

**CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

REGULAR MEETING MINUTES

Monday, December 15, 2025

CALL TO ORDER AND ROLL CALL - TOUR

The following Board Members were present for the tour: Jordan Chroman, Erik Dyar, and Kathryn Gualtieri

The following Board Members were absent: Bobbie Voris

TOUR OF INSPECTION

The Board/Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the tour. The tour is intended only to give the Board/Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour of Inspection. Following completion of the tour, the Board/Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

- A. Public Workshop on the Harrison Memorial Library Project: Northeast Corner of Ocean Avenue and Lincoln Street**

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Board Members were present: Jordan Chroman, Erik Dyar, and Kathryn Gualtieri

The following Board Members were absent: Bobbie Voris

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker will be muted.

The following members of the public addressed the Board: Cindy Lloyd

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Board/Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

- 1) November 17, 2025 Regular Meeting Minutes**

It was moved by Board Member Gualtieri and seconded by Chair Chroman to approve the consent agenda.

The motion passed by the following roll call vote:

AYES: Board Member(s): Chroman, Dyar, Gualtieri
NOES: Board Member(s): None
ABSTAINED: Board Member(s): None
ABSENT: Board Member(s): Voris

ORDERS OF BUSINESS

- 2) **Introduction to the Harrison Memorial Library Project Update:** Receive a presentation from Moore Ruble Yudell and provide feedback on the Harrison Memorial Library project, located at the northeast corner of Ocean Avenue and Lincoln Street in the Central Commercial (CC) District. APN: 010-139-007-000

Speakers:

Buzz Yudell, Partner with Moore Ruble Yudell

Public Comment:

Cindy Lloyd

PUBLIC HEARINGS

- 3) **HE 25065 (Pine Terrace HOA):** Continued from November 17, 2025 Historic Resource Board meeting, consideration of the removal of the historic "Pine Terrace Apartments" from the Carmel Inventory of Historic Resources located at the southwest corner of Mission and 3rd Avenues in the Residential and Limited Commercial (RC) District. APN: 010-391-020-000

Speakers:

Anna Ginette, Director of Community Planning and Building

Public Comment:

None

It was moved by Board Member Dyar and seconded by Board Member Gualtieri to continue item 3: HE 25065 (Pine Terrace HOA) to a date uncertain.

The motion passed by the following roll call vote:

AYES: Board Member(s): Chroman, Dyar, Gualtieri
NOES: Board Member(s): None
ABSTAINED: Board Member(s): None
ABSENT: Board Member(s): Voris

DIRECTOR'S REPORT

Anna Ginette, Director of Community Planning and Building, gave a report and answered questions of the Board:

- **Future Agenda Item:** Staff will work on a resolution of appreciation for recently-resigned

Board Member Goodhue recognizing her service to the City.

BOARD MEMBER ANNOUNCEMENTS

Board Member Dyar informed the Board that a former Board Member, Thomas Hood, received an honor award at the Monterey Bay Design Awards for the reconstruction and addition to the Jeffers Cabin.

Board Member Gualtieri provided two articles to the Board that speak to the problems some cities are facing regarding the treatment of their historic resources.

Chair Chroman spoke about the process for Historic Evaluations and the direction provided to applicants by Commissions and Boards. He also asked about the concept of a "historic entity" in order to protect non-structural historic businesses and requested it be agendized on a future meeting.

FUTURE AGENDA ITEMS

- 4) Next Regular Meeting: January 26, 2026

ADJOURNMENT

4:49 PM

APPROVED:

DocuSigned by:

Erik Dyar

Erik Dyar, Vice Chair

ATTEST:

Signed by:

Shelby Gorman

Shelby Gorman, Board Clerk