

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

Resolution No. 25-XXX

PLN240293 (SCOTT GALE TRUST)

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Categorically exempt per CEQA Section 15331; and 2) approve an Administrative Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof to meet code, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing residence where possible, vertical board-and-batten wood siding for the addition. New custom garage wood doors for main house to be beige to match adobe siding.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on January 9, 2025 and June 5, 2025, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code, the Secretary of the Interior's Standards for Rehabilitation and the Historic Assessment done by Monterey County Historian Kent L. Seavey.

WHEREAS, the parcel is located at 3360 5th Ave, Carmel (APN 009-162-029-000). The zoning is "MDR/2-D (CZ)" Medium Residential, 2 units per acre, Design Control District in the Coastal Zone. Per Title 18.25.020 of Monterey County Code the County must preserve protect and enhance those structures and areas that contribute to the historical heritage of the County of Monterey. Although this home is not located with an "HR" historic overlay, it has been deemed Historic by a Monterey County Historian for its age, location, design, workmanship, materials, and its association with Nationally noted American watercolorist, Donald Teague, who the house was built for.

WHEREAS, Scott Gale (applicant) filed with the County of Monterey, an application for an Administrative Design Approval for the remodel of a previously altered 2,545 square foot historic

single family residence to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof to meet code, and additionally raising the garage roof, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing single-family dwelling.

WHEREAS, On January 9, 2025, the Gale project went before the HRRB for a recommendation on a remodel to the residence, with a new a second story addition, re-construction of a two-car garage in its original location, conversion of a detached studio/garage into an ADU, and other minor additions. In its discussion The HRRB identified a few concerns with the proposal. The project included a second story addition on the primary façade that would be highly visible from the street. As the residence's one-story height and post-adobe construction are both character defining, there was concern that this would materially alter these historic features and be inconsistent with the Secretary of the Interior's Standards for Rehabilitation. There were also requests for clarity in how information is communicated on the project plans and description of the project. As an example, the original plan set included the original design elevations, existing elevations, and new elevations, but these were placed on different sheets making comparison difficult. Similarly, they included an increase in the height of the roof that was not called out as part of the discussion. During the deliberation in January, the applicant's agent requested a continuance to a date uncertain to address the design concerns raised by the HRRB. The Board unanimously concurred, recommending that the addition be single story and proposed towards the back or the side of the existing house. They also wanted the applicants to address raising the garage roof.

WHEREAS, On February 18, 2025, the applicant's agent submitted a revised historic report with revised plans with the following changes: 1) removal of the proposed second story above the proposed garage space; 2) addition of a one-story, gable-roofed living space, off the east end of the front elevation. This will be done with vertical board and batten wood siding, to differentiate the new work from the original Post-Adobe building material, consistent with Rehabilitation Standards; 3) return the original 1951 garage space, raising the garage roof slightly, to provide for a code conforming overhead beam for the doors. The raised gable would be faced with vertical board and batten wall-cladding, again the differentiate the original Post-Adobe from the new material; 4) Maintain hip and gale appearance or roof above the kitchen space along the westside elevation; 5) reroof the residence with appropriate code conforming Class A regulations; 6) repair and replace original metal fenestration, matching any proposed new windows in kind; and 7) changeout multi-panel glazing in 1955 east side bay to full-height single panel panels.

THEREFORE, BE IT RESOLVED, that having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB recommends approval of the Administrative Design Approval subject to the following findings:

Finding: The proposed work is consistent with Section 18.25.20 of the Monterey County Zoning Code (Preservation of historic resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the

character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The project qualifies as a Categorical Exemption pursuant to CEQA Guidelines Section 15331 because this exemption applies to projects that are for the "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. The minor renovation of this project meets this criterion for an exemption.

Finding: The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

Evidence:

1. Design Approval Application and other materials in file PLN240293
2. Preservation of Historic Resources zoning regulations applicable to the site as found in Chapter 18.25 of the Monterey County Code.
3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. Revised Phase II Historic Assessment conducted by Kent L. Seavey, dated April 12, 2025.
5. Oral testimony and HRRB discussion during the public hearing and the administrative record.

Passed and adopted on this **5TH day of June, 2025**, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest

Name, Phil Angelo, HRRB Secretary

Date

This page intentionally left blank