

Mendocino Historical Review Board

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



Mendocino Historical Review Board DRAFT Action Minutes – March 4, 2024

DRAFT MINUTES – MARCH 4, 2024

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 clarifications, at the August 5, 2024 MHRB meeting.

AGENDA ITEM NO. 1 – CALL TO ORDER

The Review Board convened at 4:31 p.m. for its scheduled site views. The sites viewed were Agenda Items 9a* and 9b*. Review Board Members were present, including Chair Ian Roth, Review Board Member Holm Kappler, Review Board Member Julian Lopez. Planner Jessie Waldman, Planner Mark Cliser and Planner Shelby Miller were present. The site views concluded at 4:47 p.m.

The Review Board reconvened at 7:00 p.m. for its scheduled regular meeting.

AGENDA ITEM NO. 2 – ROLL CALL

Present: Chair Ian Roth, Review Board Member Holm Kappler and Review Board Member Julian Lopez.

Absent: Vice Chair Holly Madrigal and Review Board Member Alan Saunders (by pre-arrangement).

Staff Present: Planner Mark Cliser, Planner Jessie Waldman, and Planner Shelby Miller, Planning and Building Services.

AGENDA ITEM NO. 3 – DETERMINATION OF LEGAL NOTICE

Proper notice was established for the meeting.

AGENDA ITEM NO. 4A – APPROVAL OF MINUTES

Presenter/s: Chair Roth.

Public Comment: None.

Board Action: Upon motion by Review Board Member Kappler, seconded by Chair Roth, IT IS ORDERED that the Mendocino Historical Review Board adopts the December 4, 2023, Draft Minutes with revisions. The motion carried by the following vote:

Aye: 3 - Chair Roth, Review Board Member Kappler and Review Board Member Lopez.

No: 0 – None.

Absent: 2 – Vice Chair Holly Madrigal and Review Board Member Alan Saunders.

AGENDA ITEM NO. 5 – CORRESPONDENCE

Presenter/s: None.

Public Comment: None.

Board Action: No Action Taken.

AGENDA ITEM NO. 6 – REPORT FROM CHAIR

Presenter/s: Chair Roth.

Public Comment: None.

Board Action: No Action Taken.

AGENDA ITEM NO. 7 – PUBLIC EXPRESSION

Presenter/s: Planner Waldman, Review Board Member Kappler.

Public Comment: Ishvi Aum, John Cavanaugh. In Writing: John Cavanaugh, Phyllis Coppage, Lee Edmundson.

Board Action: No Action Taken.

AGENDA ITEM NO. 8. CONSENT CALENDAR

Presenter/s: None.

Public Comment: None.

Board Action: None.

AGENDA ITEM NO. 9A. PUBLIC HEARING – AUTHORIZATION OF THE ISSUANCE OF MENDOCINO HISTORICAL REVIEW BOARD PERMIT No. MHRB_2023-0008 (ABC & J INVESTMENTS INC.) REQUEST FOR MINOR ALTERATIONS OF AN EXISTING STRUCTURE INCLUDING REPLACING ROTTING WOOD POSTS ON BALCONY, WIDENING RAMPS AND WALKWAYS FOR IMPROVED ADA ACCESSIBILITY (NOTE: THIS IS A CATEGORY IVA HISTORIC RESOURCE) ON PROPERTY, LOCATED AT 45160 MAIN STREET, MENDOCINO; APN: 119-237-03.

Presenter/s: Planner Shelby Miller, Owner John Marchini, Agent Debra Lennox and Contractor Windspirit Aum.

Public Comment: Lee Edmundson.

Board Action: Upon motion by Review Board Member Kappler, seconded by Chair Roth, IT IS ORDERED that the Mendocino Historical Review Board accepts the presentation and with modifications to the recommended conditions of approval within the Staff Report. Said changes include:

Adopted Condition number 9 reads: *On-site walkways and driveways must consist of brick, flagstone, board, grass, and/or gravel. In compliance with accessibility laws, walkways must utilize slip-resistant materials, of wood material.*

Adopted Condition number 10 reads: *Proposed handrails and railings must consist of copper material.*

The motion carried by the following vote:

Aye: 3 - Review Board Member Kappler Chair Roth, Vice Chair Lopez, and Review Board Member Lopez.

No: 0 – None.

Absent: 2 – Vice Chair Holly Madrigal and Review Board Member Alan Saunders.

AGENDA ITEM NO. 9B. PUBLIC HEARING - AUTHORIZATION OF THE ISSUANCE OF MENDOCINO HISTORICAL REVIEW BOARD PERMIT NO. MHRB_2023-0019 (HODGES) REQUEST FOR INSTALL BLACK COMPOSITION SHINGLES TO REPLACE FAILING METAL ROOFING. NOTE: THE SITE IS LISTED AS A CATEGORY I HISTORIC RESOURCE IN APPENDIX 1 OF THE MENDOCINO TOWN PLAN, THE SHELL GARAGE 1923; ON PROPERTY LOCATED AT 10450 LANSING STREET, MENDOCINO; APN: 119-236-05.

Presenter/s: Planner Mark Cliser, Planning and Building Services; Dakota Murray, Agent on Application.

Public Comment: Lee Edmundson, Ann Zollinger, Ishvi Aum, Simon Passious and John Cavanaugh.

Board Action: Upon motion by Review Board Member Kappler, seconded by Chair Roth, IT IS ORDERED that the Mendocino Historical Review Board denies the presentation and recommendation for approval as stated within the Staff Report. The motion carried by the following vote:

Aye: 2 - Chair Roth and Review Board Member Kappler.

No: 1 - Review Board Member Lopez.

Absent: 2 – Vice Chair Holly Madrigal and Review Board Member Alan Saunders.

AGENDA ITEM NO. 10A. – MATTERS FROM THE BOARD MEMBERS - REVIEW BOARD MEMBER REQUIREMENTS

Presenter/s: None.

Public Comment: Lee Edmundson, Ishvi Aum, John Cavanaugh, Joan Curry.

Board Action: No Action Taken.

AGENDA ITEM NO. 10B. – MATTERS FROM THE BOARD MEMBERS - MHRB AMEND DESIGN GUIDELINES

Presenter/s: None.

Public Comment: Lee Edmundson, Ishvi Aum, John Cavanaugh, Joan Curry.

Board Action: No Action Taken.

AGENDA ITEM NO. 10C. – MATTERS FROM THE BOARD MEMBERS - ORDINANCE AMENDMENTS TO CHANGE MTP AND DIVISION III (MENDOCINO TOWN ZONING)

Presenter/s: None.

Public Comment: Lee Edmundson, Ishvi Aum, John Cavanaugh, Joan Curry.

Board Action: No Action Taken.

AGENDA ITEM NO. 11 – MATTERS FROM THE STAFF

Presenter/s: None.

Public Comment: None.

Board Action: No Action Taken.

AGENDA ITEM NO. 12 – ADJOURNMENT

Presenter/s: Chair Roth.

Public Comment: None.

Board Action: Upon motion by Vice Chair Roth, seconded by Review Board Member Kappler, IT IS ORDERED that the Mendocino Historical Review Board Mendocino Historical Review Board meeting be adjourned at 8:53 p.m.

Aye: 3 - Chair Roth, Vice Chair Lopez, Review Board Member Kappler, and Review Board Member Lopez.

No: 0 - None.

Absent: 2 – Vice Chair Holly Madrigal and Review Board Member Alan Saunders.