

County of Monterey

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



Meeting Minutes - Draft

Thursday, October 3, 2024

11:30 AM

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by John Scourkes (Chair) at 11:30 am

ROLL CALL**Present:**

John Scourkes (Chair)

Kellie Morgantini (Vice Chair)

Judy MacClelland

Belinda Taluban

Michael Bilich

Absent:

Sheila Lee Prader

Salvador Muñoz

Present:

Salvador Muñoz 11:32 am

Secretary Craig Spencer reviewed the Zoom protocols.

Fionna Jenson requested that HRRB members confirm who could not attend special meeting on October 17, 2024. Belinda, Sal, Michael, John confirmed they could be present, and Kellie confirmed she could be present via zoom.

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

SCHEDULED MATTERS**1. PLN210268 - YEUNG GABRIEL M TR**

Public hearing to consider recommending that the Zoning Administrator approve a Combined Development Permit to allow alterations to an existing 2,153 square foot single family dwelling and associated site improvements, including enclosing an existing patio to create a 160 square foot bathroom addition, demolition of a 292 square foot garage, construction of a 772 square foot detached garage and a 633-square-foot detached non-habitable writing studio, and installation of a 685 square-foot ground-mounted solar system. The project involves development within 750 feet of known archaeological resources.

Project Location: 62 Yankee Point Dr., Carmel (Assessor's Parcel Number 243-152-005-000), Carmel Area Land Use Plan, Coastal Zone

Fionna Jensen, Project Planner presented the item.

Applicant/Applicant's Representative: Tai Tang, Agent had no comments.

Public Comment: Kent L. Seavey, historical consultant for the project.

It was moved by Belinda Taluban, seconded by Salvador Muñoz, and passed by the following vote to adopt a resolution recommending that the Zoning Administrator: Find and adopting a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and approve a Combined Development Permit consisting of Coastal Administrative Permit and Design Approval to allow alterations to an existing 2,153 square foot single family dwelling and associated site improvements, including enclosing an existing patio to create a 160 square foot bathroom addition, demolition of a 292 square foot garage, construction of a 772 square foot detached garage and a 633-square-foot detached non-habitable writing studio, and installation of a 685 square-foot ground-mounted solar system; and Coastal Development Permit to allow development within 750 feet of known archaeological resources; and adopt a Mitigation Monitoring and Reporting Plan.

RESULT: Approve

MOVER: Belinda Taluban

SECONDER: Salvador Muñoz

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

Bilich, Salvador Muñoz

NOES: None

ABSENT: Sheila Lee Prader

2. PLN240184 - YEUNG GABRIEL M TR

Public hearing to make a recommendation on a Historic Property (Mills Act) Contract for the property located at 62 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-152-005-000), which contains the "June Haas House".

Project Location: 62 Yankee Point Drive, Carmel, CA 93923

Fionna Jensen, Project Planner presented the item.

Applicant/Applicant's Representative: Tai Tang, Agent.

Public Comment: Kent L. Seavey, historical consultant for the project.

It was moved by Kellie Morgantini, seconded by Judy MacClelland and passed by the following vote to adopt a resolution recommending that the Board of

Supervisors: Find the project qualifies for a Class 31 categorical exemption pursuant to CEQA Guidelines section 15331, and that none of the exceptions from Section 15300.2 apply; Chief of Planning determines that the property at 62 Yankee Point drive, containing the “June Haas House” qualifies for a Historic Property (Mills Act) contract, including granting an exception to the value cap limitation for residential properties; its proposal in exceptional example of the significant architectural style that cannot be replicated (Style and craftsmanship) and Board of Supervisors approve said Historic Property Contract.

RESULT: Approved

MOVER: Kellie Morgantini

SECONDER: Judy MacClelland

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

NOES: None

ABSENT: Sheila Lee Prader

OTHER MATTERS

Belinda Taluban, potentially reviewing the Mills Act: Calculations of Mills Act for tax savings; the state level submits forms with some estimates.

John Scourkes mentioned historic preservation grants and the County budget.

BOARD COMMENTS, REQUEST AND REFERRALS

Belinda Taluban, spoke on the Red Barn being historic and what wanted to do actives there but she expressed the red barn needed to stay preserved.

DEPARTMENT UPDATE

None

ADJOURNMENT

Meeting adjourned at 12:36 p.m.

NEXT REGULAR MEETING

October 17, 2024