

**MENDOCINO HISTORICAL REVIEW BOARD
ACTION MINUTES – JUNE 3, 2019**

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

ADOPTED ACTION MINUTES – REGULAR MEETING June 3, 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.

Adopted minutes were approved, with corrections, at the August 5, 2019 MHRB meeting.

1. Call to Order.

The Review Board convened at 7 p.m. for its regularly scheduled meeting.

2. Roll Call.

Present

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

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

Absent

None

3. Determination of Legal Notice.

Hearing was properly noticed.

4. Approval of Minutes.

4a. January 7, 2019

4b. March 4, 2019

4c. May 6, 2019

Upon motion by Board Member Lamb, seconded by Board Member Kappler, and carried unanimously by voice vote (4-0), the Mendocino Historical Review Board continues all minutes to the July 1, 2019 MHRB agenda with changes requested to the formatting.

5. Correspondence.

None.

6. Report from the Chair.



The Chair did not provide a report.

7. Public Expression.

None.

8. Consent Calendar.

None.

9. Public Hearing Items.

None.

10. Matters from the Board.

10a. Discussion of simplifying color approval process for exterior paints

Chair Potash described what the MHRB was looking to accomplish by doing a policy on exterior paints that would not require coming to the MHRB for review and approval.

Board Member Lamb noted that the color palettes that could be considered include the Benjamin Moore Off-White and Historical Collection and provided the website to review the colors.

Chair Potash expressed concern with some of the colors in the Historical Collection.

Board Member Kappler inquired about what the process would be for staff to approve an exterior paint change and confirmed that paint providers (other than Benjamin Moore) could also be used that match the colors from Benjamin Moore.

Planner Acker Krog described how staff would draft a policy for the review and approval of the MHRB, and in the future would look to codify the policy into County Code.

Director Schultz discussed how questions would be fielded for this over the counter by Planning staff.

Chair Potash noted that he felt that there are professionals in the industry that have the best expertise and understanding of colors and how they relate to one another and should be conferred with for developing a policy. Chair Potash suggested a subcommittee be established for drafting a policy.

Board Members agreed with Chair Potash that a subcommittee would be best.

Board Members Lamb and Kappler were appointed to the subcommittee. After discussion on availability, Board Member Kappler was replaced on the subcommittee by Board Member Roth in the interest of expediting the process.

Public Comment: Oral comments were heard by the Review Board, including:

Matt Ohalloran noting that the website has historical colors that have been used in various historical areas. He expressed interest to be on the subcommittee but noted it may not be necessary if the Board is in agreement with the muted colors shown in the palette that had been distributed to Board Members.

Ishvi Aum expressed desire for this policy to come back as soon as possible. He noted that personal preferences vary and that many contractors try to self-regulate their paint to look appropriate to the area. He recommended using the historic color palette that was distributed to the Board Members rather than a subcommittee. He also noted the need for more over-the-counter activities in the Town of Mendocino.



Debra Lennox noted her agreement with Chair Potash. She suggested getting rid of the fee (or reducing the fee) and only allowing a couple color combinations that are pre-approved. She suggested approving all the whites in the palette but maybe not the darker colors.

Kelly Grimes noted that the Board should just approve the entire historical collection and not defer to a subcommittee or to just approve white colors as whacky colors are part of the historic character of the Town.

The Board discussed how best to handle a policy and ultimately decided to create a subcommittee to discuss exterior paints, consisting of Board Member Lamb, Board Member Roth, Debra Lennox, Matt Ohalloran, and Director Schultz. No formal action was taken but the item will come back as an agenda item at a future meeting.

10b. Presentation of 2019 MHRB Preservation Awards

1. Eric and Robyn Leeds, 10560 Kelly Street- residential addition
2. California Department of Parks and Recreation and Mendocino County Sheriff Tom Allman, 45035 Main- Carriage House reconstruction and adaptive reuse as Ricky Fiorentino Sub-Station

Board Member Lamb presented the awards, which were accepted by representatives of each property.

10c. Kelly House Museum Coordination (introduced by Board Member Roth) regarding presentation at a future meeting on resources available

The Review Board Members commented that it would be a good discussion to include at a future meeting, possibly the August Agenda. No action was taken.

11. Matters from the Staff.

- 11a. CASE#:** U_2019-0001
DATE FILED: 1/8/2019
OWNER/APPLICANT: MENDOCINO ROTARY FOUNDATION
AGENT: JEROLD KARABENSH
REQUEST: Coastal Development Use Permit to establish a park, classified as MCC Section 20.620.030, and to allow for annual events on Easter Sunday, Independence Day, and the second Friday in December.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Town of Mendocino, one block bounded by Albion Street (CR 407D), Howard Street (CR 407N), Main Street (CR 407E), and Lansing Street (CR 500). Site addressed as 44960 and 44920 Main St. (CR 407E), Mendocino (APNs: 119-250-07, -08).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIANA CHERRY

Planner Acker Krog discussed the proposal and clarified that the proposal was for eight (8) events per year and described what typically constitutes an event.

Chair Potash asked if the Board would be hearing this item under a public hearing for the improvements subject to MHRB.

Planner Acker Krog noted that this was for preliminary comments before the Planning Commission hearing and that any items that would be subject to MHRB review and approval would come back before MHRB.

The Board discussed events in particular and noted past approvals they had done on events.



Board Member Kappler noted that he felt the MHRBs role in previous events permit was about structures and not the events themselves. He noted that he was not sure that MHRB has authority over the events themselves, only structures associated with them. He asked if there were any examples for the shed and walkways proposed on the parcel.

Planner Acker Krog noted which improvements would come back in front of the MHRB.

Board Member Roth noted that representatives of the Kelley House museum and he had discussed the proposal and the different periods of history and noted concern that the development doesn't speak to the historical nature of this location. He referred to it as a "gateway" and didn't feel the proposal addressed this area of historical importance. He also noted his personal interest as he owns the adjacent parcel. He stated that the shed location was not appropriate, as it blocks his view, and that it was not an appropriately designed structure as it doesn't speak to the historical character of the Town. He suggested to put it at the corner of Lansing and Main Streets. He noted that his concerns are partially as a Board Member and secondarily as a business owner and adjacent neighbor.

Chair Potash asked staff how much authority the Board has over events.

Planner Acker Krog noted that the authority for events lies with the Director of Planning and Building Services unless there are structures proposed with the event.

Board Member Lamb noted her appreciation for the sign that provided the hours of operation for the park and that it may allow the Sheriff to enforce those hours of operation.

Board Member Kappler inquired about the large cement blocks that exist on the property and whether they would be removed.

Planner Acker Krog noted that the pathways, signage, and shed would come back for MHRB review and approval. Planner Acker Krog also described how the request for sidewalks from the County Department of Transportation would be reviewed by the Planning Commission.

Board Member Lamb inquired how many Eucalyptus trees would be removed.

Planner Acker Krog stated that the Eucalyptus trees would be trimmed and one tree would be removed.

Public Comment: Oral comments were heard by the Review Board, including:

Jerry Karabensh, project agent, described what types of events have been held at the property and other events that may be held there in the future (pending permit approval). He spoke to the organization itself and the intent behind the project. He noted that they are willing to consider revised designs and locations for the proposed shed.

Debra Lennox, architect for project, discussed the paving stones that were purchased to honor the people who donated to fund the park project. The desire of Rotary is to line the edge of the proposed path with these stones, similar to the art center. She noted that when they come back for formal review and approval by the Review Board that they will have more details on the proposed paving stones. She then discussed the shed and noted why they selected the location that was shown on the site plan. She noted several changes that could be made to the structure to lower its profile. The primary concern she expressed were with the comments provided by the Mendocino County Department of Transportation and the sidewalks they are suggesting be constructed, which are four times the cost of the entire project and would impact the character of the community.

Matt Ohalloran commented that the concrete blocks that exist on-site would be removed. He noted that the park is for everyone and that everyone is welcome at the park.



Kelly Grimes commented that he felt it's a fantastic project and thanked the Rotary for purchasing the parcel and creating a public use area. He noted concern with pedestrian safety in the area and suggested that perhaps a sidewalk or the way the pathway is aligned should be looked at to ensure user safety. He did not feel a play structure was appropriate given safety concerns with the property due to its proximity to two busy streets.

The Review Board agreed to comment on the project expressing their support for the establishment of a park; suggesting if waste cans are provided that they should match others in Town and be at no cost to the applicant and serviced by the County; that sidewalks should not be required but if they are required they should be pervious; and lastly that they did not support a play structure on the parcel due to safety concerns.

- 11b. CASE#:** CDP_2018-0035
DATE FILED: 12/31/2018
OWNER/APPLICANT: ERIC & ELAINE HILLESLAND
REQUEST: Coastal Development Permit, pursuant with MCC Section 20.684.030(H) Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures, to allow 1 additional Visitor Serving Unit at the Alegria Inn, formerly 1021 Main Street Inn, where 5 are currently allowed.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the town of Mendocino, on the south side of Main St (CR 407E) near its intersection with Evergreen St (CR 407P), located at 44781 Main St, Mendocino (APN 119-250-31).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIANA CHERRY

Planner Acker Krog described the project.

The Review Board stated they have no comments on the proposed project.

- 11c. CASE#:** CDP_2018-0033
DATE FILED: 12/28/2018
OWNER: JUDITH L BROWN
APPLICANT: HANK MCCUSKER
REQUEST: Coastal Development Permit, pursuant with MCC Section 20.684.030(H) Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures, to allow 7 Visitor Serving Units.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Town of Mendocino, on the east side of Ukiah Street (CR 407C) between School Street (CR 407O) and Howard Street (CR 407N), located at 44861 Ukiah St., Mendocino (APN: 119-250-12).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIANA CHERRY

Planner Acker Krog described the project.

The Review Board stated they have no comments on the proposed project.

12. Adjournment.

Meeting adjourned at 9 p.m.