

# Mendocino Historical Review Board

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



## MENDOCINO HISTORICAL REVIEW BOARD

DRAFT MINUTES - REGULAR MEETING

December 4, 2017

These are action minutes. For a complete transcript of the meeting, please request a copy of the digital recording. Audio recording of this meeting is available at the Planning and Building Department upon request. There is a fee of \$10.00 per recording.

1. **Call to Order.** 7:00 PM
2. **Roll Call.** Review Board Members present: Robb, Simonich, Potash. Absent: Lamb. Staff present: Cherry, Kinser, and Gonzalez.
3. **Determination of Legal Notice.** Public hearing items were properly noticed.
4. **Approval of Minutes.** September 2017 meeting minutes were adopted without correction.
5. **Correspondence.** Received from Kathleen Cameron.
6. **Report from the Chair.** None.
8. **Matters from the Staff.**
  - 8a. **Discussion of Staff determination of Mendocino Historical Review Board Major or Minor Projects by** Cherry, Kinser, and PBS Director Gonzalez.
  - 8b. Discussion of MCC Section 20.760.030(I) and Light Fixtures and Light Standards  
Edmundson - clarified "standards," "fixtures," and "lamps."  
Roberts - dark sky friendly  
Lennox - lamps hotels and Mendosa's  
Solinger - meetings  
Reeves - lamp shielding, luminaire swap
  - 8c. Discussion of Capella and Kasten pathway and County policy that property owners are responsible for maintaining encroachments adjacent to their land
7. **Public Expression.**

Piasas - Street painting.  
Edmundson - Sign application process and findings.  
Solinger - Transparency, fees, TOT revenue.  
Roberts - Petition with 260 signatures, transparency, cost, inequity, grants, tax benefits, reasonable expense and maintenance.  
Eskerner.  
Bosman - fees similar to other historic districts and web-address for cost assessment  
Sacks - Main Street USA, funding sources, and punishment vs incentives  
Lennox - incentives, exemptions, transparency, fairness  
Martin - making preservation easy and ideas to move forward



9. **Consent Calendar.** No items.

10. **Public Hearing Items.**

**10a. CASE#: MHRB\_2016-0032 (Continued from June 5, 2017 and Approved on August 7, 2017).** A Mendocino Historical Review Board Permit request to remodel a public restroom located within the Mendocino Headlands State Park, grade, and plant native and historically appropriate landscaping adjacent to the Ford House and public restroom.

Staff introduced the item to consider the applicant's lighting and pavement proposal to satisfy MHRB Permit 2016-0032 Conditions 7 and 8 (#7 reads: "Prior to issuance of a building permit, the property owner shall obtain the Review Board's approval of exterior lamps associated with the public restroom." #8 reads: "Prior to issuance of a building permit, the property owner shall obtain the Review Board's approval of pavement material, color, texture, and finish for the paths adjacent to the public restroom.")

Lennox and Rex presented State Parks recommendations regarding exterior lamps and paving. Public expression was heard from Edmundson, C. Simonich, Imlay, Roberts.

Review Board Members Robb, Simonich and Potash asked questions.

Review Board Member Simonich moved to approve the applicant's proposed lighting as satisfying condition 7. Robb seconded the motion. The motion passed unanimously (3-0 vote).

Review Board Member Simonich moved to approved salt-washed grey-color concrete (not stamped concrete). Robb seconded the motion. The motion passed with a 2-1 (Potash) vote.

**10b. CASE#: MHRB\_2017-0004 (Continued from June 5, 2017 and August 7, 2017).** A Mendocino Historical Review Board Permit request to modify previously approved barn and tack room (MHRB\_2015-0008). Proposed changes include increasing building footprint, exterior appearance, and maximum height. Note: The Spencer Hills House is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I structure (Landmark: Construction dated, history substantiated, only minor alterations in character with original architecture.)

Staff presented the proposed modifications to MHRB\_2015-0008 and were followed by the property owner's presentation.

Public comments were heard from Lennox, Kaczorowski, Compa, and Edmundson. Review Board Members Robb inquired about gutters, Simonich expressed concern about building mass, and Potash inquired about the use of crushed rock rather than cement.

Review Board Member Robb moved to approve the project with specific amendments to the proposal, including: A barn footprint that is 49 by 12 feet and 13.5 feet tall at its highest point. No roof eaves are approved and the roof projections shall be removed. Installed cement under the barn roof may remain and the constructed cement retaining wall to the west of the barn may remain. Other concrete west of the barn shall be replaced with crushed rock. Any concrete beyond the barn foot print shall be removed. Member Simonich seconded the motion. The Review Board voted 2-1 (Potash) to approve the project and accept the design changes.

**10c. CASE#: MHRB\_2017-0013** Mendocino Historical Review Board permit to remove 12 trees from the Mendocino Unified School District property.

Staff introduced the applicant's representative, Ottopaskal Rice, who described the request to remove twelve trees.



Public comment was heard from Edmundson, McCarthy, Shaker, Pachillo, and Martin. The applicant's representative proffered to replace the twelve trees with twenty-four new trees and remove the tree, tree stump, and roots.

Review Board Member Simonich moved, and Member Robb seconded the motion, to approve the project with additional conditions requiring a 2:1 tree replacement and remove the tree, branches, and wood.

The Review Board unanimously approved the motion (3-0).

## 11. Matters from the Board.

**11a. Nominations for Mendocino Historical Review Board Chair and Co-Chair.** Simonich is nominated to chair and Potash is nominated to co-chair MHRB. At the beginning of the January 2018 meeting, the Review Board will hold a vote for MHRB chair and co-chair.

## 12. Adjourn. 9:25 PM.

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.