

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

Resolution No. 24-006

**PLN210268- YEUNG GABRIEL M TR** Resolution  
by the County of Monterey Historic Resources  
Review Board (HRRB) recommending that the  
Zoning Administrator:

- 1) Adopt an Initial Study/Mitigation Negative Declaration pursuant to CEQA Guidelines section 15074;
- 2) Approve a Combined Development Permit consisting of: a) Coastal Administrative Permit and Design Approval to allow alterations to an existing 2,153 square foot single family dwelling and associated site improvements, including enclosing an existing patio to create a 160 square foot bathroom addition, demolition of a 292 square foot garage, construction of a 772 square foot detached garage and a 633-square-foot detached non-habitable writing studio, and installation of a 685 square-foot ground-mounted solar system; and b) a Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on October 3, 2024, pursuant to Title 18 Section 18.25.170 of the Monterey County Code; and

WHEREAS, the project is located at 62 Yankee Point Dr., Carmel (Assessor's Parcel Number 243-152-005-000), Carmel Area Land Use Plan, Coastal Zone. The property is developed with a single-family dwelling, known as the "June Hass House," guesthouse, and detached garage. The June Haas House is listed on the Monterey County Register of Historic resources (Board of Supervisors Resolution No. 23-454, adopted October 24, 2024); and

WHEREAS, the property is historically significant at the local level under California Register Criterion 3 as it represents the work of a master and embodies distinctive characteristics of organic modern architecture. The single-family dwelling, constructed in 1969, is a high-quality representation of Mark Mill's famous organic design. Mark Mills studied under Frank Lloyd Wright and was referred to as one of the world's top architects in 2009 (Architectural Digest). Its character-defining features include the cruciform plan; barrel-and groin-vaulted building

envelope; the use of gunite sprayed over an elastomeric webbing, then coated with a preservative mixture containing rough-ground walnut shells, for texture as a wall-cladding; large lancet shaped window openings with sculptured hoods; round arched doors; and small porthole windows; and

WHEREAS, Tai Tang (Agent) filed a Combined Development Permit application with the County of Monterey, requesting approval of: 1) a Coastal Administrative Permit and Design Approval to allow alterations to an existing 2,153 square foot single family dwelling and associated site improvements, demolition of a 292 square foot garage, construction of a 772 square foot detached garage and a 633-square-foot detached non-habitable writing studio, and installation of a 685 square-foot ground-mounted solar system, and 2) a Coastal Development Permit to allow development within 750 feet of known archaeological resources; and

WHEREAS, the proposed single family dwelling rehabilitation involves enclosing the walled open courtyard of the South wing of the cruciform plan with a glazed dome (bathroom addition) and replace an exterior porthole window with a door to access the proposed outdoor sitting space. The glazed dome bathroom addition would involve connecting a steel-framed dome-like window to an enclosed patio space. As proposed, an existing original door would be repurposed for exterior access, or a new door, matching in kind, an original would be installed; and

WHEREAS, for additions to historic buildings, the Secretary of the Interiors Standards for the Treatment of Historic Properties recommends "placing a new addition on a non-character-defining elevation." Accordingly, the project's rehabilitation work is to a secondary elevation and no changes to the primary elevation or façade (east [front] elevation and north-side façade) are proposed; and

WHEREAS, Consistent with Rehabilitation Standards #2 and #5, all proposed rehabilitation work would be compatible with the size, scale, proportions, and massing to protect the integrity of the subject property and its environment; and

WHEREAS, in accordance with Rehabilitation Standard #9, the proposed glazed dome addition would visually resemble the semicircular form of other windows found at the terminus of the cruciform wings of the residence, but would be more spherical or dome-like in appearance to differentiate the old from the new; and

WHEREAS, the proposed work is consistent with the Secretary of the Interior's Standards for Rehabilitation and will not adversely affect the significance of the historical resource; and

WHEREAS, the proposed enclosure of the patio (addition to the single-family dwelling) would be located within the required 20-foot side setback. However, Title 20 section 20.64.300 allows the Chief of Planning to grant an exception to zoning district regulations, including site development standards (e.g. setbacks) when such exception is necessary to permit the preservation or restoration of or improvements to a structure designated as historically significant. As proposed, the project involves an improvement to a historically significant structure and therefore would be allowed to encroach into the required setback; and

WHEREAS, the County of Monterey prepared a draft initial study and mitigated negative declaration (IS/MND) for this project, consistent with CEQA Guidelines section 15070. County staff filed the draft IS/MND with the County Clerk on July 24, 2024, and circulated the draft IS/MND for public review and comment from July 24 through August 24, 2024 (SCH No. 2024070922). The draft IS/MND identified potentially significant impacts on cultural (specifically archaeological) resources and tribal cultural resources. Staff has proposed two mitigation measures to reduce the identified impacts to a level of less than significant. Impacts on a listed historical resource were determined to be less than significant impact. All other standard topics of environmental analysis were found to have less than significant impacts or no impacts; and

WHEREAS, the HRRB considered the entirety of prepared draft IS/MND, pursuant to CEQA guidelines section 15074(a), and found the analysis regarding potential impacts on the listed historical resource to be adequate; and

**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 the Zoning Administrator adopt the draft ISMND, approve a Combined Development Permit, and adopt a Mitigation Monitoring and Reporting Plan, subject to the following findings:

Finding: The draft IS/MND, prepared pursuant to CEQA Guidelines section 15070, adequately analyzed and found impacts on listed historical resources to be less than significant.

Finding: The proposed rehabilitation work is found to be consistent with the purposes of Monterey County Code Chapter 18.25 and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The proposed work meets the requirements of Title 20 section 20.64.300 and therefore is allowed to encroach into the required 20-foot side setback, subject to the granting of the Combined Development Permit.

Evidence:

1. Regulations for the Preservation of Historic Resources as contained in Monterey County Code Chapter 18.25;
2. Board of Supervisors Resolution No. 23-454;
3. Phase I and Phase II Historic Assessment (LIB220321) prepared by Kent L. Seavey;
4. Secretary of the Interior Standards for the Treatment of Historic Properties;
5. Draft IS/MND (SCH No. 2024070922);
6. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210268;
7. Oral testimony and HRRB discussion during the public hearing and the administrative record.

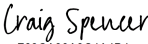
Passed and adopted on this **3<sup>rd</sup> day of October, 2024**, upon motion of Belinda Taluban, seconded by Salvador Muñoz, by the following vote:

AYES: John Scourkes, Kellie Morgantini, Judy MacClelland, Belinda Taluban, Michael Bilich, Salvador Muñoz

NOES: None

ABSENT: Sheila Lee Prader

ABSTAIN: None

Signed by:  
  
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Attest  
Craig Spencer, HRRB Secretary  
October 3, 2024