

## 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 – November 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 November 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 February 7, 2022 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, 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. September 13, 2021:

1) Modification by Staff on item 9b, MHRB\_2021-0012, to add under Public Comment; *Written comment was received from Mackenzie Skye, Mackenzie and Robert Schmidt, Kathleen Cameron, Lee Edmundson, Arlo Reeves, David Daly, and Jonathan Perlman (Applicant's agent).*

2) Comments to be attached to Minutes.

3) Modification to item 9a. Add sentence to read: *the applicant revised their application to include wood frame windows and wood doors.*

4) Item 9c, Review Board Discussion, paragraph 3, second sentence corrected to read: *Vice Chair Kappler*

*requested clarification as to why sign violations at the subject property have not been enforced.*

5) Item 9d: Review Board Action corrected to reflect unanimous approval of MHRB\_2021-0015.

September 13, 2021 meeting minutes approved with amendments by voice vote (3-0).

**5. Correspondence.**

No correspondence received for items not on the agenda.

**6. Report from the Chair.**

Chair Roth encouraged persons to volunteer and join the Review Board as fifth Board Member. Announced that he began a second term as a Review Board Member on November 1, 2021.

**7. Public Expression**

No requests for public expression.

**8. Consent Calendar.**

No consent items.

**9. Public Hearing Items**

**9a. CASE#:** MHRB\_2021-0014 (Continued from September 13, 2021)

**DATE FILED:** 7/30/2021

**OWNERS:** 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 noting that it was continued from the September 13, 2021. Since the September meeting, the applicant considered revising the application to include additional signs, but has not as of November revised their application. Planner Cliser recommended continuing the item to a date uncertain and until such a time as the applicant files a revised project description. In response to the Review Board's request of September, staff presented alternative options including (1) approve the project as proposed; or (2) deny the project with prejudice per MCC Section 20.760.080; or (3) deny the project without prejudice, which may allow the applicant to return with a revised project that is substantially different; and (4) continue item to a date uncertain.

**PUBLIC COMMENT:** Landowner William Zimmer stated, when MHRB\_2019-004 (and the Bebe Lapin sign in the planted area near Ukiah Street) was previously heard by the Review Board, that the Brown Act may have been violated. Mr. Zimmer stated his preference to keep the Bebe Lapin sign in the planted area, as it is in conformity with several other approved signs in Mendocino. Review Board Executive Secretary Cherry noted that comments made by Mr. Zimmer were not for the current item and that comments regarding the Bebe Lapin sign should be held till item 10b is heard. Rick Sacks commented on Staff's efforts to resolve the various signs pending approval on the subject property.

**REVIEW BOARD DISCUSSION:** Vice-Chair Kappler asked for clarification of violations on the property. Planner Cliser explained the revised application proposed for MHRB\_2021-0014 would address current

violations on the subject property. Review Board Member Madrigal is in agreement to bring any violations on subject property for review under a revised application for MHRB\_2021-0014.

**REVIEW BOARD ACTION:** A motion by Vice-Chair Kappler, and seconded by Review Board Member Madrigal, to continue the project to a date uncertain. The motion was approved by unanimous vote.

**10. Matters from the Board.**

**10a. Reports from Review Board Members:** None

**10b. December Agenda Item Discussion:** Staff inquired whether to add to the December agenda discussion and possible action on MHRB Permit 2019-0004, which allows specified signs and a display case on property located at the intersection of Ukiah and Lansing Streets. During the December meeting, the Review Board could then discuss and take action to either (1) revoke this permit, (2) encourage applicant to comply with approved permit, (3) give the applicant an additional 60 days to vest the permit, or (4) do nothing. Staff sought direction from the Review Board, because of ongoing sign violations, comments from the Review Board during the September meeting; and because MHRB Permit 2019-0004 if not vested by January 2022, then the permit will expire and a new permit would be required. Planner Cherry recapped the portions of MHRB Permit 2019-0004 that were approved (and not approved), as well as current violations. Vice-Chair Kappler commented that it might not be wise to re-visit MHRB Permit 2019-0004 at this time. Planner Cherry clarified that the permit will be void if it is not vested by January 15, 2022 and that Staff is asking whether the Review Board would like to schedule a public hearing to discuss revoking MHRB Permit 2019-0004 under Condition 4 of the permit. Chair Roth asked if the applicant is not complying with the approved permit, then what value is there in revocation or extension. Planner Cherry explained it is an opportunity to let property owners know where the Review Board stands should applicants not comply. Review Board Member Madrigal suggested allowing the permit to expire. Chair Roth and Vice-Chair Kappler were in agreement with Review Board Member Madrigal.

**11. Matters from the Staff.**

**11a.** Conference with property owner regarding roof-mounted solar array at 45091 Covelo Street. Planner Cliser presented the proposed project. Jason Lord of Mendocino Solar Service spoke on the project and summarized the project. Chair Roth, Vice-Chair Kappler and Review Board Member Madrigal expressed no concerns.

**12. Adjournment 3:16pm**