

County of Monterey

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



Meeting Minutes - Draft

Thursday, February 5, 2026

11:30 AM

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by Chair Scourkes at 11:31 a.m.

ROLL CALL

Present:

John Scourkes
Kellie Morgantini
Michael Bilich
Judy MacClelland
Belinda Taluban

Absent:

Salvador Munoz
Sheila Lee Prader

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Mcdougal informed the Board of additional correspondence received for Agenda Item No. 1 - PLN240141 - Carmel Valley Manor.

SCHEDULED MATTERS

1. PLN240141 - CARMEL VALLEY MANOR

Public hearing to consider a recommendation to the Monterey County Planning Commission for a Combined Development to allow alterations at the Carmel Valley Manor including the demolition of 2 residential units and 7 visitor-guest units to be followed by the construction of 19 new independent-living residential units and 8 visitor-guest units. Additional new construction would include a 12-bed assisted-living memory care facility and additions to the existing fitness center and "Meeting House." The project also proposes the removal of approximately 57 protected oak trees and development on slopes in excess of 25%.

Project Location: 8545 Carmel Valley Road, Carmel (Assessor's Parcel Number 169-061-012-000), Carmel Valley Master Plan.

Steve Mason, Project Planner presented the item.

Applicant Representative: Joel Panzer, Ashley Chung, Seth Bernstein, Jay Zimmer

Public Comment: John Anzini, Molly Erickson

Motion: It was moved by Belinda Taluban, seconded by Judy MacClelland and passed by the following vote to adopt a Mitigated Negative Declaration

pursuant to CEQA Guidelines section 15074; approve a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow demolition of 2 residential units, 7 guest units, a wood shop, 3 carport structure and construction of 19 residential units, 8 guest units, a 12-bed memory care facility, additions to the existing fitness center and “Meeting House” and associated site improvements, a Use Permit to allow development on slopes in excess of 25%, a Use Permit to allow the removal of approximately 57 protected oak trees and adopt a Mitigation Monitoring and Reporting Plan with the request to add a second Whereas including the information of the continuance of the hearing on the item from the January 8, 2026 meeting and the inclusion of a third finding that describes limitations of development to the original core campus parcels only.

AYES: John Scourkes; Kellie Morgantini; Michael Bilich; Judy MacClelland; Belinda Taluban

NOES: None

ABSENT: Salvador Munoz; Sheila Lee Prader

ABSTAINED: None

2. DA250339 - 456 PROPERTIES LLC

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the exterior and interior modifications to historic Casa de la Estrella, a single-family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements. Materials and colors to match existing residence, stucco (cream color), concrete tiles, kursaal raven porcelain tile (coffee, cream, and dark brown), window (dark brown).

Project Location: 3322 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-025-000), Del Monte Forest Land Use Plan, Coastal Zone.

Liz Ruiz, Project Planner presented the item.

Applicant Representative: Erik Lundquist, Stacey De Shazo, Nicole Wyton

Public Comment: None

Motion: It was moved by Kellie Morgantini, seconded by Michael Bilich and passed by the following vote to continue the hearing on the item to a date uncertain.

AYES: John Scourkes; Kellie Morgantini; Michael Bilich; Judy MacClelland; Belinda Taluban

NOES: None

ABSENT: Salvador Munoz; Sheila Lee Prader

ABSTAINED: None

OTHER MATTERS

None

BOARD COMMENTS, REQUEST AND REFERRALS

None

DEPARTMENT UPDATE

The Board is planning on having a presentation for all Planning Staff.

ADJOURNMENT

The meeting was adjourned by Chair Scourkes at 1:27 p.m.