

Mendocino Historical Review Board

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



NOTICE OF PUBLIC HEARING JANUARY 7, 2019

The Mendocino Historical Review Board will meet at 7:00 PM at the Mendocino Community Center – Curry Community Room, located at the corner of School and Pine Streets, Mendocino for the public hearing.

AMENDED ORDER OF AGENDA

1. Call to Order.
2. Roll Call.
 - 2a. Election of Chair and Vice Chair.
3. Determination of Legal Notice.
4. Correspondence.
5. Report from the Chair.
6. **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.
7. **Consent Calendar.**

None.
8. **Public Hearing Items.**
 - 8a. **CASE#:** MHRB_2018-0016
DATE FILED: 11/28/2018
OWNER: MICHAEL & MARILYN HUTTLESTON
APPLICANT: KEN HARRISON
REQUEST: A Mendocino Historical Review Board Permit request to replace wood boardwalk with brushed cement sidewalk along property fronting Lansing and Albion Streets. (Note: The Shell Garage is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I resource. Category I are landmark structures where construction date is known, history substantiated, and only minor alterations in character with original architecture.)
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 10450 Lansing Street, Mendocino (APN 119-236-05)
STAFF PLANNER: JULIANA CHERRY



9. Matters from the Board.

9a. CASE#: MHRB_2018-0004

DATE FILED: 2/9/2018

OWNER: MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION

APPLICANT/AGENT: MENDOCINO CITY COMMUNITY SERVICES DISTRICT

REQUEST: Review Board discussion and possible action approving an acknowledgment of PG&E's sensitivities and responsiveness to the Mendocino community's efforts to insure that new street lights visually harmonize with the Mendocino Historical Preservation District.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: JULIANA CHERRY

10. Matters from the Staff.

10a. CASE#: MHRB_2015-0024

DATE FILED: 10/19/2015

OWNER: ERNEST & CORINNE EGGER AND ISHVI BENZVI AUM AND NANCY SUSAN LEBRUN

APPLICANT: EGGER & AUM

AGENT: ERNEST EGGER

REQUEST: MHRB Permit 2015-0024 denied a request to change the corrugated roof above Anderson Alternatives to composition shingles. Staff and the property owner seek direction from the Review Board regarding the 2018 change in roofing material.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Town of Mendocino, on a single-lot facing Lansing Street between its intersections with Calpella and Little Lake Streets, located at 10550 Lansing Street, Mendocino (APN 119-160-31).

STAFF PLANNER: JULIANA CHERRY

10b. CASE#: CDP_2018-0023

DATE FILED: 8/27/2018

OWNER: MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION

APPLICANT: HOWARD DASHIELL

AGENT: JOHN CYLWIK

REQUEST: Regarding a Standard Coastal Development Permit request to repair roadway, install replacement water inlet, water distribution pipes, junction box, and remove down trees on embankment within the County right-of-way for Main St. (CR 407E).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Town of Mendocino, 0.01± miles west of the intersection of Main St. (CR 407E) and State Route 1, within the County road right-of-way, located at MP (mile marker) 0.01 Main St., Mendocino.

STAFF PLANNER: JULIANA CHERRY

10c. CASE#: CDP_2018-0026

DATE FILED: 10/11/2018

OWNER: DENISE MCNICOL

AGENT: DEBRA LENNOX

REQUEST: Standard Coastal Development Permit request, pursuant with MCC Section 20.684.030(H) Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures, to allow one additional Visitor Serving Unit at the Headlands Inn where 6 are currently allowed.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Town of Mendocino, located at 10453 Howard St (CR 408); APN 119-250-43.

STAFF PLANNER: JULIANA CHERRY



10d. CASE#: U_2018-0021

DATE FILED: 9/10/2018

OWNER: ARVIN & BETH REED

APPLICANT: SMITHWOOD MERCANTILE, LLC

REQUEST: A Minor Use Permit request to allow for a beer and wine tasting room, the retail sales of picnic and outdoor merchandise, and interior improvements.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Town of Mendocino, on the northwest block at the intersection of Main St. (CR 407E) and Lansing St. (CR 500), located at 45000 Main St., Mendocino (APN: 119-238-16).

STAFF PLANNER: SAM VANDEWATER

11. 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.mendocinocounty.org/pbs. 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.



ARCHAEOLOGICAL COMMISSION AGENDA

JANUARY 9, 2019
2:00 PM

**Department of Planning and Building Services
860 North Bush Street, Ukiah, California
Public Conference Room**

ORDER OF AGENDA

1. ROLL CALL

- 2. ARCHAEOLOGICAL COMMISSION ADMINISTRATION:** The applications listed below will be reviewed by the Archaeological Commission. You are invited to attend and provide any information pertinent to these applications. If you have photographs of the site, you are encouraged to bring them.

3. SURVEY REQUIRED

None.

4. REVIEW OF SURVEY

4a. CASE#: CDP_2016-0005

DATE FILED: 1/25/2016

OWNER: STATE OF CALIFORNIA

APPLICANT: CALIFORNIA STATE PARKS C/O BRIAN DEWEY

AGENT: BRAD MICHALK

REQUEST: Standard Coastal Development Permit to upgrade the existing campground and Campfire Center facilities at Russian Gulch State Park and improve the existing Fern Canyon Trail and Pygmy Forest Trail Parking area at Van Damme State Park to comply with the Americans with Disabilities Act (ADA) and meet requirements in the "California State Parks Accessibility Guidelines". Work will be performed at 3 campsites, two restroom buildings in campground, at five water stations, the day use area, the headland parking area, the Fern Canyon Trail and the Pygmy Forest Parking lot.

LOCATION: In the Coastal Zone, 3± miles north of the Town of Mendocino, on the west and east sides of State Route 1 (SR 1) 100± ft. west and east of its intersection with Russian Gulch State Park Road, located at 12301 N. Highway 1, Mendocino (APNs: 118-260-01; 118-270-06; 118-280-01; 118-520-01; 119-380-06).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: SAM VANDEWATER

5. MISCELLANEOUS REVIEW

None.

6. MATTERS FROM COMMISSION

None.

7. ADJOURNMENT

APPEAL PROCESS FOR ARCHAEOLOGICAL COMMISSION

Applicants or other persons who are dissatisfied with a decision of the Commission may appeal the action to the Board of Supervisors. An appeal must be made in writing along with the applicable fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal issue will be placed on the next available Board of Supervisors' agenda for consideration and the appellant will be notified of the time and date. Appeals to the Board of Supervisors do not necessarily guarantee that the Commission's decision will be overturned.

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SUBDIVISION COMMITTEE AGENDA

**JANUARY 10, 2019
9:00 A.M.**

**PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM**

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2018-0064

DATE FILED: 10/23/2018

OWNER: DAVID & LING FARRELL AND MATTHEW & DEBBY HANCOCK

APPLICANT/AGENT: VANCE RICKS

REQUEST: Boundary Line Adjustment to reconfigure the boundary between three parcels to partially match an existing road. Parcel 1 will increase to 11.34± acres. Parcel 2 will remain nominally the same at 37.36± acres, and Parcel 3 will decrease to 38.18± acres.

LOCATION: 9.6± miles northeast of the community of Leggett, on the east side of Bell Springs Road (CR 324), 4.5± miles north of its intersection with US 101, located at 57350 Registered Guest Road, Laytonville (APNs: 056-020-03, -04, 056-040-01).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: RUSSELL FORD

2b. CASE#: B_2018-0065

DATE FILED: 11/6/2018

OWNER: NATHANIEL & ISABEL FREY

APPLICANT: JONATHAN FREY

AGENT: J.R. BARRETT ASSOCIATES

REQUEST: Boundary Line Adjustment to reconfigure the boundary between two parcels. Parcel 1 will decrease to 119± acres and Parcel 2 will increase to 12± acres.

LOCATION: 4.12± miles northwest of the Redwood Valley town center, on the west side of Tomki Road (CR 237-D), 1.6± miles north of its intersection with West Road (CR 237), located at 14000 Tomki Road, Redwood Valley (APNs: 107-265-15, 107-200-12, -13, 107-210-08, -13, 160-011-05).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: RUSSELL FORD

2c. CASE#: B_2018-0066

DATE FILED: 11/15/2018

OWNER: MENDOCINO ONSSEN CORPORATION AND GEORGE WEGER

APPLICANT: LESLIE WILLIAMS

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to reconfigure the boundary between three parcels to better match existing land use and topography. Parcel 1 will remain the same at 26.28± acres, Parcel 2 will decrease to 58± acres, and Parcel 3 will increase to 72± acres.

LOCATION: 9.9± miles northwest of the Ukiah city center, parcels are bisected by Orr Springs Road (CR 223), 10.8± miles west of its intersection with North State Street (CR 104), located at 13201 Orr Springs Road, Ukiah (APNs: 149-270-08, -09, -10, -20, -21, & -22).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: RUSSELL FORD



- 2d. **CASE#:** B_2018-0067
DATE FILED: 11/27/2018
OWNER/APPLICANT: GARY & LILA MUSIC
REQUEST: Boundary Line Adjustment to transfer 0.25± acres from Parcel 1 to Parcel 2. Parcel 1 will decrease to 7.76± acres, and Parcel 2 will increase to 10.08± acres.
LOCATION: 1.25± northeast of the Piercy town center, on the south side of Ebert Lane (Private), 1.8± miles north of its intersection with State Route 271 (SR 271), located at 81601 Ebert Ln., Piercy (APNs: 011-420-26 & 011-550-63).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: RUSSELL FORD
- 2e. **CASE#:** B_2018-0069
DATE FILED: 12/12/2018
OWNER/APPLICANT: MICHAEL BURGESS
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to transfer 4.37± acres from Parcel 1 to Parcel 2 . Parcel 1 will decrease to 42.76± acres, and Parcel 2 will increase to 48.02± acres.
LOCATION: 1± mile west of the City of Willits, on the south side of State Route 20 (SR 20), 1.6± miles west of its intersection with Main Street (City of Willits), located at 1711 W. Hwy. 20, Willits (APNs: 038-180-54, -55).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISIONS

- 3a. **CASE#:** MS_2007-0027
DATE FILED: 12/5/2007
OWNER/APPLICANT: DAVID NEWTON
AGENT: THOMAS HUNT
REQUEST: **Extension of time** for Minor Subdivision of a 19.52± acre parcel into 4 parcels of: 5.90± acres, 3.98± acres, 3.38 ± acres, 2.30± acres and a remainder parcel of 3.96 ± acres.
LOCATION: 1± mile southwest of the Willits town center, lying on both sides of Cropley Ln. (private), 1500± feet southwest of its intersection with State Route 20 (SR 20), located at 801 Quarry Rd. (private), Willits (APN: 038-130-91).
STAFF PLANNER: ROBERT DOSTALEK
- 3b. **CASE#:** MS_2011-0003
DATE FILED: 6/16/2011
OWNER/APPLICANT: BETTY DELANEY
AGENT: JIM RONCO
REQUEST: **Extension of time** request for Minor Subdivision of a 30± acre parcel into 2 parcels of 17.20± and 13.2± acres.
LOCATION: 4± miles east of Old Hopland, lying on both sides of State Route 175 (SR 175); located at 6201 State Highway 175; Hopland (APNs: 50-090-07 & 50-090-08).
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
STAFF PLANNER: KEITH GRONENDYKE



4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2018-0010 (Continued from November 14, 2018)

DATE FILED: 10/12/2018

OWNER/APPLICANT: ANDERSON VALLEY ELDERHOME

AGENT: STEVEN WOOD

REQUEST: Pre-application conference to convert an existing 2,000 sq. ft. Single Family Residence and accessory structures into a 15-bed residential Group Care Facility.

LOCATION: 0.4 ± south of Boonville town center, on the west side of State Route 128 (SR 128), 125 feet north of its intersection with Charles Lane (private), located at 14450 Highway 128, Boonville (APN: 029-150-53).

STAFF PLANNER: MIO MENDEZ

4b. CASE#: PAC_2018-0013

DATE FILED: 12/5/2018

OWNER: CHRISTOPHER SAVAGE

AGENT: JIM RONCO

REQUEST: General Plan & Rezone request to adjust the existing designations at 12201 Powerhouse Road from Suburban Residential to Upland Residential.

LOCATION: 0.3± miles north of Potter Valley town center, on the west side of Powerhouse Road (CR 248 A), 0.2± miles north of its intersection with Main Street (CR 245), located at 12201 Powerhouse Rd., Potter Valley (APN 174-100-02).

STAFF PLANNER: JESSE DAVIS

5. MATTERS FROM STAFF

None.

6. ADJOURNMENT

ADJOURNMENT/APEAL PROCESS FOR BOUNDARY LINE ADJUSTMENT

Applicants or other persons who are dissatisfied with a decision of the Subdivision Committee for a Boundary Line Adjustment may appeal the action to the Planning Commission. An appeal must be made in writing along with the applicable fee to the Department of Planning and Building Services within 10 days of the Committee's decision. The appeal issue will be placed on the next available Planning Commission agenda, and the appellant will be notified of the time and date. Appeals to the Commission do not necessarily guarantee that the Committee's decision will be overturned. In some cases, the Commission may not have the legal authority to overturn the decision of the Committee.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are 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 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission 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.

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<http://www.mendocinocounty.org/pbs>

MENDOCINO COUNTY LODGING BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD AGENDA

JANUARY 24, 2019 – 1:00 P.M.

**PLANNING AND BUILDING SERVICES
120 W FIR STREET, FORT BRAGG, CA 95437
TELECONFERENCE AT 860 N BUSH STREET, UKIAH, CA 95482**

- 1) CALL TO ORDER**
- 2) ROLL CALL**
- 3) ELECTION OF CHAIR OF THE ADVISORY BOARD**
- 4) ELECTION OF VICE-CHAIR OF THE ADVISORY BOARD**
- 5) PLANNING AND BUILDING SERVICES**
 - 5A. DISTRIBUTION OF BYLAWS
 - 5B. DISTRIBUTION OF PRIOR YEAR REPORT
- 6) COMMUNICATIONS RECEIVED AND FILED**
- 7) MATTERS FROM THE PUBLIC:** *MEMBERS OF THE PUBLIC ARE WELCOME TO ADDRESS THE ADVISORY BOARD ON ITEMS NOT LISTED ON THE AGENDA AND WITHIN THE JURISDICTION OF THE ADVISORY BOARD. THE ADVISORY BOARD IS PROHIBITED BY LAW FROM TAKING ACTION ON MATTERS NOT ON THE AGENDA, BUT MAY ASK QUESTIONS TO CLARIFY THE SPEAKER'S COMMENT AND/OR BRIEFLY ANSWER QUESTIONS. THE ADVISORY BOARD LIMITS TESTIMONY ON MATTERS NOT ON THE AGENDA TO 3 MINUTES PER PERSON AND NOT MORE THAN 10 MINUTES FOR A PARTICULAR SUBJECT AT THE DISCRETION OF THE BOARD CHAIR.*

IF YOU WISH TO SUBMIT WRITTEN COMMENTS, PLEASE PROVIDE 10 COPIES IN ADVANCE TO THE COUNTY DEPARTMENT OF PLANNING & BUILDING SERVICES COMMISSION STAFF, LOCATED IN THE ADMINISTRATION CENTER AT 860 N. BUSH ST, UKIAH, CA 95482.
- 8) REGULAR CALENDAR**
 - 9A. DISCUSSION AND POSSIBLE ACTION TO ESTABLISH THE ADVISORY BOARD'S MEETING CALENDAR FOR FISCAL YEAR 2018/2019.
 - 9B. DISCUSSION AND DIRECTION CONCERNING THE PREPARATION OF THE ANNUAL REPORT FOR FY 18/19.
- 9) MATTERS FROM THE ADVISORY BOARD**
- 10) ADJOURNMENT**