

# 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 – JULY 20, 2020

**VIRTUAL MEETING (PURSUANT TO STATE EXECUTIVE ORDER N-29-20)**  
Before the Mendocino Historical Review Board Fair Statement of Proceedings  
(Pursuant to California Government Code Section 25150)

ACTION MINUTES – SPECIAL MEETING July 20, 2020

These are action minutes. For a complete transcript of the meeting, please request a copy of the digital recording. The meeting recording is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo> and a recording of this meeting is available at the Planning and Building Department upon request. There is a fee of \$10.00 per recording.

Minutes were approved, with corrections, at the September 14, 2020 MHRB meeting

### 1. Call to Order.

The Review Board convened at 2:00 p.m. for its scheduled special meeting.

### 2. Roll Call.

#### Present

Review Board Members: Kappler, Lamb, and Roth.

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

Deputy County Counsel Matthew Kiedrowski

### 3. Determination of Legal Notice.

Hearing was properly noticed.

### 4. Approval of Minutes.

None. (Chief Planner Acker Krog noted minutes from the December 2019, and January, February and March 2020 meetings need to be finalized. Due to the number of public hearing items on the July Meeting Agenda, minutes would be reviewed during the September Review Board Meeting.)

### 5. Election of Chair and Vice-Chair

(At the March 2020 Meeting, the Review Board made motions to nominate Board Member Lamb as Chair and Board Member Roth as Vice-Chair.) By voice vote (3-0) Board Member Lamb is the new Chair and Board Member Roth the new Vice-Chair.

### 6. Correspondence.



Staff noted a correspondence about cutting eucalyptus trees at Rotary Park was received (and uploaded to the Meeting Agenda webpage).

**7. Report from the Chair.**

The Chair discussed the importance of membership on the Review Board and, given the number of vacancies, encouraged Town residents to apply to be on the Review Board.

**8. Public Expression.**

None.

**9. Consent Calendar.**

None.

**10. Public Hearing Items.**

**10a. CASE#: MHRB\_2020-0001 (Continued from March 3, 2020)**

**DATE FILED:** 1/3/2020

**OWNER:** ROBERT & CAROL DOMINY

**AGENT:** AUM CONSTRUCTION INC

**REQUEST:** Mendocino Historical Review Board permit request to install exterior lighting, install ground-mounted and roof-mounted solar, extend cement walkway and install brick patio, and construct a 6-foot by 8-foot wire mesh enclosure and fencing. Note: This location is listed in the Appendix I of the Mendocino Town Plan as a Category IIb Historic Resource.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 44855 Pine St, Mendocino (APN 119-150-27)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

The Chair noted Agenda Item 12a, under Matters from Staff, was combined with Agenda Item 10a.

**PRESENTERS:** Deputy County Counsel Matthew Kiedrowski provided an overview of the Review Board's authority over ground-mounted solar arrays and general authority on solar collection devices. Planner Cherry provided the staff presentation discussing the revised plans and memorandum prepared for this item.

Ishvi Aum, agent, discussed the project primarily focusing on revisions since the last Review Board meeting. The agent withdrew the request to install solar from their application.

**PUBLIC COMMENT:** Telecomments were heard by the Review Board, including:

Dan Potash, regarding the Review Board authority over solar collection devices and the ambiguity between the written County Counsel Opinions on solar and the verbal guidance given at today's meeting.

Chief Planner Acker Krog noted that 14 other public comment letters had been submitted for this item and were attached to the Review Board Agenda web page.

**REVIEW BOARD DISCUSSION:** Review Board Members discussed requiring water storage tank, propane, generator, be shielded from view by fencing. Extending the front-yard walkway with bricks, or other pervious materials, lot coverage, exterior lighting, and exterior colors were discussed. Review Board Members discussed the proposed ground-mounted solar panel array and acknowledged that the applicant removed the ground mounted solar array from the request.



**REVIEW BOARD ACTION:** A motion by Review Board Member Kappler, and seconded by Member Roth, to approve the project with amendments to recommended Condition #8 (e.g. color palette) and adding a condition requiring fencing to screen the water storage tank, propane tank, and generator using wooden fencing or similar means. (Noting the applicant withdrew the ground-mounted and roof-mounted solar arrays from their application). The motion was unanimously supported (3-0).

**10b. CASE#:** MHRB\_2020-0002

**DATE FILED:** 1/30/2020

**OWNER:** SPRING POND PROPERTIES LLC

**APPLICANT:** TOM HONER

**AGENT:** KELLY B GRIMES

**REQUEST:** Mendocino Historical Review Board permit request to construct a 152 square-foot addition to an existing Commercial building. Note: The site is listed as a Category I historic resource in Appendix 1 of the Mendocino Town Plan.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 10575 Lansing St, Mendocino (APN: 119-150-01)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry provided the staff presentation discussing project, noting that a modified design may have been exempt from MHRB Review but the Applicant wished to pursue design proposed.

Kelly Grimes, agent, discussed the project primarily regarding the location of the proposed work and design, highlighting that the work would be below any other roofline and not visible from public vantage points. He stated agreement with the recommended Conditions of Approval.

**PUBLIC COMMENT:** None.

**REVIEW BOARD DISCUSSION:** Review Board Members Roth and Kappler noted that they had no concerns with the application.

Chair Lamb asked the Agent if they were in agreement with the Conditions of Approval.

**REVIEW BOARD ACTION:** Upon motion by Review Board Member Roth, seconded by Board Member Kappler, and carried by a unanimous voice vote (3-0), the project was approved noting deletion of Condition 9.

**10c. CASE#:** MHRB\_2020-0004

**DATE FILED:** 2/4/2020

**OWNER:** ARIANNA CANADA ONSTAD

**APPLICANT:** SCRAMAGLIA CONSTRUCTION

**REQUEST:** A Mendocino Historical Review Board Permit request to replace exterior stairs with newly configured redwood stairs that are painted the same color as the existing stairs.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45280 Main St, Mendocino (APN 119-217-13)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

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

Tony Scramaglia, agent, commented that the replacement stairs would match the existing pickets, banister, color, location, and the new stairs be code compliant.



**PUBLIC COMMENT:** None.

**REVIEW BOARD DISCUSSION:** Review Board Kappler inquired whether minor repairs that also require changes to satisfy building codes required Review Board consideration (or whether staff could find project with minor changes exempt under MCC Sec. 20.760.040 *Exemptions*). Review Board Member Roth inquired whether the profile of the stair pickets could remain the same.

**REVIEW BOARD ACTION:** Upon motion by Review Board Member Roth, seconded by Board Member Kappler, and carried by a unanimous voice vote (3-0), the project was approved as recommended with the addition that the replacement stairs shall have pickets or vertical members that match existing.

**10d. CASE#:** MHRB\_2020-0005

**DATE FILED:** 2/28/2020

**OWNER:** MENDOCINO UNIFIED SCHOOL DISTRICT

**APPLICANT:** BLAZE BRIGE

**AGENT:** COMMUNITY CENTER OF MENDOCINO

**REQUEST:** A request to hold performances displaying the circus arts over five days (August 28 to September 1, 2020) and to conduct a children’s circus camp during subsequent years. The performances and the children’s camp would be held at Friendship Park in a 120’ by 80’ tent. Tent build-up would begin on August 27 at 9:00 a.m. Tent pull down would be completed no later than September 2. [Note: The request would take place on property that was the site of the Mendocino Grammar School.]

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Located at Friendship Park at 10525 School Street (aka 988 School Street) (APN: 119-140-19).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry presented the project, noting the work by the Applicant to try to still move forward with an event, but acknowledging the limitations of the Public Health Order.

Chief Planner Acker Krog suggested the addition of a tentative condition (Condition 11) which would state “Any event shall be conducted in accordance with the current Public Health Order in effect at the time of the event.”

Blaze Birge, Applicant, noted her appreciation for Staff’s work on this project and discussed the challenge in scheduling an event during the pandemic. She supported the recommendations of staff.

**PUBLIC COMMENT:** None.

**REVIEW BOARD DISCUSSION:** Review Board Member Roth described the applicant’s previous years of performances and camps and suggested that the Board approve the permit for ten years concluding in year 2029.

**REVIEW BOARD ACTION:** Upon motion by Review Board Member Roth, seconded by Board Member Kappler, and carried by a unanimous voice vote (3-0), the project was approved with modified language in Condition 10 authorizing the permit until 2029 and the addition of Condition 11 requiring conformance with the current Public Health Order in effect at the time of any event.

**10e. CASE#:** MHRB\_2020-0006

**DATE FILED:** 3/4/2020

**OWNER/APPLICANT:** ANDREA SHEPARD

**AGENT:** SCHLOSSER NEWBERGER ARCHITECTS



**REQUEST:** Mendocino Historical Review Board permit request to reframe front door and install custom wood four-panel door, infill existing transom, and install wood trim and paint to match existing; and on the first floor, south elevation remove a window and install a custom wood window-frame to match existing but aligned with adjacent windows, patch and paint siding to match existing.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 44901 Pine St, Mendocino (APN: 119-150-21)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry presented the item.

**PUBLIC COMMENT:** None.

**REVIEW BOARD DISCUSSION:** Review Board Member Kappler agreed with modification to Condition 8 regarding the colors. He then inquired about the other revisions presented by the Agent and whether those were under the authority of the Review Board.

**REVIEW BOARD ACTION:** A motion by Review Board Member Kappler, and seconded by Member Roth, to approve the project with the recommended findings and conditions, and the following amendments: (1) Revise Condition #8 to allow white trim from the Benjamin Moore Off White Collection, 'Sandy Hook Grey' as the base color, and the 'Clinton Brown' as the door and door frame color. (2) Add a condition allowing a gabled roof for the pump house. (3) Add a condition allowing a maximum 8-foot unstained, wood fence to screen the propane tank. (4) Add a condition allowing copper fascia gutters and copper downspouts.

**10f. CASE#:** MHRB\_2020-0007

**DATE FILED:** 3/12/2020

**OWNER/APPLICANT:** ELIANA LEILANI YONEDA

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

**REQUEST:** Mendocino Historical Review Board request to refurbish garage exterior, including garage doors, windows, siding, and extending an overhang. Note: Mendocino Town Plan Appendix 1 lists the site as Category I historic resource "Jerome House."

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45150 Calpella St, Mendocino (APN: 119-231-03)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry presented the item, noting elements of the project that would be considered exempt from Review Board approval.

Kelly Grimes, Agent, was available to answer questions of the Review Board. He stated his disagreement with Staff on their interpretation of the Guidelines related to horizontal windows and the need for more vertical expression.

**PUBLIC COMMENT:** None.

Staff noted that one public comment letter was received from Rod and Kathleen Cameron and is posted to the agenda page.

**REVIEW BOARD DISCUSSION:** Chair Lamb inquired with the Agent about compliance with Staff recommendations contained in the staff report.

The Review Board Members discussed the proposed south-facing windows and stated they did not support recommended Condition #11.



**REVIEW BOARD ACTION:** Upon motion by Review Board Member Kappler, seconded by Board Member Roth, and carried by a unanimous voice vote (3-0), the project is approved as recommended in the Staff Report, excepting recommending condition #11 was not adopted.

**10g. CASE#:** MHRB\_2020-0008

**DATE FILED:** 4/1/2020

**OWNER:** STATE OF CALIFORNIA PARK & RECREATION

**APPLICANT:** CA STATE PARKS

**AGENT:** DEBRA LENNOX

**REQUEST:** 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.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45035 Main St (APN: 119-240-01)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry presented the item, noting that the project was previously reviewed by the Review Board and discussed a request by the Applicant to have doors not be made of wood due to the maintenance concerns.

Debra Lennox, Agent, presented the deviations from the previous approval by the Review Board including the request by the Applicant for a fiberglass door instead of the wood door. She noted that vents were also requested and new downspouts

**PUBLIC COMMENT:** None.

**REVIEW BOARD DISCUSSION:** Review Board Member Kappler stated he had no comments on the project.

Review Board Member Roth requested comments from the other Board members regarding the proposed fiberglass door. Board Member Kappler stated it was simple and that the door should be made of wood. Chair Lamb noted that she thought the change in door material was not in harmony with the Town and was concerned about the precedence set by allowing fiberglass doors.

Debra Lennox, agent, stated the Applicant wished to withdraw the fiberglass doors from the application.

**REVIEW BOARD ACTION:** A motion by Review Board Member Roth, and seconded by Member Kappler, adopting the recommended findings and conditions, and adding the comments to allow make-up air vents on the east and west elevations and allow aluminum gutters, powder-coated 'Timid White' or similar color matching the exterior base color or trim color of the restroom. ('Timid White' is a Benjamin Moore Off-White Collection color OC-39). The motion was unanimously adopted.

## **11. Matters from the Board.**

### **11a. Follow up on distribution of Final Letter to Board of Supervisors on MHRB Membership.**

Board Member Roth presented his concern about the split 2-2 vote that had occurred regarding allowance for business owners to be on the Board and wished to revisit that.

Chair Lamb was concerned about this allowance as there is concern if the entirety of the Board is made up of business owners and not residents.



**12. Matters from the Staff.**

**12a. Possible discussion on solar guidance.**

This item was combined with item 10a as noted in the minutes for that item.

**12b. Board of Supervisor's action establishing an MHRB Permit Application Fee for commercial signs.**

Chief Planner Acker Krog noted that on April 20, 2020 the Board of Supervisors adopted a reduced fee for a sign copy change or a new single-business sign.

**12c. Update on the status of MHRB\_2016-0018 appeal to the Board of Supervisors.**

Chief Planner Acker Krog stated that the Board of Supervisors, after hearing the appeal on July 14, 2020, affirmed the Review Board's Action.

**12d. Conference with property owner regarding roof-mounted solar array at 10900 Ford St. Mendocino.**

This item was continued to August 3, 2020 at the request of the Review Board Members.

**13. Adjournment.**

Meeting adjourned at 5:19 p.m.