

County of Monterey

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



Meeting Minutes - Draft

Thursday, October 5, 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 11:32 a.m.

ROLL CALL

John Scourkes

Salvador Muñoz

Belinda Taluban

Kellie Morgantini

Michael Bilich

Judy MacClelland

Sheila Lee Prader (Joined the meeting at 11:38 a.m.)

Secretary Angelo reviewed the Zoom protocols.

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

HRRB Clerk Armida Estrada informed the HRRB of public comment received for Agenda Item No. 3, REF230028 – California Department of Transportation (Caltrans) the correspondence was distributed on the dais and by e-mail.

Secretary Angelo, informed the Chair of a request by the applicant for agenda item No. 3 to be moved up in the agenda due to the applicant's staff's limited time in joining the meeting. Chair Scourkes approved agenda item No. 3 be moved up in today's agenda to be heard as the first scheduled item.

APPROVAL OF MINUTES

- A. Approval of the June 1, 2023 and July 6, 2023 Historic Resources Review Board draft meeting minutes.

It was moved by Kellie Morgantini, seconded by Michael Bilich and passed by the following vote to approve the HRRB meeting minutes for June 1, 2023.

RESULT: Passed

MOVER: Kellie Morgantini

SECONDER: Michael Bilich

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

NOES: None

ABSENT: Sheila Lee Prader

It was moved by Judy MacClelland, seconded by Kellie Morgantini and passed

by the following vote to approve the HRRB meeting minutes for July 6, 2023.

RESULT: Passed

MOVER: Judy MacClelland

SECONDER: Kellie Morgantini

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

NOES: None

ABSENT: Sheila Lee Prader

Sheila Lee Prader joined the HRRB at 11:38 a.m.

SCHEDULED MATTERS

1. PLN230088 - UDAY NAYANA 1 LLC

Public hearing to consider a historic property (Mills Act) Contract for the property at 100 River Road (Assessor's Parcel Number 139-221-024-000), which contains the "Corey House".

Project Location: 100 River Road, Salinas, CA 93908

Salvador Muñoz excused himself as he was involved in the project.

Phil Angelo, Project Planner presented the item.

Applicant/Applicant's Representative: Sweety Mistay (Property Manager)

Public Comment: None

Sheila Lee Prader pointed out that the correct name of the original rancho is "Buena Vista", remove the word "Bueana" which shows up twice in the draft resolution. Staff will make the correction.

It was moved by Belinda Taluban, seconded by Judy MacClelland and passed by the following vote to recommend to the Board of Supervisor that the historic property (Mills Act) contract qualifies for a Class 31 categorical exemption pursuant to CEQA Guidelines section 15331, and that none of the exceptions from Section 15300.2 apply; and approve a historic property (Mills Act) contract application for the property. Including the change to the resolution to correct the misspelling of the name of the rancho to say "Buena Vista".

RESULT: Passed

MOVER: Belinda Taluban

SECONDER: Judy MacClelland

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

NOES: None

ABSENT: None

ABSTAIN: Salvador Muñoz

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)

Chair Scourkes informed the HRRB that he and Salvador Muñoz did a site visit prior to the HRRB meeting.

Hya Honorato, Project Planner presented the item.

Applicant/Applicant's Representative: Silvia Larsen

Kellie Morgantini stated on the record, that she is on the Board for the Foundation for the Monterey County Free Libraries.

Belinda Taluban requested site plan to be provided.

Secretary Angelo asked for clarification if the plans being show are the same that were submitted with the application in the staff report. Hya confirmed the plans shown on screen are the plans the were submitted with the application package.

Hillary Thayer, library director for the Monterey County Free Libraries, informed the HRRB that she assisted a meeting where the community of Pajaro expressed the need for the library to be reopened.

Silvia Larsen passed around decking and siding option samples being proposed as new material for the property for the HRRB members to see up close.

Public Comment: None

Sheila Lee Prader expressed concerns on the material being used that are not the same as the original.

Kellie asked County staff if this item was to be continued to the next HRRB meeting, would it give staff enough time to get the window inventory, colors

and materials evaluation, correct siding detail as to how much siding will be saved, and how much will need replacing and evaluating the removal of the material.

Belinda Taluban pointed out that on Exhibit B, page 3, the keynotes numbers 11 and 12 need to be switched to clarify the correct description. 11 being the sloped roof over covered front porch and 12 is the primary roof.

Sheila Lee Prader asked for clarification of the statement on page 4 of the staff report, under the section titled 'Next Steps' where it states the "project will be referred to the North County Land Use Area Committee to recommend approval to the Planning Commission." Secretary Angelo clarified that staff would refer the project to both the HRRB and North County Land use Advisory Committee and take both of their recommendations to the Planning Commission.

Secretary Angelo pointed out that the staff report also notes the incorrect CEQA Guidelines Exemption, which should be 15331, which is reflected on the draft resolution.

Sheila Lee Prader, pointed out that the draft resolution states the HRRB is making a recommendation on a Mills Act Contract, which is not the case. Staff will correct this typo.

It was moved by Belinda Taluban, seconded by Salvador Muñoz and passed by the following vote to continue the project to a date certain of November 2, 2023; and requesting staff come back to the HRRB with the window inventory, proposed colors and materials, siding details, and the recommendation of the North Monterey County Land Use Area Committee. Kellie Morgantini added to make the details reflective on what the base floods are.

RESULT: Passed

MOVER: Belinda Taluban

SECONDER: Salvador Muñoz

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

NOES: None

ABSENT: None

3. **REF230028 - CALIFORNIA DEPARTMENT OF TRANSPORTATION (Caltrans)**
Section 106 Consultation Regarding San Antonio River Bridge (Caltrans Bridge No. 44 0141) and the North Bradley Undercrossing (Caltrans Bridge No. 44 0142)
Project Location: State Route 101 over the Nacimiento River and the over Bradley Road,

approximately 0.3 miles south of East Garrison Overcrossing

Phil Angelo, Project Planner presented the item.

Applicant/Applicant's Representative: Clair Lester and Kaya Wiggins

Public Comment: None

Michael Bilich informed the HRRB he did a site visit to the two bridges and did not find anything that stood out as being historical.

Kellie Morgantini pointed out that on the staff report has a typo. The last full paragraph, should state both bridges are "ineligible" for listing, remove the word "eligible". Staff will update the resolution to reflect this change.

It was moved by Kellie Morgantini, seconded by Salvador Muñoz and passed by the following vote to accept staff's report with the correction mentioned by Kellie Morgantini.

RESULT: Passed

MOVER: Kellie Morgantini

SECONDER: Salvador Muñoz

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

NOES: None

ABSENT: None

OTHER MATTERS

None

BOARD COMMENTS, REQUEST AND REFERRALS

Chair Scourkes mentioned that the bridge rails for Garrapata are still up for discussion and will be going before the Board of Supervisors for appeal.

Belinda mentioned she received a call from Kent Seavey, regarding a church in Parkfield that was converted to a residence. She would like to know if it will be coming before the HRRB in the near future. Secretary Angelo informed the HRRB he has not received a submittal for this item.

DEPARTMENT UPDATE

Secretary Angelo informed the HRRB that the annual CLG report will be scheduled for review in November's HRRB meeting. Secretary Angelo confirmed the reporting period as being October 1, 2023 through September 30, 2023.

ADJOURNMENT

The meeting was adjourned by Chair Scourkes at 1:18 p.m.

NEXT REGULAR MEETING

November 2, 2023