

1125 Spyglass Woods Dr (PLN210231)

**July 12, 2022 Monterey County Board of Supervisors, Agenda
item 35**

Daryl & Rhonda Huff

1125 Spyglass Woods Dr (Area J, Lot 4)

STATE OF CALIFORNIA – NATURAL RESOURCES AGENCY

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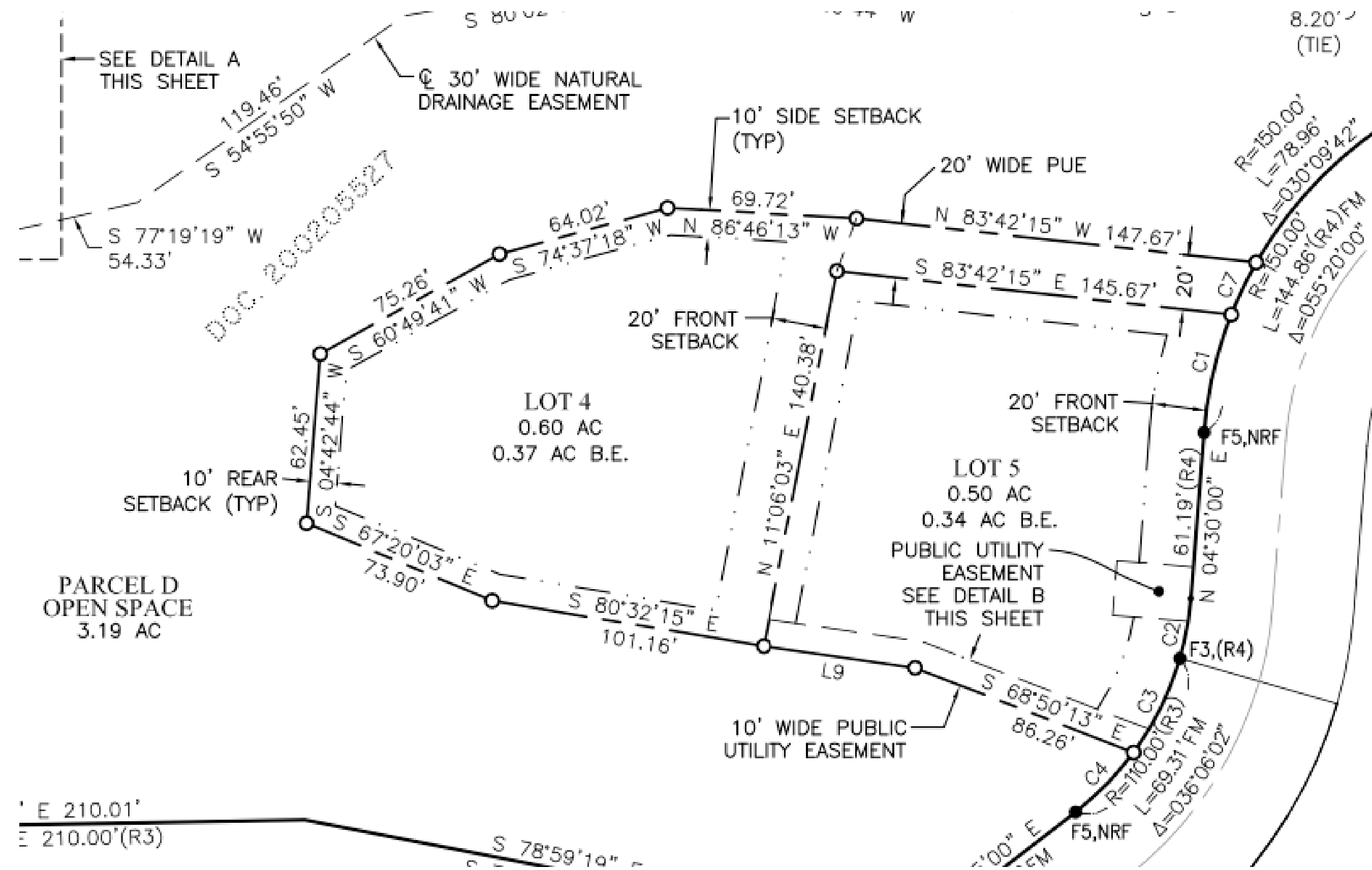
Staff report available at <http://documents.coastal.ca.gov/reports/2012/5/W26a-5-2012.pdf>

COASTAL COMMISSION APPROVES HISTORIC COMPROMISE PRESERVATION AND DEVELOPMENT PLAN FOR PEBBLE BEACH

San Rafael, CA, May 9, 2012 – The California Coastal Commission today approved a final forest preservation and development plan for Pebble Beach in the Del Monte Forest of Monterey County. The historic compromise ends decades of conflict about how to develop the remaining Pebble Beach Company lands in the Del Monte Forest, and will permanently set aside more than 635 acres of pristine native Monterey Pine forest while allowing the development of a new 100 room hotel, expansions of the existing Lodge at Pebble Beach and the Inn at Spanish Bay, and 90 new homes in and adjacent to existing developed areas. The plan also provides for an expanded golf driving range, upgrades to the equestrian center, public trail and shoreline access improvements, and a 1.8 million dollar fee to support lower-cost overnight accommodations in Monterey County.

- Area J, Lot 4 is one of the 90 lots created by the May 9, 2012 agreement between the California Coastal Commission and the Pebble Beach Company.

Area J, Lot 4



- Both Lot 4 and 5 sold in late 2020 as vacant lots

Contextual View of Neighborhood



- Medium Density Residential (MDR) zoned neighborhood (Monterey County [Parcel Report Web App](#))

Design Goals for Huff Home (Lot 4)

- Conform to all Monterey County and PBC codes, regulations, and guidelines
- Preserve trees and woods that make this property unique and wonderful
- Modest, single story suited to our lifestyle
- Sit lightly on the land (mindful of quiet privacy for our home and those in view of our home)
- Garage not the dominate feature of the house

Homes designed for Lot 4 and 5

House corner 68' behind lot line

Left side of garage door 32.25' behind lot line

Denser grove of existing trees on back of lot, saving as many as possible



Lot slope increases in the back half making building and drainage a problem

House corner 21.5' behind lot line (Behind setback)

House wall on 10' setback line

Backup slides

Approved plan for Spyglass Woods Dr., Lot 3

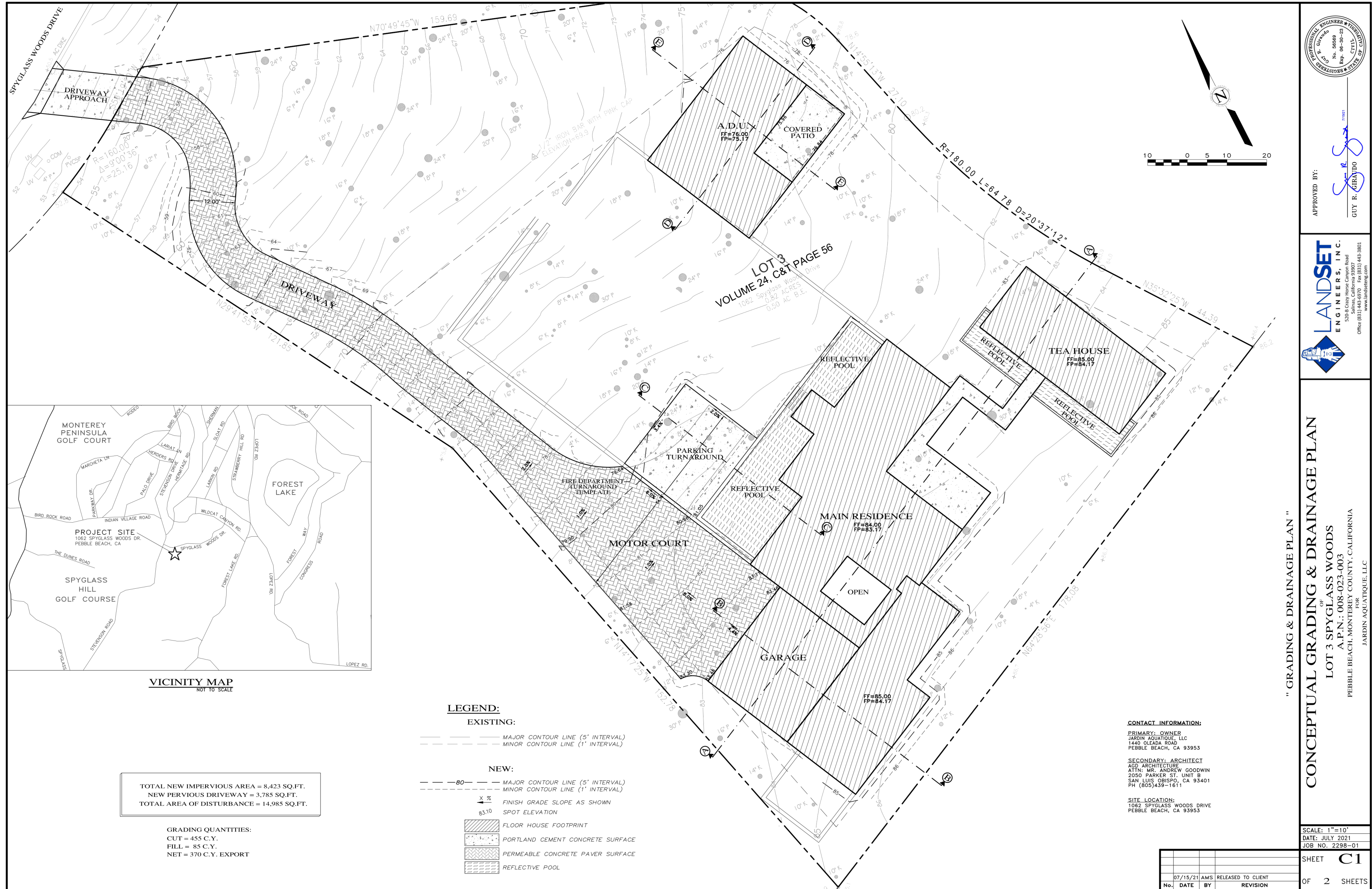


Photo of Lot 4

