

# **County of Monterey**

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



## **Meeting Minutes - Final** **SPECIAL MEETING**

**Thursday, January 12, 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](mailto: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](mailto: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](mailto: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?pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09>  
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: 945 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](mailto: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 indetificar el numero 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 despues de la fecha limite del Miercoles 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 Miercoles antes de la reunión a: [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). Para ayudar al personal del Condado, favor de indetificar el numero 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 Miercoles antes de la reunión a [hrrbhearingcomments@co.monterey.ca.us](mailto: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](mailto: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](mailto: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](mailto: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 president 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 Housing 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**

**Participate via Zoom Meeting Link:**

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

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**11:30 A.M. - CALL TO ORDER**

Chair John Scourkes called the meeting to order at 11:32 a.m.

**ROLL CALL**

**Present: John Scourkes, Judy MacClelland, Salvador Muñoz, Belinda Taluban, Kellie Morgantini, Michael Bilich, Sheila Lee Prader**

**Absent: None**

**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 Denise Estrada, Raymond Richard Neutra, and Tony Lombardo.**

**APPROVAL OF MINUTES**

**None.**

**SCHEDULED MATTERS**

**Chair Scourkes asked the HRRB members who would be recusing themselves from Agenda Item No. 1 PLN100338 – Signal Hill LLC do so at this time. Belinda Taluban and Judy MacClelland recused themselves.**

**Salvador Muñoz, had previously recused himself from the project during the HRRB meeting date of January 5, 2023. Today, his position has changed, he stated he will remain since he did not participate on anything related to this project and has no economic interest in this project.**

**Chair Scourkes asked for a clarification of today’s HRRB meeting from staff and would like to know what is the HRRB’s responsibility for today. His concern is that this project is a Combined Development permit and the draft resolution has the approval of the new house. HRRB will only be acting on the historic part of the EIR.**

**Mary Israel, assigned project planner for PLN100338, clarified staff is looking for recommendation to the Planning Commission to the approval of the proposed project. Staff will be bringing forward a reduced height alternative project to the**



**Planning Commission, so staff is looking for HRRB's recommendation to the Planning Commission related to that. Staff also mentioned HRRB would need to find the Mitigation Measures for historic resources in the Environmental Impact Report that was prepared for this project effective to reducing the impacts in the demolition. HRRB will not be approving the new project, but rather weighing in on whether it's okay to demolish the existing residence and proceed with the construction.**

**Phil Angelo added that Staff is asking the HRRB to render a recommendation on the project as a whole, but what they are asking the HRRB to consider is the historic component of it not the square footage of it or other environmental areas just on how the project relates to historical resources.**

**Kellie Morgantini also mentioned that when the HRRB makes their recommendation they can strike that section of the Resolution.**

**1. PLN100338 - SIGNAL HILL LLC**

Provide a recommendation to the Planning Commission related to the approval of the Signal Hill LLC Reduced Height Alternative 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.

**Proposed CEQA Action:** Find the mitigation measures for Historic Resources are effective in reducing the impacts to the demolition of the Arthur and Kathleen Connell House.

**Mary Israel, Project Planner, presented the project.**

**Belinda Taluban asked what the Mitigation Measures were and if they could be listed, Erik Lundquist, HCD Director, informed Belinda since she recused herself she is only allowed to comment during the 'Public Comment' section. Kellie Morgantini had the same question and would like staff to talk about the Mitigation Measures as they apply to the alternative project that was suggested. Mary Israel showed the slides for HR/mm-1.1 and HR/mm-1.2**

**Applicant: Massy Mehdipour, spoke to the HRRB**

**Vice Chair Morgantini suggested time be kept for public comment and Chair Scourkes agreed 3 minutes will be adequate, during Dale Ellis' comment the time was updated to 3 minutes and 30 seconds.**

**Applicant's Architect: Bill Bernstein**

**Chair Scourkes opened Public Comment: Dale Ellis, Kent Seavey, Nancy Runyon, Sateez Kadivar, Raymond Neutra**

**Chair closed Public Comment.**

**Chair Scourkes allowed applicant, Massy Mehdipour, to give a closing comment.**

**Chair Scourkes commented on the extent of the damage to the building and supports demolition at this point.**

**Michael Bilich, agrees to the demolition after seeing the deterioration of the building.**

**Kellie Morgantini wanted to clarify that the HRRB's decision is not due to favoritism.**

**Her recommendation is that the resolution as it stands is not adequate. Personally, does not agree with the chosen alternative. There will be possibility of request or recommendation to amend the proposed resolution.**

**Sheila Lee Prader finds it difficult to demolish the structure and not attempt to repair it. Feels the two Mitigation Measures are inadequate to remedy the loss of a historic structure.**

**Salvador Muñoz supports the reconstruction of the house.**

**Chair Scourkes added that the problem with a reconstruction is it becomes a replica. It destroys the integrity. Added, there are no elements from the original house that can remain.**

**Michael Bilich agrees with Chair Scourkes that the house cannot be reconstructed as it was originally.**

**Kellie Morgantini recommends removal of condition No. 2 of the Resolution since the HRRB is not recommending approval of the whole project. The HRRB is only looking at the historicity of that application. Cleaning up the recitals which can be done accordingly focusing on the Mitigation Measures. Any of the 'Whereas' that has to do with the rest of the development rather than the HRRB can be redacted.**

**Kellie Morgantini went through each 'Whereas' of the Resolution with staff, Mary Israel, to propose corrections in the 13th and 14th 'Whereas'**

**It was moved by Kellie Morgantini and seconded by Salvador Muñoz to strike No. 2 from the top of the Resolution and address the 13th and 14th 'Whereas' as stated. The Finding will be the HRRB reject the recommendation of**

**adopting a statement of Overriding Consideration as presented in the Final EIR and that the preferred recommendation would be the adoption of the Mitigation Measures as recommended by the staff with the inclusion of the Aesthetics Mitigation Measure which is AES-mm-1.1 regarding reducing the height of the structure and instead recommending two the approving body the Alternative 7 of the Final EIR.**

**RESULT: Failed**

**MOVER: Kellie Morgantini**

**SECONDER: Salvador Muñoz**

**AYES: Kellie Morgantini, Salvador Muñoz**

**NOES: Sheila Lee Prader, Michael Bilich, John Scourkes**

**RECUSAL: Judy MacClelland, Belinda Taluban**

**Chair Scourkes mentioned he agrees with the ‘Whereas’ sections that were modified by Kellie Morgantini and he personally supports the demolition and Overriding Considerations.**

**Sheila Lee Prader asked for clarification as to what is being proposed to be left in the Resolution and what is being proposed to be removed from the Resolution.**

**Erik Lundquist, summarized Chair Scourkes comment stating he would like to retain all of the edits that HRRB member Morgantini suggested with the exception of two which will be replacing Alternative 9 with Alternative 7 and not striking out the Overriding Considerations. Supporting the finding that the Mitigation Measures are appropriate and recommend that the Planning Commission consider the demolition of the structure with the incorporation of those Mitigation Measures.**

**Chair Scourkes confirmed Erik’s summarization.**

**It was moved by Kellie Morgantini and seconded by Michael Bilich to adopt the Resolution as discussed with the corrections. Adopt the statement of Overriding Consideration including the consideration of Alternative No. 9.**

**Recommend that the Planning Commission approve the proposed demolition of the Connell House subject to its concurrent adoption of the mitigation measures for such demolition proposed in the Environmental Impact Report (EIR) prepared for the Signal Hill LLC project (SCH No. 2015021054), notwithstanding that such measures would not reduce such impacts to a less-than-significant level.**

**RESULT: Passed**

**MOVER: Kellie Morgantini**

**SECONDER: Michael Bilich**

**AYES: Kellie Morgantini, Michael Bilich, John Scourkes**

**NOES: Sheila Lee Prader**

**ABSENT: None**

**ABSTAIN: Salvador Muñoz**

**RECUSAL: Judy MacClelland, Belinda Taluban**

**Chair Scourkes confirmed this project, PLN100338, is scheduled for Planning Commission on January 25, 2023 and Erik Lundquist confirmed.**

**OTHER MATTERS**

None.

**BOARD COMMENTS, REQUEST AND REFERRALS**

None.

**DEPARTMENT UPDATE**

None.

**ADJOURNMENT**

**Meeting was adjourned by Chair Scourkes at 1:16 p.m.**

**NEXT REGULAR HRRB MEETING**

**February 2, 2023**