

## Mendocino Historical Review Board

c/o Planning & Building Services  
120 West Fir Street  
Fort Bragg, CA 95437  
964-5379



## NOTICE OF PUBLIC HEARING FEBRUARY 5, 2018

The Mendocino Historical Review Board will perform a site view of Item \*\*9a, located at 44761 Main Street, beginning at 5:00 PM and item \*\*9b, located at 10500 Kelly Street, beginning at 5:15 PM. The Board will reconvene at 7:00 PM at the Mendocino Community Center – Curry Community Room, located at the corner of School and Pine Streets, Mendocino for the public hearing.

### ORDER OF AGENDA

1. Call to Order.
2. Roll Call.
3. Determination of Legal Notice.
4. Approval of Minutes. December 2017 and January 2018.
5. Correspondence.
6. Report from the Chair.
7. **Public Expression.** The Board welcomes participation in the Board meetings. Comments shall be limited so that everyone may be heard. Items of public expression are limited to matters under the jurisdiction of the Board which are not on the posted agenda, and items which have not already been considered by the Board. The Board limits testimony on matters not on the agenda to 3 minutes per person and not more than 10 minutes for a proposed item on a subsequent agenda.
8. **Consent Calendar.**  
None.
9. **Public Hearing Items.**
  - 9a. **CASE#:** MHRB\_2018-0001  
**DATE FILED:** 1/5/2018  
**OWNER:** MENDO PROPERTY ASSOCIATES  
**APPLICANT:** MENDO REALTY  
**AGENT:** The Sign Shop  
**REQUEST:** A Mendocino Historical Review Board request for a 18.3 sq. ft. sign under the north gable on the Fraser House reading “Mendo Sotheby’s International Realty”; change the color of the existing 17.2 sq. ft. windmill sign to blue with white trim and change sign to read “Real Estate”; and change the building and sign color to deep royal blue with white trim and letters. Two existing signs, 12 and 5.8 sq. ft. respectively, would be removed. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure (Fraser House c 1911).  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt. Class 11 categorical exemption for accessory structures such as on premise signs.  
**LOCATION:** 44761 Main Street, Mendocino (APN: 119-250-33)  
**STAFF PLANNER:** Juliana Cherry



9b. **CASE#:** MHRB\_2018-0002

**DATE FILED:** 1/9/2018

**OWNER:** MCCSD

**APPLICANT/AGENT:** KELLY B. GRIMES, ARCHITECT

**REQUEST:** A Mendocino Historical Review Board permit request to (1) construct and bury a 50,000 gallon tank; (2) construct a 1,000 sq. ft. building; (3) install signs and striping for parking; and (4) remove aluminum window and air vents on the southeast corner of the press building.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt. A Class 1 Categorical Exemption from California Environmental Quality Act, pursuant to Section 15301(f), for existing facilities, including additions to safety or health protection devices for use in conjunction with existing structures, facilities or mechanical equipment.

**LOCATION:** 10500 Kelly Street, Mendocino (APN: 119-211-06)

**STAFF PLANNER:** Juliana Cherry

**10. Matters from the Board.**

10a. **DISCUSSION AND POSSIBLE ACTION:** MCC Section 20.760.020 *Establishment, Power, Duties and Responsibilities of Historical Review Board. (Continued from September 2017)*

10b. **DISCUSSION AND POSSIBLE ACTION:** Consideration of holding a special meeting to discuss Mendocino Town Plan Policy DG-5 and Actions DG-5.1, 5.2, and 5.3. DG-5 Policy reads “Exterior lighting in permitted new development shall be required to (a) be compatible with the historical character of the Town, and (b) avoid light intrusion on adjoining properties, Mendocino Headlands State Park, and natural areas.”

10c. **DISCUSSION AND POSSIBLE ACTION:** Consideration of the Review Board to jointly meet with the Lighting District members to review replacement street lamps, fixtures, and standards.

**11. Matters from the Staff.**

11a. **MHRB\_2017-0015 SCHNELL:** PBS Staff request clarification from the Review Board regarding restoration of the existing, east elevation of the historic barn and the approved MHRB Permit 2017-0015 for property located at 45021 Little Lake St., Mendocino (APN: 119-160-29). See memorandum.

11b. **REQUEST FOR DIRECTION:** MHRB Discussion items to schedule for future MHRB Meetings. See memorandum.

11c. **MCC 20.760.040(H) SIGN EXEMPTIONS:** 44951 Albion Street and 955 Ukiah Street

11d. **BROWN ACT TRAINING DATES.**

**12. Adjourn**

ADDITIONAL INFORMATION/REPORT AVAILABILITY. APPLICATIONS MAY BE REVIEWED AT THE MENDOCINO COMMUNITY CENTER AND AT THE MENDOCINO COMMUNITY LIBRARY. The staff report is available on the Department of Planning and Building Services website at [www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs). Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 964-5379 or 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Mendocino Historical Review Boards decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

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 at least five days prior to the meeting.



APPEAL PROCESS. Persons who are dissatisfied with a decision of the MHRB may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the MHRB's decision. The appeal will be placed on the next available Board agenda and the appellant will be notified of the time and date. Appeals to the Board do not guarantee that the MHRB's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.