

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom



Meeting Minutes - Draft

Thursday, November 2, 2023

11:30 AM

**1441 Schilling Place, Salinas CA 93901
South Building 2nd Floor, Thyme Conference Room**

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by Chair Scourkes at 11:35 a.m.

ROLL CALL

John Scourkes

Salvador Muñoz

Belinda Taluban

Kellie Morgantini

Michael Bilich

Judy MacClelland

Sheila Lee Prader (arrived at 11:43 a.m.)

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

HRRB Clerk Armida Estrada informed the HRRB of public comment received and distributed for Agenda Item No. 1 PLN100338 – Signal Hill LLC.

Secretary Angelo reviewed the meeting protocols for participants joining through Zoom.

APPROVAL OF MINUTES

- A. Approval of the October 5, 2023 Historic Resources Review Board draft meeting minutes.

Judy MacClelland mentioned an error under Agenda Item No. 2 – PLN230203 – County of Monterey (Porter-Vallejo Mansion) on page 4, second paragraph, where it refers to “North County Land Use Advisory Committee”, needs to be changed to say, “North County Land Use Advisory Committee”. Also, on page 2, under Agenda Item No. 1 – PLN230088 – Uday Nayana 1 LLC, Salvador Muñoz, “recused” himself. To reflect the vote section, Judy suggests Salvador’s motion should be counted as “Absent” instead of “Abstain” and in parenthesis state the word “Recused”. Secretary Angelo suggested to add the line: RECUSED and add Salvador’s name instead.

It was moved by Judy MacClelland, seconded by Salvador Muñoz and passed by the following vote to approve the HRRB meeting minutes for October 5, 2023 with the corrections as mentioned by Judy.

RESULT: Passed

MOVER: Judy MacClelland

SECONDER: Salvador Muñoz

AYES: Judy MacClelland, John Scourkes, Salvador Muñoz, Belinda Taluban, Kellie Morgantini, Michael Bilich

NOES: None

ABSENT: Sheila Lee Prader

SCHEDULED MATTERS

Chair Scourkes tabled Agenda Item No. 1, PLN100338 – Signal Hill LLC due to three HRRB members requesting to recuse themselves from this item. Agenda Item No. 2, PLN230203 – County of Monterey (Porter-Vallejo Mansion) will be presented first.

2. PLN230203 - COUNTY OF MONTEREY (PORTER-VALLEJO MANSION)

Public hearing to consider a recommendation to the Monterey County Planning Commission for a Use Permit to allow alterations to a historic resource (Porter Vallejo Mansion), including repair and replacement of roofing, siding, and windows; repair and relocation of mechanical equipment including exterior screening to hide equipment; replace front porch decking; repairs to front railing to be replaced in kind; mothballing of a detached water tower; and removal of a trellis, fencing and play equipment.

Project Location: 29 Bishop Street, Royal Oaks (Assessor's Parcel Number 117-323-013-000)

Hya Honorato, Project Planner presented the item.

Applicant/Applicant's Representative: Silvia Larsen (Agent, RIM Architects)

Florence Kabwasa-Green (Applicant, Public Works, Facilities, and Parks),

Hillary Thayer (Applicant, Monterey County Free Libraries)

Sheila Lee Prader joined the HRRB at 11:43 a.m.

Public Comment: None

It was moved by Judy MacClelland, seconded by Belinda Taluban and passed by the following vote to request the applicant to submit a Phase II report addressing the HRRB's questions, and return to the HRRB on a date certain of December 7, 2023.

RESULT: Passed

MOVER: Judy MacClelland

SECONDER: Belinda Taluban

AYES: Judy MacClelland, John Scourkes, Salvador Muñoz, Belinda Taluban, Kellie Morgantini, Michael Bilich, Sheila Lee Prader

NOES: None

ABSENT: None

1. PLN100338 - SIGNAL HILL LLC

Review of Connell House web page to comply with Mitigation Measure HR-1.2 for the approved Signal Hill LLC project.

Project Location: 1170 Signal Hill Road, Pebble Beach, CA 93953 Assessor's Parcel Number 008-261-007-000, Del Monte Forest Land Use Plan, Coastal Zone.

Proposed CEQA Action: Action to comply with the Mitigation Monitoring and Reporting Plan for a Certified Final Environmental Impact Report

HRRB members Judy MacClelland, Belinda Taluban, and Salvador Muñoz, recused themselves due to conflict of interest with the project.

Chair Scourkes noted for the record, a quorum is still maintained after the three recusals.

Mary Israel, Project Planner presented the item.

Applicant/Applicant's Representative: Massy Mehdipour

Public Comment: Raymond Neutra

It was moved by Kellie Morgantini, seconded by Michael Bilich and passed by the following vote to find the Connell House web page scope of work for the educational materials provide sufficient electronic information in a web-based format for use in creating a web page documenting the Connell House to meet the requirements of mitigation measure HR-1.2 with the corrections being: identify the webpage as a webpage and not a website; correct all spellings of Neutra; include the video tour in the webpage scope which can include a montage of the historic photos of the Neutra house instead of focusing on its current condition; and, in the History section of the webpage, add a clear subsection describing how that the house lost integrity, was approved for demolition, and was demolished.

RESULT: Passed

MOVER: Kellie Morgantini

SECONDER: Michael Bilich

AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Sheila Lee Prader

NOES: None

RECUSED: Judy MacClelland, Salvador Muñoz, Belinda Taluban

Chair Scourkes noted for the record, that the HRRB has a full quorum for the remainder of the meeting.

OTHER MATTERS

3. Review and discuss Draft 2022-2023 Certified Local Government Program Annual Report.

It was moved by Belinda Taluban, seconded by Salvador Muñoz and accept the 2022-2023 Certified Local Government Program Annual Report with the mentioned modifications to the blanks for Michael Bilich, the misspelling of Sheila’s name, and addition of the training.

RESULT: Passed

MOVER: Belinda Taluban

SECONDER: Salvador Muñoz

AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Sheila Lee Prader, Judy MacClelland, Salvador Muñoz, Belinda Taluban

NOES: None

BOARD COMMENTS, REQUEST AND REFERRALS

Kellie Morgantini referred to a possible training and asked for main points that would be helpful for Planning staff to know when submitting items to the HRRB. Secretary Angelo suggested to include when a historic report is needed and the secretary of the interior standards rehabilitation.

DEPARTMENT UPDATE

Secretary Angelo introduced Armida Estrada to the HRRB, she will be assisting to clerk future HRRB meetings.

Secretary Angelo informed the HRRB that the two Mills Act Contracts that came before the HRRB, PLN230067 – Rivera and PLN230088 – Uday will be going before the Board of Supervisors on December 5, 2023. Also, PLN220090 – Garrapata Creek Bridge Rail Replacement will be going before the Board of Supervisors on December 6, 2023.

ADJOURNMENT

The meeting was adjourned by Chair Scourkes at 1:53 p.m.

NEXT REGULAR MEETING

December 7, 2023