

MONTEREY COUNTY HISTORIC RESOURCES REVIEW BOARD

Thursday, May 6, 2021 11:30 a.m.
Monterey County Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom

AGENDA

IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE HISTORIC RESOURCES REVIEW BOARD MEETING

The Historic Resources Review Board will be held via teleconference in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Monterey County Health Officer on March 17, 2020, as may be periodically amended. To participate in this meeting, the public are invited to observe and address the Committee telephonically or electronically. Instructions for public participation are below:

Participate via Zoom Meeting Link:

<https://montereycty.zoom.us/j/99251584111?pwd=eEdzQ0V5aWh1ZHNwZ3g3UGhySVFSZz9>

Participate via Phone: 1-669-900-6833

Meeting ID Access Code: 99251584111

Password (if required): 823003

Public Participation Instructions:

The meeting will be conducted via teleconference using the Zoom program, and Board Members will attend electronically or telephonically. The meeting will have no physical location to physically attend. The public may observe the Zoom meeting via computer by clicking on the meeting link listed above, or the public may listen via phone by dialing the phone number listed above and then when prompted, entering the Meeting ID Access Code listed above as well. You will be asked for a "Participant ID". You do not need a Participant ID to join the meeting, press the pound key (#) again and you will be automatically connected.

Members of the public may wish to comment on a specific agenda item while the matter is being heard.

When the Chair calls for public comment on an agenda item, they will then call on speakers and unmute their device one at a time. Public speakers may be broadcast in audio form only.

Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to VillaN1@co.monterey.ca.us.

Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to support staff at VillaNI@co.monterey.ca.us . The request should be made no later than 2:00 p.m. on the Wednesday prior to the meeting date in order to provide time for the County to address the request.

CALL TO ORDER

Chair John Scourkes -

ROLL CALL

Chair John Scourkes

Kellie Morgantini

Salvador Muñoz

Judy MacClelland

Michael Bilich

Sheila Lee Prader

Belinda Taluban

APPROVAL OF MINUTES

April 1, 2021 minutes

PUBLIC COMMENT

The Historic Resources Review Board (HRRB) will receive public comment on non-agenda items within the purview of the HRRB. The Chair may limit the length of individual presentations.

PROJECT REVIEW

1. **Project: DA210097 - MEYER MARGUERITE AND MEYER CALVIN**
Project Location: 26205 Oceanview Ave., Carmel
Assessor's Parcel No.: 009-422-021-000
Planning Area: Carmel Area Land Use Plan
Project Description: Design Approval to allow the replacement of existing 100-year old deteriorating roof with new natural slate and copper flashing materials. Colors consist of gray, green, tan, and rust. This historic Kuster House is located at 26205 Oceanview Avenue (corner of Bayview and Oceanview).
Recommended to the: Director of HCD Planning
Planner: Elizabeth Gonzales

OTHER MATTERS

HRRB COMMENTS

Members of the HRRB and/or staff may have comments on non-agenda items, which are within the purview of the Board. At this time, members may also request that an item be added to a future HRRB agenda.

ADJOURNMENT

For additional information, or if you are unable to attend the meeting, please contact Craig Spencer at (831) 755-5233. Should you have any questions regarding a specific project please contact the staff person or planner assigned to the project at (831) 755-4800.

NEXT MEETING

Date: June 3, 2021

Time: 11:30 a.m.

Location: Teleconference/Zoom

*Note: Digital Recordings of meeting minutes available at:
http://www.in.co.monterey.ca.us/planning/cca/HRRB/hrrb_main.htm

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Board Members less than 72 hours prior to the meeting are available by request by sending an email to villan1@co.monterey.ca.us. Documents distributed by County staff at the meeting of the Board Members will be available upon request by sending an email to Villan1@co.monterey.ca.us.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831)755-4800.

MONTEREY COUNTY HISTORIC RESOURCES REVIEW BOARD

Thursday, April 1, 2021 11:30 a.m.

Monterey County Administration Building

Monterey Room

1441 Schilling Pl., 2nd Floor, Salinas, CA 93901

Zoom Teleconference

DRAFT MINUTES

CALL TO ORDER

Chair John Scourkes called the meeting to order at 11:30 A.M.

ROLL CALL

Present: John Scourkes, Salvador Munoz, Sheila Lee Prader, Michael Bilich, Judy MacClelland, Belinda Taluban

Absent: Kellie Morgantini

Staff: Craig Spencer, Secretary; Sandra Villatoro, Assistant Planner; Norma Villa, Clerk

APPROVAL OF MINUTES

1. Approval of October 1, 2020 minutes

It was moved by Judy MacClelland, second by Salvador Munoz, with one minor correction as stated, and passed by the following vote to approve the October 1, 2020 minutes.

AYES: John Scourkes, Salvador Munoz, Judy MacClelland, Belinda Taluban, Sheila Lee Prader, Michael Bilich

NOES: None

ABSENT: Kelli Morgantini

ABSTAIN: None

2. Approval of October 20, 2021 Special Meeting minutes

It was moved by Judy MacClelland, second by Belinda Taluban, with one minor correction as stated, and passed by the following vote to approve the October 20, 2020 minutes.

AYES: Judy MacClelland, Belinda Taluban, John Scourkes, Salvador Munoz, Judy Sheila Lee Prader, Michael Bilich

NOES: None

ABSENT: Kelli Morgantini

ABSTAIN: None

3. Approval of November 12, 2020 Special Meeting minutes

It was moved by Judy MacClelland, second by Salvador Munoz, with minor edits as stated, and passed by the following vote to approve the November 12, 2020 minutes.

AYES: Judy MacClelland, Salvador Munoz, John Scourkes, Belinda Taluban,
Sheila Lee Prader, Michael Bilich

NOES: None

ABSENT: Kelli Morgantini

ABSTAIN: None

4. Approval of December 3, 2020 minutes

It was moved by Belinda Taluban, second by Salvador Munoz, with minor edits as stated, and passed by the following vote to approve the December 3, 2020 minutes.

AYES: Belinda Taluban, Salvador Munoz, Judy MacClelland, John Scourkes,
Sheila Lee Prader, Michael Bilich

NOES: None

ABSENT: Kelli Morgantini

PUBLIC COMMENT

None

BOARD COMMENTS

None

PROJECT REVIEW

1. Project: PLN200300 – CONANT PAMELA TR

Project Location: 48158 Hwy 1 Hwy, Big Sur

Assessor's Parcel Number: 420-171-014-000

Land Use Plan: Big Sur Coast Land Use Plan

Project Description: Recommendation to the Zoning Administrator on a Combined Coastal Development Permit consisting of: 1) Design Approval and Coastal Development Permit for after-the-fact repairs and minor alterations of an historic single family dwelling; 2) Design Approval and Coastal Administrative Permit for the after-the fact demolition of detached guest house to be replaced with a 425 square foot guesthouse at another location on the site; and 3) Design Approval and Coastal Administrative Permit to allow for the proposed demolition and rebuild and expansion of an Accessory Dwelling Unit and 4) a Coastal Development Permit to allow for development within 750 feet of a known archaeological source.

Recommendation to: Board of Supervisors

Project Planner: Sandra Villatoro

Sandra Villatoro, HCD Assistant Planner, presented project.

Robert Carver, Carver Studios Architects, Representative

PUBLIC COMMENTS

Pamela Conant – Applicant

Motion: It was moved by Belinda Taluban, second by Michael Bilich and passed by the following vote to approve project as presented and approve resolution.

AYES: Belinda Taluban, Michael Bilich, Sheila Lee Prader, Salvador Munoz, John Scourkes, Judy MacClelland

NOES: None

ABSENT: Kellie Morgantini

ABSTAIN: None

HRRB COMMENTS

None

OTHER MATTERS

Garapata Bridge project
Potter House

ADJOURNMENT

Meeting was adjourned at 12:50 p.m.

NEXT MEETING

Date: May 6, 2021

Time: 11:30 a.m.

Location: Monterey County Government Building at 1441 Schilling Place

Prepared by: Norma Villa, Clerk

*Before the Historic Resources Review Board in and for the
County of Monterey, State of California*

**Resolution No. DA 210097 (MEYER MARGUERITE
and MEYER, CALVIN)**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend **approval of a Design Approval Request by Marguerite Meyer to allow the replacement of existing 100-year old deteriorating roof with new natural slate and copper flashing materials. Colors consist of gray, green, tan, and rust colors. This historic Kuster House is located at 26205 Oceanview Avenue, (Assessor's Parcel Number 009-422-021-000), corner of Bayview and Oceanview, Carmel Area Land Use Plan.**

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on **May 6, 2021**, pursuant to the **zoning regulations for development in the "HR" (Historic Resource) Zoning District as contained in Chapter 20.54** of the Monterey County Code, **the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation.**

WHEREAS, the parcel is located at **26205 Oceanview Avenue, (Assessor's Parcel Number 009-422-021-000), corner of Bayview and Oceanview, Carmel. This building is listed on the National Register of Historic Places.**

WHEREAS, Marguerite Meyer (applicant) filed with the County of Monterey, an **application for a Design Approval to allow the replacement of existing 100-year old deteriorating roof with new natural slate and copper flashing materials. Colors consist of gray, green, tan, and rust colors.**

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend **approval of the Design Approval**, subject to the following findings:

Finding: The proposed work is **consistent with Section 20.54 of the Monterey County Zoning Code (Regulations for Historic Resources Zoning Districts) and will neither** adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will **neither adversely affect nor** be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

- Evidence:
1. **Design Approval Application and other materials in file DA 210097 (Meyer)**
 2. **“HR” (Historic Resource) zoning regulations applicable to the site as found in Chapter 20.54 of the Monterey County Code.**
 3. **Secretary of the Interior’s Standards for the Treatment of Historic Properties.**
 4. **Oral testimony and HRRB discussion during the public hearing and the administrative record.**

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend **approval of the Marguerite Meyer and Calvin Meyer Design Approval subject to the following conditions:**

1. **This Design Approval be limited to the replacement of the roofing materials only.**

Passed and adopted on this **6th day of May, 2021**, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Attest
Name, Elizabeth Gonzales, Project Planner
Date April 16, 2021

FILE #: _____



**MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
PLANNING**

1441 Schilling Place, 2nd Floor, Salinas, CA 93901
Telephone: (831) 755-5025 Fax: (831) 757-9516
<http://www.co.monterey.ca.us/planning>

COASTAL DESIGN APPROVAL APPLICATION FORM

ASSESSOR'S PARCEL NUMBER: 009-422-021-000

PROJECT ADDRESS: 2305 Bayview Ave, Carmel, CA 93923 (also under 26205 Ocean View Ave, Carmel, CA 93923)

PROPERTY OWNER: Marguerite Meyer, Calvin Meyer Telephone: 831-251-9785
Address: P.O. Box 3782 Fax: _____
City/State/Zip: Carmel, CA, 93921 Email: marguer@pacbell.net

APPLICANT: Marguerite Meyer, Calvin Meyer Telephone: 831-251-9785
Address: P.O. Box 3782 Fax: _____
City/State/Zip: Carmel, CA, 93921 Email: marguer@pacbell.net

AGENT: Tom Warner Telephone: 831-809-9215
Address: _____ Fax: _____
City/State/Zip: _____ Email: tkwarn@gmail.com

Mail Notices to: **Owner** **Applicant** **Agent**
(Check only one)

PROJECT DESCRIPTION: (Attach *Scope of Work*) Remove deteriorating slate roof. Repair any damage found. Replace with new slate and copper flashing.

MATERIALS TO BE USED: Imperial Blend slate from The Evergreen Slate Company. They are a Company located in New York selling Vermont slate since 1916. After a lengthy search we found what we think is the same or closest match as the original slate roof.

COLORS TO BE USED: Any paint will be the same as existing colors. Slate will match existing closely. See attached pictures

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by Onsite Wastewater Treatment System (OWTS), the Environmental Health Bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent Design Approval application and additional fees.

PROPERTY OWNER/AGENT SIGNATURE:  **DATE:** 4/8/21

FOR DEPARTMENT USE ONLY

ZONING: _____ **LAND USE PLAN:** _____
ADVISORY COMMITTEE: _____ **RELATED PERMITS:** _____
PLANNER: _____
WITHIN ARCH BUFFER ZONE? YES NO **ON SEPTIC SYSTEM (OWTS)?** YES NO
LEGAL LOT: _____ YES NO **DOES THIS CORRECT A VIOLATION?** YES NO

FINDINGS:
 The project is consistent with the 1982 General Plan, the applicable Land Use Plan and Coastal Implementation Plan, and meets the regulations in Title 20 (Zoning Ordinance-Coastal); and
 The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property because: _____

DECISION: **OVER-THE-COUNTER** **ADMINISTRATIVE**
ACTION: **APPROVED** **DENIED**
CONDITIONS: **ATTACHED** **NONE**

APPROVED BY: _____ **DATE:** _____

COPY TO APPLICANT: **IN PERSON** **OR** **MAILED** **DATE:** _____

STATEMENT OF PLANNING SCOPE OF WORK

(COASTAL ONLY)

PLEASE CHECK "YES" OR "NO" FOR **ALL** BOXES

- | | Yes | No | |
|-----|-------------------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project is for residential use. |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is commercial use. |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is for agricultural use. |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is for industrial use. |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is public or quasi/public. |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project includes a subdivision/lot line adjustment. |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is for cell site, telecom (digital) communication facility/site. |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes construction of a new structures. |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes enlarging, altering, repairing, moving, improving, or removing an existing structures.
If "yes" describe _____ |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project includes demolition work.
If "yes" describe _____ |
| 11. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure. |
| 12. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes historical structure or a structure more than fifty (50) years old. |
| 13. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes an accessory structure(s)
If "yes" describe _____ |
| 14. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit.
<input type="checkbox"/> Private property <input type="checkbox"/> Park installation _____ (mobile home park) |
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes retaining walls, sea wall, riprap. |
| 16. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system. |
| 17. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well. |
| 18. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is associated with a new or improvements to a water system.
_____ water system _____ number of connections. |
| 19. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes removal of trees.
If "yes", type _____ size _____ number _____ |
| 20. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes grading, dirt importation, dirt removal, and/or drainage changes. |
| 21. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is visible from a public area. (public road, park, slough, beach, trail) |
| 22. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is located on a slope/hillside. (30 percent (25 percent-North County) |
| 23. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is located within 50 feet of bluff. |
| 24. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands.
If "yes", describe _____ |
| 25. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes the use of roofing materials that are different in type and/or color from the original materials.
If "yes", describe _____ |
| 26. | <input type="checkbox"/> | <input type="checkbox"/> | Project is change or modification to an approved application. |
| 27. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project involves or includes an existing or proposed trail or easement. |
| 28. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project involves new, change or modifications to existing utilities and/or power lines. |

PLEASE DESCRIBE COMPLETELY AND FULLY THE PROJECT YOU ARE APPLYING FOR. INCLUDE INFORMATION ON ALL QUESTIONS ANSWERED WITH A "YES". ATTACH ADDITIONAL SHEETS IF NECESSARY.

Remove deteriorating slate roof. Repair any damage with new slate and copper flashing.

I hereby certify that the above information is complete and correct. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.



 Signature

4/8/21 _____
 Date

Marguerite Meyer

 Print Name



