Exhibit D

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Resolution No. **160608**
(3257 17 Mile Drive, Pebble Beach CA)
Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend **approval of Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for 1,736 square feet of single story additions and detached three-car garage to the existing single family dwelling; 2) Coastal Administrative Permit for a guesthouse; and 3) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area.**
Colors and materials to match existing. The project is located at 3257 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-461-010-000), Del Monte Forest Land Use Plan, Coastal Zone.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on **May 4, 2017,** 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 (Rehabilitation).**

WHEREAS, **the parcel is located at 1075 Marcheta Lane, Pebble Beach within a "MDR Medium Density Residential District (APN 007-341-020-000) of the County of Monterey. This building has been determined eligible for the California Register of Historic Resources and the Monterey County Register of Historic Resources.**

WHEREAS, **Anatoly Ostretsov, International Design Group (applicant) filed with the County of Monterey, an application for a Design Approval to allow interior repair, renovation, remodel, window and door modifications to exiting residence and new hip roof and new windows to the existing garage/ accessory dwelling unit (legal-nonconforming) within upper level setback area. Colors and materials to consist of white stucco, cap and pan clay tile, blue doors and window trim to match existing.**

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 recommend **approval of the Design Approval,** subject to the following findings:

Finding: The proposed work is **consistent with Section 21.64.270 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 effect nor** be incompatible with the use and exterior of existing historical resources, improvements, buildings and natural features of the site.
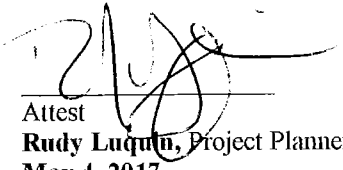
Evidence: 1.   **Design Approval Application and other materials in file PLN170209 (Marcheta Lane LLC)**
             2.   **"MDR/B-6-D-RES" (Medium Density Residential, Building Site 6, Design Control, Recreational Equipment Storage in Seaward Zone overlays) zoning regulations applicable to the site as found in Chapter 21.12, 21.42, 21.44, and 21.57 of the Monterey County Code.**
             3.   **Secretary of the Interior's Standards for the Treatment of Historic Properties.**
             4.   **Oral testimony and HRRB discussion during the public hearing and the administrative record.**
             5.   **Del Monte Forest Land Use Advisory Committee decision to recommend approval of PLN170209 (Marcheta Lane LLC) dated April 20, 2017.**

Passed and adopted on this **4th day of May, 2017**, upon motion of Salvador Munoz, seconded by Kellie Morgantini_____, by the following vote:

AYES: Salvador Munoz, Kellie Morgantini, John Scourkes, Judy MacClelland, Barbara Rainer, and Belinda Taluban
NOES: None
ABSENT: Sheila L. Prader
ABSTAIN: None

Attest
Rudy Luquin, Project Planner
May 4, 2017