

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. 24-XXX

PLN240083 (CRAIG, SCOTT AND BECKY)

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Categorically exempt per CEQA Section 15331; and 2) approve a Design Approval to allow a remodel of an existing single-family residence, including removal of the existing front entry porch for a 144 square foot addition to the front of the residence and replacement of the porch, relocation/replacement of six windows and one door, and construction of a 241 square foot attached carport. Colors and materials to consist of horizontal wood siding and asphalt roof shingles all to match existing colors and materials (reclaimed wood siding-grey, dark grey roofing materials).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on June 6, 2024, pursuant to the zoning regulations for development in the "HR" (Historic Resource) Zoning District as contained in Chapter 21.54 of the Monterey County Code, regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code, the Secretary of the Interior's Standards for Rehabilitation, and the Spreckels Design Guidelines.

WHEREAS, the parcel is located at 62 Fourth Street, Block F in Spreckels (Assessor's Parcel Number 177-052-012-000). The zoning is "HDR/5.1-HR-D" High Density Residential, 5.1 units per acre, Design Control District within an "HR" (Historic Resource) zoning district. Per Title 21, Chapter 21.44 of Monterey County Code; the County "must preserve protected and enhance those structures and areas that contribute to the historical heritage of the County." In 1911 Blocks F-J were developed sporadically, and Block H was retained as a Community Park.

WHEREAS, according to the Spreckels guidelines, the house is a supporting structure, as it supports the original principals of development. The original development principals include single family, small scale homes with yards. The scale of buildings, matching heights, setbacks, color use and the use of similar building materials are factors that can make additions or new construction a positive part of the historic community. As a supporting structure, rather than a contributing one, the structure maintains the design and character even though there are changes to the original form and materials/workmanship. The proposed project will continue to be consistent with the site development standards, maintain the front façade and will reuse reclaimed wood siding for the addition. By maintaining the front façade, the porch will encroach

into the front setback by five feet. However, pursuant to section 21.62.040.D, a porch may extend into any front setback by six feet.

WHEREAS, Scott and Becky Craig (applicants) filed with the County of Monterey, an application for a Design Approval to allow a remodel of an existing single-family residence, including removal of the existing front entry porch for a 144 square foot addition to the front of the residence and replacement of the porch, relocation/replacement of six windows and one door, and construction of a 241 square foot attached carport. Colors and materials to consist of horizontal wood siding and asphalt roof shingles all to match existing colors and materials (reclaimed wood siding-grey, dark grey roofing materials.

WHEREAS, the proposed project is consistent with the Spreckels Design Guidelines in that the proposed work will not adversely affect the significant architectural features or the character of historical, architectural, aesthetic interest, or value of the historic resource or its site.

WHEREAS, The project qualifies as a Categorical Exemption pursuant to CEQA Guidelines Section 15331 because this exemption applies to projects that are for the "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. The minor renovation of this project meets this criterion for an exemption.

THEREFORE, BE IT RESOLVED, that having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB recommends approval of the Design Approval subject to the following findings:

Finding: Pursuant to CEQA Guidelines Section 15331, the project is categorically exempt because this exemption applies to projects that are for the "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties".

Finding: The proposed work is consistent with Section 21.54 of the Monterey County Zoning Code (Regulations for Historic Resources Zoning Districts), regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code, the Secretary of the Interior's Standards for Rehabilitation, and the Spreckels Design Guidelines and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements, addition, building, or structure upon a designated historic resource site will **neither adversely affect nor** be incompatible with the use and exterior of existing designated historical resources, improvements, buildings, and natural features of the site.

- Evidence:
1. Design Approval Application, plans, and other materials in HCD-Planning file No. PLN240083;
 2. “HR” (Historic Resource) zoning regulations applicable to the site as found in Chapter 21.54 of the Monterey County Code;
 3. Secretary of the Interior Standards for Rehabilitation;
 4. Spreckels Design Guidelines;
 5. Oral testimony and HRRB discussion during the public hearing and the administrative record.
 6. Site visit conducted on May 28, 2024

Passed and adopted on this **6th day of June 2024**, upon motion of _____,
seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Attest
Phil Angelo, HRRB Secretary
Date June 6, 2024

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