



MEMORANDUM

DATE: APRIL 6, 2026
TO: Mendocino Historical Review Board
FROM: Jessie Waldman, Acting Executive Secretary
SUBJECT: Matters from Review Board – Sidewalks, Walkways, and Landscaping, Trees, and Mendocino Historical Review Board purview

BACKGROUND: on March 2, 2026, the MHRB directed Staff to provide clarifications regarding sidewalks, walkways, landscaping, trees, and Mendocino Historical Review Board purview.

REGULATION(S):

[Mendocino Town Plan \(MTP\) Section 2 Definitions](#) provides the following definitions:

40. Impervious Surface: *A structure, surface covering, or pavement that prevents absorption and infiltration of rainfall or stormwater runoff. Impervious surfaces include, but are not limited to, roofed structures, walkways, patios, driveways, parking lots, paved storage areas, impervious concrete and asphalt surfaces, and any other continuous watertight pavement or covering. Pavements that are designed and maintained to be permeable, including pavers with pervious openings or joints, underlain with pervious soil and/or pervious storage material (such as a gravel layer) to absorb and retain rainfall or runoff, do not constitute impervious surfaces.*

46. Lot Coverage: *The percentage of gross lot area covered by all buildings and structures on a lot, including decks, porches and covered walkways, but excluding uncovered required parking areas, landscaping, patios, terracing, and rainwater, groundwater, or potable water storage tanks.*

[MTP Section 3. 1992 Town Plan Setting, Description, and Background 3.4.9 Design Guidelines](#) states in part, “The Mendocino Town Plan includes both Design Policies and the Mendocino Historic Review Board Design Guidelines (Appendix 7). ... Trees and landscaping, including the planting and removal of vegetation, must also be reviewed in the application process.”

Action DG-1.3 *The Mendocino Historic Review Board Design Guidelines (1987) set criteria to ensure preservation, protection, enhancement, rehabilitation, reconstruction, restoration, and perpetuation of existing structures of historical significance in a manner consistent with the character of the Town. Such criteria include, but are not limited to, architectural design, size, height, dormers, windows, structures, appurtenances, proportion and placement of improvements on the parcel, and landscaping, including planting or removal of vegetation, must be reviewed in the application process. The Mendocino Historic Review Board Design Guidelines shall be consistent with the Historical Preservation District For Town of Mendocino Ordinance (1973, as amended) and the Mendocino Town Local Coastal Program.*

[Mendocino Town Zoning Code \(MTZC\) Section 20.760.030\(E\) Work in Historical Zone A Requiring Approval](#) states the following, “None of the following activities shall be commenced or continued within Historic Zone A, nor shall any building, demolition or any other permit necessary for such work, be issued without prior approval of the Review Board except as specifically provided in Section 20.760.040.

(E) Walkways and driveways; and

(K) Any construction related to landscaping in excess of six (6) feet in height.

MTZC Section 20.760.040 Exemptions states the following, *The following activities shall be exempt from the provisions of this Chapter:*

- (N) *Reconstruction of an existing sidewalk and immediate area in exact replication of the undamaged original sidewalk and immediate area.”*

MTZC Section 20.760.050(A) Standards states the following, *“It is the intent of this Section to provide standards which shall be used by the Review Board when considering applications subject to the provisions of this Chapter:*

- (A) *Size, forms, materials, textures and colors shall be in general accord with the appearance of structures built in Mendocino prior to 1900. To this end they shall be in general accord with the designs as exemplified, but not limited to, those depicted in the photographs contained in Exhibit "B," a book of photographs which is incorporated herein by reference and is available for public inspection through the Clerk of the Mendocino Historical Review Board. This section shall not be interpreted as requiring construction to be with the forms, materials, textures, colors or design as used in Mendocino prior to 1900, but only that the construction be compatible with and not in disharmony with the architectural standards herein expressed.*
- (5) *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.*
- (11) *Landscaping: Any construction related to landscaping in excess of six (6) feet in height shall be compatible with and not in disharmony with the existing structure(s) in the property or other structures in the District.*