

Attachment 1

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DRAFT RESOLUTION

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

Resolution No. 23-XXX

PLN100338 SIGNAL HILL LLC

Resolution by the Monterey County Historic
Resources Review Board (HRRB):

1. Finding the proposed Connell House web page sufficient to meet the intent of mitigation measure HR-1.2 for Historic Resources as outlined in the Environmental Impact Report prepared for the Signal Hill LLC project (SCH No. 2015021054).

WHEREAS, On June 27th, the Board of Supervisors approved a Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for the demolition of an existing 4,124 square foot single family residence and the construction of a new single-family residence of similar size, in concept, as the existing residence; 2) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 3) a Coastal Development Permit for development on slopes exceeding 30%; and 4) a Coastal Development Permit for ridgeline development; 5) a Coastal Development Permit for development within 750 feet of a known archeological resource (Board Resolution No. 23-237);

WHEREAS, the project is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), Del Monte Forest Land Use Plan area; and

WHEREAS, on August 4, 2011, the HRRB voted 7-0 to recommend that the existing house at 1170 Signal Hill Road, which was designed by Richard Neutra for Arthur and Kathleen Connell (the Connell House) appears to be a significant historic resource under Criterion 3 of the California Register of Historical Resources for its architecture; and

WHEREAS, on June 13, 2014, the State Historic Resources Commission determined that the Connell House is eligible for the National Register of Historic Places (National Register) and as a result of the eligibility for the National Register, the property was listed in the California Register of Historical Resources pursuant to Section 4851(a)(2) of the California Code of Regulations; and

WHEREAS, demolition of a historic resource (the Connell House) would constitute an adverse environmental impact to the resource and as such, an Environmental Impact Report was certified for the project pursuant to the California Environmental Quality Act (Board Resolution No. 23-236); and

WHEREAS, the Signal Hill LLC Environmental Impact Report (EIR) included mitigation measures to reduce impacts to Historic Resources. The measures include HR-1.2

which requires the applicant to work with a qualified professional to develop a web page to document the house, its history, and features, at baseline conditions. The web page shall include, but not be limited to, a video tour of the Connell House to be completed prior to any demolition, photographs, architectural drawings, current and historic photographs, and background material such as oral histories with individuals with knowledge of the Connell House, and the scope of work is be provided to the Monterey County Historic Resources Review Board for review and approval; and

WHEREAS, a draft of the web page contents dated October 2, 2023 together with the professional qualifications of the preparers of the website, Erica Schultz of Forget Me Not History and Sheila McElroy of Center for Creative Land Recycling, were attached to the Staff Report for the November 2, 2023 meeting of the Historic Resources Review Board (HRRB); and

WHEREAS, this matter was heard by the HRRB of the County of Monterey on November 2, 2023; and

WHEREAS, at the conclusion of the hearing, the HRRB rendered its decision, adopting the following finding supported by the evidence cited below. The HRRB approves the scope of work and design of the Connell House web page subject to the following finding:

Finding: HRRB finds the Connell House web page scope of work for the educational materials provide sufficient electronic information in a web-based format for use in creating a web page documenting the Connell House to meet the requirements of mitigation measure HR-1.2.

Evidence:

1. Final EIR (State Clearinghouse No. 2015021054) including the Appendix D, Historical Resources background Information, as posted on the HCD website and Accela Citizen Access in file number PLN100338.
2. The submitted scope of work for the preparation of the website and professional qualifications dated October 2, 2023.
3. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN100338.
4. Board of Supervisors Resolution Nos. 23-236 and 23-237.
5. Oral testimony and HRRB discussion during the public hearing and the administrative record.

THEREFORE BE IT RESOLVED, it is the decision of the Monterey County HRRB to:

1. Find the proposed scope of work for a Connell House web page sufficient to meet the intent of mitigation measure HR-1.2 for Historic Resources as outlined in the Environmental Impact Report prepared for the Signal Hill LLC project (SCH No. 2015021054).

Passed and adopted on this **2nd day of November, 2023**, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Attest
Philip Angelo, HRRB Secretary
November 2, 2023

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