

Attachment D

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

Resolution No. 15CP01861 (Signal Hill, LLC). Resolution by the Monterey County Historic Resources Review Board (HRRB) recommending that the Monterey County Building official approve a Mothball Protection Plan for a single-family dwelling located on the subject property, known as the “Connell Arthur and Kathleen House,” which has been determined eligible for the National Register of Historic Places and is listed in the California Register of Historical Resources. The project is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000).

REVISED

September 17, 2015

**(This resolution
supersedes the previous
resolution mailed on
September 11, 2015)**

WHEREAS, this matter was considered by the Historic Resources Review Board (HRRB) of the County of Monterey on August 6, August 24 and September 3, 2015, 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; and

WHEREAS, the parcel is located at 1170 Signal Hill Road, Pebble Beach, (APN 008-261-007-000) within the area of the Del Monte Forest Land Use Plan in the Coastal Zone; and

WHEREAS, the “Connell Arthur and Kathleen House” located on the subject property is listed in the California Register of Historical Resources and is eligible for listing in the National Register of Historic Places; and

WHEREAS, the property owner has applied for a Planning Permit (File No. PLN100338) and a Construction Permit (Permit No. 15CP01573) for the demolition of the existing dwelling; and

WHEREAS, an Environmental Impact Report is under preparation for the proposed demolition of the existing dwelling; and

WHEREAS, vandalism and neglect have resulted in significant damage and affected the original architectural character and value of the dwelling which are the basis for the listing of the dwelling in the California Register of Historical Resources; and

WHEREAS, a code enforcement action (File No. 13CE00338) has been initiated on the property and a Code Enforcement Compliance Order has been issued by RMA-Building requesting the owner to provide protective measures to effectively protect the dwelling from additional deterioration; and

WHEREAS, Signal Hill LLC has installed protective measures to prevent further structural deterioration of the dwelling and has filed with the County of Monterey, an application for a Construction Permit (Permit No. 15CP01861) for a Mothball Protection Plan to include protection measures of existing dwelling on the property.

WHEREAS, Preservation Brief No. 31 of the National Park Service contains standards for the mothballing of historic buildings and the HRRB has reviewed the Mothball Protection Plan per those standards.

WHEREAS, 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 approve the Mothball Protection Plan, subject to the following findings:

Finding: The proposed work is consistent with Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for the mothballing of historic buildings and will neither adversely affect the remaining significant architectural features of the designated historical resource nor further adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The Mothball Protection Plan and other measures already installed by the applicant would prevent additional structural deterioration, protect the building from sudden loss, weatherize and maintain the building to stop moisture penetration and control humidity levels inside the building.

Finding: The proposed protective measures for the historic resource site will neither adversely effect nor be incompatible with the use and exterior of existing designated historical resource on the site.

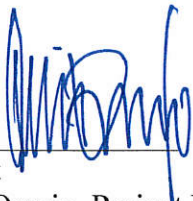
Evidence: 1. Mothball Protection Plan as contained under Construction Permit No. 15CP0186 including the measures recommended by the HRRB and staff after the August 27, 2015 site visit;
 2. National Park Service Preservation Brief No. 31;
 3. Oral testimony and HRRB discussion during the public hearings and the administrative record.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to approve the Mothball Protection Plan submitted by Signal Hill LLC subject to the following conditions:

1. All the protection measures contained in the Mothball Protection Plan prepared by Taluban Engineering, as modified by the Conditions enumerated by the Historical Resources Review Board at their meeting on September 3, 2015, must be proactively carried out and maintained throughout the completion of the Environmental Impact Report being prepared for the proposed demolition of the dwelling and until the Board of Supervisors has considered and acted on the proposed demolition.

PASSED AND ADOPTED on this 3rd day of September, 2015, upon motion of Salvador Munoz, seconded by Barbara Rainer, by the following vote:

AYES: Munoz, Scourkes, MacClelland, Rainer, Prader
NOES: None
ABSENT: Morgantini
ABSTAIN: None



Attest

Luis Osorio, Project Planner
September 3, 2015

THIS RESOLUTION WAS ORIGINALLY SENT TO THE APPLICANT ON SEPTEMBER 11, 2015.

THIS RESOLUTION WAS RE-SENT TO THE APPLICANT ON SEPTEMBER 17, 2015 WITH THE MOTHBALLING PLAN AND THE CONDITIONS APPLIED BY THE HISTORIC RESOURCES REVIEW BOARD ON SEPTEMBER 3, 2015.

THE ACTION OF THE HISTORICAL RESOURCES REVIEW BOARD REGARDING THIS PERMIT IS APPEALABLE TO THE BOARD OF SUPERVISORS SUBJECT TO THE PROVISIONS OF CHAPTER 18.25.180 (A) OF THE MONTEREY COUNTY CODE.

Based on the HRRB and Code Compliance inspection on August 27, 2015, the following are the requirements that need to be included in the Mothball Permit and implemented to meet the intent of the Secretary of Interior's Brief #31 for mothballing a historic resource:

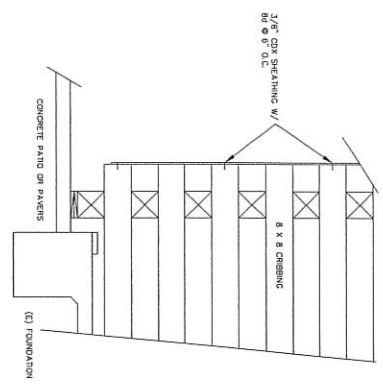
- 1) All exterior wall penetrations shall be sealed from moisture penetration. This includes but is not limited to light or electrical boxes, foundation vents, damaged stucco or exterior finishes.
- 2) All debris, mildew or mold laden materials (including wall and ceiling sheetrock), carpet/pad, window curtains, etc. shall be removed from the structure to provide a "broom clean" interior. The Plan must develop an approach to address the mold issue, including treating surfaces with mold, and maintaining positive air flow. Where sheet rock is removed, strapping shall be installed to provide structural stability. The carpet/padding may remain under the cribbing. All hazardous materials shall be disposed in a manner appropriate with applicable regulations.
- 3) All exterior sheathing used for weatherproof measures shall be either "marine grade" plywood that is painted or Exposure I rated sheathing (OSB or plywood) with an elastomeric type primer finish. The sheathing shall be painted and shall lap the exterior building finish a minimum of 3/4" per standard construction standards and shall be fastened to the building frame with wood screws a minimum of 6 inches on center. All panel joints shall have a minimum of 2x4 backing for support.
- 4) All eave vents (roof and floor) shall be repaired with an approved wire mesh. Not just roof eaves.
- 5) All downspouts at the exterior of structure will be connected to a pipe to direct any flows away from the building foundation.
- 6) Roofing contractor to verify that the flashing drip edge at the front door roof eave is connected properly to protect the fascia board.
- 7) All exterior debris including the broken window glass shall be removed from the surrounding sand dunes.
- 8) All windows that are broken or no longer are weatherproof shall be boarded with approved sheathing.
- 9) Provide smoke and fire alarm systems that include a Fire District-approved monitored system. Provide dehumidifiers to remove moisture; dehumidifiers must be checked periodically and can be removed upon a determination by the Building Official that the interior of the structure is dry.
- 10) All mechanical equipment must have a regular power supply.
- 11) The occupant or motion sensor system must be monitored system to provide the appropriate level of security.
- 12) Mechanical ventilation must provide a minimum of 2-3 air changes per hour. This will require multiple fans that operate periodically (timer controlled) or continuously. Provide verification of the number of fans, fan capacities and ventilation opening sizes to meet this minimum standard.

Specific requirement for this structure include:

- 1) Provide a detail of the repair for the damaged stucco finish where the deck guard-wall meets the full height wall. The repair must be weatherproof.
- 2) Provide roof inspection report to address all the weatherproof requirements for the roof

system.

- 3) The deck weatherproofing shall include the repair of deck surface damage along with repair of the seal between the walls and deck.
- 4) The patio window that is cracked shall be boarded up.
- 5) The damaged door to the patio shall be repaired or boarded up.
- 6) The details for the plywood application around the cribbing shall include top and bottom connections to eliminate pest access and weatherproofing. Pressure treated sills or blocking is required where the cribbing is setting on bare ground.
- 7) Provide the mechanical ventilation locations (with fan capacity and opening dimensions) throughout the structure.
- 8) Provide lead/asbestos report for the removal of the building materials and debris.
- 9) The maintenance schedule shall allow the Building Official to mandate repairs to the Mothball improvements throughout the period of time the Mothball operation is in effect. The Building Official will give the owner written demand for repairs and the repairs shall be implemented as determined by the Building official.
- 10) Repair, secure and maintain the temporary fencing and netting and maintain the property in a clean manner.
- 11) Dispose of hazardous materials in an appropriate manner within four weeks of issuance of the Mothballing Plan.
- 12) An inspection shall be permitted after a significant rain event (1/2 of rain in a 24 hr period).
- 13) All work performed under the Mothball Permit shall be completed within four (4) weeks of issuance of the permit.
- 14) The roof shall be inspected by a licensed roofing contractor. The contractor shall issue a letter certifying that roof repairs will provide a water-tight roof. The open chimney cap must be replaced to prevent leaks.
- 15) The inspection schedule will be monthly with the Building department until the Mothball operation is terminated by other action or permit.

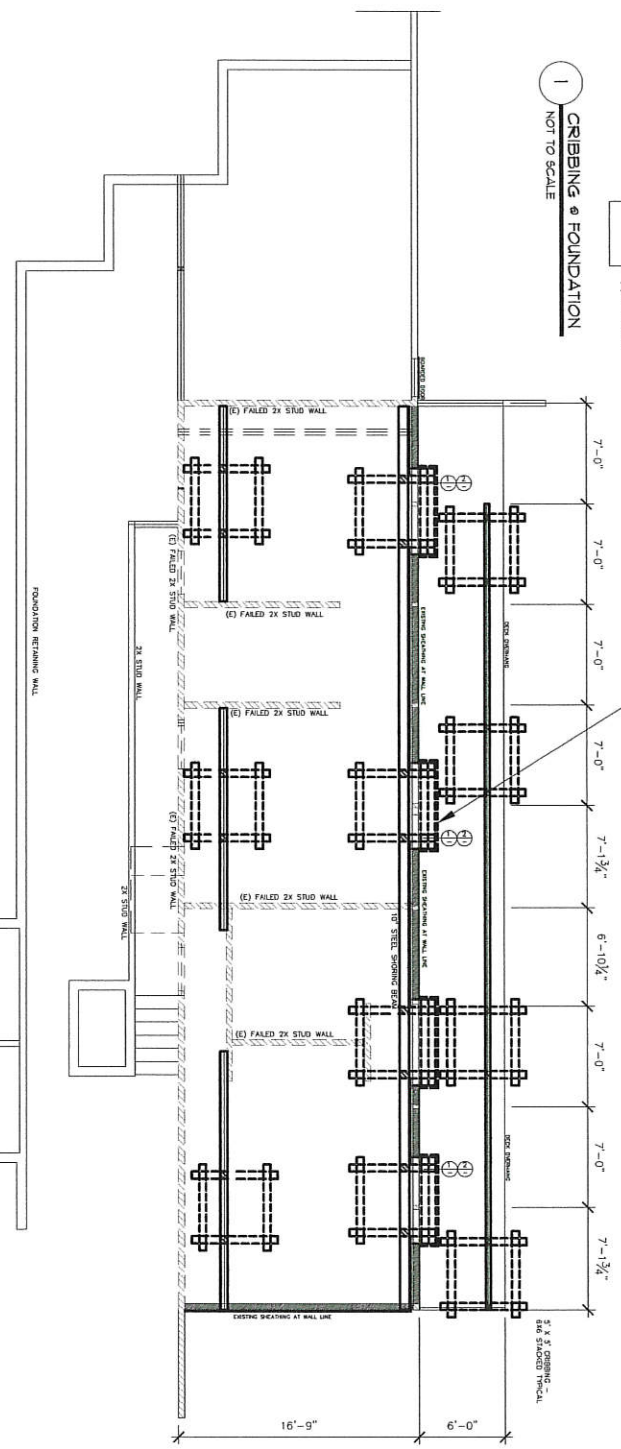


1
CRIBBING @ FOUNDATION
NOT TO SCALE

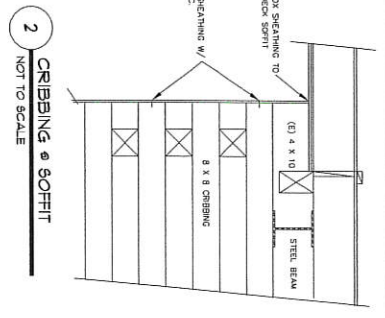


WEATHERPROOF CRIBBING

REMOVE WEATHERPROOF CRIBBING
LINE.
REINSTATE AUTOMATIC CRIBBING WALL
WITH 8\"/>



LOWER LEVEL PLAN
SCALE: 1/4\"/>



2
CRIBBING @ SOFFIT
NOT TO SCALE



LOWER LEVEL PLAN

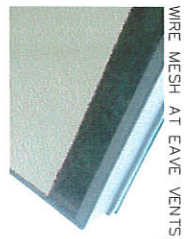
EXISTING RESIDENCE
1170 SIGNAL HILL
PEBBLE BEACH, CA

TALUBAN ENGINEERING, INC.

103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 737, SALINAS, CALIFORNIA, 93902. PHONE: 831-754-0545
taluban@ebccglobal.net

DATE: 02.15.18	DRAWN: AD BROWN
SCALE: AS SHOWN	CHECKED: BT
DESIGN NO:	APP. LOCATION:
SHEET: A.1	OF: 1

ISSUE: OPENINGS NOT SECURED FROM PEST INFESTATION. REPAIRS AND WIRE MESH TO BE INSTALLED PER BREF #11 - CONTROL PESTS



WIRE MESH AT EAVE VENTS

ISSUE: CAULKING AT CHIMNEY READY PATCH ROOF WITH STABILIZATION CONDITIONS PER BREF #11 - WEATHERPROOF



DECK SURFACE DAMAGE

ISSUE: DECK SURFACE READY PATCH ROOF WITH STABILIZATION CONDITIONS PER BREF #11 - WEATHERPROOF

ISSUE: TWO LEAKS AT EXISTING ROOF READY PATCH ROOF WITH STABILIZATION CONDITIONS PER BREF #11 - WEATHERPROOF



REPAIR TWO LEAKS AT ROOF



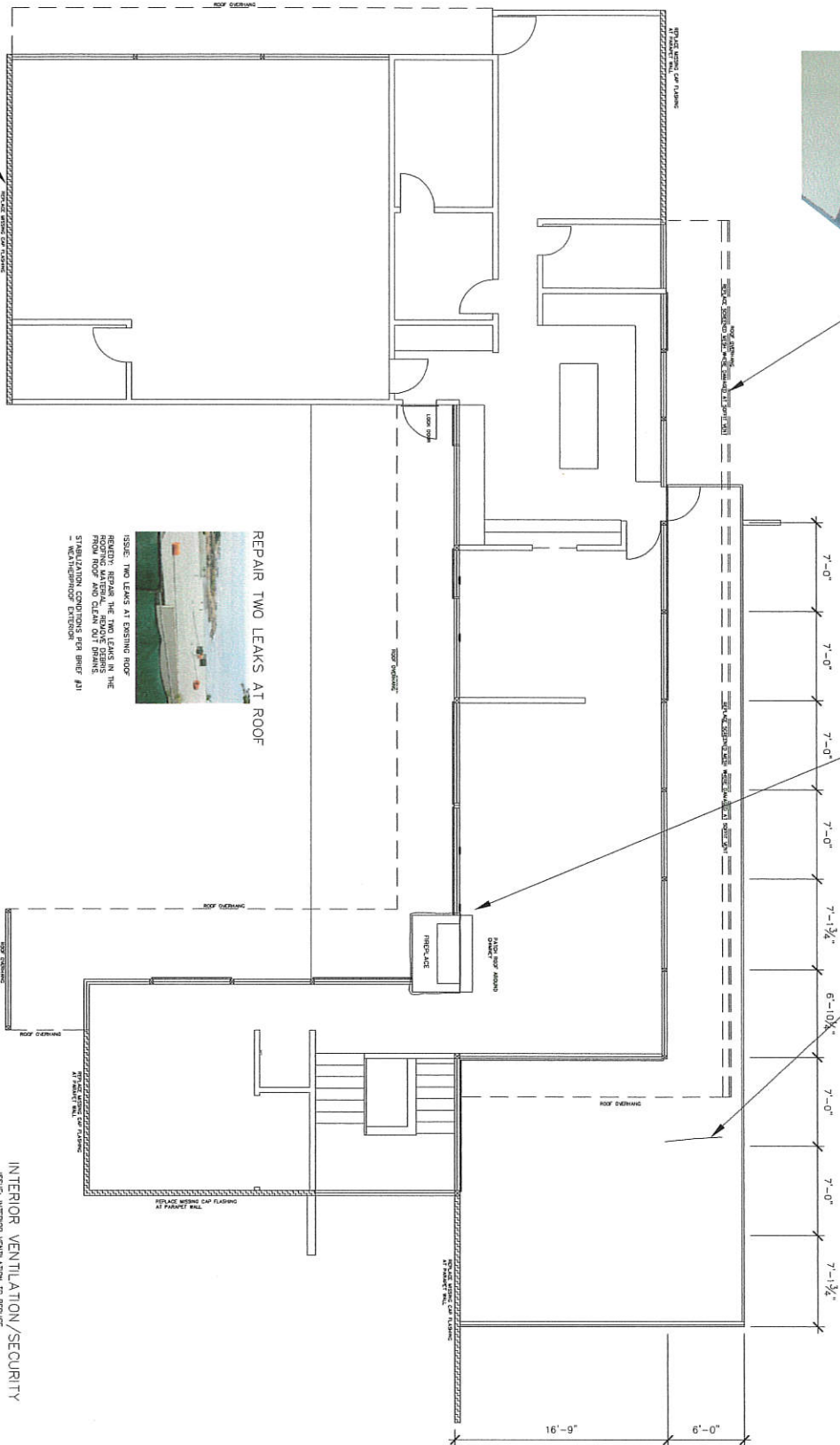
ISSUE: WEATHER PENETRATION READY PATCH ROOF WITH STABILIZATION CONDITIONS PER BREF #11 - WEATHERPROOF

WEATHERPROOF PARAPET WALL

UPPER LEVEL PLAN

SCALE 1/4" = 10'

INTERIOR VENTILATION/SECURITY
 ISSUE: INTERIOR VENTILATION TO REMOVE MOISTURE / MOLD DAMAGE
 REPAIRS: MAINTAIN EXISTING VENTILATION AND ADD NEW VENTILATION TO REMOVE MOISTURE AND PREVENT MOLD GROWTH
 STABILIZATION CONDITIONS PER BREF #11 - WEATHERPROOF



DATE: 08/15/17
 DRAWN BY: JOHN LUCHI
 CHECKED BY: JAMES TALUBAN
 SCALE: AS SHOWN
 SHEET: A.2
 OF: 2

UPPER LEVEL PLAN
 EXISTING RESIDENCE
 1170 SIGNAL HILL
 PEBBLE BEACH, CA

TALUBAN ENGINEERING, INC.
 103 CHURCH STREET
 SALINAS, CALIFORNIA 93901
 P.O. BOX 792, SALINAS, CALIFORNIA, 93902 PHONE: 831-754-0545
 taluban@ecglobal.net

REVISIONS

PROJECT ANALYSIS

PROPERTY OWNER: SIGNAL HILL LLC
 ADDRESS: 1170 SIGNAL HILL ROAD, PEBBLE BEACH, CALIFORNIA 93950
 AMPLIFICATION: COUNTY OF MONTEREY
 BUILDING CODE: 2013 C.A.C. MECHANICAL, 2013 C.A.C. ELECTRICAL, 2013 C.A.C. RESIDENTIAL, 2013 C.A.C. BUILDING, 2013 C.A.C. PLUMBING, 2013 C.A.C. FIRE, 2013 C.A.C. ENERGY, 2013 C.A.C. CONSTRUCTION
 OCCUPANCY TYPE: Y-8 - RESIDENTIAL
 CONSTRUCTION TYPE: (E) RA - RESIDENTIAL
 ASSESSOR'S PARCEL NO: 008-581-007-000
 DESCRIPTION: 1170 SIGNAL HILL ROAD, PEBBLE BEACH
 ZONING: LRM / 1.5-D(2)
 AREA OF DISTURBANCE OF SCLOPE OVER 30%: 0

GENERAL NOTES:

- SURFACE WATER WILL DRAIN AWAY FROM EACH STRUCTURE ON THE LOT
- INSTALL SEWER LINES AROUND CONSTRUCTION AREA TO KEEP DEBRIS AND SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM
- PAVING CONSTRUCTION AROUND REAR/ DOOR-STEP/AREA OF STORM METERS
- CONSTRUCT ANY CURB, CUTTER, AND SIDEWALK THAT IS DAMAGED DURING CONSTRUCTION
- DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE COUNTY AND PRIVATE HOBI-G-AM (SHRE/DECKWALK) TRAIL FROM DEBRIS AND DIRT
- THE DRAINAGE EVIDENCE AND THE SLOPE UNCHANGED. SLOPE
- THE OWNER ADVISOR TO ALL STRUCTURES SHALL BE SLOPE A MINIMUM OF 2 PERCENT AWAY FROM THE FOUNDATION FOR A MINIMUM HORIZONTAL DISTANCE OF 10 FEET.

STRUCTURAL DESIGN VALUES:

LATITUDE	36.5916
LONGITUDE	121.9256
WIND SPEED	40 PSF
ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD	0.0 MPH
WIND EXPOSURE	C
WIND IMPORTANCE FACTOR	1
SEISMIC DESIGN CATEGORY	D
MAPPED SPECTRAL RESP S _a	1.666
MAPPED SPECTRAL RESP S _w	0.644
SPECTRAL RESPONSE COEF S ₁	1.124
SPECTRAL RESPONSE COEF S ₂	0.17
SEISMIC RESPONSE COEF C _s	6.5
RESPONSE MOD. FACTOR R	N/A
FLOOD DESIGN	N/A

BUILDING ANALYSIS:

OCCUPANCY GROUP: R-3
 TYPE OF CONSTRUCTION: A, B, LESS THAN 3 FT. PROF. 3 TO 9 FT.
 BEARING WALLS: 1 IN. LESS THAN 5 FT.
 THE SPRINKLERS: NO EXISTING - NONE PROPOSED
 HEIGHT: <40 FT.
 ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), PLUMBING (CPC), MECHANICAL AND RESIDENTIAL (CR), ELECTRICAL (CEC), FIRE (CFD), DUCTOR (CDD) AND FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER, MAKING TO BE IN COMPLIANCE WITH TABLE 2304.1.1.

SPECIAL INSPECTIONS:

- NONE

DEFERRED SUBMITTALS:

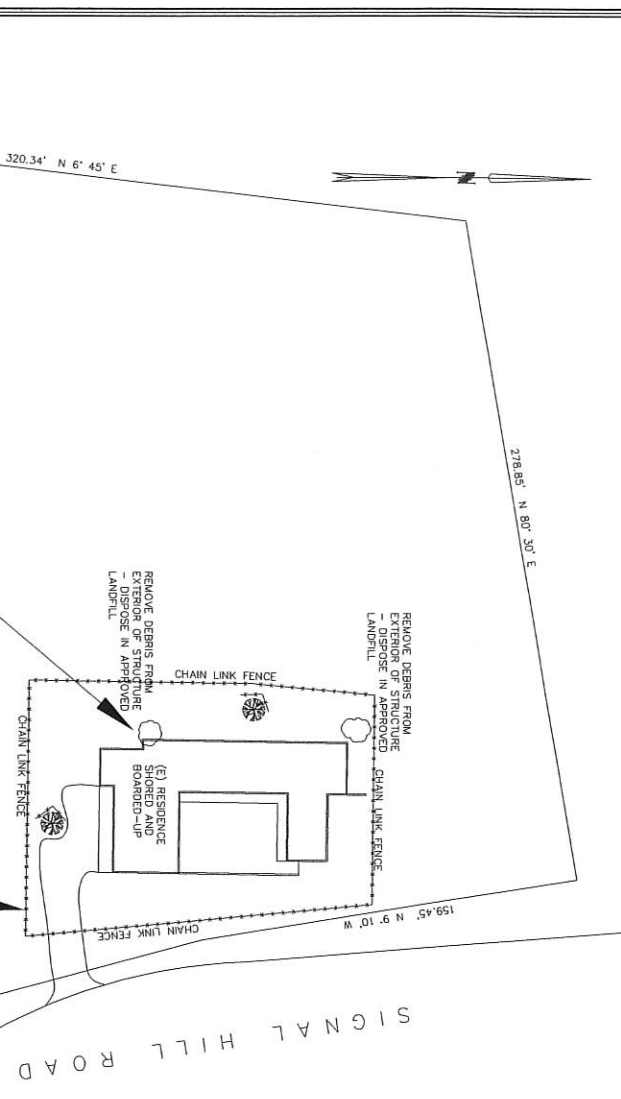
- NONE

SCOPE OF WORK:

"ANALYZING" PROTECTION PLAN FOR SECURING THE STRUCTURE FROM VANDALS
 BOARD UP TO RESTRICT ACCESS

LIST OF DRAWINGS:

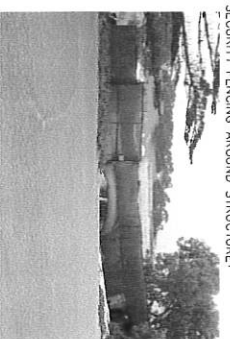
- C1 SITE PLAN
- A1 MAIN LEVEL PROTECTION PLAN
- A2 LOWER LEVEL PROTECTION PLAN



SITE PLAN
 SCALE: 1" = 100'



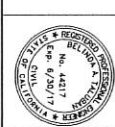
REMOVE BUILDING MATERIAL AND DEBRIS AND COLLECTED AND DEPOSITED AT THE COUNTY OF MONTEREY'S DEBRIS AND CONSTRUCTION DEBRIS FACILITY. THE DEBRIS WILL BE REMOVED FROM THE SITE AND DEPOSITED IN AN APPROVED MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF MONTEREY. REMOVE UNWANTED DEBRIS TO BE REMOVED FROM THE SITE.



INSTALL SECURITY AND PROTECTION TO REDUCE VANDALISM OR BREAK-INS. THE STRUCTURE IS COMPLETELY SURROUNDED BY CHAIN LINK FENCING WITH LOCKED GATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF MONTEREY. SECURING THE STRUCTURE FROM UNWANTED DRIVE-UP VANDALISM.

MAINTENANCE CHART:

- MONTHLY INSPECTIONS (BY COUNTY STAFF):
 (for the pest exterminator)
 --- CHECK FOR EXTINGUISHERS
 --- CHECK WINDOWS FOR BREAKS
 --- CHECK FOR VANDALS / GRAFFITI
 --- INSPECT MAINTENANCE / MOLD DAMAGE
 --- CHECK FOR PEST INFESTATION
- SPECIAL INSPECTIONS:
 --- WITHIN 48 HOURS AFTER A "QUALIFIED RAIN EVENT"
 --- AS DEFINED BY THE STATE OF CALIFORNIA NPDES
 --- GENERAL PERMIT



SITE PLAN
 EXISTING RESIDENCE
 1170 SIGNAL HILL
 PEBBLE BEACH, CA

TALUBAN ENGINEERING, INC.
 103 CHURCH STREET
 SALINAS, CALIFORNIA 93901
 P.O. BOX 292, SALINAS, CALIFORNIA, 93902 PHONE: 831-754-0545
 taluban@bcglobe.net

DATE: 07/26/16
 DRAWN: JAS. TALUBAN
 CHECKED: JAS. TALUBAN
 PROJECT: C1
 SHEET: 01 OF 01