

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

Resolution No. 23-002

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) would be effective in reducing historical resource impacts that would be caused by demolition of the Arthur and Kathleen Connell House; and
2. Recommending that the Planning Commission approve the Reduced Height Project, Alternative 9 of the EIR.

WHEREAS, On November 8, 2010, Massy Mehdipour (applicant) filed with the County of Monterey, an application for a Combined Development Permit consisting of: 1) a 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) a 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) a Coastal Development Permit for development on slopes exceeding 30%; 4) a Coastal Development Permit for ridgeline development; 5) a Coastal Development Permit for development within 750 feet of a known archeological resource; and 6) a Coastal Development Permit for the removal of three Monterey Cypress trees;

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

WHEREAS, on August 4, 2011, the HRRB 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, an unknown party or parties vandalized the Connell House. 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 approved by the County; 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 seeks 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, County staff circulated a Draft Environmental Impact Report (DEIR) for public review and comment from August 24 to October 12, 2018 (State Clearing House No. 2015021054); and

WHEREAS, staff considered public comment received on the DEIR and prepared responses that it incorporated into a Final Environmental Impact Report for the project (FEIR); and

WHEREAS, the draft FEIR was prepared by the County and circulated for decision maker and commenter review on November 21, 2022; and

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 EIR prior to forwarding this recommendation to the Planning Commission; and

WHEREAS, the HRRB has considered and rejected potential recommendations that the Planning Commission adopt certain alternatives to demolition of the Connell House discussed and analyzed in the EIR including “No Project” (Alternative 10), “Preservation” (Alternative 1), and “Project Integration” (Alternative 4); and

WHEREAS, the EIR proposed feasible mitigation measures that would reduce impacts to historic resources to the extent feasible, including:

- 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

Staff recommends these mitigation measures (HR/mm-1.1 and HR/mm-1.2 and their respective mitigation monitoring actions) conditions of approval. These mitigation measures would not reduce the impacts to a level of insignificance; and

WHEREAS, at the conclusion of the hearing, the matter was considered by the HRRB for a recommendation to the Planning Commission. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision, adopting the following findings supported by the evidence cited below. The HRRB recommends that the Planning Commission approve demolition of the Connell House subject to the following findings:

Finding: HRRB recommends that the Planning Commission approve demolition of the Connell House subject to its concurrent adoption of the proposed Historic Resources Mitigation Measures, which would partially mitigate for the significant impact to the historical resource that such demolition would cause, albeit not to a less-than-significant level.

Evidence:

1. Final EIR (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. 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.
5. Information contained in the Mothball Protection Plan applicable to the property, stored in Accela under File Nos. 15CP01861 and 15CP01785.
6. Oral testimony and HRRB discussion during the public hearing and the administrative record.

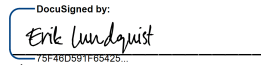
THEREFORE BE IT RESOLVED, it is the decision of the Monterey County HRRB to:

Recommend that the Planning Commission approve the proposed demolition of the Connell House subject to its concurrent adoption of the mitigation measures for such demolition proposed in the Environmental Impact Report (EIR) prepared for the Signal Hill LLC project (SCH No. 2015021054), notwithstanding that such measures would not reduce such impacts to a less-than-significant level.

The HRRB regrets that the Connell House's condition and related circumstances have made alternatives to the demolition of the Connell House impractical.

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

AYES: Kellie Morgantini, Michael Bilich, and John Scourkes
NOES: Sheila Lee Prader
ABSTAIN: Salvador Munoz

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Attest

Erik V. Lundquist, HCD Director
January 12, 2023