County of Monterey

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

Meeting Minutes - Draft

Thursday, June 5, 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 11:31 am

ROLL CALL

Present:
John Scourkes (Chair)
Kellie Morgantini (Vice Chair)
Judy MacClelland
Belinda Taluban
Sheila Lee Prader
Salvador Muñoz
Michael Bilich

Secretary Phil Angelo reviewed the Zoom protocols.

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

APPROVAL OF MINUTES

A. Approval of the June 6, 2024, September 5, 2024, October 3, 2024, October 17, 2024, January 9, 2025, and March 6, 2025, HRRB draft meeting minutes.

Phil Angelo, Secretary suggested that the HRRB consider approving all minutes as one motion. John Scourkes, Chair moved through the minutes to see if any members had objections or would like to pull any of them for individual discussion. As some members were present in certain meetings but not others, staff recommended that the HRRB move to accept all the minutes rather than approve them.

Motion: It was moved by Kellie Morgantini, seconded by Belinda Taluban and passed by the following vote to accept the HRRB meeting minutes for June 6, 2024, September 5, 2024, October 3, 2024, October 17, 2024, January 9, 2025, and March 6, 2025.

RESULT: Motion Carried
MOVER: Kellie Morgantini
SECONDER: Belinda Taluban
AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Belinda Taluban, Salvador Muñoz, Sheila Lee Prader
NOES: None

ABSENT: None

SCHEDULED MATTERS

1. PLN240293 - SCOTT GALE TRUST

CONTINUED from January 9, 2025, a Public hearing to consider recommending that the Chief of Planning approve an Administrative Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence, to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof to meet code, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing residence where possible, vertical board-and-batten wood siding for the addition. New custom garage wood doors for main house to be beige to match adobe siding.

Project Location: 3360 5th Avenue, Carmel (Assessor's Parcel Number 009-162-029-000), Carmel Land Use Plan, Coastal Zone

Erika Isidro-Valdovinos, Permit Technician II presented the item.

Applicant/Applicant's Representative: Scott Gale, applicant

Public Comment: None

Applicant/Applicant's Representative: Ray Parks, agent

It was moved by Judy MacClelland, seconded by Kellie Morgantini and to adopt a resolution to allow an Administrative Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing residence where possible, vertical board-and-batten wood siding for the addition. New custom garage wood doors for main house to be beige to match adobe siding. Belinda Taluban suggested a friendly amendment to the motion to remove references to changes being required by building code, as the California Historical Building Code offers exemptions for the protection of historical resources, which was accepted by the rest of the board.

RESULT: Approved with amendment proposed by Belinda Taluban
MOVER: Judy MacClelland
SECONDER: Kellie Morgantini
AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Belinda Taluban, Salvador Muñoz, Sheila Lee Prader
NOES: None
ABSENT: None

2. DA240329 - VARELA ERNEST & MARTHA

Public hearing to consider recommending that the Chief of Planning approve an after the fact Design Approval to clear code enforcement case (24CE00295) for the painting of an historic residence and to complete the repairs of a dilapidated detached storage shed to include an additional 150 square feet and convert back to a garage. Colors to consist of 407 Carbon (black) for the trim, HLS4252 (Tudor Tan) for the accent and HLS4263 Hammered Pewter (greyish) for the house, materials to consist of vertical wood siding for the garage. The property is located at 20 First Street, Spreckels (Assessor's Parcel Number 177-033-018-000) Greater Salinas Area Plan.

Erika Isidro-Valdovinos, Permit Technician II presented the item.

Applicant/Applicant's Representative: Ernes Varela, applicant

Public Comment: None

Applicant/Applicant's Representative: Martha Varela, applicant

Board recommends continues the project to a date uncertain due confusion caused by the lack of a legible clear plan set and potential inconsistencies of the proposal with the Spreckles Design Guidelines. Elizabeth Gonzales clarified that the project would require a building permit and the current plans would be insufficient to submit for that purpose.

Belinda Taluban to revise the plan set for clarity, a suggestion to work with a draft person or professional designer to do so, and to consider working with staff and the HRRB site design subcommittee on ways to bring the project into alignment with the Spreckels Design Guidelines.

RESULT: Continue to a date uncertain
MOVER: Belinda Taluban
SECONDER: Salvador Muñoz
AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Belinda Taluban, Salvador Muñoz, Sheila Lee Prader
NOES: None

ABSENT: None

OTHER MATTERS

Kellie Morgantini, Vice Chair provided an update on on-going training that she and Chair Scourkes are working on with staff. One of the questions being looked into is the level of discretion the HRRB has over solar panel installations. Chair Scourkes indicated that two historical buildings he was familiar with have been demolished and asked what consideration was given to them, he indicated he could provide staff their locations.

BOARD COMMENTS, REQUEST AND REFERRALS

None

DEPARTMENT UPDATE

Phil Angelo, secretary noted that they plan to administratively approve a re-roof and rehabilitation of a non-contributing structure at the Mission San Antonio de Pauda. Chair Scourkes asked if the Carmel Valley Manor was going to be agendized for discussion. Phil Angelo stated it would be, but a date has not been set.

ADJOURNMENT

Meeting adjourned at 1:16 pm

NEXT REGULAR MEETING

July 10, 2025