

# Exhibit D

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

Resolution No. PLN170052 (Dorman)

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of a Combined Development Permit consisting of: 1) a Coastal Development Permit to allow a Lot Line Adjustment reducing the size of Assessor's Parcel Number 008-201-003-000 (1601 Sonado Road, Pebble Beach) by 6,024 square feet, resulting in a 1.12 acre parcel, and adding 6,024 square feet to Assessor's Parcel Number 008-201-002-000 (1600 Visciano Road, Pebble Beach) resulting in a 1.01 acre parcel; 2) an Amendment to PLN070428 to delete conditions of approval No. 8 and No. 9 to remove the deed restriction requirements for a guesthouse and Caretaker's Unit; 3) a Coastal Development Permit and Design Approval to allow the remodel of and 1,195 square foot addition to two historic cottages, attaching the cottages and creating one 2,578 square foot single family dwelling. The remodel and addition would result in two single family residences on the property exceeding the allowable density at the site. An exception is requested to allow the increased density for historic preservation purposes; and 4) A Coastal Development Permit to allow development on a site with a positive archaeological report. The property where the development is proposed is located at 1600 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-201-002-000).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on December 7, 2017 and March 1, 2018 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 Rehabilitation.

WHEREAS, the parcel is located at 1600 Viscaino Road, Pebble Beach (APN 008-201-002-000) of the County of Monterey. Two small buildings, known as the "Chimney Cottages," are located on the parcel in addition to a modern single family residence with large garage. The Chimney Cottages are significant under California Register criterion 3, in the area of architecture as the earliest known example of residential design in Pebble Beach by Carmel master builder Hugh Comstock.

WHEREAS, Paul Dorman (applicant) filed with the County of Monterey, an application for a permit to allow the remodel of and 1,195 square foot addition to two historic cottages, attaching the cottages and creating one 2,578 square foot single family dwelling, among other things.

WHEREAS, in 2007, the County of Monterey approved a Combined Development Permit (PLN070428) to allow the construction of a new 1,586 square foot single family residence and a 2,220 square foot attached garage, and in so doing recognized the "Chimney Cottages" as an "existing, non-conforming caretaker unit and existing non-conforming guesthouse. Conditions were applied to approval of the Combined Development permit that required the "Chimney Cottages" to be maintained as historic, legal non-conforming caretaker's unit and guesthouse. Findings and Evidence contained within the resolution of approval indicated that approval of the detached single family residence and garage were appropriate for historic preservation reasons as the new structure did not require modifications to the "Chimney Cottages." The proposed remodel and addition would modify the Chimney Cottages by attaching them and converting them into once single family residence.

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 Combined Development Permit, subject to the following findings:

Finding: The proposed work is consistent with Chapter 18.25 of the Monterey County Code 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 effect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

Evidence:

1. Combined Development Permit Application and other materials in file PLN170052
2. 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 I Historic Report prepared by Kent Seavey May 5, 2005.
5. Phase II Historic Report prepared by Archives & Archaeology dated August 18, 2017
5. HRRB Resolution 0703, November 1, 2007.
6. Zoning Administrator Resolution 070428, April 24, 2008.
7. The HRRB focuses on compliance with the standards contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties and does not comment

on zoning densities or lot line adjustments for reasons other than Historic Preservation.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of the Dorman Combined Development Permit Application subject to the following condition:

1. To the extent possible, all newly proposed construction shall integrate features consistent or compatible with the historic structures without duplicating materials so as to make possible distinctions between historic and modern construction and materials.

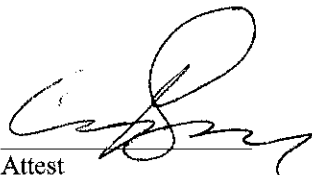
Passed and adopted on this 1st day of March, 2018, upon motion of Judy MacClelland, seconded by Salvatore Munoz, by the following vote:

AYES: 3

NOES: 1

ABSENT: 3

ABSTAIN: 0



Attest  
Craig Spencer, Secretary

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