

Exhibit E

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

Resolution No. 22-001 **PLN210276-FEATHER
CYPRESS LLC**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of a Combined Development Permit (PLN210276) for the demolition of an existing 17,992 square foot single family dwelling, and attached two car garage and detected gymnasium, and construction of a new 7,706 square foot single family dwelling, garage, pool house and spa to the Monterey County Planning Commission. The property is located at 3256 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-008-000), 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 March 3, 2022, pursuant to the Historic Preservation Policies of the 1982 General Plan and the regulations for the Preservation of Historic Resources contained in Monterey County Code Chapter 18.25.

WHEREAS, the property is located at 3256 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-008-000), Del Monte Forest Land Use Plan, Coastal Zone.

WHEREAS, Aengus L. Jeffers (agent) filed with the County of Monterey, an application for a Combined Development Permit consisting of: 1) Coastal Administrative Permit & Design Approval to allow demolition of an existing 17,992 square foot single family home with an attached two-car garage & a detached 3,797 square foot gymnasium; and construction of a 7,767 square foot single-family home with an attached two-car garage, 882 square foot basement, 712 square foot pool house, 1,114 square foot pool and a 140 square foot spa; 2) Coastal Development Permit to allow development within environmentally sensitive habitat area (Monterey cypress habitat); 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; and 4) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

WHEREAS, the property is developed with an approximately 17,992 square foot single-family home, designed by George Washington Smith in the Spanish Colonial Revival style and constructed in 1924. As an architect, Smith is known for pioneering this style which proliferated through California for both Commercial and Residential structures during the 1920's. Sometime in the 1920's, development in the pebble beach area was under the direct management of the Del Monte Properties Company, who under the direction of then President Samuel Morse instituted architectural design controls requiring all new structures to be in the Mediterranean Revival style. This 1924 home appears to have predated the establishment of those design controls.

However, the association of this style would place it within the period of prominence for Mediterranean revival architecture in the 1919-1945 time period according to the Pebble Beach Historic Context statement. Therefore, should it have retained integrity the home would have been significant both as a representation of the trend of Spanish Colonial Revival Architecture in pebble beach and as a notable example of the work of George Washington Smith (National Register Criteria C, California Register Criteria 3, Monterey County Register Criteria 1(iii)).

WHEREAS, neither the detached gymnasium or garage/caretaker unit (the garage/caretaker unit was previously permitted to be converted to an accessory dwelling unit and will remain as part of this project) would be considered historically significant or contributing to the historical character of the site, due to their more recent construction and modifications. The detached gymnasium was originally constructed in 1973. The original plans for the structure could not be identified, but the caretaker unit was constructed in 1988 and attached garage was added in 2003. Approval to partially demolish and re-construct the garage/caretaker as an accessory dwelling unit was granted in 2021.

WHEREAS, Seth A. Bergstein prepared a phase I historical evaluation assessing the properties eligibility for local listing on the Monterey County Register of Historic Resources, California Register of Historic Resources, and National Register of Historic Places. A typo exists on page 18 of the cover letter which references the national, state, and local listing criteria “NR-A, CR-1, MC-1(i).” The integrity criteria should be listed as “NR-C, CR-3, MC-1(iii),” the criteria for architecture and/or design. This report, dated May 5, 2020 is available in HCD-Planning library file LIB220005. The evaluation found that the structures on the property do not qualify for listing as a historic resource because substantial changes have been made that impacted the integrity of the original design. County staff independently reviewed this report and concurs with its conclusions.

WHEREAS, the subject property does not retain integrity, no longer conveys significance and no longer retains most of its core historically defining features. While the home does retain its original landscaping wall (with some alterations), the blank east elevation with the scalloped parapet, the asymmetrical massing of east elevation and north and south wings (although both wings have additions), east elevation chimney, stucco exterior wall finishes, and clay barrel-tile roofs, all other historically defining features have either been removed or altered: The central courtyard finishes have been heavily modified, with the associated arcade enclosed with glazing and the loggia removed. Noteworthy architectural details and finishes have been removed including the flying staircase on the south elevation, the original wrought iron rails and grates. Additions have changed the massing and relationships of the structures, and new modern window openings have altered the fenestration of the original design.

WHEREAS, the project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) on February 17, 2022. At the February 17, 2022 meeting, the LUAC members voted to recommend approval of the project, contingent on the Historic Resources Review Board (HRRB) determination that the property was not a historic resource.

WHEREAS, the project planner conducted a site visit on October 13, 2021 to review the project site and proposed development for consistency with the applicable policies and regulations.

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 Combined Development Permit, subject to the following findings:

Finding: The proposed project is not eligible for listing on the Monterey County Register of Historic Resources.

Evidence:

1. 1982 General Plan
2. Regulations for the Preservation of Historic Resources as contained in Monterey County Code Chapter 18.25
3. Pebble Beach Historic Context Statement
4. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation
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 PLN210276
6. The Zoning Administrator Resolution 21-008
7. Phase I Historic Resource Evaluation (LIB220005) prepared by Seth A. Bergstein, Pacific Grove, CA, May 5, 2020.
8. The Del Monte Forest Land Use Advisory Committee decision to recommend approval of PLN210276 (FEATHER CYPRESS LLC) at a public meeting on February 17, 2022.
9. Supplemental correspondence from Marc Appleton, Page & Turnbull, Kent L. Seavey, and Anthony Kirk.
10. Oral testimony and HRRB discussion during the public hearing and the administrative record.

NOW, THEREFORE, BE IT RESOLVED THAT, it is the decision of the County of Monterey Historic Resources Review Board to recommend approval of Feather Cypress LLC Combined Development Permit as presented.

PASSED AND ADOPTED this **3rd day of March, 2022**, upon motion of Salvador Munoz, seconded by Michael Bilich, by the following vote:

AYES: Judy MacClelland, John Scourkes, Michael Bilich, Salvador Munoz, Sheila Lee Prader, Belinda Taluban

NOES: None

ABSENT: Kellie Morgantini

ABSTAIN: None

DocuSigned by:
Philip Angelo

Attest

Philip Angelo, HRRB Secretary
March 3, 2022

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