

# Attachment H

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October 14, 2021

PEBBLE BEACH  
COMPANY

Lexrupe Living Trust  
1484 Pollard Road #151  
Los Gatos, CA 95032

Reference: Lot 4 Block N/A Subdivision Spyglass Woods  
1125 Spyglass Woods Drive, Pebble Beach

Dear Mr. and Mrs. Huff,

On October 7, 2021, preliminary approval was granted for the documents submitted by Adam Jeselnick Architect, dated July 30, 2021. The scope includes the construction of a new single-family residence on a vacant lot.

This preliminary approval has been granted with the following standard conditions:

1. All new foundations within three feet of a setback will require proof of survey or location of existing property corners for on-site measurement purposes prior to pouring concrete, and an average grade benchmark shall be set to measure the 2<sup>nd</sup> story height.
2. No native trees shall be removed without the issuance of a *Tree Removal Permit* from Pebble Beach Company AFTER issuance of a Building Permit from Monterey County, and any native trees removed shall be replaced/mitigated with an approved replanting plan using native endemic trees such as *Coast Live Oak* or *Monterey Cypress/Plum*.
3. All drainage shall be contained on-site, and any drainage which adversely affects neighboring properties, or the Pebble Beach Company road right-of-way shall be addressed and remedied by the applicant; this includes all sump pumps. Submit the required drainage and flood control facilities plan required by the Monterey County Water Resources Agency in your deed.
4. All construction-related vehicles shall be parked on the property during construction. No construction-related vehicles shall encroach onto the road right-of-way or obstruct the flow of traffic in any way. The Contractor shall be responsible for parking of such vehicles, off-site if necessary when no space is available on the construction site. Any variance to this important condition must be explicitly approved by the Architectural Review Board.
5. All driveway connections to the Pebble Beach Company road right-of-way shall be asphalt and shall be maintained by the applicant.
6. To access, build on, or modify any PBC property, including but not limited to landscaping in the road right-of-way, requires an Easement agreement with PBC.

Prior to issuance of your Monterey County Building Permit, we will require one (1) set – 24" x 36" of final architectural drawings, please review our submittal checklist. All significant exterior changes from the preliminary drawings should be clearly marked and may require additional approval by the Board. Final plans will be reviewed and approved by staff if there have been no significant changes. Questions about this approval process may be referred to Jean Mendez, ARB, at (831) 625-8455.

Thank you for your cooperation with the Architectural Review Board.

Sincerely,

DEL MONTE FOREST ARCHITECTURAL REVIEW BOARD

  
Terry O'Reilly  
Chairman

Copy: Adam Jeselnick Architect

DEL MONTE FOREST ARCHITECTURAL REVIEW

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