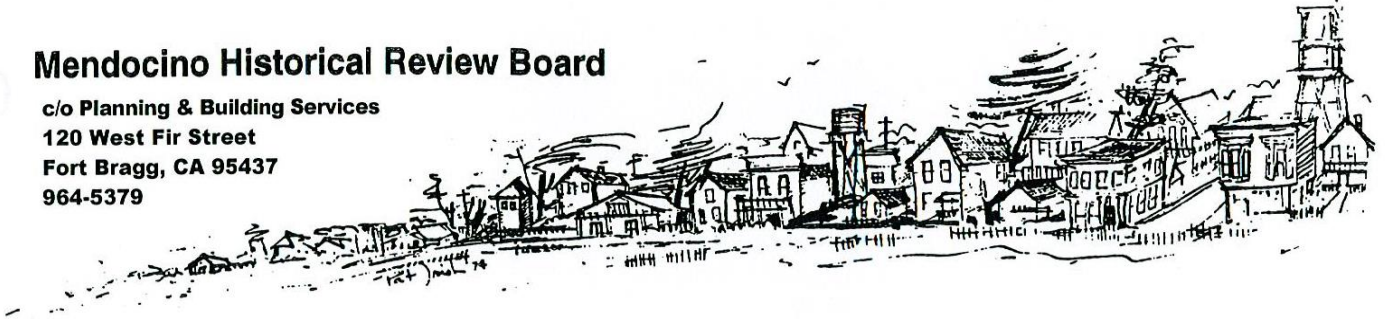


Mendocino Historical Review Board

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



MENDOCINO HISTORICAL REVIEW BOARD ACTION MINUTES – DECEMBER 2, 2019

Before the Mendocino Historical Review Board Fair Statement of Proceedings (Pursuant to California Government Code Section 25150)

ACTION MINUTES – REGULAR MEETING December 2, 2019

These are action minutes. For a complete transcript of the meeting, please request a copy of the digital recording. Audio recording of this meeting is available at the Planning and Building Department upon request. There is a fee of \$10.00 per recording.

Minutes were adopted at the October 5, 2020 MHRB meeting.

1. Call to Order.

The Review Board convened at 7 p.m. for its scheduled meeting.

2. Roll Call.

Present
Review Board Members: Potash, Kappler, Lamb, and Roth.
Planning and Building Services Staff: Chief Planner Acker Krog.

3. Determination of Legal Notice.

The hearing was properly noticed, with the exception of item 9d.

4. Approval of Minutes.

None.

5. Correspondence.

None.

6. Report from the Chair.

Chair Potash thanked the Mendocino Beacon for getting the agenda into the newspaper. He then requested the addition of an agenda item at the next meeting regarding how the County could help support the Kelley House Museum on updating the Category ranking system for historic structures in the Town, possibly through obtaining grants.



7. Public Expression.

Simone Pisas requested that the Board place on a future agenda a discussion or item regarding signs at either entrance to the Town stating no overnight camping allowed in the Town.

Chair Potash noted it was not a Review Board topic but requested staff to send the request through the proper departments.

8. Consent Calendar.

8a. CASE#: MHRB_2019-0012

DATE FILED: 10/11/2019

OWNER/APPLICANT: THOMAS J HEIM

REQUEST: Mendocino Historical Review Board request to install a new outdoor advertising sign. The proposed sign would be placed on the north elevation of the structure parallel to the building and would be 32 inches by 15 inches and 3 inches deep, constructed of painted wood, with the sign reading "HEIM by HAND" with "Clothing & Home Goods" below it.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 44801 Main St., Mendocino (APN 119-250-29).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER KROG

Upon motion by Board Member Lamb, seconded by Board Member Kappler, and carried by voice vote (4-0) the Consent Calendar was approved.

9. Public Hearing Items.

9a. CASE#: MHRB_2019-0010 (**Continued from 11/4/2019**)

DATE FILED: 9/4/2019

OWNER/APPLICANT: KELLY AND MICHAEL BARRETT

AGENT: KELLY GRIMES

REQUEST: Mendocino Historical Review Board Permit request to restore the west, north, and east redwood shiplap siding on the house, install a copper weathervane, and restore the barn by (a) adding 120 SF; (b) installing wood window frames and wood doors; (c) restoring and reusing the barn's redwood boards, battens, and trim; (d) installing composition shingles and solar shingles; and painting the barn doors and window frames the same color as the house trim. Note: The site is designated as a Category IIa (Noia House) Historic Resource, meaning the construction date is known, the architecture may have been previously modified, and additional research is forthcoming.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45141 Calpella St., Mendocino (APN: 119-232-03)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER KROG

PRESENTERS: Chief Planner Acker Krog presented the project and noted that a site visit had been conducted earlier in the day, as noticed on the agenda. Staff noted that the Applicants agreed to finish the structure as stained natural wood.

Kelly Grimes, Agent, presented the project to the Review Board.

PUBLIC COMMENT RECEIVED:

Bill Zimmer provided comment regarding concerns of fire safety.



REVIEW BOARD DISCUSSION:

The Review Board primarily discussed the solar shingles that are proposed for the roof.

Board Member Roth stated his preference to have seen a storyboard for the project. He felt the solar shingles were potentially a positive addition to the Town, but also stated the aesthetics of the Town needs to be protected. He stated his agreement with the approach to approve the general project but include a condition requiring return to the Review Board before installation of the solar shingles.

Board Member Lamb also stated her support for the solar shingles but agreed since solar shingles had never been proposed in Town before so it was best to cautious.

REVIEW BOARD ACTION:

Upon motion by Board Member Roth, seconded by Board Member Lamb, and carried by voice vote (4-0) MHRB_2019-0010 was approved with the required findings as presented and the with the requirement for the exterior of the building to be stained natural wood with the exception of the new window and door may be a white or the already permitted color of the trim on the home and one additional condition to the project, Condition 10, requiring that "Prior to issuance of a building permit for the installation of solar shingles, the applicants shall provide a sample of the shingles and information regarding fire risk and specification of shingles for the review and approval of the Review Board."

9b. CASE#: MHRB_2019-0011

DATE FILED: 10/15/2019

OWNER: SAVINGS BANK OF MENDOCINO COUNTY

APPLICANT/AGENT: DANIELLE COMPA

REQUEST: Mendocino Historical Review Board request to (1) remove and replace approximately 150 feet of concrete sidewalk along the south side of the building to bring into ADA compliance which includes a concrete driveway approach to connect the sidewalk on the south side of the building with the existing sidewalk along the parcels to the west of the site, (2) remove the existing planters along the east side of the building and replace with 50 feet of ADA compliant concrete sidewalk with asphalt placed along the edge where it leads into the existing on-street parking, and (3) replace existing ATM with a new ADA compliant machine. Associated improvements include truncated domes at the southeastern corner of the parcel where the sidewalks meet the crosswalk. Concrete finish will be either exposed aggregate or brush finish, as determined by the Review Board.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10500 Lansing Street, Mendocino (APN 119-234-07)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER KROG

PRESENTERS: Chief Planner Acker Krog presented the project and noted that a site visit had been conducted earlier in the day, as noticed on the agenda.

Danielle Compa, Agent, presented the project and answered questions of the Review Board.

Jody Stickles, Vice President of Savings Bank, presented the project and answered questions of the Review Board.

Tom Honer, Board Member of Savings Bank, provided a presentation to the Review Board.

PUBLIC COMMENT RECEIVED:



Bill Zimmer provided oral comments to the Review Board.

Kelly Grimes provided oral comments to the Review Board.

Karen McGraf provided oral comments to the Review Board.

John Pisas provided oral comments to the Review Board.

REVIEW BOARD DISCUSSION:

Board Member Kappler inquired about the proposed drop in grade proposed on the south side of the structure and how they would handle the edge of the building.

Board Member Roth inquired with staff about adding a potential condition about the edge of the building, if it becomes an issue in the future.

The Review Board discussed the addition of concrete and if there were other options that were still ADA compliant.

REVIEW BOARD ACTION:

The applicant requested a continuance of the item to the January MHRB Agenda with direction from the Review Board to have them come back with additional information on ADA compliant materials for their consideration.

9c. CASE#: MHRB_2019-0004

DATE FILED: 5/8/2019

OWNER: WILLIAM & LYNETTE ZIMMER

APPLICANT: WILLIAM ZIMMER

REQUEST: Mendocino Historical Review Board request to (1) add a 55 inch by 72 inch "Bebe Lapin" sign to planted area fronting Ukiah Street and add redwood support structure for the relocated sign, (2) replace rotting door-frame and existing solid door with a wooden door to match all other doors on Ukiah Street side of building, (3) add exterior lighting to match existing lights on Ukiah Street side of building, (4) add an "eyebrow" of wood with black composition shingle and copper flashing above the door to match the two other entries on Ukiah Street, (5) add a display case facing north made of redwood, glass, metal, composition shingle and copper flashing, (6) add a new 9 inch by 36 inch plywood sign for "Bebe Lapin" above the entry door, (7) replace previous "Bebe Lapin" sign with a 36 inch by 19.5 inch "Barge North Company" sign, (8) add a new 9.5 inch by 36 inch plywood sign above entry saying "Barge North Company", (9) Add a 24 inch by 36 inch painted plywood sign saying "Forever Young Skin Care Boutique", (10) add a new redwood three-stair entry to the "Treasures" store on the south end of the entry patio with stanchions on each side of the staircase.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10481 Lansing Street, Mendocino (APN 119-250-01).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER KROG

PRESENTERS: Chief Planner Acker Krog presented the project and noted that a site visit had been conducted earlier in the day, as noticed on the agenda.

Bill Zimmer, Owner, presented the project.



PUBLIC COMMENT RECEIVED:

Kelly Grimes provided oral comments to the Review Board.

Simone Pisas provided oral comments to the Review Board.

REVIEW BOARD DISCUSSION:

The Review Board discussed the number of signs proposed per business and expressed concern about the number of signs at the property in general.

The Review Board agreed that they had no concerns regarding items 2, 3, 4, 9 and 10 as numbered in the project description.

The Review Board provided direction to the applicant to return to the Review Board at a future agenda with a revised signage proposal reducing the amount of signs proposed for each business.

The Review Board requested that Staff return to the Review Board with a discussion on their authority over lighting within outdoor display cases.

REVIEW BOARD ACTION:

The applicant requested a continuance of the item to a date uncertain with direction from the Review Board to have them come back with a revised proposal for items 1, 5, 6, 7, and 8 as numbered in the project description.

9d. CASE#: MHRB_2016-0018 (Continued from October 7, 2019)

DATE FILED: 6/15/2016

OWNER: PNP LLC

APPLICANT: COLLIN MAXWELL

REQUEST: A Mendocino Historical Review Board Permit request to demolish, reconstruct, and/or construct the Ferro House, garage, tower, fencing, driveway and other 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: JULIA ACKER KROG

PRESENTERS: Chief Planner Acker Krog noted that the project had not been properly noticed and would need to be continued to a date uncertain. It would be noticed for a future agenda.

10. Matters from Staff.

10a. Discussion and Possible Action on Exterior Color Memorandum.

The Review Board approved the Exterior Color Memorandum as presented.

10b. Discussion of Expanded MHRB Membership.

The Review Board discussed the draft letter as presented and decided to continue it to a future agenda with direction to Board Member Roth on revisions.



11. Matters from the Staff.

None.

12. Adjourn

The meeting concluded at 9:20 p.m.