



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
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pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

February 20, 2026

PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

The Mendocino Historical Review Board, at a regular meeting to be held on Monday, March 2, 2026, will convene for their regular meeting in the Mendocino Community Center, 10525 School Street (the corner of School and Pine Streets), Mendocino, California, at 6:00 p.m. or as soon thereafter as the item may be heard, for the below described project that is located in the Town of Mendocino.

CASE#: MHRB_2026-0002

DATE FILED: 1/15/2026

OWNER: Bear Flag Management, LLC

APPLICANT: Eula Lenihan

AGENT: The Sign Shop, Rick Sacks

REQUEST: Mendocino Historical Review Board request to install a new 12" x 60" black and white sign to state "Rule 62 - Fun - Unique - Necessary". Note: The site is listed as a Category IVa historic resource in Appendix 1 of the Mendocino Town Plan, the Non/Historical buildings, previously the Ice Cream Parlor and Le Voyage.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45090 Main Street, Mendocino; APN 119-238-20

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: Jessie Waldman

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/public-hearing-bodies>

As you are an adjacent property owner and/or interested party, your comments are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 752 South Franklin Street, Fort Bragg, California. The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov by March 1, 2026. All correspondence should contain reference to the above noted case number. All public comment will be made available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/public-hearing-bodies>

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 would like to be notified of the Mendocino Historical Review Board action, please submit a written request to this office.

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.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 or (707) 964-5379 at least five days prior to the meeting.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 707-964-5379, Monday through Friday.

JULIA KROG, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MARCH 2, 2026
MHRB_2026-0002**

OWNER Bear Flag Management, LLC
PO BOX 396
Mendocino, CA 95460

APPLICANT: Eula Lenihan
19700 Barbara Lane
Fort Bragg, CA 95437

AGENT: The Sign Shop, Rick Sacks
43197 RD 409
Mendocino, CA 95460

PROJECT DESCRIPTION: Mendocino Historical Review Board request to install a new 12" x 60" black and white sign to state "Rule 62 - Fun - Unique - Necessary". Note: The site is listed as a Category IVa historic resource in Appendix 1 of the Mendocino Town Plan, the Non/Historical buildings, previously the Ice Cream Parlor and Le Voyage.

STREET ADDRESS: 45090 Main Street, Mendocino; APN 119-238-20
(Historical APN: 119-238-15)

PARCEL SIZE: 5,227± square feet (0.12± acres)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Category IVa, Non-Historic
North: Category I, Hesser House
South: State Park
East: Category I, Mendocino Hotel
West: Category IVa, Non-Historic

STAFF PLANNER: Jessie Waldman

PAST MHRB PERMITS: MHRB 87-36 (Sign); 88-10 (Remodel); 88-34 (Sign relocation); 89-20 (Signs); 98-12 (Sign – Blooming); 00-05 (Sign – Mendocino Hotel Ice Cream); 00-23 (Exterior alteration); 00-45 (sign); 01-56 (sign); 2011-30 (Sign); 14-21 (Sign); 2016-0009 (Sign); 2017-01 (Doors, balusters, exterior renovation); and 2017-06 (Exterior alteration).

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: VIII – Non-Structural Guidelines: Signs (pg. 10).

APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE (MTZC): Chapter 20.712 *Sign Regulations*; Section 20.760.030(F) *Work in Historical Zone A Requiring Approval*; Section 20.760.050(A)(8) *Standards*.

STAFF NOTES: The site is designated a Category IVa historic resource, known as the Ice Cream Parlor and Le Voyage. Multiple sign copy modifications have occurred at this sign location since that time.

This Mendocino Historical Review Board requests to install a new sign, hanging perpendicular to the entrance to the commercial space facing Main Street. The proposed sign will be double sided, 12" x 60" in size, painted black and white and will state "Rule 62 - Fun - Unique - Necessary".

RECOMMENDED MHRB FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the findings a through c, pursuant with MTZC Section 20.760.065.

- (a) Pursuant to MTZC Section 20.760.065(A), exterior renovations to project site are in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure, if any; and
- (b) Pursuant to MTZC Section 20.760.065(B), exterior alterations to project site will not detract from the appearance of other properties within the District; and
- (c) Pursuant to MTZC Section 20.760.065(C), alterations to project site will not unnecessarily damage or destroy a structure of historical, architectural, or cultural significance.

RECOMMENDED 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 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. Any Building Permit request shall include all conditions of approval of this Mendocino Historical Review Permit. Conditions shall be printed on or attached to the plans submitted.
-

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: \$2,354.00 (Check payable to County of Mendocino).

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

ATTACHMENTS:

- A. MHRB_2026-0002 Application & Drawings
- B. Sverko 119-238-20 (Historical 119-238-15) Files

**COUNTY OF MENDOCINO
DEPT. OF PLANNING & BUILDING
SERVICES**

752 SOUTH FRANKLIN STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427

Case No(s) MHRB2026-0002
Date Filed 1-15-2026
Fee \$ 681-
Receipt No. PRJ019846
Received by Sandy Arellano

Office Use Only

MHRB APPLICATION FORM

Name of Applicant EULA LENIHAN 19700 BARBARA LN. FORT BR.	Name of Property Owner(s) BEAR FLAGG MGT. LLC	Name of Agent THE SIGN SHOP
Mailing Address 19700 BARBARA LN FORT BRAGG	Mailing Address BOX 396 MENDOCINO	Mailing Address 43197 RD 409 MENDOCINO
Telephone Number 707-813-8119	Telephone Number 707-813-8119	Telephone Number 707.964.0608
Assessor's Parcel Number(s) 119-238-2000	110-238-²⁰15	Email rick@mendosign.com
Parcel Size 1100 <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 45090 A MAIN 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.

RECEIVED
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FORT BRAGG CA

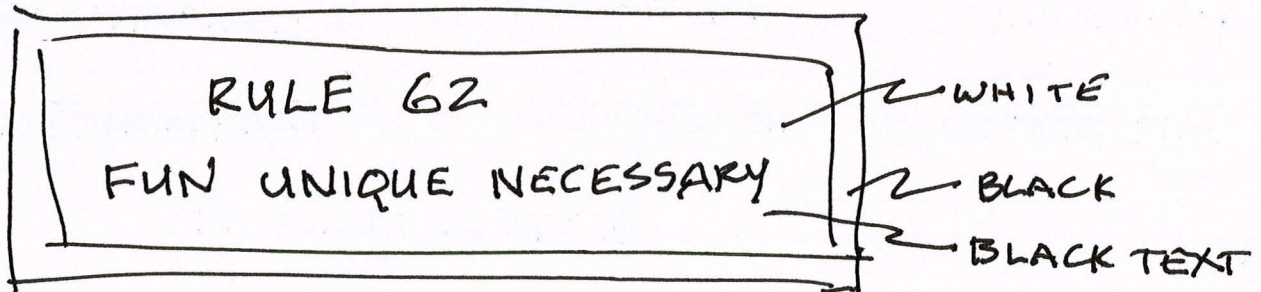
PROJECT DESCRIPTION QUESTIONNAIRE

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.

TWO SIDED SIGN 12" x 60" TO HANG REPLACING
THE HEAVENLY SOLES SIGN AT THAT LOCATION
BLACK TEXT AND FRAME. OFF WHITE BACKGROUND



RECEIVED

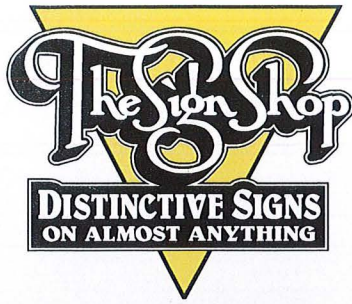
JAN 15 2026

PLANNING & BUILDING SERV
FORT BRAGG, CA

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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45090 Main St. Mendocino
AP# 110-238-15

JAN 15 2026
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FORT BRAGG, CA

43197 Road 409
Mendocino

fone.. 707-964-0608
fax..

rick@mendosign.com
cont. lic.527921



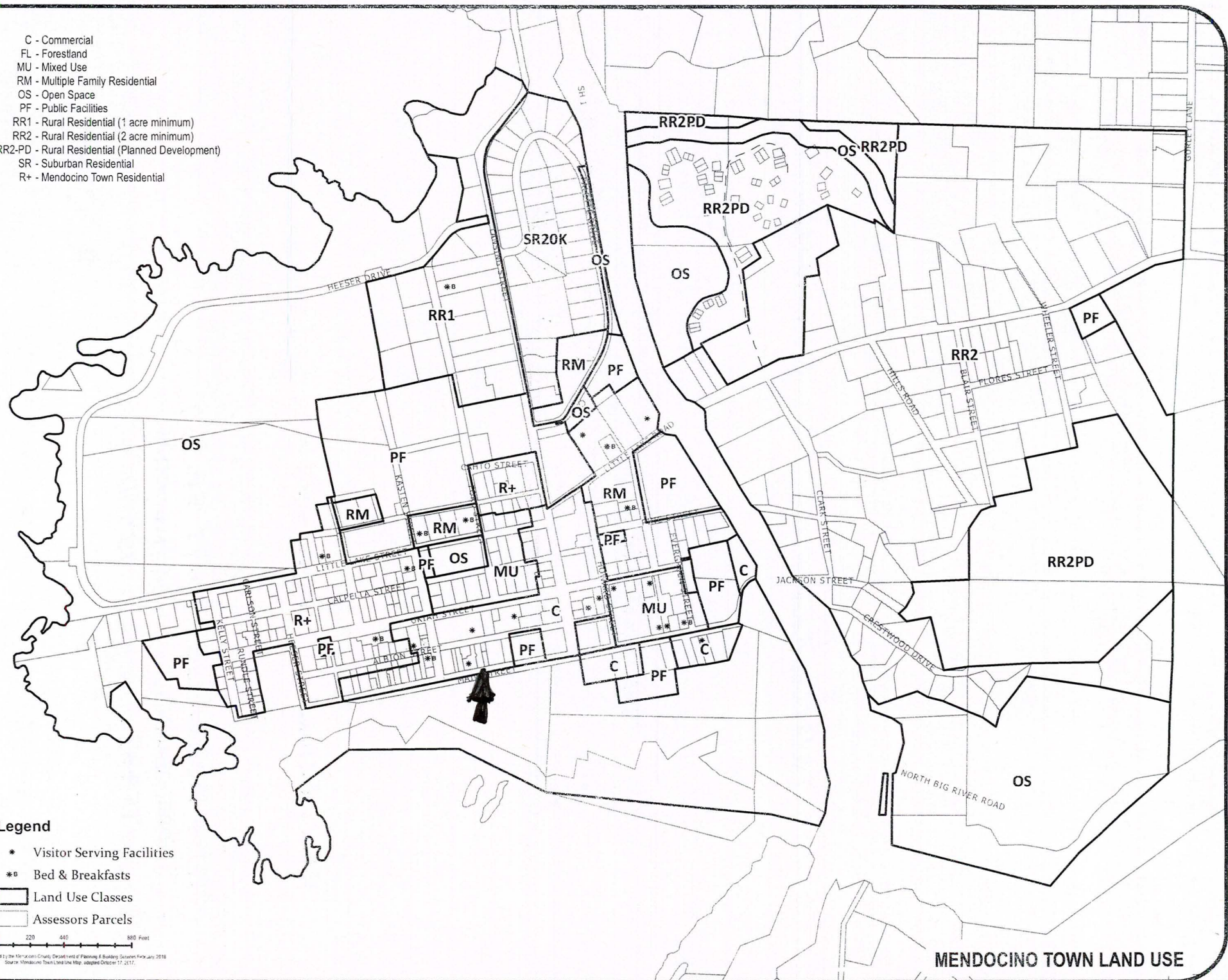
Tow sided hanging sign. 12" x 60" Off white background, black text



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.

- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential



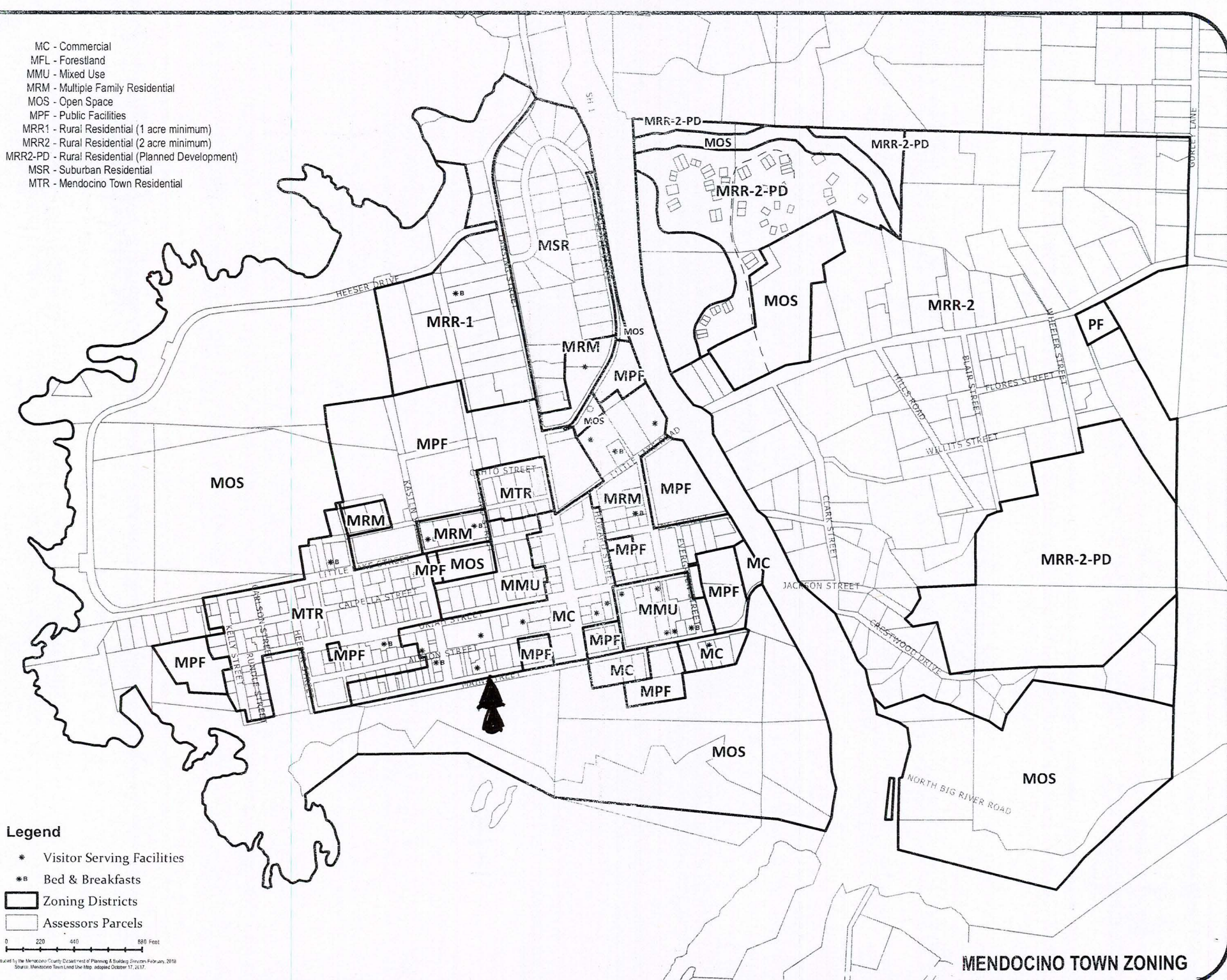
Legend

- * Visitor Serving Facilities
- *B Bed & Breakfasts
- ▭ Land Use Classes
- ▭ Assessors Parcels



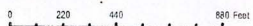
Map prepared by the Mendocino County Department of Planning & Building Services for July 2018.
 Source: Mendocino Town Land Use Map, adopted October 17, 2017.

- 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 Council of Planning & Statistics, December-February, 2018
 Source: Mendocino Town Land Use Map, adopted October 17, 2017.

MENDOCINO TOWN ZONING