

Exhibit A

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DRAFT RESOLUTION

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

Resolution No. 25-

PLN250090 –

MOSS RICHARD F & BETTINA E MOSS TR

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331; and 2) approve an Administrative Design Approval for the renovation/remodel of an existing 2,367 square foot single family residence known as the McDonald House, which was originally designed by Mark Mills. Renovation work includes the main entry, mud room/garage, primary bathroom, kitchen, laundry and guest bathroom; a new sky light will be installed at the entrance (all glass). All exterior doors, windows and roofs will be replaced with new units fit to existing openings. Existing exterior redwood siding will be patched and repaired and painted to match existing. Remove existing tile shingle roofing and replace with asphalt shingles. Exterior lighting will be replaced with low wattage lighting and Sandblast exterior concrete block walls will return to their original color (light tan). Landscape improvements will be done adjacent to the main residence and will include various new seating locations on pervious ground cover.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on July 10, 2025, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, Ashely Habluetzel (applicant) filed with the County of Monterey, an application for an Administrative Design Approval for a renovation/remodel to the existing single-family home.

WHEREAS, the subject parcel is located at 55 Encina Drive, Carmel Valley (APN 187-041-042-000). The zoning is “LDR/2.5-D-S-RAZ ” Low Residential, 2.5 units per acre, Design Control District, Site Plan Review Zoning, Residential Allocation Zoning District. 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.

WHEREAS, the property is an approximately 6.27-acre lot on Encina Drive west of Laureles Grade developed with a single-family residence with an attached garage and pool (The McDonald House), constructed in 1972 and 1973, respectively. On May 17, 2024, a building permit (23CP03997) was issued to construct a detached 967 square foot accessory dwelling unit.

WHEREAS, A Phase I historic report was prepared by Kent L. Seavey, a qualified historian on the County's list of historical consultants, using the Department of Parks and Recreation form (DPR) 523 which concludes that the property is historically significant and contains a high degree of integrity (HCD-Planning Library No. LIB240172).

WHEREAS, the property (the "McDonald House") is listed on the Monterey County Register of Historic Resources. Both the Phase I report and the historic register listing describe that the property is significant under California Register of Historical Resources (CRHR) Criterion 2 (important persons) for its association with architect Mark Mills (1921-2007), and under CRHR Criterion 3 (architecture) as an excellent example of Wrightian Organic Design principles as expanded by Mills.

WHEREAS, The McDonald house is an excellent example of Wrightian Organic Design principles expanded upon throughout the inventive hands of one of Wright's apprentices, architect Mark Mills. Mills (1921-2007). Character-defining features include its curvilinear shape, use of cinder block and vertical redwood siding as the exterior wall-cladding; extensive glazing including multiple skylights extending portions of the fenestration onto the cementitious roof covering to garner more nature light for the interior; a pie-shaped pool and terrace project form the front of the building envelope, providing an expansive view through the natural landscape setting of the grounds toward the mountains to the South. The curvilinear redwood lath finish of the interior ceiling is a main design feature of the residence.

WHEREAS, a site visit was conducted by planning staff and a member of the HRRB site review subcommittee on June 16, 2025.

WHEREAS, the renovation work includes a new sky light to be installed at the main entrance (all glass), and removing the existing tile shingle roofing and replacing it with asphalt shingles to match existing. Two additional letters were provided by the historian Kent Seavey dated October 27, 2023 and May 23, 2025, which conclude:

- 1) The skylight will bring much needed natural daylight into a difficult interior space, and essentially will not be visible for the exterior, affecting no visual change to the historic building envelope. This minor addition is fully consistent with the Rehabilitation Standards, as a compatible use, through minor alteration, while preserving those portions of features which convey its historical, cultural or architectural values of the historic resource, as it will not create a significant adverse impact;
- 2) The new roofing materials meet the requirements of the Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standard for Rehabilitation in at least two ways: first, as the material addresses the Criteria for integrity, in that it meets the definition of as the ability of a property to convey its significance through seven aspects of integrity, location design, setting, materials. workmanship, feeling & association with its historic character. The workmanship will be consistent with the

existing character of the roof, in its rural location and setting, continuing the feeling of significant architect Mark Mills design intention; and, secondly, the material is consistent with code, especially as it pertains to fire resistance, as well as its design, & consistent with Rehabilitation Standards # 6, as the new material will reflect the original roofing in design and materials, while meeting Standard #9 requirement for differentiation from the original material but compatible with the historic roof covering.

WHEREAS, 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.

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, which are supported by the listed evidence:

Finding: The project qualifies for a categorical exemption from the CEQA Guidelines pursuant to CEQA Guidelines section 15331.

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 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 PLN250090.
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. DPR 523 Assessment prepared by Kent Seavey.
5. Qualifying Letters from Kent Seavey dated October 27, 2023 and May 23, 2025.
6. Oral testimony and HRRB discussion during the public hearing and the administrative record.
7. The State CEQA Guidelines.

Passed and adopted on this **10th day of July, 2025**, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest

Name, Phil Angelo, HRRB Secretary

Date July 10, 2025