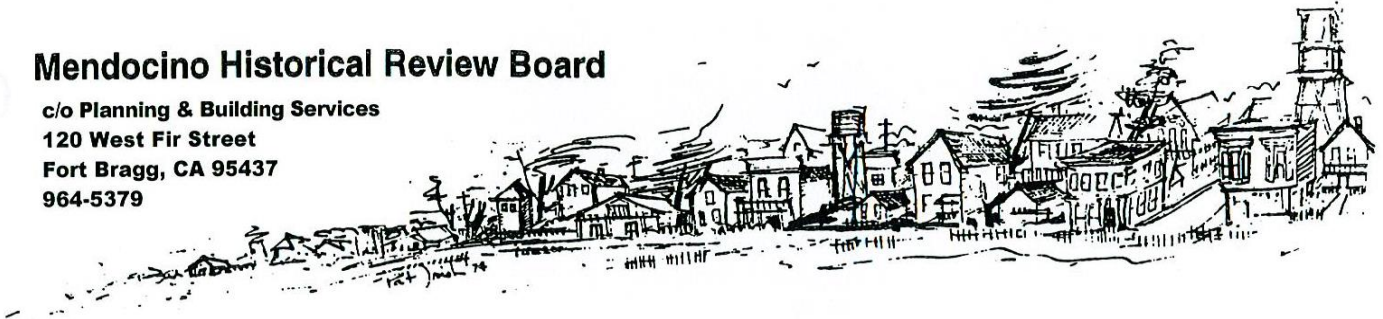


# Mendocino Historical Review Board

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



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## Mendocino Historical Review Board Action Minutes – March 3, 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 March 3, 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.

#### Present

Review Board Members: Madrigal, Saunders, Kappler, and Roth.

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

### 3. Determination of Legal Notice.

Hearing was properly noticed.

### 4. Approval of Minutes.

No action.

### 5. Correspondence.

No correspondence.

### 6. Report from the Chair.

Chair Roth welcomed new member Holly Madrigal to the Review Board. He encouraged persons to join the Review Board. Review Board Member Madrigal described her recent public service, community engagement (including membership with Mendocino Historical Society), and is delighted to join the Mendocino Historical Review Board.



7. **Public Expression.** None.
8. **Consent Calendar.** None
9. **Public Hearing Items.**

9a. **CASE#:** MHRB\_2020-0018

**DATE FILED:** 12/30/2020

**OWNER:** GREEN REAL ESTATE ENTERPRISES

**APPLICANT:** ENGEL & VOLKERS

**AGENT:** THE SIGN SHOP

**REQUEST:** Mendocino Historical Review Board Request to install a 1 by 3-foot sign with a white background, black letters, and red ampersand reading "Engel & Volkers;" install a second, similar sign, that is 37 by 8-inch sign over the entrance; remove a planter box; install table and bike rack; and paint the building white with black trim.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 10483 Lansing Street, Mendocino; APN 119-150-07.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry provided the staff presentation. Rick Sacks provided a presentation of the sign and the planter box with posts (to which the sign is affixed). The applicant, Scott Vorhees, discussed the proposed table and bike rack and building colors. He mentioned that the planter box against the building has wood rot and would be removed.

**PUBLIC COMMENT:** None

**REVIEW BOARD DISCUSSION:** Review Board Member Madrigal inquired about appearance of the bike rack. Vice Chair Kappler did not have comments. Review Board Member Saunders noticed that a second sign was requested; the applicant responded that the second sign over the door would be appreciated. Chair Roth stated that currently there is not a door over the doorway and he supports one sign for the business. Kappler mentioned that many businesses in Town have two signs and in this instance, the second sign is rather small.

**REVIEW BOARD ACTION:** Upon motion by Vice Chair Kappler, and seconded by Review Board Member Madrigal, and carried by voice vote 3 - 1 (Roth), the project was approved with Conditions as detailed in the Staff Report.

9b. **CASE#:** MHRB\_2020-0015 (Continued from February 1, 2021)

**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:** Chair Roth explained that just Phase 1, the main campus building, is for consideration by the Board. Planner Krog provided the staff presentation by explaining the staff report attachments. The applicant's agents are Darcy Kremlin and Mark Quattrocchi. Memorandum in support of using synthetic materials.

**PUBLIC COMMENT:** Cyrus Kroninger spoke in support of the application. John Walsh spoke in support of the proposed exterior materials.

**REVIEW BOARD DISCUSSION:** Review Board Member Saunders mentioned that renderings depict solar panels on the roof (and solar would be a separate action by the Review Board). Saunders requested documenting the existing murals and turning off exterior lamps at night. Vice Chair Kappler mentioned that the main building is the focus of the Board's action and the solar array would be reviewed at a later date. Kappler mentioned that the applicant could select an exterior color from the Benjamin Moore Off-White Collection. Kappler noted the new lamps and lighting would match street lamps in Town; lighting should be on a timer. Kappler and Review Board Member Madrigal expressed regret that the gazebo would be torn down. Kappler queried whether the main building embellishments could reflect a Victorian aesthetic, as seen elsewhere in Town. Review Board Member Madrigal, who watched the previous meeting, mentioned that the new building design is a visual improvement from the existing building. She supports a waiver from the exterior material guidelines and use of the proposed exterior materials as described in the applicant's memorandum dated February 11, 2021 with a subject line "Exterior Materials for a Public School in Mendocino."

Staff reviewed recommended conditions, suggesting:

- Lighting shall be on a timer or motion sensor;
- Exterior color shall be as previously discussed;
- Roofing materials shall be composition shingle; and
- To add Condition 11 and indicating that the murals should be photographed and memorialized. An archived record of the exterior appearance of the school could be stored at the Kelly House Museum.

**REVIEW BOARD ACTION:** Review Board member Madrigal moved to approve Phase 1 of the project with the modified and added conditions, as described by staff. The motion was seconded by Board Member Saunders. The motion passed with a unanimous voice vote (4-0).

Vice Chair Kappler mentioned concerns about future phases of the project, including removal of cypress trees, solar panel arrays, and the condition of the MCN building (which was constructed 100 years or more ago).

## 10. Matters from the Board.

**10a.** Chair Roth mentioned that a solar array has been installed on the second building up from Ukiah on Howard Street.

**10b.** Chair Roth mentioned an upcoming application located near on the western end of Albion Street. The new property owner has applied for an MHRB permit and Debra Lennox, who is representing the applicant, can arrange for a site visit.



**10c.** Bicycle maintenance stations. Review Board Member Madrigal mentioned that there is interest to install a station in Town.

**11. Matters from the Staff.**

**11a.** Assistant Director Julia Acker Krog described that her role within the department has changed. Planner Juliana Cherry will resume the role of Executive Secretary to the Review Board.

**11b.** Planner Cherry described how meeting packets are distributed to the Review Board and published on-line. Referral packets are available only on-line; individual copies are not printed for distribution to the Review Board Members.

**12. Adjournment 3:16 pm**