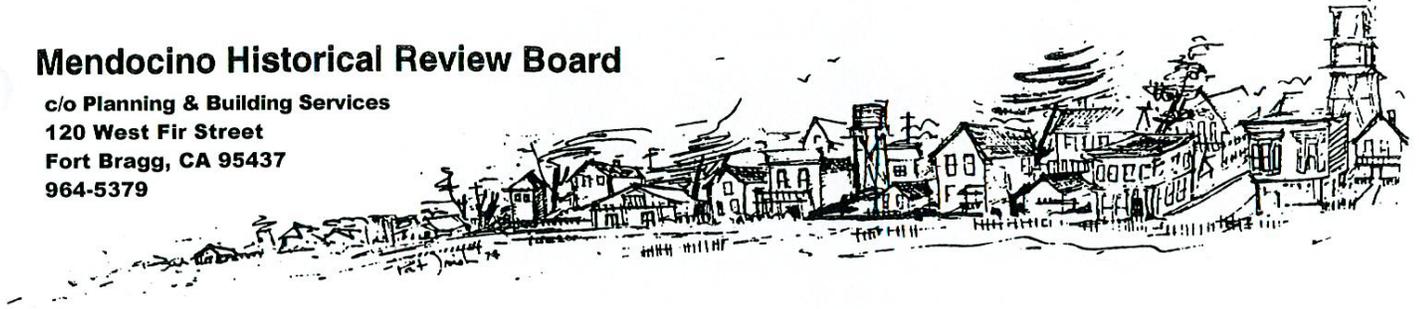


Mendocino Historical Review Board

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



MENDOCINO HISTORICAL REVIEW BOARD

DRAFT MINUTES – REGULAR MEETING

July 6, 2015

These are action minutes. For a complete transcript of the meeting please request a copy of the tapes. Cassette tapes of this meeting are available at the Planning and Building Department upon request. There is a fee of \$10.00 per tape.

Draft minutes will be approved, possibly with corrections, at the next MHRB meeting.

1. **Call to order:** The Board convened at 7:00 pm following a 6:30 pm scheduled site view at 45351 Calpella Street (Item 8a).
2. **Roll Call:** Board Members Lamb, Potash, Cameron, Arch and Sherman were present. Secretary Kinser and Planner III, Juliana Cherry, were present.
3. **Approval of Minutes:** Minutes were not available.
4. **Correspondence:** Mr. Edmundson submitted a nomination for the 2015 MHRB Preservation Award.
5. **Report from the Chair:** The Board of Supervisors will consider public expression about the Mendocino Town LCP at its July 21, 2015 Meeting in Fort Bragg, California.
6. **Public Expression.**

Mr. Schwartz read into the record June 9, 2015, correspondence from Mr. Mike Kelley, MCCSD, to Mr. Bill Kinser, PBS. Correspondence had not at that time been received.

Mr. Kelley commented on proper notice practices within the Town of Mendocino.

Mr. O'Brien commented on Code Enforcement practices and expressed concern about an item that was not scheduled for the July 6, 2015 MHRB meeting.

7. **Determination of Noticing:** Secretary Kinser stated that all items were properly noticed.
8. **Public Hearing Items.**

8a. **MHRB 2015-0011 (Continued from 6/1/2015) MHRB 2015-0011 St John Concurrent Variance and Cottage Restoration.** Request to substantially remodel/rebuild an existing 10' by 30' guest cottage and to shift the building location two feet to the north and west (away from lot lines). The remodel/rebuild would include the following: recycled redwood barn shingles to replace rolled roofing; existing shed roof to be replaced by 8 in 12 gable roof (with a height increase from 12' to 15'); existing redwood v-groove ship-lap siding to be replaced with rough redwood board and batten siding with all redwood trim; wood windows and doors to replace existing; copper gutter



and downspouts; redwood siding to be unpainted and doors and windows to be painted dark blue-gray. A variance from the side and rear yard setbacks is also requested. The variance would allow a reduction in the side yard setback from six (6) feet to two (2) feet and a reduction in the rear yard setback from ten (10) feet to two (2) feet. The project site is 45351 Calpella Street, Mendocino, APN 119-214-06.

Planner Juliana Cherry presented the application. Mr. St John presented the proposed renovation to an existing structure located in his backyard.

Following discussion by the Board, Member Potash moved to approve the proposal with a gabled roof at the height specified in the plans and Member Lamb requested the motion be amended to include oxidized copper gutters when she seconded the motion. The Board did not carry the motion voting 2-3 with Members Arch, Sherman, and Cameron dissenting.

Member Sherman moved to approve the proposal with the following amendments: the building would remain the same size, profile, and roof shape and the building location would shift two-feet by approving a concurrent variance for a 2-foot setback from the rear and side property lines. Oxidized-copper gutters would be installed. Board Member Arch seconded the motion. The motion passed 3-2 with Members Lamb and Potash dissenting.

9. Matters From the Board.

- 9a. Selection of 2015 Mendocino Historical Review Board Preservation Award Winner.**
The Board voted unanimously to acknowledge Mendosa's Store, a local historic building, for their installation of solar panels by awarding the Historic Preservation Award during the August MHRB Meeting. The site was nominated by multiple parties, including Mr. Edmundson.
- 9b.** Board Member Lamb reported that the Board of Supervisors approved monies to cover the additional cost of installing public trash receptacles in Town.
- 9c.** Board Member Sherman continues to research solar guidelines.
- 9d.** Board Members discussed, without action, various changes to the meeting agenda including adding consent items, considering multiple-year approval of some items, and possibly requesting the Director consider structural changes to the MHRB agenda.

10. Matters From the Staff: None.

11. Meeting adjourned at 10:30 pm.