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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**FEBRUARY 6, 2017  
MHRB\_2016-0031**

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**OWNER** GREEN REAL ESTATE ENTERPRISES  
PO BOX 1460  
MENDOCINO, CA 95460

**APPLICANT:** GARY BRODETSKY  
BOX 904  
MENDOCINO, CA 95460

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

**PROJECT DESCRIPTION:** A Mendocino Historical Review Board Permit request to install three signs and one wooden menu box for Mendocino Taqueria.

**STREET ADDRESS:** 10483 Lansing Street, Mendocino  
APN 119-150-07

**PARCEL SIZE:** 0.6-ACRES

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

**HISTORIC STRUCTURES:** On Site: J.D. Johnson, 2 rentals, Category IIa  
Stauer Building, Category I  
Old Bakery Building, Category I  
N/H, Category IVb  
North: Priest's House, Category III  
South: Jacob Stauer House, Category I  
Site of Gospel Hall, Cat. S  
East: Walsh-Doolittle House, Category I  
West: Masonic Hall, Category I

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**PAST MHRB PERMITS:** Numerous, most recent on parcel was 2012-03 new sign for Goodlife Cafe. 2011-02 permitted Mendo Burger sign to be relocated to Lansing Street.

**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, p.10**APPLICABLE SECTIONS OF MCCZC Div. III:** 20.712 & 20.760.050

**APPLICANT'S STATEMENT:** (1) Install carved redwood painted sign to lattice above walkway where the Mendo Burger sign was. Sign to say "Mendocino Taqueria." Green background, black and red letters, straw color on sombrero. This single sided sign would be six square feet. (2) Painted plywood sign to go on walkway to rear entrance from Ukiah Street. 2.5 square-foot sign. Same text and colors. (3) 2.2-square-foot sign similar in design and colors. Mounted at doorway. (4) One wooden menu box mounted to left of doorway. Large enough to hold an 8.5-by-11-inch page.

**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.
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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: \$1,040.00 (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) MHRB-2016-0031  
Date Filed 11/23/2016  
Fee \$ 420.00  
Receipt No. 13292  
Received by JA

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <u>GARY BRODETSKY</u>	Name of Property Owner(s) <u>RICHARD GREEN</u>	Name of Agent <u>THE SIGN SHOP</u>
Mailing Address <u>BOX 904</u> <u>MENDOCINO</u>	Mailing Address <u>BOX 1460</u> <u>MENDOCINO</u>	Mailing Address <u>43197 RD. 409</u> <u>MENDOCINO</u>
Telephone Number <u>734.0091</u>	Telephone Number <u>937 5260</u>	Telephone Number <u>764.0608</u>
Assessor's Parcel Number(s) <u>119 - 150.07.00</u>		
Parcel Size <u>800</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>10483 LANSING ST.</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.

### 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.

INSTALL CARVED REDWOOD PAINTED SIGN  
TO LATTICE ABOVE WALKWAY WHERE THE  
MENDO BURGER SIGN WAS. SIGN TO SAY  
"MENDOCINO TAQUERIA." GREEN BACKGROUND,  
BLACK & RED LETTERS, STRAW COLOR ON  
SOMBRERO. THIS SINGLE SIDED SIGN TO BE  
SIX SQUARE FEET.

SIGN NO 2. PAINTED PLYWOOD SIGN TO GO ON  
WALKWAY TO REAR ENTRANCE FROM  
UKIAH STREET. 2 1/2 SQ. FT. SAME TEXT and  
COLORS

### 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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SIGN 3.

2.2 SQ.FT. SIGN LIKE OTHERS  
MOUNTED AT DOORWAY

SIGN 4.

WOODEN MENU BOX TO MOUNT  
TO LEFT OF DOORWAY. LARGE ENOUGH  
TO HOLD AN 8 1/2 X 11 PAGE

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43197 Road 409  
Mendocino

phone.. 707-964-0608  
fax..

rick@mendosign.com  
cont. lic. 527921

### Sign 3

Same as others in color and design  
Sign is 2.2 Sq.Ft. ( 30" long)

### Menu Box

Box to hold 8 1/2" x 11" munny page mounted on wall



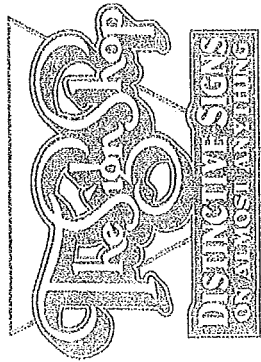
This is an original unpublished drawing created by THE SIGN SHOP. It is submitted for your personal use in conjunction with a project being planned for you. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, or exhibited in any fashion without expressed written permission from THE SIGN SHOP. Right to use designs for anything other than the subject sign is a violation of copyright laws.

The design rights are sold separately for other uses.

PLANNING

NOV 20 2000

PLANNING

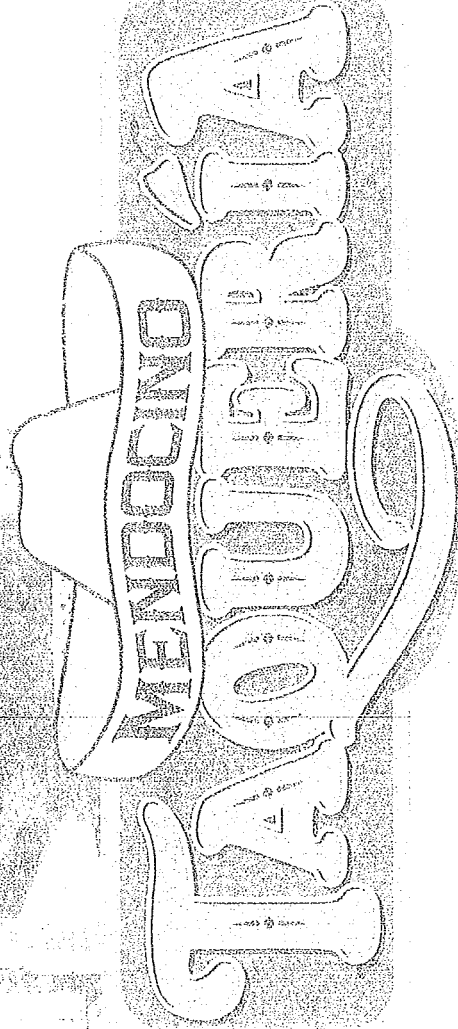
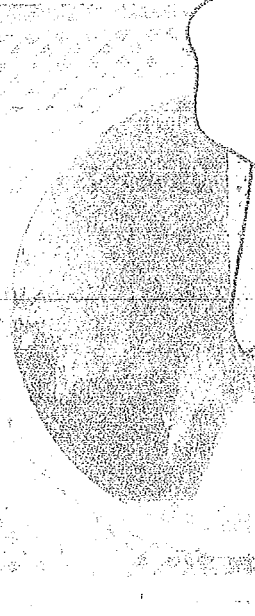
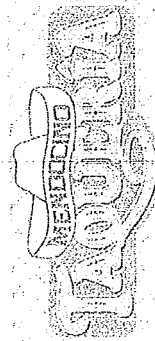


43197 Road 409  
Mendocino

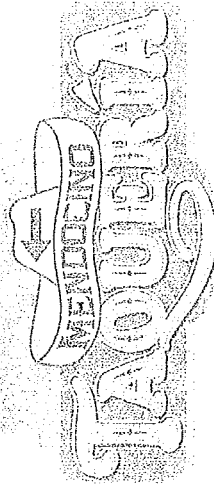
Phone 707-964-0608  
fax

rick@mendosign.com  
cont. lic 527921

2.5 sq.ft. sign on posts in walkway  
from Ukiah St. entrance



Proposed 6 sq. ft. single sided carved redwood sign  
on arbor over Landsing St. entrance



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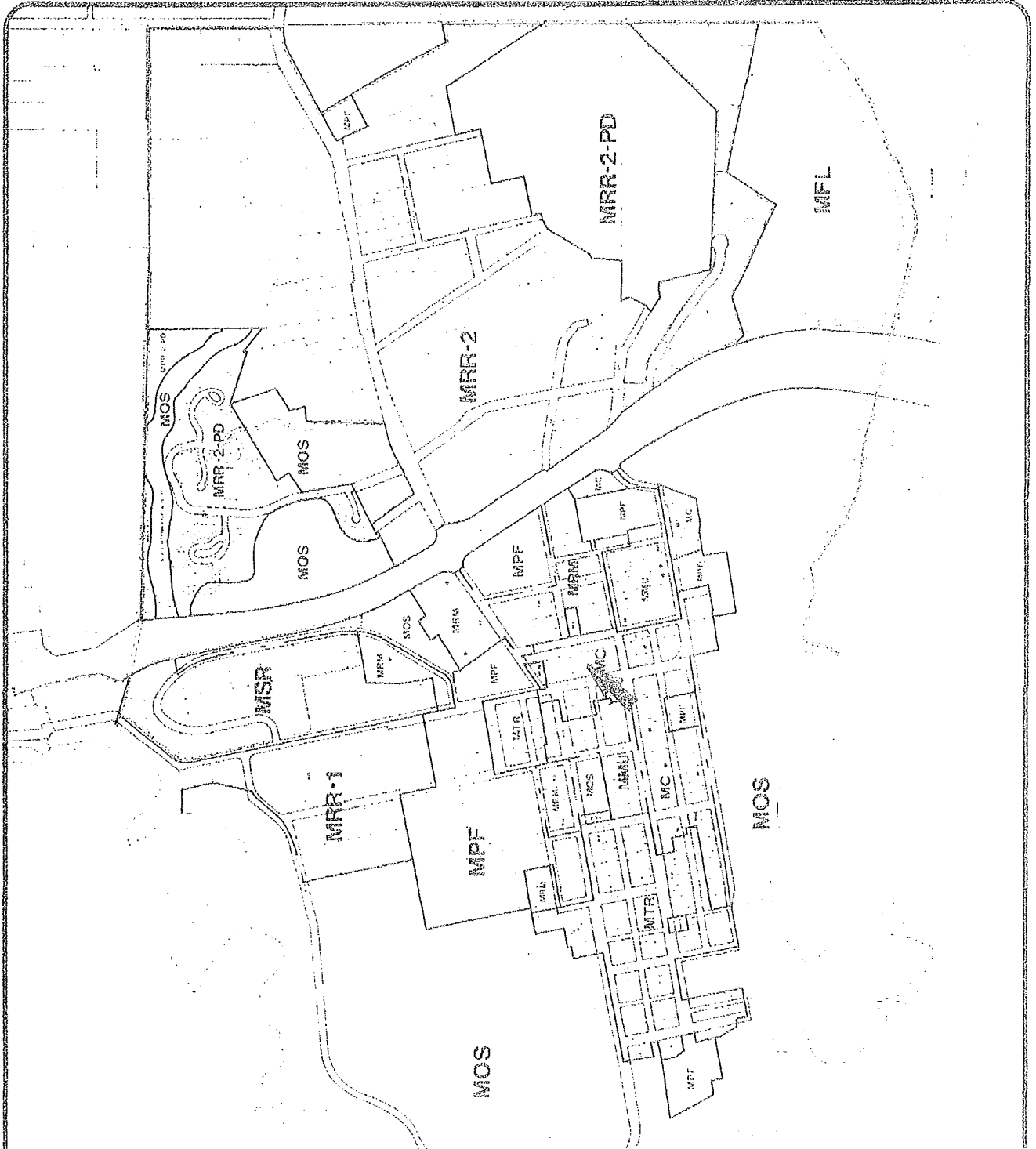
The design rights are sold separately for other uses.

# MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS  
JUNE 21, 1971

LEGEND

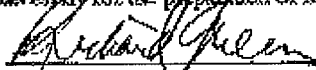
SCALE



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

11/23/16

Date

Managing Member, Green Real Estate LLC

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

11/20/16

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
GARY BRODETSKY	RICHARD GREEN	THE SIGN SHOP
Mailing Address	Mailing Address	Mailing Address
BOX 904 MENDOCINO	BOX 1460 MENDOCINO	43197 RD. 409 MENDOCINO

BOX 25110

01/01/2008 00:11  
707-937-39600

RECEIVED 01/01/2008 00:08 787-937-39600

RICHARD GREEN

**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

11/23/16

Applicant

*Richard Green*  
Managing Member  
Green Real Estate  
Enterprises, LLC



# **Mendocino County**

## **Planning and Building Services**

860 North Bush Street  
Ukiah, CA 95482  
(707) 234-6650

120 West Fir Street  
Fort Bragg, CA 95437  
(707) 964-5379

**Paid By: GARY BRODETSKY**  
BOX 904

**MHRB\_2016-0031**

MENDOCINO

CA 95460

**Receipt: PRJ\_013292**

**Date: 11/23/2016**

**Pay Method: CHECK 4032**

**Received By: JULIA ACKER**

**Project Number: MHRB\_2016-0031**

**Project Description: Brodetsky, New Sign**

**Site Address: 10483 LANSING ST**

<b>Fee Description</b>	<b>Account Number</b>	<b>Qty</b>	<b>Fee Amount</b>
GP MAINTENANCE	1100-2851-826188		\$50.00
			\$50.00
MHRB SIGNS	1100-2851-822600		\$365.00
			\$365.00
RECORDS MANAGEMENT	1222-2852-826260		\$5.00
			\$5.00
<b>Total Fees Paid:</b>			<b>\$420.00</b>