

Daryl & Rhonda Huff
1484 Pollard Road #151
Los Gatos, CA 95032

July 8, 2022

Monterey County Board of Supervisors
168 West Alisal St., 1st Floor
Salinas, CA 93901

RE: 1125 Spyglass Woods Drive, Pebble Beach, CA (PLN210231)

Dear Board of Supervisors:

As the owners of the above referenced property, we began working with our architect, Adam Jeselnick, in early 2021 to design our new home. Our goals and direction to Adam from the beginning were to design a modest, single-story home; that sits lightly on the land; minimizes the impact to the surrounding forest and neighbors; complies with all Pebble Beach Company and Monterey County codes, regulations, and guidelines; while meeting our family's lifestyle needs of a single story home.

The design created by Adam met each of these goals and on Aug 1, 2021, we submitted our plans to the Pebble Beach Architecture Review Board (PBC ARB) and the Monterey County Planning Department for design approval. The Krupica's, the single neighbor who also purchased a vacant PB lot (#4) next door to our lot, have filed 4 complaints and appeals to our plans raising the same concerns at each level causing delays now coming up on 1 year.

As a result, our plans have been reviewed no less than 6 times by various governing bodies and County Staff with approvals at each level as follows:

- Oct 7, 2021 – The PBC ARB granted preliminary approval for our plans.
- Dec 9, 2021 - Our plans were marked as complete by Monterey County staff
- Dec 19, 2021 – We presented before the Del Monte Forest Land Use Advisory Committee where we received unanimous support with the request (but did not require) that we consider shifting the building in response to the Krupica's complaint. After this meeting we not only shifted the building farther from the front property line, but also added an additional rotation away from it. After this change, no part of our house is touching the front setback line. The vast majority of the house sits well behind, the property line (between 21.5' to 68' away), a courtesy the Krupica's did not reciprocate in their own home design wherein they sited their bedroom wing on and parallel to the 10' setback line overlooking our property.

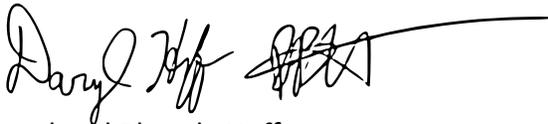
- April 14, 2022 – After a 3 ½ month wait to be scheduled into the Zoning Administrator (ZA) agenda, our project was fully supported by the Monterey County Planning staff and was approved by the ZA.
- July 5, 2022 – We once again have received the full support of the Monterey County Planning Department in the Board Report prepared for the Monterey County Board of Supervisors meeting to be held on July 12, 2022. The Planning Department recommends denial of the Krupica's ZA approval appeal.

As in the case for the Staff Report prepared for the Zoning Administrator meeting, the Monterey County Planning Department has once again exhaustively researched the same recycled appeal points brought forward on our plans. In all cases they have concluded that the appeal points have no merit based on Monterey County Code.

The Krupica's have designed their home, siting it on the setback line between our properties and are currently enjoying the new build process without any objection or delay. We are also asking for long delayed final approval to begin building our home which continues to meet and fall within all PBC guidelines, Monterey County codes and regulations.

We respectfully ask the members of the Monterey County Board of Supervisors to review and support the findings of the Monterey County Planning Department detailed in the Board Report prepared for this meeting.

Best regards,

A handwritten signature in black ink, appearing to read 'Daryl Huff' followed by a second signature, possibly 'Rhonda Huff'. The signature is written in a cursive, flowing style.

Daryl and Rhonda Huff