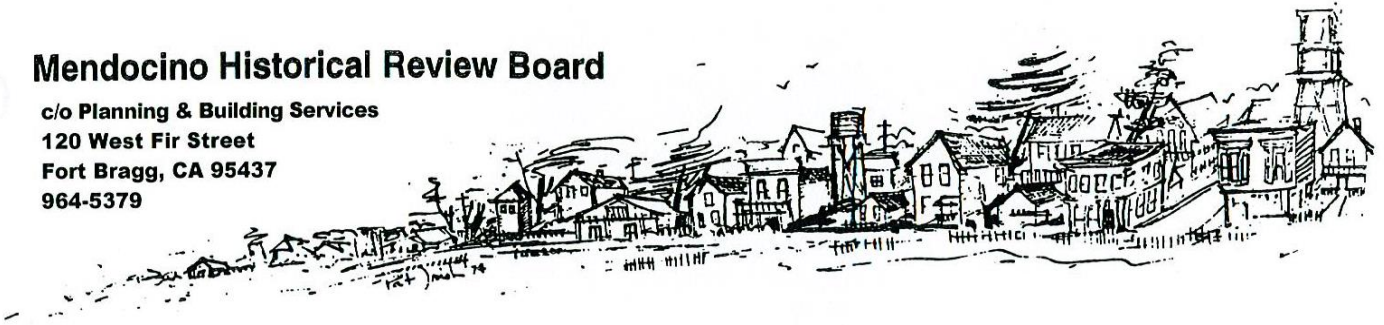


Mendocino Historical Review Board

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



Mendocino Historical Review Board Action Minutes – February 1, 2021

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)

DRAFT ACTION MINUTES – SPECIAL MEETING February 1, 2021

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.

Draft minutes may be approved, possibly with corrections, at the May 3, 2021 MHRB meeting.

1. Call to Order.

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

2. Roll Call.

2a. Present

Review Board Members: Saunders, Kappler, and Roth.

Planning and Building Services Staff: Planner Cherry and Assistant Director Acker Krog.

2b. Election of Review Board Chair and Vice Chair

Upon motion by Review Board Member Kappler, and seconded by Member Saunders, to nominate Ian Roth to serve as the Chair of the Review Board. The motion was carried by unanimous voice vote (3-0).

Upon motion by Review Board Member Saunders, and seconded by Chair Roth, to nominate Holm Kappler to serve as the Vice Chair of the Review Board. The motion was carried by unanimous voice vote (3-0).

3. Determination of Legal Notice.

Hearing was properly noticed.

4. Approval of Minutes.

4a. December 7, 2020



Upon motion by Review Board Member Saunders, and seconded by Member Kappler, to approve the December minutes without changes. The motion was carried by unanimous voice vote (3-0).

4b. January 4, 2021

Upon motion by Review Board Member Kappler, and seconded by Member Saunders, to approve the January minutes without changes. The motion was carried by unanimous voice vote (3-0).

5. Correspondence.

5a. Correspondence Received (K. Cameron)

(Board Member Alan Saunders mentioned that Jean Arnold contacted Review Board Members individually about a potential future project.)

6. Report from the Chair.

The Chair encouraged members of the community to participate as a Review Board member.

7. Public Expression. None

8. Consent Calendar. None

9. Public Hearing Items.

Vice Chair Kappler suggested, and the Chair acted upon, changing the order of the agenda. Item 9a follows agenda item 9c.

9b. CASE#: MHRB_2020-0016

DATE FILED: 12/14/2020

OWNER: FELICIA RICE

AGENT: KELLY GRIMES, ARCHITECT

REQUEST: Mendocino Historical Review Board Permit request to replace an existing 126 square-foot shed with a 18 ft. by 20 ft. workshop with a painted board and batten exterior and clerestory windows. Note: Mendocino Town Plan Appendix 1 lists the site as a Category I Historic structure.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45320 Capella St, Mendocino; APN: 119-213-11.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

PRESENTERS: Planner Cherry provided the staff presentation. Kelly Grimes presented on behalf of the applicant. The applicant provided additional comments.

PUBLIC COMMENT: Written comments received. Requests for tele-comment were not received.

REVIEW BOARD DISCUSSION:



Member Saunders offered his general support for the project as proposed (revised).

Vice Chair Kappler stated his preference for divided, double-hung windows and a brick path. He recommended revising condition #9 (e.g. the path shall be made from brick.)

Chair Roth offered his support to the Vice Chair's comments, stating that the vernacular is a double-hung windows.

Vice Chair Kappler responded, after reviewing the historic images of the existing residence, that he could support the revised fenestration. Chair Roth withdrew his concerns.

REVIEW BOARD ACTION: Upon motion by Review Board Member Kappler, and seconded by Member Saunders, and carried by unanimous voice vote (3-0), the project was approved with recommended findings for a concurrent variance and Conditions as detailed in the Staff Memorandum presented during the meeting and further amending the revised, recommended Condition 9 to read, "A 4 FT x 8 FT pad shall have a brick finish."

9c. CASE#: MHRB_2020-0017

DATE FILED: 12/14/2020

OWNER: PETER LOPEZ

APPLICANT: PETER LOPEZ

AGENT: DEBRA LENNOX

REQUEST: Mendocino Historical Review Board request to construct a 515 square foot deck with 115 square feet of ramp and 57 square feet of wood stairs with brick landings.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 44835 Ukiah St, Mendocino; APN: 119-250-41.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

PRESENTERS: Planner Cherry provided the staff presentation. Debra Lennox presented on behalf of the applicant.

PUBLIC COMMENT: No public comments were received.

REVIEW BOARD DISCUSSION: Board Members Kappler and Saunders did not have questions. Board Members Roth mentioned the proposed design would complement the existing historic setting.

REVIEW BOARD ACTION: Upon motion by Review Board Member Kappler, and seconded by Member Saunders, and carried by unanimous voice vote (3-0), the project was approved with Conditions as detailed in the Staff Report.

9a. CASE#: MHRB_2020-0015

DATE FILED: 11/6/2020

OWNER: MENDOCINO UNIFIED SCHOOL DISTRICT

AGENT: DARCY KREMIN, RINCON CONSULTANTS



REQUEST: Mendocino Historical Review Board Permit request to demolish, renovate and/or repair several of the Mendocino High School buildings. In addition, limited additions, including solar arrays, and new landscaping are proposed in several areas of the campus as noted in the Applicant Project Description (Attachment A). Note: Mendocino Town Plan Appendix 1 lists the site as a Category IVb Historic structure.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10700 FORD STREET (APNs: 119-160-03, 119-160-06, 119-160-36, 119-160-41, 119-140-01, 119-140-27, 119-140-30, and 119-170-04).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA KROG

PRESENTERS: Chief Planner Acker Krog provided the staff presentation. Darcy Kremin and Mark Quattrocchi presented on behalf of the applicant.

PUBLIC COMMENT: Comments were heard from Jason Morse, Superintendent MUSD; Otto Rice, MUSD Maintenance Director; Darcy Kremin, Rincon Associates; Jon Stong and Mark Quattrocchi of QKA; Principal Tobin Hahn; and Debi Howell.

REVIEW BOARD DISCUSSION: Board Member Kappler requested a site view; requested exterior elevation plans, lighting, solar array, and replacement materials; and history of the site. Board Member Saunders expressed support for a unified exterior appearance for the buildings; was curious about the scope of the solar array; and was curious about how the project (and its approval) would proceed. Board Member Roth inquired about the solar array; requested guidance regarding use of synthetic materials at the site (and staff recommended a supplemental finding to support the Review Board's action); and supported phasing the project.

REVIEW BOARD ACTION: The matter was continued to March 1, 2021 with the following direction from the Review Board: (1) An application that focuses on Phase 1 only and includes detailed renderings, materials, etc. (2) An explanation of why the project design cannot meet all of the historic district design standards. (3) A site visit with board members and the public.

10. Matters from the Board. None

11. Matters from the Staff.

11a. Presentation of Policy Memorandum Re: Solar Energy Systems in Town of Mendocino. Chief Planner Acker Krog distributed the revised policy that included previous Review Board comments.

11b. Interim Director Nash Gonzalez is working on an interim basis for the County. Former Director Brent Schultz is pursuing a move to other areas of the country.

12. Adjournment 4:02 PM