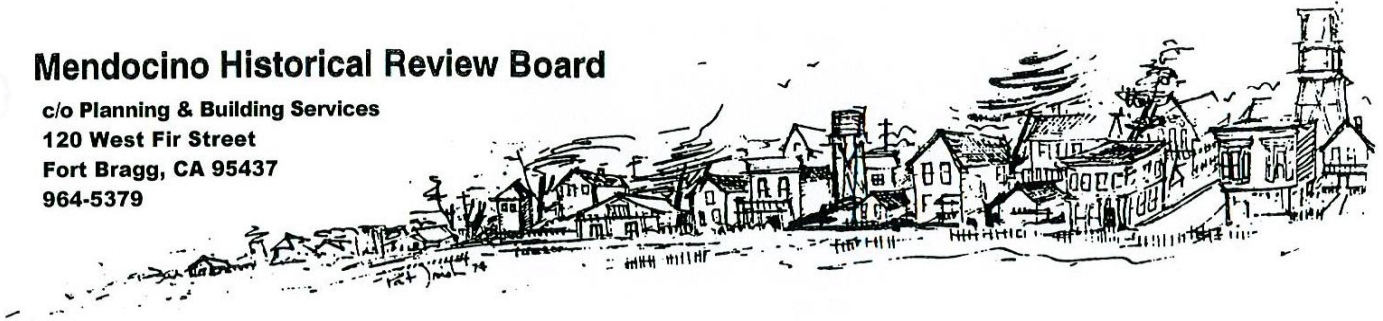


Mendocino Historical Review Board

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



Mendocino Historical Review Board Action Minutes – September 13, 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 September 13, 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 November 1, 2021 MHRB meeting.

1. Call to Order.

The Review Board convened at 2:01 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, Planner Cliser (presenting), and Commission Services Supervisor James Feenan.

3. Determination of Legal Notice.

Hearing was properly noticed.

4. Approval of Minutes.

4a. May 3, 2021 Minutes: Modification by Chair Roth on item 10b, Review Board Action. Amend to include language of condition 13; *If required by the Building official, minor changes to the application can come back to the Review Board for their consideration and finding minor change can consistent with their previous action.*

May meeting minutes approved with amendments by voice vote (4-0).

4b. July 12, 2021 Minutes: Modification by Board Member Kappler to correct item 10 by removing “Vice Chair Saunders” and replace with “Vice Chair Kappler” in first paragraph.

Modification to item 11c by Vice Chair Kappler to change “applicant’s” to “applicants” in second line.



Modification to second paragraph of July 12, 2021 minutes to read: "Draft minutes may be approved, possibly with corrections, at the September 13, 2021 MHRB meeting."

July meeting minutes approved with amendments by voice vote (4-0).

4c. August 2, 2021 Minutes: Minutes unanimously approved by voice vote (4-0).

5. Correspondence.

No correspondence.

6. Report from the Chair.

Chair Roth encouraged persons to volunteer and join the Review Board as fifth Board Member. Vice Chair Kappler reappointed to a second term.

7. Public Expression.

No requests for public expression.

8. Consent Calendar.

No consent items.

9. Public Hearing Items.

9a. CASE#: MHRB_2021-0012

DATE FILED: 6/1/2021

OWNER/APPLICANT: LISA & MICHAEL RHODES

AGENT: ELEVATION ARCHITECTS

REQUEST: A Mendocino Historical Review Board Permit request to construct a new two-story house with detached garage.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45091 Calpella Street, Mendocino; APN 119-234-08.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

PRESENTERS: Planner Cherry presented the project and mentioned that on September 3, the applicant and Review Board Members met individually at the project site (across the street from the Post Office). Architect Jonathan Pearlman and applicant Lisa Rhodes were present and provided additional comments.

PUBLIC COMMENT: Kelly Grimes commented on skylights and reflection of light and remarked clerestory windows are traditional for Mendocino. Ed O'Brien expressed concern about the house harmonizing with surrounding buildings, specifically the screened in porch, angles of structure, the three windows on south side stair well, large windows facing the deck, and setbacks.

REVIEW BOARD DISCUSSION: Vice Chair Kappler preferred multi-light French doors; he asked about the proposed deck railing, screened porch, lot coverage, and skylights; and stated his support for the project.

Board Member Saunders inquired about the screened porch materials and Storm Cloud Gray color chosen for the board and batten siding. Planner Cherry clarified that the colors requested



were not from Benjamin Moore Off-White Collection and that the Review Board has authority to find other colors compatible within the Historic District; she also affirmed that the project did not exceed the allowed lot coverage.

Board Member Madrigal asked about the roof-pitch and screened porch; she appreciated the applicant making the window and door samples available (referring to the September 3 Site Visit). Architect Pearlman clarified homes to the south of project are similar to proposed roof-pitch and roof form.

Chair Roth asked about stair well windows on south side of house and about the screened porch, but found they harmonize with surrounding buildings.

REVIEW BOARD ACTION: A motion by Review Board Member Kappler, and seconded by Member Madrigal, to approve the project with the recommended conditions and requiring the second-floor French door windows to be divided lights. The revised project was approved by unanimous vote.

9b. CASE#: MHRB_2021-0013

DATE FILED: 6/23/2021

OWNER: ROBERT MAXON, GLOBE PROPERTIES

APPLICANT: PARTNERS GALLERY LLC

AGENT: PAMELA HAN

REQUEST: Mendocino Historical Review Board request to install a double-faced wood sign hanging perpendicular to the Beacon building front, and dangling from and hung below an existing sign. Sign colors are blue, black, white, and red. Sign copy to read "Partners Gallery." Note: the location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure, "Beacon Building."

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45062 Ukiah St., Mendocino; APN 119-233-09

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

PRESENTERS: Planner Cliser presented the project and mentioned meeting with stakeholders, including staff from the Sign Shop, about revisions to standard sign conditions and new sign conditions (See recommended conditions #5, #6, and #7). Applicant Pamela Hahn and Agent Rick Sacks were present and provided additional comments.

PUBLIC COMMENT: Public comments were not received.

REVIEW BOARD DISCUSSION: Review Board Member Madrigal asked about Condition #7 (which was published online, but not included in the packet she received). Staff responded by presenting the recommended condition (#7), which reads: "Sign copy shall not include telephone numbers, web addresses, references to social media, or other similar information."

Vice Chair Kappler, Board Member Saunders, Board Member Madrigal, and Chair Roth described their support for the project.

REVIEW BOARD ACTION: A motion by Review Board Member Madrigal, and seconded by Member Saunders, to approve the MHRB_2021-0013 Partner's Gallery sign with the recommended findings and conditions.

9c. CASE#: MHRB_2021-0014

DATE FILED: 7/30/2021

OWNER: LYNETTE & WILLIAM ZIMMER



APPLICANT: ANGELA BURDICK

AGENT: THE SIGN SHOP

REQUEST: An after-the-fact 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: Categorically Exempt

LOCATION: 10481 Lansing St, Mendocino; APN 119-250-01.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

PRESENTERS: Planner Cliser presented the project. Rick Sacks was present and provided additional comments, including that the property owner had erroneously told the applicant that he had already secured a sign permit and that the Sign Shop installed the sign (relocated from the previous business address) after the applicant applied for an MHRB sign permit.

PUBLIC COMMENT: No comments received.

REVIEW BOARD DISCUSSION: Chair Roth stated that permission from the property owner does not mean that the Review Board approval has been granted and requested sign makers refrain from installing signs until a project is approved by the Review Board. Chair Roth mentioned his support for local business owners and the challenges facing small business during the Public Health Order. Chair Roth recommended denial for the project due to repeated sign violations at the property.

Board Member Madrigal expressed her support for the project and local business owners. Board Member Madrigal noted that denial of the project would affect the applicant/business owner (Nahara Healing Arts) directly and suggested, moving forward, no more signs will be permitted for tenants at this location until the existing business signs conform with their sign permits. Board Member Madrigal asked if Staff could bring forward thoughts about how Code Enforcement could be involved in sign violations.

Board Member Saunders expressed appreciation to Rick Sacks and the applicant for coming forward to request an after-the-fact sign permit and expressed his support for the project. Vice Chair Saunders requested clarification as to why sign violations at the subject property have not been enforced. Board Member Saunders agreed with Board Madrigal's concern that denial would unfairly affect the applicant/business owner.

Vice Chair Kappler agreed with Chair Roth's statement.

Planner Cliser showed photos of sign violations from a site visit on September 3, 2021. Planner Cliser proposed two options for the Review Board: 1, continue this project until such a time as all violations have, at minimum, submitted a permit application, or 2, the Review Board file a Code Enforcement complaint. Chair Roth asked why Code Enforcement has not stood behind the Review Board and sited the property owner. Planner Cherry explained that Code Enforcement has been out multiple times to the property and asked the business owners to comply with County sign requirements, noting the Board of Supervisors directed Code Enforcement to prioritize health and safety issues first.

REVIEW BOARD ACTION: A motion by Board Member Madrigal, and seconded by Board Member Saunders, to approve the project with the recommended findings and conditions failed by voice vote (2-2) with Vice Chair Kappler and Chair Roth voting no.



Upon motion by Review Board Chair Roth, and seconded by Member Madrigal, to continue the item to the November 1, 2021 Mendocino Historical Review Board meeting was unanimously approved by voice vote (4-0).

9d. CASE#: MHRB_2021-0015

DATE FILED: 7/30/2021

OWNER: VAN PHILLIPS

APPLICANT: SHARON PETERS

AGENT: THE SIGN SHOP

REQUEST: Mendocino Historical Review Board request for a 6 square foot double-faced wood sign painted pale blue and black. Sign copy to read "Highlight Gallery." Note: the location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure, "Odd Fellows Hall."

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10480 Kasten St, Mendocino; APN: 119-235-10.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

PRESENTERS: Planner Cliser presented the project, recommended approving one sign and suggested the applicant apply for a second sign (historic marker/plaque) in the future. Rick Sacks explained the applicant is prepared to submit another application for a second (historic marker) sign. Rick Sacks presented on behalf of the applicant.

PUBLIC COMMENT: No comments received.

REVIEW BOARD DISCUSSION: Review Board Member Madrigal asked about Condition #7 (which was published online, but not included in the packet she received). Staff responded by presenting the recommended condition #7, which reads: "Sign copy shall not include telephone numbers, web addresses, references to social media, or other similar information." Board Member Madrigal expressed support for a historical marker as a second sign. (Planner Cherry explained a second sign is not allowed when a business has only one entrance and that the applicant did not provide any details about the second sign/historic marker). Board Member Madrigal expressed support for the project with one sign.

Vice Chair Kappler stated that not enough information was provided to approve a second sign. Vice Chair Kappler asked if the business sign can be approved at this time (and postpone consideration of the historical sign until the next meeting). Planner Cherry explained that bifurcating the decision is not possible.

The applicant's agent requested a decision on the proposed "Highlight Gallery" sign.

REVIEW BOARD ACTION: Board Member Madrigal made a motion to approve the project and asked if the fee for the historical sign could be waived. The motion was withdrawn by Board Member Madrigal. (Planner Cherry explained the fee could not be waived as historic plaques are signs, as defined by County Ordinance).

A motion by Review Board Member Madrigal, and seconded by Member Saunders, to approve MHRB_2021-0015 Highlights Gallery sign with the recommended findings and conditions (and to deny the request to repurpose the "sign frame" by the door as a historic plaque because the applicant had provided little detail about the historic plaque).



10. Matters from the Board

10a. Reports from Review Board Members: Vice Chair Kappler inquired about Staff meeting with local architects regarding alternative building materials and how other historical districts consider replacement windows. Planner Cherry mentioned that she has contacted local architects, she has experience working with boards in other jurisdictions and has training in historic preservation. She will prepare a statement describing how other historic districts handle replacement building materials, such as windows.

Added: Board Member Madrigal met with Supervisor Ted Williams and Ed O'Brien about the enforcement problem in Town and supports figuring out how to address violations. Planner Cherry offered staff support, suggesting Planning and Code Enforcement staff participate in future meetings with Supervisor Ted Williams.

11. Matters from the Staff.

11a. Planner Cliser addressed the Boards request for clarification about the effective dates of temporary outdoor dining tents and porta-potties, citing Ordinance 4472 (allowing for temporary modifications during the Covid crisis), and Ordinance 4474 (allowing for temporary installation of water tanks). Planner Cliser clarified that these ordinances will remain in effect until revoked by the Board of Supervisors (or the termination of the declared local emergency).

Added: Planner Cherry addressed the opportunity for public comments during the meeting, noting the process is fair and is clearly stated online, in the agenda, and on meeting notices. Staff welcomes suggestions about how to improve public engagement while the public health order is in effect. If the public would like to send comments they are encouraged to email pbscommissions@mendocinocounty.org.

12. Adjournment 5:54 pm