

Exhibit E

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

Resolution No. 21-001 **PLN200300-CONANT**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to forwarding an approval recommendation to the Planning Commission for proposed Combined Coastal Development Permit application (PLN200300 Conant) at 48158 Highway 1, Big Sur, California.

The project is located 48158 Highway 1, Big Sur (Assessor's Parcel Number 420-171-014-000), Big Sur Coast Land Use Plan, Coastal Zone.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on April 1, 2021, 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.

WHEREAS, the parcel is located at 48158 Highway 1, Big Sur within a "RDR" Rural Density Residential Zoning District. (APN: 420-171-014-000). A Phase II Historic Assessment, prepared by Seavy, Kent., has determined the subject property eligible for listing on the Monterey County Register of Historic Resources.

WHEREAS, Robert Carver AIA, of Studio Carver Architects, Inc. (applicant) filed with the County of Monterey, an application for a Combined Development Permit to allow for after-the-fact repair and (reversible) minor alteration of an historic single-family dwelling; after-the-fact demolition of a (non-historic) detached guesthouse; construction of a 425 square foot guesthouse; demolition of a (non-historic) 515 square foot lower level guesthouse and construction of a 1,200 square foot accessory dwelling unit; and development within 750 feet of a known archaeological resource. Proposed site improvements include the replacement of existing garage siding, replacement of a garage roof, demolition and rebuild of decks, an addition of a garden area where the two level detached guesthouse was located, the construction of a new outdoor pool and hot tub, an addition of a fence and gate to the driveway, and the addition of exterior lighting that faces downwards.

WHEREAS, the subject parcel is on the westerly side of Highway 1, a large hillside sloping down towards the southeast. Due to the siting, the guesthouse that is proposed to be built is located downslope of the historic residence and towards the west portion of the home, towards the rear of the property. The proposed accessory dwelling unit would be less visible from the historic home than the original guesthouse that was on the site due to its proposed lower height from average natural grade on the property and the previous guesthouse footprint.

WHEREAS, the alterations including the colors and materials are to match home consisting of redwood materials and earth tones for the siding, and composition shingles for roofing. The repairs and renovations would reuse, to the extent feasible historic building material to match required replacement features (wood windows and glazed double doors); while ensuring proposed alterations to be reversible. Colors and materials of non-historic structures would be differentiated enough in design to not attempt to replicate a historic appearance, yet be consistent with and compliment the historic home. The guesthouse and accessory dwelling unit would comprise of

materials and colors consisting of earthen tones (copper and bronze) corrugated corten steel for siding, and standing seam copper roof, and bronze aluminum clad wood window. The existing single-family residence is the only structure on this site that is eligible for listing as a Historic designation. The repairs and alterations to the single family home include repair to rafter tails, siding, doors and windows, including the demolition and rebuild of the back porch of the single family home. The back porch area of the home was previously added to the home at an unknown date and identified as modern and not historically significant in the Phase II Historic Assessment was rebuilt.

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 forward a recommendation of approval, 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: 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 supporting materials in file PLN200300.
 2. "RDR/40-D(CZ)" (Rural Density Residential, Design Control District, Coastal Zone). Zoning regulations applicable to the site as found in Chapter 20.16 and 20.44 of the Monterey County Code.
 3. Secretary of the Interior's Standards for the Treatment of Historic Properties.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to forward a recommendation to the Planning Commission of **approval on Conant/PLN200300, as proposed.**

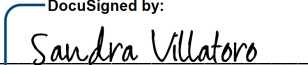
Passed and adopted on this **1st day of April, 2021**, upon motion of Belinda Taluban, seconded by Michael Bilich, by the following vote:

AYES: Belinda Taluban, Michael Bilich, John Scourkes, Sheila Lee Prader,
Judy MacClelland, Salvador Munoz

NOES: None

ABSENT: Kellie Morgantini

ABSTAIN: None

DocuSigned by:


Attest B5933106740041E...
Sandra Villatoro, Assistant Planner