

# 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 7, 2020

### VIRTUAL MEETING (PURSUANT TO STATE EXECUTIVE ORDER N-29-20) Before the Mendocino Historical Review Board Fair Statement of Proceedings (Pursuant to California Government Code Section 25150)

ADOPTED ACTION MINUTES – SPECIAL MEETING                      December 7, 2020

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.

The minutes were adopted at the February 1, 2021 MHRB meeting.

#### 1. Call to Order.

The Review Board convened at 2:00 p.m. for its scheduled special meeting.

#### 2. Roll Call.

##### Present

Review Board Members: Kappler, Lamb, Saunders and Roth.

Planning and Building Services Staff: Planner Cherry and Chief Planner Acker Krog.

#### 3. Determination of Legal Notice.

Hearing was properly noticed.

#### 4. Approval of Minutes.

##### 4a. October 5, 2020

Upon motion by Board Member Roth, seconded by Board Member Kappler, and carried by a voice vote (4-0), the Mendocino Historical Review Board approved the October 5, 2020 minutes.

#### 5. Correspondence.

None.

#### 6. Report from the Chair.

Chair Lamb noted that the Board is still seeking an additional Board member to join to the Board and would soon be seeking two members with her term on the Board ending.

#### 7. Public Expression.



None.

**8. Consent Calendar.**

None.

**9. Public Hearing Items.**

Chair Lamb recused herself from the Public Hearing items and Vice Chair Roth took over Chair responsibilities for the Public Hearing items.

**9a. CASE#:** MHRB\_2020-0013

**DATE FILED:** 10/15/2020

**OWNER/APPLICANT:** LORENA AND KRISTIAN AKIN

**REQUEST:** A request for a Mendocino Historical Review Board Permit for construction of a new two-story house with detached garage with drawing room; water storage tank; and picket fence.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 44900 Ukiah Street, Mendocino (APN: 119-150-34)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry provided the staff presentation.

Kristian and Lorena Akin, Applicants, provided a presentation of the project and noted their availability to answer any questions of the Review Board.

**PUBLIC COMMENT:** None.

**REVIEW BOARD DISCUSSION:**

Board Member Kappler inquired with the Applicants about the necessity of the skylight and about the proposed solar roofing shingles. Board Member Kappler supported the skylight and recommended deletion of the portion of Condition 9 that prohibited skylights.

Discussion amongst the Review Board members focused on the sidewalk and what an appropriate surface would be.

Board Member Kappler recommended removal of the sidewalk entirely.

The Review Board felt that the design of the structure was in harmony with the District and generally supported the project.

Additional discussion occurred regarding the sidewalk and ultimately Condition 14 was recommended.

**REVIEW BOARD ACTION:** Upon motion by Review Board Member Kappler, seconded by Board Member Saunders, and carried by a unanimous voice vote (3-0), the project was approved with modified conditions from those in the Staff Report including modification to Condition of Approval 9 removing the prohibition on skylights and the addition of Conditions 14 and 15, as detailed below:

Condition 14: The existing sidewalk fronting Ukiah Street shall be removed and replaced with grass. If Mendocino County Department of Transportation suggests revisions, then the recommended revisions shall be considered by the Review Board and shall become a part of MHRB Permit 2020-0013.



Condition 15: Solar shingles shall be installed. Solar panels are prohibited. The south facing solar shingles may be active; the north facing solar shingles may be inactive and shall be identical in appearance to the south facing shingles.

**9b. CASE#:** MHRB\_2020-0014

**DATE FILED:** 11/2/2020

**OWNER:** JUNE SCOLFIELD

**APPLICANT:** NATE & KIM PETERS

**AGENT:** THOMAS THOMSON

**REQUEST:** A Mendocino Historical Review Board Permit request to construct a single-family residence by remodeling an existing garage.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 44910 Ukiah St, Mendocino (APN: 119-150-35)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**PRESENTERS:** Planner Cherry provided the staff presentation.

Tom Thomson, Agent, provided a presentation of the project and noted his availability to answer any questions of the Review Board.

Kim Peters, Applicant, was also available.

**PUBLIC COMMENT:** None.

**REVIEW BOARD DISCUSSION:**

Board Member Saunders inquired about the sidewalk near this site and as it related to the previous project. The Agent stated the intent to work with the applicants of MHRB\_2020-0013 to establish a consistent surface.

Board Member Kappler inquired about the privacy fencing along Ukiah Street and the Agent responded to his questions.

Vice Chair Roth inquired if the chain link fence that currently exists would be removed and the Agent stated that yes it would be removed as part of the project.

**REVIEW BOARD ACTION:** Upon motion by Review Board Member Kappler, seconded by Board Member Saunders, and carried by a unanimous voice vote (3-0), the project was approved with Conditions as detailed in the Staff Report and the addition of Condition 14 to read as follows:

Condition 14: The existing sidewalk fronting Ukiah Street shall be removed and replaced with grass. If Mendocino County Department of Transportation suggests revisions, then the recommended revisions shall be considered by the Review Board and shall become a part of MHRB Permit 2020-0014.

**10. Matters from the Board.**

**10a. Discussion and Possible Direction:** Secretary of Interior Standards related to Solar Installations.

Staff apologized to the Review Board for not having been able to complete a memorandum regarding the Secretary of Interior Standards.

**REVIEW BOARD ACTION:** At the direction of the Review Board and with agreement by Staff the item was been continued to the January 4, 2021 Agenda.



**11. Matters from the Staff.**

- 11a.** Conference with Property Owner Regarding Roof-Mounted Solar Array at 44960 Ukiah Street, Mendocino (Reference BF\_2020-0660).

**REVIEW BOARD ACTION:** The Review Board did not feel there was adequate information in front of them for a conference to be held and directed Staff to bring the item forward with additional information at the January 4, 2021 MHRB Agenda.

- 11b.** Potential exemption pursuant with MCC Section 20.760.040(A), a request to construct a louvered surround and install a generator at 44960 Albion St (BF\_2020-0514).

Vice Chair Roth recused himself from the item.

**REVIEW BOARD ACTION:** The Review Board found the project to be exempt and that no Review Board Permit would be required.

- 11c.** Urgency Ordinance No. 4472 Regarding Temporary Business Modifications During the COVID-19 Pandemic, Approved by the Mendocino County Board of Supervisors on October 20, 2020.

Chief Planner Acker Krog presented the Urgency Ordinance as solely informational to the Review Board and answered any questions of the Review Board regarding the Urgency Ordinance.

- 11d.** Recognition of Chair Lamb for her service on the Review Board.

Chair Lamb provided comment regarding her time on the Review Board.

Vice Chair Roth provided comments regarding Chair Lamb's service on the Review Board and virtually presented a plaque to her.

**12. Adjournment.**

Meeting adjourned at 4:25 p.m.