

# 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

#### **PLN220327 - RIVERA STEVEN A & JUNE M TRS**

Resolution by the County of Monterey Historic Resources Review Board (HRRB) recommending that the Zoning Administrator 1) Find the project qualifies for a class 3 exception pursuant to section 15303 of the CEQA guidelines; and 2) approve a Combined Development Permit consisting of: a) Coastal Administrative Permit and Design Approval to allow construction of an 856 square foot accessory dwelling unit; and b) a Coastal Development Permit to allow the removal of two protected trees including a 10 inch Coast live oak and a 33 inch Landmark Monterey Pine.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on March 7, 2024, pursuant to Title 18 Section 18.25.170 of the Monterey County Code.

WHEREAS, the project is located at 4161 Sunridge Road, Pebble Beach (Assessor's Parcel Numbers 008-071-011-000 & 008-071-012-000), Del Monte Forest Land Use Plan, Coastal Zone, and the Ferris Bagley House has been listed on the Monterey County Register of Historic resources and is under a Mills Act Contract.

WHEREAS, the property contains a single family dwelling which is referred to as the “Ferris Bagely House”, which was listed on the Monterey County Register of Historic Resources on December 15, 2023 (Exhibit D, Board of Supervisors Resolution No. 23-224), and is subject to an approved Historic Property (Mills Act) contract. The home an example of post WWII Second Bay Region architectural design, was designed by San Francisco architect John E. Dinwiddie, and was constructed in 1948. The property is historically significant at the local level under California Register criterion 3 as a good example of the Post World War Two Second Bay Region style, is listed on the Monterey County Register of Historic Resources, and is under a Mills Act Contract. Its defining characteristics include its rather cubist like footprint, vertical, flush redwood board exterior wall cladding, flat roof with a slight lift toward the south and fully glazed walls in the main living area that lead outdoors emphasizing indoor-outdoor living.

WHEREAS, Cristo Staedler (applicants agent) filed with the County of Monterey, an application for a Combined development Permit consisting of: an Administrative Permit to allow the construction of a 856 square foot detached accessory dwelling unit; and a Coastal Development Permit to allow the removal of two protected trees (one Coast live oak and one Landmark Monterey Pine).

WHEREAS, the new accessory dwelling unit and site improvements will not remove any historical features and will be compatible with the Secretary of the Interior's Standards for the treatment of Historic Properties, including Rehabilitation Standards #9 and #10. Standard #9 states that new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. The proposed colors and materials for the ADU include vertical panel siding painted to match the existing main structure, copper painted aluminum fascia, metal framed glass sliding doors, off-white stucco for the exterior staircase, black metal cable railing, metal framed windows with a white finish, with decorative black posts and a stacked stone chimney to match the existing structure. These design choices will be compatible with the architecture of the main home while not copying or mimicking its character-defining features. Standard #10 states that new additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. If the ADU was removed in the future, it would not impact the existing historical integrity of the Ferris Bagley House or the property. The ADU will be detached with ample space between the structures, and if removed would not physically impact the Ferris Bagley house as the two structures are 12 feet apart.

WHEREAS, the project qualifies for a class 3 exemption pursuant to section 15303 of the CEQA Guidelines with no exceptions to section 15300.2. The project includes new construction of a small structure and is not located in an environmentally sensitive habitat and will not have an adverse impact on any significant resources nearby. Additionally, future additions to, or demo/rebuilds of the structure, will not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause a substantial change to any historical resources.

**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 Coastal Administrative Permits and Design Approval, subject to the following findings:

- Finding: The project qualifies as categorically exempt from CEQA pursuant to section 15303, New Structures, of the CEQA Guidelines.
  
- Finding: The proposed work is found to be consistent with the purposes of Monterey County Code Chapter 18.25 and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.
  
- Finding: The use and exterior of the proposed improvements will not adversely affect and will be compatible with the use and exterior of existing designated historical resources, improvements, buildings, natural features, and structures on such site.

Evidence:

1. Regulations for the Preservation of Historic Resources as contained in Monterey County Code Chapter 18.25.
2. Board of Supervisors Resolution No. 23-224
3. Phase I Historic Assessment (LIB140306) prepared by Kent L. Seavey.
4. Phase II Historical Report (LIB240046) prepared by Kent L. Seavey.
5. Secretary of the Interior Standards for the Treatment of Historic Properties.
6. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN220327.
7. Oral testimony and HRRB discussion during the public hearing and the administrative record.

Passed and adopted on this **7th day of March, 2024**, upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Attest

Philip Angelo, HRRB Secretary

March 7, 2024

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