

# 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 – OCTOBER 5, 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 October 5, 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 at the December 7, 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, Saunders and Roth.

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

#### 3. Determination of Legal Notice.

Hearing was properly noticed.

#### 4. Approval of Minutes.

4a. December 2, 2019

4b. January 6, 2020

Modifications by Board Member Kappler suggested on Pages 3 and 4 correcting “Babe Lapin” to “Bebe Lapin” and clarification that item 11 was added at the meeting.

4c. August 3, 2020

4d. September 14, 2020

Upon motion by Board Member Roth, seconded by Board Member Kappler, and carried by a voice vote (4-0), the Mendocino Historical Review Board approved the December 2, 2019, January 6, 2020 (as amended), August 3, 2020 and September 14, 2020 minutes.



**5. Correspondence.**

None.

**6. Report from the Chair.**

Chair Lamb noted that the Board is still seeking an additional Board member to join to the Board.

**7. Public Expression.**

None.

**8. Consent Calendar.**

Chair Lamb suggested that item 9b be moved to the Consent Calendar.

Upon motion by Review Board Member Roth, seconded by Board Member Kappler, and carried by a unanimous voice vote (4-0), item 9b was moved to the Consent Calendar.

**9b. CASE#:** MHRB\_2020-0011

**DATE FILED:** 9/15/2020

**OWNER:** VAN PHILLIPS

**APPLICANT:** ANGELA BURDICK

**AGENT:** THE SIGN SHOP

**REQUEST:** A Mendocino Historical Review Board Permit request for a double-faced painted wood sign hanging perpendicular to the building front from a black-painted metal bracket. Sign colors are off white and gold. Sign copy to read "Nahara Healing Arts."

**ENVIRONMENTAL DETERMINATION:** Class 11 categorical exemption for accessory structures such as on-premise signs. Categorically Exempt

**LOCATION:** 10460 KASTEN ST, MENDOCINO (APN: 119-235-11)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

Upon motion by Review Board Member Roth, seconded by Board Member Kappler, and carried by a unanimous voice vote (4-0), the Consent Calendar was approved.

**9. Public Hearing Items.**

**9a. CASE#:** MHRB\_2020-0010

**DATE FILED:** 9/9/2020

**OWNER:** MENDOCINO HOTELS LLC

**APPLICANT:** JAY DEVDHAR

**AGENT:** KELLY B GRIMES, ARCHITECT

**REQUEST:** A Mendocino Historical Review Board Permit request to construct an aggregate concrete ramp to access the hotel from the front. The ramp would have siding similar to the guardrail at the front porch. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure, the "Heeser House."

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45080 Albion St CR (407D), Mendocino (APN 119-236-01)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry provided the staff presentation.

Kelly Grimes, Agent for the Applicant, provided a presentation of the project and noted his availability to answer any questions of the Review Board.



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

Lee Edmundson, supporting the project.

**REVIEW BOARD DISCUSSION:** The Review Board discussed their support for the project with minimal additional comments on the proposal.

**REVIEW BOARD ACTION:** Upon motion by Review Board Member Kappler, seconded by Board Member Saunders, and carried by a unanimous voice vote (4-0), the project was approved with conditions as detailed in the Staff Report for the project.

**9b. CASE#:** MHRB\_2020-0011

**DATE FILED:** 9/15/2020

**OWNER:** VAN PHILLIPS

**APPLICANT:** ANGELA BURDICK

**AGENT:** THE SIGN SHOP

**REQUEST:** A Mendocino Historical Review Board Permit request for a double-faced painted wood sign hanging perpendicular to the building front from a black-painted metal bracket. Sign colors are off white and gold. Sign copy to read "Nahara Healing Arts."

**ENVIRONMENTAL DETERMINATION:** Class 11 categorical exemption for accessory structures such as on-premise signs. Categorically Exempt

**LOCATION:** 10460 KASTEN ST, MENDOCINO (APN: 119-235-11)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

The item was moved to the Consent Calendar as described above.

**9c. CASE#:** MHRB\_2020-0012

**DATE FILED:** 9/17/2020

**OWNERS:** PATTERSONS PUB MENDOCINO LLC and SPRING POND LLC

**APPLICANT:** ANTHONY GRAHAM

**AGENT:** ANTHONY GRAHAM

**REQUEST:** A Mendocino Historical Review Board Permit request to temporarily assemble two tents for outdoor dining during a Public Health Order that restricts or limits indoor dining at Patterson's Pub. (Note: The site is designated a Category III historic resource. The architecture has been ostensibly altered, but the basic structure remains discernible.)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 10485 LANSING ST, MENDOCINO (APN: 119-150-06) AND 10501 LANSING ST, MENDOCINO (APN: 119-150-44)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry provided the staff presentation. She reviewed some requested clarifications and additions to the conditions contained in the Staff Report.

Tony Graham, Owner, provided comment regarding the challenges of running a business during the pandemic.

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

Lee Edmundson, supports the revisions from the staff report and with an emphasis on the temporary aspect. He is fully in favor of any and all tent applications presented to the Review Board during this COVID-19 crisis.

**REVIEW BOARD DISCUSSION:**



Review Board Members discussed their general support for this item.

Chair Lamb noted comments related to her conversation with Supervisor Ted Williams regarding the potential Urgency Ordinance related to temporary tents for COVID-19 impacted businesses and the elements that he was recommending to be in that Ordinance, including waiving of discretionary permit fees.

Chair Lamb noted her desire to have a restriction placed on the months during which the tents could be erected.

**REVIEW BOARD ACTION:** Upon motion by Review Board Member Roth, seconded by Board Member Saunders, and carried by a unanimous voice vote (4-0), the project was approved with revised conditions per the staff memorandum prepared as a supplement to the staff report and the additional condition regarding months of operation (starts November 1, 2020 and ending May 31, 2021 and if required also November 1, 2021 and ending May 31, 2022).

## **10. Matters from the Board.**

**10a.** Discussion and Possible Action: Letter to the Board of Supervisors regarding membership requirements for the Review Board.

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

Harold Hauck, expressing concerns about what is proposed in the letter. He felt the “Expertise” paragraph would be challenging to assess. He felt the “Experience” paragraph was a good idea. He stated he is concerned about business owners being part of the Review Board if they are not property owners within the community as well. In addition, he did support the idea of including the Point of View Estates being added.

Tony Graham, expressed his support for business owners to be included on the Review Board.

Lee Edmundson, provided comment primarily concerned about business owners being on the Board. He expressed support for Point of View Estates being included and encouraged smallest moves possible.

### **REVIEW BOARD DISCUSSION:**

Board Member Saunders stated he didn’t have any major concerns starting off but wanted to hear the discussion and is open to the potential for businesses to be on the Board.

Board Member Kappler had comments regarding the “Experience” paragraph. He noted concerns regarding the term limits and potential for a determination of “not fit to serve”.

Chair Lamb summarized comments of two past MHRB Chairs – Kathleen Cameron and Dan Potash, who she had contacted prior to the meeting.

Board Member Roth was supportive of three elements in the letter – “Experience,” “Point of View Estates” and “Property Owners/Business Owners”

The Review Board discussed the points of the letter and were in disagreement regarding three elements of the draft letter but were in agreement on two elements – “Experience” and “Point of View Estates”.

**REVIEW BOARD ACTION:** Upon Motion by Board Member Kappler, seconded by Board Member Roth, the letter was approved as modified at the meeting to only contain the two elements of “Experience” and “Point of View Estates”.



**10b. Discussion and Possible Action: Secretary of Interior Standards related to Solar.**

Chair Lamb introduced the item and inquired as to what the process was to have these Secretary of Interior Standards incorporated into the Review Board standards.

Planner Cherry reviewed the process for adopting the standards into the General Plan. She provided alternative options such as having the Director prepare a policy memo to incorporate them into the Review Process or a policy by the Review Board that they wish for these to be followed when reviewing solar applications.

**REVIEW BOARD ACTION:** At the direction of the Review Board and with agreement by Staff the item was been continued to the December 7, 2020 Agenda with direction to Staff to prepare a memorandum regarding the Secretary of Interior Standards related to solar and existing provisions within the Design Guidelines and County Code.

**11. Matters from the Staff.**

**11a. CASE#:** MHRB\_2019-0001

**DATE FILED:** 1/9/2019

**OWNER/APPLICANT:** MENDOCINO ROTARY FOUNDATION

**AGENT:** JOROLD KARABBENSH

**REQUEST:** Clarification of Historical Review Board Permit request to establish a park, classified as MCC Section 20.620.030, install two free standing signs, and to allow for annual events on Easter Sunday, Independence Day, and the second Friday in December.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 44920 Main St, Mendocino (APN 119-250-08)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry presented the deviations from the approved Historical Review Board Permit and stated that it was found consistent with the previously approved Permit and noted that no new conditions were recommended.

Debra Lennox, Agent, presented the proposed deviations.

**REVIEW BOARD DISCUSSION:** Board Member Roth recused himself for the item, as he had done on the original item.

Board Members Saunders and Kappler had no concerns with the deviations.

Chair Lamb noted her support for the project.

**REVIEW BOARD ACTION:** Upon consensus by the Review Board, the proposed changes were found to be consistent with the previously approved project.

**12. Adjournment.**

Meeting adjourned at 4:29 p.m.