

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 – August 12, 2024

DRAFT MINUTES – AUGUST 12, 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 September 9, 2024 MHRB meeting.

AGENDA ITEM NO. 1 – CALL TO ORDER

The Review Board convened at 4:02 p.m. for its scheduled site views. The sites viewed were Agenda Items 9a* and 9b*. Review Board Members were present, including Chair Madrigal and Vice Chair Lopez, Review Board Member Roth and Review Board Member Saunders. Planner II Jessie Waldman was present. Members of the public present were Anthony Graham, Jeanie Dobbins, Debra Lennox, Kelly Grimes and Dennis Baird. The site views concluded at 4:48 p.m.

The Review Board reconvened at 6:08 p.m. for its scheduled regular meeting.

AGENDA ITEM NO. 2 – ROLL CALL

Present: Chair Madrigal, Vice Chair Lopez, Review Board Member Roth and Review Board Member Saunders.

Absent: None

Staff Present: Jessie Waldman, Planner II, Planning and Building Services.

AGENDA ITEM NO. 3 – DETERMINATION OF LEGAL NOTICE

Proper notice was established for the meeting.

AGENDA ITEM NO. 4 – APPROVAL OF MINUTES

4A) APPROVAL OF MARCH 4, 2024 ACTION MINUTES

Presenter/s: None.

Public Comment: None.

Board Action: Upon motion by Review Board Member Roth, seconded by Review Board Member Saunders, IT IS ORDERED that the Mendocino Historical Review Board adopts the March 4, 2024 Action Minutes. The motion carried by the following vote:

Aye: Chair Madrigal, Vice Chair Lopez, Review Board Member Roth, and Review Board Member Saunders.

No: 0 – None.

Absent: 0– None.

4B) APPROVAL OF APRIL 8, 2024 ACTION MINUTES

Presenter/s: None.

Public Comment: None.

Board Action: Upon motion by Review Board Member Roth, seconded by Review Board Member Saunders, IT IS ORDERED that the Mendocino Historical Review Board adopts the April 8, 2024 Action Minutes. The motion carried by the following vote:

Aye: Chair Madrigal, Vice Chair Lopez, Review Board Member Roth, and Review Board Member Saunders.

No: 0 – None.

Absent: 0– None.

4c) APPROVAL OF JUNE 3, 2024 ACTION MINUTES

Presenter/s: None.

Public Comment: None.

Board Action: Upon motion by Review Board Member Roth, seconded by Review Board Member Saunders, IT IS ORDERED that the Mendocino Historical Review Board adopts the June 3, 2024 Action Minutes. The motion carried by the following vote:

Aye: Chair Madrigal, Vice Chair Lopez, Review Board Member Roth, and Review Board Member Saunders.

No: 0 – None.

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: None.

Public Comment: None.

Board Action: No Action Taken.

AGENDA ITEM NO. 7 – PUBLIC EXPRESSION

Presenter/s: Simone Piasias; Rich Sacks (spoken and written submittal).

AGENDA ITEM NO. 8 - CONSENT CALENDAR

Presenter/s: Chair Madrigal.

Public Comment: None.

Board Action: Upon motion by Review Board Member Roth, seconded by Review Board Member Saunders, IT IS ORDERED that Consent Calendar item 8a) be pulled for separate consideration. The motion carried by the following vote:

Aye: Review Board Member Saunders, Chair Madrigal, Review Board Member Roth, and Vice Chair Lopez.

No: 0 – None.

Absent: 0 – None.

8A) AUTHORIZATION OF THE ISSUANCE OF MENDOCINO HISTORICAL REVIEW BOARD PERMIT NO. MHRB_2024-0007 (REED, KELLEY PROPERTIES ASSOCIATES, LLC) REQUEST TO REPLACE THE 6 SQUARE FOOT “BLOOMING” SIGN WITH THE PREVIOUSLY APPROVED 3 SQUARE FOOT “NAHARA” SIGN. SIGN COLORS ARE OFF-WHITE AND GOLD. SIGN WILL HANG PERPENDICULAR TO THE BUILDING FROM EXISTING, BLACK-PAINTED METAL BRACKET, LOCATED AT 45000 MAIN STREET, MENDOCINO; APN: 119-238-16

Approved;

AGENDA ITEM NO. 9. PUBLIC HEARING ITEMS

9A) AUTHORIZATION OF THE ISSUANCE OF MENDOCINO HISTORICAL REVIEW BOARD PERMIT NO. MHRB_2023-0010 (PATTERSON’S PUB MENDOCINO, LLC & SPRING POND PROPERTY, LLC) REQUEST TO PERMANENTLY ASSEMBLE ONE 1,600 SQUARE FOOT PERGOLA FOR OUTDOOR DINING AT PATTERSON’S PUB. (NOTE: THE SITE IS DESIGNATED A CATEGORY III HISTORIC RESOURCE. THE ARCHITECTURE HAS BEEN OSTENSIBLY ALTERED, BUT THE BASIC STRUCTURE REMAINS DISCERNIBLE) ON PROPERTY LOCATED AT 10485 LANSING STREET AND 10501 LANDING STREET, MENDOCINO; APN: 119-150-04 & 119-160-44

Presenter/s: Jessie Waldman, Planner II, Planning and Building Services; Anthony Graham, Agent on Application.

Public Comment: Debra Lennox, Simone Pisas.

Board Action: Upon motion by Review Board Member Roth with an additional recommended condition of approval #8 stating “*All exposed metal shall be clad in wood*”, seconded by Review Board Member Lopez, IT IS ORDERED that the Mendocino Historical Review Board approves MHRB_2023-0010 subject with an additional recommended condition of approval #8 and to the findings and conditions within the Staff Report. The motion carried by the following vote:

Aye: Review Board Member Saunders, Chair Madrigal, Review Board Member Roth, and Vice Chair Lopez.

No: 0 - None.

Absent: 0 – None.

BREAK AT 6:58 P.M.

RECONVENED AT 7:06 P.M.

9B) AUTHORIZATION OF THE ISSUANCE OF MENDOCINO HISTORICAL REVIEW BOARD PERMIT NO. MHRB_2024-0003 (TOM COULSON, MENDOCINO VILLAGE INN) REQUEST FOR EXTERIOR ALTERATIONS AT THE EXISTING MENDOCINO VILLAGE INN, INCLUDING THE CHANGE OF EXTERIOR PAINT COLORS, REBUILD DETERIORATED WOOD FENCING, RELOCATE EXISTING WATER TANKS AND INSTALL SCREENING, REBUILD THE FRONT PORCH AND STAIRS TO MATCH EXISTING WITH EXCEPTION OF PAINT COLORS, REPLACE EXISTING HANDRAILS WITH NEW METAL HANDRAILS AND REMOVE TWO (2) EXISTING FIREPLACES AND CHIMNEYS AND REPLACE THE CHIMNEYS WITH BRICK VENEER TO MATCH THE EXISTING CHIMNEY DESIGN (NOTE: THE SITE IS DESIGNATED A CATEGORY I HISTORIC RESOURCE. THE " MCCORNACK HOUSE" BUILT IN 1882, CURRENTLY A VISITORS SERVING FACILITY (VSF) KNOWN AS THE "MENDOCINO VILLAGE INN) ON PROPERTY LOCATED AT 44860 MAIN STREET, MENDOCINO; APN: 119-250-37

Vice Chair Lopez recused himself as he is an adjacent business operator of the Café Beaujolais. Review Board Member Roth recused himself as he is an adjacent parcel owner and business owner of the Seagull Inn.

Due to the Review Board being made up of four (4) Review Board Members and the recusal of two (2) Review Board Members, Planner Waldman reviewed the *MHRB Voting Promotional* Memorandum, prepared by Matthew Kiedrowski, Deputy County Counsel, of the Mendocino County Office of the County Counsel, dated February 28, 2020, regarding the MHRB having a quorum for the agenda item. Through order of "drawing straws", Chair Lopez, recused himself and Review Board Member Roth acted as the disqualified Review Board Member remained on the dais, to maintain a quorum.

Presenter/s: Jessie Waldman, Planner II, Planning and Building Services, Debra Lennox, Agent on Application.

Public Comment: Judith Brown.

Board Action: Upon motion by Review Board Member Saunders, seconded by Chair Madrigal, IT IS ORDERED that the Mendocino Historical Review Board approves MHRB_2024-0003 subject to the findings and conditions within the Staff Report. The motion carried by the following vote:

Recused: Vice Chair Lopez.

Disqualified Review Board Member: Review Board Member Roth Member.

Aye: Review Board Member Saunders, Chair Madrigal.

No: 0 - None.

Absent: 0 – None.

AGENDA ITEM NO. 10 – MATTERS FROM THE BOARD MEMBERS

Presenter/s: Chair Madrigal, Vice Chair Lopez, Review Board Member Roth, and Review Board Member Saunders.

Public Comment: None.

Board Action: Chair Madrigal would like to send a thank you card to past Review Board Member Kappler.

Review Board Member Roth requested two (2) items be added to the next MHRB Agenda, including the following:

- Response to Rick Sack's request regarding the MHRB Sign Memorandum; and
- Response to Simone Piasias' request to reverse MHRB action for approving sliding doors under MHRB_2024-0002 (Marcovich).

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 Madrigal.

Public Comment: None.

Board Action: Upon motion by Review Board Member Saunders, seconded by Review Board Member Roth, IT IS ORDERED that the Mendocino Historical Review Board meeting be adjourned at 7:36 p.m.

Aye: Chair Madrigal, Vice Chair Lopez, Review Board Member Roth, and Review Board Member Saunders.

No: 0 - None.

Absent: 0 – None.