

**REGULAR MEETING
Monday, August 18, 2025**

TOUR 3:00 PM

MEETING 4:00 PM

CALL TO ORDER AND ROLL CALL – TOUR

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

The following Board Members were absent: None

TOUR OF INSPECTION

Item A: DR 25181 (Carmel Mission Basilica): 3080 Rio Road

Item B: DS 25197 (Graney): Northeast corner of Camino Real and 12th Avenue

Item C: HE 25120 (Profeta): West side of Junipero between 5th and 6th Avenues

CALL TO ORDER AND ROLL CALL – CHAMBERS

The following Board Members were present: Erik Dyar, Esther Goodhue, Kathryn Gualtieri, Bobbie Voris, and Jordan Chroman

The following Board Members were absent: None

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

None

ORDERS OF BUSINESS

Board Member Voris recused and left the dais.

Item 1: HE 25120 (Profeta): Consideration of a preliminary determination of historic ineligibility for the property located on the west side of Junipero between 5th and 6th Avenues. APN: 010-098-005 and 010-098-006.

Katherine Wallace, Associate Planner, introduced the item and addressed questions of the Board.

Robert Profeta, representing the Property Owner, spoke on their preference for a determination of historic ineligibility.

Public Comment:

None

Robert Profeta, representing the Property Owner, responded to questions from the Board on the intention for future renovations.

It was moved by Board Member Dyar and seconded by Board Member Gualtieri to issue a preliminary determination of historic ineligibility for the property located on the west side of Junipero between 5th and 6th Avenues. APN: 010-098-005 and 010-098-006.

The motion passed by the following roll call vote:

AYES: Board Member(s): Dyar, Goodhue, Gualtieri, Chroman

NOES: Board Member(s): None

ABSTAINED: Board Member(s): Voris

ABSENT: Board Member(s): None

Board Member Voris returned to the dais.

PUBLIC HEARINGS

Item 2: DR 25181 (Carmel Mission Basilica): Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for accessibility upgrades at the historic "Mission San Carlos de Borromeo" located at 3080 Rio Road in the Single-Family Residential (R-1) District, Archaeological Significance Overlay, Park Overlay and Beach & Riparian Overlay districts. APN: 009-531-003-000

Katherine Wallace, Associate Planner, introduced the item and addressed questions of the Board.

Public Comment:

Cindy Lloyd

Naomi Miroglio, Architect, answered questions of the Board.

It was moved by Chair Chroman and seconded by Board Member Goodhue to approve a resolution issuing a determination of consistency with the Secretary of the Interior's standards for the treatment of historic properties for accessibility upgrades at the historic "Mission San Carlos de Borromeo" located at 3080 Rio Road in the Single-family Residential (R-1) District, Archeological Significance Overlay, Park Overlay and Beach & Riparian Overlay Districts, APN 009-531-003.

The motion passed by the following roll call vote:

AYES: Board Member(s): Dyar, Goodhue, Gualtieri, Voris, Chroman

NOES: Board Member(s): None

ABSTAINED: Board Member(s): None

ABSENT: Board Member(s): None

Board Member Gualtieri recused and left the dais.

Item 3: DS 25197 (Graney): Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for the replacement of wood windows and wood shingle siding at the historic "Louise P. Murphy House" located at the northeast corner of Camino Real and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-273-006-000.

Katherine Wallace, Associate Planner, introduced the item and addressed questions of the Board.

Harlan Bradley, Applicant, addressed the Board to discuss the details of the project and answer questions.

Public Comment:

None

It was moved by Board Member Dyar and seconded by Board Member Voris to approve a resolution for Design Study application 25197 (Graney) issuing a determination of consistency with the standards for the replacement of wood windows and wood shingle siding and the in-kind replacement of one rear door and the composition shingle roof at the historic "Louise P. Murphy House" located at the northeast corner of Camino Real and 12th Avenue in the Single-family Residential (R-1) District, APN: 010-273-006-000 with the added conditions that the shingles be installed in the historic method, e.g. individually attached, with varying shingle width and pattern to match existing; that the wood windows be installed with ogee lugs and muntin profiles and dimensions to match existing; and that the garage be replaced in the same fashion.

The motion passed by the following roll call vote:

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

Board Member Gualtieri returned to the dais.

DIRECTORS REPORT

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

- **Upcoming Policy Discussions:** The ADU Standards, Water Allocation Policy, and Design Traditions will be going to the Planning Commission and the City Council in the Fall.
- **Mills Act Update:** Mills Act Contracts will be brought to the City Council for discussion on potential reimplementations.

Board Member Erik Dyar informed the Board and the public of the upcoming Carmel Heritage Society tours on September 20, 2025.

FUTURE AGENDA ITEMS

Item 5: Next Regular Meeting: September 15, 2025

ADJOURNMENT

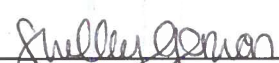
5:05 PM

APPROVED:



Jordan Chroman, Chair

ATTEST:



Shelby Gorman, Recording Secretary