



**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  
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November 21, 2019

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

The Mendocino Historical Review Board, will perform a site view of the proposed project at 4:45 PM on Monday, December 2, 2019. The Board will then reconvene 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, will hear the below described project that is located in the Town of Mendocino.

**CASE#:** MHRB\_2019-0004

**DATE FILED:** 5/8/2019

**OWNER:** WILLIAM & LYNETTE ZIMMER

**APPLICANT:** WILLIAM ZIMMER

**REQUEST:** Mendocino Historical Review Board request to (1) add a 55 inch by 72 inch "Bebe Lapin" sign to planted area fronting Ukiah Street and add redwood support structure for the relocated sign, (2) replace rotting door-frame and existing solid door with a wooden door to match all other doors on Ukiah Street side of building, (3) add exterior lighting to match existing lights on Ukiah Street side of building, (4) add an "eyebrow" of wood with black composition shingle and copper flashing above the door to match the two other entries on Ukiah Street, (5) add a display case facing north made of redwood, glass, metal, composition shingle and copper flashing, (6) add a new 9 inch by 36 inch plywood sign for "Bebe Lapin" above the entry door, (7) replace previous "Bebe Lapin" sign with a 36 inch by 19.5 inch "Barge North Company" sign, (8) add a new 9.5 inch by 36 inch plywood sign above entry saying "Barge North Company", (9) Add a 24 inch by 36 inch painted plywood sign saying "Forever Young Skin Care Boutique", (10) add a new redwood three-stair entry to the "Treasures" store on the south end of the entry patio with stanchions on each side of the staircase.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 10481 Lansing Street, Mendocino (APN 119-250-01).

**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\_2019-0004**

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**OWNER**

WILLIAM AND LYNETTE ZIMMER  
PO BOX 263  
MENDOCINO, CA 95460

**APPLICANT**

WILLIAM ZIMMER  
PO BOX 263  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:**

Mendocino Historical Review Board request to (1) add a 55 inch by 72 inch "Bebe Lapin" sign to planted area fronting Ukiah Street and add redwood support structure for the relocated sign, (2) replace rotting door-frame and existing solid door with a wooden door to match all other doors on Ukiah Street side of building, (3) add exterior lighting to match existing lights on Ukiah Street side of building, (4) add an "eyebrow" of wood with black composition shingle and copper flashing above the door to match the two other entries on Ukiah Street, (5) add a display case facing north made of redwood, glass, metal, composition shingle and copper flashing, (6) add a new 9 inch by 36 inch plywood sign for "Bebe Lapin" above the entry door, (7) replace previous "Bebe Lapin" sign with a 36 inch by 19.5 inch "Barge North Company" sign, (8) add a new 9.5 inch by 36 inch plywood sign above entry saying "Barge North Company", (9) Add a 24 inch by 36 inch painted plywood sign saying "Forever Young Skin Care Boutique", (10) add a new redwood three-stair entry to the "Treasures" store on the south end of the entry patio with stanchions on each side of the staircase.

**STREET ADDRESS:**

10481 Lansing Street, Mendocino (APN 119-250-01).

**PARCEL SIZE:**

8,381 square-feet

**ENVIRONMENTAL DETERMINATION:**

Categorically Exempt

**HISTORIC STRUCTURES:**

On Site: Site of Gospel Hall, no category; Jacob Stauer House, Category I  
North: Stauer Building, Category I; J.D. Johnson, Category IIa; Old Bakery Building, Category I; unnamed non-historic structure, Category IVb;  
South: Site of Blacksmith, Category IIa  
East: Switzer-Strauss House, Category III  
West: Kellieowen Hall, Category IIa

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**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 Pages 7 through 9. Section VIII, Non-structural Guidelines - Signs, Page 10.

#### APPLICANT'S STATEMENT:

"Move existing, pre-approved BEBE LAPIN sign to planted area fronting Ukiah Street.

Add redwood 4" by 4"s forming a support for that sign measuring 55"w x 72"h, painted white.

Replace rotting door-frame and existing solid door with a 10 lite wooden door to match all other doors on the Ukiah side of the building.

Add exterior light to match existing lights on Ukiah Street.

Add an "eyebrow" of wood, black composition shingle and copper flashing above the door to match two other entries on Ukiah Street.

Add a 78" long by 78" high x 10" deep lighted display case facing north, an exact duplicate of a previously approved case facing west on the same small building, and composed of identical materials: redwood, glass, metal, composition shingle, and copper flashing.

Add a 9" high x 36" long plywood sign with the name Bebe Lapin lettered in dark blue on a light blue background, the entire sign framed in dark blue, and a white rabbit in on the left side, mounted above the entry door as per signage on The Country Store.

Hang a plywood sign painted in cream, black and red, advertising BARGE NORTH COMPANY where the Bebe Lapin sign was previously situated, said sign to be 36" long x 19.5" high.

Attach a plywood sign also painted in cream, black, and red, measuring 9.5" x 36", above the entry as per The Country Store and Bebe Lapin, saying BARGE NORTH COMPANY.

Add a 24"w x 36"h painted plywood sign saying FOREVER YOUNG SKIN CARE BOUTIQUE in semifreddo and purple suede colors.

Add a new three-stair entry to the "Temptations" store on the south end of the entry patio by removing existing concrete wall down to sidewalk level and adding a staircase from that level down to the patio.

The staircase to be of redwood steps 2"h x 11"w x 72"long with six 2" x 2" stanchions on each side of the staircase (two for each end of each stair).

The entire structure to be supported by two vertical 4' by 4's bolted to the concrete."

**STAFF NOTES:** Staff has reviewed the proposal and offers the following comments for consideration by the Review Board. Review of the application indicates that several of the signs and the door replacement have already been installed and therefore these requests would now be considered "after-the-fact". The "after-the-fact" requests appear to be the free standing "Bebe Lapin" sign in the landscaped area, the replacement of the previous "Bebe Lapin" sign with the "Barge North Company" sign and the replacement of the door where the "Bebe Lapin" business is located.

#### Regulatory Context for Signage per Business and the Proposed Signs Under this Application

MCC Section 20.760.050(A)(8) details regulations for signs within the Historic area of the Town and MCC Section 20.712.015 details regulations for all signs within areas subject to Title 20, Division III regulations. Pertinent standards for the proposed application include that:

- all signs shall be made of wood,
- only one sign is allowed per business where one sign will suffice,
- no individual sign may exceed six (6) square feet and the total of all freestanding and attached signs shall not exceed twelve (12) square feet per site,

- use of a “directory” type sign is permissible where buildings contain more than one business that use either a common entrance, a common address, or where the business is located on a lot with frontage on two streets,
- the size, design and location of signs shall be in harmony with the building and surrounding buildings, and
- that signs flush mounted to buildings are preferable to signs perpendicular to a building.

The new “Bebe Lapin” freestanding sign is located in a previously landscaped area and where the sign was previously located will be replaced with a new sign for “Barge North Company”. New plywood with painted wording signs will be mounted above the entrances to both “Bebe Lapin” and “Barge North Company” and will be similar to the one already existing on-site for “The Country Store” business. The “Forever Young Skin Care Boutique” sign will be mounted on the right hand side of the entry in the previously approved “Film Festival” signage location. There are already vertical mounting brackets in place for the proposed sign. Staff finds the proposed signage for the various businesses to be in conformance with sign standards. The Review Board has discretion regarding the number of signs allowed per business, location and design of the signs.

#### “Eyebrow” above Bebe Lapin Entrance

The application proposes to add an “eyebrow” of wood, black composition shingle and copper flashing above the door to match the two other entries on the Ukiah Street side of the building. The application materials provided a picture with dimensions drawn on of the existing “eyebrow” above the Country Store business and the proposed new “eyebrow” would match the existing.

#### Display Window

The proposed display window will be 78 inches long by 78 inches high and 10 inches deep and lighted. It will be an exact duplicate of the previously approved display window case facing west on the same small building that is located on the Ukiah Street side of the structure. The display window will be constructed of the same materials as the existing window: redwood, glass, metal, composition shingle, and copper flashing.

#### Stairs

A new three-stair entry is proposed to the “Treasures” store on the south end of the entry patio. Construction of the staircase would require removal of a portion of the existing concrete wall down to sidewalk level and adding a staircase from that level down to the patio. The staircase would be constructed of redwood steps that are 2 inches high by 11 inches wide and 72 inches long with six 2 inch by 2 inch stanchions on each side of the staircase (two for each end of the stair). The staircase would be supported by two vertical 4 inch by 4 inch posts bolted to the concrete. One concrete stair would be required at the top of the staircase.

**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 Review Board’s decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.

2. 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.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
4. 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.
5. 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.
6. To establish that site work satisfies the requirements of MHRB Permit 2019-0004 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 2019-0004 have been satisfied.
7. Any Building Permit request shall include MHRB Permit 2019-0004 (attached to or printed on the plans submitted).
8. All signs shall be constructed as approved under this MHRB Permit, including location, colors and materials.
9. 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-2019-0004

Date Filed

5/8/19

Fee \$

\$718.78

Receipt No.

PRT-027341

Received by

Tia Sar

Office Use Only

MHRB APPLICATION FORM

Name of Applicant

WILLIAM ZIMMER

Name of Property Owner(s)

WILLIAM + HAYETTE  
ZIMMER

Name of Agent

Mailing Address

Box 263  
MENDOCINO CA 95460

Mailing Address

SAME

Mailing Address

Telephone Number

707 937 5121

Telephone Number

707 937 0695

Telephone Number

Assessor's Parcel Number(s)

119 250 01

Parcel Size

☐ Square Feet

8,381

☐ Acres

Street Address of Project

10481 LANSING STREET

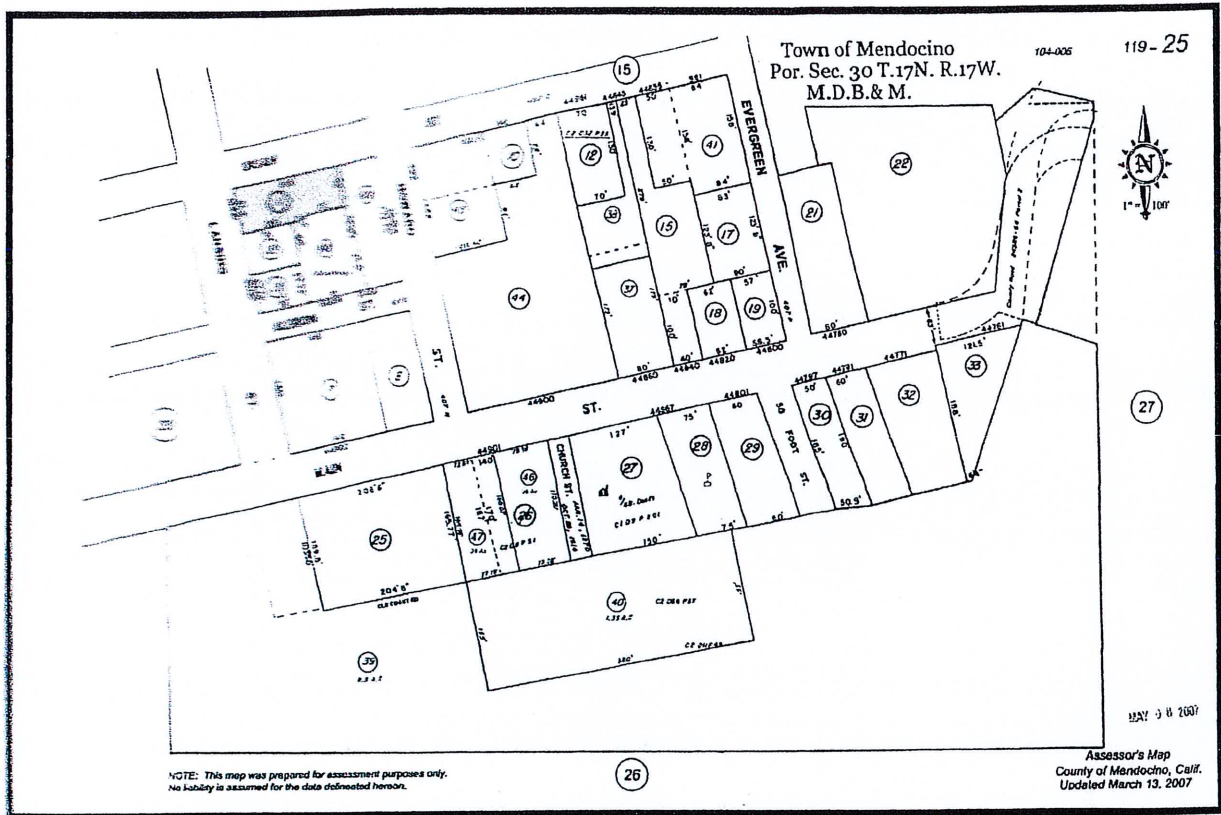
TYPE OF DEVELOPMENT

(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.

[illegible]

**SITE DESCRIPTION: Parcel 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000**



## 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.

Move existing, pre-approved BEBE LAPIN sign to planted area fronting Ukiah Street. polished, and explain  
Add redwood 4" x 4"s forming a support for that sign measuring 55"w x 72"h, ind mounting detail.  
painted white.

Replace rotting door- frame and existing solid door with a 10 lite wooden door to of existing sign(s).  
match all other doors on the Ukiah side of the building. olors.

Add exterior light to match existing lights on Ukiah Street.

Add an "eyebrow" of wood, black composition shingle and copper flashing above the nensions, height(s),  
door to match two other entries in Ukiah Street.

Add a 78"long x 78" high x 10" deep lighted display case facing north, an exact  
duplicate of a previously approved case facing west on the same small building, and  
composed of identical materials: redwood, glass, metal, composition shingle, and  
copper flashing.

Add a 9" high x 36" long plywood sign with the name Bebe Lapin lettered in dark  
blue on a light blue background, the entire sign framed in dark blue, and a white  
rabbit in on the left side, mounted above the entry door as per signage on The  
Country Store.

Hang a plywood sign painted in cream, black, and red, advertising BARGE NORTH  
COMPANY where the Bebe Lapin sign was previously situated, said sign to be 36"  
long x 19.5"high.

Attach a plywood sign also painted in cream, black, and red, measuring 9.5"x36",  
above the entry as per The Country Store and Bebe Lapin, saying BARGE NORTH  
COMPANY

Add a 24"w x 36" h painted plywood sign saying FOREVER YOUNG SKIN CARE  
BOUTIQUE in semifreddo and purple suede colors.

Add a new three- stair entry to the "Temptations" store on the south end of the  
entry patio by removing existing concrete wall down to sidewalk level and adding a  
staircase from that level down to the patio.

The staircase to be of redwood steps 2"h x' 11"w x 72"long with six 2" x 2"  
stanchions on each side of the staircase (two for each end of each stair).

The entire structure to be supported by two vertical 4' x 4' s bolted to the concrete

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 6,941 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? 1,340 sq. ft.

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

Dear MHRB:

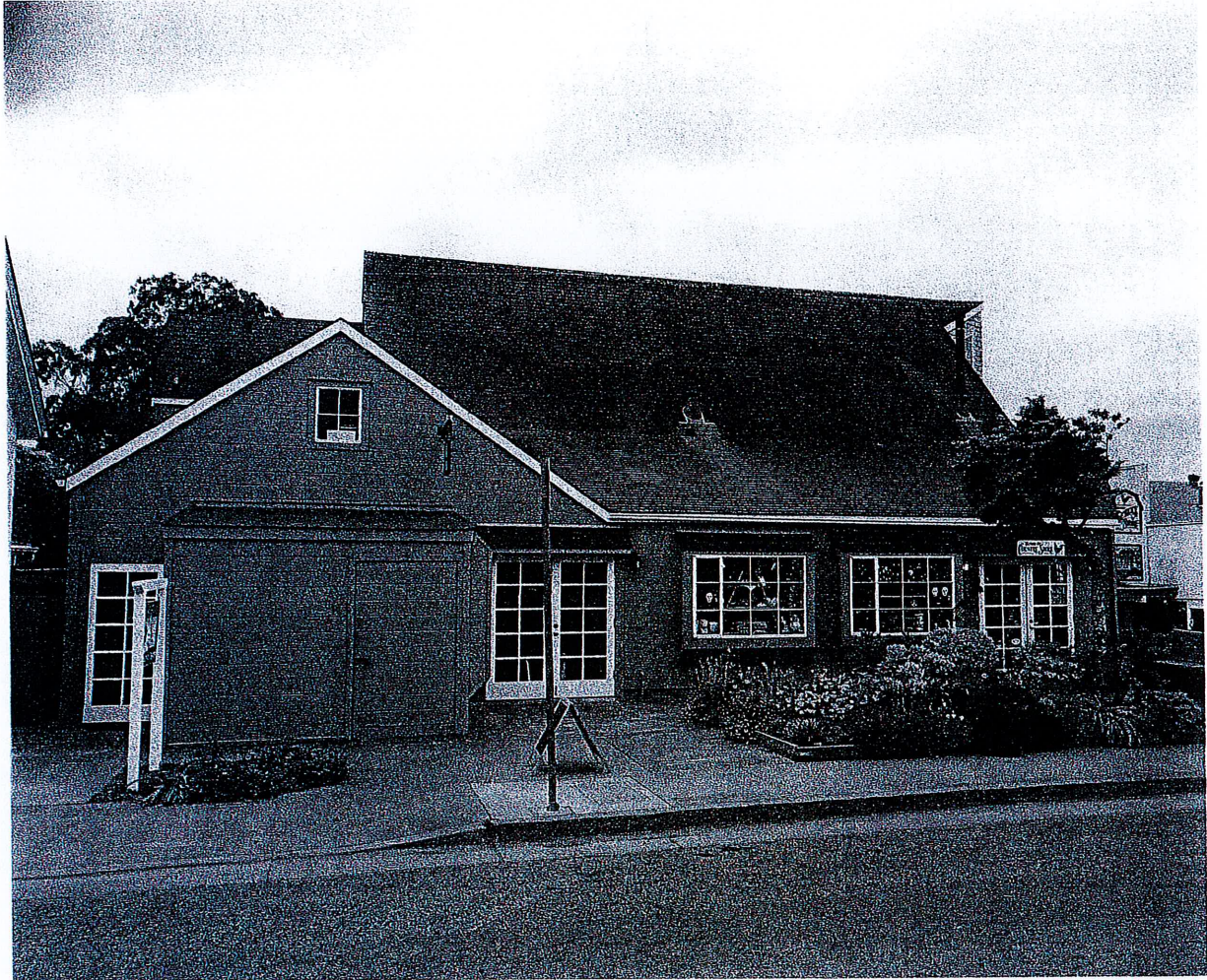
Since I began taking appropriate material to the Board in 2003 fees have mushroomed to the point that they are burdensome to businesses trying to survive in the town of Mendocino, with its very seasonal economy, for issues as minor as color changes and signage.

Accordingly I invited three of my tenants to add their issues to my own application for changes to the main building at 10481 Lansing Street. Because business demanded that their signage issues be addressed asap, I approached MHRB staff with the question of pooling the permits for one hearing in the interest of economizing time and cost, and was told there would be no problem.

I was also told there would be no problem with scheduling an appearance before the Board late in the year, when my personal schedule and the Board's coincide, provided I paid the fees and filed the paperwork beforehand.

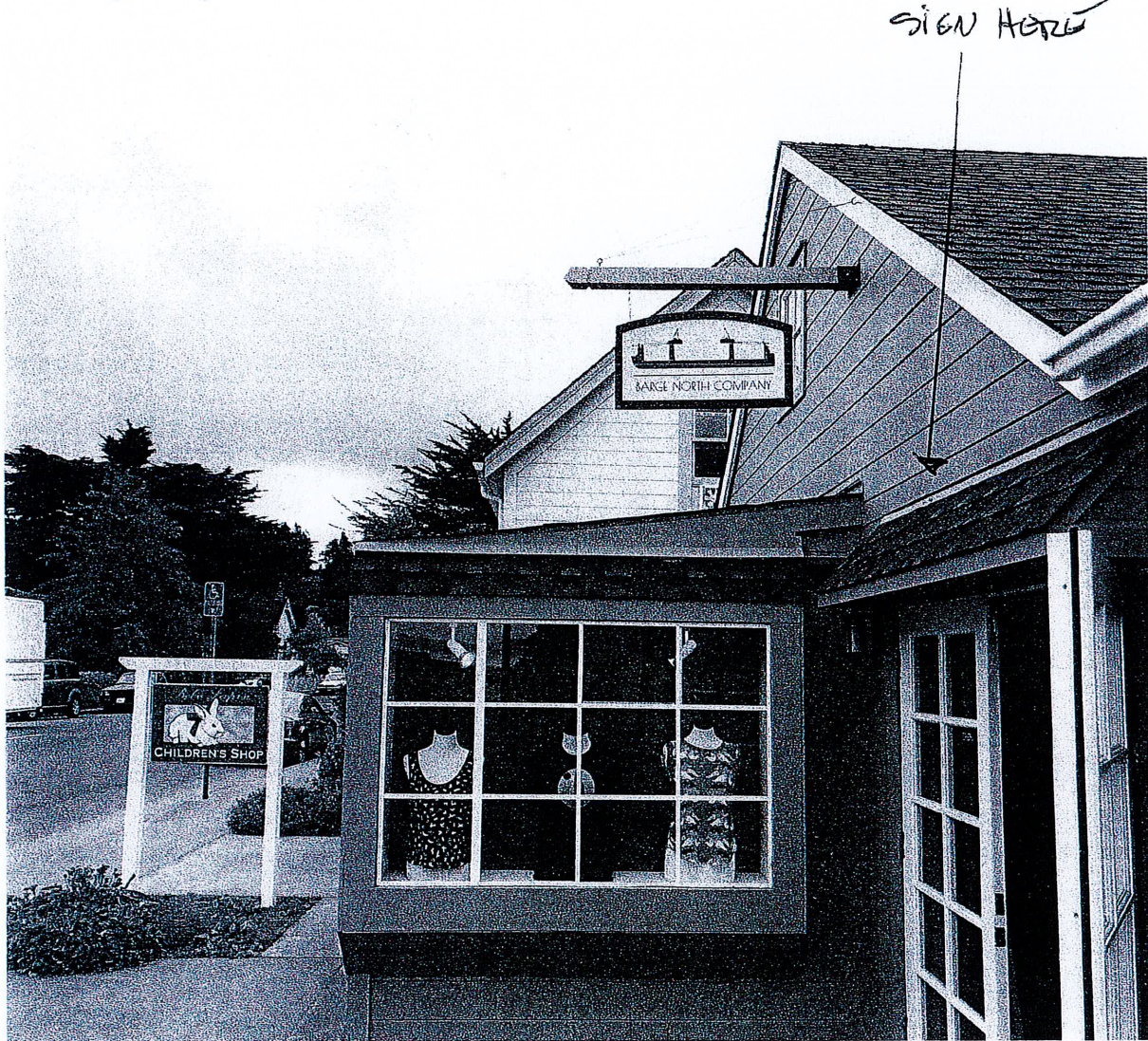
Accordingly I advised my tenants to proceed with meeting their signage needs as best they could asap, provided they did so in harmony with MHRB standards, as I myself did when presented with the immediate need to replace a rotted door and doorframe in order to stop prevent further leaking problem in my own building.

From: **William Zimmer Gallery** [wzg@mcn.org](mailto:wzg@mcn.org)  
Subject:  
Date: May 6, 2019 at 11:25 AM  
To: [wzg@mcn.org](mailto:wzg@mcn.org)



Sent from my iPhone

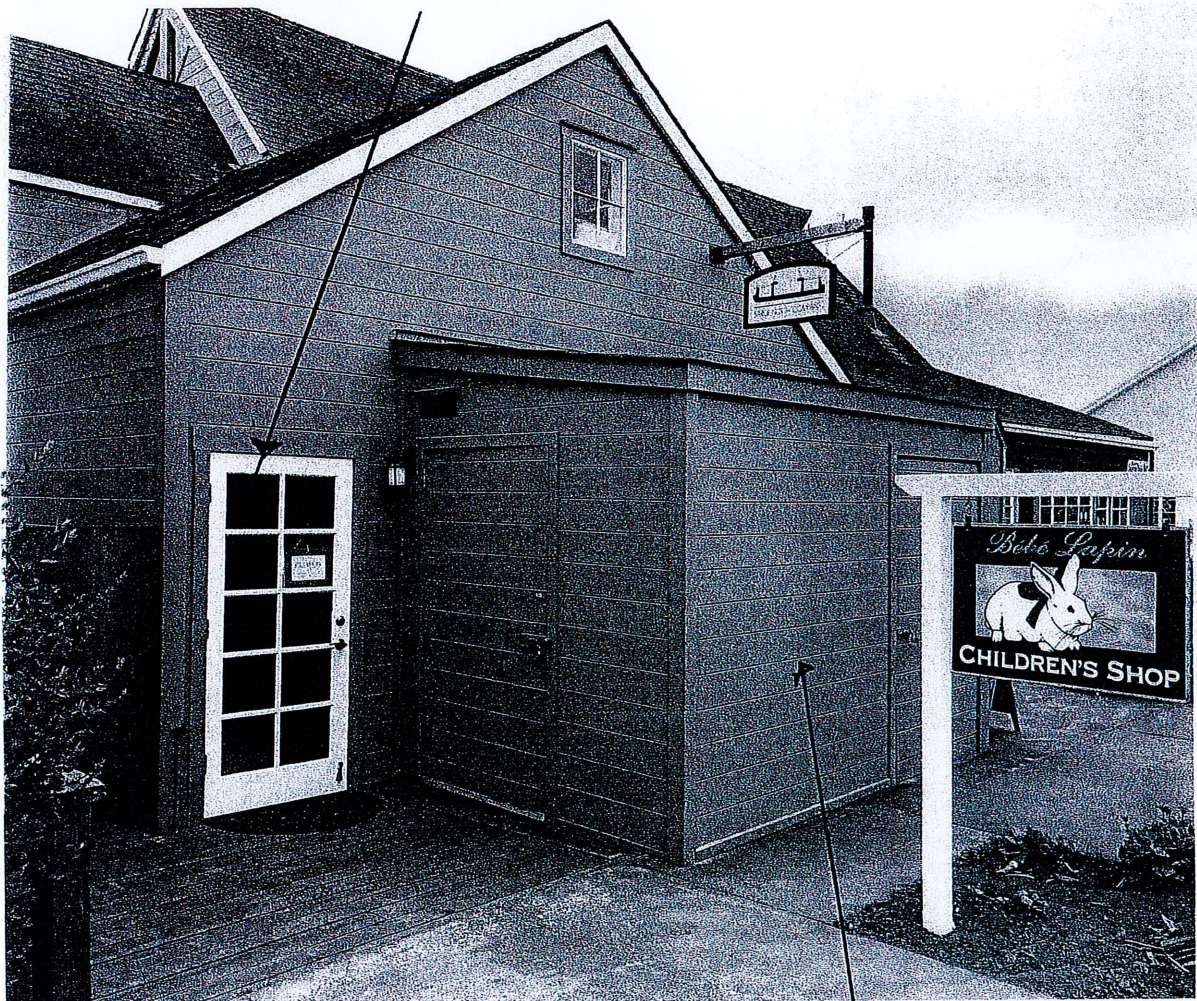
From: William Zimmer Gallery [wzg@mcn.org](mailto:wzg@mcn.org)  
Subject:  
Date: May 6, 2019 at 11:18 AM  
To: [wzg@mcn.org](mailto:wzg@mcn.org)



Sent from my iPhone

From: William Zimmer Gallery wzg@mcn.org  
Subject:  
Date: May 6, 2019 at 11:19 AM  
To: wzg@mcn.org

EYEBROW SIGN HERE



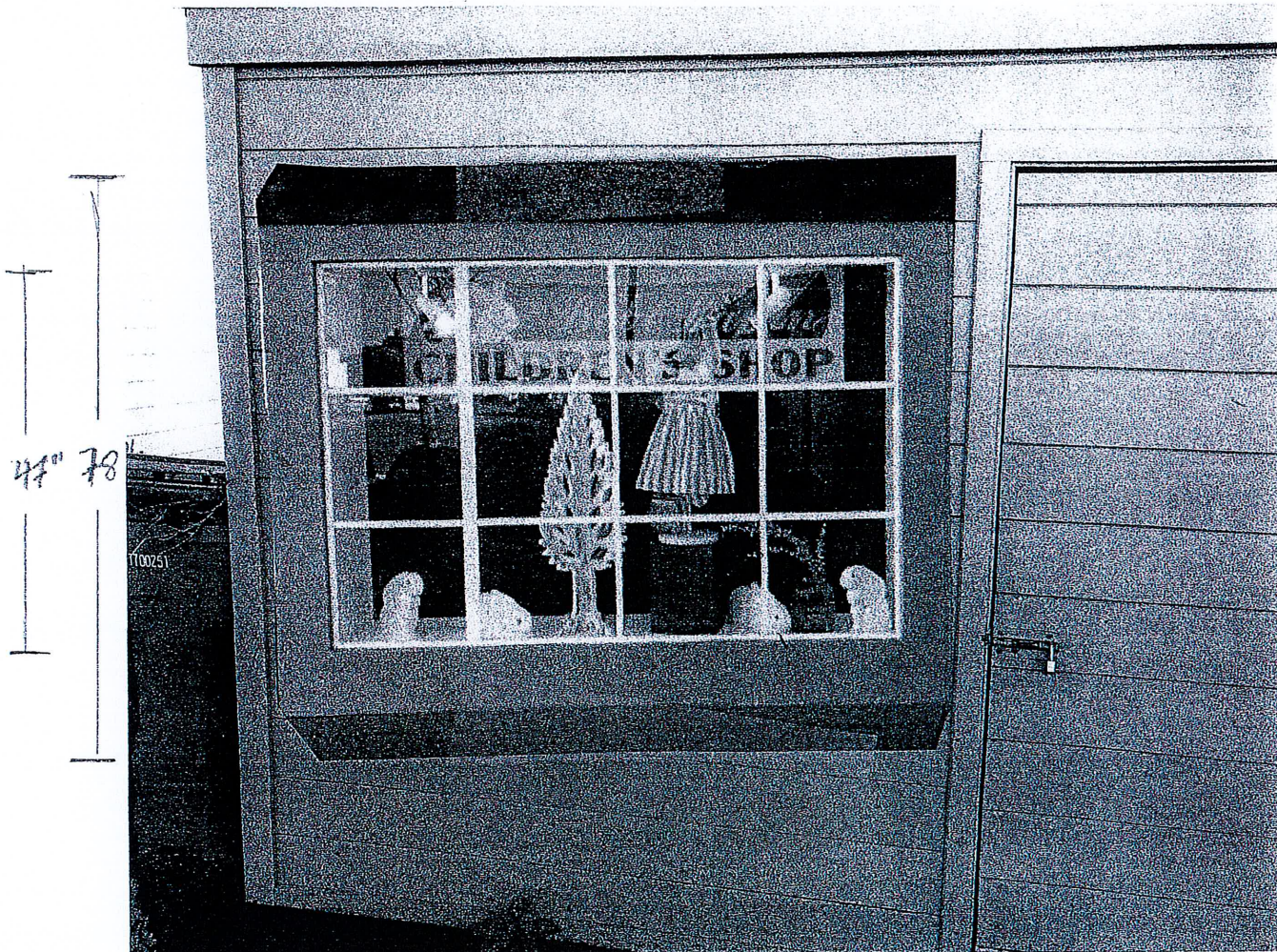
Sent from my iPhone

DISPLAY CASE HERE

EAST ELEVATION

From: William Zimmer Gallery wzg@mcn.org  
Subject:  
Date: January 20, 2019 at 2:41 PM  
To: wzg@mcn.org

FRONT VIEW OF CABINET,  
NORTH ELEVATION



Sent from my iPhone

window

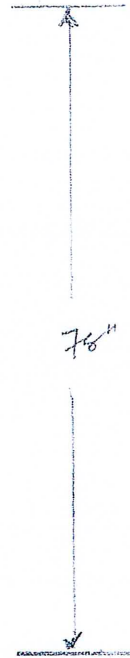
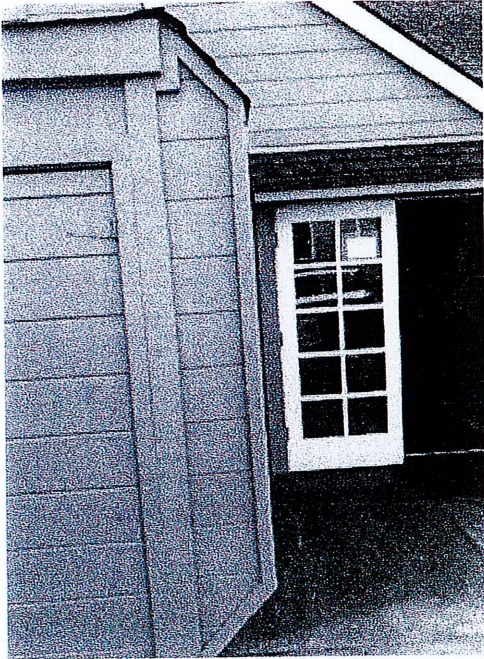
71"

WINDOW + CASE

78"

10" depth of cabinet

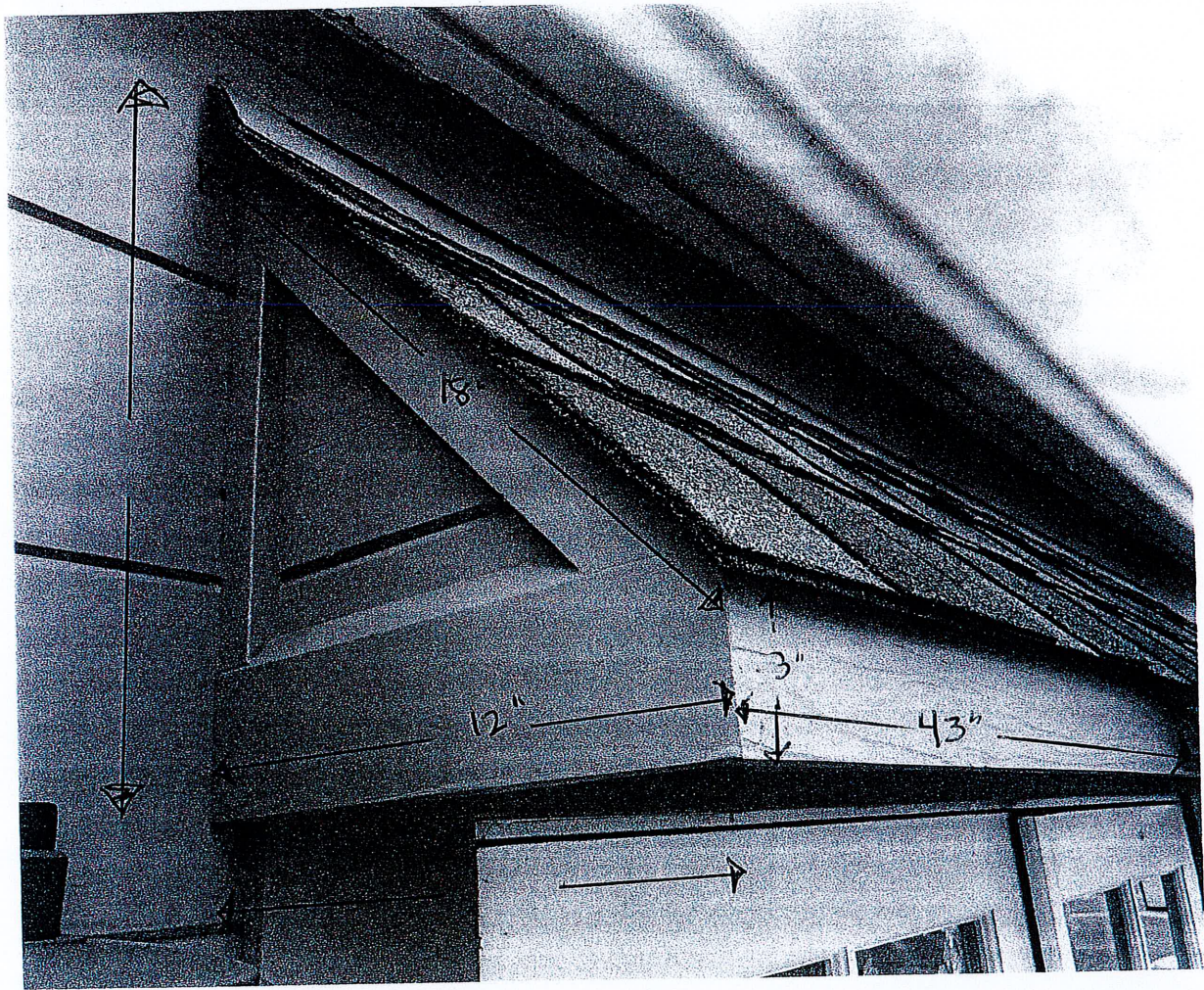
From: William Zimmer Gallery wzg@mcn.org  
Subject:  
Date: April 6, 2019 at 8:55 AM  
To: wzg@mcn.org



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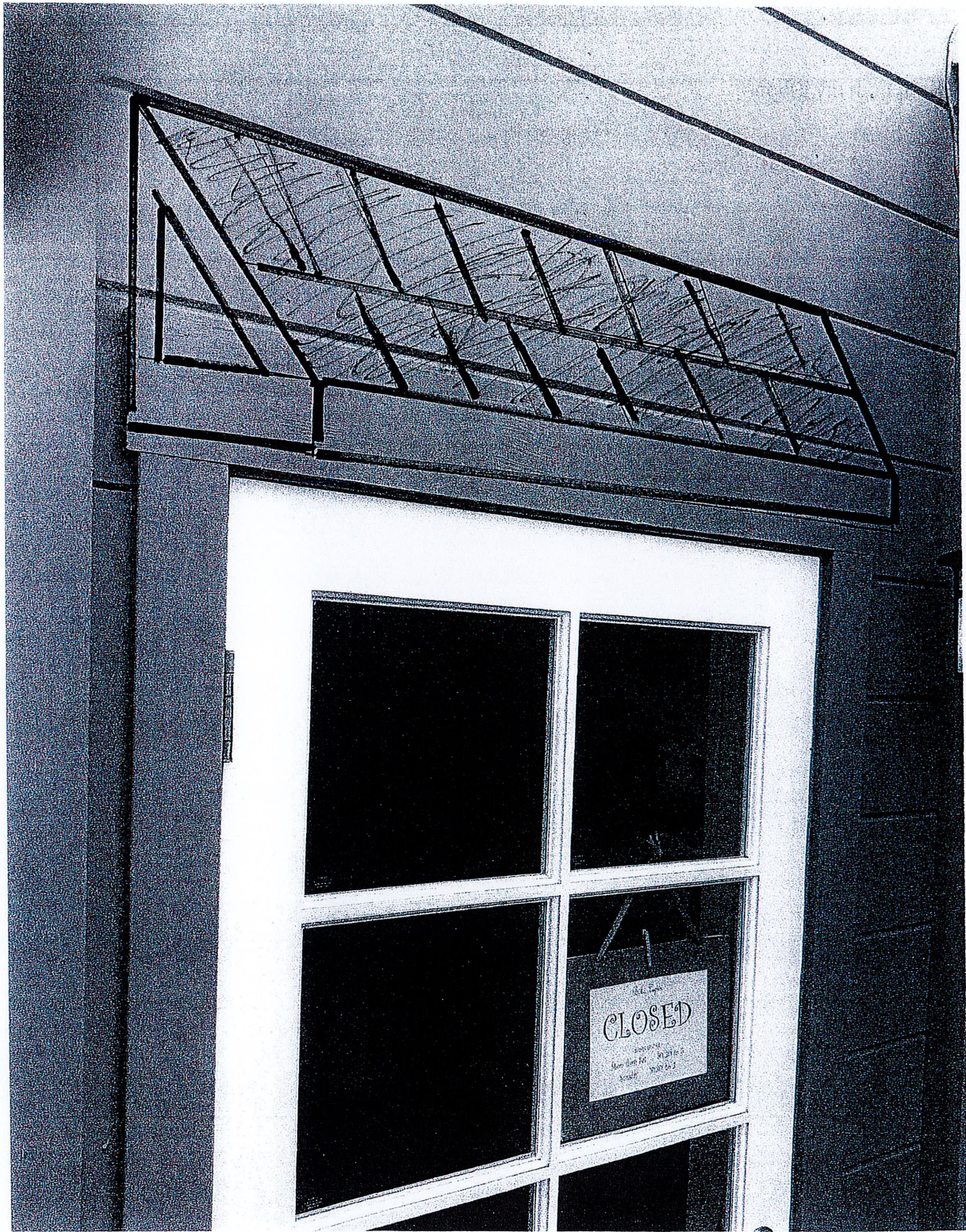
4' 10"

SIDE VIEW OF CABINET  
FRONT ELEVATION

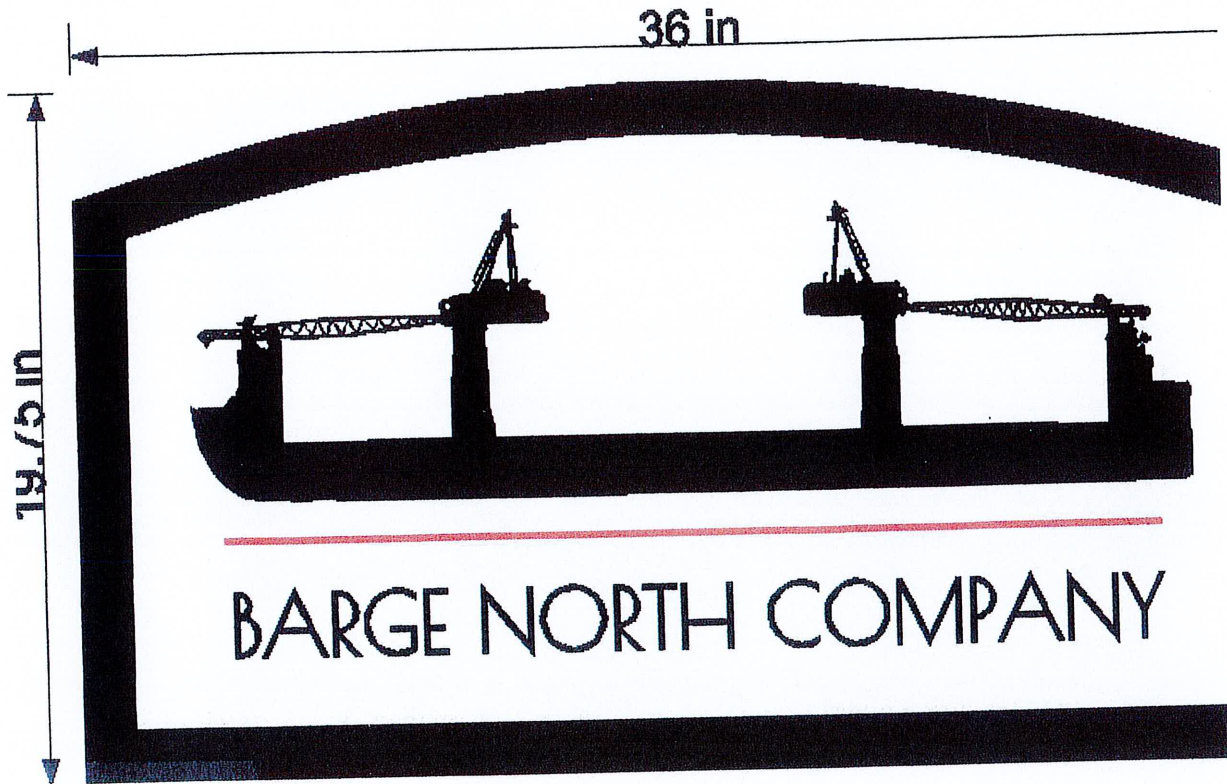


Sent from my iPhone

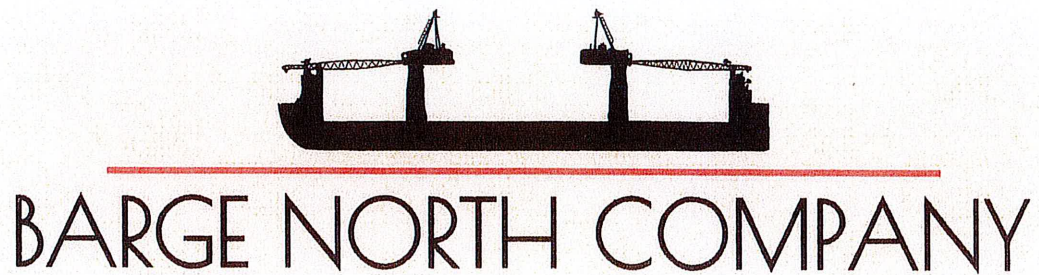
EXISTING "EYEBROW" / COUNTRY STORE

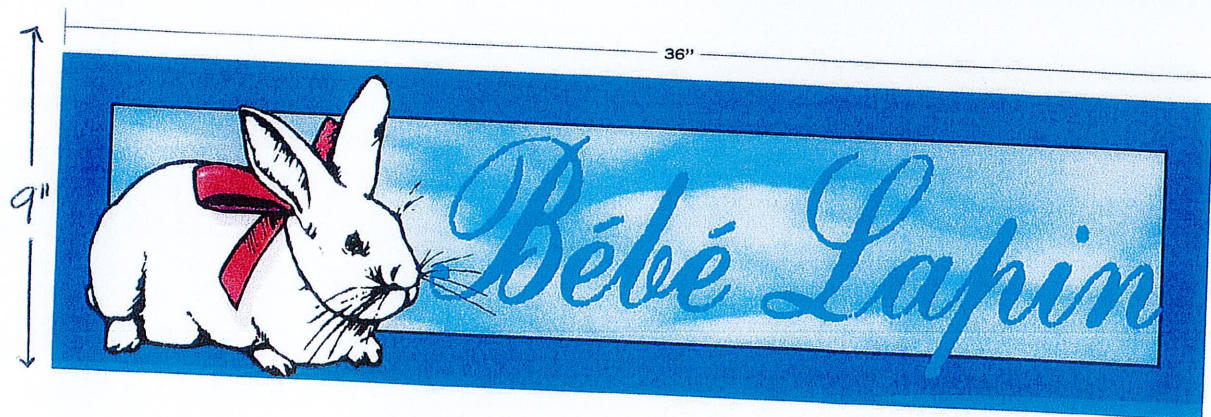
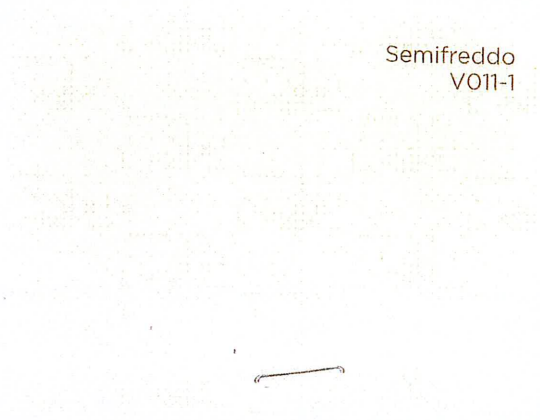


PROPOSED "EYEBROW" ABOVE "BEBE LAPIN" DOOR

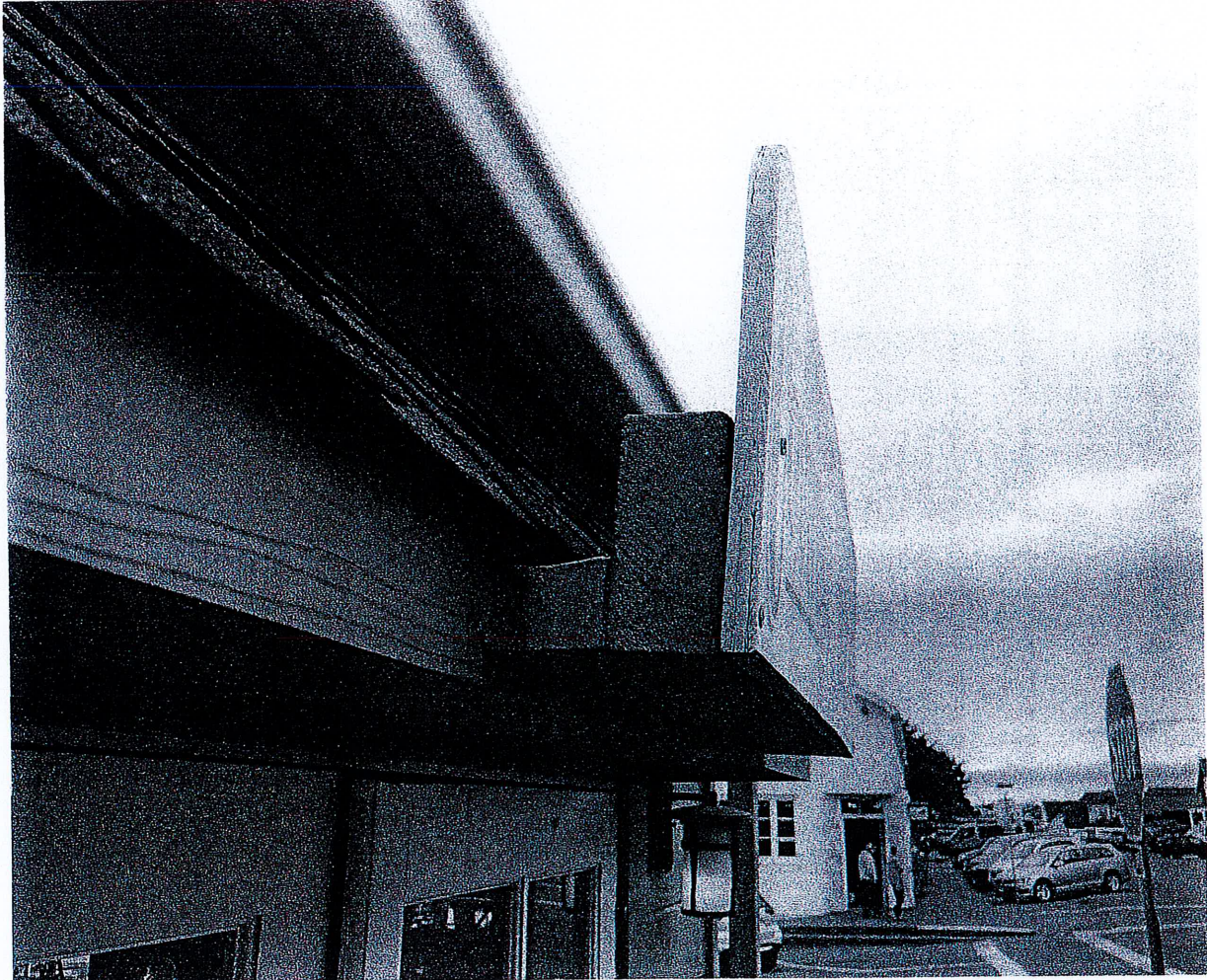


Single sided painted wood sign to go over entryway.  
Same size as sign over door at country store in same building.  
Sign is 9 1/2" x 36"





From: William Zimmer Gallery [wzg@mcn.org](mailto:wzg@mcn.org)  
Subject:  
Date: May 6, 2019 at 11:19 AM  
To: [wzg@mcn.org](mailto:wzg@mcn.org)



Sent from my iPhone

SIGN MOUNTING SYSTEM

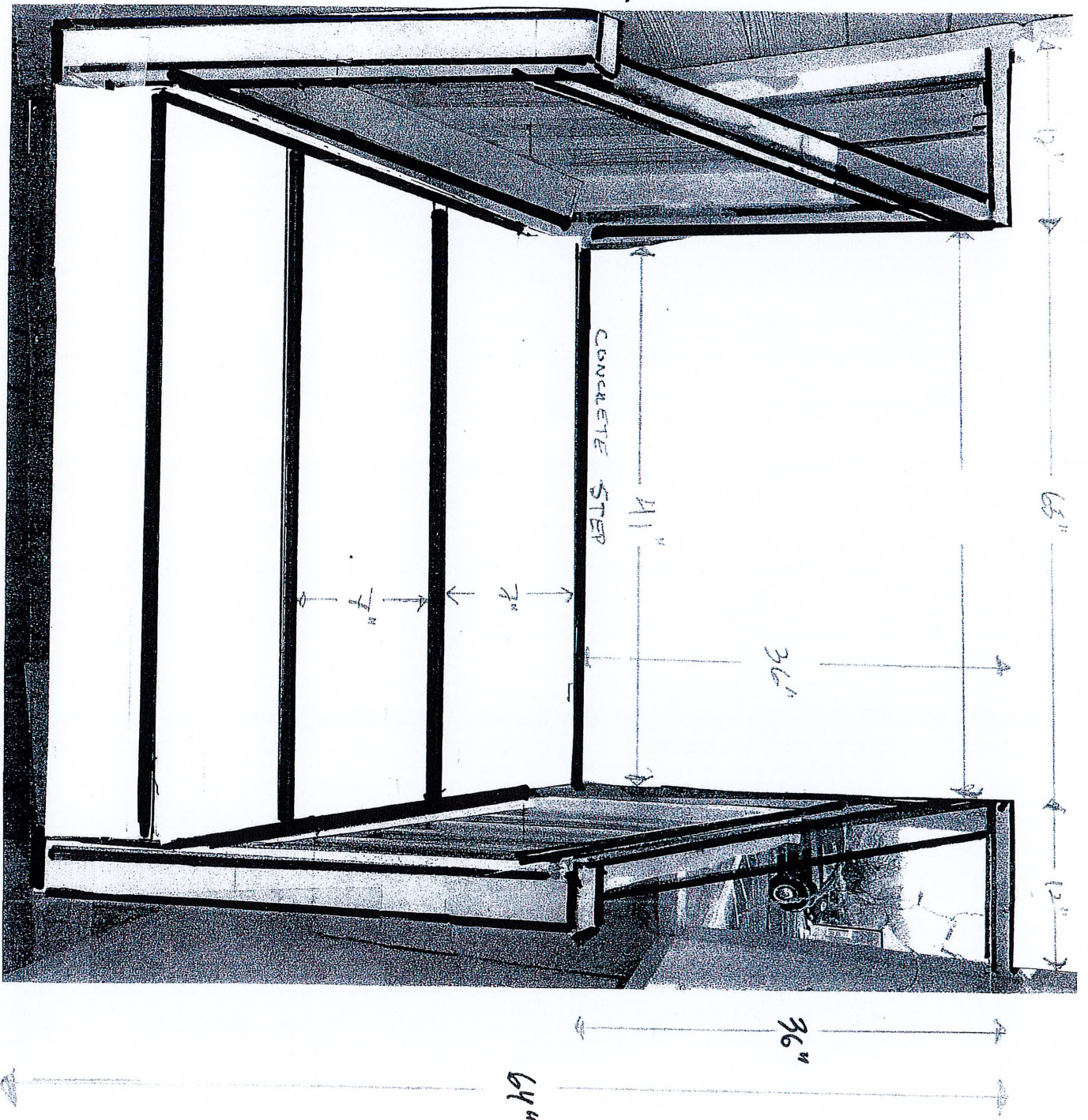
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Subject:  
Date: May 6, 2019 at 2:36 PM  
To: wzg@mcn.org

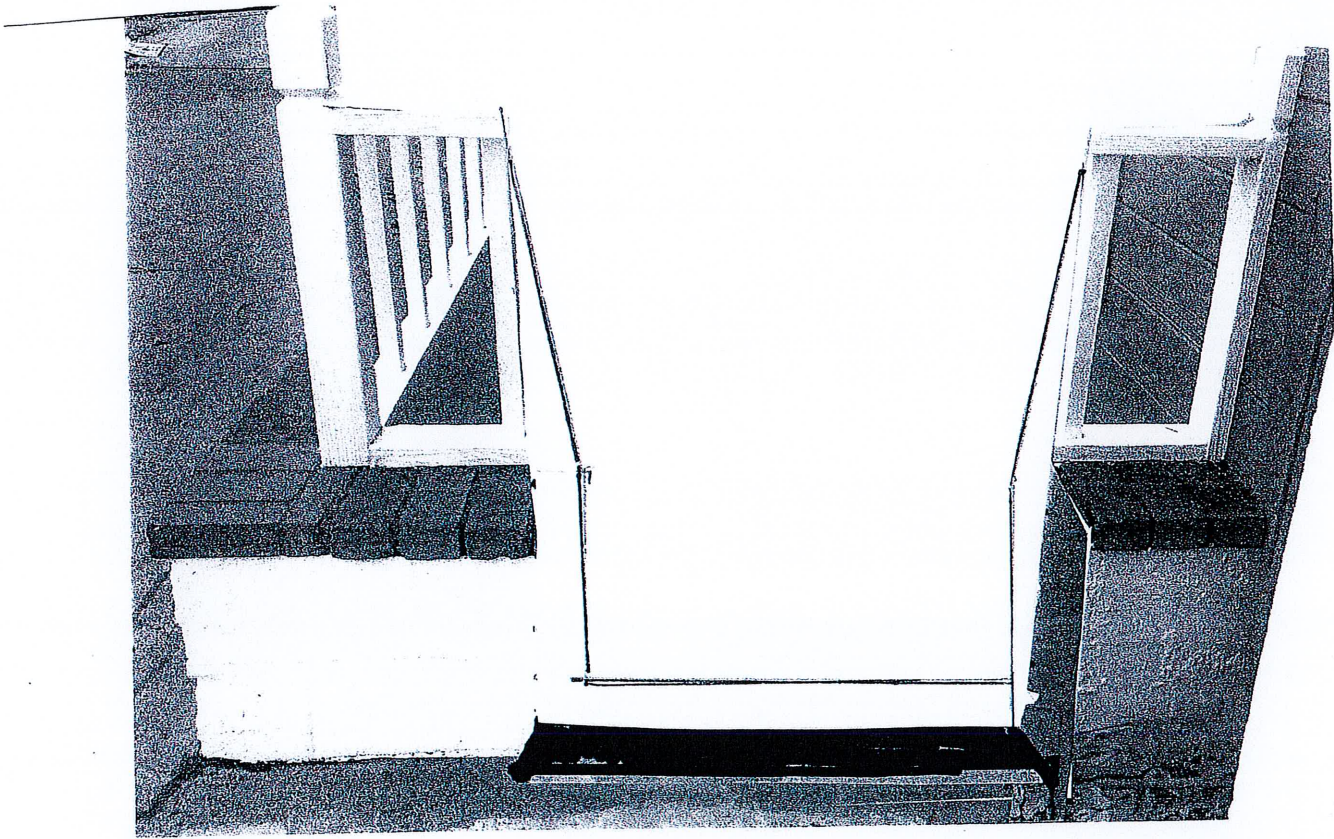


Sent from my iPhone

STAIRS HERE

NEW  
ENTRY,  
TREASURES

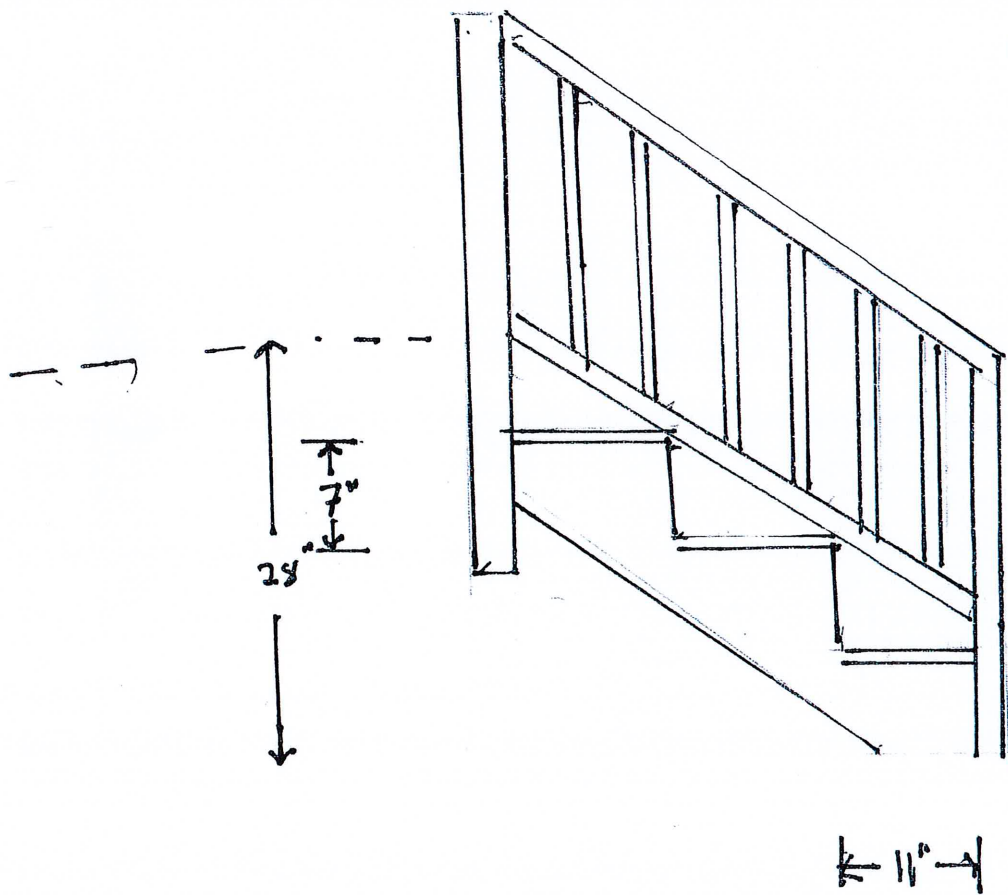




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— = CONCRETE STEP

SOUTH ELEVATION



EAST ELEVATION