



County of Monterey

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

Legislation Details (With Board Report)

File #:	20-1016	Name:	PLN200155 - FERRIGNO
Type:	General Agenda Item	Status:	Scheduled PM
File created:	11/25/2020	In control:	Board of Supervisors
On agenda:	12/9/2020	Final action:	
Title:	Public hearing to consider: a. Approving a Historic Property Contract (Mills Act Contract) with property owners Christopher B. Ferrigno and Virginia L. Ferrigno, Trustees of the Ferrigno Family Living Trust, for the property located at 978 Pioneer Road, Pebble Beach, CA, commonly known as the "Roland W. White House"; and b. Authorizing the Chair of the Board of Supervisors to execute the contract. [PLN200155 - Christopher B. Ferrigno and Virginia L. Ferrigno, Trustees of the Ferrigno Family Living Trust dated 12 April 2000, and any amendments thereto (Ferrigno Mills Act Contract), 978 Pioneer Road, Pebble Beach, CA (APN: 007-302-025-000)]		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A – Draft Historic Property Contract, 3. Attachment B – Historic Resource Review Board Resolution

Date	Ver.	Action By	Action	Result
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Public hearing to consider:

- a. Approving a Historic Property Contract (Mills Act Contract) with property owners Christopher B. Ferrigno and Virginia L. Ferrigno, Trustees of the Ferrigno Family Living Trust, for the property located at 978 Pioneer Road, Pebble Beach, CA, commonly known as the "Roland W. White House"; and
- b. Authorizing the Chair of the Board of Supervisors to execute the contract.
- [PLN200155 - Christopher B. Ferrigno and Virginia L. Ferrigno, Trustees of the Ferrigno Family Living Trust dated 12 April 2000, and any amendments thereto (Ferrigno Mills Act Contract), 978 Pioneer Road, Pebble Beach, CA (APN: 007-302-025-000)]

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve a Historic Property Contract (Mills Act Contract) with property owners Christopher B. Ferrigno and Virginia L. Ferrigno, Trustees of the Ferrigno Family Living Trust, for the property located at 978 Pioneer Road, Pebble Beach, CA, commonly known as the "Roland W. White House"; and
- b. Authorize to the Chair of the Board of Supervisors to execute the contract.

PROJECT INFORMATION:

Owners: Christopher B. Ferrigno and Virginia L. Ferrigno, Trustees of the Ferrigno Family Living Trust dated 12 April 2000, and any amendments thereto

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Not Applicable

Proposed CEQA Action: Categorically exempt per CEQA Guidelines Section 15331

SUMMARY:

On April 21, 2020, the Board of Supervisors adopted a resolution (Resolution #20-028) adding the “Roland W. White House” to Monterey County’s Local Official Register of Historic Resources as an excellent example of Spanish Eclectic style architecture by noted California Architect Clarence Tantau. This action qualified the subject historic property to apply for a Historic Property Contract pursuant to the state law known as the Mills Act and County regulations implementing the Mills Act. Mills Act contracts provide property tax reduction for the purpose of maintenance of qualified historic property, with a property owner agreeing by contract to a work program to maintain and preserve the historic resource. The proposed Historic Property Contract, including the Work Program, is included as **Attachment A**. These documents outline how the property tax savings will be re-invested in the maintenance and preservation of the property. Approval of the Mills Act Contract by the Board of Supervisors will reduce the owner’s property taxes by approximately \$8,000 per year.

DISCUSSION:

On April 8, 2014, the Board of Supervisors adopted a program implementing the State Mills Act (Government Code Sections 50280 through 50290). The Monterey County Mills Act program is codified in Chapter 18.28 of the Monterey County Code (MCC), which sets requirements and establishes a process for consideration and approval of Historic Property Contracts in accordance with state law. Historic Property Contracts are contracts between the owner of a qualified historic property and the County of Monterey. The contracts provide preferential property tax assessment to the owner in exchange for the maintenance and preservation of an historic resource.

Addition of the “Roland W. White House” to the County’s Local Official Register of Historic Resources was approved by the Board of Supervisors on April 21, 2020 and provided an opportunity for the property owners, Christopher B Ferrigno and Virginia L. Ferrigno as Trustees for the Ferrigno Family Living Trust, to apply for a Mills Act Historic Property Contract. On June 29, 2020, the property owners of the “Roland W. White House” applied for a Historic Property Contract. On November 12, 2020, the Historic Resource Review Board of the County of Monterey (HRRB) approved a resolution finding that the Mills Act application for the “Roland W. White House” complies with the applicable standards contained in the Monterey County Code and State law and recommending approval of the contract to the Board of Supervisors. The HRRB resolution is provided in **Attachment B**.

Approval of this Mills Act Contract would result in an estimated reduction of approximately \$8,000 annually in property tax dollars. The intent of the contract is that the owner would use the savings to rehabilitate and maintain the property as provided in the Work Program attached to the contract. If this contract is approved by the Board of Supervisors, the applicant must record the contract before the end of this calendar year, so that the contract is in effect by the January 1, 2021 lien date for property tax assessment purposes. The preferential property tax assessment would go into effect on July 1, 2021, the beginning of the next fiscal year. This Mills Act contract for the “Roland W. White House”, as well as the Mills Act Contract for the “William Shaw House” (HaddawyPLN190151) which is being considered by the Board on the same day, would increase the total number of Mills Act contracts in effect with the County of Monterey from seven (7) to nine (9).

Approving this contract is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15331, the category for historic resource restoration and rehabilitation, because the work program under the contract is limited to the preservation, rehabilitation, and maintenance of the Historic Property in a manner consistent with the Secretary of the Interior’s Standards for the treatment of Historic Properties.

OTHER AGENCY INVOLVEMENT:

Monterey County Assessor
CAO Finance Office

Office of County Counsel

County Counsel has approved the contract as to form.

The proposed project was reviewed by the Historic Resources Review Board on November 12th, 2020. The HRRB recommended approval of the contract by a vote of 7-0 (**Attachment B**).

FINANCING:

Approval of the "Roland W. White House" Mills Act Contract (PLN200155) will result in a total loss of approximately \$8,000 annually in property tax revenue. The County only gets a portion of the tax revenue so the total impact on the County from unrealized property tax revenue is less than \$8,000. Denial of the contract would result in no net impact to County property tax revenue. Funding for staff time associated with this project is included in the FY20-21 Adopted Budget for RMA-Planning, General Fund 001, Appropriation Unit RMA110.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our RMA customers. Processing this application in accordance with all applicable policies and regulations also provides the County accountability for proper management of our land and historic resources.

Check the related Board of Supervisors Strategic Initiatives:

- ☐ Economic Development
- ☒ Administration
- ☐ Health & Human Services
- ☐ Infrastructure
- ☐ Public Safety

Prepared by: Brandon Swanson, Planning Services Manager

Approved by: Carl P. Holm, AICP - Director, Housing and Community Development

The following attachments are on file with the Clerk of the Board:

- Attachment A - Draft Historic Property Contract
 - Exhibit A - Legal Description of the property
 - Exhibit B - Work Program
- Attachment B - Historic Resource Review Board Resolution

cc: Front Counter Copy; California Coastal Commission; Brandon Swanson, Planning Services Manager; Applicant/Owner (Christopher B Ferrigno and Virginia L. Ferrigno); The Open Monterey Project; Molly Erickson; LandWatch; Project File PLN200155