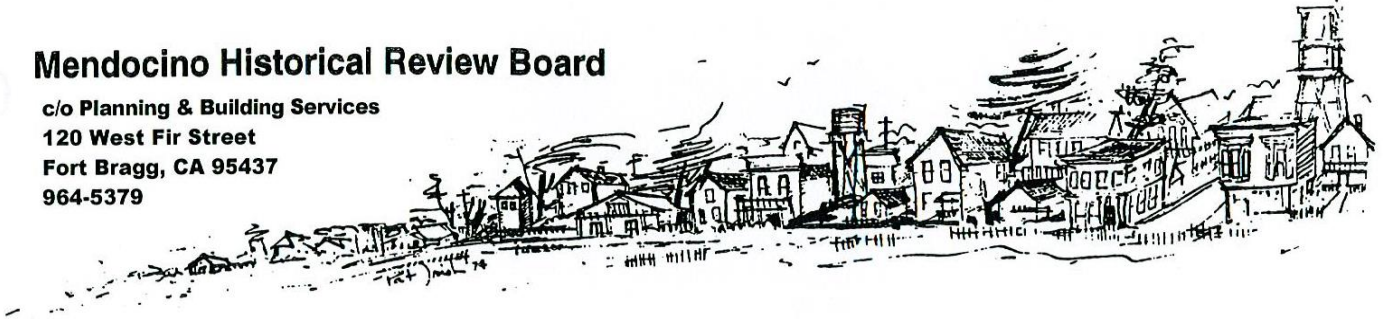


Mendocino Historical Review Board

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



Mendocino Historical Review Board Action Minutes – April 5, 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 April 5, 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. Roll Call

Present

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

Planning and Building Services Staff: Planner Cherry and Planner Waldman (for item 11a).

2b. Elections pursuant to Article III, Section 3 of the Rules and Bylaws of the Mendocino Historical Review Board

Following discussion, Review Board Member Saunders offered a motion to affirm the February election of Chair Roth and Vice Chair Kappler to stand; Review Board Member Madrigal seconded the motion. By voice vote the motion passed unanimously. The next election of Review Board Offices would be in April 2022.

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 encouraged persons to volunteer and join the Review Board.

7. **Public Expression.** None.

8. **Consent Calendar.**

8a. **CASE#:** MHRB_2021-0001

DATE FILED: 1/29/2021

OWNER: ISHVI BENZVI AUM

APPLICANT/AGENT: ELAINE SZYMANSKI

REQUEST: A Mendocino Historical Review Board request for a 4.9 sq. ft. round sign with colors blue, gray, pink, and red, and copy reading "This n That." Note: Mendocino Town Plan Appendix 1 lists the site as a Category 1 Historic Resource, "Pete Anderson House."

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10550 Lansing Street, Mendocino (APN 119-160-31).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

At the request of Review Board Member Kappler, agenda item 8a was removed from the Consent Calendar and added to Public Hearing Items on today's agenda.

9. **Public Hearing Items.**

8a. **CASE#:** MHRB_2021-0001, as added to Public Hearing Items.

PRESENTERS: Planner Cherry provided the staff presentation. The applicant choose not to present on behalf of the project.

PUBLIC COMMENT: Written comments were received from Kathleen Cameron, posted on the meeting web page and read aloud. Chair Roth paused the meeting for 3 minutes to allow for public expression (as prior to the meeting, both the applicant and the property owner said that they wished to speak on the matter). Public expression was heard from the applicant, Elaine Szymanski, and the property owner, Ishvi Aum, via tele-comment.

REVIEW BOARD DISCUSSION: Vice Chair Kappler expressed support of Kathleen Cameron's comments and did not have issue with the lack of a directory sign at this location. Review Board Member Saunders agreed with Kappler's comments. Review Board Member Madrigal clarified that a web address was not proposed and that telephone numbers are on other signs in Town. Chair Roth found the proposed MDO to be a type of wood that is rated as water-proof; and stated it is business friendly to allow telephone numbers on commercial signs. Madrigal added that telephone numbers are historic (as they have existed for some time). Kappler stated he finds the signs in Town to be a work of art and the proposal to include a telephone number would detract from the sign's composition. Roth stated that a directory sign would be burdensome to the business owners that already have commercial signs on-site.

REVIEW BOARD ACTION: Vice Chair Kappler moved to approve the sign without the telephone number and with an additional condition revoking MHRB Permit 2015-0021, which is a sign permit for Spread Eagle Tattoo. Review Board Member Saunders seconded the motion. The sign was unanimously approved by voice vote (4-0).



9b. CASE#: MHRB_2021-0003

DATE FILED: 2/12/2021

OWNER/APPLICANT: JULIE LOOK, JOHN CAVANAUGH

AGENT: DEBRA LENNOX

REQUEST: A Mendocino Historical Review Board Permit request to demolish existing structures and construct a single-family residence, water tower, decks, shed and ancillary structures. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IIa Historic Resource.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45270 Albion Street, Mendocino (APN: 119-217-06).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

PRESENTERS: Planner Cherry provided the staff presentation. Debra Lennox provided a presentation of the proposed residential development. Chair Roth disclosed that he previously walked the site with the applicant.

PUBLIC COMMENT: Written comments were received from Kathleen Cameron, Deirdre Lamb, and Nancy and Jack Connell. Comments were posted on the meeting web page and read aloud. No requests for tele-comment were received.

REVIEW BOARD DISCUSSION: Review Board Member Saunders stated it was great to see the site cleaned up and the opportunity to preserve the history of the property. Saunders asked whether decks would have views into neighboring properties. Lennox responded that the water tower could potentially overlook a private lot and that the intent was to create views to the south and Mendocino Bay. Vice Chair Kappler stated that he is familiar with the property and pleased with the plans as presented, including that the project would satisfy minimum yard requirements. Kappler stated that he did not share Kathleen Cameron's statements about height or use of the water tower. Review Board Member Madrigal also supported the proposed project; she appreciated the careful design of the project and noted that existing vegetation maybe removed in the future. Chair Roth stated his support for the project as proposed.

REVIEW BOARD ACTION: Upon motion by Review Board Member Madrigal to accept the application with the 17 conditions as presented by staff, and seconded by Member Kappler, the project was unanimously approved by voice vote (4-0).

Review Board Member Saunders restated the board's preference to retain the local history of the site by engaging the Kelly House.

9c. CASE#: MHRB_2021-0004

DATE FILED: 2/9/2021

OWNER: MICHAEL M & MARILYN HUTTLESTON

APPLICANT: LUXE PLACES INTERNATIONAL REALTY

AGENT: SUSAN JONES

REQUEST: A Mendocino Historical Review Board request for a 6 sq. ft. wood sign with colors white, red, grey and copy reading "Luxe Places International Realty 707-462-1600 live lux luxeplaces.com."

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10450 Lansing Street, Mendocino (APN: 119-236-05).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY



PRESENTERS: Planner Cherry presented on behalf of staff. Susan Jones presented on behalf of the applicant and stated the telephone number and web site would not be included with the sign copy. Review Board Member Madrigal asked about height clearance under the sign and whether perpendicular signs are a characteristic of the street.

PUBLIC COMMENT: Written comments were received from Kathleen Cameron, posted on the meeting web page and summarized by staff (as they were previously read aloud). A request for tele-comment was not received.

REVIEW BOARD DISCUSSION: Review Board Member Kappler stated his support for perpendicular signs in Town and acknowledged the applicant's willingness to remove the telephone number and web address the sign copy. Review Board Saunders supported Kappler's comments. Review Board Member Madrigal did not have additional comments. Chair Roth stated his support for the perpendicular sign.

REVIEW BOARD ACTION: Review Board member Kappler moved to approve MHRB_2021-0004 without a telephone number or web address and with the conditions as presented in the staff report. The motion was seconded by Review Board Member Saunders. The motion passed with a unanimous voice vote (4-0).

10. Matters from the Board.

10a. Biannual nominations for Historic Preservation Award. Following discussion by the Review Board Members, Chair Roth requested that nominations be accepted until May. The Review Board will consider the nominations at the May MHRB Meeting.

10b. Review Board Member Madrigal requested "Reports from Review Board Members" be added to the meeting agenda.

10c. Review Board Members talked about meeting notices, public engagement and participation.

10d. Review Board Members requested that an upcoming meeting include discussion about public meetings after the Public Health Order concludes.

11. Matters from the Staff.

11a. CASE#: CDP_2020-0032

DATE FILED: 11/15/2020

OWNER: STEVEN JORDAN

APPLICANT: ROBERT JORDAN

AGENT: JOHN JOHANSON

REQUEST: Administrative Coastal Development Permit to construct a 600 square foot guest cottage.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Within the Town of Mendocino, within Zone B, on the south side of Little Lake Road (CR 408) between Blair Street (CR 407U) and Wheeler Street (CR 407V), located at 44461 Little Lake Road, Mendocino (APN: 119-120-14).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN

REVIEW BOARD DISCUSSION: Following Planner Waldman's presentation on behalf of staff, the Review Board agreed that they did not have comments on the proposed project.

12. Adjournment 4:40 pm