

# Exhibit A

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**Draft Resolution**  
**Before the Historic Resources Review Board in and for the**  
**County of Monterey, State of California**

Resolution No. 23-\_\_\_\_\_

**DA220291 (Soske Anne E)**

Resolution by the Monterey County Historic Resources Review Board (HRRB) recommending that the Chief of Planning approve a Design Approval to partially clear a Code Enforcement case 22CE00229 to allow exterior alternations including: replacement of windows to match existing, repair of balcony deck tiles to match existing, patching stucco to match existing, replacement of guardrails to 42 inches in height, replace copper gutters, convert garage door back to two doors, install landscaping irrigation system, and install a new three foot high rock fence (42 feet in length). Colors and materials to consist of stucco (antique white), natural wood doors, windows painted same as stucco house, and wood garage doors. The project is located at 1451 Ondulado Road (Assessor's Parcel Number 008-441-033-000), Del Monte Forest Land Use Plan, Coastal Zone.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on February 2, 2023, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation.

WHEREAS, the parcel is located at 1451 Ondulado Road, Pebble Beach. The zoning is "LDR/1.5-D (CZ)" Low Density Residential/1.5 acres per unit, Design Control in the Coastal Zone.

WHEREAS, the structure located at 1451 Ondulado Road, Pebble Beach is eligible for listing on the California Register of Historical Resources in the area of architecture, and the Monterey County Register of Historic Resources as a local historic resource as an example of early development in Pebble Beach and for its design by Clarence Tantau.

WHEREAS, Anne E Soske (applicant) filed with the County of Monterey, an application for a Design Approval on December 6, 2022, to partially clear a Code Enforcement case 22CE00229 to allow an extensive interior remodel due to water damage and including exterior changes as follows: replace windows to match existing materials, repair balcony tile decks with materials to match existing, stucco patch throughout exterior, raise guardrails to 42 inches in height

throughout the house, replace copper gutters where previously installed to match existing, convert garage door back to two doors, install landscaping irrigation system, and install a new three foot high rock fence (42 feet in length). Colors and materials to consist of stucco (antique white), natural wood doors, windows painted same as stucco house, and wood garage doors.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend approval of the Design Approval, subject to the following findings:

Finding: The proposed work is consistent with the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements will neither adversely affect nor be incompatible with the use and exterior and natural features of the site.

- Evidence:
1. Design Approval Application and other materials in file DA220291 (Soske)
  2. Limited Phase One Historic Assessment for 1451 Ondulado Road, Pebble Beach, CA (APN 008-441-033-000), dated October 8, 2021. Focused Phase Two Historic Assessment for 1451 Ondulado Road, Pebble Beach, CA (APN 008-441-033-000).
  3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
  4. Oral testimony and HRRB discussion during the public hearing and the administrative record.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of the Soske Design Approval subject to the following conditions:

1. Obtain necessary building permits required for development

Passed and adopted on this **2nd day of February, 2023**, upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Attest  
Phillip Angelo, Secretary

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