



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

STEVE DUNNICLIFF, DIRECTOR
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pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

MEMORANDUM

Date: March 6, 2017

To: Mendocino Historical Review Board

From: Planning and Building Services

Subject: MHRB_2016-0030 Brown Site View, Sign, Windows

On February 6, 2017, the Review Board heard a request to install two wooden casement windows and install one 20-by-30-inch wooden sign with copy "Nicholson House Inn." The Review Board requested a site visit to be scheduled at 5:30 pm on March 3, 2017.

The Review Board considered the sign request and modified the maximum sign height to be limited to 6-feet.

Attached:

- Staff Report dated February 6, 2017



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**FEBRUARY 6, 2017
MHRB_2016-0030**

OWNER BROWN JUDITH L TTEE
669 CONGO ST
SAN FRANCISCO, CA 94131

APPLICANT: HANK MCCUSKER
BOX 337
MENDOCINO, CA 95460

AGENT: THE SIGN SHOP
43197 RD 409
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to (1) install two wooden casement windows and (2) install one 20-by-30-inch wooden sign with copy "Nicholson House Inn."

STREET ADDRESS: 44861 UKIAH ST, MENDOCINO (APN 119-250-12)

PARCEL SIZE: 0.2-ACRES

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Category III Daniels' House
North: Category IVb JD Johnson Rental
South: Not Historic APN 119-250-38
East: Ila Peterson-Knacke House
West: Not Historic APN 119-250-10

PAST MHRB PERMITS: 1985-32 sign; 1993-22 two signs; 1999-26 sign, 2004-48 windows & ADA ramp

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: Signs (page 10).

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 MCCZC Div. III: Chapter 20.712 *Signs*, including Section 20.712.010 (Off-site signs are prohibited within the boundaries of the Town of Mendocino), and Chapter 20.760 *Mendocino Historical Preservation District* and its Section 20.760.050.

STAFF NOTES: (1) The applicant requests to modify the westerly facade of an accessory building by adding two windows where there is currently one. The windows would be constructed of wood, painted,

and have the same appearance as the existing window. The project site includes a Category III Historic Resource, the Daniels' House.

(2) Proposed sign copy to read "Nicholson House Inn." Proposed colors are white, dark blue, and black. The sign area would be 20-by-30-inches or 4.2 square feet. The sign would be on posts and seven-feet tall.

Note: The initial application filed with PBS proposed a sign for multiple businesses that the applicant manages (i.e. Nicholson House Inn, Sweetwater Inn, and Eco Day Spa). The Sweetwater Inn and Eco Day Spa are businesses located on other parcels and off-site signs are prohibited by the Mendocino Town Zoning Code. Staff recommended that the application be revised to exclude off-site businesses.

According to the www.nicholsonhouse.com, the Nicholson House Inn has offered visitor accommodation type uses since the 1970's. The applicant is requesting a sign for a visitor accommodation use at the Nicholson House Inn, where the property is not classified as a Mendocino Town Visitor Accommodation Combining District (*VSF) and a use permit for an inn has not been approved. The property owner has applied for, and the Board of Supervisors has conditionally approved, a Local Coastal Plan (LCP) Amendment (GP 2004-0006) that would add a *VSF-combining designation to the property located at 44861 Ukiah Street. The Board's approval of GP_2004-0006 is contingent upon Coastal Commission certification of the Mendocino Town LCP Amendment. In addition, the Board's action stated that within twelve months of adopting the LCP Amendment the property owner of the Nicholson House Inn shall obtain a use permit to operate a visitor accommodation use.

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 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. 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.

**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) _____
Date Filed _____
Fee \$ _____
Receipt No. _____
Received by _____

Office Use Only

MHRB APPLICATION FORM

Name of Applicant
Hank McCusker

Name of Property Owner(s)
Judith Brown

Name of Agent
The Sign Shop

Mailing Address
Box 337
Mendocino

Mailing Address
669 Congo St.
San Francisco

Mailing Address
43197 Road 409
Mendocino

Telephone Number
357-2772

Telephone Number
415-585-9180

Telephone Number
964-0608

Assessor's Parcel Number(s)
119-250-12

Parcel Size
☐ Square Feet
☐ Acres

Street Address of Project
44861 Ukiah 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.

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.

1. Replicate existing window on west wall making three windows in alignment at that location

2. Install painted wood double sided 20" x 30" sign between two painted wood posts.

White sign, blue text, black circular emblem.

Copy to be Nicholson House Inn & Spa

Posts painted color of building trim

Top of sign @ 7'

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.

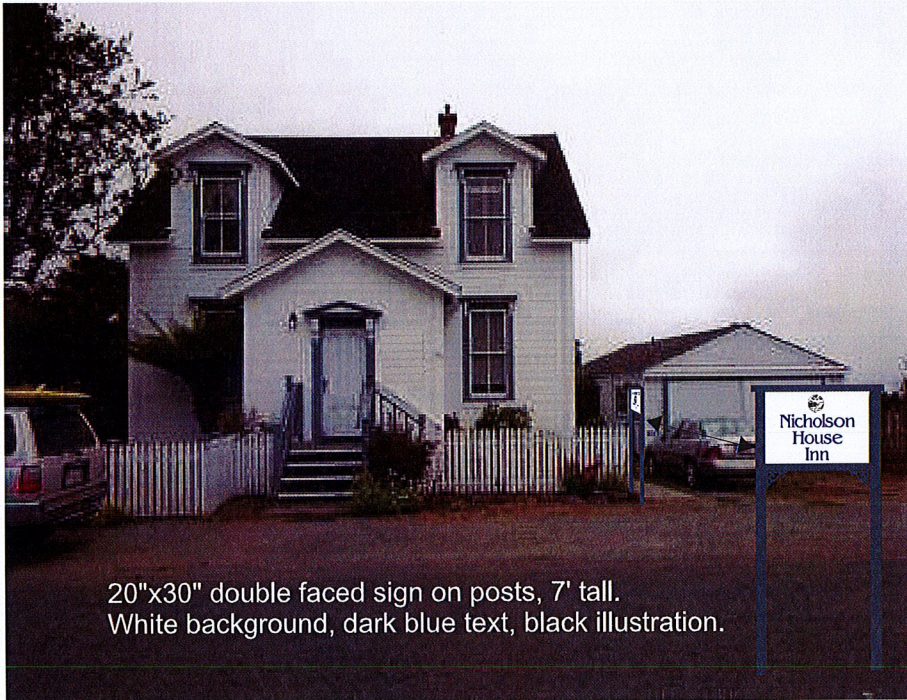
If you need more room to answer any question, please attach additional sheets



43197 Road 409
Mendocino

phone.. 707-964-0608
fax..

rick@mendosign.com
cont. lic.527921



20"x30" double faced sign on posts, 7' tall.
White background, dark blue text, black illustration.

**MHRB Approved
6-feet as the
maximum
height (2-2017)**

20'x30' Double Faced Sign
on posts 7' tall



PBS Received 12-14-2016
MHRB_2016-0030 Brown Sign



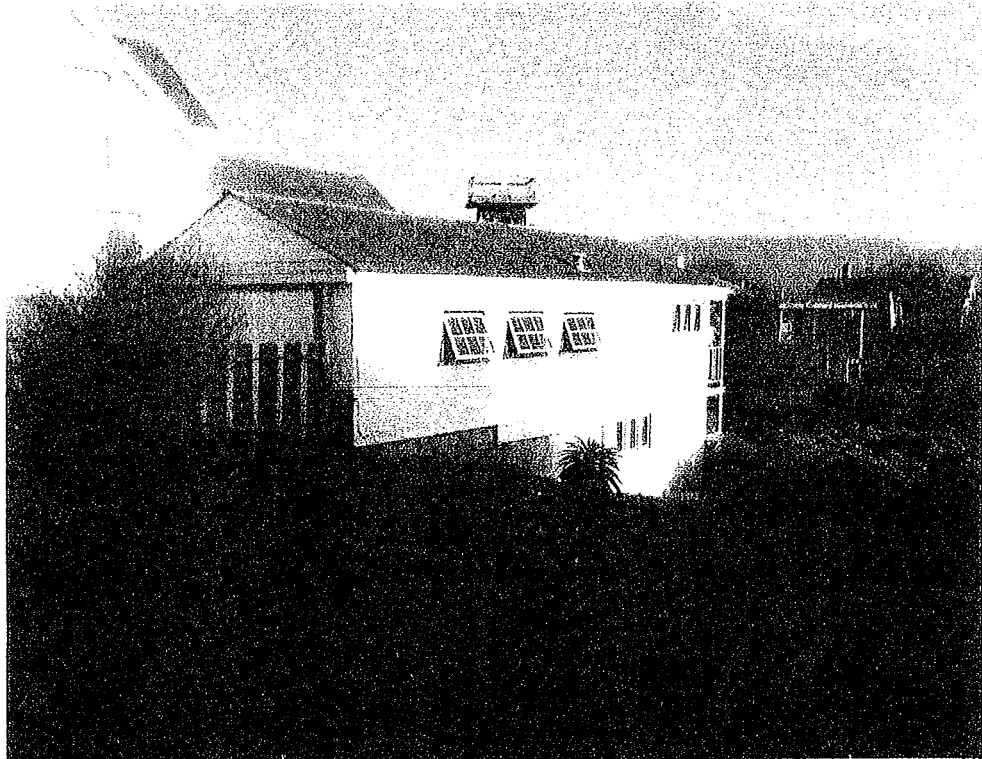
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The design rights are sold separately for other uses.

Existing



Proposed window additions



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Case No(s)

MHRB_2016-0030

Date Filed

11/23/2016

Fee \$

420.00

Receipt No.

013290

Received by

JA

Office Use Only

MHRB APPLICATION FORM

Name of Applicant

HANK MCCUSKER

Name of Property Owner(s)

JUDITH BROWN

Name of Agent

THE SIGN SHOP

Mailing Address

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MENDOCINO

Mailing Address

669 CONGO ST.
SAN FRANCISCO

Mailing Address

43197 RD. 409
MENDOCINO

Telephone Number

357-2772

Telephone Number

415-585-9180

Telephone Number

964-0608

Assessor's Parcel Number(s)

119.250.12

Parcel Size

☐ Square Feet

☐ Acres

Street Address of Project

44895 UKIAH ST.

SUPERCEDED

TYPE OF DEVELOPMENT

(Check appropriate boxes)

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- For walkways, driveways, paving and grading, provide dimensions, location and materials.

REPLICATE EXISTING WINDOW ON WEST WALL TO
HAVE THREE WINDOWS RATHER THAN ONE.

INSTALL PAINTED WOOD DOUBLE SIDED 20" x 30"
SIGN BETWEEN TWO POSTS. SIGN COPY TO BE
"SWEETWATER, NICHOLSON HOUSE, INN & SPA.

WHITE BACKGROUND, BLUE TEXT, BLACK EMBLEM

POSTS PAINTED COLOR OF BUILDING TRIM

TOP OF SIGN @ 7'

SUPERCEDED

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



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20"x30" double faced sign on posts, 7' tall.
White background, dark blue text, black illustration.



20'x30' Double Faced Sign
on posts 7' tall



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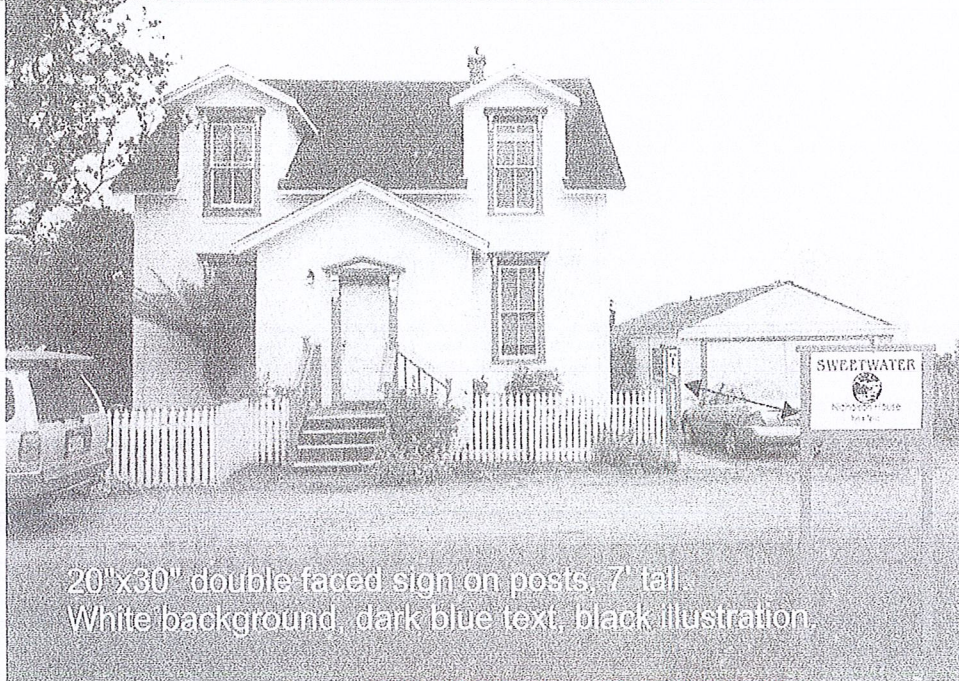
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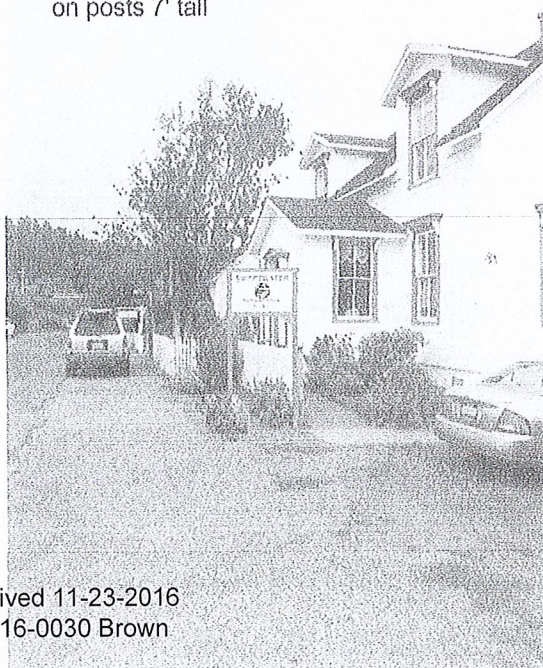
rick@mendosign.com
cont. lic 527921



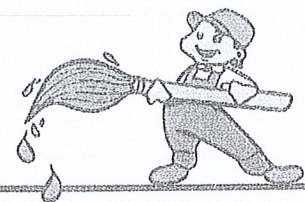
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White background, dark blue text, black illustration.

SUPERCEDED

20'x30' Double Faced Sign
on posts 7' tall



PBS Received 11-23-2016
MHRB_2016-0030 Brown



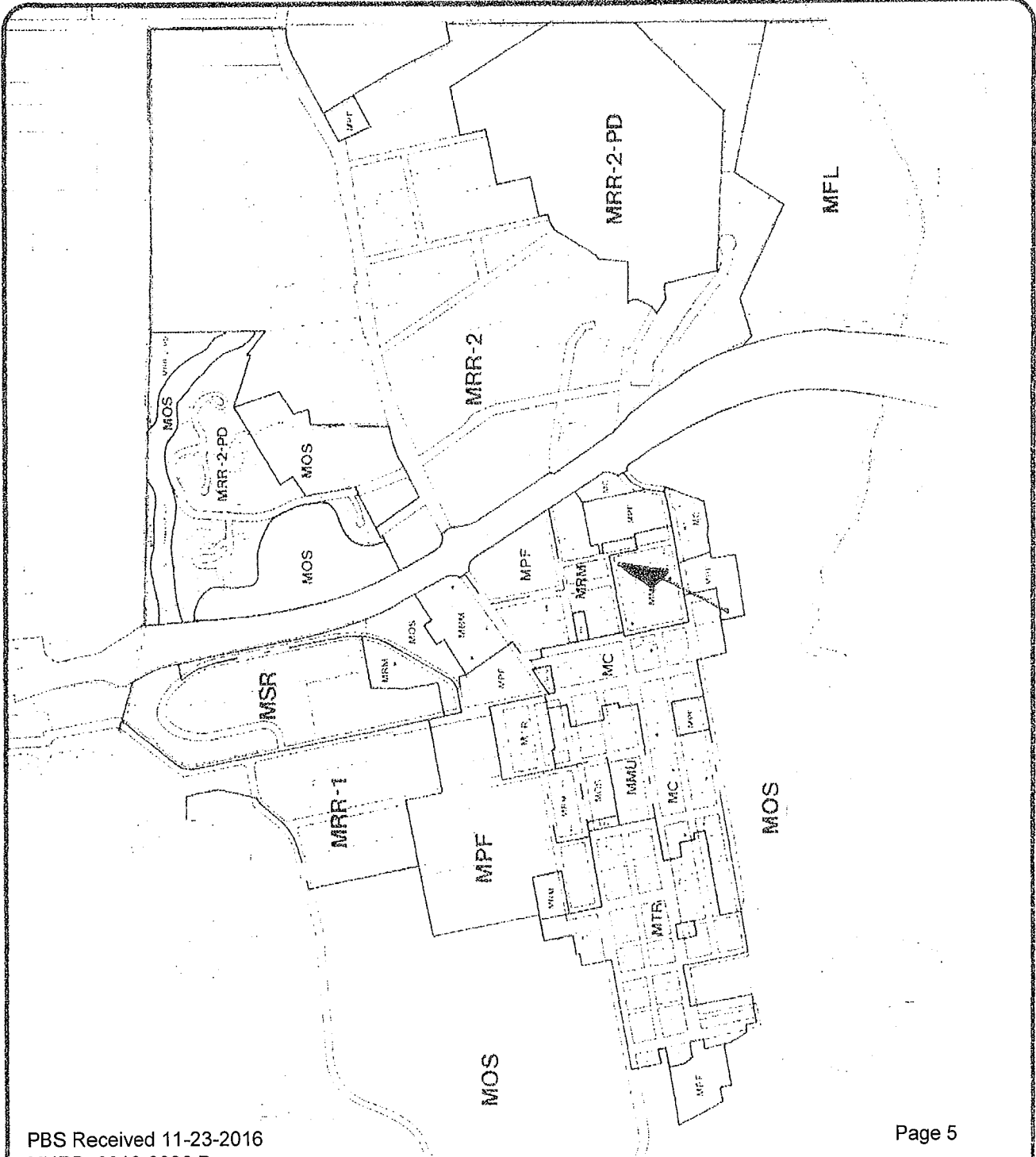
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MENDOCINO TOWN ZONING

APPROVED BY THE BOARD OF SUPERVISORS
JANUARY 1992


APPROVED BY THE BOARD OF SUPERVISORS
JANUARY 1992



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

11-22-16
Date

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

AUTHORIZATION OF AGENT

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


Owner

11-22-16
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
HANK McCUSKER	JUDITH BROWN	THE SIGN SHOP
Mailing Address	Mailing Address	Mailing Address
BOX 337 MENDOCINO	669 CONGO ST SAN FRANCISCO	43197 RD 409 MENDOCINO

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 assessed 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: 11-22-16
Applicant