

# **County of Monterey**

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



## **Meeting Minutes - Final**

**Thursday, March 6, 2025**

**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 a.m.

**ROLL CALL**

Present:

John Scourkes (Chair)

Kellie Morgantini (Vice Chair)

Judy MacClelland

Belinda Taluban

Sheila Lee Prader

Absent: Michael Bilich and Salvador Muñoz

Salvador Muñoz arrived at 11:32 a.m.

Secretary Phil Angelo reviewed the Zoom protocols.

**PUBLIC COMMENT**

Member of the public Eloise Shim shared meeting that she will be conducting on the first week of April regarding the Chinatown Historic Republic Café.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

None

**SCHEDULED MATTERS**

**1. DA240266 - DOWLER RANDALL R AND STACEY G**

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow alterations to the Fan Shell house including all single pane plate glass glazing will be replaced with insulated glazing in aluminum frame units in existing openings; addition of new windows and access doors from the courtyard to the garage (convert portion of garage into office/gym with 1/2 bath); and a new green roof over the garage; replace trellis sections at the north and south ends of the structure; casement egress windows to be replaced with new aluminum frame units in existing openings; new built-in hot tub spa, planters and bench proposed within the existing courtyard. The courtyard was previously a swimming pool, recently permitted to be filled. Colors and materials to match existing masonry and concrete (tan slump stone block); unfinished incense cedar wood siding and trim, sand finish concrete patio, and new mullion pattern windows to match existing.

**Project Location:** 3137 17 Mile Dr Pebble Beach, (Assessor's Parcel Number 008-263-001-000) Del Monte Forest Land Use Plan.

**Liz Gonzales, Permit Center Manager presented staff's report.**

**Applicant/Applicant's Representative: Gretchen Flesher, agent.**

**Public Comment: Kent L. Seavey, applicant's historical consultant.**

It was moved by Belinda Taluban, seconded by Salvador Muñoz, and passed by the following vote to adopt a resolution recommending that the Chief of Planning: Find the project Categorically exempt per CEQA Section 15331; and approve a Design Approval to allow alterations to the Fan Shell House including all single pane plate glass glazing will be replaced with insulated glazing in aluminum frame units in existing openings; addition of new windows and access doors from the courtyard to the garage (convert portion of garage into office/gym with 1/2 bath); and a new green roof over the garage; replace trellis sections at the north and south ends of the structure; casement egress windows to be replaced with new aluminum frame units in existing openings; new built-in hot tub spa, planters and bench proposed within the existing courtyard. The courtyard was previously a swimming pool, recently permitted to be filled. Colors and materials to match existing masonry and concrete (tan slump stone block); unfinished incense cedar wood siding and trim, sand finish concrete patio, and new mullion pattern windows to match existing. The motion included correction of the draft resolution to clarify that the project description included conversion a portion of the garage rather than its entirety, correct the footer to reflect the file number, and correct the property address.

**RESULT: Approved**

**MOVER: Belinda Taluban**

**SECONDER: Salvador Muñoz**

**AYES: Belinda Taluban, Salvador Muñoz, John Scourkes, Judy MacClelland, and Sheila Lee**

**Prader**

**NOES: None**

**ABSENT: Michael Bilich**

#### **OTHER MATTERS**

None

#### **BOARD COMMENTS, REQUEST AND REFERRALS**

Kellie Morgantini announced she has started a temporary position with the planning department to assist with current planning applications, and that she will not be working on HRRB files as to not conflict with her duties as a board member.

Secondly, she provided an update on the historic preservation training for staff. Phil Angelo shared staff meeting times to be able to present HRRB training.

John Scourkes had a conversation with his district supervisor regarding the Mills Act, and the HRRB briefly discussed the program. Kent Seavey provided public comment.

**DEPARTMENT UPDATE**

Phil Angelo announced that elections meeting, Mills Act discussion, and Meeting Minutes will be agendaized for the next meeting.

**ADJOURNMENT**

Meeting adjourned at 12:48 p.m.

**APPROVED:**

/S/ Philip Angelo

***PHILIP ANGELO***

***HISTORIC RESOURCES REVIEW BOARD***

**SECRETARY**

**ATTEST:**

BY: *Armida Ruano*

***ARMIDA RUANO***

***HISTORIC RESOURCES REVIEW BOARD CLERK***

APPROVED ON June 5, 2025