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-
DA240329 (Varela Ernest & Martha)
Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend the approval of an after the fact Design Approval to clear code enforcement case (24CE00295) for the painting of an historic residence and to complete the repairs of a dilapidated detached storage shed to include an additional 150 square feet and convert back to a garage. Colors to consist of 407 Carbon (black) for the trim, HLS4252 (Tudor Tan) for the accent and HLS4263 Hammered Pewter (greyish) for the house, new materials to consist of vertical wood siding for the garage. The property is located at 20 First Street, Spreckels (assessor's parcel number 177-033-018-000)

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey **on 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 Spreckels Design Guidelines established by the Monterey County Planning and Building Inspection Department.**

WHEREAS, the parcel is located at 20 First Street, Spreckels (Assessor's Parcel Number 177-033-018-000). **The zoning is "HDR/5.1-HR-D" High Density Residential, 10 units per acre, Design Control District in the inland 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. On August 27, 1991, the town of Spreckels became an official designated Historic District when the county enacted the new Monterey County Zoning Ordinance (Title 21). This concludes that the property is historically significant.

WHEREAS, According to the Spreckels Design Guidelines established by the Monterey County Planning and Building Inspection Department, the house is a residential type A, two story L-shaped Victorian Cottage house. This type of home was built from 1898-1908 by prominent architect, William H. Weeks. The residence is located on one of the main blocks, block "B".

WHEREAS, According to the Official Map of Spreckels, the structure is a contributing structure. Contributing refers to a structure that was built by the Spreckels Sugar Company for worker housing, commercial or public use between 1897-1957. The contributing structures in Spreckels include residential buildings, early commercial buildings and sone civic structures. Contributing structures must maintain their original historic characteristic, such as style, materials, and details in order to be labeled in this category.

WHEREAS **Ernest Varela (Owner)** filed with the County of Monterey, an application for an after the fact Design Approval to clear code enforcement case (24CE00295) for the painting of an historic residence and to complete the repairs of a dilapidated detached storage shed to include an additional 150 square feet and convert back to a garage. Colors to consist of 407 Carbon (black) for the trim, HLS4252 (Tudor Tan) for the accent and HLS4263 Hammered Pewter (greyish) for the house, materials to consist of vertical wood siding for the garage. The property is located at 20 First Street, Spreckels (Assessor's Parcel Number 177-033-018-000) Greater Salinas Area Plan.

WHEREAS, The Design Guidelines for Residential Building Types address 1) changes to existing residential buildings, 2) new construction of residential buildings. Pursuant to Policy 1, new buildings, alterations and additions to residental buildings should reflect the architectural qualities that unify the structures of the district. Designs for new buildings should also maintain the design integrity and distinguishing features of the existing historic district and of existing historic buildings. Guideline R1.10 states, accessory buildings should use the same materials and be finished in the same or compatible colors as the main structure. Accessory buildings should be smaller than the main building and can be a maximum height of 15 feet. The proposed repairs of the dilapidated 450 square foot detached storage shed with an additional 150 square feet brings it to a 600 square foot proposed garage. Colors and materials will match the existing single-family dwelling. The proposed siding is vertical and opposite of the existing horizontal siding of the historic structure. The siding of the new structure should be horizontal to provide for consistency with the main structure.

WHEREAS, Appropriate materials, colors and finishes, in Policy 4, state colors and finishes that complement the existing building's style and materials, and the surrounding environment, should be used. The homes in Spreckels are simple structures and should be painted using simple schemes. Monochrome or polychrome color schemes, using white, light pastel or earthtone base colors with one or two compatible trim colors are appropriate. Staff struggled with the colors the applicant used to paint their historic home. However, hammered pewter (dark grey) and Carbon (black) are considered earthtone base colors. The two blend into a monochrome scheme and there are other houses in the neighborhood that have color schemes of a similar character. The Tudor Tan accent is consistent with appropriate colors.

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 approval of the Design Approval, subject to the following findings:

Finding: The proposed project qualifies for a class 3 exemption pursuant to section 15331 of the CEQA Guidelines with no exceptions to section 15300.2. 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. Additionally, the project will not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste

site and the proposed project will not cause a substantial change to any historical resources

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 because it is located behind the house, just visible from the street.

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 because colors are consistent with appropriate paint colors set by the Spreckels design guide.

Evidence:
1. **Design Approval Application and other materials in file DA240329**
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. **Spreckels Design Guidelines for Monterey County**
5. **Oral testimony and HRRB discussion during the public hearing and the administrative record.**

THERFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend **approval of the Design Approval subject to the following conditions:**

1. Obtain a construction permit for the after the fact construction once the Design Approval has been approved.
2. The proposed siding of the new accessory structure shall be horizontal to provide for consistency with the main structure.
3. Consider changing the black trim to Tudor Tan to as an appropriate color scheme.

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