

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. Certifying that the Environmental Impact Report (EIR) prepared for the Signal Hill LLC project has been considered prior to forwarding this recommendation;
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; and
3. Recommending that the Planning Commission adopt a Mitigation Monitoring and Report Program for the project.

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.

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.

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.

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.

WHEREAS, the application for the Combined Development Permit includes demolition of the Connell house which would address the unsafe condition of the existing structure.

WHEREAS, demolition of a historic resource (the Connell house) would constitute an adverse change in the significance of the resource and as such, an Environmental Impact Report has been prepared for the project pursuant to the California Environmental Quality Act (CEQA).

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

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

WHEREAS, the 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 5, 2023, pursuant to Chapter 18.25 of the Monterey County Code.

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

WHEREAS, the HRRB has considered 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).

WHEREAS, in forwarding this recommendation, the HRRB has balanced economic, legal, social, technological, and other factors applicable to this project including:

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.

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: There are economic, legal, social, technological, and other factors applicable to this project that outweigh the significant impacts to historic resources in this case.

Finding: Mitigation Measures were reviewed by the HRRB and found to mitigate for the impact to the extent feasible while still allowing demolition.

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. The current condition of the property makes it economically and physically difficult to repair and preserve 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 Legoretta.
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 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.
9. Oral testimony and HRRB discussion during the public hearing and the administrative record.

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

1. Certify that the Environmental Impact Report (EIR) prepared for the Signal Hill LLC project has been considered prior to forwarding this recommendation;
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; and
3. Recommend that the Planning Commission adopt a Mitigation Monitoring and Report Program for the project.

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 **5th day of January, 2023**, upon motion of _____, seconded by _____, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 Attest
 Philip Angelo, HRRB Secretary
 January 5, 2023