

# Mendocino Historical Review Board

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



## MENDOCINO HISTORICAL REVIEW BOARD ACTION MINUTES – MARCH 4, 2019

Before the Mendocino Historical Review Board Fair Statement of Proceedings  
(Pursuant to California Government Code Section 25150)

DRAFT ACTION MINUTES – REGULAR MEETING March 4, 2019

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.

Draft minutes may be approved, possibly with corrections, at the July 1, 2019 MHRB meeting.

### 1. Call to Order.

Scheduled site views commenced at 6:30 p.m. The Review Board reconvened at 7 p.m. for its regularly scheduled meeting.

### 2. Roll Call.

#### Present

Review Board Members: Kappler, Lamb, Roth, and Simonich.

Planning and Building Services Staff: Director Schultz, Chief Planner Acker Krog, and Planner Cherry.

#### Absent

Review Board Member: Potash

#### 2a. Introduction of New MHRB Member, Ian Roth.

Review Board Member Roth was introduced.

#### 2b. Nomination of Review Board Chair and Vice Chair.

Board Member Simonich nominated as Chair and Board Member Potash nominated as Vice Chair. Voting to take place at next MHRB meeting.

### 3. Determination of Legal Notice.

Hearing was properly noticed.

### 4. Correspondence.

Letter received from the League of Women Voters inviting the Board Members to a forum for candidates event.

### 5. Report from the Chair.



The Chair did not provide a report.

**6. Public Expression.**

Members of the public submitted oral comments, including:  
Simone Pisas inquiring about status of the roofing material at the Ishvi Aum parcel.

**7. Consent Calendar.**

**7a. CASE#: MHRB\_2019-0003**

**DATE FILED:** 2/5/2019

**OWNER:** MARK & RENEE GANDER

**APPLICANT:** MARY AIGNER

**REQUEST:** A Mendocino Historical Review Board permit request to replace the existing 97.25" x 92.5" front door and sidelights with a two mahogany doors painted "Shimmering Sapphire" blue.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45110 Main Street (CR 407E), Mendocino; APN 119-237-12.

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry and the applicant presented the project to the Review Board. Planner Cherry noted that the request for a change to the previously approved permit resulted from the requirements for ADA accessibility that resulted from the Building Division review requiring the door width to be wider and requiring elimination of the previously approved side lights. Chief Planner Acker Krog noted that the requirement for ADA accessibility is from the Building Division not Planning Division. Planner Cherry noted the various options she provided to the project applicant regarding the proposed change to the permit and the applicant elected to file for a new MHRB permit. Chief Planner Acker Krog noted that Planning staff would ask the Building Division on future applications to take a cursory look to try and prevent issues such as this in the future.

**PUBLIC COMMENT:** None.

**REVIEW BOARD DISCUSSION:**

Board Member Lamb requested the item be moved off the Consent Calendar to the Public Hearing portion of the calendar for further discussion.

Chair Simonich agreed with Board Member Lamb.

Board Member Lamb expressed her confusion as to why Planning did not determine that it was ADA compliant at the time the MHRB permit was filed.

Chair Simonich agreed with staff that it was appropriate to bring the project back to MHRB but wished that the applicant had not been charged a fee.

Board Member Roth asked if the sidelights were part of the historic element that the MHRB is working to preserve and also if it had been considered to construct a single door with sidelights.

Chair Simonich and Board Member Lamb responded to Board Member Roth that yes the sidelights are a historic element and additionally noted that it was previously a double door.

Board Member Lamb noted that it was the same color and stated that the new proposal was almost the same and still beautiful.

Board Member Kappler and Chair Simonich expressed their agreement with Board Member Lamb.

Board Member Kappler noted his frustration that it was not previously noted that these doors were not ADA compliant under the original application but nevertheless supported the proposed change from the previous approval.

Upon motion by Board Member Kappler, seconded by Board Member Lamb, and carried unanimously by voice vote (4-0), the Mendocino Historical Review Board approves project MHRB\_2019-0003 based on the facts and findings and subject to the Conditions of Approval contained in the staff report.



**8. Public Hearing Items.**

**8a. CASE#:** MHRB\_2019-0002

**DATE FILED:** 1/18/2019

**OWNER/APPLICANT:** ROBERT JOSEPH SCHMITT TTEE

**REQUEST:** A Mendocino Historical Review Board Permit request to construct a 2,237-square-foot, two-story, single-family residence on a developed lot in the Mendocino Mixed Use District. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45020 Ukiah (CR 407C) St., Mendocino; APN 119-234-11.

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry and the applicant presented the project to the Review Board.

**PUBLIC COMMENT:** None.

**REVIEW BOARD DISCUSSION:**

Board Member Lamb expressed concern related to the side elevation of the structure and wanted to ensure that the exterior lights were downcast and shielded.

Chair Simonich noted concern of the size of the dormers and wasn't sure if there were any other structures in the Town with similar dormers.

Board Member Lamb discussed the differences between various dormer types in the Town and how many windows are typically located within those various dormer types.

Board Member Lamb expressed concern related to the number of windows within the proposed dormers.

Board Member Roth inquired with the applicant about the selected designer of the structure.

Chair Simonich and Board Member Lamb continued to express concern related to the dormers and the number of windows within the proposed dormers.

Chair Simonich commented that the three windows in the one dormer would be out of character and not proportionate to the building.

Discussion continued between Board Members and the applicant as to the appropriateness of the proposed dormers on the structure but no agreement was reached and it was recommended that the applicant consider alternatives to the proposed three windows.

Motion was made by Board Member Kappler, seconded by Board Member Roth to approve MHRB\_2019-0002 with conditions as recommended by staff, and carried by voice vote with Board Member Lamb and Chair Simonich dissenting (2-2) and therefore the motion failed.

Discussion continued between Board Members and the applicant regarding the proposal but no agreement was reached on the proposed dormers and number of windows.

Upon motion by Board Member Lamb, seconded by Board Member Roth, and carried unanimously by voice vote (4-0), project MHRB\_2019-0002 is continued to the May 6, 2019 MHRB meeting.

**9. Matters from the Board.**

**9a. CASE#:** MHRB 2018-0004

**REQUEST:** Presentation of Proclamation acknowledging PG&E's sensitivities and responsiveness to the Mendocino community's efforts to insure that new street lights visually harmonize with the Mendocino Historical Preservation District.

**STAFF PLANNER:** JULIANA CHERRY



Staff presented the certificate for signature by the Review Board. Board Member Potash prepared the language in the Proclamation.

**9b. Historic Preservation Award Nominations.**

Residential Restoration Project, located at 10560 Kelly Street, Mendocino – Nominated by Deirdre Lamb

Public Restoration Project that will Adaptively Reuse the Ford Carriage House (Sheriff Substation), located 1854 Main Street, Mendocino – Nominated by Loren Rex

Public Restoration Project by PG&E to update Street Lamps in the Mendocino Historical Preservation District – Nominated by Ed O'Brien

**9c. Participation in Brown Act Training held February 11, 2019.**

Discussion with no action taken.

**10. Matters from the Staff.**

**10a. CASE#: MHRB\_2015-0020**

**REQUEST:** Approval of Sign Copy Change to MHRB\_2015-0020, located at 45062 Ukiah Street (APN: 119-233-09).

**STAFF PLANNER:** JULIANA CHERRY

Planner Cherry described how the sign copy change was consistent with the previous Review Board action. Staff noted that the sign copy change was for the Mendocino Music Festival.

**PUBLIC COMMENT:** Ed O'Brien asked who the proposed sign change was for.

**10b. CASE #: CDP\_2017-0046**

**DATE FILED:** 12/12/2017

**OWNER:** KANUNGNIJ P LEMLEY AND JAN ERIC BOLT & SUE ELLEN BOLT

**APPLICANT:** KANUNGNIJ P LEMLEY

**AGENT:** WYNN CONSULTING, BLAIR FOSTER

**REQUEST:** Standard Coastal Development Permit for a residential foundation stabilization structure, including installing sixteen 50-foot deep caissons, a 140-foot long grade beam, and tie back cables.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** In the Town of Mendocino, 100± feet north of the intersection of Lansing St. (CR 500) and Heeser Dr. (CR 407FF) and located at 11050 Lansing Street (APN: 119-060-26).

**STAFF PLANNER:** Keith Gronendyke

Planner Cherry noted that staff was seeking comments and recommendations from the Review Board on the proposed project. Chief Planner Acker Krog commented that the proposed work was already completed under an issued Emergency Permit and noted that this was the required follow-up Coastal Development Permit and that the project may change as a result of the follow-up Coastal Development Permit.

**PUBLIC COMMENT:** Ed O'Brien stated that the proposed project was under the jurisdiction of the Review Board and that the issues on the bluff were caused by prior activities at the parcel.

**REVIEW BOARD DISCUSSION:**

Board Member Lamb inquired with Staff about the process of the Emergency Permit. Review Board Members discussed concern about the caissons becoming visible as the bluff erodes.



The Review Board decided to make comment on the project that if the caissons shall be removed when they become visible.

**10c. Director's Report .**

Director Schultz provided the Director's Report. Topics of the Director's Report included: meeting minutes being re-started and action minute examples were presented to the Review Board; discussion about establishing more formality in the meeting and providing a microphone and speaker; update on the roofing material issue on the Anderson Alternatives building; staff report content; paint palette; and process for clarifications on MHRB permits.

Director Schultz informed the Review Board that a Code Enforcement update would be provided at the May 6, 2019 meeting.

**11. Adjournment.**

Meeting adjourned at 9:57 p.m.