



Historic Resources Review Board

Legistar File Number: 23-800

November 02, 2023

Introduced: 10/11/2023

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

PLN100338 - SIGNAL HILL LLC

Review of Connell House web page to comply with Mitigation Measure HR-1.2 for the approved Signal Hill LLC project.

Project Location: 1170 Signal Hill Road, Pebble Beach, CA 93953 Assessor's Parcel Number 008-261-007-000, Del Monte Forest Land Use Plan, Coastal Zone.

Proposed CEQA Action: Action to comply with the Mitigation Monitoring and Reporting Plan for a Certified Final Environmental Impact Report

RECOMMENDATION:

Staff recommends that the Monterey County Historic Resources Review Board adopt a resolution finding that the Connell House web page scope of work sufficient for use in creating a web page documenting the Connell House to meet the requirements of mitigation measure HR-1.2.

SUMMARY:

The site contains a residence designed by Richard Neutra for Arthur and Kathleen Connell that was found eligible for the National Register of Historic Places. On June 27, 2023, the County Board of Supervisors approved the Signal Hill LLC project (PLN100338), which allows demolition of a 4,124 square foot single family residence and the construction of a new single family dwelling of similar size, in concept, as the existing residence as described in Alternative 6, "Reduced Project," of the certified Environmental Impact Report prepared for the project. The Monterey County Historic Resources Review Board (HRRB) is required to review and approve the scope of work and draft design of a web page to document the Connell House as Historic Resource impact mitigation identified in the Signal Hill project's Mitigation Monitoring and Reporting Plan.

BACKGROUND/DISCUSSION:

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 archaeological resource (**Attachment 3**, Board Resolution No. 23-237).

The structure was nominated for eligibility on the National Register of Historic Places and found eligible for listing by the Keeper of the National Register of Historic Places in 2014. Consequently, an Environmental Impact Report (EIR) was prepared to analyze the project, which concluded that the demolition of the Connell House constitutes a significant impact on the environment. Pursuant to the California Environmental Quality Act, the Board certified an EIR for the project with Board Resolution No. 23-236 (**Attachment 4**). The Signal Hill LLC Final EIR included mitigation measures to reduce impacts to Historic Resources. The EIR included two mitigation measures for Historic Resources that would mitigate for the demolition of the dwelling, albeit not lessen to a less-than-significant level:

1. Documentation and recordation of the historic structure following the Historic American Buildings Survey guidelines; and
2. Development of web-based information documenting the history and features of the Connell House.

These two mitigation measures were also presented to the HRRB in May 2022 and January 2023, prior to the certification of the EIR.

The second measure (HR-1.2) specifically 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 to be provided to the Monterey County Historic Resources Review Board for review and approval. An individual or team meeting the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) shall prepare the web page content. The web page must be operational no later than one year following issuance of a demolition permit and hosted by a preferred organization's website (e.g. Monterey County Historical Society or Pebble Beach Company).

Finalization of the web page and hosting by a preferred organization's website is reviewed and approved by HCD staff as part of condition compliance and mitigation monitoring, pursuant to the Mitigation Monitoring and Reporting Plan for the Project. Therefore, the HRRB may recommend HCD staff work with the owner to assure appropriate Connell House web page hosting for perpetuity.

CEQA:

An Environmental Impact Report (EIR) has been certified for the project. The action taken by the HRRB in this meeting assists the permit holder in compliance with the Mitigation Monitoring and Reporting Plan.

Prepared by: Mary Israel, Supervising Planner

Reviewed and Approved by: Phil Angelo, Associate Planner

The following attachments are on file with Housing and Community Development:

- Attachment 1 - Draft Resolution Recommended HRRB Resolution approving the Connell House web page outline as proposed
- Attachment 2 - Scope of Work for Website, resumes of consultant team

- Attachment 3 - Board of Supervisors Resolution 23-237 (approving project)
- Attachment 4 - Board of Supervisors Resolution 23-236 (certifying EIR)