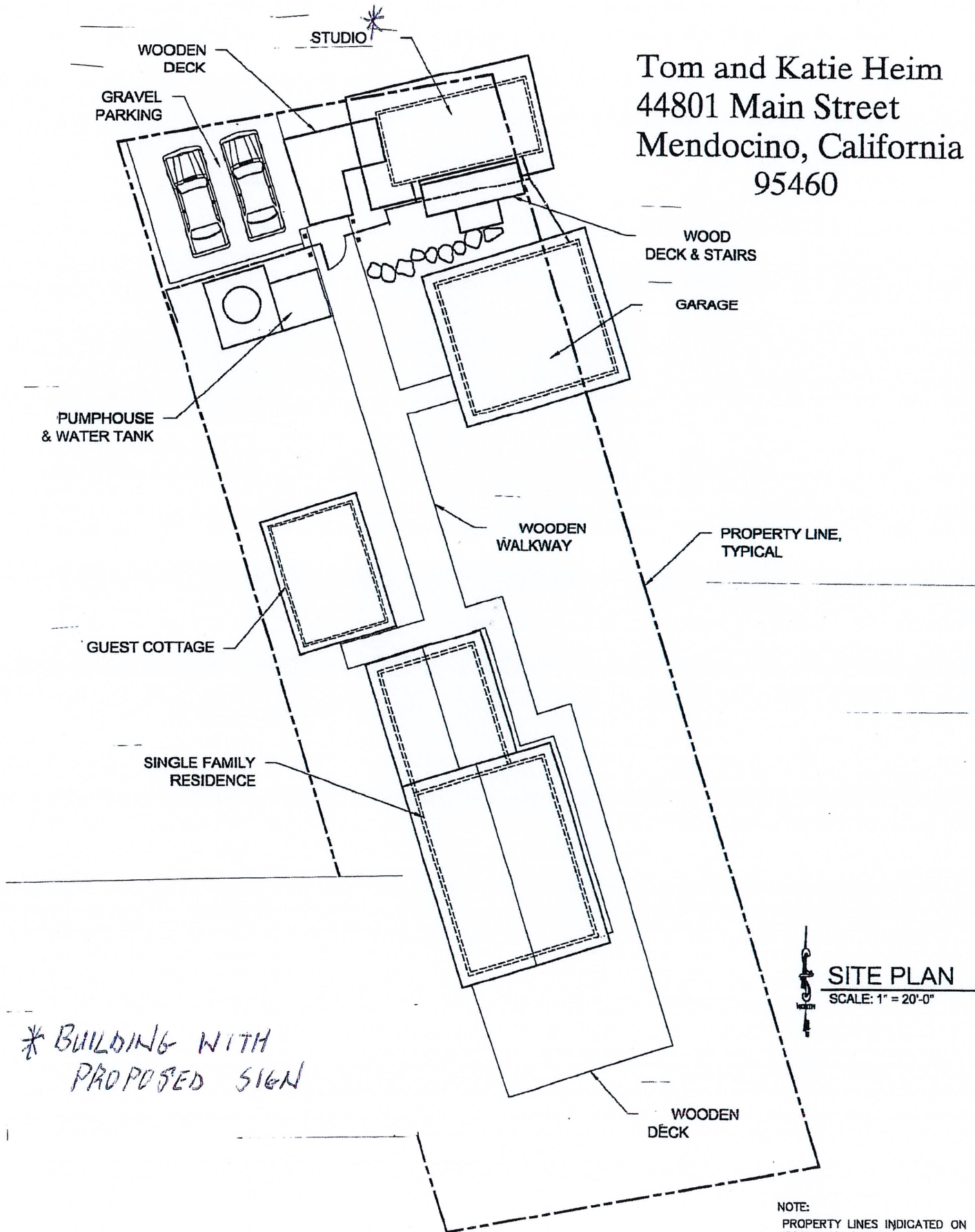
## MENDOCINO TOWN ZONING

ATTACHMENT 2





Tom and Katie Heim  
44801 Main Street  
Mendocino, California  
95460



SITE PLAN  
SCALE: 1" = 20'-0"

NOTE:  
PROPERTY LINES INDICATED ON  
THIS PLAN ARE FOR GRAPHIC  
PURPOSES ONLY.

ATTACHMENT 3



Material: Painted wood

Notes:

1. Benjamin Moore Historical Colors, Manchester Tan, HC-81
2. Life Savers Bold font, 3" high
3. Calligraphy font, 2" high
4. Benjamin Moore Historical Colors, Black, HC-190



North Elevation

Sign Here

