

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 – JANUARY 5, 2026

DRAFT MINUTES – JANUARY 5, 2026

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 February 2, 2026 MHRB meeting.

AGENDA ITEM NO. 1 – CALL TO ORDER

The Review Board convened at 4:30 p.m. for its scheduled site views. The sites viewed were Agenda Item *8a. Review Board Members were present, including Chair Madrigal, Vice Chair Lopez, Review Board Member Saunders, Review Board Member Herbert, and Review Board Member Lamb. Planner II Jessie Waldman was present. Agent Todd Newberger. Members of the Public Barbara & Emit Skoog. The site views concluded at 4:36 p.m.

The Review Board reconvened at 6:02 p.m. for its scheduled regular meeting.

AGENDA ITEM NO. 2 – ROLL CALL

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

Absent: Vice Chair Lopez 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 DECEMBER 1, 2025 ACTION MINUTES

Presenter/s: Chair Madrigal.

Public Comment: None.

Board Action: Upon motion by Review Board Member Lamb, seconded by Review Board Member Herbert, IT IS ORDERED that the Mendocino Historical Review Board adopts the December 1, 2025 Action Minutes. The motion carried by the following vote:

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

No: 0 – None.

Absent: 1 – Vice Chair Lopez.

AGENDA ITEM NO. 5 – CORRESPONDENCE

Presenter/s: None.

Public Comment: None.

Board Action: No Action Taken.

***AGENDA ITEM NO. 6 – PUBLIC EXPRESSION**

Presenter/s: Chair Madrigal.

Public Comment: None.

Board Action: No Action Taken.

AGENDA ITEM NO. 7 - CONSENT CALENDAR

Presenter/s: None.

Public Comment: None.

Board Action: No Action Taken.

AGENDA ITEM NO. 8. PUBLIC HEARING ITEMS

8A) AUTHORIZATION OF THE ISSUANCE OF MENDOCINO HISTORICAL REVIEW BOARD PERMIT NO. MHRB_2025-0013 (SHEPARD, EXTERIOR ALTERATIONS) REQUEST FOR A NEW FENCE, GATE AND RAIN SCREEN, AND CONCRETE PAD FOR MECHANICAL EQUIPMENT TO SERVE THE SHED AND A VARIANCE FOR A 2 FOOT 8 INCHES REDUCED SETBACK AT THE SIDE YARD. NOTE: THE SITE IS LISTED AS A CATEGORY I HISTORIC RESOURCE IN APPENDIX 1 OF THE MENDOCINO TOWN PLAN, THE FLANAGAN-ESCOLA HOUSE 1889. ON PROPERTY LOCATED AT 44901 PINE STREET. APN: 119-150-05.

Presenter/s: Jessie Waldman Planner II; Todd Newberger, Applicant/Agent.

Public Comment: None.

Board Comment(s): None.

Board Action: Upon motion by Review Board Member Saunders, seconded by Review Board Member Lamb, 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, Review Board Member Saunders, Review Board Member Herbert, and Review Board Member Lamb.

No: 0 – None.

Absent: 1 – Vice Chair Lopez.

AGENDA ITEM NO. 9A – MATTERS FROM THE BOARD

Presenter/s: Chair Madrigal.

Public Comment: None.

Board Action: No Action Taken.

AGENDA ITEM NO. 10 – REPORT FROM CHAIR

Presenter/s: Chair Madrigal, Review Board Member Lamb and Review Board Member Saunders.

Public Comment: None.

Board Action: Upon motion by Review Board Member Lamb, seconded by Review Board Member Saunders, IT IS ORDERED that the Mendocino Historical Review Board request Staff to provide information regarding Brown Act training, MHRB Responsibilities, and adopted policies and guidance documents, including MHRB Adopted Policies, Voting Protocols and Conflict of Interest information. The motion carried by the following vote:

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

No: 0 – None.

Absent: 1 – Vice Chair Lopez.

AGENDA ITEM NO. 11 – MATTERS FROM THE STAFF

Presenter/s: None.

Public Comment: None.

Board Action: No Action Taken.

* 6:17 pm - Chair Madrigal re-opened Public Expression.

AGENDA ITEM NO. 6 – PUBLIC EXPRESSION

Presenter/s: Chair Madrigal.

Public Comment: Severine Welcome.

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 Lamb, IT IS ORDERED that the Mendocino Historical Review Board meeting be adjourned at 6:24 p.m.

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

No: 0 – None.

Absent: 1 – Vice Chair Lopez.