

RANCHO ROBLEDOS

JEFF WEBSTER

PLN210296

Board of Supervisors
December 7, 2021

Location

- 8 Rancho El Robledo Drive, Carmel Valley

Qualified Property

- Add property to local register of Historic Resources
 - Adobe Ranch style home designed and built by Hugh Comstock
- Approve and exception to the \$3 million fair market value limit
 - Property valued over \$6.5 million



VALUE LIMIT EXCEPTION

- Particularly important resource
 - One of the best remaining examples of the work of Hugh Comstock
- Preserve a structure that may be at risk
 - Materials and craftsmanship not widely available
 - Care has been taken to preserve and maintain by owners
- Additional factors
 - Site would be made publicly accessible for organized heritage tourism events
- Estimated property tax reduction - \$24,500 annually
- Cumulative (9 approved plus 2 proposed) - \$161,600 annually

STAFF RECOMMENDATION

- Add Rancho El Robledo to the Monterey County Register of Historic Resources
- Approve the Mills Act contract including the exception to the fair market value limit
- Authorize the Chair of the Board to sign the contract