

# 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-\_\_\_\_\_

**PLN220162 (REYNOLDS ROBERT TR)**

Resolution by the Monterey County Historic Resources Review Board (HRRB) recommending approval of: a Coastal Administrative Permit and Design Approval to allow the construction of a 1,183 square foot detached accessory dwelling unit; and a Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on February 2, 2023, pursuant to Title 18 Section 18.25.170 of the Monterey County Code.

WHEREAS, the project is located at 3191 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-002-000), Del Monte Forest Land Use Plan, Coastal Zone, and the Urmston House has been listed on the Monterey County Register of Historic resources.

WHEREAS, the property contains the Urmston House, a two-story Spanish eclectic style single-family residence designed by Mary Craig and constructed in 1927, with grounds design by noted landscape architects Florence Yoch and Lucille Council. The property is historically significant at the local level under California Register criterion 3 as a good example of the Spanish Eclectic architectural style, is listed on the Monterey County Register of Historic Resources, and is under a Mills Act Contract. Its defining characteristics include its gabled wall dormers and its landscaped garden.

WHEREAS, Duke Kelso (applicant's agent) filed with the County of Monterey, an Administrative Permit to allow the construction of a 1,183 square foot detached accessory dwelling unit; and Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

WHEREAS, the new accessory dwelling unit and site improvements will not remove any historical features; will use materials compatible with the architecture of the main home; and be setback 145 feet from the main home, differentiating the new and historic construction.

**THEREFORE, BE IT RESOLVED**, that having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB recommends approval of the Coastal Administrative Permits and Design Approval, subject to the following findings and conditions:

Finding: The proposed work is found to be consistent with the purposes of Monterey County Code Chapter 18.25 and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the proposed improvements will not adversely affect and will be compatible with the use and exterior of existing designated historical resources, improvements, buildings, natural features, and structures on such site.

Evidence:

1. Regulations for the Preservation of Historic Resources as contained in Monterey County Code Chapter 18.25.
2. Phase I Historical Report (LIB220210) prepared by Kent L. Seavey.
3. Secretary of the Interior Standards for the Treatment of Historic Properties.
4. Letter from Kent L. Seavey dated April 26, 2021.
5. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN220162.
6. Planner conducted a site visit on January 24, 2023.
7. Oral testimony and HRRB discussion during the public hearing and the administrative record.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Attest  
Philip Angelo, HRRB Secretary  
February 2, 2023