



February 20, 2026

**PUBLIC NOTICE OF PENDING ACTION AND SITE VIEW
MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

The Mendocino Historical Review Board, on Monday, March 02, 2026, will perform a site view of the proposed project, beginning at 4:30 PM, or as soon as the Board may assemble. Concluding the site view, the Board 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_2026-0003

DATE FILED: 01/15/2026

OWNER: Judith A Mangini, Trustee

APPLICANT/AGENT: Redwood Roofers, Dakota Murray

REQUEST: Mendocino Historical Review Board Permit request for the removal of a structurally unsound brick chimney. Note: The project site and structure are Category I, Lemos' Saloon in The Mendocino Town Plan Appendix Inventory of Historic Structures.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45170 Main Street, Mendocino; APN: 119-237-17

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: SANDY ARELLANO

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, you are invited to appear at the hearing and provide comments. 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. In order to minimize the risk of exposure, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov by March 1, 2026 or orally via telecomment in lieu of personal attendance. 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 02, 2026
MHRB_2026-0003**

OWNER/APPLICANT: Judith A Mangini, Trustee
P.O. Box 1613
Mendocino CA 95460

AGENT: Redwood Roofers
Dakota Murray
17851 N. Main Street
Fort Bragg, CA 95437

PROJECT DESCRIPTION: Mendocino Historical Review Board Permit request for the removal of a structurally unsound brick chimney. Note: The project site and structure are Category I, Lemos' Saloon in The Mendocino Town Plan Appendix Inventory of Historic Structures.

STREET ADDRESS: 45170 Main Street, Mendocino; APN: 119-237-17

PARCEL SIZE: 0.08± Acres (3,373 ± Square Feet)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Category I Lemos' Saloon
North: Not Applicable
South: Not Applicable (State Park)
East: Category IVa Ramus Boarding House
West: Category IVb Not Historic

STAFF PLANNER: Sandy Arellano

PAST MHRB PERMITS: **MHRB_2019-0008** (Sign for Meyer Family Cellars); **B_2019-0014** (boundary line adjustment consisting of a 0.01-acre expansion, granted from the parcel to the northeast, in order to incorporate an existing propane tank and shed)

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: VII – Structural Guidelines: Exterior Building Materials (pg. 7-8), Architectural Features (pg. 9) and Roof Form (pg.8).

STAFF NOTES: Mendocino Historical Review Board Permit request for a minor exterior alteration on the existing developed parcel consisting of the removal of a structurally unsound brick chimney from the

structure's roof top. The two-story structure, constructed circa 1870s, is listed on The Mendocino Town Plan Appendix Inventory of Historic Structures under Category I, known as Lemos' Saloon. The structure is within the Mendocino Commercial (MC) Zoning District subject to Chapter 20.664 regulations.

The primary reason for this action is due to concerns regarding the structural integrity of the current chimney. After a thorough evaluation by masonry experts, it was determined that the chimney poses risk to the safety of the occupants and public as recent inspections have revealed significant deterioration in the brickwork and supporting elements of the chimney. Cracks, shifts and alignment, and weakening of the mortar have compromised the ability of the chimney to perform safely as a part of the structure. Continued presence of the compromising chimney could lead to further damage or potential collapse, endangering occupants, the property, as well as the general public passerby. The removal of the chimney is expected to eliminate the immediate structural risks associated with its deterioration. Following the demolition, the area of the existing chimney will be framed out for the necessary roof sheeting. New roof will be applied in the location of the existing chimney.



Figure 1 (NW Street View of 45170 Main Street, Mendocino)

As described under Reconstruction (page 9) of the Design Guidelines, "Reconstruction within the Historic District is encouraged." Additionally, Architectural Features of Historical Structures No. 7 (page 9) of the Design Guidelines states that "Architectural features should be preserved and restored whenever possible.."

Consistent with these guidelines, and in order to meet the required findings pursuant to MTZC Section 20.760.065(A) through (C), the applicant evaluated the option of installing a functional replacement chimney to preserve the historic chimney character described above.

As an alternative to a functional replacement chimney, the applicant proposes installing a faux chimney along the roofline. The faux chimney shall match the appearance of the chimney proposed for removal, provided that the materials are acceptable and do not compromise the structural integrity of the roofline or the underlying joists and trusses.

Condition of Approval No. 6 of this report addresses this alternative.

Development Standards for Mendocino Commercial District:

The structure is currently used as a commercial retail store in the lower level and residential use second level. As such, the project is subject to Mendocino Town Zoning Chapter 20.664 which provides the following:

TABLE 1: DEVELOPMENT STANDARDS FOR MC DISTRICTS		
MENDOCINO TOWN ZONING CODE SECTIONS	STANDARD	PROPOSED
20.664.005 Intent	Commercial Development	No Change
20.664.010 (A)(1) Permitted Uses	Retail Sales: Limited	No Change
20.664.035 Minimum Front and Rear Yards	None	No Change
20.664.040 Minimum Side Yard	None	2 feet 8 inches
20.664.045 Setback Exception	-	-
20.664.050 Maximum Height	28 feet	No Change

Mendocino Town Zoning Code (MTZC) Chapter 20.760- Historical Preservation District for Town of Mendocino, Section 20.760.030 Work in Historical Zone A and Section 20.760.050 Standards, provides that the alteration of the exterior architecture of any building is subject to Review Board approval. The proposed exterior alteration at the existing structure building proposes:

- Removing the structurally unsound chimney.
- Following the removal, the area of the existing chimney will be framed out for the necessary roof sheeting and roofing will be applied in the location of the existing chimney.
- A faux chimney be installed in the original location and give the appearance of the preexisting chimney

MTZC Section 20.760.030(A) indicates that the construction, reconstruction, rehabilitation, demolition, enlargement, repair, resisting or removal of any building or structure; or the alteration of the exterior architecture of any building or structure requires prior approval of the Review Board.

Approximately five feet of the chimney flue is visible at the roofline and is visible by vehicular traffic or pedestrians from across the roadway. Due to its location near the center of the two-story building, it is minimally visible from the nearest sidewalk and is not significantly visible from any other public view point, as the subject parcel is located mid-block and as illustrated in Figure 1, the view is blocked by an elevated wall at the second-story level.

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 to MTZC Section 20.760.065 Findings.

- (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 Town Zoning 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 the 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.
 6. *The applicant shall install a faux chimney which matches in physical proportions and character of the existing chimney.*
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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: \$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_2026-0003 Application
- B. Photographs of existing chimney

**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) MHRB_2026-0003
Date Filed 1/15/2026
Fee \$ 1,491.00
Receipt No. PRJ 069942
Received by Sandy Arellano

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Silver Mangini 45170 Main Street Mendocino, CA 95460	Name of Property Owner(s) Silver Mangini 45170 Main Street Mendocino, CA 95460	Name of Agent Redwood Roofers 17851 North Main Street Fort Bragg, CA 95437
Mailing Address Silver Mangini 45170 Main Street Mendocino, CA 95460	Mailing Address Silver Mangini P.O. Box 1613 Mendocino, CA 95460	Mailing Address Redwood Roofers 17851 North Main Street Fort Bragg, CA 95437
Telephone Number 707-897-5088	Telephone Number 707-897-5088	Telephone Number 707-937-1700
Assessor's Parcel Number(s) 11923717		Email
Parcel Size 3434 <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 45170 Main Street 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.

This applicant serves to inform all relevant parties of the planned removal of the existing brick chimney from the structure. The primary reason for this action is due to concerns regarding the structural integrity of the current chimney. After a thorough evaluation, it has been determined that the chimney poses risk to the safety of the public as recent inspections have revealed significant deterioration in the brickwork and supporting elements of the chimney. Cracks, shifts and alignment, and weakening of the mortar have compromise the ability to perform safely as a part of the structure. Continued presence of the compromising chimney Could lead to further damage or potential collapse, endangering occupants, and the property, as well as the general public. The removal of the chimney is expected to eliminate the immediate structural risks associated with its deterioration. Following the demolition, the area of the existing chimney will be framed out for the necessary roof sheeting. Roof roofing will be applied in the location of the existing chimney.

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? 1426 sq. ft.
- What is the total floor area (internal) of all structures on the property? 1426 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? 900 sq. ft.

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

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.

Silver Mangini

Owner/Authorized Agent

13 Dec 2025

Date

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

AUTHORIZATION OF AGENT

Redwood Roofers

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


Owner

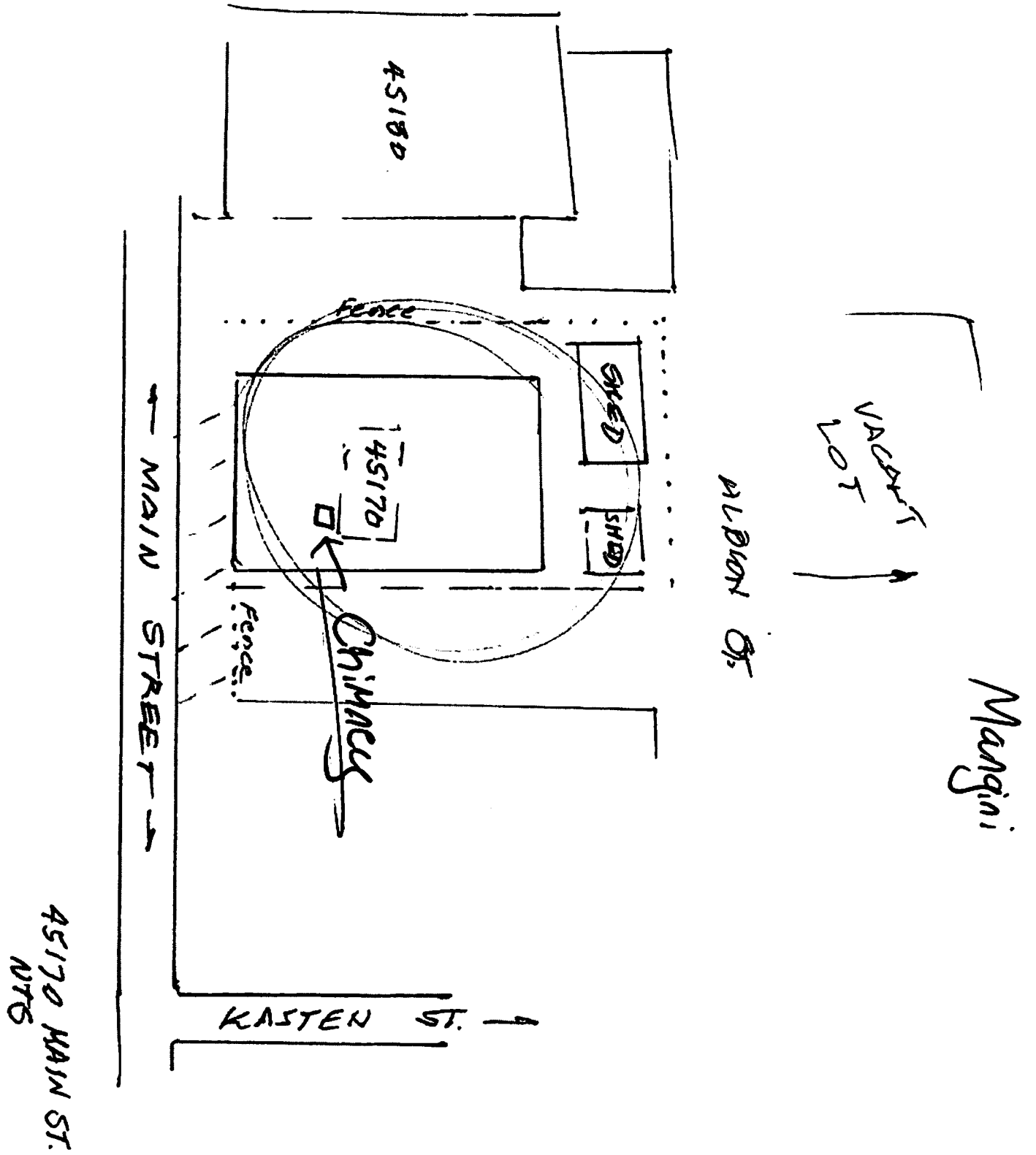
13 Dec 2025

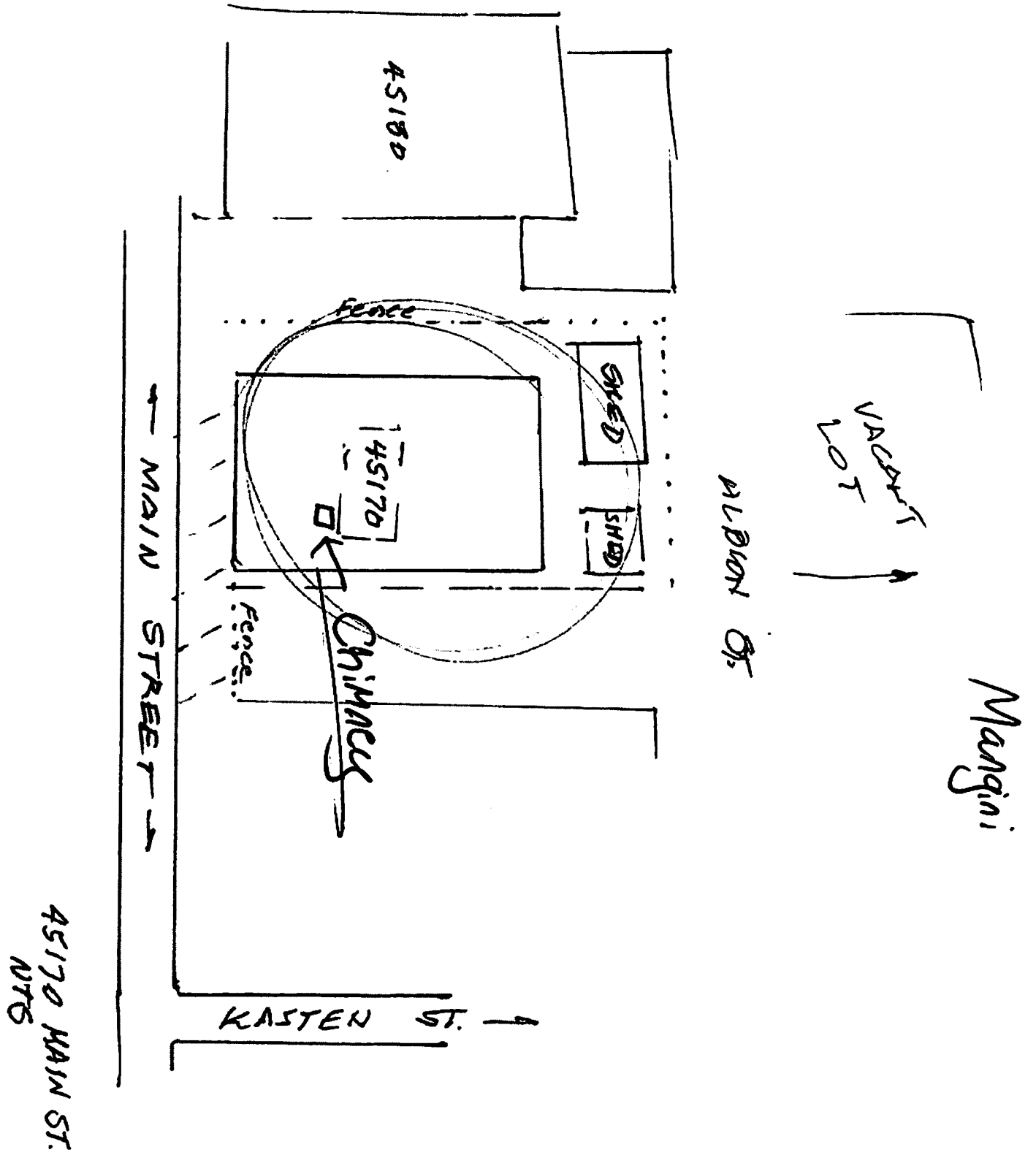
Date

MAIL DIRECTION

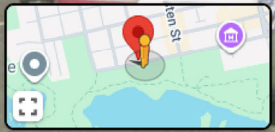
To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address





45160 Main St
Mendocino, California
📍 ⋮
🗺️ Google Street View
Dec 2024 See more dates



MHRB_2026-0003 Mangini (Fire Place Removal)
Photographs (existing)



MHRB_2026-0003 Mangini (Fire Place Removal)
Photographs (existing)



MHRB_2026-0003 Mangini (Fire Place Removal)

Photographs (existing)



MHRB_2026-0003 Mangini (Fire Place Removal)
Photographs (existing)

