

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. 26-XXX

DA250339 - 456 PROPERTIES LLC

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331; and 2) approve Design Approval to allow the exterior and interior modifications to historic Casa de la Estrella, a single family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements. Materials and colors to match existing residence, stucco (cream color), concrete tiles, kursaal raven porcelain tile (coffee, cream, and dark brown), window (dark brown).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on February 9, 2026, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, Baily Sullivan (applicant) filed with the County of Monterey, an application for an Design Approval for exterior and interior modifications to historic Casa de la Estrella, a single-family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements.

WHEREAS, the subject parcel is located at 3322 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-025-000), Del Monte Forest Land Use Plan, Coastal Zone. The zoning is "LDR/1.5-D (CZ)" Low Density Residential/1.5 acres per unit, Design Control District, Coastal Zone. Per Title 18.25.020 of Monterey County Code the County must preserve protect and enhance those structures and areas that contribute to the historical heritage of the County of Monterey.

WHEREAS, the property is approximately 26, 136 square feet located in Pebble Beach, and currently developed with a single-family residence and detached garage (Casa de la Estrella), constructed in 1920, and associated with the Spanish Revival architectural style.

WHEREAS, an Historic Resource Evaluation (HRE), Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties (**Exhibit C**) was prepared by Evans

& De Shazo, Inc. (EDS), on December 11, 2024. The Principal Architectural Historian Stacey De Shazo, M.A., completed an architectural survey of the 1920 house, ca. 1930 garage, and associated landscape within the Property.

WHEREAS, the proposed scope of work includes a 698 square foot interior remodel, proposed 94 square foot roof over the existing walkway, proposed 1,733 square foot exterior hardscape improvements, and replacement of existing windows and doors with wood.

WHEREAS, the 1920 house is characterized by Spanish Colonial Revival design, which was altered in ca. 1930 with additions consisting of expanding the dining room at the south towards the west, with a covered porch, the kitchen was extended east with the low sloped roof and the bay window, and the room at the northeast corner of the building was extended east. Further additions to the house include the two sconces on either side of the entrance, the gate connecting the 1920 house and the ca. 1930 garage, and the picture window at the basement level.

WHEREAS, the Project proposes to return certain aspects of the façade, including the removal of the sconces on the front façade, added in ca. 1930, and not part of the original 1920 design by Davis & Davis, which returns the house to its original 1920 appearance. Per the plan, the Project includes replacing three of the windows within the ca. 1930 bay addition on the west elevation; as these windows were not original to 1920 house, this proposal does not impact character defining features of the historic house. The Project also includes the removal of the eightlight wood door set within a decorative, recessed doorway with chamfered edges that opens to a Juliet balcony on the south elevation and replacing it with a large, rectangular wood window. The proposed project requires the removal of the decorative doorway with chamfered edges and scrolling, the Juliet balcony, and the wood door. The replacement window consists of the installation of a rectangular wood window, which will be set within a large rectangular opening that will replicate the chamfered edge and scrolling on the existing window. Although the proposed project removes historic materials and features that contribute to the character of the property, the door is replaced with a window that compliments the character of the Property, without giving a false sense of history, as the window will not appear original. While the proposed project includes the removal of the characteristic door, the project returns the north elevation (primary façade) to its original 1920 appearance and alters only one original section of the house. In addition, the matching door and Juliet balcony on the east wall will remain but will no longer be functional.

WHEREAS, The proposed Project does not alter the association of the property to the architectural style of Spanish Colonial Revival; the proposed replacement window meets the Standards, as it does not impact the historic character of the Property, as it is a style commonly found within Spanish Colonial Revival, it will be wood, and it will not present a false sense of history.

WHEREAS, the proposed project qualifies for a Class 31 Categorical Exemption pursuant to section 15331 of the CEQA Guidelines. This exemption applies to projects that are for the "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA.

None of the exceptions to categorical exemptions in section 15300.2 apply to the project. The project would 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 an substantial adverse change to any historical resources.

WHEREAS, The HRE determined that the 1920 house within the Property is eligible for listing on the CRHR under Criterion 3 for association with Spanish Colonial Revival Architecture and association with the architectural firm of Davis & Davis, with a period of significance of 1920, and retains all seven aspects of integrity. In addition, the local assessment recommends that the 1920 house appears eligible for local listing for association with Criteria 1 and 5 of A. Historical and Cultural Significance; Criteria 1 and 3 of B. Historical, Architectural, and Engineering Significance; and Criterion 1 of C. Community and Geographic Setting. Based on the HRE findings, EDS completed a Standards review to determine if the proposed Project would significantly impact the integrity of the 1920 house. As part of the Standards review, EDS worked directly with Affinity Residential Design [Blackwell Design Consultants], ensuring the Project meets the Standards for Rehabilitation. Based on the current drawings by Affinity Residential Design dated October 15, 2025, EDS has determined that overall, the Project meets the Standards for Rehabilitation. Furthermore, the Property may be eligible for the Mills Act (Ordinance Number 5238, adopted on April 8, 2014, by Monterey County as seen in Chapter 18.28 – Mills Act Program).

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 Administrative Design Approval subject to the following findings, which are supported by the listed evidence:

Finding: The project qualifies for a categorical exemption from the CEQA Guidelines pursuant to CEQA Guidelines section 15331.

Finding: The proposed work is consistent with Section 18.25.20 of the Monterey County Zoning Code (Preservation of historic resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

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

Evidence: 1. Design Approval Application and other materials in file DA250339
 2. Preservation of Historic Resources zoning regulations applicable to the site as found in Chapter 18.25 of the Monterey County Code.

3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. Phase II Historic Resource Evaluation, Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties, prepared by Evans & De Shazo, Inc.
5. Oral testimony and HRRB discussion during the public hearing and the administrative record.
6. The State CEQA Guidelines.

Passed and adopted on this **5th day of February 2026**, upon motion of _____ seconded by _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest

Name, Jordan Evans-Polkow, HRRB Secretary

Date February 9, 2026