Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

Before the Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
SIGNAL HILL LLC (PLN250292)
RESOLUTION NO. 26-061
Resolution by the County of Monterey Chief of Planning:

1) Finding the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made; and
2) Approve a Combined Development Permit consisting of:
   1) Coastal Administrative Permit and Design Approval to allow construction of a 798 square foot attached Accessory Dwelling Unit and associated site improvements, including 220 square feet of porches and terraces and a lower-level unconditioned crawl space; and
   2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area; and
   3) Coastal Administrative Permit to allow development within 750 feet of a known archeological resource; and
   4) Coastal Development Permit to allow development on slopes in excess of 30 percent; and
   5) Coastal Development Permit to remove and relocate one Monterey Cypress tree.

[PLN250292, Signal Hill LLC, 1170 Signal Hill Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-261-007-000)]

The Signal Hill LLC application (PLN250292) came on for an administrative hearing before the Monterey County Chief of Planning on July 27, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – 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:
   - the 1982 Monterey County General Plan;
   - Del Monte Forest Land Use Plan;
   - Monterey County Coastal Implementation Plan Part 5;
   - Monterey County Zoning Ordinance (Title 20);

   Public comment submitted during the project review alleged that the project was inconsistent with the DMF LUP and the Board's direction regarding the allowable development footprint as it relates to the single-family dwelling, as well as other objections. These comments have been considered and the analysis of the project and conditions of approval have been conducted. Responses to the comments received can be found in Finding 1 evidence "n".

b) Allowed Use. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number: 008-261-007-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, with a 1.5 acres per unit density, Design Control overlay in the Coastal Zone [LDR/1.5-D(CZ)]. Title 20 section 20.14.040.W allows for the construction of an Accessory Dwelling Unit, subject to a Coastal Administrative Permit in each case. Further, Title 20 section 20.44 allows for such development, subject to a Design Approval Permit in each case. The project also includes development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA), which is nonexempt development and requires a Coastal Development Permit pursuant to Title 20 section 20.14.030. Additionally, a Coastal Administrative Permit is needed to allow the project's development within 750 feet of known archaeological resources. A Coastal Development Permit is required to allow development on slopes in excess of 30 percent, pursuant to Title 20 section 20.14.030. The project also includes relocation of one Monterey Cypress tree, to be relocated to the rear of the ADU and planted among existing healthy Monterey Cypress trees, and requires the granting of a Coastal Development Permit. Therefore, the project proposes allowed uses.

c) Lot Legality. The subject parcel is shown in its current configuration as Lot 35 on Block 151A, as seen on Surveyors Map of a portion of El Pescadero Rancho, Page 111 in Volume 3 of Surveys, recorded on October 18, 1926. Therefore, the County recognizes this property as a legal lot of record.

d) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood

character. The proposed project includes the construction of an attached 798-square-foot Accessory Dwelling Unit (ADU). Consistent with Chapter 20.44, the project includes colors and materials that are subordinate and help blend the development with the surrounding environment. Policy 47 of the Del Monte Forest LUP requires that views from designated public access areas and vista points, such as Highway 68 and 17-Mile Drive, and of ridgelines as seen from the public viewing areas identified in Figure 3, shall be protected as resources of public importance. Development within these areas that could adversely impact such views shall only be allowed where it protects, preserves, and, if feasible, enhances such scenic resources. The subject parcel is shown as being within the viewshed points from 17-Mile Drive, as indicated on Figure 3 of the DMF LUP. The project's staking and flagging can be seen briefly while driving past Fanshell Beach North-East on 17-Mile Drive, looking towards a bunker on Cypress Point Club Golf Course. Although the staking and flagging can be seen from a public viewshed point, consistent with Policy 47 the proposed ADU will have exterior colors and materials that match the previously approved residence (yet to be constructed) and will blend in with the approved residence, thereby not detracting from the public viewshed. The proposed ADU will have colors and materials consisting of light brown stucco, light brown stone cladding, flat gray gravel roofing, and black metal door and window frames. The exterior finishes are compatible with the surrounding environment and the proposed flat roof ensures that public views are protected, while the colors are consistent with the residential neighborhood character. These colors and materials will continue to help blend the proposed structure into the surrounding residential neighborhood, dune habitat, and vegetated environment.

Policy 48 of the DMF LUP requires that development within visually prominent settings be sited and designed to avoid blocking or having a significant adverse impact on significant public views. This Policy further requires that the construction of buildings and access roads should be sited to minimize tree removal and visually obtrusive grading. As delineated on the project plans, the location of the ADU is partially in a previously graded site within the hardscape footprint of the existing driveway. The proposed grading quantities to construct the ADU include 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. This grading is minimal and will not result in visually obtrusive grading conditions. The prepared Geotechnical Investigation (County of Monterey Library No. LIB240243) concluded that the property can be adequately developed with the proposed ADU on a structural slab supported on drilled pier foundations to provide a high degree of structural rigidity with minimal risk of settlement. The proposed location of the ADU additionally assures the development conforms with the required setbacks outlined in Title 20, while minimizing tree removal. The majority of the property will be restricted by a Conservation and Scenic Easement (CSE), as required by Policy 13 of the DMF LUP, leaving limited areas suitable for development of an

accessory structure. As designed and sited, the ADU will be adjacent to the previously approved residence (yet to be constructed), and structurally connected through a pergola/roof overhang between the residence and ADU. Within the footprint of the ADU is an existing Monterey Cypress tree that is a replacement tree related to the processing of the approved residence. Reconfiguring the footprint of the ADU would likely require further grading to take place, while relocating the ADU to the opposite side of the residence or the rear yard would likely impact visual resources or require further tree removal to take place. By siting the ADU in its proposed location, it will reduce the likelihood of blocking views by consolidating the property's development footprint to one area, while maintaining the required setbacks for such a structure. Further, the proposed location minimizes the need for further grading and limits tree removal/relocation to one Cypress.

Policy 52 of the DMF LUP requires that development within the viewshed of visually prominent settings, including those identified on Figure 3, shall include adequate setbacks from such settings and shall be sited and designed to minimize the need for tree removal and alterations to natural landforms. This Policy further states construction of new structures shall be designed and sited to harmonize with the natural setting and not be visually intrusive. Consistent with this Policy and Policy 53 of the LUP, the use of natural earth tone colors and materials such as light brown stucco and stone cladding helps blend the development into the dune habitat, while the flat roof ensures public views of the shoreline are not impacted. The project also partially utilizes the already developed driveway footprint to minimize further alterations to the natural landforms/contour of the property entrance. The structure is adequately set back from visually prominent settings to ensure visual protection.

Policy 54 of the LUP states that structures in a public view in scenic areas shall be required to utilize non-invasive native vegetation and topography to help provide visual compatibility and to provide screening from public viewing areas when such structures cannot be sited outside of public view. Through adoption of Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the applicant prepared a formal Restoration and Dune Habitat Restoration Plan. The prepared Restoration Plan includes planting of three replacement Monterey Cypress trees, monitoring the health of three pruned Monterey Cypress trees for a minimum of 5 years, and implementation of a Remnant Dune Restoration Plan for 1.63 acres of the 2.17-acre site. The Restoration Plan also includes: the eradication of non-native vegetation on the parcel, planting of appropriate native dune species, erosion control and sand stabilization, success criteria, and quarterly monitoring for a 3-year period. Consistent with Policy 54 of the LUP, all areas outside of the development footprint will have non-invasive species removed from the site and replaced with dune habitat-compatible species, to be approved

by the project Biologist. The entire site is visible from 17-Mile Drive and is heavily constrained by a CSE, thereby limiting the developable areas for an ADU. The proposed ADU is sited on the less-visible portion of the site (when accounting for the construction of the main residence). Further, the proposed tree relocation would help partially screen the ADU from 17-Mile Drive and make it more visually compatible with the area. As designed and conditioned, the project complies with Policy 54. Therefore, the project as designed and sited assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity of the Del Monte Forest.

e) Development Standards. Pursuant to Title 20 sections 20.62.030.D and 20.62.040.K, the required setbacks and height for accessory structures that are structurally connected to the main structure shall be subject to the same setback and height requirements as the main structure. As delineated on the project plans, the proposed ADU maintains a front setback of 30 feet, is setback 20 feet on either side, over 20 feet from the rear. The proposed ADU has a height of 16 feet from average natural grade. The property has a maximum allowable building site coverage of 15 percent and an allowable Floor Area Ratio (FAR) of 17.5 percent. The proposed development indicates a building site coverage of 5.076 percent and a floor area ratio of 8.826 percent, both of which comply with the allowable maximum coverages. Therefore, the proposed project complies with the applicable site development standards.

f) Cultural Resources. Monterey County Geographic Informational System (GIS) identifies the subject property as being in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.147.080, an Archaeological Report (County of Monterey Library No. LIB220289) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report stated that the project parcel contains light colored sandy soils, with no marine shell or cobbles detected. The report further concludes that the nearest site with a known archaeological resource is approximately 260 feet from the project parcel. Therefore, 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. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

g) Tree Removal. As indicated in the plans, the project includes removal and relocation of one Monterey Cypress tree. The tree is sited within the building footprint of the proposed ADU and is to be relocated to the rear of the ADU, in a location approved by the project arborist. Consistent with Section 20.147.050 of the Del Monte Forest Coastal Implementation Plan (CIP), a Coastal Development Permit has been applied for and granted in this case. Condition No. 5 ensures that removal and relocation take place after appropriate construction permits are issued, and Condition No. 4 ensures all existing nearby trees are

protected from inadvertent construction-related impacts. See Finding No. 8 and supporting evidence.

h) Environmentally Sensitive Habitat Area. Pursuant to Title 20 section 20.147.040, a Coastal Development Permit is required for development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA). In accordance with the DMF CIP, a Biological Resource Assessment and Supplemental Biological Resources Assessment were prepared (County of Monterey Library No. LIB100396). The site contains coastal sand dune habitat, which is protected by the LUP and CIP. Through adoption Board of Supervisors Resolution Nos. 25-334 and 23-237, the project site is required to record a Conservation and Scenic Easement (CSE) over those portions of the property that contain ESHA, as required by DMF LUP Policy 13. As designed and sited, the proposed ADU is primarily within the footprint of the existing driveway and is outside of the CSE boundary. The criteria to grant a Coastal Development Permit have been met in this case. See Finding No.7 and supporting evidence.

i) Development on Slopes in Excess of 30%. The proposed project involves consideration of a Coastal Development Permit to allow development on slopes in excess of 30%. As demonstrated in Finding No. 9 and supporting evidence, the proposed project complies with General Plan Policy 26.1.10 and Title 20, which prohibits development on slopes in excess of 30%, unless the Appropriate Authority finds that there is no feasible alternative or the development location better meets the resource protection goals and policies of the 1982 General Plan and Del Monte Forest Land Use Plan.

j) The project planner conducted a site inspection on May 7, 2026 to verify that the project on the subject parcel conforms to the plans listed above.

k) Public Access. As proposed and conditioned, the development is consistent with the applicable Public Access policies of the DMF CIP. See Finding No. 6 and supporting evidence.

l) Pescadero Watershed. The subject property is located within the Pescadero Watershed (Area of Drainage of Carmel Area A.S.B.S). DMF LUP Policy 77 states that new residential development within the Pescadero Watershed is limited to a maximum of 9,000 square feet of site coverage, including both structural and other impervious surface coverage. The proposed development increases the impervious coverage by 1,018.26 square feet, with a new total of 7, 356.26 square feet of impervious coverage for the parcel, and thus will be below the maximum allowed impervious coverage listed in DMF LUP Policy 77 and in CIP section 20.147.030. The proposed ADU consists of a 798-square-foot floor area. The proposed project also includes 220.63 square feet of porches, terrace, and stairs. Therefore, the proposed project complies with the maximum impervious coverage for the Pescadero Watershed.

m) Accessory Dwelling Unit. The proposed project involves consideration of a Coastal Administrative Permit to allow construction of an attached 798 square foot Accessory Dwelling Unit (ADU). This Coastal Development Permit was originally scheduled for consideration by the County of Monterey Planning Commission on July 8, 2026. However,

pursuant to CA Government Code section 66329, the action on this Coastal Development Permit application does not require a public hearing and therefore was pulled from the agenda, and for an ADU is being carried out within 60 days of deeming this application complete (as extended by the Applicant/Owner). This action is not appealable to the California Coastal Commission pursuant to CA Government Code section 66329. As demonstrated in Finding Nos. 1 and 10 and supporting evidence, the proposed project complies with Title 20 and DMF LUP.

n) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project includes a Design Approval application subject to a public hearing before the Planning Commission. The LUAC reviewed the project at a duly-noticed public meeting on May 7, 2026. The LUAC voted 5 to 0 in support of the project, with two members abstaining from the vote. The LUAC raised concerns about the design and massing of the exterior being too "blocky" due to the contiguous stucco, and whether the Board of Supervisors' (BOS) decision to limit the single-family dwelling to the footprint of the original residence applies to the construction of an accessory structure, such as an ADU. The applicant, in response to the design concerns, incorporated an additional window on the backside of the ADU to be more visually cohesive with the residence and the surrounding area. In regard to the previous decision from BOS, see subsequent evidence "o".

o) Public Comment. Staff received a public comment letter on July 6, 2026 raising issue on the square footage of the proposed ADU, the application status of the construction permits related to the residence, the position of the California Coastal Commission (CCC), the previous BOS decision as it pertains to the allowable impervious surface coverage and footprint limit of the replacement residence, the recordation status of the Conservation and Scenic Easement (CSE), and the development taking place on slopes exceeding 30 percent. Additionally, the letter states that further CEQA analysis is required, and that the project is inconsistent with the DMF LUP and Coastal Act.

As delineated on the plans, the proposed ADU has a livable area of 798 square feet, with a lower-level crawl space area that is unconditioned and has no internal circulation to the ADU. Additionally, the structure maintains a height of 16 feet as measured from average natural grade, is structurally attached to the main residence, and therefore complies with the maximum allowable height outlined in Title 20. The construction permit (25CP04088) related to the main residence is currently in 'applied' status, and will be issued after all necessary reviews are completed and conditions have been met. In regard to the previous decision from BOS, the decision considered only the development of the single-family dwelling and an attached two-car garage, and did not preclude future development of accessory structures, such as an ADU or guesthouse. The decision limited the footprint of the residence to the

existing development footprint from the previous residence, the Connell House. Therefore, the BOS's decision does not preclude the construction of an ADU that meets applicable County Code. Further, the proposed ADU is below 800 square feet and is considered a State Exempt ADU and thus cannot be denied unless there is evidence that the development would have an adverse impact on public health and safety. There is no indication that the California Coastal Commission staff has concerns regarding the current proposal, and any previous concerns have been addressed through project revisions. In response to the status of the CSE, the easement is in draft status and will be recorded prior to final inspection of the main residence, as required by the applicable condition of approval. The project requires 260 square feet of development on slopes to take place. As outlined in Finding 9 and supporting evidence, the project meets the criteria to grant a Coastal Development Permit, and the proposed location of the ADU is the most suitable on the property, as the remaining areas are within protected boundaries such as Dune Habitat Restoration areas or will be encompassed by CSE. As detailed in Finding No. 5 and supporting evidence, the project is consistent with Class 3 Categorical Exemption, and there is no substantial evidence demonstrating that any exceptions pursuant to section 15300.2 can be made in this case. Therefore, all matters raised in the public comment letter have been addressed, and the Chief of Planning finds that there is no evidence demonstrating that the project is inconsistent with applicable County Code.

p) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community Services District, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the California Coastal Commission. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Biological Resources, Forest Resources, Archaeological Resources, and Soil/Slope Stability, etc. The following reports have been prepared:

- "Preliminary Cultural Resources Reconnaissance of Assessor's Parcel 008-261-007-000" (County of Monterey Library No. LIB220289) prepared by Susan Morley, Marina, CA, May 1, 2015.
- "Geotechnical Investigation" (County of Monterey Library No. LIB240243) prepared by Grant Foster, Campbell, CA, September 11, 2024.
- "Biological Resource Assessment" (County of Monterey Library No. LIB100396) prepared by Michael Zander, San Rafael, CA, June 8, 2010.

- "Signal Hill ADU Arborist Letter" prepared by Andrew Tope, Pacific Grove, June 17, 2026.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on May 7, 2026 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, HCD- Engineering Services, Environmental Health Bureau, HCD - Environmental Services, and California Coastal Commission. The respective agencies have recommended conditions, 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) Necessary public facilities are available to the subject parcels. The proposed ADU will be served by public utilities in Pebble Beach. The wastewater will be treated by Carmel Area Wastewater District (CAWD) and the property has an active connection to California American Water (Cal-Am) for domestic water service.

c) Staff conducted a site inspection on May 7, 2026 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on May 7, 2026 and researched County records to assess if any violations exist on the subject property.

c) There are no known violations on the subject parcel.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

5. **FINDING:** **CEQA (Exempt): -** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project includes construction of a structurally attached 798 square foot Accessory Dwelling Unit.

b) No adverse environmental effects were identified during staff review of the development application during a site visit on May 7, 2026.

c) The project, as proposed, would not result in impacts on an environmental resource, any scenic highways, or historical resources (cultural or structural), and this site is not a hazardous waste site. The proposed location is outside of the CSE boundary and the dune habitat restoration area. The property is not along a scenic highway; however, it is in an area identified on Figure 3 of DMF LUP as being a public viewshed corridor. The project's staking and flagging can be seen briefly while driving past Fanshell Beach driving North-East on 17-Mile Drive. Although the staking and flagging can be seen from a public viewshed point, the proposed ADU will have exterior colors and materials that match the previously approved residence (yet to be constructed). The exterior finishes are earth-tone colors that are compatible with the surrounding environment, while the proposed flat roof ensures that public views are protected. These colors and materials will continue to help blend the proposed structure into the surrounding residential neighborhood, dune habitat, and vegetated environment. Therefore, the project would damage scenic resources, including but not limited to trees, historic buildings (see below), rock outcroppings, or similar resources, as the property is not visible from a scenic highway.

There will be no impact on historic resources (structural or cultural). While the subject property is within 750 feet of known archaeological resources, the prepared archaeological report (County of Monterey Library No. LIB220289) does not indicate any resources present through the pedestrian surveys and soil testing that have taken place. The report concludes that the proposed project will have no effect on cultural or archaeological resources and does not recommend that further studies be conducted. Condition No. 3 has been added to assure the protection of cultural and archaeological resources and to reduce any potential impacts as a result of construction and ground disturbance activities. The property's "Connell house" was listed on the National Register of Historic Places and was automatically added to the State Historic Landmark Register on June 13, 2014. However, through Board of Supervisors Resolution NO. 23-237, this residence was approved for demolition and the construction of a replacement residence. The proposed ADU will not impact historic

resources (structural) as none will exist with the implementation of Resolution No. 23-237.

There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

Although the project has been sited and conditioned to ensure less than significant impacts on sensitive biological resources occur, the project's location in or near a particularly sensitive environment (CEQA Guidelines section 15300.2(a)) does not bar the project from qualifying for a Class 3 exemption. The proposed location of the ADU primarily utilizes the existing hardscaped area from the existing driveway to minimize grading and remains outside of the CSE boundaries. Relocation of one Monterey Cypress tree will not result in an adverse environmental impact or significant long-term impacts and will enhance the health of the tree. No evidence of significant adverse environmental effects or cumulative effects was identified during the staff's review of the development application.

d) Staff conducted a site inspection on May 7, 2026 to verify that the site and proposed project meet the criteria for an exemption.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

6. **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 the Local Coastal Program (LCP), and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Del Monte Forest Coastal Implementation Plan section 20.147.130 can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) Although the subject property is shown in Figure 3, Visual Resources, of the Del Monte Forest LUP, the project site does not block ocean views or significantly degrade the public viewshed and therefore does not require visual access. The property is also not located in an area that requires physical public access (Figure 8, Major Public Access and Recreational Facilities, Del Monte Forest Land Use Plan).

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

7. **FINDING:** **ENVIRONMENTALLY SENSITIVE HABITAT:** The subject project avoids all impacts on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan (LUP) and Title 20.

EVIDENCE:

a) The project includes development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Del Monte Forest LUP and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit has been applied to the project.

b) Del Monte Forest LUP Policy 12 requires that, where any development is proposed and is located in or near documented locations of environmentally sensitive habitat areas, a biological report and/or field surveys and impact analysis shall be required to determine the habitat locations and mitigation measures to ensure protection of any sensitive species or habitat present. A Biological report was prepared (County of Monterey Library No. LIB100396), and the project biologist surveyed the entire property on two separate occasions. The prepared biological report reviewed the property to determine whether it contained special status plant species and special status animal species. There are four general overlapping and integrated vegetation types on the property, consisting of: European grass dominant, iceplant dominant, sparsely vegetated open sand, and mixed coastal dune scrub. The European beach grass covers large parts of the parcel, primarily on the slopes west of the residence, while the Iceplant-dominated areas are mostly downslope of the residence, towards the westerly borders of the parcel. According to the prepared Biological Report, both surveys yielded no results for either special status plants or animal species on the subject parcel. Although coast buckwheat occurs on the site, there was no evidence of the presence of Smith's Blue Butterfly on the property. The biologist did not find any special status dune plants during spring surveys over two consecutive years; however, the site is known to contain dune habitat. Policy 17 of the DMF LUP states that remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill near the former Spyglass Quarry, and adjacent to 17-Mile Drive in the Spyglass Cypress planning area, shall be preserved through open space conservation and scenic easements conveyed to the Del Monte Forest Foundation, as provided by Policy 13, and as part of the approval of any development in adjacent areas. As delineated on the project plans, the proposed ADU is currently sited primarily in the existing hardscaped driveway. Through adoption of Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the Applicant/Owner is required to convey a Conservation and Scenic Easement (CSE) over those portions of the property that contain ESHA, including all remnant native sand dune and restored habitat, as required by DMF LUP Policies 13 and 17. Although the required CSE has yet to be recorded, the proposed ADU is not in an area that contains remnant native sand dune and restored habitat and therefore is not in an area that is subject to the CSE requirement. Accordingly, carrying out this project will not conflict with Policy 17 or 13. Although there is potential for California legless lizards

and coast horned lizards to occur on the site, as noted in the prepared biological report, significant disruption of habitat for these species is not likely to occur as a result of site grading and construction of the proposed ADU.

c) Consistent with Policy 8 of the DMF LUP, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and land uses and development adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the habitat area. As delineated on the project plans, the footprint for the proposed ADU is contained primarily within the footprint of the existing driveway and extends approximately 20 feet beyond already hardscaped areas. The portions requiring grading extending beyond the driveway footprint are outside both the CSE and the Dune Habitat Restoration Areas. Through adoption of Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the areas on the property containing ESHA will have enhanced habitat values with implementation of the Restoration Plan.

d) Pursuant to Policy 13 of the DMF LUP, environmentally sensitive habitat areas shall be protected through deed restrictions or permanent open space conservation and scenic easements granted to the Del Monte Forest Foundation. Consistent with the above-mentioned Policy and Policy 17 of the LUP, Condition of Approval No. 9 associated with the construction of the residence (PLN240077) requires the applicant to permanently protect areas containing ESHA through establishing a Conservation Scenic Easement to be granted to the Del Monte Forest Foundation. The easement (as currently drafted) encompasses a 1.67-acre area on the property as it relates to the dune scrub restoration area. Further, Policy 14 of the LUP requires that native vegetation removal and land disturbance (grading, excavation, paving) shall be restricted to the minimum necessary amount to accommodate reasonable development. Development adjacent to these areas shall be sited and designed to prevent impacts that would significantly degrade those nearby areas and shall be compatible with the continuance of those habitat areas. As delineated on the project plans, the grading quantities include 10 cubic yards of cut and 60 cubic yards of fill. The proposed location of the ADU primarily utilizes the existing hardscaped area from the existing driveway to minimize grading, and remains outside of the CSE boundaries. Additionally, consistent with Policy 15 of the LUP, the applicant prepared a formal Restoration and Dune Habitat Restoration Plan (Board of Supervisors Resolution No. 12-033 and Resolution No. 14-012). The prepared Restoration Plan includes planting of three replacement Monterey Cypress trees, monitoring the health of three pruned Monterey Cypress trees for a minimum of 5 years, and implementation of a Remnant Dune Restoration Plan for 1.63 acres of the 2.17-acre site. The proposed ADU does not require additional restoration of dune habitat or other ESHA, as there will be no impacts. All soils disturbed by this project will be replanted with native plant species.

e) Additionally, Condition No. 4 requires trees located adjacent to the construction envelope to be protected from inadvertent construction damage with the use of temporary tree protection fencing. Therefore, as sited and designed, and with implementation of the conditions previously described, the proposed project would be consistent with regulations for the development adjacent to environmentally sensitive habitats (Del Monte Forest LUP Policy 14) and would have no impact on ESHA, and would result in enhanced ESHA habitat values.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

8. **FINDING:** **TREE REMOVAL-** The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

EVIDENCE:

a) As delineated on the project plans, one existing Monterey Cypress tree is within the building footprint of the proposed ADU. The subject tree is proposed for removal and relocation to the rear of the ADU, to a location approved by the project arborist. The tree proposed for removal was planted on-site in 2011 to mitigate one of two previous tree removals, which were authorized under PLN100418. Therefore, although this tree is planted, it is protected by the DMF LUP as it is a replacement/mitigation tree.

DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit. Those findings have been met in this case.

A 10-inch cypress tree is located adjacent to the previously approved residence’s driveway. The ADU is proposed to be directly adjacent to this driveway and, therefore, will impact this tree. As described above, this tree was planted to mitigate the previous tree removal on-site. The replanting has yet to be successful, as the tree has been replanted 2-3 times due to wind exposure and soil conditions that led to a fungal pathogen. However, the arborist has confirmed that the soil conditions are no longer a reason for survivability, but wind exposure does continue to limit appropriate relocation sites. The project Arborist has determined that the tree proposed for removal, when considering its size, age, health, and overall condition, is suitable for relocation. The proposed transplanting location site (rear of the ADU) provides greater protection from prevailing winds than the tree's existing location, which would be beneficial to the tree's long-term health and establishment. If the project were to reconfigure the footprint of the ADU, new trees would be impacted as a result due to the property having an existing mixed woodland on the subject parcel. Additionally, the proposed location of the ADU assures the development conforms with the required setbacks outlined in Title 20, while minimizing tree removal.

b) Policy 35 of the DMF LUP requires that development, including driveways and parking areas, shall be sited and designed to minimize the removal of trees, especially trees that contribute to the visual character of public view corridors. The majority of the property will

contain a Conservation and Scenic Easement (CSE), as required by Policy 13 of the DMF LUP, leaving limited areas suitable for development of an accessory structure. As designed and sited, the ADU is adjacent to the previously approved residence (yet to be constructed), structurally connected through a pergola between the residence and ADU. Consistent with the above-mentioned Policy, the existing Monterey Cypress within the building footprint of the ADU is to be relocated towards the rear of the ADU, in a location approved by the project arborist. Reconfiguring the footprint of the ADU to avoid this tree would likely require further grading to take place, while relocating the ADU to the opposite side of the residence or the rear yard would likely impact visual resources or require further tree removal to take place. By siting the ADU in its proposed location, it will reduce the likelihood of blocking views by consolidating the property's development footprint to one area. Therefore, the proposed tree removal meets the minimum necessary to construct the ADU.

c) Policy 33 of the DMF LUP requires that siting and design shall be required to minimize the removal of trees and understory vegetation and damage to soil resources. Additionally, it states that retained trees in close proximity shall be protected in place to reduce impacts from inadvertent damage related to construction through the use of installing protective materials prior to construction. Tree removal has been minimized to one Cypress. Condition No. 4 requires that trees located adjacent to the construction envelope shall be protected from inadvertent construction damage with the use of temporary tree protection fencing.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

9. **FINDING:** **SLOPES IN EXCESS OF 30 PERCENT –** The proposed development on slopes in excess of 30% better achieves the goals, policies, and objectives of the Monterey County General Plan and Del Monte Forest Land Use Plan and the Monterey

EVIDENCE: a) Pursuant to Title 20 section 20.64.230, development on slopes exceeding 30 percent is allowed subject to the granting of a Costal Development Permit if there are no feasible alternatives that would allow development to occur on slopes less than 30 percent or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed project involves development on slopes, and the criteria to grant the Coastal Development Permit have been met.

b) The project involves 260 square feet of development on slopes in excess of 30%. Any other location of an 800-square-foot ADU would either impact forest resources, be more visually prominent from 17 Mile Drive, or require additional development on slopes. Given the site's constraints, the proposed location balances the requirements of the DMF LUP by minimizing disturbance to natural landforms, minimizing tree removal, avoiding ESHA, and minimizing visual impacts. Therefore, the project as sited and designed better achieves

the goals, policies, and objectives of the County of Monterey General Plan and Del Monte Forest Land Use Plan.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

10. **FINDING:** **ACCESSORY DWELLING UNIT –** The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

EVIDENCE:

a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of an attached 798 square-foot ADU that includes independent living facilities as shown in the attached plans.

b) The ADU complies with the maximum allowed floor area of 1,200 square feet and will be the first ADU on the subject property. The ADU is sited approximately 10 feet north of the proposed single-family dwelling and meets all required setback standards (see Finding 2, Evidence "f").

c) The ADU meets the required site development standards and design criteria as defined in Title 20 section 20.64.030 and Chapter 20.44 (See Finding 2, evidence "d,e")

d) Pursuant to Appendix 15 of the Monterey County Coastal Implementation Plan, no off-street parking is required for ADU's on the subject property.

e) Necessary public facilities are available to the subject parcels. The proposed ADU will be served by public utilities in Pebble Beach. The wastewater is treated by Carmel Area Wastewater District (CAWD) and the property has an active connection to California American Water (Cal-Am) for domestic water service.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

11. **FINDING:** **APPEALABILITY -** The decision on this project is appealable to the Board of Supervisors.

EVIDENCE:

a) Board of Supervisors. 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) California Coastal Commission. Pursuant to Government Code section 66329, this Coastal Development Permit application for an ADU is not appealable to the California Coastal Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of:
    1) Coastal Administrative Permit and Design Approval to allow construction of a 798 square foot attached Accessory Dwelling Unit and associated site improvements, including 220 square feet of porches and terraces and a lower-level unconditioned crawl space; and
    2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area; and
    3) Coastal Administrative Permit to allow development within 750 feet of a known archeological resource; and
    4) Coastal Development Permit to allow development on slopes in excess of 30 percent; and
    5) Coastal Development Permit to remove and relocate one Monterey Cypress tree.

PASSED AND ADOPTED this 27th day of July 2026:

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION.

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 Department office in Salinas.

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

County of Monterey HCD Planning

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

PLN250292

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250292) allows for construction of a detached 798 square foot Accessory Dwelling Unit, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), 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 HCD - 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Number 008-261-007-000 on July 27, 2026. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

Responsible Department: 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 HCD - 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.
(HCD - 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 HCD - 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.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: 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 HCD - 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. (HCD - 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 HCD - 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 HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD011(A) - TREE REMOVAL

Responsible Department: 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. (HCD-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.

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: 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. Fee schedule can be found here: https://www.tamcmonterey.org/files/53eb01ba3/2025-0701-Fee_Implementation_Worksheet.xlsx

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.

7. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: 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. The fee schedule can be found here:
https://www.countyofmonterey.gov/home/showpublisheddocument/138985/638884451861730000

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.

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

Responsible Department: 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 HCD - Planning, prior to the issuance of building permits.
(HCD - 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 HCD - 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. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall relocate one Monterey Cypress tree approved for relocation as shown in the rear of the proposed structure in the approved plans for the project.
A qualified Arborist shall be included in a preconstruction meeting and oversee the relocation of the tree as shown in the approved plans and the replanting of the replacement tree. The arborist shall require additional tree planting due to tree failure or to make up for lost canopy to screen the development. The replacement tree shall be Monterey cypress, 36-inch box size or larger. The trees may only be removed with the approval of a Coastal Development Permit. Monitoring for survival and vigor shall be implemented for a total of 5 years. This includes quarterly monitoring of the replacement trees by a Certified Arborist for 3 years and annual monitoring for minimum of 5 years, with replanting from Pebble Beach area Cypress stock, as needed. The applicant or applicant's representative shall implement the arborist recommendation(s) within one month of receiving the recommendation. If any relocated trees die, the applicant shall replace the tree(s) at standard County tree replacement ratios. Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: A qualified Arborist shall be included in a preconstruction meeting. Applicant/Owner shall submit to HCD-Planning for review and approval a sign-in sheet from the preconstruction meeting that includes names and company information.

Prior to construction permit issuance, Applicant/Owner shall submit to HCD-Planning for review and approval a contract Scope of Work with a qualified Arborist that includes the requirements of this condition.

Qualified Arborist shall oversee and report on tree relocation activities, including photographs of the relocation of the trees. As evidence that this has been completed, Applicant/Owner shall submit an "as planted" plan prepared by the project arborist showing the location of the replacement trees, protective measures that have been installed, species, size and any irrigation/hand watering plan.
Qualified Arborist shall perform a monitoring program including at a minimum:
1) Quarterly monitoring inspections by qualified Arborist of all relocated/planted trees for a minimum of 3 years and annual inspections for a minimum of 2 additional years (total of 5 years monitoring).
2) A report by the arborist documenting the findings of each inspection shall be submitted to HCD-Planning for review and approval within one month of each inspection. The first quarterly inspection report for monitoring of trees is due 4 months after the relocation planting of the trees.
Should the monitoring reports conclude that replanting shall be required, replacement tree(s) from Pebble Beach Cypress tree stock shall be planted within the same general location as the tree(s) that failed. The applicant or applicant's representative shall implement the arborist recommendation(s) within one month of receiving the recommendation.

SITE PLAN SCALE. 1/16"=1'-0"

0 10 20 40 80

LEGAL DESCRIPTION:

SUBDIVISION:	EL PESCADERO RHO
PLANNING AREA:	GREATER MONTEREY PENINSULA
AREA PLAN:	DEL MONTE FOREST LAND USE PLAN
COUNTY FILE NUMBER:	PLN100338L
ADDRESS:	1170 SIGNAL HILL DRIVE PEBBLE BEACH, CA 93953
ACCESSOR'S PARCEL No.:	008-267-007
LOT No.:	35
ZONING:	LDR/1.5-D (C2)
USE:	SINGLE FAMILY RESIDENTIAL

LOT COVERAGE

LOT SIZE: 2,165 Acres - (94,307 s.f.)

IMPERVIOUS LOT COVERAGE:

FLOOR AREA	797.63 s.f.
PORCH, TERRACE & STAIRS	220.63 s.f.
TOTAL	1,018.26 s.f.

FLOOR AREA

MAXIMUM ALLOWABLE FLOOR AREA = 1,200 s.f.

PROPOSED FLOOR AREA:

FIRST FLOOR	797.63 s.f.
TOTAL FLOOR AREA:	797.63 s.f.

BUILDING HEIGHT

MAXIMUM ALLOWABLE HEIGHT - (LDR/1.5D.): 16 FEET

HEIGHT CALCULATION

HIGH POINT OF NATURAL GRADE:	111.00'
LOW POINT OF NATURAL GRADE:	104.00'
DIFERENCIAL:	7.00'

AVERAGE GRADE: 7.00'/2 = 3.5' + 104.0' = 107.50'

ACTUAL HEIGHT ELEVATION: 107.50' + 16 ' = 123.50'

TREE RELOCATION

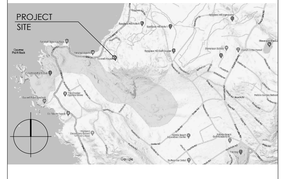
1 SMALL TREE TO BE RELOCATED

GRADING CUT/FILL (see civil drawings)

CUT	10 CY
FILL	60 CY
IMPORT	50 CY

REQUIRED PARKING

REQUIRED PARKING SPOTS FOR ADU:	1 CAR
PARKING SPOTS PROVIDED:	1 CAR



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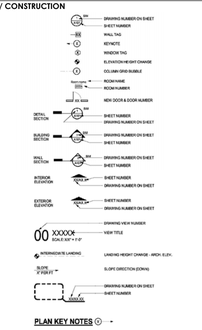
GRADES.

- DIMENSION IN FEET.
- LEVELS IN FEET.
- NO DIMENSIONS WILL BE TAKEN TO THE SCALE OF THIS PLANE.
- THE DIMENSIONS ARE TO FINISHING CLOTHES.
- THE DATES AND SUBSEQUENT REVISIONS OF EACH MUST BE CONSULTED FLAT.
- THIS DRAWING MUST BE VERIFIED WITH THE CORRESPONDING INSTALLATIONS AND STRUCTURAL. ANY DISCREPANCIES SHOULD CONSULT WITH THE CONSTRUCTION MANAGEMENT.
- THE CONTRACTOR WILL RECTIFY AT THE SITE OF THE WORK, BEFORE EXECUTING, THE DIMENSIONS AND LEVELS INDICATED IN THIS DRAWING, MUST SUBJECT TO THE DIRECTION OF THE WORK ANY DIFFERENCE THERE MAY BE, AS WELL AS THE INTERPRETATION OF THIS DRAWING BY THE CONTRACTOR HIMSELF.
- THIS DRAWING NULLIFIES ANY DRAWING PRIOR TO THIS DATE.
- ALL FINISHES INDICATED IN THIS DRAWING MUST BE EXECUTED IN ACCORDANCE ACCORDING TO THE CORRESPONDING SPECIFICATIONS.
- THIS DRAW SHOULD BE READ ALONG WITH THE SPECIFICATIONS CORRESPONDING TO EACH SPECIALTY.

GENERAL/ CONSTRUCTION



REVISIONS

NO.	DESCRIPTION	DATE

LOCATION

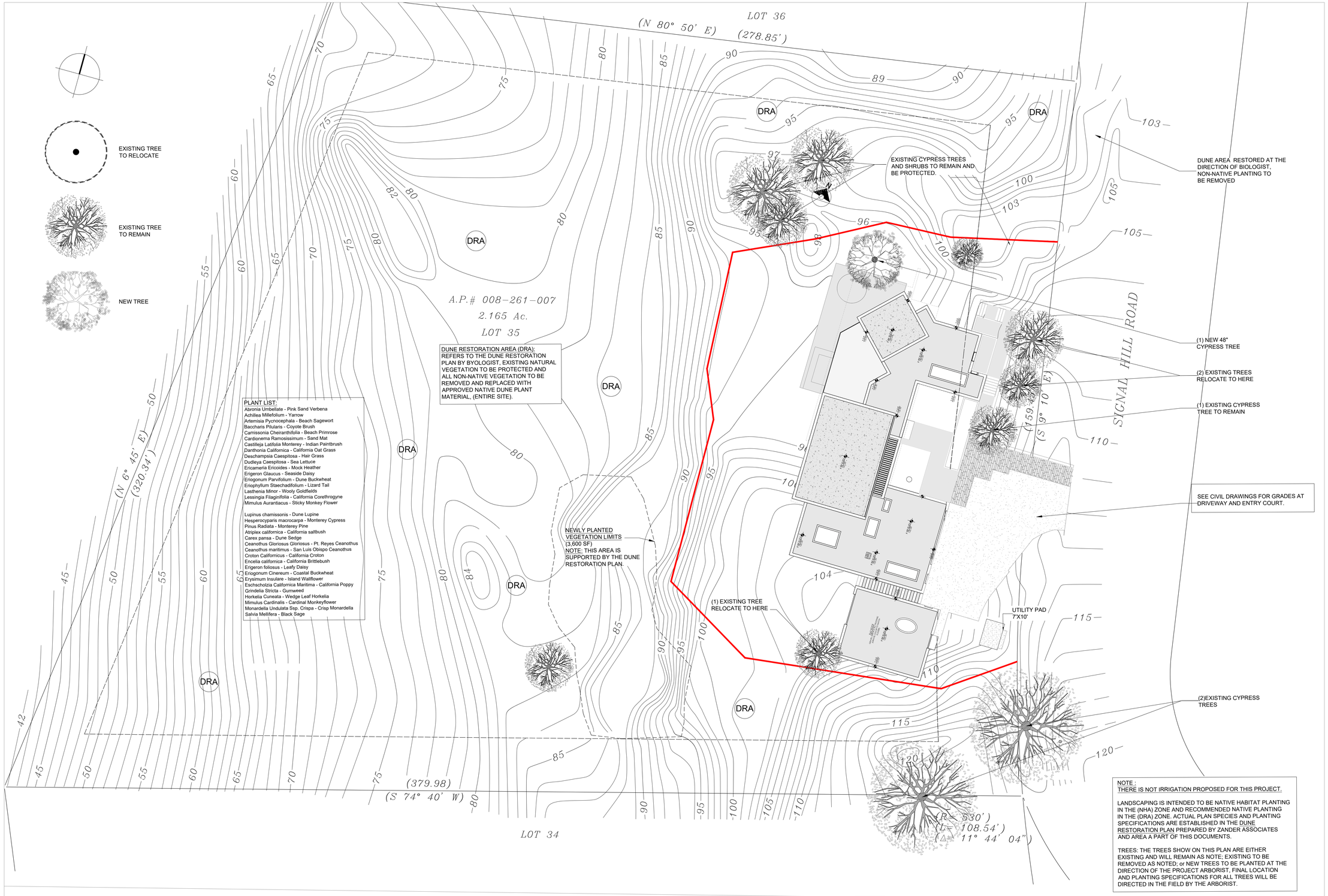
MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

SITE PLAN

SCALE	DATE
1/16"=1'-0"	5/13/26

A.00.01 ADU SITE PLAN



NOTE :
THERE IS NOT IRRIGATION PROPOSED FOR THIS PROJECT.

LANDSCAPING IS INTENDED TO BE NATIVE HABITAT PLANTING IN THE (NHA) ZONE AND RECOMMENDED NATIVE PLANTING IN THE (DRA) ZONE. ACTUAL PLAN SPECIES AND PLANTING SPECIFICATIONS ARE ESTABLISHED IN THE DUNE RESTORATION PLAN PREPARED BY ZANDER ASSOCIATES AND AREA A PART OF THIS DOCUMENTS.

TREES: THE TREES SHOW ON THIS PLAN ARE EITHER EXISTING AND WILL REMAIN AS NOTE; EXISTING TO BE REMOVED AS NOTED; or NEW TREES TO BE PLANTED AT THE DIRECTION OF THE PROJECT ARBORIST, FINAL LOCATION AND PLANTING SPECIFICATIONS FOR ALL TREES WILL BE DIRECTED IN THE FIELD BY THE ARBORIST.

LANDSCAPE PLAN SCALE. 1/16"=1'-0"

0 10 20 40 80

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MIGUEL ALMARAZ
MIGUEL ALATRISTE

PALACIO DE VERSALLES 285-A MEXICO D.F.
C.P. 11020
TEL +52 (55)52 51 96 98
www.legorretalegorreta.com

GRADES.

- DIMENSION IN FEET.
- LEVELS IN FEET.
- NO DIMENSIONS WILL BE TAKEN TO THE SCALE OF THIS PLANE.
- THE DIMENSIONS ARE TO FINISHING CLOTHES.
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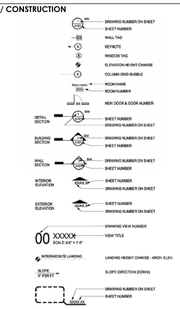
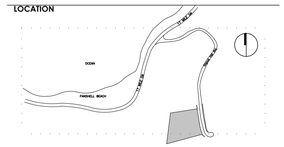
GENERAL/ CONSTRUCTION



REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

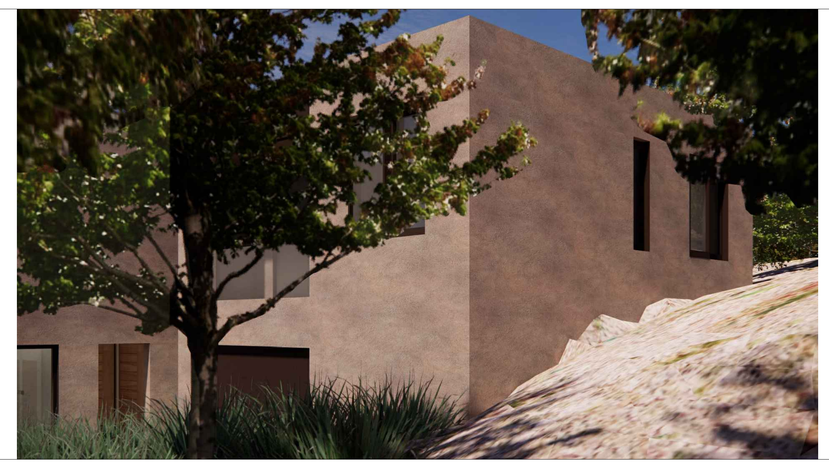
LANDSCAPE PLAN

SCALE	DATE
1/16"=1'-0"	5/13/26

A.00.02 ADU LANDSCAPE PLAN

EAST VIEW

WEST VIEW



SOUTH VIEW

SIGNAL HILL VIEW

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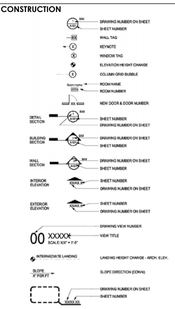
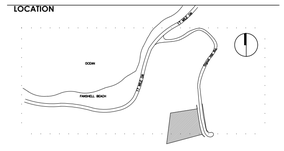


PLAN KEY NOTES ⊙ →

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



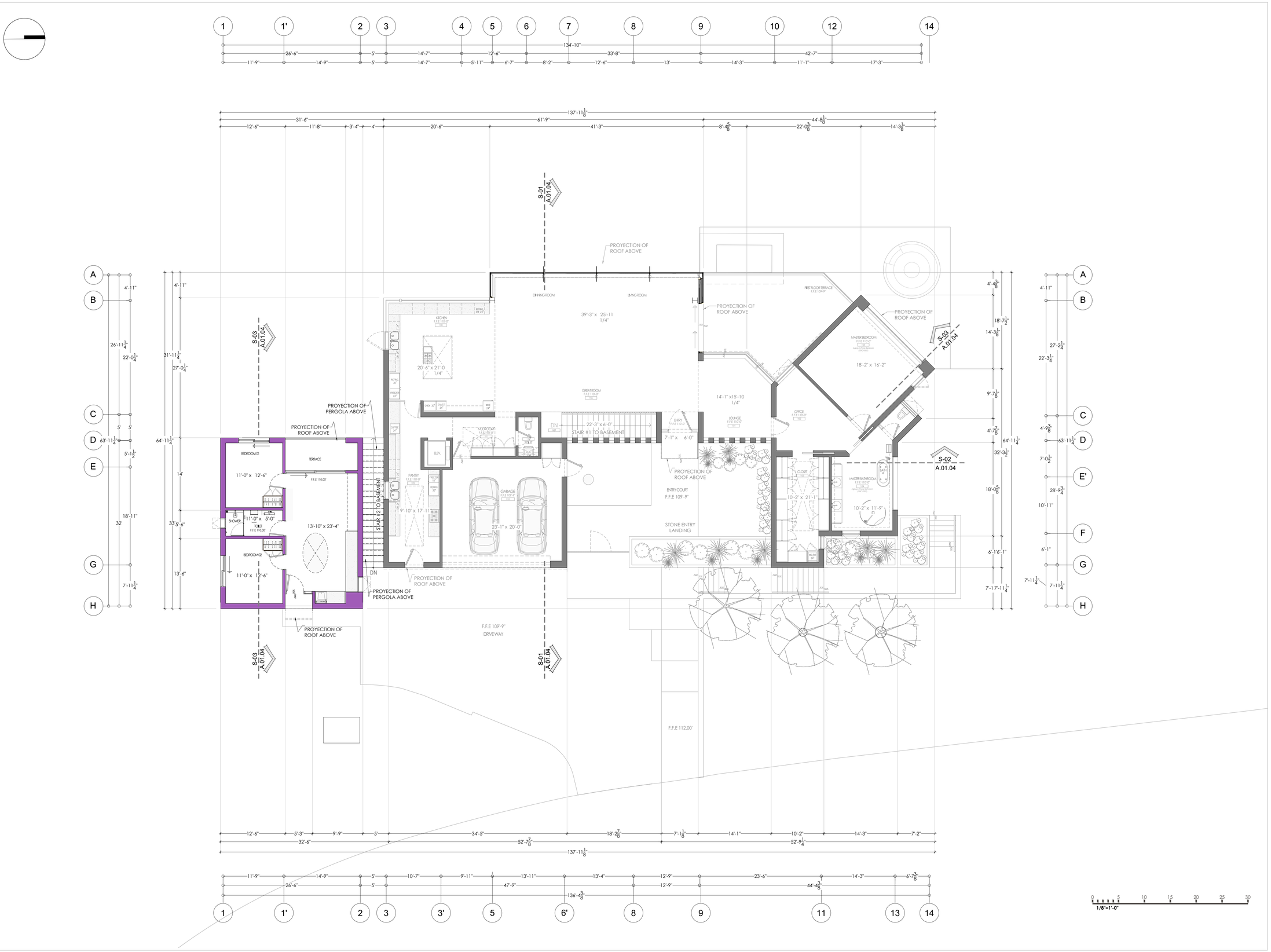
MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

PROPOSED ADU

SCALE	DATE
1/12" = 1'-0"	5/13/26

A.00.03 ADU RENDERS



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GENERAL/ CONSTRUCTION

DRAWING NUMBER ON SHEET
SHEET NUMBER
WALL TAG
KEYNOTE
WINDOW TAG
ELEVATION HEIGHT CHANGE
COLUMN GRID BUBBLE
ROOM NAME
ROOM NUMBER
NEW DOOR & DOOR NUMBER
DETAIL SECTION — SHEET NUMBER / DRAWING NUMBER ON SHEET
BUILDING SECTION — DRAWING NUMBER ON SHEET / SHEET NUMBER
WALL SECTION — DRAWING NUMBER ON SHEET / SHEET NUMBER
INTERIOR ELEVATION — SHEET NUMBER / DRAWING NUMBER ON SHEET
EXTERIOR ELEVATION — SHEET NUMBER / DRAWING NUMBER ON SHEET
DRAWING VIEW NUMBER
00 XXXXX SCALE: 0.00" = 1'-0" — VIEW TITLE
INTERMEDIATE LANDING — LANDING HEIGHT CHANGE - ARCH. ELEV.
SLOPE 3" PER FT — SLOPE DIRECTION (CENTAG)
DRAWING NUMBER ON SHEET / SHEET NUMBER

PLAN KEY NOTES ⓚ →

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION

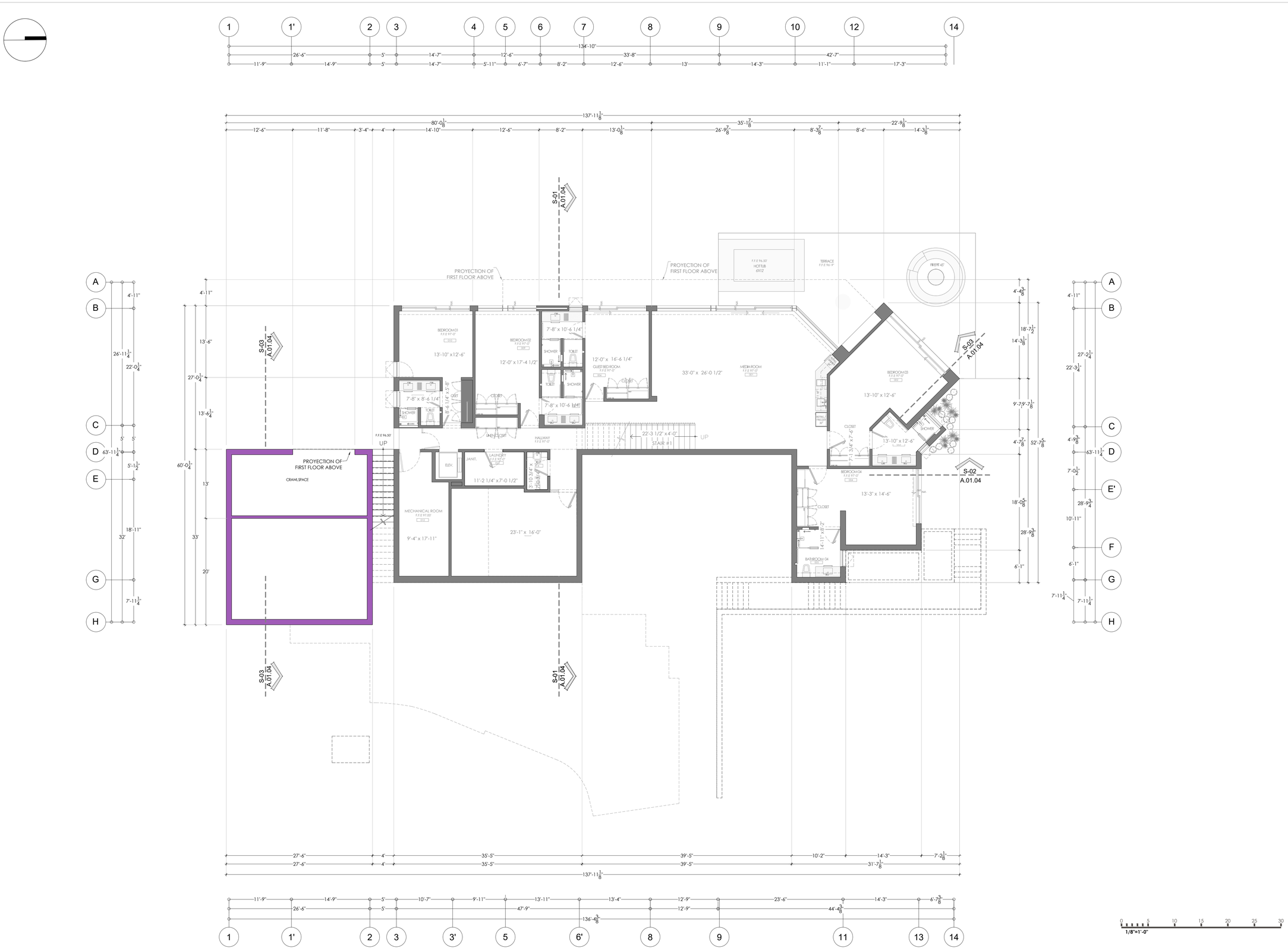
MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

ARCHITECTURAL PLAN
FIRST FLOOR

SCALE	DATE
1/8"=1'-0"	5/13/26

A.01.01 ADU FIRST FLOOR



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SHEET NUMBER
WALL TAG
KEYNOTE
WINDOW TAG
ELEVATION HEIGHT CHANGE
COLUMN GRID BUBBLE
ROOM NAME
ROOM NUMBER
NEW DOOR & DOOR NUMBER
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WALL SECTION — DRAWING NUMBER ON SHEET / SHEET NUMBER
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DRAWING VIEW NUMBER
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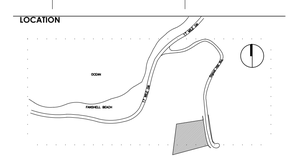
INTERMEDIATE LANDING — LANDING HEIGHT CHANGE - ARCH. ELEV.
SLOPE 2" PER FT — SLOPE DIRECTION (CENTA)
DRAWING NUMBER ON SHEET / SHEET NUMBER

PLAN KEY NOTES

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



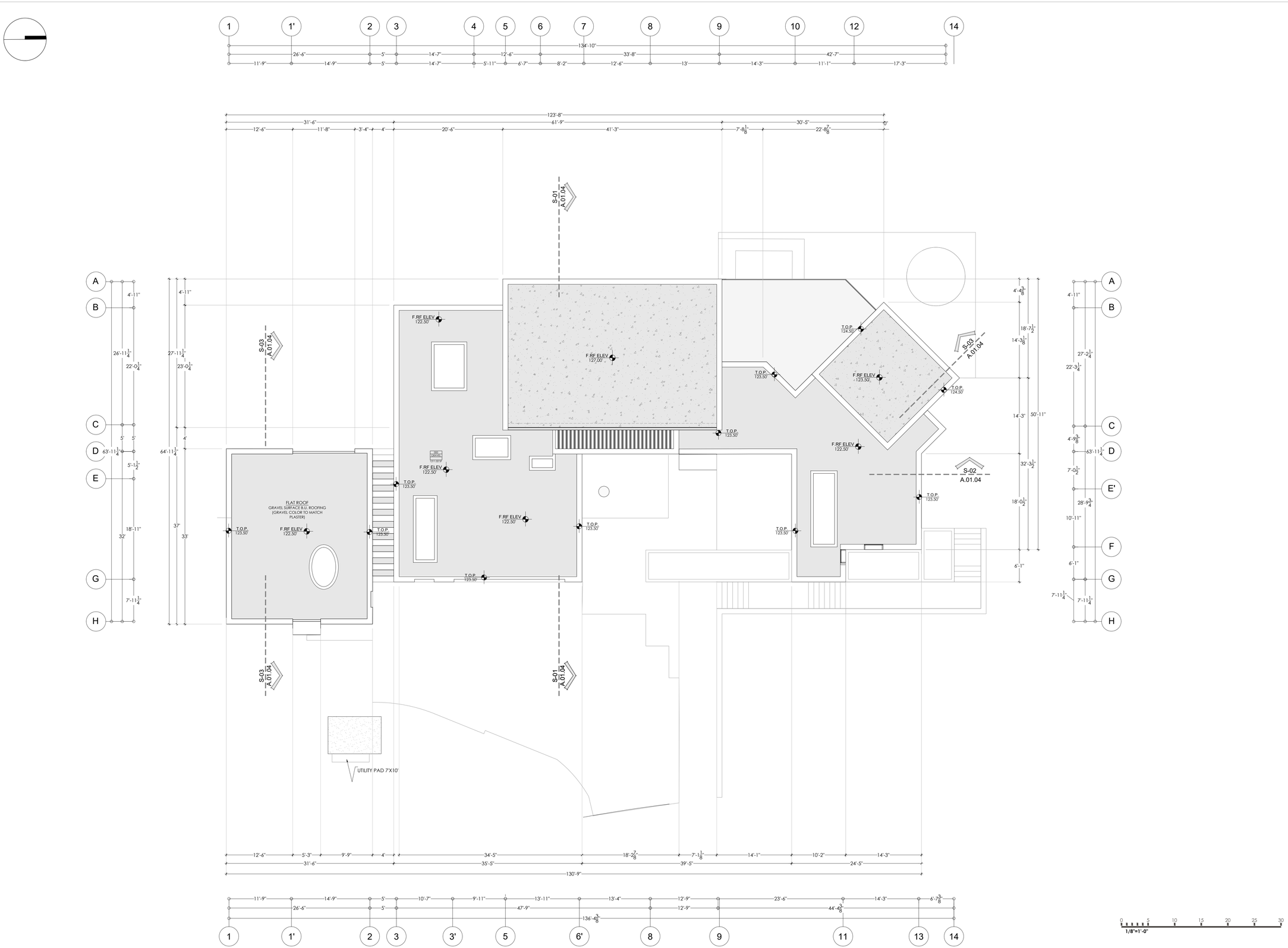
MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

ARCHITECTURAL PLAN
BASEMENT FLOOR

SCALE	DATE
1/8"=1'-0"	5/13/26

A.01.02 ADU BASEMENT FLOOR



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GENERAL/ CONSTRUCTION

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SHEET NUMBER
WALL TAG
KEYNOTE
WINDOW TAG
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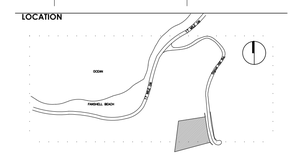
COLUMN GRID BUBBLE
ROOM NAME
ROOM NUMBER
NEW DOOR & DOOR NUMBER
DETAIL SECTION — SHEET NUMBER / DRAWING NUMBER ON SHEET
BUILDING SECTION — DRAWING NUMBER ON SHEET / SHEET NUMBER
WALL SECTION — DRAWING NUMBER ON SHEET / SHEET NUMBER
INTERIOR ELEVATION — SHEET NUMBER / DRAWING NUMBER ON SHEET
EXTERIOR ELEVATION — SHEET NUMBER / DRAWING NUMBER ON SHEET
00 XXXXX SCALE 3/32" = 1'-0" — DRAWING VIEW NUMBER / VIEW TITLE
INTERMEDIATE LANDING — LANDING HEIGHT CHANGE , ARCH. ELEV.
SLOPE IF FLAT IT — SLOPE DIRECTION (CENTA)
DRAWING NUMBER ON SHEET / SHEET NUMBER

PLAN KEY NOTES ① →

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
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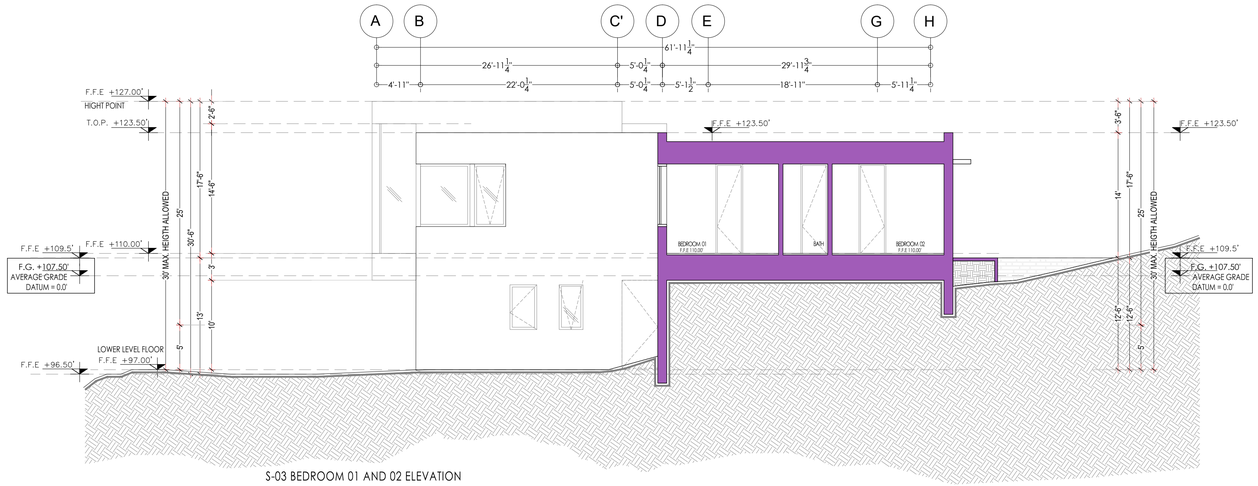
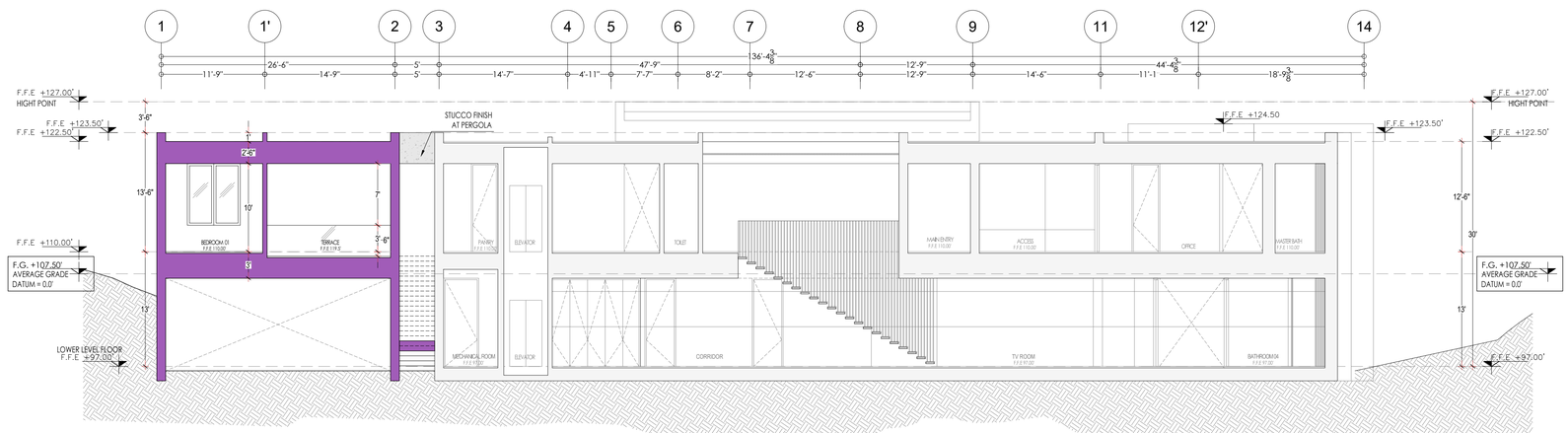
ARCHITECTURAL PLAN
ROOF PLAN

SCALE	DATE
1/8"=1'-0"	5/13/26

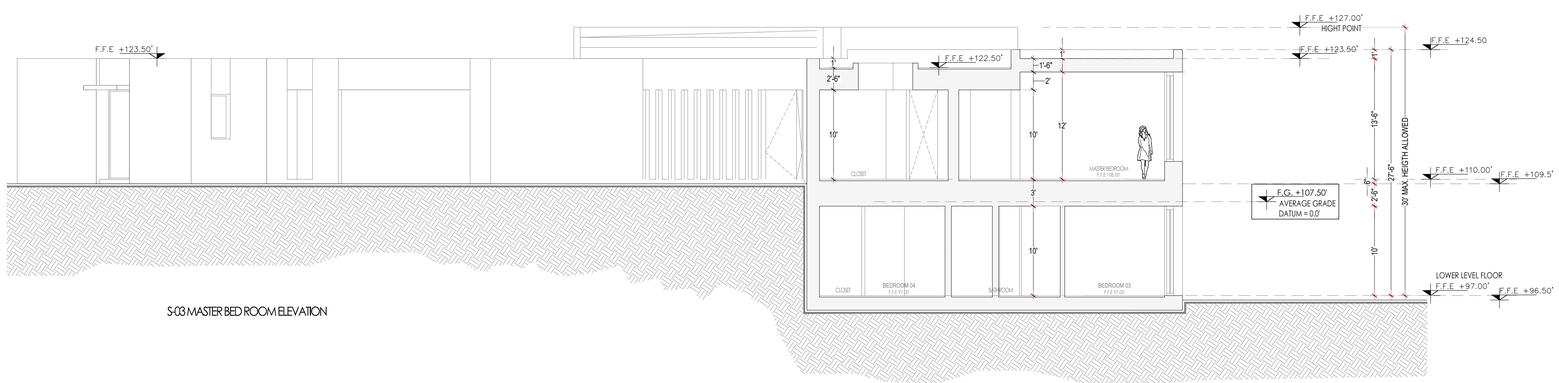
A.01.03 ADU ROOF PLAN



S-03 BEDROOM 01 AND 02 ELEVATION



S-02 BEDROOM 01 DINNING ROOM ELEVATION



S-03 MASTER BED ROOM ELEVATION

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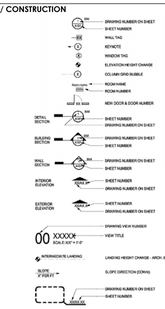

PLAN KEY NOTES

REVISIONS

NO.	DESCRIPTION	DATE

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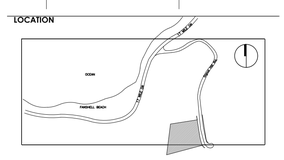

MASSY HOUSE

LOT No. 35
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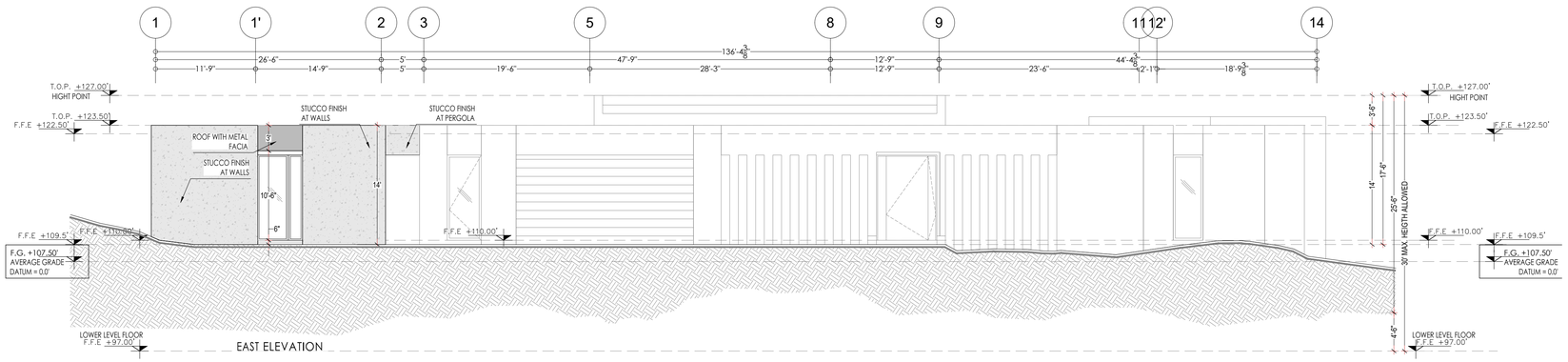
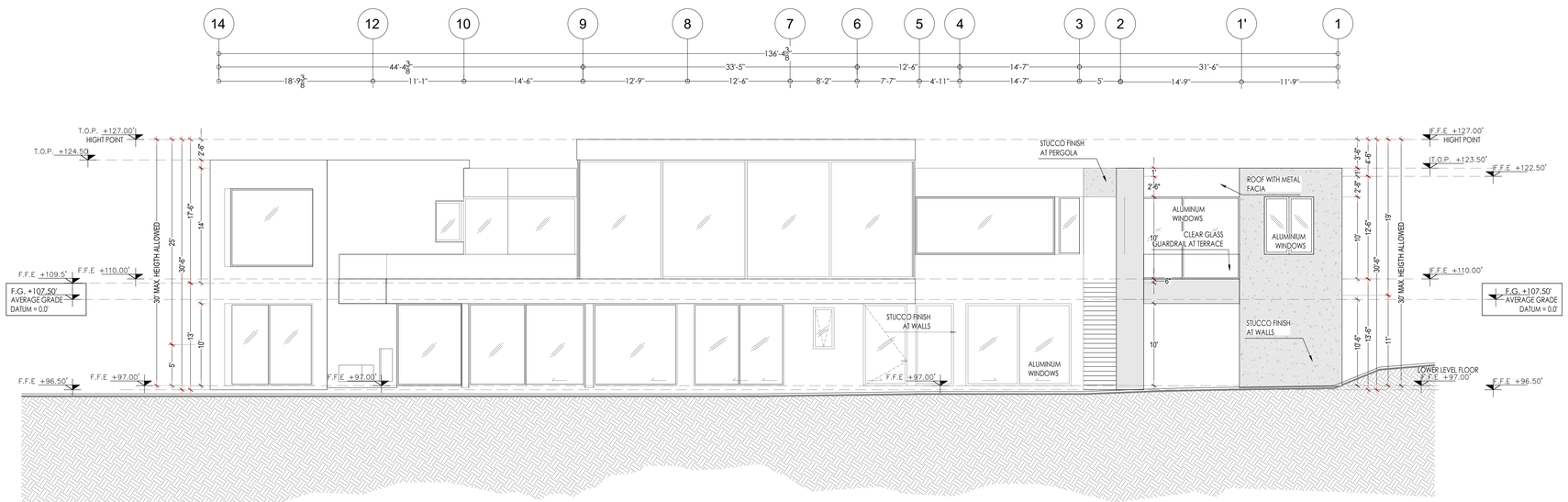
ARCHITECTURAL PLAN
SECTIONS

SCALE	DATE
1/8"=1'-0"	5/13/26

A.01.04 ADU SECTIONS



EAST ELEVATION



WEST ELEVATION

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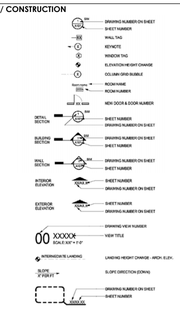

PLAN KEY NOTES ⓚ →

REVISIONS

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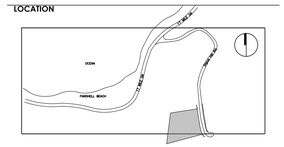

MASSY HOUSE

LOT No. 35
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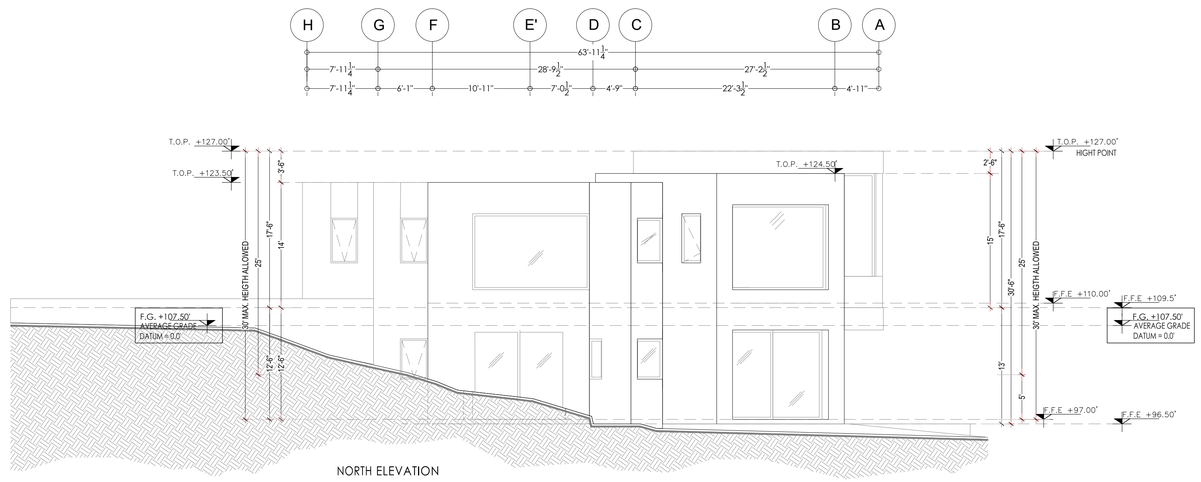
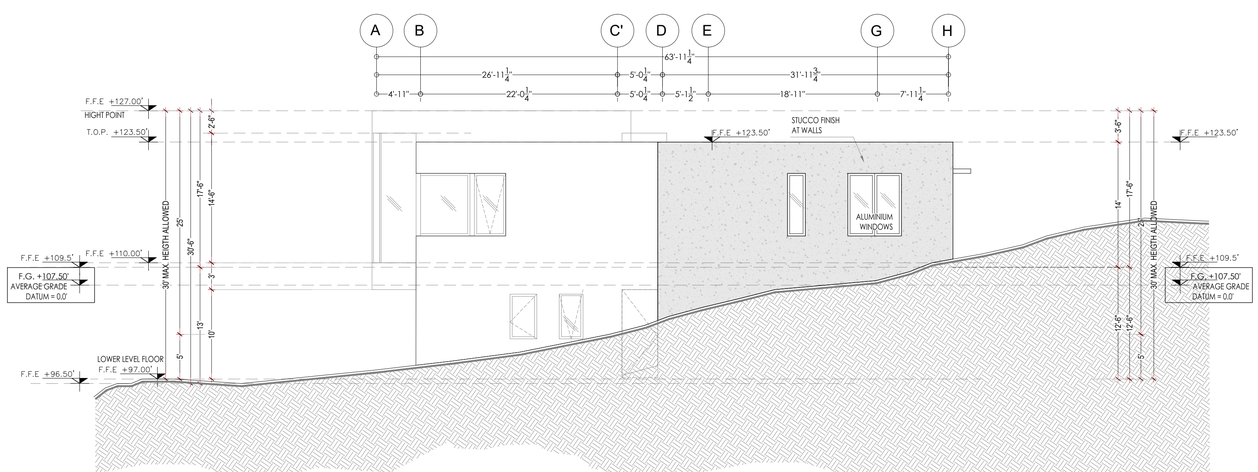
ARCHITECTURAL PLAN
ELEVATIONS

SCALE	DATE
1/8"=1'-0"	5/13/26

A.01.05 ADU ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

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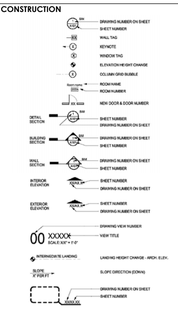
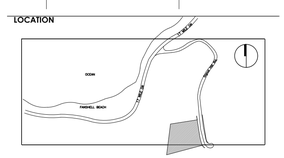


PLAN KEY NOTES ⓚ →

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

ARCHITECTURAL PLAN
ELEVATIONS

SCALE	DATE
1/8"=1'-0"	5/13/26

A.01.06 ADU ELEVATIONS

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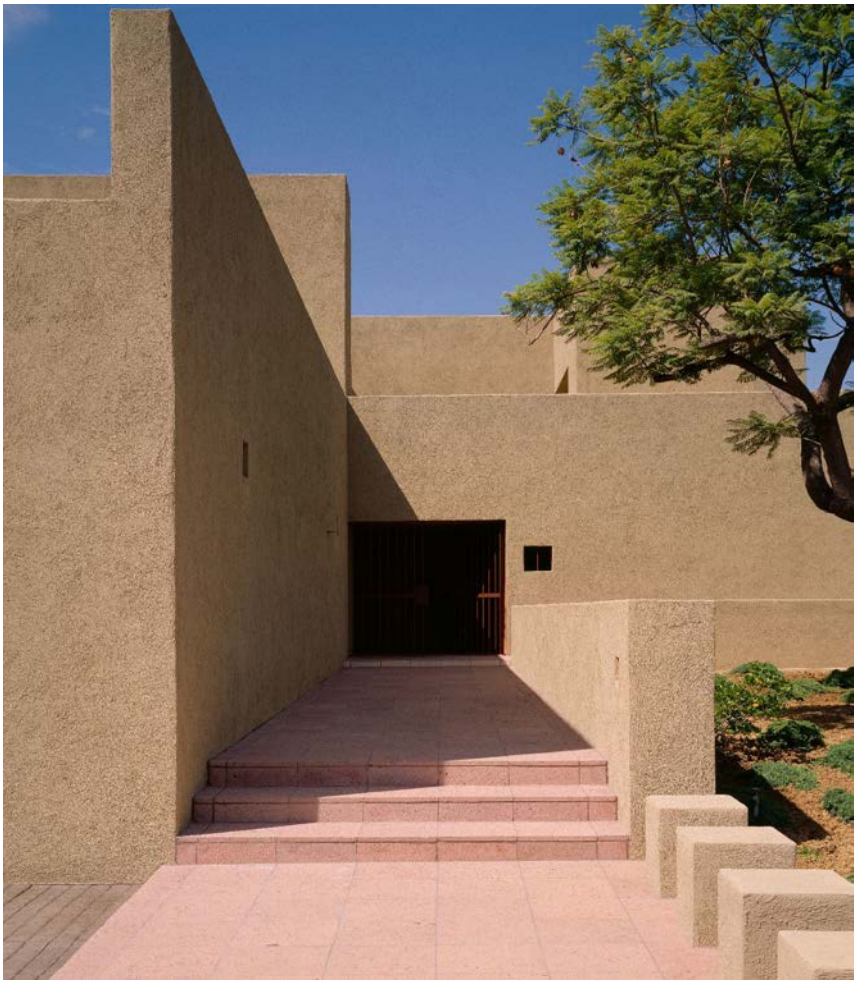
COLOR AND MATERIAL SAMPLES
FOR A RESIDENCE AT 1170 SIGNAL HILL DRIVE, PEBBLE BEACH, CA 93953
APN: 008-261-007

Note: all the photographs are for reference only and don't represent actual design

WALLS: STUCCO
COLOR: CAROM



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www.legorretalegorreta.com

WINDOWS AND DOORS - METAL CLAD WOOD(KOLBE “VISTALUX” OR EQUAL)
COLOR: BLACK

WALL AND FACIO FINISH
COLOR: BLACK TO MATCH WINDOWS

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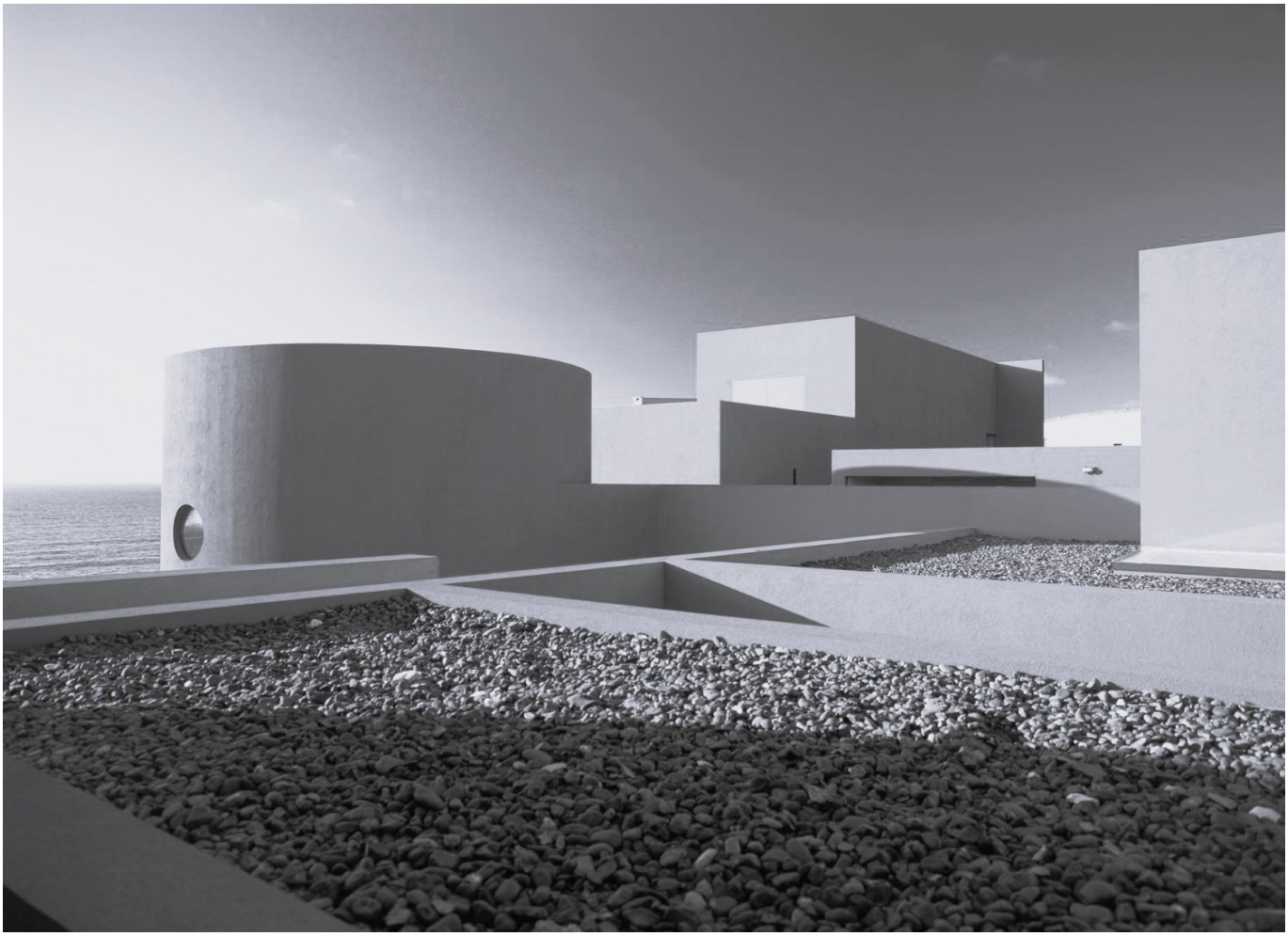
ROOF - GRAVEL



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GARAGE DOOR: METAL (INFINITY GARAGE DOOR)
COLOR: MATTE BLACK

RAILING: FRAMELESS GLASS RAIL (MD GLASS UP OR SIMILAR)

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TERRACES PAVERS - CONCRETE (STONE) PAVERS
COLOR - GRAY

EXTERIOR STAIRS: STONE SLABS

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PATHWAYS: PEA GRAVEL

DRIVEWAY PAVERS: PERMEABLE CONCRETE PAVERS
COLOR: GRAY

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