

# Attachment B

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*DRAFT RESOLUTION*

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

Resolution No.: 20-008 (Ferrigno)  
Monterey County Historic Resources  
Review Board (HRRB) Resolution to  
recommend that the Planning Director: 1)  
determine the property commonly referred  
to as the "Roland W. White" House is  
eligible for a historic property contract; and  
2) Recommend to the Board of Supervisors  
the approval of a Historic Property (Mills  
Act) Contract (PLN200155) with property  
owners Ferrigno Christopher B & Virginia L  
Trs., for property located at 978 Pioneer  
Road, Pebble Beach (Assessor's Parcel  
Number 007-302-027-000).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB)  
on November 12, 2020, pursuant to the regulations contained in Chapter 18.28 of  
the Monterey County Code (The Mills Act Program for Monterey County); and

WHEREAS, on February 6, 2020, the Monterey County HRRB recommended that  
the Board of Supervisors add the "Roland W. White" house to the Monterey County  
Register of Historic Resources by a Vote 5-0 (File No. REF200004); and

WHEREAS, on April 21, 2020, the Monterey County Board of Supervisors adopted  
a resolution adding the "Roland W. White" house to the Monterey County Register of  
Historic Resources by a Vote 5-0 (BOS Resolution No. 20-028); and

WHEREAS, the "Roland W. White" House qualifies as a Historical Property for  
the purposes of Chapter 18.28 Mills Act Program; and

WHEREAS, the subject property is a residential property with a fair market value of  
\$2,350,000 and therefore is eligible for a Mills Act Contract according to Sections  
18.28.080(4) and 18.28.040(C) of the Monterey County Code; and

WHEREAS, the property owners Chris Ferrigno and Virginia Ferrigno, applied for a  
Mills Act Contract (PLN200155) to obtain a preferential property tax assessment  
in exchange for restrictions on the property to help preserve, restore and/or  
maintain the historic building located at 978 Pioneer Road, Pebble Beach; and

WHEREAS, after reviewing the Mills Act Application, the HRRB has determined  
that the property is eligible for a Mills Act Contract pursuant to Section 18.28.080  
and based on the following findings and evidence:

Finding: The application is consistent with the requirements of Chapter 18.28  
"Mills Act Program" of the Monterey County Code.

Finding: The application is consistent with the County's historic preservation goals and policies.

Finding: The application is consistent with the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties.

- Evidence:
1. Mills Act application and supporting materials submitted by Chris and Virginia Ferrigno for the "Roland W. White" House contained in File No. PLN200155.
  2. State of California & Resource Agency Department of Parks and Recreation Primary Record Form DPR 523 B for the "Roland W. White" House
  3. The 1982 General Plan Historic Preservation Goals and Policies
  4. The Secretary of the Interior's Standards

NOW, THEREFORE, BE IT RESOLVED THAT, it is the decision of the Monterey County Historic Resources Review Board to recommend:

- 1) The Chief of Planning determine the property commonly referred to as the "Roland W. White" House is eligible for a historic property contract and
- 2) 2) The Board of Supervisors approve a Historic Property (Mills Act) Contract (PLN200155) with property owners Ferrigno, Christopher B & Virginia L Trs, for property located at 978 Pioneer Road, Pebble Beach (Assessor's Parcel Number 007-302-027-000) subject to the following conditions:

1. All exterior improvements shall be subject to Design Review and review by the Historic Resource Review Board prior to construction.
2. The Applicant submits a written statement requesting for and allowing the County to apply the Historic Resources District Overlay on the property.

PASSED AND ADOPTED this 12<sup>th</sup> day of November 2020, upon motion of Taluban, seconded by Munoz, by the following vote:

AYES: Taluban, Munoz, Morgantini, Bilich, Scourkes, Prader, MacClelland

NOES: None

ABSENT: None

ABSTAIN: None

  
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Attest

Craig Spencer, Secretary  
RMA - Planning Department