



MENDOCINO HISTORICAL REVIEW BOARD STAFF REPORT

FEBRUARY 6, 2017
MHRB_2016-0028

OWNER EGGER ERNEST ALOIS & CORINNE M
PO BOX 1033
MENDOCINO, CA 95460

APPLICANT: SALLY STEWART
PO BOX 921
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to install a six-square-foot painted wood sign with copy "Southern Exposure salon studio hair 707-937-4430 Eminence Organic Skin Care Est 1980" and with blue and cream colors.

STREET ADDRESS: 10550 LANSING ST, MENDOCINO
APN 119-160-31

PARCEL SIZE: 0.375-ACRES

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

HISTORIC STRUCTURES: On Site: Pete Anderson House, Category I
North: Unspecified, Category IVa & b
South: N/H, Category IVa
East: Mendosa's Store, Category I
Paddleford House, Category IIa
Priest's House, Category III
West: Unspecified, Category IIa
Unspecified, Category IVb

PAST MHRB PERMITS: Various beginning in 1985 and including 01-25 Painting; 01-28 water tank; 2001-30 sign; 2008-26 sign; 2009-19 electric meters; 2010-08 Voodoo Ink sign; 2012-02 Voodoo Ink sign relocation; 2013-03 Voodoo Ink sign relocation; 2013-11 Bloom Skin Care sign; 2015-10 Anderson Alternatives; 2015-21 Mears Sign; and 2015-24 Site Renovation.

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:

APPLICABLE SECTIONS OF MHRB GUIDELINES:

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
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*.

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) 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.

STANDARD 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 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.

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: \$1,040.00 (Check payable to County of Mendocino).

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

Southern Exposure, Sign

**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 2016-0028
Date Filed 11/16/2016
Fee \$ 420.00
Receipt No. PRJ-013231
Received by RL

Office Use Only

MHRB APPLICATION FORM

Name of Applicant

Sally Stewart

Name of Property Owner(s)

Ishvi Aum

Name of Agent

Mailing Address

~~10500 Lansing St.~~
*PO Box 921
Mendocino, Ca 95460*

Mailing Address

Mailing Address

Telephone Number

707-937-4436

Telephone Number

Telephone Number

Assessor's Parcel Number(s)

Parcel Size

☐ Square Feet

☐ Acres

Street Address of Project

*10550 Lansing 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.

Apply for new sign at new location

Southern Exposure
made of wood + painted
cream background
blue writing

Southern Exposure
Salon Studio h2w 707-9374436
Eminence Organic Skin Care
est 1980

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

2

3



SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Owner/Authorized Agent

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

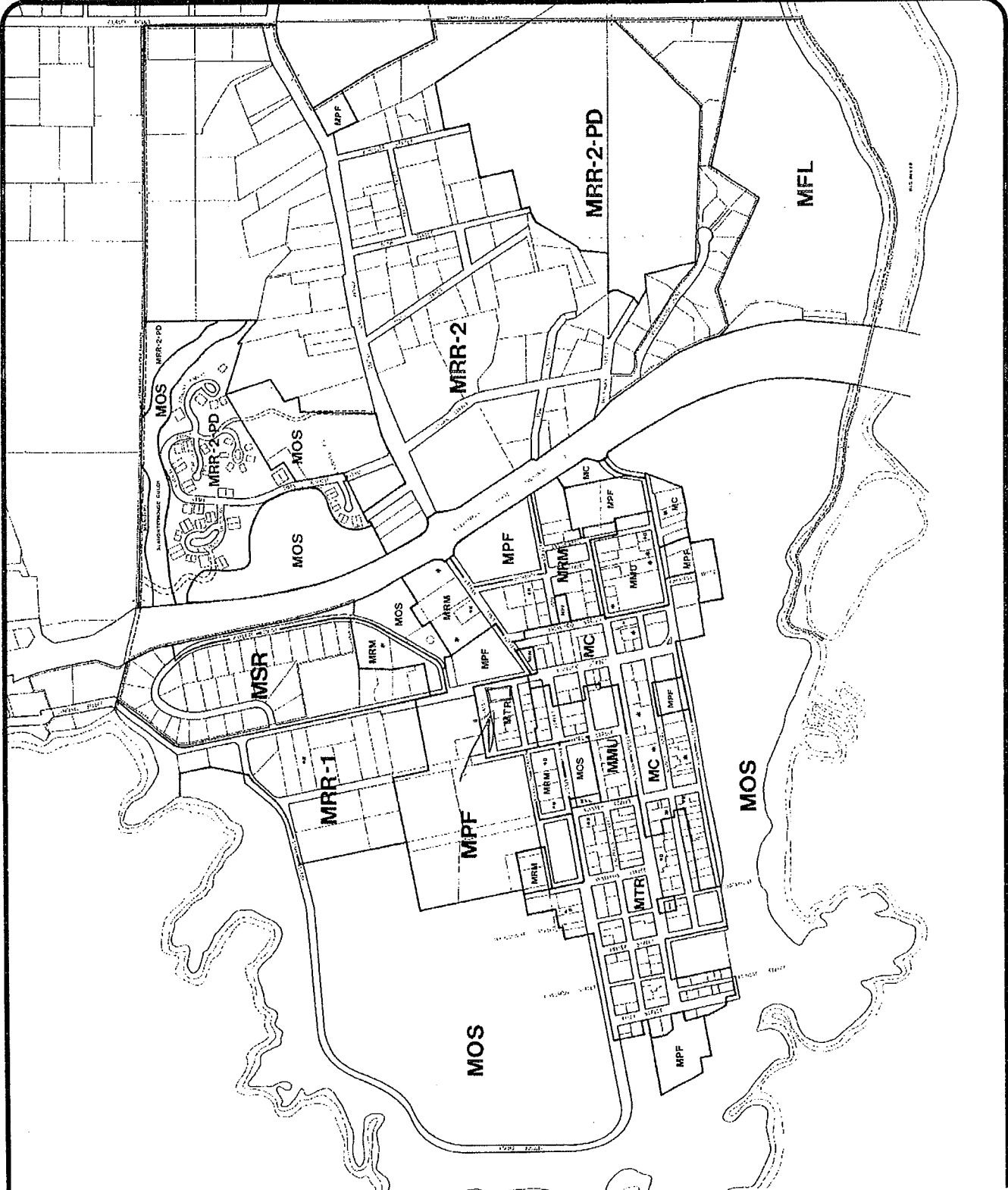
Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS
January 23, 1995

*Sign change
at 10550
LANSEND ST.*

THE ZONING MAPS OF THE TOWN OF MENDOCINO, CALIFORNIA, ARE HEREBY REPEALED AND THE FOLLOWING ZONING MAP IS HEREBY ADOPTED IN LIEU THEREOF. THE ZONING MAP IS HEREBY ADOPTED IN LIEU THEREOF.



SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date:

11/7/16

u

Applicant