

Mendocino Historical Review Board

c/o Planning & Building Services
120 West Fir Street
Fort Bragg, CA 95437
964-5379



MENDOCINO HISTORICAL REVIEW BOARD

MINUTES – REGULAR MEETING

August 7, 2017

These are action minutes. For a complete transcript of the meeting, please request a copy of the digital recording. Audio 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 will be approved, possibly with corrections, at the September 2017 MHRB meeting.

1. **Call to Order.** The Review Board convened at 6:30 PM for a site view at 44900 Little Lake Road. Following the site view, the Review Board Meeting began at 7:00 PM.
2. **Roll Call.** Review Board Members present: Arch, Simonich, Potash, and Robb. Lamb was absent.
3. **Determination of Legal Notice.** Public hearing items were properly noticed.
4. **Approval of Minutes.** No meeting minutes were presented for adoption.
5. **Correspondence.** None received.
6. **Report from the Chair.** No report given.
7. **Public Expression.** Members of Mendocino Rotary Foundation spoke about a future project to develop a park on vacant land.

Mr. K Grimes spoke about the Board of Supervisor's recently adopted MHRB application fees.

Mr. L Edmundson spoke about same and suggested the Review Board adopt a resolution stating their position on the fee increase.

8. **Consent Calendar.** None.
9. **Public Hearing Items.**
- 9a. **MHRB_2016-0032** State of California Department of Parks and Recreation. Staff presented the project, which was continued from the April 4, 2017 Review Board Meeting.



Staff explained that an extension of an previously approved ADA pathway was added to the scope of the proposal to allow a new path from the front of the Ford Carriage House to its back door landing. The pathway would be compacted crushed rock paving. Debra Lennox presented the project on behalf of the applicant and discussed the public bathroom project details (lighting, pavement, signage, and others). Loren Rex contributed to the presentation.

Review Board Member Simonich moved to approve the project with specific conditions and the motion was seconded by Member Robb. The two added conditions are: #7. Prior to issuance of a building permit, the property owner shall obtain the Review Board's approval of exterior lamps associated with the public restroom; and #8. Prior to issuance of a building permit, the property owner shall obtain the Review Board's approval of pavement material, color, texture, and finish for the paths adjacent to the public restroom.

The Review Board unanimously passed the motion and the project is approved by a 4-0 vote.

- 9b. MHRB_2017-0004** Gabriel Martin, Barn After-the-Fact. This item was noticed for the April 3, 2017 MHRB Meeting and, at the applicant's request continued to the following meeting dates: May 1, 2017, June 5, 2017 and August 7, 2017. Following staff's presentation, the applicant's presentation which included a request to extend the roof area further, and hearing questions from the public, the applicant requested a continuance to December 4, 2017. The Review Board Members concerns included the use of impervious materials, the size of the structure, and the roof shape.

- 9c. Amendment to MHRB Permit 2016-0001**, Mendocino County Department of Transportation. Following staff's presentation and hearing comments from the public, including D Lennox, M Kaczorowski, and L Edmundson, the Review Board discussed the proposed handrails. Review Board Member Potash moved to approve the amendment to MHRB Permit 2016-0001 and Member Simonich seconded the motion. Chair Arch requested that two missing trash receptacles that were installed in 2015 be replaced.

The Review Board unanimously approved the amendment by a 4-0 vote. The amended permit shall read as follows: "On August 7, 2017, the Mendocino Historical Review Board granted a permit amendment to add the installation of railings to the ramp. Railings shall be constructed from Redwood over a steel support frame. The interior of the ramp switchback shall also have tubular pipe handrails power coated the same color as the handrails on the adjacent stairs. Project finish materials (including cement pavement, Redwood, and metal handrails) shall be of similar color, texture, and finish to the existing sidewalk cement, stair handrails and balusters. Subject to standard conditions and findings."

10. Matters from the Review Board.

- 10a. Nomination and Election:** Mendocino Historical Review Board Chair and Vice Chair. Item 10a is continued to December 4, 2017.

- 10b. Discussion:** MCC Section 20.760.020 Establishment, Power, Duties and Responsibilities of Historical Review Board. Item 10b was not discussed and will be discontinued.



- 10c. Review Board Members requested that a discussion item be added to the next meeting agenda. The item would be whether to adopt a resolution stating that solar guidelines be added to the Mendocino Historic Design Guidelines without delay.

11. Matters from the Staff.

11a. Pedestrian pathway on Kasten between Ukiah and Albion Streets.

Staff was directed to place Item 11a on a future agenda for Review Board discussion.

11b. MCDOT striping parking spaces on Main and Lansing Streets.

Staff reported that MCDOT heard the concerns of the Review Board following the June MHRB meeting and the director will not proceed with striping if such direction is given by the Review Board Members. Public comments were received from T Graham, S Simonich, L Edmundson, K Petrykowski, M Graham, M Kaczorowski, D Lennox, and J Piasis.

Direction from the Review Board to staff was that the Members were divided regarding striping Main and Lansing Streets and that public supported the project.

11c. Commercial vehicle parking and recreational vehicle parking on public streets.

Staff discussed that MCC Section 14.28.050 prohibits camping or parking of trailers in Town and requested direction from the Review Board. Review Board Members asked to have the matter placed as an action item on the September 2017 MHRB Agenda.

11d. Installation of art within the public right-of-way.

Staff reported that if it is the wish of the Review Board, then MCDOT would enforce a requirement for an encroachment permit for work completed in the right-of-way near the corner of Lansing and Ukiah Streets. Review Board Members, after public expression was heard, directed staff to contact MCDOT and request that the property owner seek proper permits for work in the Right-of-Way and installing art in Historic Zone A.

11e. Amending the Mendocino Historical Review Board Design Guidelines.

Staff reported that amendments to the design guidelines would require an LCP amendment and it is not possible at this time to include such a request as a minor amendment to the Mendocino Town LCP Amendment that will be presented to the Board of Supervisors for adoption during the autumn of 2017. Public expression was heard from L Edmundson. The Review Board requested that the Director of Planning and Building Services, without delay, direct staff to include the Review Board's request to amend solar guidelines in the MHRB Design Guidelines.

12. Adjourn. The meeting concluded at 10:15 PM.