

MONTEREY COUNTY HISTORIC RESOURCES REVIEW BOARD

Thursday, December 2, 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

NOTICE IS HEREBY GIVEN that the Historic Resource Review Board of the County of Monterey, State of California will hold a public hearing to consider the project described below. The hearing will be held on Thursday, December 2, 2021 at the hour of **11:30 a.m.** This meeting will be held by teleconference to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Government Code section 54953 as amended by AB 361, and the Monterey County Health Officer recommendation of social distancing measures for meetings of legislative bodies.

Participate via Zoom Meeting Link:

<https://montereycty.zoom.us/j/94603921469?pwd=U2MrYUNOS1ZNNIJBREFd0RGR2UIVodz09>

Participate via Phone: 1-669-900-6833

Meeting ID Access Code: 94714960895#

Password (if required): 963076

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

hernandez7@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 hernadeze7@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

ROLL CALL

APPROVAL OF MINUTES

November 4, 2021

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.

SCHEDULED ITEMS

1. Consider finding, pursuant to AB 361 and in order for the Historical Advisory Committee to continue meeting remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; the Historical Advisory Committee has reconsidered the circumstances of the state of emergency; and the Monterey County Health Officer continues to recommend social distancing measures for meetings of the legislative bodies.

OTHER MATTERS

1. Approval of 2022 Meeting dates.
2. Schedule a Special Meeting to consider the AB 361 finding.
3. Review and discuss the CLG Report.

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 Phil Angelo at (831) 784-5731 or AngeloP@co.monterey.ca.us . Should you have any questions regarding a specific project please contact the staff person or planner assigned to the project at (831) 755-5025.

NEXT REGULAR MEETING

Date: January 6, 2022

Time: 11:30 a.m.

Location: Teleconference/Zoom

*Note: Digital Recordings of meetings and meeting minutes available at:

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/committees-hearings-agendas/historic-resource-review-board>

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 hernandez7@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 hernandez7@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.

2022 Historic Resources Review Board Meeting Dates

Meeting Date
January 6, 2022
February 3, 2022
March 3, 2022
April 7, 2022
May 5, 2022
June 2, 2022
July 7, 2022
August 4, 2022
September 1, 2022
October 6, 2022
November 3, 2022
December 1, 2022

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(Reporting period is from October 1, 2020 through September 30, 2021)

INSTRUCTIONS: This a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

County of Monterey

Report Prepared by: *Craig Spencer (edited by Phil Angelo)*

Date of commission/board review:

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.
REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.
The County is in the process of updating the certified ordinance.
2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code
The certified local ordinance is found within multiple sections of the Monterey County Code.

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Chapter 2.56 – Historic Resources Review Board:

https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT2AD_CH2.56HIREREBO

Chapter 18.25 – Preservation of Historic Resources:

https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT18BUCO_CH18.25PRHIRE

Chapter 21.64.270 – Preservation of Historic Resources:

https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.64SPRE_21.64.270REHIRE

Chapter 21.54 – Regulations for Historic Resource Zoning or “HR” Districts:

https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.54REHIREZODIHRDI

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2020 – September 30, 2021, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
Ferrigno Property “Roland W. White House” 978 Pioneer Road, Pebble Beach (APN 007-302-025-000)	December 9, 2020 (By the Board of Supervisors)	N/A	December 23, 2020
Haddaway Property “Shaw House” 9260 Pias Ranch Road, Big Sur (APN 419-251-018-000)	December 9, 2020 (By the Board of Supervisors)	N/A	December 23, 2020

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

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2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

Property Name/Address	Date Removed	Reason
None		

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? No
 Yes, in a separate historic preservation element. Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan.

<https://www.co.monterey.ca.us/home/showdocument?id=45810>

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? Yes No If you have, provide an electronic link. Type here.

3. When will your next General Plan update occur?

To be determined, approximately 2030. Monterey County has two General Plans, the 1982 General Plan which applies in the Coastal Zone areas of the County, and the 2010 General Plan which applies in the Inland areas of the County.

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

All projects subject to design review go the commission.

Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review?

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Some roof replacement projects, foundation work and rear lot line fence replacement or repair within the Spreckels Historic District are reviewed at the staff level and not required to be referred to the HRRB, consistent with the adopted Spreckles Design Guidelines.

2. California Environmental Quality Act

- What is the role of the staff and commission in providing input to CEQA documents prepared for or by the local government?

Staff and the HRRB provides input (recommendations) on historic resource projects which are then incorporated in the CEQA documents being prepared for the historic resources project. The HRRB provides additional comments necessary after reviewing the CEQA documents prepared by County staff or County consultants.

- What is the role of the staff and commission in reviewing CEQA documents for projects that are proposed within the jurisdiction of the local government?

County Staff and HRRB reviews CEQA documents prepared by County staff or consultants for historic resource projects proposed within the jurisdiction of the Monterey County.

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in providing input to Section 106 documents prepared for or by; the local government?

Staff provides input on Section 106 documents. The HRRB provides input on large Section 106 projects.

- What is the role of the staff and commission in reviewing Section 106 documents for projects that are proposed within the jurisdiction of the local government?

Staff reviews Section 106 documents and the HRRB reviews documents involving large projects.

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

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Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Salvador Munoz	Architect	2/2000	12/31/2020	munfris@hotmail.com
Kellie Morgantini	Attorney/Planner	9/14/2010	12/31/2021	kellie@lassmc.net
Judy MacClelland	Planner	8/26/2008	12/31/2020	judymacc@sbcglobal.net
Shelia Lee Prader	Genealogist/Historian	02/2010	12/31/2020	ccoastresearch@gmail.com
John Scourkes	Architect	03/1995	12/31/2020	john@scourkesarchitecture.com
Belinda Taluban	Engineer	9/23/16	12/31/2021	taluban@sbcglobal.net
Michael E. Bilich		12/10/19	12/31/2022	m.bilich909@gmail.com

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. **N/A**
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **No vacancy**

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? Yes No If not, who serves as staff?
2. If the position(s) is not currently filled, why is there a vacancy? **No vacancy**

Name/Title	Discipline	Dept. Affiliation	Email Address
Phil Angelo, Associate Planner	Planning	Housing and Community Development	angelop@co.monterey.ca.us

Attach resumes and Statement of Qualifications forms for staff.

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C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Salvador Munoz	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheila Lee Prader	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kellie Morgantini	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Scourkes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy MacClelland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Belinda Taluban	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Bilich	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Judy MacClelland	Schindler Webinar F L Wright webinar	2	CPF	March 16, 2021 and March 23, 2021
Belinda Taluban	Commission Assistance & Mentoring Program: Legal Basics (1 hr)	6 hours	National Alliance of Preservation Commissions	October 22, 2021

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	Standards and Guidelines for Design Review (1 hr) Mid-Century Resources (1 hr) Meeting Procedures and the Role of the Commissioner (1 hr) Public Outreach and Community Engagement (1 hr) Design Review Exercise (1 hr)			
Kellie Morgantini				
Salvador Munoz				
John Scourkes				
Sheila Lee Prader				

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)

NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

Context Name	Description	How it is Being Used	Date Submitted to OHP
None			

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

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Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
None						

How are you using the survey data? N/A

C. Corrections or changes to Historic Property Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From To	Reason	Date of Change
None				

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
None		

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

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NOTE: OHP will forward this information to NPS on your behalf. Please read "Guidance for completing the Annual Products Report for CLGs" located at <https://www.nps.gov/subjects/clg/index.htm>.

A. CLG Inventory Program

During the reporting period (October 1, 2020-September 30, 2021) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Monterey County (Local) Historic Resources Registry	Three (3)

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2020-September 30, 2021) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? Yes No
2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2020 to September 30, 2021?

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2020-September 30, 2021) did you have a Local Tax Incentives Program, such as the Mills Act? Yes No
2. If the answer is yes, how many properties have been added to this program from October 1, 2020 to September 30, 2021

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Name of Program	Number of Properties Added During 2020-2021	Total Number of Properties Benefiting From Program
Mills Act	Two PLN200155 – Ferrigno Property “Roland W. White House” 978 Pioneer Road, Pebble Beach (APN 007-302-025-000) & PLN200215 – Haddaway Property “Shaw House” 9260 Pias Ranch Road, Big Sur (APN 419-251-018-000)	Eight

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2020-September 30, 2021) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2020 to September 30, 2021?

Name of Program	Number of Properties that have Benefited
N/A	

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2020-September 30, 2021) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? Yes No

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2. If the answer is yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2020 to September 30, 2021?

Twelve (12) Historic Properties have been reviewed by the Monterey County HRRB from Oct. 1 2020 to Sept. 30, 2021 in accordance with historic preservation regulatory laws.

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2020 -September 30, 2021) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2020 to September 30, 2021?

Name of Program	Number of Properties that have Benefited
N/A	

IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS

- A. What are your most critical preservation planning issues?
- 1) Preservation of 20th Century Historic Resources;**
 - 2) Lack of context statements for each planning area to assist in the evaluation of resources;**
 - 3) Ensuring all projects that potentially impact historic resources are referred to the HRRB for review and recommendation;**
 - 4) Loss/damage of historic resources due to demolitions, vandalism and insensitive remodels; and**
 - 5) Contentious preservation projects.**
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community?

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Added two (2) historic property onto the Monterey County Local Registry for Historic Resources, and approved Mills Act contracts for said properties. By adding structures onto the local historic resources registry and approving Mills Act Contracts for these properties, future preservation of these historic structures are now required and more economically feasible for the property owners.

C. What recognition are you providing for successful preservation projects or programs?

None

D. How did you meet or not meet the goals identified in your annual report for last year?

The HRRB is carrying over the goal of updating the Historic Preservation Ordinance to the next annual year.

E. What are your local historic preservation goals for 2020-2021?

**1) HRRB to provide additional staff training for projects being referred to HRRB; and
2) For the HRRB to work with County staff in an effort to update the Local Historic Preservation Ordinance.**

F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP?

Targeted training on loss or damage of historic resources through unpermitted demolition and demolition by neglect.

G. In what subject areas would you like to see training provided by the OHP? How would you like to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
Design Review Interpretation of the Secretary of Interior Standards Cultural Landscapes, Rural and Designed Coordination with CALBO Discussion of Historic Building Code Training on loss or damage of historic resources through unpermitted demolition and demolition by neglect	Workshop, webinar, technical assistance bulletin

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H. Would you be willing to host a training working workshop in cooperation with OHP? Yes No

G. Is there anything else you would like to share with OHP?

XII Attachments

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to Lucinda.Woodward@parks.ca.gov