

County of Monterey

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



Meeting Minutes - Final

Thursday, January 5, 2023

11:30 AM

Historic Resources Review Board

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

County of Monterey Historic Resources Review Board will be held by 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 County of Monterey Health Officer on March 17, 2020, as may be periodically amended.

To participate in this County of Monterey Historic Resources Review Board meeting, the public are invited to observe and address the Board telephonically or electronically. Instructions for public participation are below:

Participate via Zoom Meeting Link:

[https://montereycty.zoom.us/j/93415405671?](https://montereycty.zoom.us/j/93415405671?pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon)

[pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon](https://montereycty.zoom.us/j/93415405671?pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon)

Participate via Phone: 1-669-900-6833

Meeting ID Access Code: 934 1540 5671

Password (if required): 594890

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.

Member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the County Housing and Community Development at <mailto:hrrbhearingcomments@co.monterey.ca.us> by 2:00 p.m. on the Wednesday prior to the Board meeting. To assist County staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Historic Resources Review Board date and agenda number in the subject line. Comments received by the 2:00 p.m. Wednesday deadline will be distributed to the Board and will be placed in the record.

Applicants and members of the public wishing to comment on a specific agenda item while the matter is being heard during the meeting may participate by any of the following means:

a. When the Chair calls for public comment on an agenda item, the Secretary of the Board or his or her designee will first ascertain who wants to testify (among those who are in the meeting electronically or telephonically) and will then call on speakers and unmute their device one at a time. Public speakers including the applicant 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 the Secretary of the Commission at hrrbhearingcomments@co.monterey.ca.us. The Historic Resources Review Board date and "general comment" should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.

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 hrrbhearingcomments@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.

INTERPRETATION SERVICE POLICY: The County of Monterey Historic Resources Review Board invites and encourages the participation of County of Monterey residents at its meetings. If you require the assistance of an interpreter, please contact the County of Monterey Housing and Community Development Department located in the County of Monterey Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Historic Resources Review Board.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Board less than 72 hours prior to the meeting are available by request by sending an email to hrrbhearingcomments@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 County of Monterey Housing and Community Development at (831) 755-5025.

AVISO IMPORTANTE SOBRE COVID-19 Y PARTICIPACIÓN EN LA REUNIÓN DE LA JUNTA DE REVISIÓN DE RECURSOS HISTÓRICOS

La junta de revisión de recursos históricos (The Historic Resources Review Board) del Condado de Monterey se llevará a cabo por teleconferencia para minimizar la propagación del virus COVID-19, de acuerdo con el Estado de Emergencia proclamado por el Gobernador Newsom el 4 de marzo del 2020, Orden Ejecutiva N-29-20 emitida por el Gobernador Newsom el 17 de marzo del 2020, y la Orden de Refugio en el Lugar (aka "Quedate en Casa") emitida por el Oficial de Salud del Condado de Monterey el 17 de marzo del 2020, según se pueda enmendar periódicamente.

Para participar en esta junta de revisión de recursos históricos del Condado de Monterey, el público está invitado a observar y estar frente a la junta de revisión de recursos históricos telefónicamente o vía

electrónicamente. Las instrucciones para la participación pública están a continuación:

Instrucciones de participación pública:

La reunión se llevará a cabo por teleconferencia utilizando el programa Zoom, y los miembros de la junta de revisión de recursos históricos asistirán por vía electrónica o telefónica. La reunión no tendrá un lugar físico para asistir físicamente. El público puede observar la reunión Zoom a través de computadora haciendo clic en el siguiente enlace:

[https://montereycty.zoom.us/j/93415405671?](https://montereycty.zoom.us/j/93415405671?pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon)

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Contraseña 594890, o el público puede escuchar a través del teléfono llamando al 1-669-900-6833 y cuando se le solicite el código de acceso para entrar a la reunión, presione los siguientes números: 934 1540 5671. Se le pedirá una "identificación de participante". No necesita una identificación de participante para unirse a la reunión, presione la tecla numeral (#) nuevamente y se conectará automáticamente.

1. Si un miembro del público desea comentar sobre un tema de la agenda en particular, se le recomienda que envíe sus comentarios por escrito en correo electrónico a la Vivienda y Desarrollo Comunitario del Condado (Housing and Community Development) a hrrbhearingcomments@co.monterey.ca.us antes de las 2:00 P.M. el miércoles antes de la junta de revisión de recursos históricos. Para ayudar al personal del Condado, favor de identificar el número del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la junta de revisión de recursos históricos y el número de la agenda en la línea de asunto cuando envíe su correo electrónico. Comentarios recibidos después de la fecha límite del miércoles a las 2 P.M. serán distribuidos a los miembros de la junta de revisión de recursos históricos y serán colocados en el registro.

2. Los aplicantes del proyecto y miembros del público que desean comentar en un proyecto específico, mientras que el proyecto se este presentando durante la reunión, pueden participar por cualquiera de los siguientes medios:

a. Cuando la junta de revisión de recursos históricos acepte comentarios públicos sobre un tema de la agenda, el miembro de la junta o su designado, primero determinará quién quiere comentar (entre los que están en la reunión por vía electrónica o telefónica) y luego llamará a los participantes y activará el microfono, uno a la vez. Todos los participantes, incluyendo el aplicante del proyecto, serán transmitidos por audio en altavoz solamente.

b. Si los participantes u otros miembros del público tienen documentos que desean distribuir a los miembros de la junta de revisión de recursos históricos (Historic Resource Review Board) para un tema o proyecto de la agenda, se les recomienda enviar dichos documentos antes de las 2:00 P.M. el miércoles antes de la reunión a: hrrbhearingcomments@co.monterey.ca.us. Para ayudar al personal del Condado, favor de identificar el número del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la Junta de Revisión de Recursos Históricos y el número de la agenda en la línea de asunto cuando envíe su correo electrónico.

c. Si los aplicantes o miembros del público desean presentar documentos o presentaciones de PowerPoint mientras hablan, deben enviar el documento electrónicamente antes de las 2:00 P.M. del miércoles antes de la

reunión a hrrbhearingcomments@co.monterey.ca.us. Si es recibido después de ese plazo, el personal hará los mejores esfuerzos, pero no puede garantizar que esté disponible su PowerPoint para presentar durante la reunión de la Junta de Revisión de Recursos Históricos.

d. Mientras se escucha el proyecto, un miembro del público puede enviar un comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, a la Secretaria de la junta de revisión de recursos históricos a hrrbhearingcomments@co.monterey.ca.us. Para ayudar al personal a identificar el proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la junta de revisión de recursos históricos y el número del proyecto en la agenda en la línea de asunto. Si el comentario se recibe antes del cierre del comentario público, se hará todo lo posible para leer el comentario en el registro, pero algunos comentarios pueden no leerse en voz alta debido a limitaciones de tiempo o duración del comentario (si el comentario supera las 250 palabras). Los comentarios recibidos antes del cierre del período de comentarios públicos sobre un proyecto de la agenda serán parte del registro de ese proyecto.

3. Los miembros del público que deseen hacer un comentario público general para los temas que no están en la agenda del día pueden enviar su comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, a los miembros de la junta de revisión de recursos históricos en hrrbhearingcomments@co.monterey.ca.us. La fecha de la junta de revisión de recursos históricos y el "comentario general" debe ser indicado en la línea de asunto. El comentario se colocará en el registro de la reunión, y se hará un gran esfuerzo para leer el comentario en voz alta para su registro verbalmente en el momento apropiado de la agenda.

4. Las personas con discapacidades que deseen solicitar una modificación o modificación razonable para observar o participar en la reunión pueden realizar dicha solicitud enviando un correo electrónico a hrrbhearingcomments@co.monterey.ca.us. La solicitud debe hacerse a más tardar el mediodía del Martes antes de a la Junta de Revisión de Recursos Históricos para dar tiempo al Condado para que atienda la solicitud.

5. El presidente de la junta puede establecer reglas razonables según sea necesario para llevar a cabo la reunión de manera ordenada.

Los miembros de la Junta de Revisión de Recursos Históricos del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, Segundo Piso Sur, Salinas – o por teléfono al (831) 755-5025. La Asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo mas pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión de la Junta de Revisión de Recursos Históricos.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Historic Resources Review Board's alternative actions on any matter before it.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

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11:30 A.M. - CALL TO ORDER

Chair John Scourkes called the meeting to order at 11:30 a.m.

ROLL CALL

Present: John Scourkes, Judy MacClelland, Salvador Muñoz, Belinda Taluban, Kellie Morgantini

Absent: Michael Bilich, Sheila Lee Prader (appeared to be on Zoom, but no connection to audio)

Staff: Phil Angelo (Secretary), Elizabeth Vasquez (Clerk)

Secretary, Phil Angelo, reviewed the Zoom meeting protocols.

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Elizabeth Vasquez informed the HRRB of e-mail correspondence that was received and distributed to HRRB members for agenda item No. 1, PLN100338 – Signal Hill LLC from Raymond Richard Neutra, Mimi Sheridian, Anthony Lombardo, and Mike Clair. Also, correspondence for agenda item No. 2, PLN220090 - California Department of Transportation (Garrapata Creek Bridge) from Sara Clark.

Clerk Vasquez also informed the HRRB that the finding of the AB 361 had been left out of today’s agenda and will be included as agenda item No. 3 in today’s ‘Scheduled Matters’ section for the Board members to vote on if they’d like to meet remotely during the next HRRB meeting on February 2, 2023.

APPROVAL OF MINUTES

- A. Approval of the December 1, 2022 HRRB draft meeting minutes.

It was moved by Kellie Morgantini and seconded by Judy MacClelland to approve the December 1, 2022 Meeting Minutes.

RESULT: Passed

MOVER: Kellie Morgantini

SECONDER: Judy MacClelland

AYES: Judy MacClelland, John Scourkes, Salvador Muñoz, Kellie Morgantini, Belinda Taluban

ABSENT: Michael Bilich, Sheila Lee Prader

- B. Approval of the December 15, 2022 HRRB draft meeting minutes.

Judy MacClelland made a correction to the ‘Department Update’ section where it states, “HRRB members will be required to assist meetings” need to be changed to “attend meetings”.

It was moved by Kellie Morgantini and seconded by Judy MacClelland to approve the December 15, 2022 Special Meeting Minutes with the included correction by Judy MacClelland.

RESULT: Passed

MOVER: Kellie Morgantini

SECONDER: Judy MacClelland

AYES: Judy MacClelland, John Scourkes, Salvador Muñoz, Kellie Morgantini, Belinda Taluban

ABSENT: Michael Bilich, Sheila Lee Prader

SCHEDULED MATTERS**1. PLN100338 - SIGNAL HILL LLC**

a. Provide a recommendation to the Planning Commission on the Signal Hill LLC project. **Project Location:** 1170 Signal Hill Road, Pebble Beach, CA 93953 Assessor's Parcel Number 008-261-007-000, Del Monte Forest Land Use Plan, Coastal Zone.

Judy MacClelland informed the HRRB she will be recusing herself as she serves on the Board of Directors of the Alliance of Monterey Area Preservationists.

Belinda Taluban also informed the HRRB she will recuse herself from agenda Item No. 1, PLN100338 – Signal Hill LLC, as she was a consultant in the applicant's behalf.

Sal Munoz will also recuse himself as he is a member of the Alliance of Monterey Area Preservationists.

Due to the three recusals. There will not be a quorum for agenda item No. 1 for the HRRB to act upon. Erik Lundquist, HCD Director, suggested the item get trailed to the end of the meeting so staff can reach out to the two additional HRRB members who are currently showing as absent to see if they can join the meeting and have a quorum for this item. Kellie Morgantini agreed to trail the item to the end of the meeting.

2. PLN220090 - CALIFORNIA DEPARTMENT OF TRANSPORTATION (GARRAPATA CREEK BRIDGE)

Public hearing to consider a recommendation to the Monterey County Planning Commission on a Combined Development Permit to allow replacement of the bridge rails on the Garrapata Creek Bridge.

Project Location: Garrapata Creek Bridge near post mile 63.0 on HWY 1, 35681 HWY 1, Carmel, CA 93923 (Assessor's Parcel Number 000-000-000-000 and 243-301-029-000), Big Sur Coast Land Use Plan.

Phil Angelo, Project Planner presented the project to the HRRB.

Applicant: Mitch Dallas of California Transportation of Department

Chair Scourkes opened Public Comment: Christina McGinnis (Keep Big Sur Wild), Sara Clark (Attorney with Keep Big Sur Wild)

Chair Scourkes closed Public Comment.

Chair Scourkes would like to know if there is any concern to the safety of the

bicyclists riding along the road. Mitch Dallas confirmed the rail height is the adequate height for cyclists. Chair Scourkes would like to know how the design of the lowered speed limit comes about.

Belinda Taluban agreed a replacement instead of a repair is the best option as she visited the bridge and noticed the state of deterioration of the bridge rail.

Sheila Lee Prader stated she appreciated CalTrans' detailed presentation today.

Kellie Morgantini addressed public comment from Sara Clark and members of Keep Big Sur Wild by letting them know the HRRB is a recommending body in this case to the Planning Commission. They will have second opportunity to reach the Planning Commission which will hold the ultimate decision for this project.

Greg Kaderabek (with CalTrans) commented on the requirement of the reduced width of the clear opening between the balusters. This is a requirement to do with safety for pedestrian, cyclists and motorcyclists.

It was moved by Belinda Taluban and seconded by Kellie Morgantini to recommend to the Planning Commission approval of the project plans with the three findings and evidence on the resolution for approval for PLN220090 – California Department of Transportation.

RESULT: Passed

MOVER: Belinda Taluban

SECONDER: Kellie Morgantini

AYES: Judy MacClelland, John Scourkes, Salvador Muñoz, Sheila Lee Prader, Kellie Morgantini, Belinda Taluban

ABSENT: Michael Bilich

Erik Lundquist update the HRRB of the section C.1 and goes onto the section C.2 of HRRB Procedures/Rules/Policies. Since there are three recusals from the members on item No. 1 of today's agenda the HRRB will not be able to discuss or act upon the matter today. This matter is scheduled on the Planning Commission on January 25, 2023.

Erik, suggested staff present consideration for the HRRB in a discussion item whether the Board would like to revise its policy and rules.

Agenda Item No. 1, PLN100338 – Signal Hill LLC, will be continued to

Thursday, January 12, 2023. Staff will proceed forward with the noticing requirements for the continuance date. Staff will also reach out to the absent HRRB member to verify the new date will be possible to be in attendance and have a quorum for this item.

The applicant for PLN100338, Massy Mehdipour, expressed frustration regarding the item having to be continued to a special meeting due to not having a quorum for the item.

- 3. Consider finding, pursuant to AB 361 and in order for the Historic Resources Review Board to continue meeting remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; the Historic Resources Review Board 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.**

Secretary Angelo, informed the HRRB that beginning in March 2023 the HRRB meetings will have to go back to in-person due to Governor's intent to end the State of Emergency.

It was moved by Judy MacClelland and seconded by Kellie Morgantini to approve the continuation to hold the HRRB meetings electronically, valid for the next 30 days, due to the health and safety given the status of COVID-19.

RESULT: Passed

MOVER: Judy MacClelland

SECONDER: Kellie Morgantini

AYES: Judy MacClelland, John Scourkes, Sheila Lee Prader, Kellie Morgantini, Belinda Taluban

ABSENT: Michael Bilich, Salvador Muñoz

OTHER MATTERS

None.

BOARD COMMENTS, REQUEST AND REFERRALS

Kellie Morgantini informed the HRRB of preservation classes coming up that can be added to the CLG report at the end of the year.

Sheila Lee Prader would like status of the last year CLG report. Phil Angelo, approved will submit and follow up with Board members.

John Scourkes gave a reminder to the HRRB members regarding following up with their Supervisor's office if their term is expired and would like to continue being a

member of the HRRB.

DEPARTMENT UPDATE

None.

ADJOURNMENT

Meeting was adjourned by Chair Scourkes at 1:06 p.m.

NEXT REGULAR HRRB MEETING

February 2, 2023