

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-

PLN100338 SIGNAL HILL LLC

Resolution by the Monterey County Historic Resources Review Board (HRRB):

1. Finding the mitigation measures for Historic Resources in the Environmental Impact Report (EIR) prepared for the Signal Hill LLC project (SCH No. 2015021054) are effective in reducing the impacts to the demolition of the Arthur and Kathleen Connell House; and
2. Recommending that the Planning Commission approve a Combined Development Permit, consisting of: demolition of a 4,124 square foot single family residence designed by Richard Neutra; construction of a new three level 11,933 square foot single family residence including an attached three-car garage, a 986 square foot entry court, 106 square feet of uncovered terraces, approximately 2,600 square feet of covered terraces, new driveway, and approximately 1,700 cubic yards of grading (1,200 cubic yards cut/500 cubic yards fill) and restoration of approximately 1.67 acre of native dune habitat; Coastal Development Permits to allow development within 100 feet of environmentally sensitive habitat, development on slopes exceeding 30 percent, development within 750 feet of a known archeological resources, Ridgeline Development and removal of three Monterey Cypress trees.

WHEREAS, On November 8, 2010, Massy Mehdipour (applicant) filed with the County of Monterey, an application for a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of an existing 4,124 square foot single family residence and the construction of a new three level 11,933 square foot single family residence including an attached three-car garage, a 986 square foot entry court, 106 square feet of uncovered terraces, approximately 2,600 square feet of covered terraces, new driveway, and

approximately 2,040 cubic yards of grading (1,210 cubic yards cut/830 cubic yards fill); 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; development includes restoration of native dune habitat in dunes outside the building area; 3) Coastal Development Permit for development on slopes exceeding 30%; 4) Coastal Development Permit for ridgeline development; 5) Coastal Development Permit for development within 750 feet of a known archeological resource; and 6) Coastal Development Permit for the removal of three Monterey Cypress trees;

WHEREAS, the project is located 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), Del Monte Forest Land Use Plan; and

WHEREAS, on August 4, 2011, the Historic Resources Review Board (HRRB) for Monterey County voted 7-0 to recommend that the existing house at 1170 Signal Hill Road, which was designed by Richard Neutra for Arthur and Kathleen Connell (the Connell House) appears to be a significant historic resource under Criterion 3 of the California Register of Historical Resources for its architecture; and

WHEREAS, on June 13, 2014, the State Historic Resources Commission determined that the Connell house is eligible for the National Register of Historic Places (National Register) and as a result of the eligibility for the National Register, the property was listed in the California Register of Historical Resources pursuant to Section 4851(a)(2) of the California Code of Regulations; and

WHEREAS, in or around June 2015, the Connell house was damaged by an act of vandalism. The vandalism damaged the structural integrity of supporting walls. Temporary shoring and weatherization measures, referred to the Mothball Protection Plan, were required to be implemented to stabilize the house while the application for the Combined Development Permit is under consideration. Those measures have been installed and inspected; however, the house has been deemed unsafe by the Building Official and remains unsafe as of January 5, 2023; and

WHEREAS, the application for the Combined Development Permit includes demolition of the Connell House which would address the unsafe condition of the existing structure; and

WHEREAS, demolition of a historic resource (the Connell House) would constitute an adverse environmental impact to the resource and as such, an Environmental Impact Report has been prepared for the project pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, a Draft Environmental Impact Report (DEIR) was circulated for public review and comment from February 18 to March 20, 2015 (State Clearing House No. 2015021054); and

WHEREAS, comments received on the DEIR have been considered and are responded to in a Final Environmental Impact Report for the project (FEIR); and

WHEREAS, the draft Final Environmental Impact Report (FEIR) was prepared by the County and circulated for decision maker and commenting agency review on November 21,

2022.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on January 12, 2023, pursuant to Chapter 18.25 of the Monterey County Code; and

WHEREAS, the HRRB has considered the FEIR prior to forwarding their recommendation to the Planning Commission; and

WHEREAS, the HRRB has considered and rejected alternatives to demolition of the Connell house as outlined in the FEIR for the project. Alternative to demolition include “No Project” (Alternative 10), “Preservation” (Alternative 1), and “Project Integration” (Alternative 4); and

WHEREAS, feasible measures are proposed that reduce impacts to historic resources to the extent feasible. These measures are made conditions of approval and include:

- Documentation of the Connell House using the most recent guidelines of the Historic American Buildings Survey (HABS)
- Development of web-based information documenting the history and features of the Connell House

These mitigation measures do not reduce the impacts to a level of insignificance; and

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: HRRB reviewed the proposed Historic Resources Mitigation Measures and found that they mitigate for the impact to the extent feasible though they do not mitigate the impact to a less than-significant level while still allowing demolition, assuming the Planning Commission adopts a Statement of Overriding Considerations.

Evidence:

1. Final Environmental Impact Report (State Clearinghouse No. 2015021054) including the Appendix D, Historical Resources background Information, as posted on the HCD website.
2. Appendix F to the Final EIR, demonstrating the economic and physical difficulty of preserving the historic significance of the structure.
3. Objectives and investment-backed expectations of the property owner, which include a desire and plan to demolish the existing structure and build a new structure designed by Ricardo Legorreta.
4. Ecological benefits of approving the project including restoration of native sand dune habitat.
5. Consistency with the treatment of similarly situated properties in the vicinity (Pebble Beach) by allowing redevelopment of the property with a larger custom dwelling.

6. Property tax revenue for government services that will be generated by allowing construction of the proposed dwelling at the site.
7. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN100338.
8. Information contained in the Mothball Protection Plan applicable to the property, stored in Accela under File Nos. 15CP01861 and 15CP01785.
9. Oral testimony and HRRB discussion during the public hearing and the administrative record.

THEREFORE BE IT RESOLVED, it is the decision of the Monterey County HRRB to:

1. Find the mitigation measures for Historic Resources in the Environmental Impact Report (EIR) prepared for the Signal Hill LLC project (SCH No. 2015021054) are effective in reducing the impacts to the demolition of the Arthur and Kathleen Connell House; and
2. Recommend that the Planning Commission approve a Combined Development Permit, consisting of: demolition of a 4,124 square foot single family residence designed by Richard Neutra; construction of a new three level 11,933 square foot single family residence including an attached three-car garage, a 986 square foot entry court, 106 square feet of uncovered terraces, approximately 2,600 square feet of covered terraces, new driveway, and approximately 1,700 cubic yards of grading (1,200 cubic yards cut/500 cubic yards fill) and restoration of approximately 1.67 acre of native dune habitat; Coastal Development Permits to allow development within 100 feet of environmentally sensitive habitat, development on slopes exceeding 30 percent, development within 750 feet of a known archeological resources, Ridgeline Development and removal of three Monterey Cypress trees.

In forwarding this recommendation, the HRRB expresses regret for the conditions and circumstances that have made impractical alternatives to the demolition of the Connell House.

Passed and adopted on this **12th day of January, 2023**, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest

Philip Angelo, HRRB Secretary

January 12, 2023