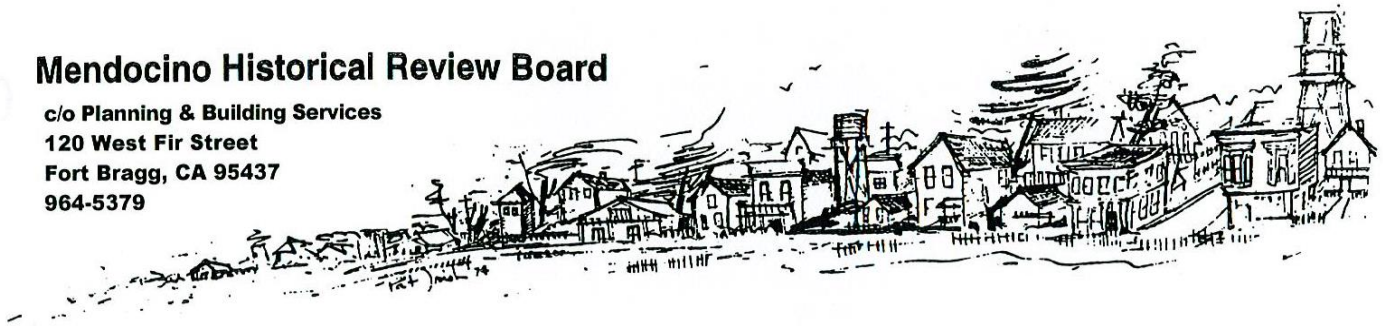


# Mendocino Historical Review Board

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



## NOTICE OF PUBLIC HEARING APRIL 3, 2023

The Mendocino Historical Review Board will view application sites in the following order, beginning at 4:00 PM: Items \*10c, \*10a, \*10b and reviewing proposed locations on Ukiah, Kasten, Little Lake, Lansing, School Streets relating \*12a.

The Mendocino Historical Review Board will convene at 7:00 PM at the Mendocino Community Center – Curry Community Room, located at the corner of School and Pine Streets, Mendocino for the public hearing.

### ORDER OF AGENDA

1. Call to Order.
2. Roll Call.
3. Determination of Legal Notice.
4. Approval of Minutes.
  - 4a. None
5. Correspondence.
6. Report from the Chair.
7. **Public Expression.** The Board welcomes participation in the Board meetings. Comments shall be limited so that everyone may be heard. Items of public expression are limited to matters under the jurisdiction of the Board which are not on the posted agenda, and items which have not already been considered by the Board. The Board limits testimony on matters not on the agenda to 3 minutes per person and not more than 10 minutes for a proposed item on a subsequent agenda.
8. **Consent Calendar.**
  - 8a. None.
9. **Presentation of 2021 MHRB Preservation Awards:**
  - 9a. Restoration of the Silvia House located at 10580 Kelly Street by Bruce McNab & Alinka Flaminia, and Architect Diana Wiedemann (MHRB\_2016-0020)
  - 9b. Restoration of the “Noia House,” a Category IIa Historic Resource, barn located at 45141 Calpella Street by Kelly and Michael Barrett, and Architect Kelly Grimes (MHRB\_2019-0010)
10. **Public Hearing Items.**



**\*10a. CASE#:** MHRB\_2022-0012

**DATE FILED:** 10/25/2022

**OWNER:** DONNA BAYLISS

**APPLICANT/AGENT:** GARY RATWAY

**REQUEST:** Mendocino Historical Review Board application to paint exterior of the house and garage / shed in Grant Beige (trim) and Elmira White (body). Replacement of existing single-pane windows at entry way with “multi-lite” windows. Creation of gravel paths and patios, and one parking space with access from Carlson Street. Construction of a three-foot high retaining wall in two locations. The Applicant requests a concurrent variance for a setback reduction to reduce front yard setback requirements to Carlson Street. Note: The existing site is listed in the Mendocino Town Plan Appendix 1 Inventory of Historic Structures as a Category III historic structure.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45351 Capella St., Mendocino (APN 119-214-06)

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** MARK CLISER

**\*10b. CASE#:** MHRB\_2022-0015

**DATE FILED:** 11/22/2022

**OWNER:** BOARD OF EDUCATION MENDOCINO COUNTY

**APPLICANT/AGENT:** MENDOCINO UNIFIED SCHOOL DISTRICT

**REQUEST:** Mendocino Historical Review Board application for general improvements to gym and tech center. Proposed work to gym includes window replacement, reroofing, painting, exterior lighting, pavement replacement, and construction of generator enclosure. Proposed work to tech center includes repair and replacement of siding on west wall, exterior repaint, replacement of roofing, new gutters and downspouts, door replacement, repair and refinish exterior steel handrails and stairs, exterior lighting, improvements to ADA path, and replacement of existing enclosure on west wall. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IVb Non-Historic structure.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 10700 Ford Street, Mendocino (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 (Williams)

**STAFF PLANNER:** MARK CLISER

**\*10c. CASE#:** MHRB\_2023-0001

**DATE FILED:** 1/5/2023

**OWNER/APPLICANT:** TEMPLE OF KWAN TAI INC

**AGENT:** LORRAINE HEE CHARLEY

**REQUEST:** Mendocino Historical Review Board Permit to construct a retaining wall and replace fencing along the northern property line. Note: The site is listed as a Category I historic resource in Appendix 1 of the Mendocino Town Plan, the Joss House c1867.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45160 Albion Street, Mendocino; (APN: 119-235-02)

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** STEVEN SWITZER

**11. Matters from the Board.**

**11a. Reports from individual Review Board Members: Aum, Saunders, Kappler, and Madrigal**

**11b. 2023 Nominations for MHRB Preservation Awards**

Kathleen Cameron nominates restoration of the carriage house at the “Jerome House,” a Category I Historic Resource located at 45150 Calpella Street. The restoration was completed by owner Eliana Leilani Yoneda, contractor Windspirit Aum, and Architect Kelly Grimes.



**11c. Aum: Clarifying or amending the 2020 MHRB Exterior Paint Colors in Town of Mendocino Policy and MCC Section 20.760-050(A)(9) – continued from March**

**12. Matters from the Staff.**

**\*12a. CASE#:** U\_2022-0012

**DATE FILED:** 12/6/2022

**OWNER/APPLICANT:** MENDOCINO UNIFIED SCHOOL DISTRICT

**AGENT:** MATT KENNEDY

**REQUEST:** Installation of new recycled water pipelines, irrigation systems, fire hydrants (approx. 15), and a new 250,000-gallon recycled water storage tank.

**LOCATION:** In the Coastal Zone, throughout the town of Mendocino and surrounding environs. Project will occur within County rights-of-way on Kelly St (CR 407F), Ukiah St (CR 407C), Kasten St (CR 407L), Little Lake St (CR 407A), Lansing St (CR 500), Little Lake Rd (CR 408), School St (CR 407O), within State right-of-way on State Route 1 (SR 1), and at Friendship Park (APN: 119-140-19), the Mendocino High School and K-8 campuses and a tank site. APNs: Tank & Well Site: 119-100-23, 119-100-03, 119-100-04, Mendocino K-8: 119-100-15, 119-100-16, Mendocino High School: 119-160-06, 119-160-35, 119-140-01, 119-160-41, 119-170-04, Friendship Park: 119-140-19.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** ROB FITZSIMMONS

**LINK TO PUBLIC AGENCY REFERRAL:**

<https://www.mendocinocounty.org/home/showpublisheddocument/55898/63811640644760000>

**12b. Request for Guidance: Draft Policy Regarding Minor Alterations in Town of Mendocino – continued from March 2023**

**13. Adjourn**

ADDITIONAL INFORMATION/REPORT AVAILABILITY. APPLICATIONS MAY BE REVIEWED AT THE MENDOCINO COMMUNITY CENTER AND AT THE MENDOCINO COMMUNITY LIBRARY. The staff report is available on the Department of Planning and Building Services website at [www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs). Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 964-5379 or 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Mendocino Historical Review Boards decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

APPEAL PROCESS. Persons who are dissatisfied with a decision of the MHRB may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the MHRB's decision. The appeal will be placed on the next available Board agenda and the appellant will be notified of the time and date. Appeals to the Board do not guarantee that the MHRB's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.