

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.

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 to the non-habitable accessory structure serving as a work 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, and July 2, 2026**, 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 some 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, On June 5, 2025, the Varela application went before the HRRB to consider the application before them. However, the application was continued to a date uncertain due to confusion caused by the lack of a legible clear plan set and potential inconsistencies with the proposal. There was no specific conversation regarding inconsistencies with the Spreckels Design Guidelines. Staff stated a construction permit would be required and the current plans would be insufficient to submit for that purpose. HRRB member, Belinda Taluban, recommended revising the plan set for clarity, and suggested the applicant work with a draft person or professional designer to do so, and to consider working with staff and the HRRB site design subcommittee on ways to bring the project into alignment with the Spreckels Design Guidelines.

WHEREAS, On April 21, 2026, the applicants submitted revised plans to address the lack of legible clear plan set of the 1954 detached garage. Although the site is historic, the Assessor's records show this detached structure is a storage structure built after the Victorian House of 1857. The existing storage structure will be rebuilt to maintain its historic roof and will use the same materials and be finished in the same colors as the main structure (Guideline R1.10); and the small 150 square foot addition in the front of the accessory structure will differentiate from the original structure. The applicants maintain the colors used on the historic main house are compatible with the material of the historic structure, the historic character of the district, the style of the building and compatible with adjacent structures. There is a home around the corner with the same dark grey base but with a white trim (Guideline R4.3).

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 residential 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 horizontal consistent with the existing horizontal

siding of the historic structure. The siding of the new structure provides 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. However, the colors hammered pewter (dark grey) and Carbon (black) that the applicant used to paint their home are considered earthtone base colors. A definition of earthtone includes deep chocolate shades to darker charcoal. 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.

THEREFORE, 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 existing storage structure will maintain its historic roof and be finished in the same colors as the main structure. The small 150 square foot addition in the front of the accessory structure will differentiate from the original structure.
3. Consider changing the black trim to Tudor Tan as an appropriate color scheme.

Passed and adopted on this **2ND day of July, 2026**, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest

Name, Jordan Evans-Polockow, HRRB Secretary

Date