

# **Monterey County**

County of Monterey Government Center  
1441 Schilling Place, Salinas, CA 93901  
Via Teleconference/Zoom



## **Meeting Agenda - Final**

**Thursday, September 1, 2022**  
**11:30 AM**

### **Historic Resources Review Board**

*John Scourkes (Chair)*  
*Kellie Morgantini (Vice Chair)*  
*Michael Bilich*  
*Judy MacClelland*  
*Sheila Lee Prader*  
*Salvador Munoz*  
*Belinda Taluban*



**IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE HISTORIC RESOURCES REVIEW BOARD MEETING**

County of Monterey Historic Resources Review Board will be held by teleconference in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the County of Monterey Health Officer on March 17, 2020, as may be periodically amended.

To participate in this County of Monterey Historic Resources Review Board meeting, the public are invited to observe and address the Board telephonically or electronically. Instructions for public participation are below:

Participate via Zoom Meeting Link:

[https://montereycty.zoom.us/j/93415405671?](https://montereycty.zoom.us/j/93415405671?pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon)

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Participate via Phone: 1-669-900-6833

Meeting ID Access Code: 934 1540 5671

Password (if required): 594890

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Member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the County Housing and Community Development at <mailto:hrrbhearingcomments@co.monterey.ca.us> by 2:00 p.m. on the Wednesday prior to the Board meeting. To assist County staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Historic Resources Review Board date and agenda number in the subject line. Comments received by the 2:00 p.m. Wednesday deadline will be distributed to the Board and will be placed in the record.

Applicants and members of the public wishing to comment on a specific agenda item while the matter is being heard during the meeting may participate by any of the following means:

a. When the Chair calls for public comment on an agenda item, the Secretary of the Board or his or

her designee will first ascertain who wants to testify (among those who are in the meeting electronically or telephonically) and will then call on speakers and unmute their device one at a time. Public speakers including the applicant may be broadcast in audio form only.

Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Secretary of the Commission at [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). The Historic Resources Review Board date and "general comment" should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.

Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to support staff at [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). The request should be made no later than 2:00 p.m. on the Wednesday prior to the meeting date in order to provide time for the County to address the request.

**INTERPRETATION SERVICE POLICY:** The County of Monterey Historic Resources Review Board invites and encourages the participation of County of Monterey residents at its meetings. If you require the assistance of an interpreter, please contact the County of Monterey Housing and Community Development Department located in the County of Monterey Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Historic Resources Review Board.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Board less than 72 hours prior to the meeting are available by request by sending an email to [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us)

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**AVISO IMPORTANTE SOBRE COVID-19 Y PARTICIPACIÓN EN LA REUNIÓN DE LA JUNTA DE REVISIÓN DE RECURSOS HISTÓRICOS**



La junta de revisión de recursos históricos (The Historic Resources Review Board) del Condado de Monterey se llevará a cabo por teleconferencia para minimizar la propagación del virus COVID-19, de acuerdo con el Estado de Emergencia proclamado por el Gobernador Newsom el 4 de Marzo del 2020, Orden Ejecutiva N-29-20 emitida por el Gobernador Newsom el 17 de Marzo del 2020, y la Orden de Refugio en el Lugar (aka "Quedate en Casa") emitida por el Oficial de Salud del Condado de Monterey el 17 de Marzo del 2020, según se pueda enmendar periódicamente.

Para participar en esta junta de revisión de recursos históricos del Condado de Monterey, el público está invitado a observar y estar frente a la junta de revisión de recursos históricos telefónicamente o vía electrónicamente. Las instrucciones para la participación pública están a continuación:

**Instrucciones de participación pública:**

La reunión se llevará a cabo por teleconferencia utilizando el programa Zoom, y los miembros de la junta de revisión de recursos históricos asistirán por vía electrónica o telefónica. La reunión no tendrá un lugar físico para asistir físicamente. El público puede observar la reunión Zoom a través de computadora haciendo clic en el siguiente enlace:

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Contraseña 594890, o el público puede escuchar a través del teléfono llamando al 1-669-900-6833 y cuando se le solicite el código de acceso para entrar a la reunión, presione los siguientes números: 934 1540 5671. Se le pedirá una "identificación de participante". No necesita una identificación de participante para unirse a la reunión, presione la tecla numeral (#) nuevamente y se conectará automáticamente.

1. Si un miembro del público desea comentar sobre un tema de la agenda en particular, se le recomienda que envíe sus comentarios por escrito en correo electrónico a la Vivienda y Desarrollo Comunitario del Condado (Housing and Community Development) a [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us) antes de las 2:00 P.M. el Miércoles antes de la junta de revisión de recursos históricos. Para ayudar al personal del Condado, favor de identificar el número del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la junta de revisión de recursos históricos y el número de la agenda en la línea de asunto cuando envíe su correo electrónico. Comentarios recibidos después de la fecha límite del Miércoles a las 2 P.M. serán distribuidos a los miembros de la junta de revisión de recursos históricos y serán colocados en el registro.

2. Los aplicantes del proyecto y miembros del público que desean comentar en un proyecto específico, mientras que el proyecto se este presentando durante la reunión, pueden participar por cualquiera de los siguientes medios:

a. Cuando la junta de revisión de recursos históricos acepte comentarios públicos sobre un tema de la agenda, el miembro de la junta o su designado, primero determinará quién quiere comentar (entre los que están en la reunión por vía electrónica o telefónica) y luego llamará a los participantes y activará el microfono, uno a la vez. Todos los participantes, incluyendo el aplicante del proyecto,

serán transmitidos por audio en altavoz solamente.

b. Si los participantes u otros miembros del público tienen documentos que desean distribuir a los miembros de la junta de revisión de recursos históricos (Historic Resource Review Board) para un tema o proyecto de la agenda, se les recomienda enviar dichos documentos antes de las 2:00 P.M. el Miercoles antes de la reunión a: [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). Para ayudar al personal del Condado, favor de indetificar el numero del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la junta de revisión de recursos históricos y el número de la agenda en la línea de asunto cuando envíe su correo electrónico.

c. Si los aplicantes o miembros del público desean presentar documentos o presentaciones de PowerPoint mientras hablan, deben enviar el documento electrónicamente antes de las 2:00 P.M. del Miercoles antes de la reunión a [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). Si es recibido después de ese plazo, el personal hará los mejores esfuerzos, pero no puede garantizar que esté disponible su PowerPoint para presentar durante la reunión de la junta de revisión de recursos históricos.

d. Mientras se escucha el proyecto, un miembro del público puede enviar un comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, a la Secretaria de la junta de revisión de recursos históricos a [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). Para ayudar al personal a identificar el proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la junta de revisión de recursos históricos y el número del proyecto en la agenda en la línea de asunto. Si el comentario se recibe antes del cierre del comentario público, se hará todo lo posible para leer el comentario en el registro, pero algunos comentarios pueden no leerse en voz alta debido a limitaciones de tiempo o duración del comentario (si el comentario supera las 250 palabras). Los comentarios recibidos antes del cierre del período de comentarios públicos sobre un proyecto de la agenda serán parte del registro de ese proyecto.

3. Los miembros del público que deseen hacer un comentario público general para los temas que no están en la agenda del día pueden enviar su comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, a los miembros de la junta de revisión de recursos históricos en [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). La fecha de la junta de revisión de recursos históricos y el "comentario general" debe ser indicado en la línea de asunto. El comentario se colocará en el registro de la reunión, y se hará un gran esfuerzo para leer el comentario en voz alta para su registro verbalmente en el momento apropiado de la agenda.

4. Las personas con discapacidades que deseen solicitar una modificación o modificación razonable para observar o participar en la reunión pueden realizar dicha solicitud enviando un correo electrónico a [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). La solicitud debe hacerse a más tardar el mediodía del Martes antes de a la junta de revisión de recursos históricos para dar tiempo al Condado para que atienda la solicitud .

5. El president de la junta puede establecer reglas razonables según sea necesario para llevar a cabo la reunión de manera ordenada.

Los miembros de la junta de revisión de recursos históricos del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, Segundo Piso Sur, Salinas – o por teléfono al (831) 755-5025. La Asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo mas pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión de la junta de revisión de recursos históricos.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Historic Resources Review Board's alternative actions on any matter before it.

**NOTE:** All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

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**Password (if required): 594890**

**11:30 A.M. - CALL TO ORDER****ROLL CALL**

John Scourkes (Chair)  
Kellie Morgantini (Vice Chair)  
Michael Bilich  
Judy MacClelland  
Sheila Lee Prader  
Salvador Munoz  
Belinda Taluban

**PUBLIC COMMENT**

The Historic Resources Review Board (HRRB) will receive public comment on non-agenda items within the purview of the HRRB. The Chair may limit the length of individual presentations.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Board Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Historic Resources Review Board as provided in Sections 54954.2 of the California Government Code.

**APPROVAL OF MINUTES**

- A. Approval of the August 4, 2022 HRRB Draft Meeting Minutes.

**Attachments:**     [HRRB Draft Meeting Minutes - August 4, 2022](#)

**SCHEDULED MATTERS****1. PLN220167 - MENDOZA MICHAEL & LEAH**

Public hearing to consider recommending the County of Monterey Board of Supervisors approve a Mills Act Contract Application for the property at 6 Miramonte Road, Carmel Valley (aka the Hayward House)

**Project Location:** 6 Miramonte Road, Carmel Valley (Assessor's Parcel Number 187-081-006-000), Carmel Valley Master Plan

**Attachments:**     [Staff Report](#)  
                          [Attachment 1 - Draft Resolution](#)  
                          [Attachment 2 - Phase I Historic Assessment](#)  
                          [Attachment 3 - HRRB Resolution No. 22-006](#)  
                          [Attachment 4 - 10 Year Rehabilitation Plan](#)  
                          [Attachment 5 - Value Cap Exception Justification Letters](#)  
                          [Attachment 6 - Site Plans](#)  
                          [Attachment 7 - Photos of Home](#)

**OTHER MATTERS**

1. Consider finding, pursuant to AB361 and in order for the Historic Resources Review Board to continue meeting remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; the Historic Resources Review Board has reconsidered the circumstances of the state of emergency; and the Monterey County Health Officer continues to recommend social distancing measures for meetings of the legislative bodies.

If accepted, consider scheduling a Special Meeting prior to October 1, 2022 to adhere to the 30-day timeframe of AB361 to continue remote meetings.

No Staff Report/Attachments Included

**BOARD COMMENTS, REQUEST AND REFERRALS**

This is a time set aside for members of the HRRB to comment, request, or refer a matter that is on or not on the agenda. At this time, members may also request that an item be added to a future HRRB agenda.

**DEPARTMENT UPDATE**

This is a time set aside for Staff to provide updates or comments on the on-going projects, potential future projects, or HRRB meeting procedures.

**ADJOURNMENT**

For additional information, or if you are unable to attend the meeting, please contact Phil Angelo at (831) 784-5731. Should you have any questions regarding a specific project please contact the staff person or planner assigned to the project at (831) 755-5025.

**NEXT REGULAR SCHEDULED MEETING**

October 6, 2022



# Monterey County

**Item No.A**

## Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

**Legistar File Number: MIN 22-080**

**September 01, 2022**

**Introduced:** 8/24/2022

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Minutes

Approval of the August 4, 2022 HRRB Draft Meeting Minutes.

# **Monterey County**

County of Monterey Government Center  
1441 Schilling Place, Salinas, CA 93901  
Via Teleconference/Zoom



## **Meeting Minutes - Draft**

**Thursday, August 4, 2022**

**11:30 AM**

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*Kellie Morgantini (Vice Chair)*

*Michael Bilich*

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a. Cuando la junta de revisión de recursos históricos acepte comentarios públicos sobre un tema de la agenda, el miembro de la junta o su designado, primero determinará quién quiere comentar (entre los que están en la reunión por vía electrónica o telefónica) y luego llamará a los participantes y activará el microfono, uno a la vez. Todos los participantes, incluyendo el aplicante del proyecto, serán transmitidos por audio en altavoz solamente.

b. Si los participantes u otros miembros del público tienen documentos que desean distribuir a los miembros de la junta de revisión de recursos históricos (Historic Resource Review Board) para un tema o proyecto de la agenda, se les recomienda enviar dichos documentos antes de las 2:00 P.M. el Miercoles antes de la reunión a: [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). Para ayudar al personal del Condado, favor de indetificar el numero del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la junta de revisión de recursos históricos y el número de la agenda en la línea de asunto cuando envíe su correo electrónico.

c. Si los aplicantes o miembros del público desean presentar documentos o presentaciones de PowerPoint mientras hablan, deben enviar el documento electrónicamente antes de las 2:00 P.M. del Miercoles antes de la reunión a [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). Si es recibido después de ese plazo, el personal hará los mejores esfuerzos, pero no puede garantizar que esté disponible su PowerPoint para presentar durante la reunión de la junta de revisión de recursos históricos.

d. Mientras se escucha el proyecto, un miembro del público puede enviar un comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, a la Secretaria de la junta de revisión de recursos históricos a [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). Para ayudar al personal a identificar el proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha de la junta de revisión de recursos históricos y el número del proyecto en la agenda en la línea de asunto. Si el comentario se recibe antes del cierre del comentario público, se hará todo lo posible para leer el comentario en el registro, pero algunos comentarios pueden no leerse en voz alta debido a limitaciones de tiempo o duración del comentario (si el comentario supera las 250 palabras). Los comentarios recibidos antes del cierre del período de comentarios públicos sobre un proyecto de la agenda serán parte del registro de ese proyecto.

3. Los miembros del público que deseen hacer un comentario público general para los temas que no están en la agenda del día pueden enviar su comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, a los miembros de la junta de revisión de recursos históricos en [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). La fecha de la junta de revisión de recursos históricos y el "comentario general" debe ser indicado en la línea de asunto. El comentario se colocará en el registro de la reunión, y se hará un gran esfuerzo para leer el comentario en voz alta para su registro verbalmente en el momento apropiado de la agenda.

4. Las personas con discapacidades que deseen solicitar una modificación o modificación razonable para observar o participar en la reunión pueden realizar dicha solicitud enviando un correo electrónico a [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). La solicitud debe hacerse a más tardar el mediodía del Martes antes de a la junta de revisión de recursos históricos para dar tiempo al Condado para que atienda la solicitud .

5. El president de la junta puede establecer reglas razonables según sea necesario para llevar a cabo la reunión de manera ordenada.

Los miembros de la junta de revisión de recursos históricos del Condado de Monterey invita y apoya

la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, Segundo Piso Sur, Salinas – o por teléfono al (831) 755-5025. La Asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo mas pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión de la junta de revisión de recursos históricos.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Historic Resources Review Board's alternative actions on any matter before it.

**NOTE:** All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

**Participate via Zoom Meeting Link:**

**[https://montereycty.zoom.us/j/93415405671?](https://montereycty.zoom.us/j/93415405671?pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon)  
[pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon](https://montereycty.zoom.us/j/93415405671?pwd=YnZpQXNndDU5TmdJSVJ0ZmcraWljUT09&from=addon)**

**Participate via Phone: 1-669-900-6833**

**Meeting ID Access Code: 934 1540 5671**

**Password (if required): 594890**

**11:30 A.M. - CALL TO ORDER**

Chair John Scourkes called the meeting to order at 11:32 a.m.

**ROLL CALL**

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

Absent: Kellie Morgantini

Staff: Phil Angelo (Secretary), Elizabeth Vasquez (Clerk)

Secretary, Phil Angelo, went over the Zoom meeting protocols.

**PUBLIC COMMENT**

None.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

None.

**APPROVAL OF MINUTES****A. Approval of the July 7, 2022 HRRB Draft Meeting Minutes.**

It was moved by Judy MacClelland and seconded by Salvador Munoz to approve the HRRB Meeting Minutes for July 7, 2022 with two corrections. First correction made by Judy MacClelland to omit the Asilomar Conference Grounds item from the Meeting Minutes due to being inaccurate and the second correction made by Sheila Lee Prader to update the complete name of the Seminar that she attended.

RESULT: Passed

MOVER: Judy MacClelland

SECONDER: Salvador Munoz

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

ABSENT: Kellie Morgantini

ABSTAIN: Belinda Taluban

**SCHEDULED MATTERS****1. PLN220176 - GRIMES CHRISTOPHER TR**

Public hearing to consider a recommendation to the County of Monterey Board of Supervisors that a Mills Act Contract Application be approved for the property at 51410 Partington Ridge, Big Sur (aka the Donald G. Thompson House)

**Project Location:** 51410 Partington Ridge Rd. Big Sur (Assessor's Parcel Number 420-221-011-000), Big Sur Coast Land Use Plan

Associate Planner, Phil Angelo presented the project to the Board members.

Applicant: Christopher Grimes

Chair Scourkes opened Public Comment: None.

It was moved by Belinda Taluban and seconded by Salvador Munoz to adopt a resolution recommending that the Board of Supervisors approve a Mills Act Contract for the Donald G. Thompson House as presented.

RESULT: Passed

MOVER: Belinda Taluban

SECONDER: Salvador Munoz

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

ABSENT: Kellie Morgantini

**OTHER MATTERS**

None.

**BOARD COMMENTS, REQUEST AND REFERRALS**

Belinda Taluban requested an update on the Mid Valley Shopping Center. Phil Angelo provided indicated that the Board of Supervisors found that it was not eligible for listing as a historic resource.

Salvador Munoz asked if the NOAA building is in Monterey County or Pacific Grove, Michael Bilich confirmed it is in Pacific Grove.

Chair Sourkes indicated he spoke to his Supervisor Wendy Root Askew to discuss the potential to get matching funding for grants for preparation of historic context statements and other resources.

**DEPARTMENT UPDATE**

Phil Angelo updated Board Members that home at 6 Miramonte Rd (PLN220167) is tentively scheduled to come back to HRRB on the September 1, 2022 meeting for Mills Act Contract consideration.

**ADJOURNMENT**

Meeting was adjourned by Chair Scourkes at 11:54 a.m.

**NEXT REGULAR MEETING**

September 1, 2022





# Monterey County

## Item No.1

### Board Report

Board of Supervisors  
Chambers

168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: 22-806

September 01, 2022

Introduced: 8/23/2022

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

#### **PLN220167 - MENDOZA MICHAEL & LEAH**

Public hearing to consider recommending the County of Monterey Board of Supervisors approve a Mills Act Contract Application for the property at 6 Miramonte Road, Carmel Valley (aka the Hayward House)

**Project Location:** 6 Miramonte Road, Carmel Valley (Assessor's Parcel Number 187-081-006-000), Carmel Valley Master Plan

#### RECOMMENDATION:

Staff recommends that the Monterey County Historic Resources Review Board (HRRB) adopt a resolution recommending that the County of Monterey Board of Supervisors:

1. Grant an exception to the property value limit for historic property contracts established in Monterey County Code section 18.28.040.C.; and
2. Approve a Mills Act Contract Application for the property at 6 Miramonte Road, Carmel Valley (aka the Hayward House).

#### BACKGROUND/DISCUSSION

##### *Mills Act Contract Criteria*

On June 27, 2022, Leah Mendoza requested that their property be considered for a Mills Act Application. To be eligible for a Mills Act contract, the following criteria must be met:

1. The property that is the subject of the application is a qualified historical property as defined by this Chapter.
2. The application is consistent with the County's historic preservation goals and policies, as set forth in the County's General Plan and ordinances.
3. The application is consistent with the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties, the rules and regulations of the Office of Historic Preservation of the California State Parks Department, and the California Historical Building Code.
4. The fair market value of the property that is the subject of the application is equal to or less than the valuation limits set forth in Section 18.28.040.C of this Chapter, unless an exception has been granted pursuant to this Chapter.
5. The application is consistent with the requirements of this Chapter.

The property meets Criteria 2, 3 and 5, would meet Criteria 1 should the Board of Supervisors add the property to the Monterey County Register of Historic Resources, and would meet 4 should the Board of Supervisors grant an exception to the property value limit for historic property contracts.

Criteria 1: The HRRB recommended that the property be added to the Monterey County Register of Historic Resources at their June 2, 2022 meeting. (HRRB Resolution No. 22-006, attached). The Board of Supervisors has not yet considered the request for the property to be added to the register. After the HRRB's recommendation, staff would take the request for listing on the historic register and the request for a Mills Act contract to the board together for action at one time, with the approval of the Mills Act contract application being contingent on the property being listed on the register. As recommended by the HRRB, the home is eligible for listing at the local level of significance under:

- California Register Criteria 2 for its association with prominent Central California lumberman Homer M. Hayward; and
- California Register Criteria 3 as the last residential design of master architect William "Will" Shaw, FAIA.

Criteria 2: A 10-year rehabilitation and maintenance plan was submitted which describes how the property tax savings will be used in the preservation of the home. The work plan provides for \$631,000 rehabilitation of the home, accessory structures, and site consisting of: re-roofing with a solar roof; gutter replacement; appliance replacement; exterior painting; wood replacement in the trellis and carport; restoration of exterior gates; stripping of interior paint and resurfacing underlying wood to match original finish; crawl space ventilation improvements; skylight replacement; electrical upgrades and re-sealing the concrete of the pool; upgrading the lighting of the existing fountain; and replacing non-native plants with native landscaping. \$65,000 anticipated for remodeling the exterior sport court were not included in this figure.

Criteria 3: Staff has reviewed the proposed work plan and finds the proposed work appropriate for ongoing maintenance and preservation and therefore consistent with the applicable standards.

Criteria 4: A residential appraisal was prepared by Sandra Cimo (State Certification #AR005902) which appraised the fair market value of the property at \$5,000,000 dollars, which exceeds the \$3,000,000 valuation limitation set forth in Monterey County Code (MCC) section 18.28.040.C. Therefore, in accordance with MCC section 18.28.060.C., the applicant submitted a request for an exception to this value limitation with supporting justification. The criteria for granting this exception are detailed in the subsection "Value Limitation Exception".

Criteria 5: Materials necessary for the review of the Mills Act Contract application have been submitted and reviewed by staff. The proposed work plan appears consistent with the relevant policies in Monterey County Code Chapter 18.28.

#### *Value Limitation Exception*

Monterey County Code (MCC) section 18.28.040.C. sets a \$3,000,000 fair market value (land plus improvement value) limit for residential properties to be eligible for historic property contracts. An exception to this limit can be granted if the following criteria are met:

1. The site, building, object, or structure is a particularly important resource such as the last or only example of its kind, and it represents an exceptional example of an architectural style, the work of a master, or is associated with the lives of significant persons or events important to history; and

2. The historical property contract will result in the preservation of a site, building, object, or structure whose significance as a historical resource would otherwise be at immediate risk of substantial adverse change. A substantial adverse change in the significance of the historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource would be materially impaired; and
3. The exception is warranted due to one or more of the following additional factors:
  - a. The resource is highly visible to the public;
  - b. The difference between the current property tax obligation for the property and the estimated property tax obligation under the Mills Act is within the same range as the expected estimated lost property taxes from historic property contracts for properties meeting the valuation limit;
  - c. The work program proposes to provide for critical improvements immediately necessary to preserve the resource, and it provides for the best and most efficient use of the expected property tax savings; or
  - d. Approval of the contract would generate heritage tourism, affordable housing, or similar public benefits.

Criteria 1: The home is associated with the lives of significant persons to Monterey County and is the last residential design of a master architect. The home is the last residential design of William Shaw, FAIA, a master architect remembered as a steward for environmental protection of the central coast. The home is also associated with prominent central California lumberman Homer M. Hayward. The Hayward Lumber company is one of the oldest businesses in Monterey County, being owned by the family since 1919. Homer M. Hayward assumed management of the company after World War 2, and during his management it became the leading supplier of lumber and building materials on the central coast. He was also a community leader, being the youngest individual to serve on the Salinas City Council at 28, served on the Salinas Planning Commission, was the Chairman of the Monterey County Housing Authority, President of Lumber Merchants Association, and Chair of the National Lumberman's Research Council.

Criteria 2: The approval of the Mills Act Contract would protect the property from risk of substantial adverse change resulting from potential future additions which are insensitive to the sites historically defining characteristics or re-development of the site. No new structures, major additions, or demolition are presently planned from the property. Nevertheless, as identified in the 2020-2021 Certified Local Government Report to State Parks reviewed by the HRRB, loss of historic resources due to demolitions and insensitive remodels are one of the County's most critical preservation planning issues. Granting of the Mills Act Contract creates an economic incentive for the owner of the property to maintain its historically defining characteristics, and the provisions of historic property contracts listed in MCC 18.28 require the property owner to agree to do so over a minimum of 10 years and submit annual progress reports.

Criteria 3: The exception is warranted as approval of the contract would generate the opportunity for heritage tourism. As indicated in Ken Seavey's letter dated July 27, 2022, there are several significant historic homes in the adjacent Rancheria subdivision, designed by well known and regarded architects such as William Wurster, Pierre Koenig, Joseph Eichler, Marel Sedlezky, George Brook-Kathlow

and Mickey Muennig, many of which are listed in Monterey Bay Chapter of the American Institute of Architects 2008 "A Guide to Contemporary Architecture of the Monterey Bay Region 1947-2008". The Historic Property Contract would include a provision requiring that the property be available for future tours.

*Estimate of Financial Impact*

The property's Proposition 13 assessed value is \$3,889,886, and its most recent tax bill was \$41,174/year. The Mills Act would cap the assessed value at \$1,501,538, meaning that estimated property taxes would be \$15,015/year, resulting in an approximate tax savings of \$26,159 annually.

The purpose of the historic property contracts is to allow an owner of a qualified historical property to obtain preferential property tax assessment in exchange for restrictions on the property to help preserve, restore, and maintain the historic property. The subject application is in keeping with this purpose.

Prepared by: Phil Angelo, Associate Planner

Approved by: Craig Spencer, Chief of Planning

The following attachments are on file with Housing and Community Development:

- Attachment 1 - Draft Resolution
- Attachment 2 - Phase I Historic Assessment
- Attachment 3 - HRRB Resolution No. 22-006
- Attachment 4 - 10 Year Rehabilitation and Maintenance Plan
- Attachment 5 - Value Cap Exception Justification Letters
- Attachment 6 - Site Plan
- Attachment 7 - Photos of Home



### Historic Resources Review Board

Legistar File Number: 22-806

September 01, 2022

Introduced: 8/23/2022

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

#### **PLN220167 - MENDOZA MICHAEL & LEAH**

Public hearing to consider recommending the County of Monterey Board of Supervisors approve a Mills Act Contract Application for the property at 6 Miramonte Road, Carmel Valley (aka the Hayward House)

**Project Location:** 6 Miramonte Road, Carmel Valley (Assessor's Parcel Number 187-081-006-000), Carmel Valley Master Plan

#### RECOMMENDATION:

Staff recommends that the Monterey County Historic Resources Review Board (HRRB) adopt a resolution recommending that the County of Monterey Board of Supervisors:

1. Grant an exception to the property value limit for historic property contracts established in Monterey County Code section 18.28.040.C.; and
2. Approve a Mills Act Contract Application for the property at 6 Miramonte Road, Carmel Valley (aka the Hayward House).

#### BACKGROUND/DISCUSSION

##### *Mills Act Contract Criteria*

On June 27, 2022, Leah Mendoza requested that their property be considered for a Mills Act Application. To be eligible for a Mills Act contract, the following criteria must be met:

1. The property that is the subject of the application is a qualified historical property as defined by this Chapter.
2. The application is consistent with the County's historic preservation goals and policies, as set forth in the County's General Plan and ordinances.
3. The application is consistent with the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties, the rules and regulations of the Office of Historic Preservation of the California State Parks Department, and the California Historical Building Code.
4. The fair market value of the property that is the subject of the application is equal to or less than the valuation limits set forth in Section 18.28.040.C of this Chapter, unless an exception has been granted pursuant to this Chapter.
5. The application is consistent with the requirements of this Chapter.

The property meets Criteria 2, 3 and 5, would meet Criteria 1 should the Board of Supervisors add the property to the Monterey County Register of Historic Resources, and would meet 4 should the Board of Supervisors grant an exception to the property value limit for historic property contracts.

Criteria 1: The HRRB recommended that the property be added to the Monterey County Register of Historic Resources at their June 2, 2022 meeting. (HRRB Resolution No. 22-006, attached). The Board of Supervisors has not yet considered the request for the property to be added to the register. After the HRRB's recommendation, staff would take the request for listing on the historic register and the request for a Mills Act contract to the board together for action at one time, with the approval of the Mills Act contract application being contingent on the property being listed on the register. As recommended by the HRRB, the home is eligible for listing at the local level of significance under:

- California Register Criteria 2 for its association with prominent Central California lumberman Homer M. Hayward; and
- California Register Criteria 3 as the last residential design of master architect William "Will" Shaw, FAIA.

Criteria 2: A 10-year rehabilitation and maintenance plan was submitted which describes how the property tax savings will be used in the preservation of the home. The work plan provides for \$631,000 rehabilitation of the home, accessory structures, and site consisting of: re-roofing with a solar roof; gutter replacement; appliance replacement; exterior painting; wood replacement in the trellis and carport; restoration of exterior gates; stripping of interior paint and resurfacing underlying wood to match original finish; crawl space ventilation improvements; skylight replacement; electrical upgrades and re-sealing the concrete of the pool; upgrading the lighting of the existing fountain; and replacing non-native plants with native landscaping. \$65,000 anticipated for remodeling the exterior sport court were not included in this figure.

Criteria 3: Staff has reviewed the proposed work plan and finds the proposed work appropriate for ongoing maintenance and preservation and therefore consistent with the applicable standards.

Criteria 4: A residential appraisal was prepared by Sandra Cimo (State Certification #AR005902) which appraised the fair market value of the property at \$5,000,000 dollars, which exceeds the \$3,000,000 valuation limitation set forth in Monterey County Code (MCC) section 18.28.040.C. Therefore, in accordance with MCC section 18.28.060.C., the applicant submitted a request for an exception to this value limitation with supporting justification. The criteria for granting this exception are detailed in the subsection "Value Limitation Exception".

Criteria 5: Materials necessary for the review of the Mills Act Contract application have been submitted and reviewed by staff. The proposed work plan appears consistent with the relevant policies in Monterey County Code Chapter 18.28.

#### *Value Limitation Exception*

Monterey County Code (MCC) section 18.28.040.C. sets a \$3,000,000 fair market value (land plus improvement value) limit for residential properties to be eligible for historic property contracts. An exception to this limit can be granted if the following criteria are met:

1. The site, building, object, or structure is a particularly important resource such as the last or only example of its kind, and it represents an exceptional example of an architectural style, the work of a master, or is associated with the lives of significant persons or events important to history; and

2. The historical property contract will result in the preservation of a site, building, object, or structure whose significance as a historical resource would otherwise be at immediate risk of substantial adverse change. A substantial adverse change in the significance of the historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource would be materially impaired; and
3. The exception is warranted due to one or more of the following additional factors:
  - a. The resource is highly visible to the public;
  - b. The difference between the current property tax obligation for the property and the estimated property tax obligation under the Mills Act is within the same range as the expected estimated lost property taxes from historic property contracts for properties meeting the valuation limit;
  - c. The work program proposes to provide for critical improvements immediately necessary to preserve the resource, and it provides for the best and most efficient use of the expected property tax savings; or
  - d. Approval of the contract would generate heritage tourism, affordable housing, or similar public benefits.

Criteria 1: The home is associated with the lives of significant persons to Monterey County and is the last residential design of a master architect. The home is the last residential design of William Shaw, FAIA, a master architect remembered as a steward for environmental protection of the central coast. The home is also associated with prominent central California lumberman Homer M. Hayward. The Hayward Lumber company is one of the oldest businesses in Monterey County, being owned by the family since 1919. Homer M. Hayward assumed management of the company after World War 2, and during his management it became the leading supplier of lumber and building materials on the central coast. He was also a community leader, being the youngest individual to serve on the Salinas City Council at 28, served on the Salinas Planning Commission, was the Chairman of the Monterey County Housing Authority, President of Lumber Merchants Association, and Chair of the National Lumberman's Research Council.

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Criteria 3: The exception is warranted as approval of the contract would generate the opportunity for heritage tourism. As indicated in Ken Seavey's letter dated July 27, 2022, there are several significant historic homes in the adjacent Rancheria subdivision, designed by well known and regarded architects such as William Wurster, Pierre Koenig, Joseph Eichler, Marel Sedlezky, George Brook-Kathlow

and Mickey Muennig, many of which are listed in Monterey Bay Chapter of the American Institute of Architects 2008 "A Guide to Contemporary Architecture of the Monterey Bay Region 1947-2008". The Historic Property Contract would include a provision requiring that the property be available for future tours.

*Estimate of Financial Impact*

The property's Proposition 13 assessed value is \$3,889,886, and its most recent tax bill was \$41,174/year. The Mills Act would cap the assessed value at \$1,501,538, meaning that estimated property taxes would be \$15,015/year, resulting in an approximate tax savings of \$26,159 annually.

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Prepared by: Phil Angelo, Associate Planner

Approved by: Craig Spencer, Chief of Planning

The following attachments are on file with Housing and Community Development:

- Attachment 1 - Draft Resolution
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- Attachment 4 - 10 Year Rehabilitation and Maintenance Plan
- Attachment 5 - Value Cap Exception Justification Letters
- Attachment 6 - Site Plan
- Attachment 7 - Photos of Home



# Attachment 1

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

In the matter of the application of:

**MENDOZA MICHAEL & LEAH (PLN220167)**

**RESOLUTION NO. 22-XXX**

Resolution by the Monterey County Historic Resources Review Board (HRRB) recommending that the Board of Supervisors:

- 1) Grant an exception to the property value limit for historic property contracts established in Monterey County Code section 18.28.040.C.; and
- 2) Approve a Mills Act Contract Application for the property at 6 Miramonte Road, Carmel Valley (aka the Hayward House).

[Assessor's Parcel Number 187-081-006-000.]

WHEREAS, Michael and Leah Mendoza applied for a Mills Act Contract (PLN220167) to obtain preferential property tax assessment in exchange for restrictions on the property to help preserve, restore and/or maintain the home onsite; and

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on September 1, 2022, pursuant to the regulations contained in Chapter 18.28 (The Mills Act Program for Monterey County) of the Monterey County Code; and

WHEREAS, the Hayward house is eligible for listing on the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources at the level of local significance under California Register Criteria 2 for its association with prominent Central California lumberman Homer M. Hayward; and California Register Criteria 3 as the last residential design of master architect William "Will" Shaw, FAIA; and

WHEREAS, at their June 2, 2022, meeting the HRRB adopted a resolution recommending that the Board of Supervisors add the home to the Monterey County Register of Historic Resources Resolution No. 22-006); and

WHEREAS, the Board of Supervisors would consider the listing as a pre-requisite for consideration of the Mills Act Contract Application; and

WHEREAS, should it be listed, the Hayward house will qualify as a Historic Property for the purposes of Chapter 18.28 (The Mills Act Program); and

WHEREAS, the home has been appraised at \$5,000,000, above the \$3,000,000 value eligibility cap for residential properties established under Monterey County Code Section 18.28.040.C; and

WHEREAS, an exception to this value limitation can be met if the following criteria are met:

1. The site, building, object, or structure is a particularly important resource such as the last or only example of its kind, and it represents an exceptional example of an architectural style, the work of a master, or is associated with the lives of significant persons or events important to history; and
2. The historical property contract will result in the preservation of a site, building, object, or structure whose significance as a historical resource would otherwise be at immediate risk of substantial adverse change. A substantial adverse change in the significance of the historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource would be materially impaired; and
3. The exception is warranted due to one or more of the following additional factors:
  - a. The resource is highly visible to the public;
  - b. The difference between the current property tax obligation for the property and the estimated property tax obligation under the Mills Act is within the same range as the expected estimated lost property taxes from historic property contracts for properties meeting the valuation limit;
  - c. The work program proposes to provide for critical improvements immediately necessary to preserve the resource, and it provides for the best and most efficient use of the expected property tax savings; or
  - d. Approval of the contract would generate heritage tourism, affordable housing, or similar public benefits; and

WHEREAS, in regard to: Criteria 1 The home is associated with the lives of significant persons to Monterey County and is the last residential design of a master architect. The home is the last residential design of William Shaw, FAIA, a master architect remembered as a steward for environmental protection of the central coast. The home is also associated with prominent central California lumberman Homer M. Hayward. The Hayward Lumber company is one of the oldest businesses in Monterey County, being owned by the family since 1919. Homer M. Hayward assumed management of the company after World War 2, and during his management it became the leading supplier of lumber and building materials on the central coast. He was also a community leader, being the youngest individual to serve on the Salinas City Council at 28, served on the Salinas Planning Commission, was the Chairman of the Monterey County Housing Authority, President of Lumber Merchants Association, and Chair of the National Lumberman's Research Council; and

WHEREAS, in regard to Criteria 2: The approval of the Mills Act Contract would protect the property from risk of substantial adverse change resulting potential future additions which are insensitive to the sites historically defining characteristics or re-development of the site. No new structures, major additions, or demolition are presently planned from the property. Nevertheless, as identified in the 2020-2021 Certified Local Government Report to State Parks reviewed by the HRRB, loss of historic resources due to demolitions and insensitive remodels are one of the

County's most critical preservation planning issues. Granting of the Mills Act Contract creates an economic incentive for the owner of the property to maintain its historically defining characteristics, and the provisions of historic property contracts listed in MCC 18.28 require the property owner to agree to do so over a minimum of 10 years and submit annual progress reports; and

WHEREAS, in regard to Criteria 3, the exception is warranted as approval of the contract would generate the opportunity for heritage tourism. As indicated in Ken Seavey's letter dated July 27, 2022, there are several significant historic homes in the adjacent Rancheria subdivision, designed by well known and regarded architects such as William Wurster, Pierre Koenig, Joseph Eichler, Marel Sedlezky, George Brook-Kathlow and Mickey Muennig, many of which are listed in Monterey Bay Chapter of the American Institute of Architects 2008 "A Guide to Contemporary Architecture of the Monterey Bay Region 1947-2008". The Historic Property Contract would include a provision requiring that the property be available for future tours; and

WHEREAS, the property's Proposition 13 assessed value is \$3,889,886, and its most recent tax bill was \$41,174/year. The Mills Act would cap the assessed value at \$1,501,538, meaning that estimated property taxes would be \$15,015/year, resulting in an approximate tax savings of \$26,159 annually; and

WHEREAS, a 10-year rehabilitation and maintenance plan was submitted which describes how the property tax savings will be used in the preservation of the home. The work plan provides for \$631,000 rehabilitation of the home, accessory structures, and site consisting of: re-roofing with a solar roof; gutter replacement; appliance replacement; exterior painting; wood replacement in the trellis and carport; restoration of exterior gates; stripping of interior paint and resurfacing underlying wood to match original finish; crawl space ventilation improvements; skylight replacement; electrical upgrades and re-sealing the concrete of the pool; upgrading the lighting of the existing fountain; and replacing non-native plants with native landscaping. \$65,000 anticipated for remodeling the exterior sport court were not included in this figure; and

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 that the property be listed on the Monterey County Register of Historic Resources, subject to the following findings:

Finding: The requested value cap exception meets the criteria established in Monterey County Code Section 18.28.080.B.

Finding: The Hayward house at 6 Miramonte Road, Carmel Valley (Assessor's Parcel Number 187-081-006-000) shall be eligible for a Mills Act Contract should the Board of Supervisors add it to the Monterey County Register of Historic Resources and grant the exception to the value cap limitation for historic property contracts.

Evidence:

1. Procedures and Criteria for listing contained in Chapter 18.25 of the Monterey County Code;

2. The Mills Act Program contained in Chapter 18.28 of the Monterey County Code;
3. Mills Act Application materials, including application forms, photographs, tax savings worksheet, 10-year maintenance and rehabilitation plan, and property appraisal in HCD-Planning file PLN220167;
4. Value Cap Exception Letters written by Kent L. Seavey dated July 27 and July 27<sup>th</sup>, 2022;
5. Phase I Historic Assessment prepared by Kent L. Seavey;
6. Site Plan (from HCD-Planning File No. 180225)
7. HRRB Resolution No. 22-006; and
8. Oral testimony and HRRB discussion during the public hearing and the administrative record.

**NOW, THEREFORE, BE IT RESOLVED THAT**, based on the above findings and evidence the Historic Resources Review Board does hereby recommend that the Board of Supervisors:

- 1) Grant an exception to the property value limit for historic property contracts established in Monterey County Code section 18.28.040.C.; and
- 2) Approve a Mills Act Contract Application for the property at 6 Miramonte Road, Carmel Valley (aka the Hayward House).

Passed and adopted on this **1st day of September, 2022**, upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Attest  
Philip Angelo, Secretary  
September 1, 2022

## Attachment 2

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State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S2

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) Homer M. Hayward House

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ B.M.

c. Address 6 Miramonte Road City Carmel Valley Zip 93924

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN# 187-081-006

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-two-story, wood-framed Modern Vernacular Style residence, irregular in plan, resting on a concrete foundation. The exterior wall-cladding is vertical board-and-batten. Four elongated one-story wings extend NE and SW off the NW to SE running two-story main building block, all covered by a low-pitched, cross-gabled roof system, with several, wide roof dormers on the NE & SW roof planes bringing light & air into both floors of the residence. All roof covering is in cementitious shingles, with overhanging eaves & exposed rafter-tails. Of note is the use of open, common rafters to express the roof structure & act as a brise soleils at the gable ends of the projecting wings off the main building block. Fenestration throughout is in Arcadia commercial steel & aluminum windows, in a variety of sizes and shapes, including a ribbon band of lights above the vertical wood-planked entry door, with glazed side-lights, in the Carmel-stone enclosed front courtyard, with its stepped water feature.

\*P3b. Resource Attributes: (List attributes and codes) single family residence (HP2)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present: ☒ Building  
☐ Structure ☐ Object ☐ Site ☐ District  
☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)  
Looking SW at the NE facing facade, Kent Seavey, 2/10/2022

\*P6. Date Constructed/Age and Source:  
1982 (Monterey County Assessor's records).

☒ Historic ☐ Prehistoric ☐ Both

\*P7. Owner and Address:  
Michael & Leah Mendoza Trust, 6 Miramonte Road, Carmel Valley, CA 93924

\*P8. Recorded by: (Name, affiliation, and address)  
Kent Seavey, 310 Lighthouse Ave., Pacific Grove, CA 93950

\*P9. Date Recorded: 2/23/2022

\*P10. Survey Type: (Describe)  
Intensive-owner requested

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
None

\*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Homer M. Hayward House Primary #  
Page 2 of 3 \*NRHP Status Code 5S2

B1. Historic Name: Homer M. Hayward House B2. Common Name:  
B4. Present Use: residence \*B5. Architectural Style: Modern Vernacular B3. Original Use: residence

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed, 1982 (Mo Co. Assessor's records).

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

\*B8. Related Features:  
Adjacent detached Pool house (1981), converted to guest house (2018).

B9a. Architect: William V. Shaw, FAIA b. Builder: H. S. Ekelin (?)  
\*B10. Significance: Theme Domestic architecture (1980-2000) Area Carmel Valley  
Period of Significance 1982-2010 Property Type SFR Applicable Criteria CR-2,3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is significant under CR criterion 2, for its association with prominent Central California lumberman Homer M. Hayward, during a productive period of his life, and under CR criterion 3, in architecture, as the last residential design by noted California architect, William V. Shaw, FAIA. Homer M. Hayward, the home owner, was born in Salinas, CA in 1921. He was the grandson of Homer T. Hayward, who had purchased the Porter Lumber & investment Company in Salinas in 1919, re-branding it in his name. The business, one of the oldest in Monterey County, has been in family ownership for over 100 years, with great-grandson William E. Hayward as CEO since 1991. Arthur C. Hayward, father of Homer M., took over the leadership of the company in 1928,

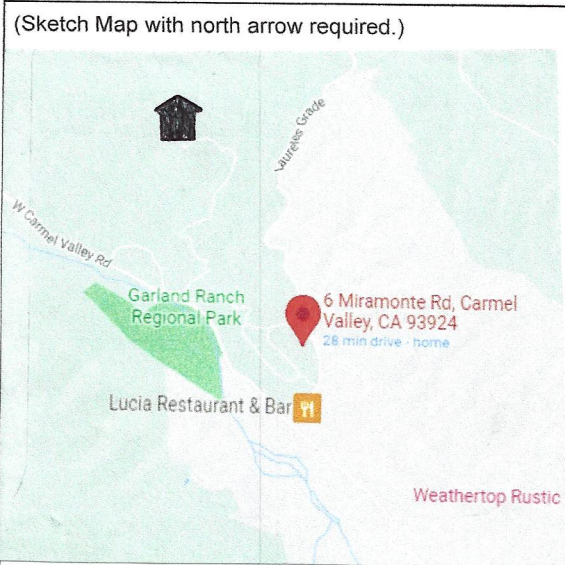
B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:  
American Institute of Architects. Section 1. Digest of Achievements, Will Shaw, AIA Monterey, California. 1984.  
American Institute of Architects Monterey Bay, Stanton Award. 2018. <http://aiamontereybay.org/news/stanton-award/>.

B13. Remarks:

\*B14. Evaluator: Kent L. Seavey  
\*Date of Evaluation: 2/23/2022

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Homer M. Hayward House

Page 3 of 3

P 3 (cont.) Solar panels were added along the rear eave-line of the first floor in 1982. The subject property is sited on 2.5 acres of naturally wooded former stock grazing land in Carmel Valley, near the intersection of Las Laureles Grade and Carmel Valley Road. It is located in a rural landscape setting of open space, with a few scattered homes of varying ages, sizes and styles.

Character-defining features: one-and-two-story size, with board-and-batten exterior siding (there are up to 120 separate wood types employed in the construction & interior finishes of this home); Cementitious roof covering; Arcadia commercial steel & aluminum glazing throughout, with several opening onto broad, paved courtyards, terraces and smaller patio space, establishing a transparent connection between the outside and inside living spaces; extensive use of Carmel stone for interior and exterior finishes including chimneys and retaining walls; a natural landscape setting.

B10 (cont.) Homer M. Hayward (1921-2010) started in the lumber business at 16 as a yardman during the Great Depression. Not much later his college career was interrupted by WWII in which he served in the U.S. Army. At war's end the 24 year old returned home just a week prior to his father's passing, and was suddenly thrust into management of the lumber company. Post war limitations of new building material did not slow him down. His purchase of war surplus building materials and supplies served him well as the building industry went into high gear, among other things, housing veterans. By 1950 Homer was becoming an industry leader and began expanding his business, purchasing lumber yards as far south as San Luis Obispo. Under Homer's 48 years of leadership Hayward Lumber became the leading supplier of lumber & building materials on the Central Coast.

At 28 Hayward became the youngest individual to serve on the Salinas City Council, and was referred to as "the Boy Councilman". He spent his time in office building up the community, and was described in the local press as "a conscientious, honest sort who does things instead of talking about them." At age 32 he was awarded the Junior Chamber of Commerce "Outstanding Young Man of the Year". A dedicated community leader, he served on the Salinas Planning Commission, was Chairman of the Monterey County Housing Authority, President of the Lumber Merchants Assoc., and Chair of the National Lumberman's Research Council. Hayward also served several terms as President of the Salinas Rodeo. His personal and professional philanthropy were also generous, especially in the areas of education and health care.

The Homer M. Hayward house was the last major residential design by master architect and significant civic figure, William "Will" Shaw, FAIA (1924-1997). Shaw is remembered as a steward for the environmental protection of California's central coast, especially the Monterey Peninsula and Big Sur coastline. He co-founded the Foundation for Environmental Design with photographer and environmentalist Ansel Adams, to promote architectural design that blended with the environment, acting as its executive director through the 1960's. He was a winner of the Prix de Rome in 1967 for environmental design, and became a Fellow of the American Academy in Rome. Shaw later served on the National AIA Task Force on Environmental Design.

The massing and materials of the Hayward House reflect both its rural location and vernacular regional traditions while personifying the architects commitment to both respect for the natural environment and functional owner needs. The massing and exterior board-and-batten wall-cladding reflect the somewhat barn-like character of the building envelope, including the interesting common rafter-like brise soliels, exhibiting the roof structure (there may be as many as 120 wood types employed in the structure, including a variety of interior finishes). The relationship of the house to its site is also evident in the judicious use of Carmel stone (Monterey Shale) in framing the outdoor living spaces, grounding the man-made structure with its natural environment. The expansive open plan of the interior space is illuminated on both levels by gabled window walls, facing SW onto the immediate grounds and Carmel Valley's mountainous landscapes beyond, expressing the architect's acute awareness of light and transparency making the outside and inside one with the other.

The Homer M. Hayward House has a high degree of integrity. It retains its location, design, materials and workmanship. The subject property is in its original location, and evokes a strong sense of time and place, and of feeling and association with its owners background in the lumber business, and its architects commitment to quality environmental design. It displays the majority of the original materials from its 1982 date of construction, and maintains an uninterrupted view of its Carmel Valley setting. The historic nature of the subject property remains closely associated with the character of its original owner, lumberman Homer M. Howard, and clearly reflects the environmental design principles of its architect, Will Shaw, FAIA. It clearly qualifies for listing in the Monterey County Historical Resources Inventory, at the local level of significance. Its period of significance in 1982.

B12 (cont.) Hayward, Homer M., Obituary, <https://www.findagrave.com/memorial/58669959/homer-m-hayward>  
Hayward Lumber 100 Year Anniversary, 2019, History of Hayward Lumber, [www.haywardlumber.com/100years](http://www.haywardlumber.com/100years)  
Shaw, William, "Well-known architect William Shaw dies at 73", Monterey Herald, July 15, 1997.  
\_\_\_\_\_, "William Vaughn Shaw; Leader in Environmental Design", Los Angeles Times, July 16, 1997.

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## Attachment 3

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

**MENDOZA MICHAEL & LEAH (REF220038)**

Resolution No. 22-006

Resolution by the Monterey County Historic Resources Review Board (HRRB) recommending that the “Hayward” house be added to the Monterey County Register of Historic Resources. The property is located at 6 Miramonte Road, Carmel Valley (Assessor’s Parcel Number 187-081-006-000), Carmel Valley Master Plan.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on June 2, 2022, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, the project is located at 6 Miramonte Road, Carmel Valley (Assessor’s Parcel Number 187-081-006-000), in unincorporated Monterey County, and the structure on the site has been evaluated as eligible for listing on the Monterey County Register of Historic Resources based on a survey performed by a Monterey County qualified historical consultant, Kent Seavey.

WHEREAS, the property is developed with a 6,940 square foot single-family residence and a detached 383 square foot guest house designed by William Shaw, FAIA and constructed in 1982.

WHEREAS, on March 16, 2022, property owner Leah Mendoza requested in writing that their home be considered for listing on the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources.

WHEREAS, a Phase I historic assessment was prepared by a Monterey County qualified historical consultant, Kent Seavey, dated February 23, 2022, to assess whether the home is eligible for listing on the Monterey County Register of Historic Resources. The assessment concluded that the home is eligible for listing at the local level of significance under: California Register Criteria 2 for its association with prominent Central California lumberman Homer M. Hayward; and California Register Criteria 3 as the last residential design of master architect William “Will” Shaw, FAIA.

WHEREAS, the Hayward Lumber company is one of the oldest businesses in Monterey County, being owned by the family since 1919. Homer M. Hayward (1921 – 2010) assumed management of the company at 24, after World War 2, and during his 48 years of management it became the leading supplier of lumber and building materials on the central coast. In addition to his role in managing the company, Hayward was a community leader: he was the youngest individual to serve on the Salinas City Council at 28, served on the Salinas Planning Commission, was the Chairman of the Monterey County Housing Authority, President of Lumber Merchants Association, and Chair of the National Lumberman’s Research Council.

.

WHEREAS, the home was designed by William Shaw, FAIA. (1924 – 1997) Shaw was a master architect who is remembered as a steward of for environmental protection of the central coast. He co-founded the Foundation for Environmental Design, serving as its director through the 1960's, and served on the National American Institute of Architects task force on Environmental Design. The Hayward home is his last residential design, and its design and materials demonstrate his commitment to environmental design principals: the home utilizes a local material, Carmel sone; it's barn like board-and-batten cladding and gabled roof form tie it to the rural character of the area; and its gabled window walls connect the interior spaces to Carmel Valley's surrounding mountainous landscapes.

WHEREAS, the character defining features of the home include it's one and two story massing; board and batten exterior siding; cementitious roof covering; arcadia commercial steel and aluminum glazing windows throughout, creating a transparent connection between interior and exterior spaces; and extensive use of Carmel stone as a finish for the structure and associated site improvements.

WHEREAS, the home retains a high degree of integrity. It retains is location and setting in rural Carmel Valley, it retains its original design, most of the materials from its original 1982 construction are still intact, and it still conveys it's original feeling and association.

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 that the property be listed on the Monterey County Register of Historic Resources, subject to the following findings:

Finding: The Hayward house is eligible for listing on the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources under California Register Criteria 2 (important persons) for its association with prominent California lumberman Homer M. Hayward; and under California Register Criteria 3 (architecture & engineering significance) as the last residential design of master architect William "Will" Shaw, FAIA.

Evidence:

1. Letter dated March 16, 2022 from property owner Leah Mendoza requesting in writing that their home be considered for listing on the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources;
2. Procedures and Criteria for listing contained in Chapter 18.25 of the Monterey County Code;
3. Phase I Resources Assessment prepared by Kent Seavey, Pacific Grove, CA dated February 23, 2022
4. The materials in HCD-Planning file PLN180225; and
5. Oral testimony and HRRB discussion during the public hearing and the administrative record.



**NOW, THEREFORE, BE IT RESOLVED THAT**, based on the above findings and evidence the Historic Resources Review Board does hereby recommend to the Board of Supervisors that the “Hayward” house be added to the Monterey County Register of Historic Resources.

Passed and adopted on this **2nd day of June, 2022**, upon motion of Judy MacClelland, seconded by Salvador Munoz by the following vote:

AYES: Judy MacClelland, John Scourkes, Salvador Munoz, Sheila Lee Prader, Belinda Taluban, Kellie Morgantini

NOES: None

ABSENT: Michael Bilich

ABSTAIN: None

DocuSigned by:

*Philip Angelo*

16955456DE57483...

Attest

Philip Angelo, Secretary

June 2, 2022

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## Attachment 4

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This form is used to document the proposed rehabilitation, restoration and maintenance plan and will be attached to the recorded Historic Property Contract. If additional space is needed, note "see attached" and submit additional sheets. The proposed plan may include both interior and exterior work, and must utilize all of the estimated tax savings. This plan will be reviewed by the Historic Resources Review Board for historical appropriateness based on the Secretary of the Interior's Standards for the treatment of Historic properties. All programs that include modifications to a historic property will require additional review and permitting pursuant to current permitting requirements. The property owner is responsible for retaining copies of all receipts and permits for submittal with annual reporting on compliance with an approved Historic Property Contract.

Year	Proposed Project	Estimated Cost	
1 (20 <u>23</u> )	Replace roof with energy efficient Tesla solar roof including gutter replacement	111,000 \$+ 27,000	138,000
2 (20 <u>24</u> )	Appliance replacement including energy efficient heat pump, refrigerator, and fireplaces	10,000 \$+ 23,000 + 12,000	53,000
3 (20 <u>25</u> )	Exterior paint including trellis and carport wood replacement plus restoration of gates	25,000 \$+ 15,000 + 12,000	52,000
4 (20 <u>26</u> )	Strip interior paint off redwood ceiling and resurface wood to match original	\$ 25,000	25,000
5 (20 <u>27</u> )	Crawl space cleaning and ventilation plus seal and modernize air flow	12,000 \$+ 15,000	27,000
6 (20 <u>28</u> )	Replace faulty skylights (3) and defective windows	45,000 \$+ 15,000	60,000
7 (20 <u>29</u> )	Pool electrical upgrade to low voltage lighting, modern electrical and re-seal concrete	\$ 175,000	175,000
8 (20 <u>30</u> )	Fountain upgrade to low voltage lighting, modern electrical and re-seal concrete and stone	\$ 26,000	26,000
9 (20 <u>31</u> )	Replace non-native plants with native plants and water saving landscaping	\$ 75,000	75,000
10 (20 <u>32</u> )	Sport court remodel + renovation including removal of existing sand	\$ 65,000	65,000
10 year total costs		\$ 696,000	

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## Attachment 5

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KENT L. SEAVEY  
310 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
(831) 375-8739

July 23, 2022

Mr. Phil Angelo  
County of Monterey  
Housing & Community Development  
1441 Schilling Place, South 2<sup>nd</sup> Flr.  
Salinas, CA 93901

Dear Mr. Angelo:

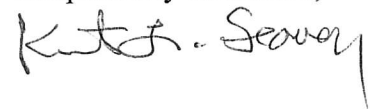
As per your email chain to Mrs. Leah Mendoza dated July 12, 2022 I would like to respond with the following regarding justification for approving an exception to the value limitation of the Mills Act on her residential property at 6 Miramonte Road., in Carmel Valley, (APN#187-081-006-000).

You have on hand a DPR523 prepared by me in February, 2022 that clearly shows the Homer M. Hayward House qualifies for historic listing for both its association with two significant personages in the history of Monterey County, lumberman Homer M. Hayward, and architect, Will Shaw, and that the property qualifies as an historic building for its early adherence to then contemporary environmental design, and as the last residential design by Mr. Shaw, FAIA, a noted Central Coast architect.

Under Sec. 18.28.080.B, 1. the building is a particularly important resource for both its ownership by Mr. Hayward, a significant regional business owner for decades in Monterey County and Central California, and as the last residential design of Mr. Will Shaw a major architect in the Monterey Bay region, as well as the founder with Photographer Ansel Adams of the Foundation for Environmental Design, nationally promoting environmental design, of which the Hayward House is an excellent example. 2. The historical property contract will result in the continued preservation of the building and its environment, without any adverse change.

Under Sec. 18.28.080. 3 a, the residence is visible from a public right-of-way, in its natural environmental setting off the South side of Miramonte Road. 3c, The proposed work program will provide for critical improvements necessary to preserve the resource, providing the best and most efficient use of the expected property tax savings, especially in the introduction of newer environmentally sound energy-saving features, including the proposed solar roof shingling, and elimination of non-native vegetation. 3d. Based on its immediate proximity to the Rancheria subdivision, with a number of significant modern homes, heritage tourism has already been promoted with tours by local preservation organizations, and will be in future.

Respectfully submitted,



**From:** [Spencer, Craig](#)  
**To:** [Angelo, Philip](#)  
**Subject:** FW: Addenda to my July 23 support letter for the Mendoza residence Mills Act for 6 Miramonte, Carmel Valley.  
**Date:** Thursday, July 28, 2022 11:11:30 AM

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**From:** Kent Seavey <seaveykent@gmail.com>  
**Sent:** Wednesday, July 27, 2022 10:19 AM  
**To:** Spencer, Craig <SpencerC@co.monterey.ca.us>; Kent Seavey <seaveykent@gmail.com>  
**Subject:** Addenda to my July 23 support letter for the Mendoza residence Mills Act for 6 Miramonte, Carmel Valley.

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Mr. Spencer:

As to 18.28.080.B(2), I note the following. At present in Monterey County many potential historic properties are at risk of substantive adverse change due to the unprecedented amount of money being spent on such features. The expectations of new owners, as a part of the purchase price, is the right to do whatever they want with the property, generally removal of the existing home for a new and grander version. In the last three years prices in the range of 37 to 40 million dollars suggests that they can do what they want.

In the case of 6 Miramonte there is plenty of open space to expand the existing home beyond recognition, such that the existing historic resource would be materially impaired or lost altogether.

Regarding 18.28.080 3(d), The subject property is immediately adjacent to Carmel Valley's Rancheria subdivision, which contains several significant historic homes designed by such well known and regarded California architects as William Wurster, Pierre Koenig, Joseph Eichler, Marel Sedlezky, George Brook-Kathlow & Mickey Muennig.

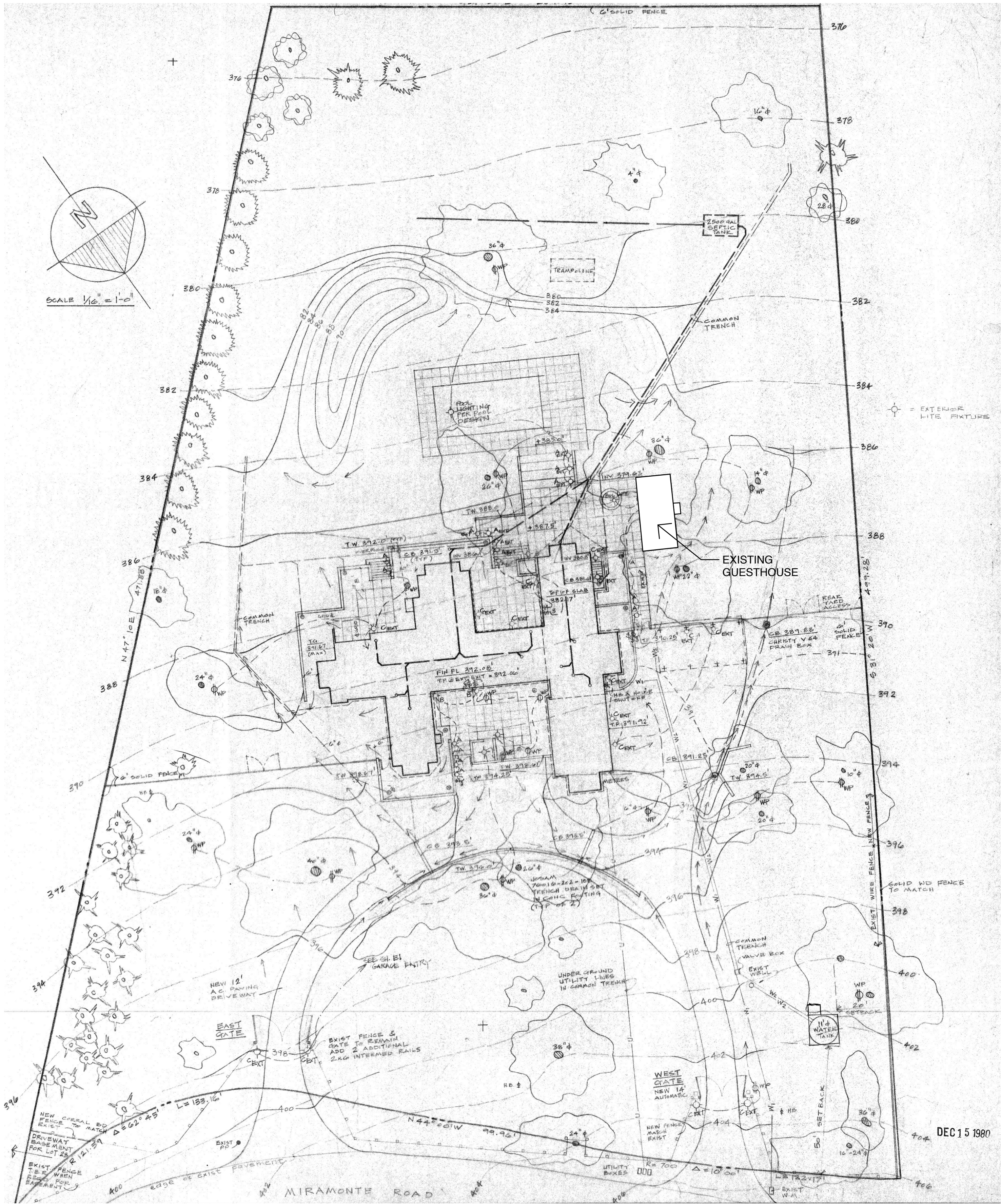
Several of these properties are listed in the Monterey Bay Chapter of the American Institute of Architects 2008 "A Guide to Contemporary Architecture of the Monterey Bay Region 1947-2008", which is clearly aimed at cultural tourism, as have been courses in local architecture taught at Monterey Peninsula College, and in tours by the Monterey Area Architectural Resources Archives (MAARA), a Monterey based non-profit entity. The subject property, noted California architect Will Shaw's last residential design is a significant component of this group of cultural resources, and will be included in future tours of the area.

Respectfully Submitted,  
Kent L. Seavey

## Attachment 6

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SITE PLAN

scale: 1/16"=1'-0"



Revisions:

A1.0

SITE PLAN

6 MIRAMONTE  
CARMEL VALLEY, CA 93924

Stocker & Allaire  
General Contractors, Inc.

Lic. # 504797

APRIL 6, 2018

APN: 187-081-006-000

21 Mandeville Court Monterey, CA 93940

Ph 831.375.1880 Fax 831.375.1480



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## Attachment 7

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From: [Leah Davidson](#)  
To: [David Zink](#)  
Subject: House photos  
Date: Wednesday, May 25, 2022 10:46:10 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]







Warm Regards,  
Leah



From: [Leah Davidson](#)  
To: [David Zinn](#)  
Subject: Additional photos  
Date: Wednesday, May 25, 2022 10:47:24 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

















Warm Regards,  
Leah



From: [Leah Pearson](#)  
To: [Alyssa Zales](#)  
Subject: Guest House  
Date: Wednesday, May 25, 2022 10:46:28 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]



Warm Regards,  
Leah

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# Monterey County

## Item No.1

### Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: 22-771

September 01, 2022

**Introduced:** 8/12/2022

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** General Agenda Item

Consider finding, pursuant to AB361 and in order for the Historic Resources Review Board to continue meeting remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; the Historic Resources Review Board has reconsidered the circumstances of the state of emergency; and the Monterey County Health Officer continues to recommend social distancing measures for meetings of the legislative bodies.

If accepted, consider scheduling a Special Meeting prior to October 1, 2022 to adhere to the 30-day timeframe of AB361 to continue remote meetings.