

MONTEREY COUNTY HISTORIC RESOURCES REVIEW BOARD
Thursday, June 6, 2013
Monterey County Administration Building
Monterey Room, Second Floor
168 W. Alisal Street, Salinas, CA 93901

MINUTES

- I. **CALL TO ORDER**
 John Scourkes, Chair called the meeting to order at 11:33 a.m.
- II. **ROLL CALL**

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>	<u>Guests</u>
John Scourkes, Chair	Kellie Morgantini, Vice Chair	Craig Spencer, Planning	Christina Dikas, Page & Turnbull
Judy MacClelland, member		Melissa McDougal, Planning	Ken Scates, HGHB Architects
Sheila Lee Prader, member		Ashley Nakamura, Planning	Brian Rasmussen, BMR Const Management
Salvador Munoz, member		Liz Gonzales, Planning	Seth Bergstein, Past Consultants
Barbara Rainer, member		Meg Clovis, Parks	James Allen, JP Allen & Assoc. Consulting Arborist
		Hop Essick, Public Works	Mark Norris
			Cheryl Burrell, Pebble Beach Company
			Jim Johnson, Monterey County Herald

- III. **APPROVAL OF MINUTES** - May 2, 2013
 Judy MacClelland made a motion to approve the May 2, 2013 meeting minutes, Salvador Munoz seconded the motion and the minutes were approved, with Barbara Rainer abstaining.
- IV. **PUBLIC COMMENT**
 There was no public comment.

V. PROJECT REVIEW

1. Recommend to the Director of Planning:

Design Approval to partially correct Code Violation case (13CE00065) to allow the addition of exterior, stucco finish shear walls. Colors and materials to consist of beige/off white stucco concrete masonry units. The property is located at 8545 Carmel Valley Road (Units 1, 14 and 17), Carmel (Assessors' Parcel Number 169-061-012-000), Carmel Valley Master Plan. PLN130377 Planner: Ashley Nakamura

- Project involves three two-story buildings originally designed to contain efficiency apartments.
- Efficiency apartments were not very marketable so at some point in the past, walls were removed to combine units. In doing so the structural integrity of the buildings was compromised
- New exterior wing-walls are proposed to address the structural issue.
- Board members discussed differentiation of new wing-walls from original design and agreed that consistency of design is appropriate in this case because the resource involves a consistent architectural theme throughout the campus
- The improvement process of what is existing and what is new will be documented through photographs

Motion: Judy MacClelland made a motion to recommend approval of resolution PLN130377 to the Director of Planning subject to adding the word “Application” after Design Approval within the Resolution. Salvador Munoz seconded the motion and it was unanimously approved.

2. Recommend to the Director of Public Works

The RMA-Public Works Department requests a consultation with the Historic Resources Review Board about the preparation of a management plan for the Carmel Valley Road-Boronda Road Eucalyptus Tree Row (The Row), which is listed on both the National and California Registers of Historic Places. The Row is made up of 33 very large, 130-plus year old Eucalyptus globulus trees located within the County road right-of-way on Carmel Valley Road and Boronda Road. Because of their size, age and location immediately adjacent to County roads, power lines and private residences, it is important to maintain the trees to prevent hazards to life and property. The Public Works Department will present recommendations by a consulting arborist regarding proposed safety pruning of two of the trees located on Carmel Valley Road. However it is anticipated that the preparation of a long term maintenance plan will include further evaluation by a consulting arborist and more specific recommendations for pruning of the trees, removal of some trees and planting of replacement trees to maintain the character defining features of this historic resource.

Planner: Delinda Robinson (Liz Gonzales presented project on behalf of Delinda Robinson)

- Originally, the County arborist recommended removal of trees # 1 & # 5 due to hazardous conditions
- Public Works obtained a second opinion and from James Allen who recommended pruning and maintenance rather than removal
- The tree pruning/maintenance will be supervised by James Allen
- Trees will need to be pruned every 3 -5 years
- A management plan and replacement plan will be prepared and brought back to the HRRB for review and approval

The Board Members agreed with the Executive Summary/Risk Assessment of Two Eucalyptus Trees #1 and 5 on Carmel Valley Road at Boronda Road by James P. Allen & Associates dated May 28, 2013.

3. Receive a report and provide direction on the Draft Pebble Beach Historic Context Statement.

- Christina Dikas gave an overview of the Pebble Beach Context Statement
- There will be a “How to use” created for the Context Statement
- Cheryl Burrell Submitted comments to Christina Dikes including specifying location of 17 Mile Drive Historic area and
- Meg Clovis would like any comments on this draft by July 1, 2013, so they can be added in the Final Draft
- A final draft of the Pebble Beach Context Statement will be ready for review in the middle of July
- The Final report will be complete by September 30, 2013

VI. NEW BUSINESS

1. 2014 California Preservation Foundation Conference.

- Meg Clovis informed the Board members about the 2014 California Preservation Foundation conference and the possibility of serving on a conference planning committee.
- There are no set dates for the conference at this time.

2. Change meeting minutes from a summary of discussions to action items only and provide audio files of the hearing online.

- A discussion was had with the board members regarding the time it takes to prepare summary minutes and the limited amount of staff time to do so.
- The Board members and Planning staff agreed to preparing action minutes with key bullet points in regards to each project

VII. HRRB COMMENTS

There were no comments.

VIII. ADJOURNMENT VII

The meeting was adjourned at 1:22 p.m.

IX. NEXT MEETING VIII

Date: July 11, 2013

Time: 11:30 a.m.

Place: Asilomar Room, Government Building

Prepared by: Melissa McDougal, Office Assistant II