



Legislation Details (With Board Report)

File #: 15-1133 **Name:** Massy Mehdipour
Type: General Agenda Item **Status:** Passed
File created: 10/13/2015 **In control:** Board of Supervisors
On agenda: 10/20/2015 **Final action:** 10/20/2015

Title: Public hearing to consider:
a. Denying an appeal by Ms. Massy Mehdipour of the Historical Resources Review Board’s recommendation to the Monterey County Building Official to impose additional requirements on the Mothball Protection Plan to preserve the “Connell House,” located at 1170 Signal Road in Pebble Beach, from further damage due to exposure to weather; and
b. Approving a Mothball Protection Plan with conditions to maintain the house and to protect it from further damage and deterioration.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A - Discussion, 3. Attachment B - Draft Board Resolution including plans for the Mothball Protection Plan, 4. Attachment B - Draft Board Resolution including plans for the Mothball Protection Plan, 5. Attachment C - Notice of Appeal, 6. Attachment D - Historic Resource Reso. 15CP01861, 7. Attachment E - Code Compliance Orders, 8. Attachment F- Staff Correspondence to owner-appellant, August 7, 2015, 9. Attachment G - Vicinity Map

Date	Ver.	Action By	Action	Result
10/20/2015	1	Board of Supervisors	approved	Pass

Public hearing to consider:

- a. Denying an appeal by Ms. Massy Mehdipour of the Historical Resources Review Board’s recommendation to the Monterey County Building Official to impose additional requirements on the Mothball Protection Plan to preserve the “Connell House,” located at 1170 Signal Road in Pebble Beach, from further damage due to exposure to weather; and
- b. Approving a Mothball Protection Plan with conditions to maintain the house and to protect it from further damage and deterioration.

PROJECT INFORMATION:

Planning File Number: REF150089
Owner: Massy Mehdipour
Project Location: 1170 Signal Road, Pebble Beach
APN: 008-261-007-000
Agent: N/A
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: No
CEQA Action: The Mothball Protection Plan is exempt from environmental review under Section 15331 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution including the following:

- 1. Deny the appeal by Massy Mehdipour of the Historical Resources Review Board’s recommendation to

the Monterey County Building Official to impose additional requirements on the Mothball Protection Plan to preserve the “Connell House,” located at 1170 Signal Hill Road, from further damage due to exposure to weather; and

2. Approve the Mothball Protection Plan with conditions to maintain the house and to protect it from further damage and deterioration.

SUMMARY:

The subject appeal is related to a code enforcement action to protect a historic structure from weather related damage. The dwelling in question is known as the “Connell House” and is listed in the California Register of Historical Resources and eligible for listing in the National Register of Historic Places. Lack of maintenance and, more recently, vandalism have resulted in significant damage to the dwelling. The property owner has submitted an application to demolish the house and replace it with a new structure. An Environmental Impact Report (EIR) is currently being prepared.

This code enforcement action began with a compliance order requiring the property owner to maintain the house; this was followed by an act of vandalism which jeopardized the structural integrity of the house resulting in the need to provide structural support. Due to this event, the requirement to maintain the house was changed to a requirement to mothball the house in compliance with guidance provided by the Secretary of the Interior for Mothballing Historic Structures (Preservation Brief 31). The Historic Resources Review Board (HRRB) is the County’s expert on historic resources and approved a Protection Plan subject to recommended conditions. The action of the HRRB is a recommendation to the Building Official who added the recommended conditions to the Construction Permit.

The objective of the Protection Plan is to 1) protect the building from additional loss, 2) weatherize and maintain the building to stop moisture penetration, and 3) control humidity levels inside of the building. The property owner filed an application (Construction Permit #15CP01861) for the Protection Plan. The HRRB considered the Protection Plan at three public hearings in August and September 2015. On September 3, 2015, the HRRB recommended approval of the Protection Plan. The property owner attended two of the hearings only.

On September 28, 2015 the property owner appealed the HRRB action. The primary reason for the appeal is the property owner (appellant) does not agree with the recommendations of the HRRB. The appellant’s proposal does not sufficiently address measures to protect the house from additional damage, or correct the existing conditions. The HRRB action addresses the need to identify the problem areas on the house and the measures needed to protect the building. The appellant has not evaluated the problem areas of the house and thus the plans she submitted cannot be evaluated for effectiveness. A technical subcommittee of the HRRB visited the house and identified problem areas and listed actions to address those issues based upon the guidance provided by Preservation Brief 31.

DISCUSSION:

Detailed discussion is provided in **Attachment A**.

OTHER AGENCY INVOLVEMENT:

The following agency has reviewed the project and has recommended conditions:

- √ Monterey County Historical Resources Review Board

FINANCING:

Funding for staff time associated with this project is included in the FY15-16 Adopted Budget for RMA-

Planning.

Prepared by: Luis A. Osorio, Senior Planner ext. 5177

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192
Carl Holm, Director Resource Management Agency

This report was reviewed by John Ford, RMA Planning Services Manager

cc: Front Counter Copy; California Coastal Commission (if applicable); John Ford, RMA Planning Services Manager; Massy Mehdipour, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Project File REF150089

Attachments are on file with the Clerk of the Board:

Attachment A	Discussion
Attachment B	Draft Board Resolution including plans for the Mothball Protection Plan
Attachment C	Notice of Appeal
Attachment D	Historic Resources Review Board Resolution
Attachment E	Code Compliance Orders
Attachment F	Staff Correspondence to owner/appellant, August 7, 2015
Attachment G	Vicinity Map