

Mendocino Historical Review Board

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



NOTICE OF PUBLIC HEARING FEBRUARY 6, 2017

The Board will begin at 7:00 PM at the Mendocino Community Center, located at the corner of School and Pine Streets, Mendocino.

ORDER OF AGENDA

1. Call to Order.
2. Roll Call.
3. Determination of Legal Notice.
4. Approval of the December 5, 2016 Minutes.
5. Correspondence.
6. Report from the Chair.
7. **Public Expression.** The Board welcomes participation in the Board meetings. Comments shall be limited so that everyone may be heard. Items of public expression are limited to matters under the jurisdiction of the Board which are not on the posted agenda, and items which have not already been considered by the Board. The Board limits testimony on matters not on the agenda to 3 minutes per person and not more than 10 minutes for a proposed item on a subsequent agenda.
8. **Consent Calendar.**
 - 8a. **CASE#:** MHRB_2016-0028
DATE FILED: 11/16/2016
OWNER: EGGER ERNEST ALOIS & CORINNE M
APPLICANT: SALLY STEWART
REQUEST: A Mendocino Historical Review Board Permit request to install a six-square-foot painted wood sign with copy "Southern Exposure salon studio hair 707-937-4430 Eminence Organic Skin Care Est 1980" and with blue and cream colors.
ENVIRONMENTAL DETERMINATION: Class 11 categorical exemption for accessory structures such as on-premise signs.
LOCATION: 10550 Lansing Street, Mendocino
STAFF PLANNER: JULIANA CHERRY
 - 8b. **CASE#:** MHRB_2016-0031
DATE FILED: 11/23/2016
OWNER: GREEN REAL ESTATE ENTERPRISES
APPLICANT: GARY BRODETSKY
AGENT: THE SIGN SHOP
REQUEST: A Mendocino Historical Review Board Permit request to install three signs and one wooden menu box for Mendocino Taqueria.



ENVIRONMENTAL DETERMINATION: Class 11 categorical exemption for accessory structures such as on premise signs.

LOCATION: 10483 Lansing Street, Mendocino; APN 119-150-07.

STAFF PLANNER: JULIANA CHERRY

8c. CASE#: MHRB_2017-0001

DATE FILED: 1/4/2017

OWNER/APPLICANT: BEAR FLAG MANAGEMENT LLC

AGENT: SARAMAGLIA & HAYES CONSTRUCTION

REQUEST: A request for a Mendocino Historical Review Board Permit to replace sliding doors with wooden French doors; replace windows with wooden double-hung windows; and replace an existing second-floor deck balustrade.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Article 19, Section 15331 Historical Resource Restoration/Rehabilitation, which is a Class 31 exemption consisting of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

LOCATION: 45090 Main St., Mendocino Area; APN 119-238-20.

STAFF PLANNER: JULIANA CHERRY

9. Public Hearing Items.

9a. CASE#: MHRB_2016-0029

DATE FILED: 11/18/2016

OWNER/APPLICANT: BROZICEVIC DON ATHOL & CYNTHIA

REQUEST: A Mendocino Historical Review Board Permit request to modify MHRB Permit MHRB_2016-0004. Requested modifications include changing fence details, the shed's exterior and an Italianate-style residence to a gabled, two-story home.

ENVIRONMENTAL DETERMINATION: Class 3(a) categorical exemption for one single-family residence in an urbanized area.

LOCATION: 45091 Calpella Street, Mendocino; APN 119-234-08.

STAFF PLANNER: JULIANA CHERRY

9b. CASE#: MHRB_2016-0030

DATE FILED: 11/23/2016

OWNER: BROWN JUDITH L TTEE

APPLICANT: HANK MCCUSKER

AGENT: THE SIGN SHOP

REQUEST: A Mendocino Historical Review Board Permit request to (1) install two wooden casement windows and (2) install one 20-by-30-inch wooden sign with copy "Nicholson House Inn."

ENVIRONMENTAL DETERMINATION: Class 11 categorical exemption for accessory structures such as on-premise signs.

LOCATION: 44861 Ukiah Street, Mendocino; APN 119-250-12

STAFF PLANNER: JULIANA CHERRY

10. Matters From the Board.



11. Matters From the Staff.

11a. CASE#: U_2016-0016

DATE FILED: 11/29/2016

OWNER: SISNELL PROPERTIES LLC

APPLICANT: RUTH SCHNELL

REQUEST: A Coastal Development Minor Use Permit authorizing the conversion of a second floor 900 square foot residential use into use as a Single Unit Rental.

ENVIRONMENTAL DETERMINATION: Section 15303 of Article 19 (Class 3): The conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Categorically Exempt

LOCATION: The site is located in the Coastal Zone, within the Town of Mendocino, on the south side of Little Lake Street (CR 407A) 150± feet west of its intersection with Lansing Street (CR 500) at 45021 Little Lake Street (APN 119-160-29).

STAFF PLANNER: ROBERT LAPORTE

12. Adjourn.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. APPLICATIONS MAY BE REVIEWED AT THE MENDOCINO COMMUNITY CENTER AND AT THE MENDOCINO COMMUNITY LIBRARY. The staff report is available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 964-5379 or 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Mendocino Historical Review Boards decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

APPEAL PROCESS. Persons who are dissatisfied with a decision of the MHRB may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the MHRB's decision. The appeal will be placed on the next available Board agenda and the appellant will be notified of the time and date. Appeals to the Board do not guarantee that the MHRB's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.