

# Attachment J

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

**Resolution No. 160608 (Bailey)**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend **approval of a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for 2,717-square feet of single story additions with attached garage; and 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area.**

**Colors and materials to match existing residence. The project is located at 3257 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-461-010-000), Del Monte Forest Land Use Plan, Coastal Zone.**

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on **October 5, 2017**, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation).

WHEREAS, the parcel is located at 3257 17 Mile Drive, Pebble Beach within a "LDR [Low Density Residential District]" (APN: 008-461-010-000) of the County of Monterey. A Phase II Historic Assessment, prepared by PAST Consultants Inc., has determined the subject property to be eligible for the Monterey County Register of Historic Resources.

WHEREAS, John Moore, of Moore Design (applicant) filed with the County of Monterey, an application for a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for 2,717 square feet of single story additions with an attached garage; and 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area. Colors and materials to match existing (clay barrel-tile roof and stucco exterior wall cladding; proposed addition is differentiated from the historic structure).

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend **approval of the Combined Development Permit**, subject to the following findings:

Finding: The proposed work is **consistent with Section 20.54.080 of the Monterey County Zoning Code (Regulations for Historic Resources) and will neither adversely affect the significant architectural features of the historic resource nor adversely affect the**

character, historical, architectural, or aesthetic interest or value of the historic resource and its site.

Finding: A site visit was conducted by John Scourkes, AIA, chair of the Monterey County Historic Resources Review Board on November 18, 2016.

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

- Evidence:
1. **Combined Development Permit Application and other materials in file PLN160608 (Bailey).**
  2. **“LDR/2.5-D (CZ)” (Low Density Residential, 2.5 units per acre, Design Control overlay, Coastal Zone). Zoning regulations applicable to the site as found in Chapter 20.14, 21.42, and 20.44, of the Monterey County Code.**
  3. **Secretary of the Interior’s Standards for the Treatment of Historic Properties.**
  4. **Oral testimony and HRRB discussion during the public hearing and the administrative record.**

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend **approval of Bailey/PLN160608 as proposed.**


Passed and adopted on this **5th day of October, 2017**, upon motion of Belinda Taluban, seconded by Salvador Munoz, by the following vote:

AYES: Taluban, Munoz, Scourkes, Rainer, and Prader

NOES: None

ABSENT: Morgantini and MacClelland

ABSTAIN: None

  
Attest  
Maira Blanco, Assistant Planner