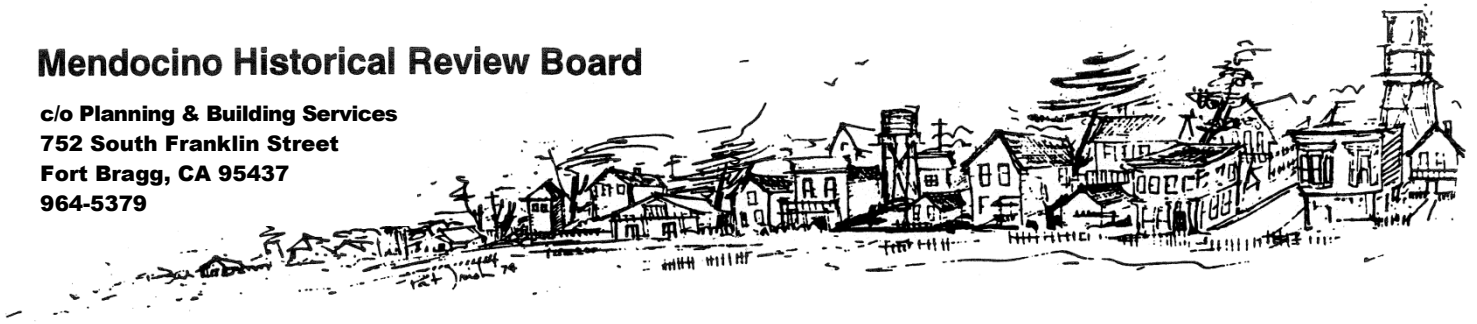


# Mendocino Historical Review Board

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



## Mendocino Historical Review Board DRAFT Action Minutes – DECEMBER 1, 2025

### DRAFT MINUTES – DECEMBER 1, 2025

These are action minutes. For a complete transcript of the meeting, please request a copy of the digital audio 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 January 6, 2026 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 Item \*9b. Review Board Members were present, including Review Board Member Saunders, Review Board Member Herbert, and Review Board Member Lamb. Chair Madrigal and Vice Chair Lopez were absent by pre-arrangement. Planner II Jessie Waldman was present. The site views concluded at 4:26 p.m.

The Review Board reconvened at 6:00 p.m. for its scheduled regular meeting and Chair Madrigal and Vice Chair Lopez were in attendance.

### AGENDA ITEM NO. 2 – ROLL CALL

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

**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 OCTOBER 6, 2025 ACTION MINUTES

**Presenter/s:** Chair Madrigal.

Review Board Member Saunders abstained as Saunders was not present at the October 6, 2025 MHRB Hearing.

**Public Comment:** None.

**Board Action:** Upon motion by Review Board Member Lamb seconded by Vice Chair Lopez, IT IS ORDERED that the Mendocino Historical Review Board adopts the October 6, 2025 Action Minutes. The motion carried by the following vote:

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

No: 0 – None.

Abstained: 1 - Review Board Member Saunders.

Absent: 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:** Chair Madrigal.

**Public Comment:** None.

**Board Action:** None.

**AGENDA ITEM NO. 7 – PUBLIC EXPRESSION**

**Presenter/s:** Chair Madrigal.

**Public Comment:** Debra Lennox presented a 45901 Capella Street Site Plan, as shown on *Attachment A*; Daniel Dickson.

**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 AMENDMENT OF THE RULES AND BYLAW OF THE MENDOCINO HISTORICAL REVIEW BOARD.**

**Presenter/s:** Planner Waldman; 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 adopts the Amendment of the Rules and Bylaws of The Mendocino Historical Review Board. The motion carried by the following vote:

Aye: 5 – Chair Madrigal, Vice Chair Lopez, Review Board Member Saunders, Review Board Member Herbert, and Review Board Member Lamb.

No: 0 – None.

Absent: 0 – None.

**9B) AUTHORIZATION OF THE ISSUANCE OF MENDOCINO HISTORICAL REVIEW BOARD PERMIT NO. MHRB\_2025-0010 (NOVAK, EXTERIOR ALTERATIONS) REQUEST TO EXPAND AN EXISTING VETERINARY CLINIC BY 168 SQUARE FEET (SF) FOR ADDITIONAL LANDING AND STAIRS CONNECTING THE 2ND LEVEL STORAGE AT TREATMENT BARN AND 270 SF OF INTERIOR SPACE FOR NEW ACCESSIBLE CLIENT RESTROOM, HALLWAY AND OFFICE SPACE FOR VETERINARIAN BUSINESS, AND RELOCATE ONE PAVED ADA ACCESSIBLE PARKING SPACE. NOTE: THIS LOCATION IS LISTED IN THE MENDOCINO TOWN PLAN APPENDIX 1 AS A CATEGORY IIA HISTORIC STRUCTURE “NETTIE PADDLEFORD HOUSE”. ON PROPERTY LOCATED AT 10490 HOWARD STREET. APN: 119-150-05.**

**Presenter/s:** Jessie Waldman Planner II; Karen Novak, Owner; Daniel Dickson, representing Agent.

**Public Comment:** Debra Lennox.

**Board Comment(s):** Review Board Member Herbert presented hand drawings of proposed exterior alterations and partial Sverko records, as shown on *Attachment B*.

**Board Action:** Upon motion by Review Board Member Lamb, seconded by Vice Chair Lopez, IT IS ORDERED that the Mendocino Historical Review Board approves the project subject to the findings and conditions within the Staff Report. The motion carried by the following vote:

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

No: 1 – Review Board Member Herbert.

Absent: 0 – None.

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

**Presenter/s:** None.

**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 Saunders, IT IS ORDERED that the Mendocino Historical Review Board meeting be adjourned at 6:55 p.m.

Aye: 5 – Chair Madrigal, Vice Chair Lopez, and Review Board Member Saunders, Review Board Member Herbert, and Review Board Member Lamb.

No: 0 – None.

Absent: 0 – None.

## **ATTACHEMENTS**

- A.** Debra Lennox, 45901 Capella Street Site Plan, received December 1, 2025.
- B.** Hand drawings of proposed exterior alterations and partial Sverko records, received December 1, 2025.