

Mendocino Historical Review Board

c/o Planning & Building Services
752 South Franklin Street
Fort Bragg, CA 95437
964-5379



Mendocino Historical Review Board DRAFT Action Minutes – OCTOBER 6, 2025

DRAFT MINUTES – OCTOBER 6, 2025

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 December 1, 2025 MHRB meeting.

AGENDA ITEM NO. 1 – CALL TO ORDER

The Review Board convened at 4:00 p.m. for its scheduled site views. The sites viewed were Agenda Items *9a and *9b. Review Board Members were present, including Chair Madrigal, Review Board Member Herbert, and Review Board Member Lamb. Review Board Member Saunders was absent by pre-arrangement. Vice Chair Lopez was absent. Planner II Jessie Waldman was present. The site views concluded at 4:32 p.m.

The Review Board reconvened at 6:02 p.m. for its scheduled regular meeting and Vice Chair Lopez was in attendance.

AGENDA ITEM NO. 2 – ROLL CALL

Present: Chair Madrigal, Vice Chair Lopez, Review Board Member Herbert and Review Board Member Lamb.

Absent: Review Board Member Saunders was absent by pre-arrangement.

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 AUGUST 4, 2025 ACTION MINUTES

Presenter/s: Chair Madrigal.

Chair Madrigal abstained as Madrigal was not present at the August 4, 2025 MHRB Hearing.

Public Comment: None.

Board Action: Upon motion by Vice Chair Lopez, seconded by Review Board Member Herbert, IT IS ORDERED that the Mendocino Historical Review Board adopts the August 4, 2025 Action Minutes. The motion carried by the following vote:

Aye: 3 - Vice Chair Lopez, Review Board Member Herbert, and Review Board Member Lamb.

No: 0 – None.

Abstained: 1- Chair Madrigal.

Absent: 1 – Review Board Member Saunders.

AGENDA ITEM NO. 5 – CORRESPONDENCE

Presenter/s: Chair Madrigal.

Public Comment: League of Women Voters Invitation.

Board Action: None.

AGENDA ITEM NO. 6 – REPORT FROM CHAIR

Presenter/s: Chair Madrigal.

Public Comment: None.

Board Action: None.

AGENDA ITEM NO. 7 – PUBLIC EXPRESSION

Presenter/s: None.

Public Comment: None.

Board Action: No Action Taken.

AGENDA ITEM NO. 8 - CONSENT CALENDAR

Presenter/s: None.

Public Comment: None.

Board Action: No Action Taken.

AGENDA ITEM NO. 9. PUBLIC HEARING ITEMS

9A) AUTHORIZATION OF THE ISSUANCE OF MENDOCINO HISTORICAL REVIEW BOARD PERMIT NO. MHRB_2025-0009 (FERGUSON, EXTERIOR ALTERATION) REQUEST FOR EXTERIOR ALTERATIONS TO THE MULTI-USE STRUCTURE. NOTE: CATEGORY IVB, REMNANTS OF 2ND ODD FELLOWS HALL. ON PROPERTY LOCATED AT 10551 KASTEN STREET, MENDOCINO; APN: 119-233-01.

Presenter/s: Jessie Waldman Planner II; Ishvi Aum & Sunny Chancellor, both of Aum Construction, Inc., Agent(s).

Public Comment: None.

Board Action: Upon motion by Vice Chair Lopez, seconded by Review Board Member Lamb, IT IS ORDERED that the Mendocino Historical Review Board approves the project and adopts the findings with the omission of Condition number 6 and revisions to previously numbered Conditions 7c(2), 7(c)(3) and 8 of the recommended conditions of approval within the Staff Report. The motion carried by the following vote:

Adopted omissions and revisions to the recommended conditions of approval within the Staff Report to read:

6. *Pursuant to MTZC Section 20.760.050, in accordance to Mendocino Historical Review Board Standards, the owner, applicant shall adhere to the following:*
 - a. *The architecture, size, materials, details, proportion, height, texture, color, facade treatment and fenestration of the work proposed insofar as the same affects the appearance of the subject property and other property within the district; and*
 - b. *Sidewalks of brick, flagstone, or board are allowed. Driveways of grass, gravel or turfstone pavers are allowed. Major coverage of front yard setbacks is prohibited; and*
 - c. *Exterior Painting: In the use of paint color schemes involving more than one (1) color, the "accent" color shall be limited to those parts of the structure, defined herein:*
 1. *(a) Basic color: applied to exterior siding; and*
 2. *(b) Trim and accent color: applied to soffits, fasciae, and trim; and*
 - d. *Proportions of Windows and Doors. The proportions and relationships between doors and windows of any new development and of any proposed alteration or new construction to a landmark structure shall be compatible with the architectural style and character of the structure and with surrounding structures in the same Historical Zone; and*
 - e. *Roof Shape. The design of the roof of any new development and of any proposed alteration or new construction to a landmark structure shall be compatible with the architectural style and character of the structure and surrounding structures in the same Historic Zone; and*
7. *The sliding glass door proposed at the 3rd level, southern elevation, shall be French doors, with a single light per door.*
8. *New or replacement exterior building materials shall not include use of imitation or synthetic materials, such as aluminum or vinyl siding, imitation stone, imitation brick, plastic laminated beams, concrete block or boards, stucco or asbestos shingles or panels, or plywood panels.*

Aye: 4 – Chair Madrigal, Vice Chair Lopez, and Review Board Member Herbert, and Review Board Member Lamb.

No: 0 – None.

Absent: 1 – Review Board Member Saunders.

9B) AUTHORIZATION OF THE ISSUANCE OF MENDOCINO HISTORICAL REVIEW BOARD PERMIT NO. MHRB_2025-00011 (PATTERSON'S PUB MENDOCINO, LLC & SPRING POND PROPERTY ,LLC, EXTERIOR ALTERATIONS) REQUEST FOR THE CONSTRUCTION OF A 6-FT WIDE X 8-FT HIGH X 6-FT DEEP WOODEN ARBOR AT THE ENTRANCE TO THE EXISTING GARDEN, LOCATED BETWEEN THE PATTERSON'S PUB BUILDING AND HARVEST MARKET GROCERY STORE. (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 & 10501 LANSING STREET. APN: 119-150-06 & 119-150-44.

Presenter/s: Jessie Waldman Planner II; Jeanie Dobbins, representing Agent.

Public Comment: Jennifer Bosna.

Board Action: Upon motion by Vice Chair Lopez, seconded by Review Board Member Lamb, IT IS ORDERED that the Mendocino Historical Review Board approves the project and adopts the findings and with an additional condition to the recommended conditions of approval within the Staff Report.

Adopted Condition number 6 reads: *Arbor finish to match pergola finish.*

The motion carried by the following vote:

Aye: 4 – Chair Madrigal, Vice Chair Lopez, and Review Board Member Herbert, and Review Board Member Lamb.

No: 0 – None.

Absent: 1 – Review Board Member Saunders.

3-minute Break – Close windows in Curry Room.

Chair Madrigal reordered the agenda to take Item 11 before Item 10.

***AGENDA ITEM NO. 11A – MATTERS FROM THE STAFF**

11A) REQUEST FOR COMMENT ON STANDARD COASTAL DEVELOPMENT PERMIT, CDP_2024-0023, TO ADD FIVE (5) ADDITIONAL VISITOR SERVING FACILITIES (VSF) COMBINING DISTRICT LODGING UNITS TO THE MACCALLUM HOUSE SUITES (REED MANOR) FOR A TOTAL OF TEN (10) VISITOR SERVING FACILITY UNITS. ON PROPERTY AT 10691 PALETTE DRIVE, MENDOCINO; APN: 119-140-23.

Presenter/s: Jessie Waldman Planner II, Planning and Building Services.

Public Comment: None.

Board Action: No Action Taken.

***AGENDA ITEM NO. 11B – MATTERS FROM THE STAFF**

11B) REQUEST FOR COMMENT ON MAJOR COASTAL DEVELOPMENT USE PERMIT, U_2025-0004, TO ALLOW FOR EATING AND DRINKING ESTABLISHMENT AND FOOD AND BEVERAGE PREPARATION (WITHOUT CONSUMPTION). PROJECT TO ALSO INCLUDE SHARED COMMERCIAL KITCHEN TO BE USED BY ONSITE TENANTS, USE OF COURTYARD FOR CATERED EVENTS, AND CONVERSION OF EXISTING COMMERCIAL SPACE TO RESIDENTIAL. ON PROPERTY AT 10550 LANSING STREET, MENDOCINO; APN: 119-160-31.

Presenter/s: Jessie Waldman Planner II, Planning and Building Services; Review Board Member Lamb.

Public Comment: None.

Board Action: No Action Taken.

***AGENDA ITEM NO. 10 – MATTERS FROM THE BOARD MEMBERS**

Presenter/s: Chair Madrigal.

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 Vice Chair Lopez, seconded by Review Board Member Lamb, IT IS ORDERED that the Mendocino Historical Review Board meeting be adjourned at 7:08 p.m.

Aye: 4 - Chair Madrigal, Vice Chair Lopez, and Review Board Member Herbert and Review Board Member Lamb.

No: 0 – None.

Absent: 1 – Review Board Member Saunders.