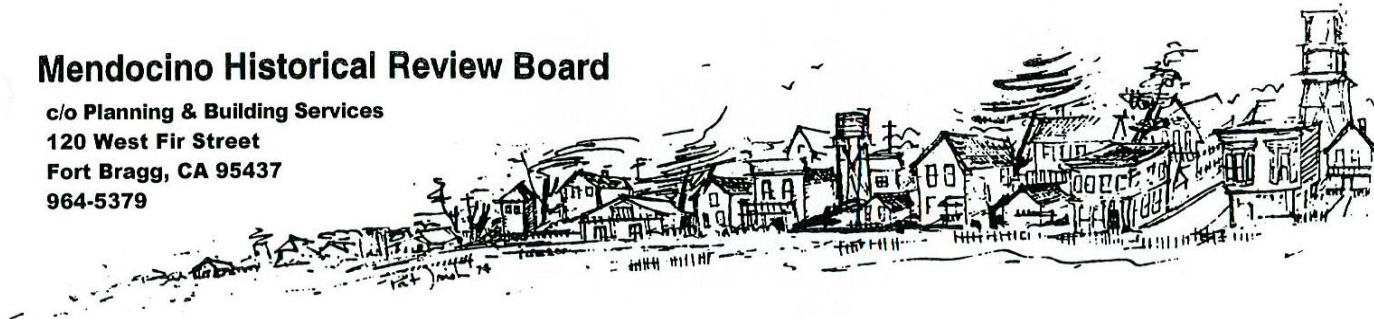


Mendocino Historical Review Board

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



Mendocino Historical Review Board Action Minutes – August 2, 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 August 2, 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 September 13, 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, and Roth. (Kappler absent with notice)
Planning and Building Services Staff: Planner Cherry, Planner Waldman (presenting), Planner Cliser (presenting), and Board Services Supervisor Feenan.

3. Determination of Legal Notice.

Hearing was properly noticed.

4. Approval of Minutes.

May 3, 2021

Staff requested continuing the May minutes to the September 13, 2021 meeting. Continuance granted by Chair Roth.

5. Correspondence.

No correspondence.

6. Report from the Chair.



Chair Roth encouraged persons to volunteer and join the Review Board as 5th Board Member. Board Member Holm Kappler has been reappointed, pending notarization and oath.

7. Public Expression.

No requests for public expression

8. Consent Calendar.

No consent items.

9. Public Hearing Items.

9a. CASE#: MHRB_2021-0009 (Continued from July 12, 2021)

DATE FILED: 3/24/2021

OWNER/APPLICANT: GROVER WICKERSHAM

AGENT: KELLY GRIMES, ARCHITECT

REQUEST: Mendocino Historical Review Board Permit request to reroof the Carriage House and Studio with new corten standing seam roofing material, extend the picket fence and repair portions of the fence, replace gutters with aluminum gutters, and replace windows with dual-pane, white aluminum-clad wood-window frames, and extend the walk way and cover existing pathways with stone and brick. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure, the "Blair House."

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45110 Little Lake St, Mendocino (APN 119-160-10)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

PRESENTERS: Planner Cliser provided the staff presentation. Applicant has requested a continuance of the project. Staff recommends continuance to the December 6, 2021 meeting.

PUBLIC COMMENT: No public comment

REVIEW BOARD DISCUSSION: Board Member inquired about extension. Planner Cherry clarified the applicant has ordered one window with a 12-week delivery date. (Should samples arrive prior to December 6, 2021 project could be re-noticed and brought to hearing sooner.)

REVIEW BOARD ACTION: A motion to approve the continuance to December 6, 2021 meeting by Board Member Saunders and seconded by Board Member Madrigal. The motion unanimously passed by voice vote (3-0).

9b. CASE#: MHRB_2021-0005

DATE FILED: 2/26/2021

OWNER: TODD COLE

REQUEST: A Mendocino Historical Review Board Permit request to construct a 608 square foot garage and a 320 square foot greenhouse, and paint the residence. Additionally, the Applicant requests a concurrent variance for a setback reduction to reduce front and rear yard requirements.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10501 Evergreen St, Mendocino (APN 119-150-42)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER



PRESENTERS: Planner Cliser presented the project. Applicant Todd Cole was present and provided additional comments.

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

REVIEW BOARD DISCUSSION:

Chair Roth offered his support of the project.

Board Member Saunders requested clarifications and offered his support of the project.

Board Member Madrigal requested clarification about the proposed colors, though supports both and offered her support of the project.

REVIEW BOARD ACTION: A motion to approve the project by Board Member Madrigal with amendments to recommended condition #9 by specifying colors Kendall Charcoal and Stuart Gold and seconded by Board Member Saunders. The motion unanimously passed (3-0).

9c. CASE#: MHRB_2021-0011

DATE FILED: 5/12/2021

OWNER/APPLICANT: BARBARA & PAUL CLARK

AGENT: FRANZ ARNER

REQUEST: A Mendocino Historical Review Board Permit request to construct four square concrete bases to secure sculptures on display in the garden.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45050 Little Lake St, Mendocino (APN 119-160-23)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

PRESENTERS: Planner Cliser presented the project. Applicant was present. The agent, Franz Arner and Cherie Christianson, provided additional comments.

PUBLIC COMMENT: No comments received.

REVIEW BOARD DISCUSSION:

Chair Roth requested clarification on conditions 7, 8, 9, and 10, specifically the illumination of pieces, and requested clarification on height from the agent, suggesting a 9 foot height limit. He suggested revising condition 7, specifically allowing for illumination during non-business hours and additionally suggested that the Board not review pieces chosen by owner.

Board Member Saunders requested clarification on height and supported having the sculpture blend with Town, but felt the Board should not censor pieces.

Board Member Madrigal requested clarification of Board's role in art displayed. Planner Cherry clarified that the Board could put restrictions on art projects to ensure pieces harmonize with the Town & Historic District. Madrigal supported allowing the property owner to determine which pieces to display. She requested revision of condition 7 (illumination).

REVIEW BOARD ACTION: A motion to approve the project by Board Member Saunders with revisions to conditions 7 and 10 and seconded by Board Member Madrigal. The motion unanimously passed (3-0).

10. Matters from the Board



10a. Reports from Review Board Members: None

11. Matters from the Staff.

11a. **CASE#:** MHRB_2021-0002

DATE FILED: 2/12/2021

OWNER/APPLICANT: KENNEBUNKPORT FAMILY TRUST

REQUEST: Clarification of Mendocino Historical Review Board Permit request to re-design a 2,709 square-foot, two-story, single family residence on a developed lot in the Mendocino Mixed Use District. (Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure.)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45020 Ukiah (CR 407C) St, Mendocino (APN 119-234-11)

STAFF PLANNER: JESSIE WALDMAN

PRESENTERS: Planner Waldman presented a memorandum. The applicant Robert Schmidt was present.

PUBLIC COMMENT: No public comment

REVIEW BOARD DISCUSSION:

Board Member Madrigal, Chair Roth, and Board Member Saunders each offered support of the project.

REVIEW BOARD ACTION: A motion was made by Board Member Madrigal to accept the revised location of the structure consistent with the Review Board's action approving of MHRB Permit 2021-0002. The motion was seconded by Board Member Saunders. The motion unanimously passed by voice vote (3-0).

11b. Distribution of Board of Supervisor's adopted urgency ordinance allowing and establishing requirements for temporary installation and use of water tanks during 2021 drought emergency in Mendocino

PRESENTER: Planner Cherry

PUBLIC COMMENT: No public comment

REVIEW BOARD DISCUSSION:

Chair Roth requested clarification of exemption. Planner Cherry clarified that projects are exempt from discretionary permits but must be associated with an allowed use on the property. Additional permits may be required. Temporary use of tanks must be removed upon expiration of emergency ordinance.

Board Member Saunders requested clarification on the expiration date. Planner Cherry clarified that the ordinance is in effect until the Urgency Ordinance expires, which is typically 12 months, but could be extended if emergency continues.

11c. Distribution of Board of Supervisor's adopted Urgency Ordinance allowing and establishing requirements for temporary business modifications during COVID-19 Pandemic.



PRESENTER: Planner Cherry. Review Board requested Staff to return at next meeting with additional information on the use of Porta-Potties in Mendocino as well as the expiration date on urgency ordinances.

PUBLIC COMMENT: No public comment

REVIEW BOARD DISCUSSION:

Chair Roth expressed concern about appropriateness of Porta-Potties in Town. He expressed support of businesses that utilize their outdoor space in a better manner.

Board Member Madrigal pointed out businesses are asking customers not use restrooms due to water shortage and pandemic. She received concerns from public about outdoor dining tents and when they will be removed.

Board Member Saunders requested clarification on length of the Urgency Ordinance given the State ended social distancing requirements on July 30th, 2021. Planner Cherry clarified that the Urgency Ordinance will remain in effect until the Board of Supervisors revokes Ordinance No. 4472.

- 11d. Additional matter from Staff regarding site visit on September 3rd for Board to view samples of aluminum clad windows not related to Blair House project.

12. Adjournment 4:11 pm