



Historic Resources Review Board

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PLN220162 - REYNOLDS ROBERT TR

Public hearing to consider recommending that the Chief of Planning approve a Coastal 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.

Project Location: 3191 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-002-000), Del Monte Forest Land Use Plan, Coastal Zone.

RECOMMENDATION:

Staff recommends that the Monterey County Historic Resources Review Board (HRRB) adopt a resolution recommending that the HCD Chief of Planning approve a:

1. Coastal Administrative Permit and Design Approval 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.

DISCUSSION:

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 Country Register of Historic Resources, and is under a Mills Act Contract. Its defining characteristics include its gabled wall dormers and its landscaped garden.

The project proposes constructing a new 1,183 square foot detached accessory dwelling unit and pool. 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.

Prepared by: Phil Angelo, Associate Planner

Approved by: Craig Spencer, Chief of Planning

The following attachments are on file with Housing and Community Development:

- Exhibit A - Draft Resolution
- Exhibit B - Project Plans
- Exhibit C - Colors and Materials
- Exhibit D - Letter from Kent L. Seavey dated April 26, 2021

- Exhibit E - Phase I Historic Assessment (LIB220210)
- Exhibit F - Photos of the Site dated January 24, 2023

cc: Duke Kelso (Agent); Project File PLN220162