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**Before the Zoning Administrator
in and for the County of Monterey, State of California**

In the matter of the application of:

HUFF (PLN210231)

RESOLUTION NO. 22-013

Resolution by the Monterey County Zoning Administrator:

- 1) Finding the project consistent with the certified Final Environmental Impact Report for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, pursuant to Section 15162 of the CEQA Guidelines; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow construction of a 3,951 square foot one story single family dwelling with a 677 square foot attached garage. The project includes associated grading of 300 cubic yards of cut and fill; and removal of 49 protected trees.

1125 Spyglass Woods Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-023-004-000)

The Huff application (PLN210231) came on for a public hearing before the Monterey County Zoning Administrator on April 14, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY/ SITE SUITABILITY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Monterey County Coastal Implementation Plan, Part 5, for Del Monte Forest (CIP); and
 - Monterey County Zoning Ordinance (Title 20).No conflicts were found to exist. Communications received during the course of review of the project have been addressed. No inconsistencies with the text, policies, and regulations have been identified.
- b) The property is located at 1125 Spyglass Woods Drive, Pebble Beach (Assessor's Parcel Number 008-023-004-000), DMF LUP, Coastal Zone. The property is zoned Medium Density Residential with Building Site 6 and Design Control overlays (Coastal Zone), part of the Area J of Del Monte Forest. Residential uses and accessory

structures are all allowed uses within the zoning district (Title 20, Sections 20.12.040 A & H) subject to a Coastal Administrative Permit for development. Therefore, the proposed development is an allowed use for this site.

- c) The subject parcel, Assessor's Parcel Number (APN) 008-023-004-000, is identified as Lot 4 on the Final Map, Del Monte Forest Spyglass 3 Subdivision, Tract 1534 (Volume 24, Cities & Towns, Page 56. Therefore, County recognizes the subject property as a legal lot of record.
- d) Design. Pursuant to MCC Chapter 20.44, the proposed project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Colors and materials at the site are consistent with the surrounding area and neighborhood character. Colors and materials at the site are consistent with the surrounding area and neighborhood character. The project has been designed to blend with the natural environment consistent with other homes in the Del Monte Forest, and the proposed structures are not visible from any public viewing area. Colors and materials of the primary dwelling include dark earth tones (tan & beige) with asphalt shingles roofing, stone veneer, stucco walls with aluminum clad wood dark bronze windows. Therefore, the project is consistent with the Design Approval criteria contained in Chapter 20.44 of the Coastal Zoning Ordinance. Additionally, the design was reviewed and approved by the Pebble Beach Architectural Review Board on October 14, 2021. Pine trees will also continue to surround the property and shield the new development from public views.
- e) Visual Resources. The project, as proposed, is consistent with the DMF LUP policies regarding Scenic and Visual Resources. As depicted on DMF LUP Figure 3, Visual Resources, the project site is not visible within the public viewshed nor from 17-Mile Drive due to location, existing topography, and tree screening.
- f) Review of Development Standards. As proposed, the project meets all required development standards for the MDR zoning district identified in MCC Section 20.12.060 and the required setbacks for main structures as identified on the recorded Final Map (front setback of 20 feet, and 10 feet for the side and rear setbacks). The proposed single-family dwelling would have a front setback of 21 feet 4 inches, a rear setback of 90 feet 8 inches, and side setbacks of 10 feet 1 inch and 15 feet 11 inches. The maximum allowed height in the Del Monte Forest (Coastal Zone) MDR district is 27 feet and the height of the proposed residence will be approximately 21 feet 6 inches from average natural grade. The allowed site coverage maximum and floor area ratio (FAR) maximum are 25 percent. The building site is 26,210 square feet, which would allow site coverage of 9,174 square feet and floor area of 6,553 square feet. As proposed, the project would result in coverage of 5,351 square feet (20.4 percent) and floor area of 4,628 square feet (17.7 percent).

- g) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on November 12, 2021. The LUAC unanimously recommended approval (6-0) with recommendation to have the applicant shift the building to address the neighbor's concern. A small shift has been implemented by the latest plans submittal dated January 11, 2022.
- h) This application was originally scheduled for an administrative approval by the Chief of Planning on March 2, 2022. However, correspondence was received from Alex Lorca (attorney representing neighboring property owners Mr. and Mrs. Krupica) opposing the design of the dwelling. Therefore, this item has been referred to the Zoning Administrator for consideration pursuant to Monterey County Code, Title 20, Section 20.76.060. The request for a public hearing outlines several concerns with respect to the proposed development. Those concerns are covered in more detail below but are generally summarized as:

1. Concern: "The garage should be located to minimize the length of the driveway".

Mr. Lorca, representing the neighbor, contends that the proposed design does not meet the "The Design and Construction" guidelines of Pebble Beach by placing the driveway over approximately 2/3 of the entire length of the lot which would not constitute a minimal length.

County Response: County policies and regulations do not extend to enforcement of private entity architectural review guidelines, such as CC&Rs. Pursuant to Part 5 of the Monterey County Coastal Implementation Plan in the Del Monte Forest (CIP), Section 20.147.090A.2, new residential driveways and other vehicular surfaces shall be sited and designed to minimize surface length and width as much as possible and provide simple and direct access. However, the regulation does not define a set measurement in terms of a minimum or maximum length that needs to be met. Based on the proposed location of the single family dwelling, removal of additional protected trees would be impacted if the structure is rotated 90 degrees (horizontally) to achieve this simple and direct access. An alternative option would be to flip the garage on the west side of the structure. However, this cannot be achieved without requiring the removal of additional trees as well. The CIP further discusses circular driveways and other types of extraneous impervious vehicular surfaces shall not be allowed. Consistent with the regulation, this project does not involve a circular driveway. Based on topography, fire access requirements, and minimization of tree removal on the parcel, the proposed driveway and parking area meet the applicable requirements. As configured, the development achieves the policy of providing a simple and direct access to the property and minimizes impacts to trees and other vegetation on the project site.

2. Concern: The driveway does not meet setback.

Mr. Lorca, representing the neighbor, contends that the driveway may be allowed to extend into any required setback up to two feet according to the Pebble Beach Design and Construction Standards subject to the Architectural Review Board. However, this project demonstrates the driveway encroaching into the front setback by more than 10 feet, far exceeding the permitted maximum of 2 feet.

County Response: As stated above, the County does not have the ability to enforce this standard. Further, pursuant to Title 20 Section 20.12.060 – Site Development Standards for the MDR district, setback requirements apply to structures which are defined as: anything constructed or erected, except fences under six feet in height, where the use of which requires location on the ground or attachment to something having location on the ground, but not including any trailer or tent. Therefore, location of the driveway within the front setback is permissible.

3. Concern: “The driveway location is intrusive”.

Mr. Lorca, representing the neighbor, contends that the proposed design will create intrusive noise at the Krupica’s bedroom windows from car and garage door operation and would introduce unhealthy exhaust fumes from vehicles resulting in requiring the Krupicas to keep their bedroom windows closed.

County Response: As designed and sited, the distance between the proposed garage and the Krupica’s bedroom is approximately 38 feet. Noise over 85 decibels in the A scale (dBA) for extended periods can cause permanent hearing loss. Therefore, Monterey County Code (MCC) Section 10.60.030 – Operation of Noise-Producing Devices Restricted prohibits operation of any machine, mechanism, device, or contrivance which produces a noise level that exceeds 85 dBA when measured 50-feet therefrom. Examples of decibel level of common sounds reaching 90 dBA are lawnmowers, power tools and blenders. Garage door operation would not constitute a noise level to reach 85 dBA. Staff contacted Monterey Bay Air Resources District (MBARD) to evaluate whether fumes from the neighbor’s garage will create an unsafe impact to the neighboring property. The response, found in the project file and attached to the staff report, is that MBARD does not ordinarily comment on single-family residential projects as these projects don’t have significant air quality impacts nor do they expect that the ordinary use of a residential 3-car garage would expose sensitive receptors to substantial pollutant concentrations or cause odors which adversely affect a significant number of people. Unless there is some other use of the garage, such as operating a commercial body shop, MBARD does not anticipate a valid excessive emissions issue. Also, with the trend toward increased electric vehicle use, emissions would likely be further reduced or cease altogether. Staff performed a site visit on November 12, 2021 and verified the driveway, dwelling layout and staking & flagging that took place, and found no issues with the placement of the

structures. The proposed structures are located in the flattest and most feasible location of the parcel.

- i) Combined Structural and Impervious Surface Coverage. The project site is located within Seal Rock Watershed, a designated watershed of the DMF as shown on the DMF LUP Figure 2b; therefore, site structural and impervious surface coverage are limited to 9,000 square feet per Policy 77 of the DMF LUP. As proposed, the project would result in site coverage, including impervious surfaces, of 6,638 square feet, which is below the combined maximum allowed and consistent with Policy 77.
- j) Driveway. The DMF LUP Policy 1 and CIP Section 20.147.090.A.2 (Land Use and Development) require new residential driveways to minimize surface length and width and provide simple and direct access. Based on topography, fire access requirements, and minimization of tree removal on the parcel, the proposed driveway and parking area meet these requirements. As configured, the development achieves the policy of providing a simple and direct access to the property, and minimizes impacts to trees and other vegetation on the project site.
- k) Tree Removal. The approved PBC Concept Plan (HCD-Planning File No. PLN100138; Board Resolution Nos. 12-148 and 12-149) allows the build-out development and preservation of remaining undeveloped PBC properties located within the DMF Coastal Zone. Pebble Beach subdivision (Area J), a standard subdivision of a 9.38-acre parcel into 5 residential lots was one of the approved sub-projects under PLN100138. The approval of the Concept Plan included a Coastal Development Permit to allow tree removal (244 Pine Trees and 136 Oak trees). The tree removal proposed as part of the Concept Plan was also analyzed in the Final EIR (SCH#2011041028) and mitigated for off-site tree preservation. The Final EIR analysis presumed a development impact area on each residential lot of up to 15,000 square feet of structural, hardscape, and landscape development. Additionally, the DMF Coastal Implementation Plan (CIP), Section 20.147.050.C.4 (Forest Resources), requires proposed development projects to be sited and designed to minimize the removal of trees. As proposed, the applicant has designed the proposed development on the most open areas of the site and the removal of 49 trees is minimized in conformance with the certified Final EIR and the previously-approved PBC Concept Plan. Therefore, in this case, a subsequent Coastal Development Permit to allow tree removal is not required.
- l) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. The area of proposed development has also been disturbed by previous hardscape development. Additionally, previous archaeological reports prepared for Area J (LIB100404), most recently for the PBC Concept Plan, concluded that there is no surface evidence of potentially significant archaeological resources. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. There is no evidence that any

cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 4) which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- m) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Services District (Fire Protection District), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended by HCD-Planning, HCD-Engineering Services and HCD-Environmental Services have been incorporated.
- n) Public Access. See Finding No. 4.
- o) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN210231.

2. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, Pebble Beach Community Services District (Fire Protection District), HCD-Engineering Services, HCD-Environmental Services and Environmental Health Bureau and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) All necessary public facilities are available to the project site. Sewer service will be provided by the Pebble Beach Community Services District (PBCSD) and water will be provided by the California American Water Company. The wastewater collection and treatment system has adequate remaining capacity for sewage disposal, so the proposed residence will be serviced by the PBCSD, which then transfers wastewater to the Carmel Area Wastewater District treatment facility. The proposed residence will use water credits purchased from Pebble Beach Company (PBC), and which were allocated for development of properties approved under the PBC Concept Plan (HCD-Planning File No. PLN100138). The proposed development would also include required storm water drainage facilities.
 - c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN210231.

3. **FINDING: CEQA / Previously-Certified Environmental Impact Report (EIR)** - The project is consistent with the previously-certified Final Environmental Impact Report for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan. Pursuant to Section 15162 of the CEQA Guidelines, the Zoning Administrator finds that the project does not require a subsequent EIR based on the following findings:

- 1) No substantial changes are proposed by the project which will require major revisions to the previous EIR due to new significant environmental effects;
- 2) No substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions to the previous EIR due to the involvement of new significant environmental effects; or
- 3) No new information of substantial importance has been provided which was not known at the time of the previous EIR.

- EVIDENCE:**
- a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.
 - b) The Del Monte Forest (DMF) Agreement between the California Coastal Commission (CCC) and Pebble Beach Company (PBC) formed the basis for the associated Local Coastal Program (LCP) Amendment and development proposal, known as the PBC Concept Plan. The LCP Amendment was required to establish the regulatory framework for the development proposal, consisting of the build-out development and preservation of the remaining undeveloped PBC properties located within the Coastal Zone of the DMF. The subject parcel was part of the PBC Concept Plan development proposal.
 - c) On May 9, 2012, the CCC unanimously certified the amendment as submitted.
 - d) On May 22, 2012, the Monterey County Board of Supervisors acknowledged receipt of the CCC resolution certifying the LCP Amendment and adopted the LCP Amendment by adopting a resolution to amend the DMF Land Use Plan and adopting an ordinance to amend the Monterey County Coastal Implementation Plan.
 - e) On June 19, 2012, the Board of Supervisors certified the Final EIR (SCH# 2011041028) prepared for DMF LCP Amendment and PBC Concept Plan development proposal, pursuant to Board Resolution Nos. 12-148 and 12-149. The LCP Amendment became effective on June 22, 2012.
 - f) The project proposes residential development on a 0.60-acre lot

identified in the Del Monte Forest Spyglass 3 Subdivision (Area J) as Lot 4, which was part of the certified EIR for the LCP Amendment and the PBC Concept Plan development proposal. The Final EIR identifies the lot to be impacted by up to 15,000 square feet of structural, hardscape, and landscape residential development. Tree removal proposed as part of this project was analyzed in the Final EIR and mitigated for off-site replacement. No mitigation measures from the Final EIR are required to be applied to this project.

- g) The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a new significant effect, or development that would result in a new cumulative significant impact.
- h) No adverse environmental effects were identified during staff review of the development application, and there are not any significant adverse impacts associated with this project that have not been adequately mitigated in the conditions of the PBC Concept Plan.
- i) Final Environmental Impact Report (SCH# 2011041028) prepared for DMF LCP Amendment and PBC Concept Plan development proposal found in the project file PLN110138

4. **FINDING:**

PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over the project site.
- c) The subject project site is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
- d) The subject project site is identified as an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, in the Del Monte Forest Land Use Plan). See Evidence e below.
- e) Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. Consistent with Del Monte Forest Land Use Plan Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.

5. **FINDING:**

APPEALABILITY - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).


DECISION

NOW, THEREFORE, based on the above findings and evidence, the Director of HCD-Planning does hereby:

- A. Find the project consistent with the previously-certified Final Environmental Impact Report for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan, pursuant to Section 15162 of the CEQA Guidelines; and
- B. Approve a Coastal Administrative Permit and Design Approval to allow construction of a 3,951 square foot one-story single family dwelling with a 677 square foot attached garage with associated grading of 300 cubic yards of cut & fill and removal of 49 protected trees.

All work must be in general conformance with the attached plans (Attachment 2) and subject to the attached conditions of approval (Attachment 1), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of April, 2022.

DocuSigned by:

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 Mike Novo, AICP,
 Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON 4/15/22.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 4/25/22.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN210231

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval permit (PLN210231) allows construction of a 3,951 square foot single family dwelling and 677 square foot attached garage. The project includes associated grading of 300 cubic yards of cut & fill; and removal of 49 protected trees. The property is located at 1125 Spyglass Woods Drive, Pebble Beach (Assessor's Parcel Number 008-023-004-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number 22-013) was approved by Zoning Administrator for Assessor's Parcel Number 008-023-004-000 on April 14, 2022. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. LANDSCAPE LIMITATION (NON-STD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the EIR certified for the Pebble Beach Company Concept Plan and the Del Monte Forest Local Coastal Plan Amendment (HCD-Planning File No. PLN100138), the environmental analysis is based on a total development footprint of 15,000 square feet per lot - comprised of 9,000 square feet of structural and hardscape coverage, and 6,000 square feet of landscaping. Therefore, landscaping on the subject lot shall be limited to no more than 6,000 square feet and only in the areas described in this condition. Aside from the 15,000 square feet of allowed development footprint, all areas of the lot shall remain as native Monterey pine forest habitat.

Non-native landscaping may be placed within ten feet of the terrace area/rear of the house, sides of the residence, and front of the property. Native landscaping that supports native forest habitat may be placed at the rear of the lot. At least eight replacement trees shall be planted in this native forest habitat area, with a determination of using oaks or Monterey pine determined by the project arborist. These replacement trees shall be included in the required landscaping plan. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, landscaping on the subject lot shall be limited to no more than 6,000 square feet.

4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis. Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD - Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project. CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

11. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

12. STORMWATER CONTROL PLAN – AREA J

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan with supporting calculations, prepared by a licensed civil engineer, that includes closed stormwater detention facilities designed to limit the 100-year post-development runoff rate to the 10-year pre-development runoff rate. The stormwater control plan shall include metered release and overflow with erosion control at the outlet. Improvements shall be constructed in accordance with plans approved by HCD-Environmental Services. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a stormwater control plan and supporting calculations, prepared by a registered civil engineer, to HCD-Environmental Services for review and approval.

13. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

SHEET INDEX

A1	TITLE SHEET AND SITE DATA
--	SITE SURVEY
A2	ARCHITECTURAL SITE PLAN
A3	PROPOSED 1ST FLOOR PLAN
A4	PROPOSED ROOF PLAN
A5	PROPOSED EXTERIOR ELEVATIONS -NORTH AND EAST
A6	PROPOSED EXTERIOR ELEVATIONS -SOUTH AND WEST
A7	EXTERIOR COLORS AND MATERIALS
A8	EXTERIOR RENDERINGS

SITE INFORMATION

SCOPE OF WORK:

NEW SINGLE-FAMILY RESIDENCE WITH ATTACHED 3-CAR GARAGE
EXTERIOR PATIOS, SITE RETAINING WALLS, AND DRIVEWAY.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	YES
WATER:	CAL-AM (E)
SEWER:	CARMEL AREA WASTE WATER DISTRICT (E)
PROPERTY AREA:	26,210 SQUARE FEET (.6 ACRES)

TREE REMOVAL:	AS NOTED ON ARBORIST REPORT: 48 MONTEREY PINE TREES
GRADING:	300 CUBIC YARDS CUT/FILL +/-
PARKING:	3 COVERED PARKING SPACES.

SITE COVERAGE

RESIDENCE AND GARAGE:	4,628 SF
UPPER TERRACE:	300 SF
COVERED LANAI:	423 SF
TOTAL	5,351 SF (20.4%)

FLOOR AREA CALCULATIONS:

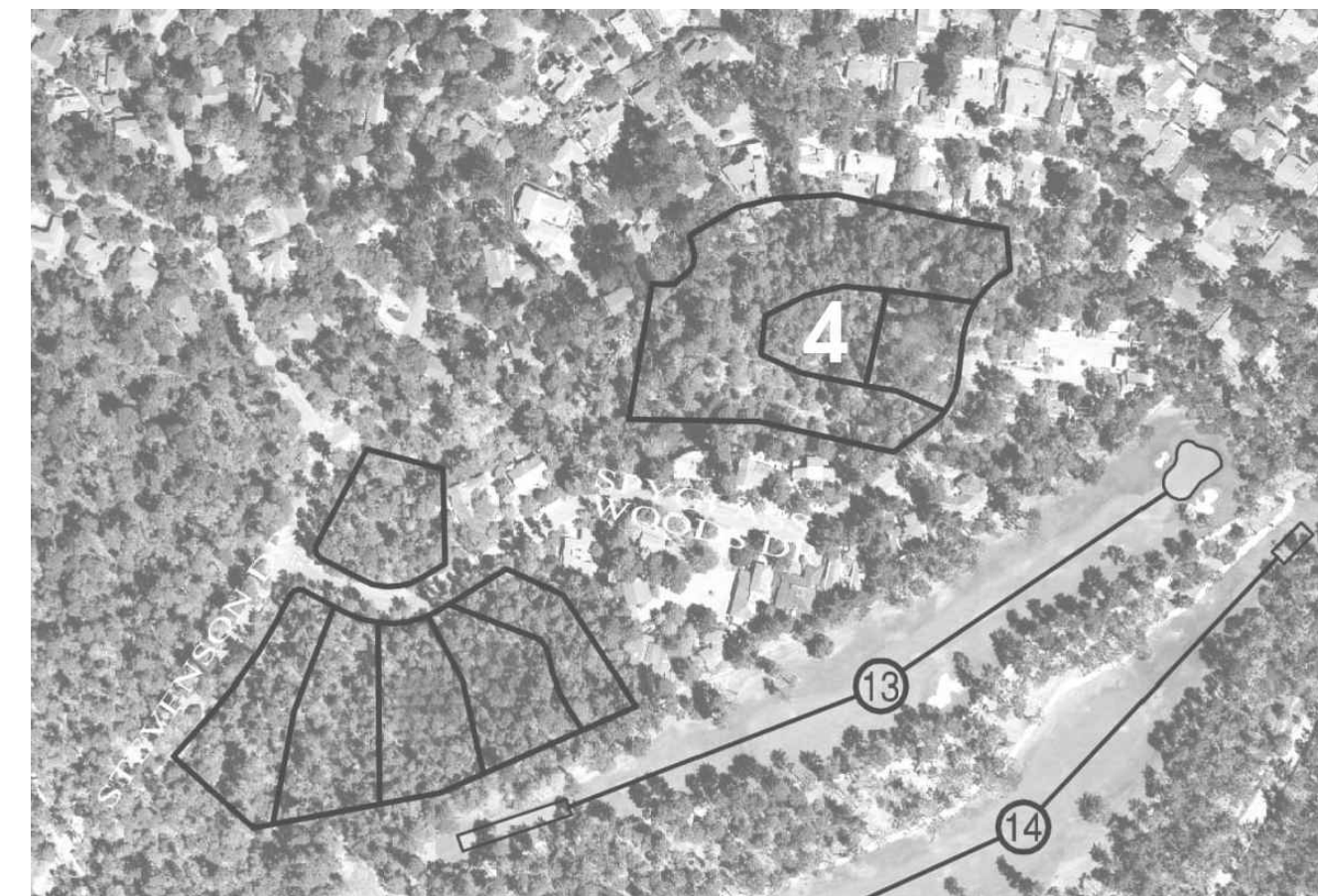
(P) HOUSE, 1 FLOOR	3,951 SF
(P) GARAGE	677 SF
TOTAL, (P) SF:	4,628 SF (17.7% FAR)

*NOTE: MAX. ALLOWABLE FLOOR AREA = 25%

IMPERVIOUS AREA CALCULATIONS

(P) HOUSE, MAIN LEVEL	3,951 SF
(P) GARAGE	677 SF
(P) DRIVEWAY	722 SF
(P) TERRACES, PATIOS	1,288 SF
TOTAL, (P) AREA:	6,638 SF

PERVIOUS AREA	
D.G. DRIVEWAY	2,772 SF



2 PARCEL MAP
N.T.S.

PROJECT DATA

PROPERTY ADDRESS: 1125 SPYGLASS WOODS ROAD / LOT 4
PEBBLE BEACH, CA 93953

A.P.N. 008-023-004
ZONING: **MDR/2-B-6-D (CZ)**
SINGLE FAMILY RESIDENTIAL

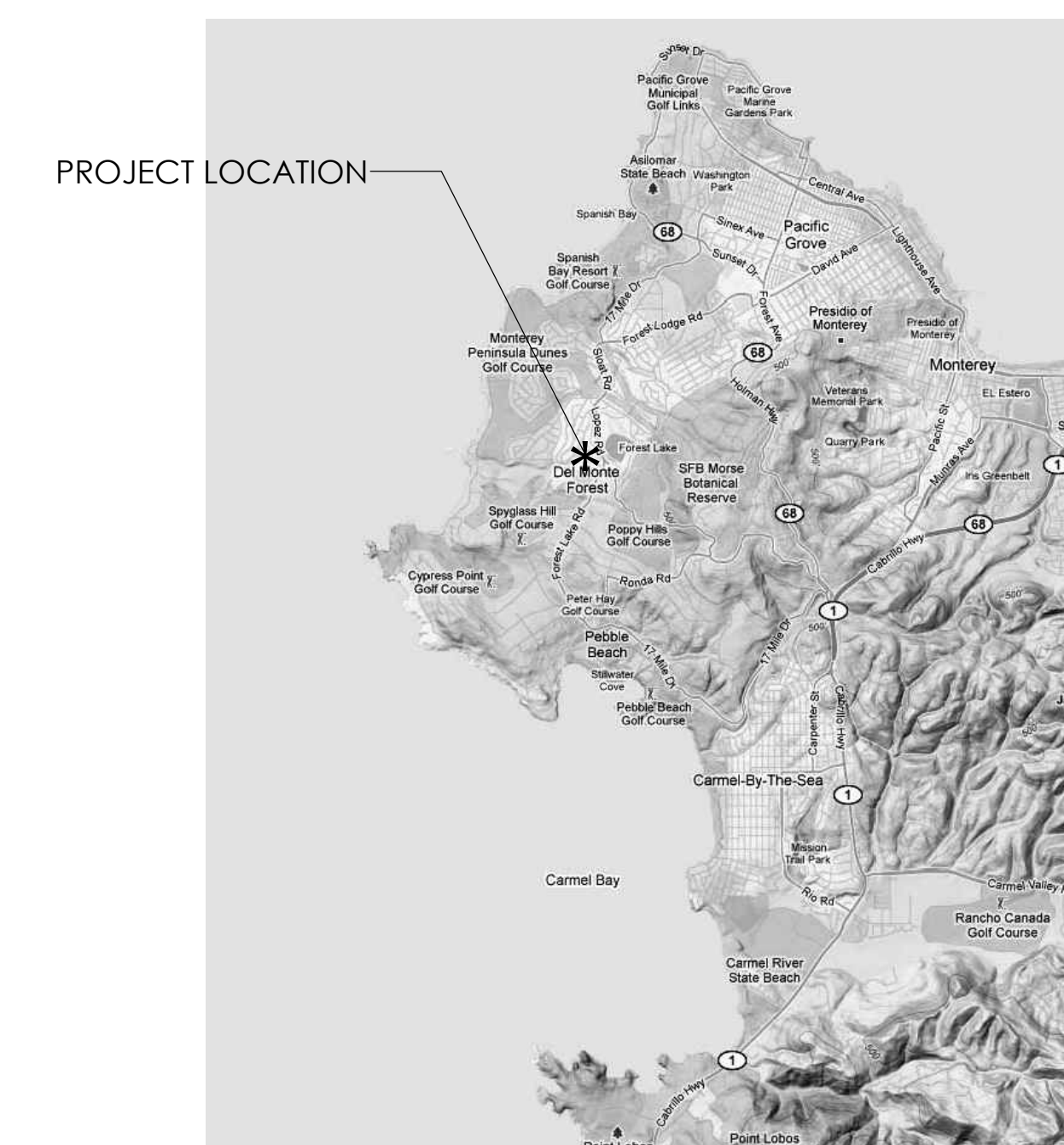
OWNER: LEXRUPE LIVING TRUST
1484 POLLARD ROAD #151
LOS GATOS, CA 95032

ARCHITECT: **ADAM JESELNICK ARCHITECT**
24398 PORTOLA AVENUE
CARMEL, CA 93923
PHONE: (831) 620.5164 m
CONTACT: ADAM JESELNICK AIA
EMAIL: aejarch@gmail.com

SURVEYOR: **LANDSET ENGINEERS, INC.**
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907

PHONE: (831) 443-6970
CONTACT: GUY GIRAUDO
EMAIL: ggirauo@landseteng.com

CONTRACTOR: TBD.



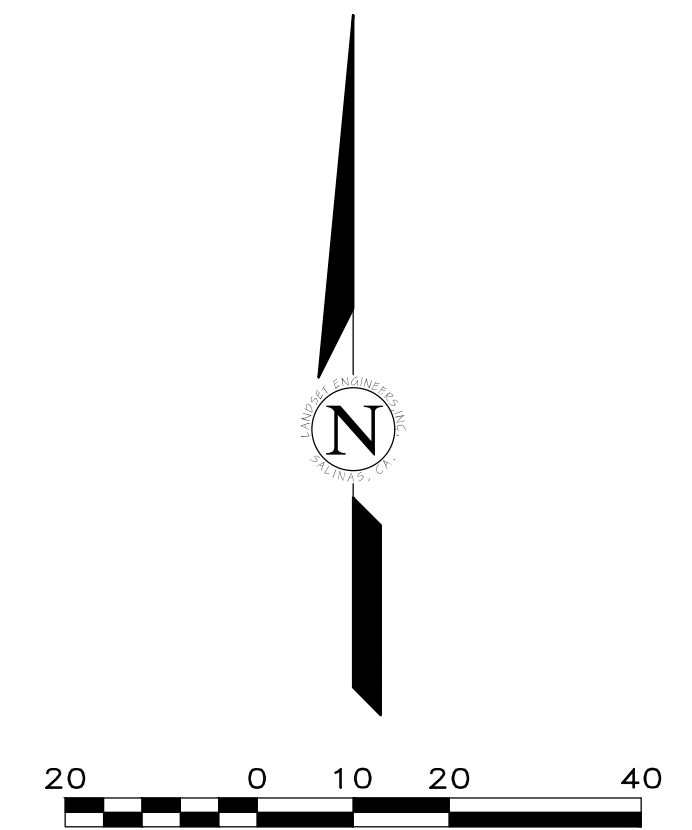
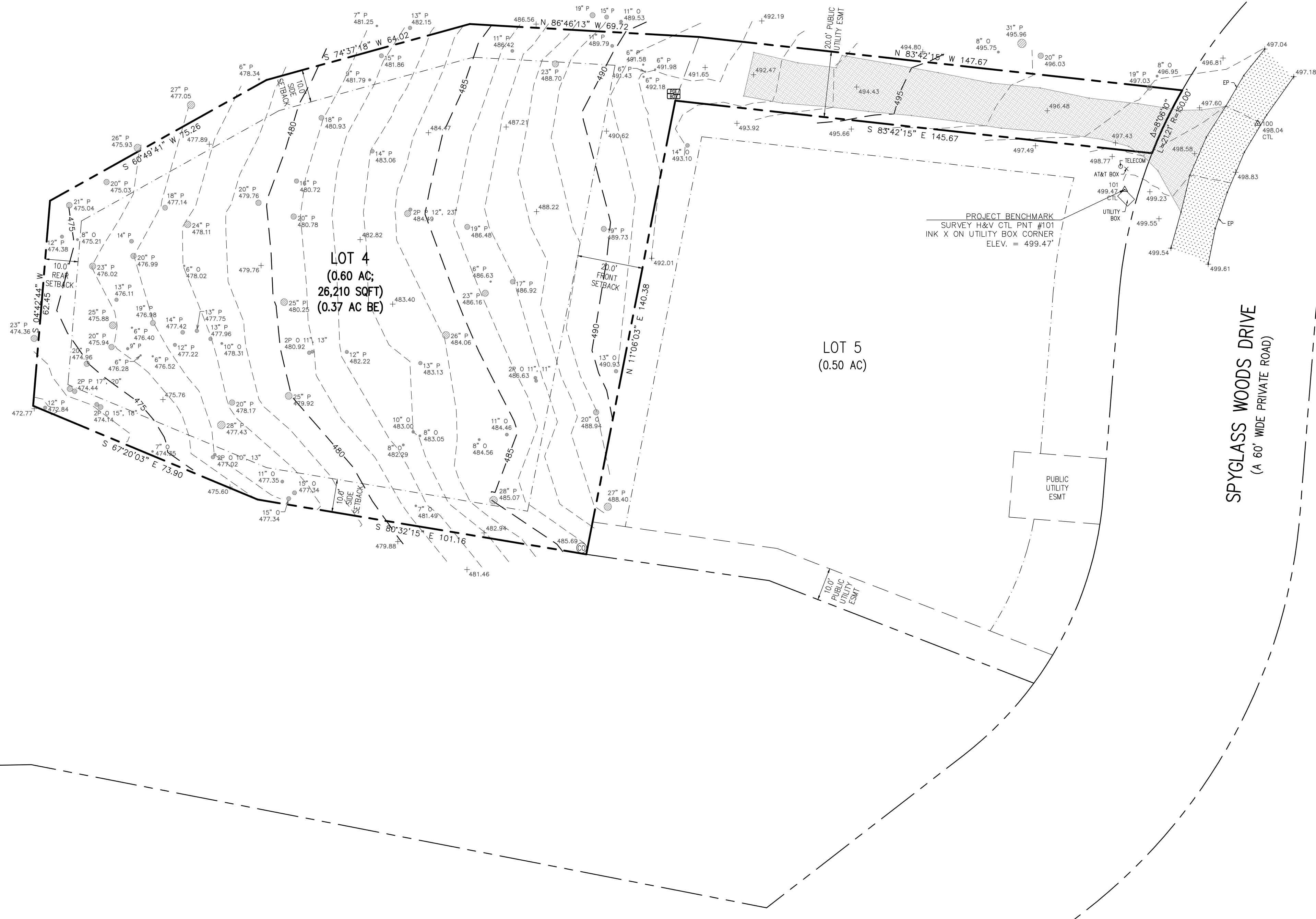
3 VICINITY MAP
N.T.S.



1 PROPOSED PLOT PLAN
SCALE: 1"=30'-0"

PARCEL D
OPEN SPACE &
NATURAL DRAINAGE ESMT
(3.19 AC)

(24 C&T 56)
"DEL MONTE FOREST PLAN
- SPYGLASS 3"



LEGEND:

	PROPERTY BOUNDARY		CONDUIT		GAS LINE		GAS METER		FOUND MONUMENT - TYPE NOTED
	ADJACENT PROPERTY BOUNDARY		PIPE		TELEPHONE SERVICE		WATER METER		SURVEY H&V CONTROL POINT
	EASEMENT (TYPE AS SHOWN)		CLEANOUT		UNKNOWN UTILITY		PGE BOX		SPOT ELEVATION
	ROADWAY CENTERLINE		DOWNSPOUT		FUSE BOX		UTILITY HUB		RIDGELINE
	MAJOR CONTOUR LINE (5' INTERVAL)		HOSEBIB		ELECTRICAL OUTLET		TELEPHONE BOX		FINISHED FLOOR
	MINOR CONTOUR LINE (1' INTERVAL)		WATER SERVICE		UTILITY POLE		ELECTRICAL HUB		THRESHOLD
	FENCE (TYPE AS MARKED)		IRRIGATION BOX		GUY WIRE		ELECTRICAL PANEL		TREE (TYPE AND SIZE AS MARKED)
	ASPHALT CONCRETE		IRRIGATION CONTROL VALVE		MAILBOX		ELECTRICAL METER		TWO-PRONGED TREE (2P)
	DIRT DRIVING SURFACE		WATER VALVE		AREA DRAIN		SANITARY SEWER MANHOLE		THREE-PRONGED TREE (3P)
	NATURAL GROUND SURFACE/LANDSCAPED AREA		DRAIN LINE		HYDRANT		STORM DRAIN MANHOLE		MULTIPRONGED TREE (MP)
			STREET LIGHT		SIGN		PGE GAS MANHOLE		
							ELECTRICAL MANHOLE		

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED PROJECT DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #101, AN INK X ON THE CORNER OF A UTILITY BOX LOCATED APPROXIMATELY 14' SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF LOT 5. ELEVATION = 499.47' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (12/17/20) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:
CLIENT:
MR. & MRS. DARYL & RHONDA HUFF
1484 POLLARD ROAD, #181
LOS GATOS, CA 95032
SITE LOCATION:
1125 SPYGLASS WOODS DRIVE
PEBBLE BEACH, CA

12/18/20	JAN	RELEASED TO CLIENT
No.	DATE	BY REVISION

A.P.N.: 008-023-004

TOPOGRAPHIC MAP

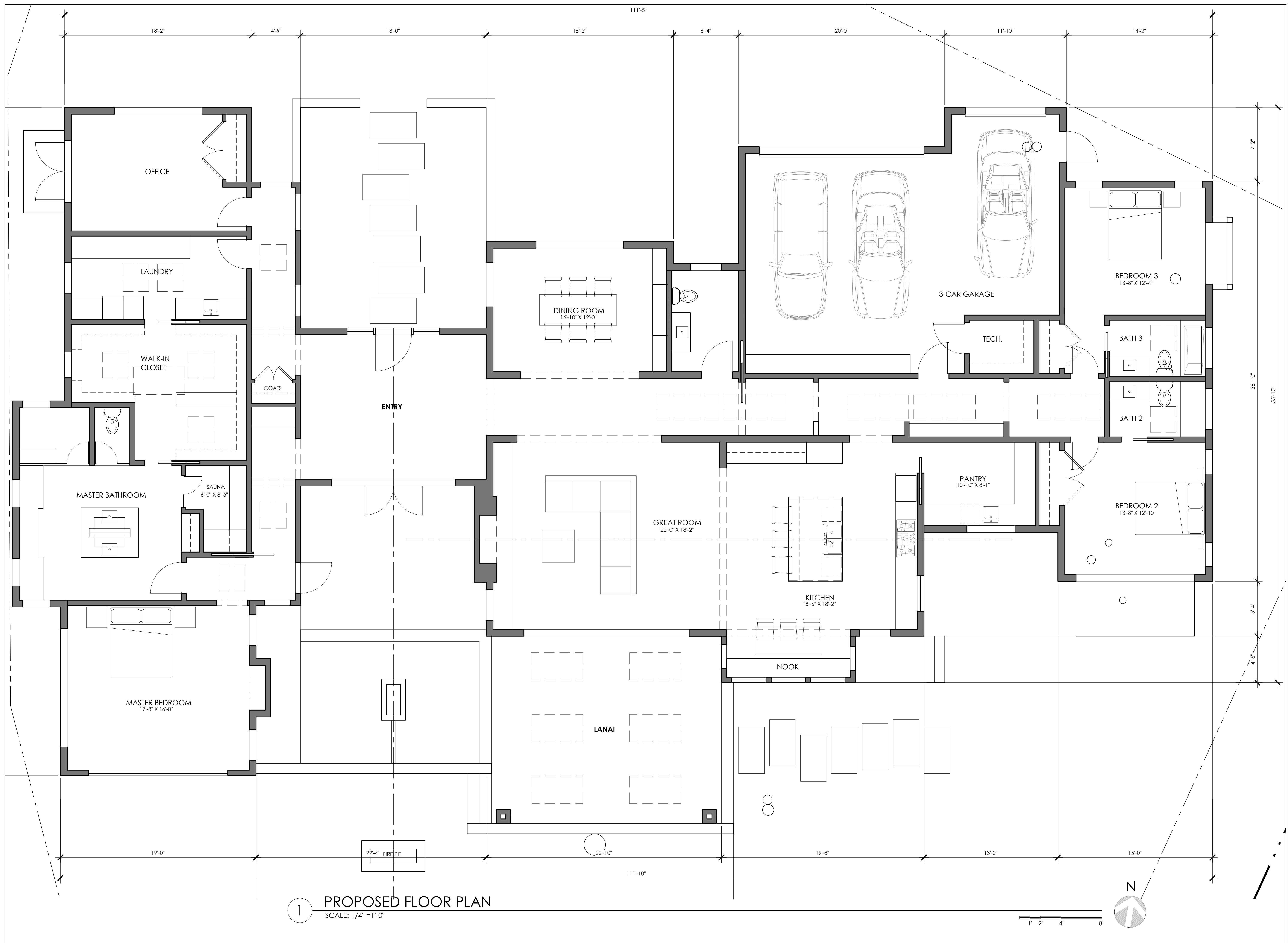
LOT 4, DEL MONTE FOREST PLAN - SPYGLASS 3
VOLUME 24 OF CITIES AND TOWNS AT PAGE 56
PEBBLE BEACH, CALIFORNIA

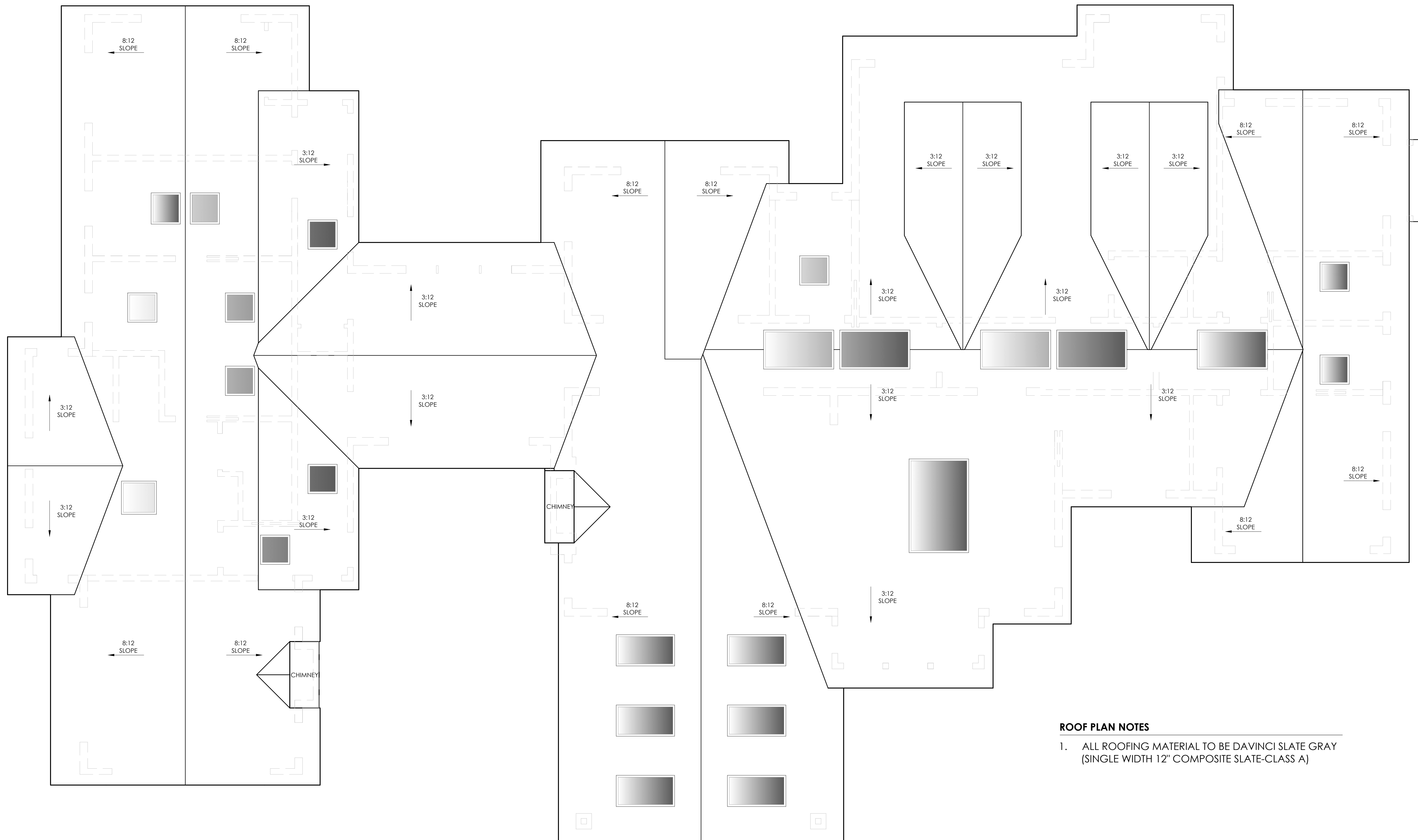
SCALE: 1" = 20'
DATE: DEC 2020
JOB NO. 2218-01

SHEET 1
OF 1 SHEETS

LANDSET ENGINEERS, INC.
520-B Clay House Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

APPROVED BY:
GUY R. GIRARDINO
P.L.S. No. 8703
PROFESSIONAL LAND SURVEYOR - FIDELITY
GUY R. GIRARDINO
EXP. 12-31-21
STATE OF CALIFORNIA

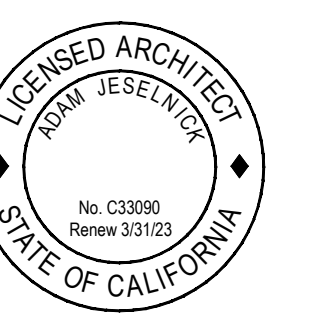
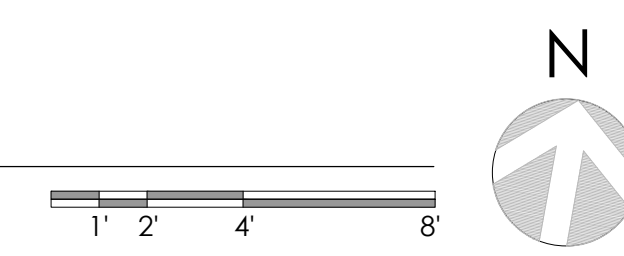




ROOF PLAN NOTES

1. ALL ROOFING MATERIAL TO BE DAVINCI SLATE GRAY (SINGLE WIDTH 12" COMPOSITE SLATE-CLASS A)

1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



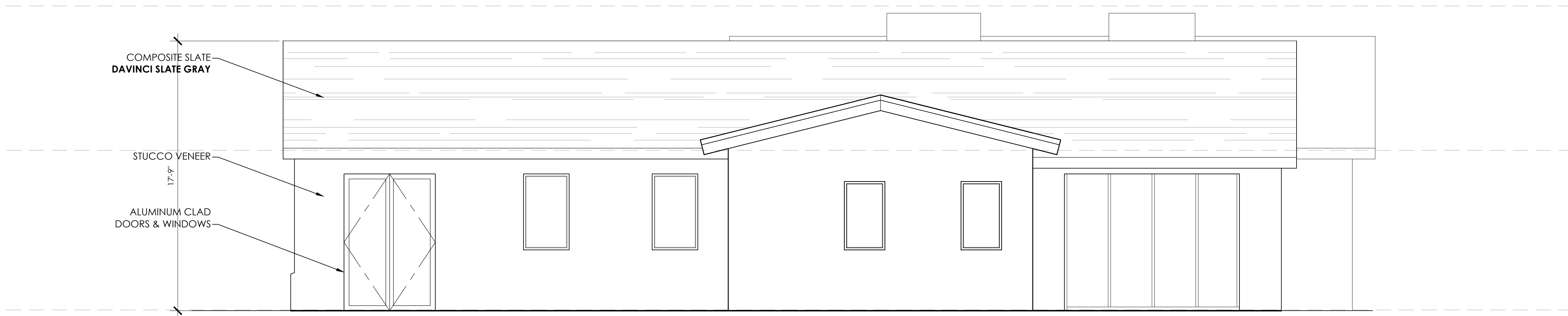
LEXRUPE LIVING TRUST
1125 SPYGLASS WOODS ROAD
PEBBLE BEACH, CALIFORNIA 93953

PROPOSED
ROOF PLAN

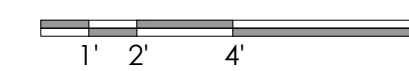
07-30-2021

1/4" = 1'-0"

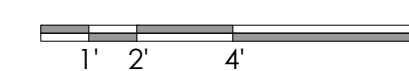
A4



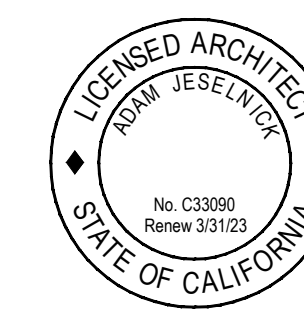
2 PROPOSED SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



ADAM JESELNICK
ARCHITECT



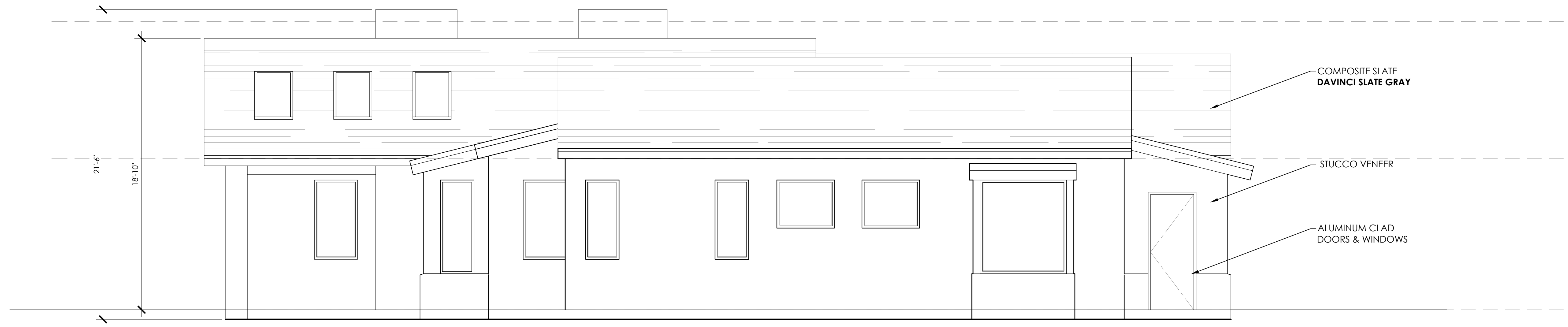
LEXRUPE LIVING TRUST
1125 SPYGLASS WOODS ROAD
PEBBLE BEACH, CALIFORNIA 93953

EXTERIOR
ELEVATIONS

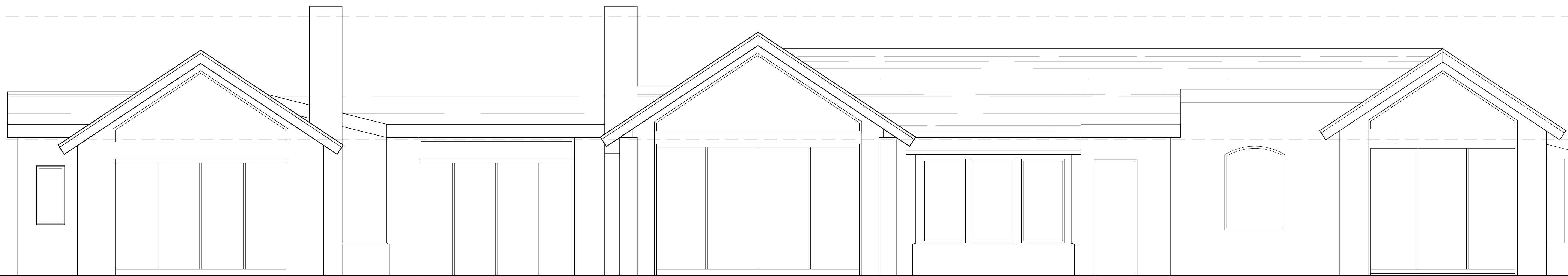
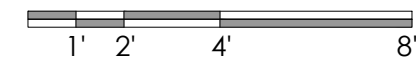
07-30-2021

1/4" = 1'-0"

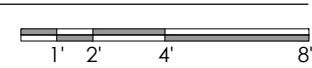
A5



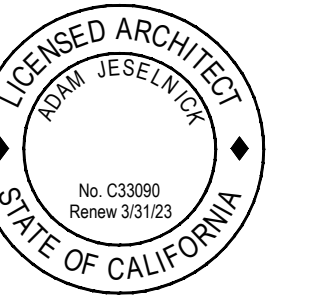
4 PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED REAR (WEST) ELEVATION
SCALE: 3/16" = 1'-0"



ADAM JESELNICK
ARCHITECT



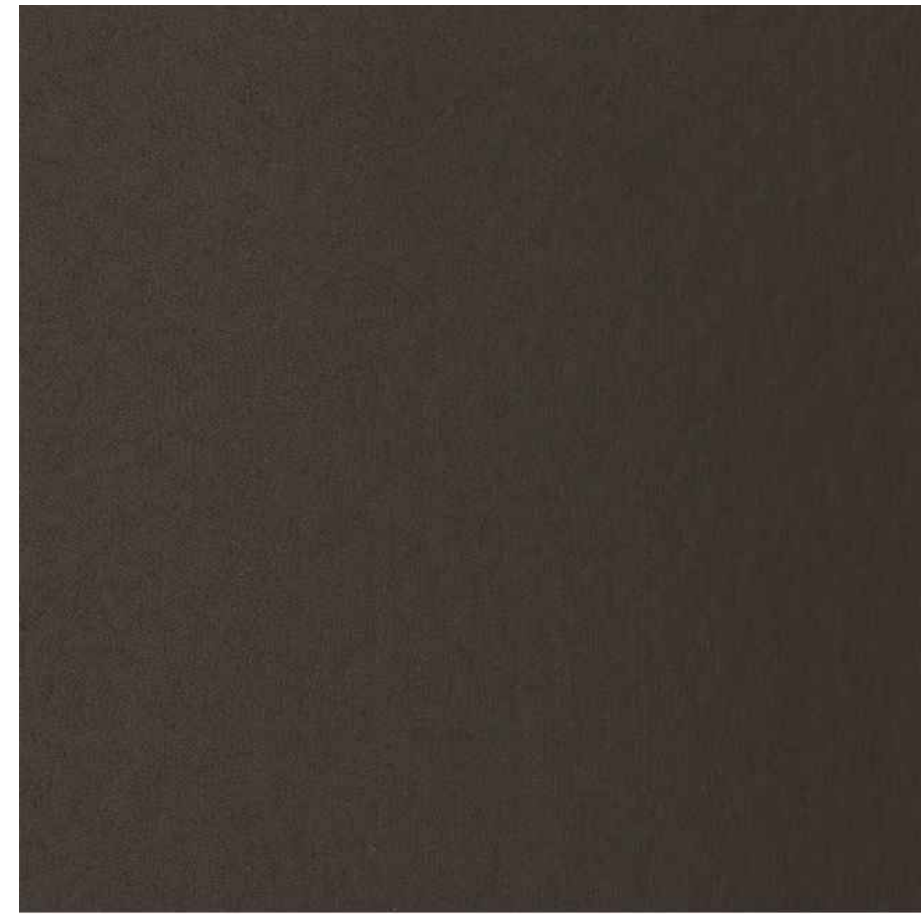
LEXRUPE LIVING TRUST
1125 SPYGLASS WOODS ROAD
PEBBLE BEACH, CALIFORNIA 93953

EXTERIOR
ELEVATIONS

07-30-2021

1/4" = 1'-0"

A6



7 ALUMINUM CLAD WINDOWS

MARVIN OR SIMILAR ALUMINUM CLAD WOOD
DARK BRONZE MATTE FINISH



4 METAL GARAGE DOOR



1 STUCCO WALLS

INTEGRAL COLOR 3-COAT STUCCO PLASTER
BENJAMIN MOORE GOTHIC ARCH CSP-80



8 PERMEABLE CONCRETE PAVERS

BELGARD CONCRETE PAVERS
DUBLIN COBBLE SABLE BLEND



5 THIN STONE VENEER

ASHLAR PATTERN, 1-1 1/2" THICK NATURAL STONE VENEER
MOCHA SPLIT FACE



2 PAINTED WOOD FASCIA AND TRIM

PRESERVATIVE TREATED, PRIMED AND PAINTED EXTERIOR GRADE TRIM
BENJAMIN MOORE COACHMAN'S CAPE CSP-90



9 EXTERIOR LIGHTING

HAMMERTON STUDIO
MAISON OUTDOOR SCONCE 27" H.

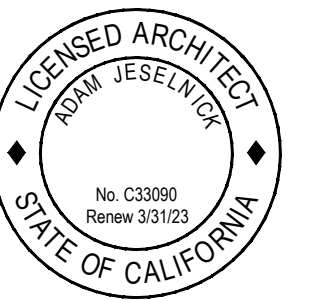


6 COMPOSITE ASPHALT SHINGLE ROOF

CERTAINTEED PRESIDENTIAL SHAKE TL
AUTUMN BLEND

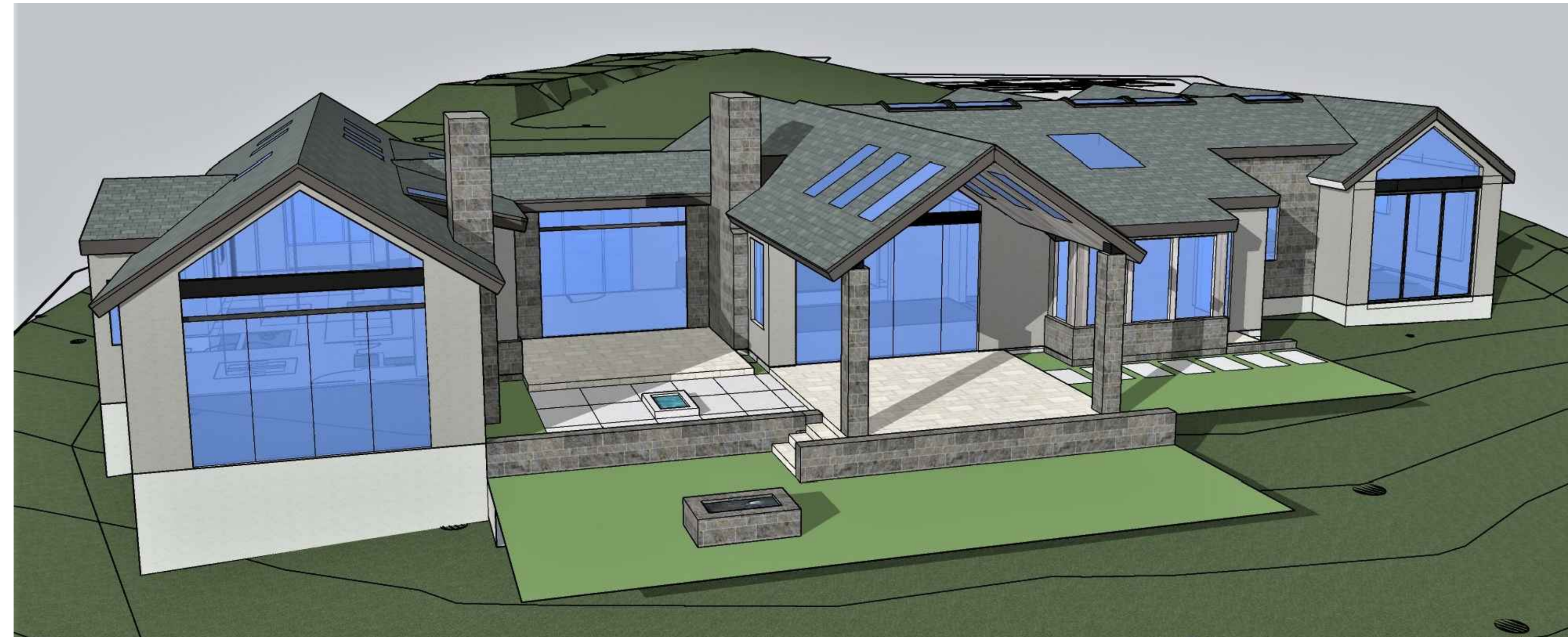


3 PAINTED METAL GUTTERS





1 EXTERIOR VIEW FROM FRONT

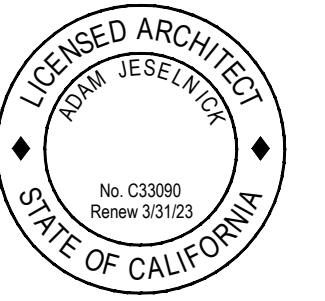


2 EXTERIOR VIEW FROM BACK



3 EXTERIOR VIEW FROM BACK

ADAM JESELNICK
ARCHITECT



LEXRUPE LIVING TRUST
1125 SPYGLASS WOODS ROAD
PEBBLE BEACH, CALIFORNIA 93953

EXTERIOR
RENDERINGS

07-30-2021

NOT TO SCALE

A8

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