

Attachment B

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

Resolution No.: Mills Act 18-001
Monterey County Historic Resources
Review Board (HRRB) Resolution to
recommend the Board of Supervisors
approve and authorize the chair of the
Board of Supervisors to execute a Historic
Property (Mills Act) Contract (PLN180343)
with property owners Glen N. Kernick and
Brooke Kernick, Trustees of the Kernick
Family 2005 Trust, for property commonly
referred to as the "James E. Wansbrough"
House located at 3035 Valdez Road, Pebble
Beach.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) on
November 1, 2018 pursuant to the regulations contained in Chapter 18.28 of the
Monterey County Code (The Mills Act Program for Monterey County); and

WHEREAS, on May 3rd, 2018, the Monterey County HRRB recommended that the
Board of Supervisors add the "James E. Wansbrough" house to the Monterey County
Register of Historic Resources, the Local Official Register of Historic Resources by a
Vote 6-0 (see HRRB Resolution No. 18-001); and

WHEREAS, the "James E. Wansbrough" House is currently scheduled to be
approved for listing on the Monterey County's Register of Historic Resources by the
Board of Supervisors at the November 6th, 2018 Board of Supervisors Hearing; and

WHEREAS, once added to the Monterey County Register of Historic Resources, the
"James E. Wansbrough" House would qualify as a Historical Property for the purposes
of Chapter 18.28 Mills Act Program; and

WHEREAS, the subject property is a residential property with a fair market value of
\$1,500,000 and therefore is eligible for a Mills Act Contract according to Section
18.28.040.C of the Monterey County Code; and

WHEREAS, the property owners Glen N. Kernick and Brooke Kernick, have
submitted an application for a Mills Act Contract (PLN180343) in order to obtain a
preferential property tax assessment in exchange for restrictions on the property to
help preserve, restore and maintain the historic building located at 3035 Valdez Road,
Pebble Beach; and

WHEREAS, after reviewing the Mills Act Application, the HRRB has determined
that the building is eligible for a Mills Act Contract based on the following findings
and evidence:

Finding: The application is consistent with the County's historic preservation goals
and policies.

Finding: The application is consistent with the County's historic preservation goals and policies.

Finding: The application is consistent with the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties.

Finding: The application is consistent with the requirements of Chapter 18.28 of the Monterey County Code.

- Evidence:
1. Mills Act application and supporting materials submitted by Glen N. Kernick and Brooke Kernick for the "James E. Wansbrough" House contained in File No. PLN180343
 2. State of California & Resource Agency Department of Parks and Recreation Primary Record Form DPR 523 A and B for the "James E. Wansbrough" House
 3. The 1982 General Plan Historic Preservation Goals and Policies
 4. The Pebble Beach Historic Context Statement
 5. The Secretary of the Interior's Standards

NOW, THEREFORE, BE IT RESOLVED THAT, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of a Mills Act contract for the "James E. Wansbrough" House to the Board of Supervisors subject to the following conditions:

1. The Board of Supervisors add "James E. Wansbrough" House to the Monterey County Registry of Historic Resources.
2. All exterior improvements shall be subject to Design Review and review by the Historic Resource Review Board prior to construction.
3. The Applicant submits a written statement that they will request and allow the County to apply the Historic Resources District Overlay on the property.

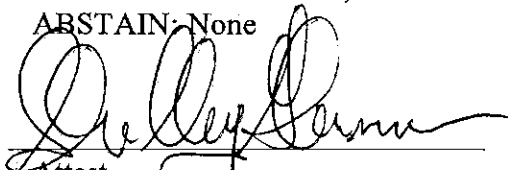
PASSED AND ADOPTED this 1st day of November, 2018, upon motion of Salvador Munoz, seconded by Belinda Taluban, by the following vote:

AYES: Kellie Morgantini, Salvador Munoz, Belinda Taluban, Judy MacClelland,
Sheila Prader

NOES: None

ABSENT: John Scourkes, Barbara Rainer

ABSTAIN: None


Attest
Shelley Glennon, Senior Planner
RMA - Planning Department