

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. 24-XXX

PLN240293 - SCOTT GALE TRUST

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Find the project categorically exempt pursuant to CEQA Guidelines 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, including converting the attached garage back to a garage, a 524 square foot second floor addition and a new 48 square foot second floor balcony, and conversion of an existing detached studio/garage to a 580 square foot accessory dwelling unit, and a new entry redwood trellis. Colors and materials for the attached garage to consist of cedar board and batten siding for new addition, new custom wood garage doors and wood clad windows, and new glass railing. Colors and materials for accessory dwelling unit to be horizontal wood siding at gables, brick fireplace and chimney, wood clad windows the match existing cedar shingle roof.

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. In 1951, constructed was a one-story post adobe residence. In 1955, the original garage was converted into living space. Sometime between 1953 and 1955, a detached art studio/two car garage was added at the south end of the property. Per Monterey County Code (MCC) section 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, a Phase I historic assessment dated January 14, 2024 (HCD-Planning File No. LIB240269) was prepared by Kent L. Seavey, a qualified historian on the County’s list of historical consultants, which concludes that the property, which is historically significant under California Register of Historical Resources (CRHR) Criterion (important persons) for its association with association with nationally noted American watercolorist, Donald Teague, who the house was built for, and under CRHR Criterion 3 (architecture) as a very good example of the Post-Adobe method of construction developed by Carmel master-builder Hugh W. Comstock. The historic assessment concludes the property retains a high degree of integrity.

WHEREAS, Scott Gale (applicant) filed with the County of Monterey, an application for an Administrative Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence, including converting the attached garage back to a garage, a 524 square foot second floor addition and a new 48 square foot second floor balcony, and conversion of an existing detached studio/garage to a 580 square foot accessory dwelling unit, and a new entry redwood trellis (four feet in height). Colors and materials for the attached garage to consist of cedar board and batten siding for new addition, new custom wood garage doors and wood clad windows, and new glass railing. Colors and materials for accessory dwelling unit to be horizontal wood siding at gables, brick fireplace and chimney, wood clad windows the match existing cedar shingle roof.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on January 9, 2025, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, A phase II historic report was prepared by Kent L Seavey (HCD-Planning File No. LIB240269) dated October 14, 2024, which concludes that the project would be consistent with the Secretary of the Interior's Standards. The main structure was constructed in 1951 for the artist, Donald Teague, who does qualify for association as a significant person from the past for his national prominence as a watercolor artist.

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" are exempt from CEQA. The project is consistent with the Secretary of the Interior's Standards and therefore meets the criteria of this 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, all of which are supported by the listed evidence:

Finding: The proposed work is consistent with the purposes of the Monterey County Code Chapter 18.25 (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.

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

- 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. Combined Phase I and Phase II Historic Assessment conducted by Kent L. Seavey, dated October 14, 2024 (HCD-Planning File No. LIB240269
 5. Oral testimony and HRRB discussion during the public hearing and the administrative record.

Passed and adopted on this **9th day of January, 2025**, upon motion of _____,
seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Attest
Name, Phil Angelo, HRRB Secretary
January 9, 2025

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