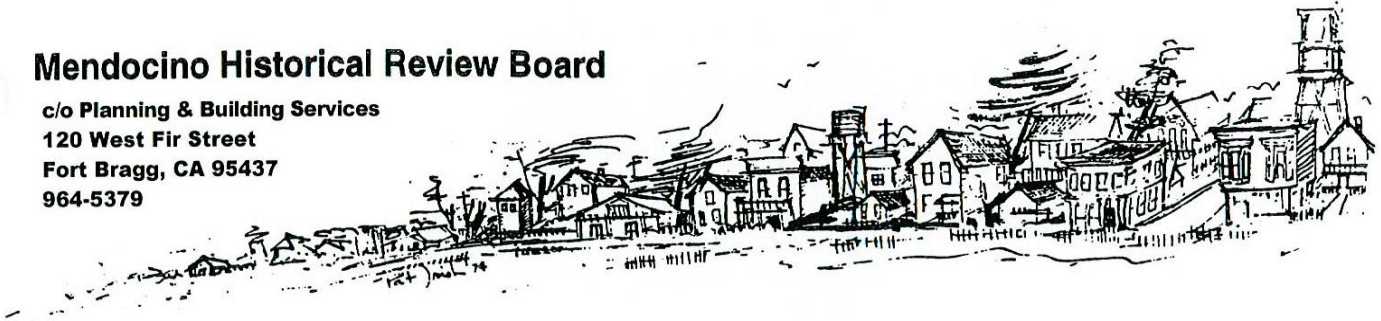


Mendocino Historical Review Board

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



MENDOCINO HISTORICAL REVIEW BOARD ACTION MINUTES – FEBRUARY 3, 2020

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

ACTION MINUTES – REGULAR MEETING February 3, 2020

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 approved, with corrections, at the September 14, 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: Planner Cherry, Director Schultz and Chief Planner Acker Krog.

3. Determination of Legal Notice.

The hearing was properly noticed.

4. Approval of Minutes.

4a. July 1, 2019 (Continued from January 6, 2020)

Board Member Kappler noted a change on Page 2 to correct the number of Review Board members present at that meeting and noting the affirmation of the Review Boards decision.

Upon motion by Board Member Kappler, seconded by Board Member Lamb, and carried by a voice vote (3-0-1(Roth)), the Mendocino Historical Review Board approved the July 1, 2019 minutes, as modified.

4b. October 7, 2019



Upon motion by Board Member Roth, seconded by Board Member Potash, and carried unanimously by a voice vote (4-0), the Mendocino Historical Review Board approved the October 7, 2019 minutes.

5. Correspondence.

None.

6. Report from the Chair.

None.

7. Public Expression.

Lisa Hoffman, owner of Bebe Lapin, she noted that she wrote a letter to the 5th District Supervisor Williams, provided a copy of the letter to all Review Board Members, and read it into the record.

Bill Zimmer, presented a letter to the Review Board Members and read it into the record.

8. Consent Calendar.

8a. None.

9. Public Hearing Items.

9a. CASE#: MHRB_2016-0018

DATE FILED: 6/15/2016

OWNER: PNP LLC

APPLICANT: COLLIN MAXWELL

REQUEST: 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

PRESENTERS: Chief Planner Acker-Krog presented the project and noted the changes to the project since the previous meeting. Staff noted the memorandum prepared for the meeting, which discussed the determination of County Counsel that the project was subject to the 2017 Adopted Mendocino Town Zoning Code. As a result, staff prepared two potential considerations for the Review Board for conditions of approval to address the concern regarding the non-conforming yard setbacks if they chose to approve the project.

Collin Maxwell, the applicant, presented the project.

PUBLIC COMMENT RECEIVED:

Lee Edmundson provided a handout to the Review Board and provided comments regarding the legal non-conforming structure.

Ed O'Brien provided oral comments to the Review Board stating he did not feel that the project fit with the character of the Town.



Kelly Grimes provided oral comments to the Review Board and clarified the roof change of the structure with Staff.

Winnie Patrone, neighbor to the east of the site, provided oral comments to the Review Board.

REVIEW BOARD DISCUSSION:

Board Member Roth noted that he made a site visit and did discuss the project with the Applicant prior to the meeting. He requested some clarification from staff regarding the repair and replacement aspect of the residence and the variance question.

Staff clarified the two related issues of the percentage of repair and replacement and the potential variance to yard setbacks that the Review Board could consider with the proposed project if repair and replacement of the residence exceeded 50 percent.

Board Member Kappler expressed favor towards requiring adherence to the 50 percent repair and replacement regulation that, if exceeded, would require a conforming structure be built. Including yard setbacks and lot coverage required for the zoning district.

Staff noted the several different conditions of approval available in the memorandum for consideration of the Review Board if they wished to approve the project.

The Review Board inquired with staff regarding the consistency of the existing development and the parcel with the standards for the zoning district. Staff referred the Review Board to Table 1 within the staff report and answered questions regarding the consistency of the site with the standards.

Board Member Lamb commented that she appreciated the revisions to the water tower design but did not find that the residence fit with the character and harmony of Mendocino Town.

Chair Potash inquired with the applicant about the proposed windows in the dormers that were horizontal and suggested that they be made square.

The applicant agreed to the change the proposed windows in the dormers to square windows.

Chair Potash noted that the gutters should be copper.

The applicant agreed to change the proposed gutters to copper.

The Review Board agreed and directed staff to include a condition to reflect this.

Chair Potash inquired about the proposed pitch on the proposed garage.

The applicant agreed that the pitch would be 8:12.

The Review Board agreed and directed staff to include a condition to reflect this.

Chair Potash inquired about the proposed trim on the house.

Staff suggested that the Review Board could require the trim to be from the Historical Collection consistent with the Exterior Paint Policy of the Review Board.



The Review Board agreed and directed staff to include a condition to reflect this.

The Review Board discussed the concrete walkway.

The applicant proposed to lay concrete underneath brick as a compromise.

The Review Board agreed and directed staff to include a condition to reflect this.

The applicant requested approval of changing the window on the east elevation to a door.

The Review Board agreed with that change.

REVIEW BOARD ACTION:

Board Member Roth, seconded by Board Member Kappler, moved approval of the project with all conditions discussed by the Review Board in the discussion portion and Option 1 as presented on the memorandum by staff. The motion failed due to lack of a majority (2-2).

Upon motion by Chair Potash, seconded by Board Member Lamb, and carried by voice vote (4-0) MHRB_2016-0018 was approved with the revised conditions as specified by the Review Board in the discussion portion and Option 2 as presented in the memorandum by staff.

9b. CASE#: MHRB_2019-0009 (Continued from October 7, 2019)

DATE FILED: 8/23/2019

OWNER: JOHN & NANCY CONNELL

APPLICANT/AGENT: WINDSPIRIT AUM

REQUEST: Mendocino Historical Review Board Permit for after-the-fact request to remove trellis and wood-framed roof over existing first-floor deck and construct exterior stairs and an approximately 120 sq. ft. upper deck. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure, the "Pimentel House."

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45271 Ukiah St, Mendocino: (APN 119-217-05)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

PRESENTERS: Planner Cherry presented the detailed drawings provided by the applicant and noted there were no changes since the previous hearing in October.

John Connell, the owner, thanked the Review Board members for their recommendation to go to the Kelley House museum and thanked the guidance of Board Member Lamb for her instruction on how to proceed after the last hearing.

PUBLIC COMMENT RECEIVED:

Ed O'Brien provided oral comments to the Review Board.

Lee Edmundson provided oral comments to the Review Board.

REVIEW BOARD DISCUSSION:

Board Member Kappler commented that it seemed to be a well-designed project and felt that if the application was made to the Review Board prior to the work being completed, as it should have been, that it would have been approved.

Board Member Roth agreed with Board Member Kappler.



Chair Potash asked if Karen McGrath was willing to answer a few questions regarding if she felt that the structure in question was still a Category 1 Historic Structure despite modifications made to the structure throughout time.

Karen McGrath did not feel that she could definitively state if it was still a Category 1 because she was not certain of the criteria used to determine the Category rankings.

Board Member Lamb commented that the house was previously altered and that was why the Review Board could support the change.

Staff recommended adding Board Member Lamb's statement to finding A of the staff report.

The Review Board agreed.

REVIEW BOARD ACTION: Upon motion by Review Board Member Lamb, seconded by Board Member Kappler, and carried by a 4-0 voice vote MHRB_2019-0009 was approved.

10. Matters from Board.

10a. Distribution of Final Letter to Board of Supervisors on MHRB membership.

Board Member Kappler had comments regarding the drafting of the letter and discussed those comments with the Review Board. These included some minor revisions and corrections and inclusion of a date on the letter.

Chair Potash and Board Member Roth discussed revisions to the letter regarding the proposed historical expertise criteria for membership.

Motion was made by Board Member Roth to incorporate the changes regarding clean-up of the bullet points on the letter, inclusion of a date, and incorporation of the paragraph regarding expertise that was previously sent to the Board of Supervisors regarding membership, seconded by Chair Potash, by a show of hands the motion passed (4-0).

10b. Discussion: Preservation of tin roofs within the Town and possible direction to Staff.

Chair Potash requested that Karen McGrath provide comments regarding the topic.

Karen McGrath discussed the sites that had tin roofs historically. She noted that several sites in the Town had wood-shake roofs originally that were then changed to tin roofs.

Lee Edmundson provided comment on the discussion. He stated that Supervisor Williams assured him that a de minimus amendment would be processed for this topic to address tin roofs within the Town. He also stated he had already contacted the California Coastal Commission to determine if the proposed revision would be considered de minimus.

Board Member Kappler commented on the proposed language that was presented by Mr. Edmundson and disagreed with the language, as presented.

Chair Potash requested that the Review Board comment on if they agreed with the concept of preservation of tin roofs and particularly those being under Review Board authority.

The Review Board agreed that preservation of tin roofs should be under Review Board authority and requested that the record reflect that.



Ishvi Aum provided comment on the discussion.

11. Matters from the Staff.

- 11a.** Directors Report, including guidance to staff about distributing projects to Kelley House Museum for their comments.

After discussion, it was determined that Planning and Building would have several test cases referred to the Kelley House Museum and would work with Karen McGrath regarding appropriate criteria to consider for when referral would be appropriate.

- 11b.** Code Enforcement Update in the Town of Mendocino.

Staff noted the memorandum prepared by the Interim Code Enforcement Manager regarding the status of code enforcement cases within the Town.

Ed O'Brien provided comment requesting more details on the Code Enforcement Report.

Director Schultz agreed that he would discuss the content of the Code Enforcement Report with the Manager for Code Enforcement.

- 11c.** Recognition of Chair Potash for his service on the Review Board.

Staff presented a plaque to Chair Potash recognizing his years of service on the Review Board.

12. Adjourn

The meeting concluded at 10:07 p.m.