

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

TEDFORD JEFFREY R & DONNA M TRUST (PLN220053)

RESOLUTION NO. 26-

Resolution by the County of Monterey Planning Commission:

- 1) Finding that the project qualifies for Class 1, 2 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302, and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of a:
 - a. A Coastal Administrative Permit and Design Approval to allow major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement;
 - b. A Coastal Development Permit to allow development in the Critical Viewshed;
 - c. An after-the-fact Coastal Development Permit to allow approximately 5,140 square feet of development on slopes in excess of 30%;
 - d. Restoration of approximately 2,500 square feet of slopes in excess of 30% and approximately 12,500 square feet of previously disturbed area with native plants;
 - e. An after-the-fact Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (maritime chaparral/coastal scrub/sagebrush coastal scrub); and
 - f. A Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

[PLN220053 Tedford, Jeffrey R. and Donna M. Trust, 31525 Hwy 1, Carmel Big Sur Coast Land Use Plan (APN: 243-221-030-000)]

The TEDFORD, JEFFREY R. AND DONNA M. TRUST application (PLN220053) came on for a public hearing before the County of Monterey Planning Commission on July 8, 2026. Having considered all the written and documentary evidence, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the County of Monterey Planning Commission 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) The project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan (“BSC LUP”);
 - The Monterey County Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Coast Land Use Plan (“CIP”);
 - The Monterey County Coastal Implementation Plan Part 1, the Zoning Ordinance (“Title 20”).

No communications were received during review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 31525 Highway 1, Carmel (APN: 243-221-030-000). The parcel is zoned Watershed and Scenic Conservation Residential with a Density of 40 acres a unit and a Design Control Overlay in the Coastal Zone or “WSC/40-D (CZ).”

The project proposes major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement on a 4.96-acre parcel on the east side of Highway 1 in the Victorine Ranch area of Big Sur. The project includes an after-the-fact permit to authorize approximately 5,140 square feet of the installed drainage, swale, and terraces that were installed in 2022 on natural slopes greater than 30 percent. The project also includes restoring approximately 2,500 square feet of developed area on slopes in excess of 30% and approximately 12,500 square feet of previously disturbed areas with native plants. Portions of the site are within the Critical Viewshed, and the project is within 750 feet of known archaeological resource.

The WSC/40-D (CZ) zoning allows demolition and rebuild of the main dwelling on a legal lot of record subject to the granting of Coastal Administrative Permits in each case (Title 20 sections 20.17.040.A). Development within the Critical Viewshed and on slopes of 30 percent or greater is non-exempt development requiring a Coastal Development Permit in each case (BSC LUP Policies in section 3.2 and 3.7, Title 20 sections 20.17.030.B, and 20.64.230.C.1 and 20.17.030.C). Although development is proposed within 750 feet of known archaeological resources, no

archaeological resources exist on-site, and therefore, a Coastal Administrative Permit is required. The necessary entitlements for the proposed development are included in the project description, and all uses are either principally or conditionally allowable. Therefore, the project is an allowed use for this site.

- c) Lot Legality. On July 22, 1983, Richard Bibbero legally divided a “Parcel B” that was a portion of the 20.2-acre Rancho San Jose y Sur Chiquito ranch into four parcels (Volume 15 Parcel Maps Page 157). The parcel shown therein as a B-3, a 6.46-acre parcel, was later the subject of a Lot Line Adjustment (PLN160013, Planning Commission Resolution No. 16-010) that reduced the lot to 4.96 acres with a Certificate of Compliance (Document No. 2016073048) that is the same size and shape as the subject parcel. Therefore, the County recognizes the parcel as a legal lot of record.
- d) Development Standards and Density. The development standards for the WSC/40-D (CZ) zoning are codified in Title 20 section 20.17.060. The project is consistent with the maximum allowable structure height, maximum building site coverage, setback, and minimum building site standards as detailed the subsequent evidence (“e” through “j”). Although the subject parcel is significantly less than 40 acres in size, the first single-family dwelling cannot be precluded because of non-conforming density.
- e) Structure Height. Per the underlying zoning district site development standards, the maximum allowable structure height of main structures is 24 feet. The maximum height of the proposed project is 21 inches above average natural grade, below the maximum allowable height by three feet.
- f) Building Site Coverage. The maximum allowable building site coverage is 10 percent (21,619 square feet), and the proposed coverage is 3.25 percent (7,029 square feet). This site coverage is below the required maximum.
- g) Minimum Building Site. The minimum building site size in the WSC (40) zoning is one acre. The subject parcel is 4.96 acres in size and will not change with implementation of this project.
- h) Setbacks – Main Structures. The minimum setbacks for main structures are 30 feet (front), 20 feet (side), and 20 feet (rear). The proposed setbacks for the remodeled main residence are 126 feet (front), more than 120 feet (north side), 70 feet (south side), and more than 600 feet rear. The main structure setbacks are met.
- i) Setback and Heights – Accessory Structures. The minimum setbacks for non-habitable accessory structures are 50 feet (front) and 6 feet (sides and rear). The existing shed and an existing barn will remain unchanged. The proposed shed attached to the garage has a front setback of 126 feet, and the smallest side setback of the two is more than 70 feet and 8 inches. The relocated pool shed has a front setback of 252 feet and the smallest side setback is 73 feet. Both have rear setbacks of over 600 feet. Hence, these accessory structures meet required setbacks.
The maximum allowable height for accessory structures is 15 feet from average natural grade. The proposed accessory structure on

the side of the garage is 11 feet from average natural grade. The pool shed relocated as part of this project will be constructed approximately 6 feet in height. Both sheds meet setback minimums and height maximum.

- j) Setbacks – Between Structures. The required minimum setback between main and accessory structures is 10 feet. The setback between the proposed remodeled main dwelling and the relocated pool shed is 15 feet, and meets this requirement. The storage shed and garage will become attached to the residence.
- k) Critical Viewshed and Design. The project is consistent with the BSC LUP policies protecting scenic resources and their implementing regulations in the related CIP. The criteria to grant a Coastal Development Permit to allow development within the Critical Viewshed can be made in this case, as detailed in Finding No. 2 and supporting evidence.
- l) Archaeological Resources. County records identify that the project site is within an area of high sensitivity for cultural resources. In accordance with CIP section 20.145.120.B.1, a Phase I archaeological report was prepared for the property by Susan Morley, M.A. and Brenna Wheeler (February 2025, HCD-Planning Library Document No. LIB250123). The report included archival research from the Northwest Regional Information Center and a field survey by a qualified archaeologist. Archival research did not identify any resources onsite but identified the nearest prehistoric site as being less than 750 feet from the property. A pedestrian survey of the parcel did not identify any evidence of resources on-site. Therefore, project entitlements include a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources, including areas of known archaeological resources and the project does not require environmental assessment pursuant to CIP Section 20.145.120.C.1. The County's standard condition has been applied, which requires that the applicant stop work within 50 meters and contact HCD-Planning and a qualified archaeologist if any previously unknown resources are uncovered during construction (Condition No. 3).
- m) Development on Slopes in Excess of 30%. Approximately 7,640 square feet of non-structural development on the parcel was done in 2022 on natural slopes greater than 30 percent without benefit of permit. An as-built evaluation of the development by Guy Giraudo of Landset Engineers (March 4, 2025) stated that grading and installation of the existing stone-lined drainage and swale was reportedly done in response to excessive erosion in storm events complicated by tree failure. The engineer found the development was in excellent condition and served its purpose to capture surface water and lessen erosion. Pursuant to Title 20 section 20.64.230, a finding has been made that there is no feasible alternative which would allow 5,140 square feet of the 7,640 square feet of unpermitted development to occur on slopes of less than 30 percent and the proposed development better achieves the goals, policies and objectives of the County of Monterey Local Coastal Program

than other development alternatives. The remaining 2,500 square feet of prior development on slopes will be restored with implementation of Condition No. 4. See Finding Nos. 3 and 6, and supporting evidence.

- n) Tree Removal. A large tree that partially screened the existing barn was downed by a storm. The owner had the downed tree removed. This work would not have required the granting of a Coastal Development Permit, however the owner is proposing to replace this tree.

Key Policy 3.2.1 states the objective to preserve scenic resources in perpetuity and promote the restoration of the natural beauty of visually degraded areas wherever possible. The purpose of the WSC zoning district is to allow only such development that can be achieved without adverse effect, and which will be subordinate to the resources of the particular site and area (Title 20 section 20.17.010). As the downed tree was removed, replanting in approximately the same location aligns with Key Policy 3.2.1 and the WSC zoning district. The owner has agreed to replant at least one Monterey Pine or Monterey Cypress sapling downhill of the barn in the approximate location where the fallen tree had been. Condition No. 4 describes the replanting effort.

- o) Land Use Advisory Committee (LUAC) Review. The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review and recommendation in accordance with Board of Supervisors Resolution No. 15-103, as it involves a design approval subject to a public hearing. The Big Sur Coast Land Use Advisory Committee (LUAC) influenced the redesign of the project, as well. The LUAC attended the December 9, 2025, site visit with staff. During LUAC first public hearing review of the project (after site visit), the LUAC recommended a redesign to lessen the height of the main dwelling additions to avoid viewshed impacts from Highway 1 below the project site. Staff and LUAC members also noted that there was no ridgeline development proposed at that time, but that the expansion of the structure was potentially in the Critical Viewshed. The LUAC also requested the proposed off-white body color be darkened to a natural color. Following this, the project plans were revised accordingly, and new staking and flagging was installed. The Big Sur Coast LUAC reviewed the updated design and colors and materials in a meeting on May 26th and unanimously recommended the Planning Commission approve the proposed project (4 ayes, 0 noes, 1 absent).
- p) ESHA. The proposed project involves development within 100 feet of environmentally sensitive habitat areas. The unpermitted work may have also occurred within 100 feet of environmentally sensitive habitat. The project-specific Biological Report found that no ESHA was directly impacted by the unpermitted development and would not be impacted by the proposed development. However, maritime chaparral and coastal scrub/sagebrush scrub

habitat is on the next property to the north. The 2,500 square feet of area to be restored and areas previously disturbed around the drainage control system (approximately 12,500 square feet) will be planted with native species best suited to location.

- q) The project planner conducted site inspections on December 9, 2025 and May 12, 2026 to verify that the project on the subject parcel conforms to the plans listed above.
- r) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

2. FINDING: CRITICAL VIEWSHED AND DESIGN – The project preserves Big Sur’s scenic resources and minimizes impacts to the Critical Viewshed in accordance with the applicable goals and policies of the BSC LUP and the CIP. The project assures protection of the public viewshed and neighborhood character in accordance with the Design Control “D” Overlay Zoning District.

- EVIDENCE:**
- a) Relevant Policies. The project location is subject to BSC LUP’s strict Critical Viewshed policies (Key Policy 3.2.1 and Critical Viewshed Policy 3.2.3). Key Scenic Resources Policy 3.2.1 prohibits all public and private development in the Big Sur Critical Viewshed (everything within sight of Highway 1), except for specific development (exceptions from the Key Policy) as detailed in Policy 3.2.5. Policy 3.2.3.A.7 allows replacement or enlargement of existing structures within the Critical Viewshed to be permitted on the original location on the site, provided no other less visible portion of the site is acceptable to the property owner, and provided the replacement or enlargement does not increase the visibility of the structure and that the reconstruction and additions that are proposed must demonstrate an equivalent or reduced impact to the viewshed to be permitted. The applicant’s first proposal for remodel and additions to the main residence had more potential to negatively impact the Critical Viewshed and, after redesign, is now consistent with LUP Policy 3.2.3.A.7. The subsequent design is substantially behind the existing roofline and thus more consistent with the Key Policies.
 - b) Setting. Hwy 1 in Big Sur is an iconic stretch of coastline and considered by the County to be Critical Viewshed for residents, visitors, and posterity. The BSC LUP section 3.2 states, “the aesthetic and scenic qualities and semi-wilderness character of the coast have received national and even international acclaim. Accordingly, the issue of visual resource protection is probably the most significant and far reaching question concerning the future of the Big Sur coast.” Along the subject portion of Hwy 1, the visual character is views of the rocky coastline to the west and steep hills with mixed open forest and coastal scrub interspersed with invasive weeds to the east. The viewshed is partially degraded by the presence of telephone poles, cables east of the highway, and the cut slopes along Hwy 1. As described below, portions of the existing residence and barn are visible from Highway 1 and thus within the Critical Viewshed.

- c) Critical Viewshed Determination. The main dwelling additions were staked and flagged in accordance with BSC LUP policy LUP Policy 3.2.3.B.1. The planner conducted site visits on December 9, 2025 and May 12, 2026 to review the visual character of the site and the proposed project. There is minimal to no pedestrian access along this section of Hwy 1, and therefore, all potential visibility would be from a vehicle or bicycle.

The following is a description of the current viewshed for the traveling viewer going from north to south on Highway 1:

- The existing residence is sited approximately 640 feet from the property line closest to Highway 1 and is visible from Highway 1 when directly alongside the ravine below the residence for approximately one second while traveling southbound at the posted speed. However, given the change in elevations between the residence and Highway 1 and the viewing angle (approximately 45%), the residence is not directly in a driver's or passenger's line of sight. The barn, which is not being modified under this project, is most prominent in the public viewshed for that second. Neither structure creates a silhouette against the sky (i.e. ridgeline effect). The existing driveways are not visible due to the topography.
- The staking and flagging of the remodeled, enlarged residence was visible and extends above the existing roofline for approximately one second while traveling southbound at the posted speed. There is no ridgeline effect with the proposed change in roofline (height and form). The proposed remodel would be an imperceptible change in visibility from Highway 1, is not a substantial introduction of development within the Critical Viewshed, and does not degrade the Critical Viewshed.

Driving south to north on Highway 1, the following is a description of the current viewshed character of the site and the proposed project.

- The southside of the existing residence is visible at the top of the next ravine south for less than one second while traveling northbound at the posted speed. The residence does not create a silhouette against the sky (i.e. ridgeline effect) and the colors appear dark and natural. The existing driveways are not visible.
- The staking and flagging at the southeastern side of the project was not visible from the same viewpoint on the road, although logically a small degree of bulk would be added in that sightline. There is no ridgeline effect. The existing driveways are not visible.
- The existing residence is visible when directly alongside the ravine below the residence for approximately one second while traveling northbound at the posted speed. The barn, which is not a part of this project, is most prominent. Although there is no ridgeline effect, the barn is in the viewshed.
- The staking and flagging of the remodeled and enlarged residence was visible above the existing roofline for

approximately one second while traveling northbound at the posted speed. The proposed remodel would be an imperceptible change in visibility from Highway 1, is not a substantial introduction of development within the Critical Viewshed, and does not degrade the Critical Viewshed. There was no ridgeline effect with the proposed change in roofline (height and form).

In summary, the existing main residence is partially within the Critical Viewshed from limited sections of Hwy 1, but not visually prominent and does not create a ridgeline effect. The first application was received in 2024. Over recent years, the applicant has made efforts to reduce the visibility of the proposed development to comply with BSC LUP Visual Resource policies. The main residence's height was reduced by three feet, and proposed second-floor additions were resited over 80 feet back from the façade and other additions were resited to the south side due to concerns that these developments could be in the Critical Viewshed. As discussed below, the revised colors further subordinate the remodeled main dwelling to the natural environment (Basic Objective 2.2.4 and BSC LUP Policy 3.2.3.A.3). With the redesign shown in the attached plans, it is likely that a glimpse of the remodeled main dwelling will be visible for the travelling public immediately west of the site for a brief period of time but the visual impact will be equivalent to that of the existing main residence. In this way, the project is consistent with LUP Policy 3.2.3.A.7, which governs replacement and enlargement of existing structures in the Critical Viewshed.

- d) CIP criteria. The BSC CIP section 20.145.030, Visual Resources Development Standards, provides specific criteria for development to ensure compliance with the BSC LUP Visual Resources Policies. The criteria for the proposed remodeling of the main dwelling are assessed herein with the criteria of CIP section 20.145.030.A.2:
- (a) The project does not include subdivision; therefore, this subdivision process criteria is not applicable.
 - (b) The project includes planning techniques to permit development of the parcel, such as clustering of the additions to minimize perceived bulk and a flat roof.
 - (c) The project was redesigned to reduce the main residence's height by three feet and resite the second floor north side addition over 80 feet back from the façade due to concerns that these developments could be in the Critical Viewshed. Furthermore, the color of the body was also revised to subordinate the remodeled main dwelling to the natural environment.
 - (d) The existing dwelling has a brief and minor presence at a 45 degree angle up a slope within ravines that would require a deliberate and awkward look to locate them in the public viewshed. The remodel could not be done on the dwelling without maintaining the brief and minor presence in the Critical Viewshed. No landscaping, berming, or mounding is

proposed to screen the main dwelling from the Critical Viewshed.

- (e) The reconfiguration of the driveway does not intrude upon the Critical Viewshed, due to the natural topography of the site.
- (f) Replacement and enlargement of the existing structure within the Critical Viewshed is on the original location and the enlargement of the main dwelling creates such a minimal increase to size and bulk that it will not be perceived by the passerby to increase the visibility of the structure. See also section (d), above.
- (g) An existing scenic and conservation easement is required to be enlarged and formalized with a Deed for the undeveloped portions of the parcel to protect scenic resources and slopes in excess of 30 percent (Condition No. 5). The Deed shall memorialize that the area will include the area that is currently covered with a 2,500 square foot golf putting green and is required to be restored to natural materials and native plants.
- (h) The existing scenic and conservation easement was established to protect the vegetative areas that protect the Critical Viewshed as part of the Bibbero Suvdivision, which created the parcel (Volume 15 Parcel Maps Page 157). The graphical scenic easement was not altered in the formation of parcel B-3, the current configuration as a 6.46-acre parcel, through the Lot Line Adjustment (PLN160013, Planning Commission Resolution No. 16-010).
- (i) The project does not constitute “ridgeline development” as the additions do not create a silhouette against the sky, verified through the onsite investigations performed on May 12, 2026 following BSC LUP Policy 3.2.3.B.1.
- (j) The project does not include subdivision, therefore this subdivision process criteria is not applicable.

In sum, the remodeling and additions to the main residence and related site improvements are consistent with these criteria.

- e) Design Control. The proposed structures’ exterior will incorporate beige with darker beige stone veneer (similar to Carmel stone), light brown painted cedar trim and bronze aluminum doors and windows. The design is modern with a flat roof. The homes in the Victorine Ranch neighborhood character is eclectic and generally out of the public viewshed. The proposed remodel and additions with new body materials and colors will be equivalent bulk and visibility as the existing. In this way, the design of the proposed project assures protection of the neighborhood character and complies with Chapter 20.44.
- f) Scenic Easement. CIP section 20.145.030.A.2.h requires that, as a condition of approval for properties in the critical viewshed, the owner grant a scenic easement to the County over undeveloped vegetated portions of the parcel that are within the Critical Viewshed. Condition No. 5 is applied to implement this regulation. The easement shall be expanded from the existing easement area shown in the Parcel Map recorded July 22, 1983 with Volume 15 Parcel

Map page 157 with consideration of upper lot changes due to a Lot Line Adjustment memorialized by Certificate of Compliance Doc. No. 2016073048, in consultation with a certified professional and HCD-Planning staff. The area shall be expanded to include all of the western lower lot adjacent to Highway 1 and additional land in the upper north edge of the parcel, including 2,500 square feet of proposed restoration areas, the areas below it, and toward the parcel line where the replacement tree shall be planted. In this way, the CSE Deed shall describe that the easement protects the scenic value areas, which often coincide with steeper slopes. The exact areas subject to the easement would be reviewed and approved by HCD-Planning pursuant to this direction, and then the easement will be taken to the Board of Supervisors for review and acceptance.

- g) The project planner conducted site inspections on December 9, 2025 and May 12, 2026 to verify that the project on the subject parcel conforms to the policies and regulations listed above.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220053.

3. FINDING: DEVELOPMENT ON SLOPES – There is no feasible alternative which would allow development to occur on slopes of less than 30 percent and, as sited and designed, the project better achieves the goals and policies of the BSC LUP.

- EVIDENCE:**
- a) Approximately 7,640 square feet of non-structural development on slopes of 30 percent or more occurred in 2022 without the benefit of a Coastal Development Permit. No additional structural or hardscape development is proposed on steep slopes for the main dwelling remodel and additions or related site improvements.
 - b) Title 20 section 20.64.230 prohibits development on slopes in excess of 30 percent unless a finding can be made that either there is no feasible alternative which would allow development to occur on slopes of less than 30 percent or the proposed development better achieves the goals, policies, and objectives of the County of Monterey Local Coastal Program than other development alternatives.
 - c) In this case, the development on slopes was done without benefit of a Coastal Development Permit in response to heavy erosion and drainage issues approximately three years ago. Title 20 section 20.90.130 requires that grading violations be restored to pre-violation conditions unless the applicant can show that restoration would endanger the public health or safety, or that restoration is unfeasible due to circumstances beyond the control of the applicant or the property owner. Here, approximately 5,140 square feet of the 7,640 square feet of unpermitted development on slopes were to construct a drainage control system. A qualified engineer reviewed the drainage control system in February 2025 and concluded that it was effectively designed for the purpose. If the 5,140 square feet of improvements were removed, the removal would cause an erosion hazard, and it is likely that the stormwater issue would return without installation of a similar drainage control design. Further, any drainage control system in this area would have required

development on slopes. Therefore, there is no alternative that would have allowed the owner to address an erosion and drainage issue without developing on steeper slopes. In conformance with BSC LUP Hazards Key Policy 3.7.1, by granting the permit for the after-the-fact installation of a drainage control system on slopes, the risk to life and property and damage to the environment are minimized. The remaining 2,500 square feet of development (putting green) on slopes in excess of 30% shall be restored at least to pre-violation state, pursuant to Title 20 section 20.90.130. (To best protect life and property, the putting green restoration to natural condition will be guided by a qualified biologist who may retain some of the existing fill to best enhance natural replanting, as described in Condition No. 4).

- d) BSC LUP Policy 3.2.3.A.4 indicates that grading or excavations shall not be allowed to damage or intrude upon the Critical Viewshed, including all alterations of natural landforms. In this case, the changes did not alter the natural landform that is within the Critical Viewshed. The sloped area that was stabilized with a stone-lined drainage, terraces and swales is hidden from public view and does not contribute to the scenic quality or character of the site or the surrounding area.
- e) An erosion control plan would be required prior to issuance of construction permits by Monterey County Code section 16.12.060, which would prevent any erosion related impacts from grading operations. A grading permit with an erosion control plan shall also memorialize the after-the-fact grading on the sloped portion of the property.
- f) The project planner conducted site inspections on January 8, 2025, December 9, 2025 and May 12, 2026 to verify that the project on the subject parcel conforms to the policies and regulations listed above.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

4. FINDING: DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA) – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) In accordance with CIP section 20.145.040.A, a biological report (Rob Thompson, July 24, 2025, HCD-Planning Library Document No. LIB250287) was prepared. The report reviewed the site's biotic conditions and the potential for the project to impact environmentally sensitive habitats or sensitive species. The report stated that there is a prevalence of non-native plants on the site, while degraded coastal scrub communities exist on vegetated areas of the property. There are also Cypress and Monterey Pine trees on the parcel.
 - b) CIP section 20.145.020 defines environmentally sensitive habitat areas (ESHA) as locations where plant or animal life or their habitats are particularly valuable because of their special nature or role in an ecosystem. Examples of ESHA include habitat for rare and endangered species. The biologist did not encounter ESHA within

the project area. Instead, they identified other common native and nonnative scrub plants. The biologist noted that the property's nearest neighboring parcel to the north includes maritime chaparral and intact communities of coastal scrub and sagebrush scrub habitat, which are ESHA. The development of the drainage control system and golf putting green are near the north property line.

Development within 100 feet of ESHA is non-exempt development requiring a Coastal Development Permit.

- c) BSC LUP Policy 3.3.3.A.10 states, "County encourages residents and public agencies to undertake restoration of Big Sur's natural environment by removal of exotic plants such as Scotch and French Broom, Eucalyptus, Kikuyu grass, Vinca, Pampas grass, Gorse, and other non-native invasive species providing such removal does not increase potential erosion problems." The project includes the removal of the non-native plants and restoration of coastal scrub and other site-appropriate native plants on an area of approximately 12,500 square feet.
- d) BSC LUP Policy 3.3.2.7 states that land uses adjacent to ESHA be compatible with the long-term maintenance of these resources, including incorporating all site planning and design features needed to prevent significant habitat impacts. The project biologist concluded that the development of the drainage control system and golf putting green had not impacted the ESHA on the neighboring parcel. However, the golf putting green is not compatible with the proximity of the resource. Condition No. 4 requires the golf putting green to be restored and for native plants to be planted in the disturbed areas that are within 100 feet of ESHA, ensuring the project is consistent with this policy. The proposed remodel work will not occur within 100 feet of ESHA and therefore complies with applicable ESHA policies.
- e) BSC LUP Policy 3.3.2.3 requires permanent conservation of ESHA when new development is proposed on parcels containing such habitats. None of the area developed without benefit of permit or the proposed major remodel is identified as ESHA. Lower areas of the parcel may contain ESHA but are already in an established CSE. Therefore, this policy does not apply to the project.
- f) The project planner conducted site inspections on January 8, 2025, December 9, 2025 and May 12, 2026 to ensure that the project on the subject parcel conforms to the policies and regulations listed above.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

5. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, EHB, and CalFire. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and

regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified the need to analyze site suitability and potential impacts to geotechnical, biotic and archaeological resources. The following reports have been prepared to address these issues:
- “Biological Impact Assessment for 31525 Highway 1 in the Carmel Highlands” (HCD-Planning Library Document No. LIB250287) prepared by Rob Thompson, Monterey, California, July 24, 2025.
 - “Geotechnical Investigation: Design Phase Proposed Residential Addition and Remodel 31525 Highway (APN 243-21-019) Carmel, Monterey County, California ” (HCD-Planning Library Document No. LIB220372) prepared by Greg Bloom and Eugenio Jimenez, Butano Geotechnical Engineering, Inc., Watsonville, CA, January 29, 2025.
 - “Phase I Preliminary Archaeological Assessment in Support of the 31525 Highway 1 Project, Carmel, Monterey County, California (APN: 243-221-030-000)” (HCD-Planning Library Document No. LIB250123) prepared by Susan Morley and Brenna Wheelis, Achasta Archaeological Services, Marina, CA, February, 2025.

County staff reviewed these reports independently and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) When the planner made an initial site inspection on January 8, 2025, they encountered, to the north of the main residence, a large area of hillside stabilization with terracing, stone-lined drainage and swale, and a 2,500 square foot putting green. County GIS spatial data indicated that the area had been naturally sloped in excess of 25 percent, and older Google Earth imagery showed a sloped field dotted with shrubs and some minor land clearing at the lower level under a tree. Therefore, the planner requested a geotechnical investigation of the area and a grading and drainage control plan set with as-built analysis. The as-built evaluation was done by Guy Giraudo of Landset Engineers on March 4, 2025. The geotechnical engineer found the site was suitable for the terracing, stone-lined drainage, and swale to appropriately capture stormwater crossing the parcel in the area which has slopes in excess of 30 percent as well as 25 percent. However, the remaining unpermitted grading to create the putting green was not necessary to manage site drainage and therefore will be restored with implementation of this permit.
- d) The property contains an existing single-family residence and associated site improvements on a property zoned to allow such uses. The proposed project consists of the partial demolition of the existing house and a remodel with large additions. The project remedies development on slopes on the parcel with an after-the-fact permit and minor restoration. As the proposed alterations would not substantially change the existing use of the subject property, and the stabilization of

an erosion hazard is appropriate as maintenance of the residential parcel, the site is suitable for the proposed development.

- e) Staff conducted site inspections on January 8, 2025, December 9, 2025 and May 12, 2026 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

6. 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, HCD- Engineering Services, HCD-Environmental Services, EHB, and CalFire. HCD-Planning is the only group to recommend conditions. Others found no conditions were required to ensure that the project as proposed will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary facilities will be provided. The property is served by the Victorine Ranch Mutual Water Company for potable water. The Environmental Health Bureau reviewed the project and found the water system will serve the project.
 - c) The site is able to support an existing onsite wastewater treatment system (OWTS) that meets County codes. The existing OWTS is sufficient, as there are no additional bedrooms proposed.
 - d) The project is consistent with the BSC LUP policies regarding development in hazardous areas and the implementing regulations in the CIP, as detailed in Finding No 3, Development on slopes in excess of 30 percent.
 - e) Staff conducted site inspections on January 8, 2025, December 9, 2025 and May 12, 2026 to verify that the site is suitable for this use.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

7. FINDING: VIOLATIONS – The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance, but will come into compliance with the entitlement of this after-the-fact Coastal Development Permit and Restoration Permit provided herein.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and found there are no active code enforcement case on subject property.

- b) Staff conducted a site inspection on January 8, 2025, December 9, 2025 and May 12, 2026 and researched County records to assess if any violation exists on the subject property. Development on slopes in excess of 30 percent has been done without the benefit of permits. The owner provided documentation requested by staff (an erosion and drainage control after-the-fact study and an as-built evaluation by a qualified engineer) and agreed to comply with County Code and the direction of the Planning Commission in remedy of the related impacts. Remedy includes granting of this after-the-fact Coastal Development Permit to allow 5,140 square feet of drainage improvements on slopes in excess of 30%, and a Restoration Permit to restore approximately 2,500 square feet of slopes with contouring and native plants. The 2,500 square foot area was developed as a golf putting green, which is inconsistent with CIP section 20.145.140.3.a, land use (golf) inconsistent in character with the goal of the BSC LUP, and therefore must be restored with natural materials.
- c) A qualified biologist investigated the site in July, 2025. They concluded that highly disturbed coastal scrub was impacted, but no protected species were directly impacted. The biologist found ESHA within 100 feet of the previously developed drainage control system, on the neighboring parcel to the north.
- d) Although the property has historically been occupied by invasive nonnative plants, the area disturbed near the drainage control system was bare earth when the planner conducted site visits. The area shall be restored to native plants in compliance with BSC LUP 2.1, Philosophy and Goals, “planning. . .should be directed towards maintenance and restoration of Big Sur’s remaining rural and wilderness character,” and BSC LUP Policy 3.2.3.A.9, which encourages private efforts to restore the scenic beauty of the Critical Viewshed areas of the coast. Finally, BSC LUP Policy 3.3.2.7, which requires land uses adjacent to ESHA to be compatible with the long-term maintenance of these resources, includes direction for compatible site planning. Therefore, Condition No. 4 includes 15,000 square feet of restoration with native plants, which includes the approximately 2,500 square foot golf putting green, bare earth areas, and removal and replacement of planted non-native invasive plants around the drainage control system.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220053.

- 8. 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) The project qualifies for Class 1, 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302, and 15033, as detailed in evidences “b” through “d”, and none of the exceptions from CEQA Guidelines 15300.2 apply to the project as detailed in evidences “e” through “k”.
 - b) CEQA Guidelines section 15301, Existing Facilities, categorically exempts the permitting of existing facilities. The project qualifies for a

Class 1 exemption because the existing drainage control facility was installed in 2022, prior to acquiring a permit.

- c) CEQA Guidelines section 15302, Replacement or Reconstruction of Existing Facilities, exempts the demolition and remodeling of single family dwellings, where additional impacts associated with the replacement are negligible and the structure provides the same purpose and capacity. The project involves remodeling of a residence, maintaining its original location, and complying with the regulatory environment of Title 20 and the BSC LUP. The primary use and capacity of the site will remain the same after the project. The project also involves replacement sheds and loggias, and new minor hardscape. Therefore, this Class 2 exemption is applicable.
- d) CEQA Guidelines section 15333, Small Habitat Restoration Projects, exempts projects not to exceed 5 acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. The proposed project includes recontouring and revegetation of a 2,500-square-foot area that was covered with astroturf and sand with native plant species. An additional approximately 12,500 square foot area that was cleared of vegetation shall also be replanted. The total area is 0.34 acres, which is less than 5 acres. No listed species shall be harmed in the restoration of the area, which will follow a qualified biologist's recommendations.
- e) The site of construction is not within an environmental resource of hazardous or critical concern that has been designated by a local, state, or federal agency and precisely mapped and there are no potentially significant impacts associated with the project, therefore the project would not cause or contribute to a cumulative environmental impact.
- f) There are no unusual circumstances associated with the undertaking of the project that would create the reasonable possibility for a potentially significant environmental effect.
- g) The project is in view of Highway 1, a designated state Scenic Highway. However, as detailed in Finding No. 2, the project would not adversely affect scenic resources in view of the scenic highway.
- h) The project is not located on a hazardous waste site included on any list compiled by Section 65962.5 of the Government Code.
- i) The existing dwelling was constructed in 1998 and is not a historical resource. Therefore, the project would not impact any historical resources.
- j) No adverse environmental effects were identified by the project Biological Report or during staff review of the development application during site visits on January 8, 2025 and December 9, 2025.
- k) See supporting Finding Nos. 1, 2, 3, 4, 5, 6, and 7. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

9. 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 BSC LUP Chapter 6 guidance, and does not interfere with 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 section 20.145.150 of the CIP 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. BSC LUP Chapter 6 does not describe the subject property as within an area in private ownership with existing public use.
 - c) The subject property is not shown in a potential corridor for a public trail in Figure 3 of the BSC LUP, Trails Plan.
 - d) Public Access Policy 6.1.4.4 states that visual access should be protected for long term public use. The project would not impact visual access. None of the structures proposed would block existing ocean views. As discussed in Finding No. 2, the colors and materials of the structures are natural, the additions do not propose additional exterior lighting, and structures are predominantly blocked from view by existing trees and natural terrain. Therefore, the project is visually unobtrusive and shall not detract from the public's viewing experience of the shoreline or ocean.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

9. FINDING: **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Title 20 section 20.86.030 of the County Monterey Zoning Ordinance allows an appeal to 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. This project is appealable to the California Coastal Commission pursuant to Title 20 section 20.86.080.A.3, as it involves development that is permitted in the zoning district as a conditional use. The project includes development on slopes in excess of 30 percent and within the Critical Viewshed, which are non-exempt development requiring Coastal Development Permits and considered conditionally allowable regardless of the property's underlying zoning designation.

DECISION

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

- 1) Finding that the project qualifies for Class 1, 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302, and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of a:
 - a. A Coastal Administrative Permit and Design Approval to allow major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement;
 - b. A Coastal Development Permit to allow development in the Critical Viewshed;
 - c. An after-the-fact Coastal Development Permit to allow approximately 5,140 square feet of development on slopes in excess of 30%;
 - d. Restoration of approximately 2,500 square feet of slopes in excess of 30% and approximately 12,500 square feet of previously disturbed area with native plants;
 - e. An after-the-fact Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (maritime chaparral/coastal scrub/sagebrush coastal scrub); and
 - f. A Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of July, 2026, upon motion of Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

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 APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE

(FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH 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 Department office in Salinas.

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

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County of Monterey HCD Planning

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

PLN220053

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit allows a major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement; development in the Critical Viewshed; approximately 5,140 square feet of development on slopes in excess of 30%; Restoration of approximately 2,500 square feet of slopes in excess of 30% and approximately 12,500 square feet of previously disturbed area with native plants; and allows development within 100 feet of environmentally sensitive habitat and 750 feet of archaeological resources. The property is located at 31525 Highway 1, Big Sur (Assessor's Parcel Number 243-221-030-000), Big Sur Coast 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 243-221-030-000 on July 8, 2026. The permit was granted subject to 7 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: 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 If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Monitoring
Action to be
Performed:

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. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The approximately 2,500 square foot area covered with artificial surface shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of HCD - Planning. Restoration shall include the removal of the large golf putting green and recontour the area. The restoration plan may retain some of the existing fill to best enhance natural replanting.

The approximately 12,500 square foot area around the drainage control system permitted by this resolution shall have invasive plants removed and native plants best suited to the location planted. Any bare ground within the area shall be planted with appropriate native plants.

Restoration shall also include planting one native tree (Monterey Pine or Monterey Cypress) in approximately the same location as where a downed tree was removed.

Plans for such restoration shall be prepared by a qualified ecologist or biologist and shall be submitted to and approved by the Director of the HCD - Planning Department prior to commencement of use. Restored tree and native ground cover evidence of survival shall be provided after six months and then annually for 3 years. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit for house addition/remodel, the Owner shall submit restoration plans to HCD-Planning for review and approval. Prior to commencement of use, the Owner/Applicant shall submit evidence that the restoration has been done in compliance with the plans in the form of digital photographs to HCD - Planning.

Six months after installation, provide photographic evidence of the survival of the tree and restored natural landscape. Continue to improve and maintain for at least three years. Submit evidence of maintained survival of tree and restored natural landscape annually for three years.

On-going, replant the plants recommended in the restoration plan and remove invasive non-native plants, as needed.

5. PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where lands within the Critical Viewshed exist in accordance with the procedures in Monterey County Code § 20.64.280.A. A Subordination Agreement shall be required, where necessary. CIP section 20.145.030.A.2.h requires that as a condition of approval for properties in the critical viewshed, that the owner grant a scenic easement to the County over vegetated portions of the parcel without which the development would be located within the Critical Viewshed. Condition No. 5 is applied to implement this regulation. The easement shall be expanded from the existing easement area shown in the Parcel Map recorded July 22, 1983 with Volume 15 Parcel Map page 157 with consideration of upper lot changes due to a Lot Line Adjustment memorialized by Certificate of Compliance Doc. No. 2016073048, in consultation with certified professional. The area shall be expanded to include all of the western lower lot adjacent to Highway 1 and additional land in the upper north edge of the parcel, including 2,500 square feet of golf putting green that shall be restored to native vegetation and the areas below it and toward the parcel line where the replacement tree shall be planted. An easement deed shall be submitted to, reviewed and approved by the Director of HCD - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Prior to recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant shall submit a signed and notarized Subordination Agreement, if required, to HCD - Planning for review and approval.

Prior to or concurrent with recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD – Planning.

6. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit an exterior lighting plan which shall indicate 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, staff shall conduct a site visit to ensure 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.

7. 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.

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

- ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
- MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR

- OTHER DEAD VEGETATIVE GROWTH
- MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
- TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
- TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
- REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
- REMOVE ALL CUT MATERIAL FROM THE AREA
- MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

- KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:

VEHICLE ACCESS FROM HIGHWAY 1.

PLANNING INFO.

- PROPERTY OWNER:
JEFF & DONNA TEDFORD
2272 E. KYNZLEE AVENUE
FRESNO, CA 93730
- PROJECT ADDRESS:
31525 HIGHWAY 1
CARMEL, CA 93923
- PROJECT SCOPE:
 - 4,426 S.F. ADDITION TO & REMODEL OF EXISTING 2,645 S.F. SINGLE FAMILY RESIDENCE.
 - NEW 189 S.F. STORAGE AT EXISTING GARAGE.
 - NEW EXTERIOR DOORS AND WINDOWS.
 - NEW 298 S.F. COVERED TERRACE, NEW 385 S.F. COVERED LOGGIA, AND NEW 283 S.F. OUTDOOR STEPS AND TERRACE.
 - RELOCATE EXISTING POOL UTILITY SHED.
 - EXISTING MOTOR COURT TO BE RECONFIGURED, AND NEW GUEST PARKING.

NOTE: ALL PROPOSED SECOND STORY ADDITIONS TO MATCH EXISTING BUILDING HEIGHTS.

- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 243-221-030
- ZONE: WSC/40-D(CZ)
- STORIES: TWO
- MAX BLDG. HT: 24 FT
- GRADING: 130 CY CUT | 105 CY FILL (25 CY NET CUT), SEE CIVIL PLANS
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPED
- PROJECT CODE COMPLIANCE:
2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE

- LOT AREA: 216,190.52 SF (4.963 Ac.)

- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN RESIDENCE	1520	-88	2688	4120
GARAGE	462	0	0	462
BARN	999	0	0	999
SHEDS	234	-114	0	120
TREE HOUSE	61	0	0	61
COVERED LOGGIAS	289	-289	385	385
COVERED TERRACE	0	0	298	298
COVERED ENTRY	239	-239	112	112
MECH./STORAGE	36	-36	189	189
UTILITY SHEDS	37	-37	0	0
OUTDOOR STEP/TERRACE	0	0	283	283
TOTAL	3877	-803	3955	7029

- LOT COVERAGE ALLOWED: 21,619 SF (10%)

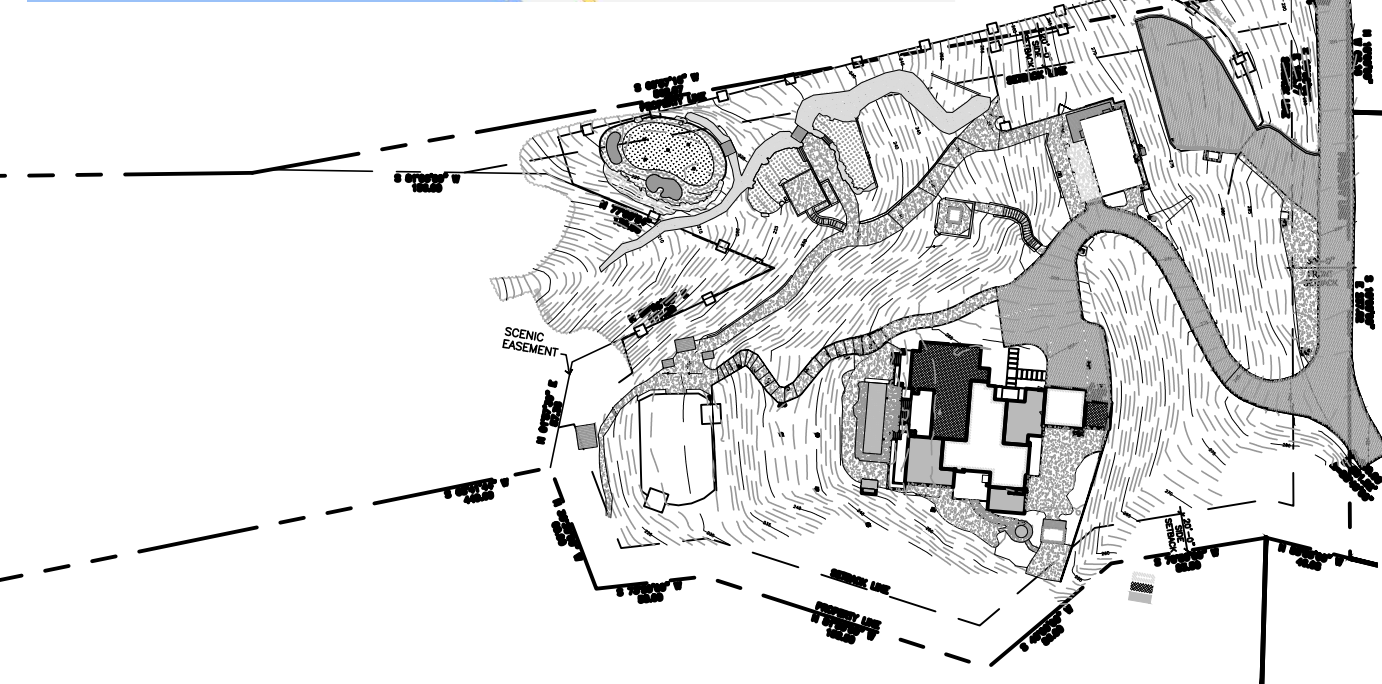
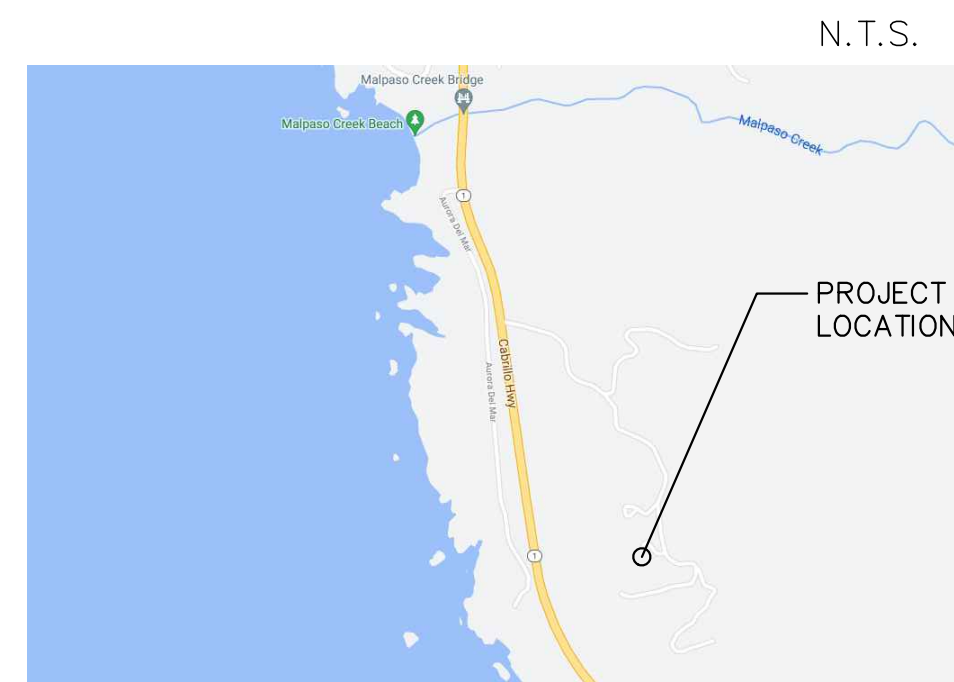
- LOT COVERAGE PROPOSED: 7,029 SF (3.25%)

- F.A.R. CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING				
MAIN FLOOR	1520	-88	2688	4120
UPPER FLOOR	1125	-35	1861	2951
GARAGE	462	0	0	462
BARN	999	0	0	999
TOTAL	4106	-123	4549	8532

- F.A.R. PROPOSED: 8,532 SF (3.95%)

VICINITY MAP



PLOT PLAN

N.T.S.



PROPOSED SITE PLAN

1/16"=1'-0"

- ADDITION LEGEND:
- EXISTING MAIN LEVEL
 - MAIN LEVEL ADDITION
 - UPPER LEVEL ADDITION
- AREA WITH 30% SLOPE LEGEND:
- 30% SLOPE OR MORE

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
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93950

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STAMPS:

PROJECT/CLIENT:

TEDFORD
RESIDENCE

PROJECT ADDRESS:

31525 HIGHWAY 1
CARMEL, CA
93923

APN: 243-221-030

DATE: NOVEMBER 12, 2024

APPLICATION REQUEST

REVISIONS:

- JANUARY 8TH
MEETING WITH PLANNER
- MARCH 27, 2025
PLANNING SUBMITTAL
- JULY 28, 2025
PLANNING RESUBMITTAL
- DECEMBER 16, 2025
PLANNING REVISION
- APRIL 8, 2026
PLANNING REVISION

SITE
PLAN

SHEET NO.

A1.0

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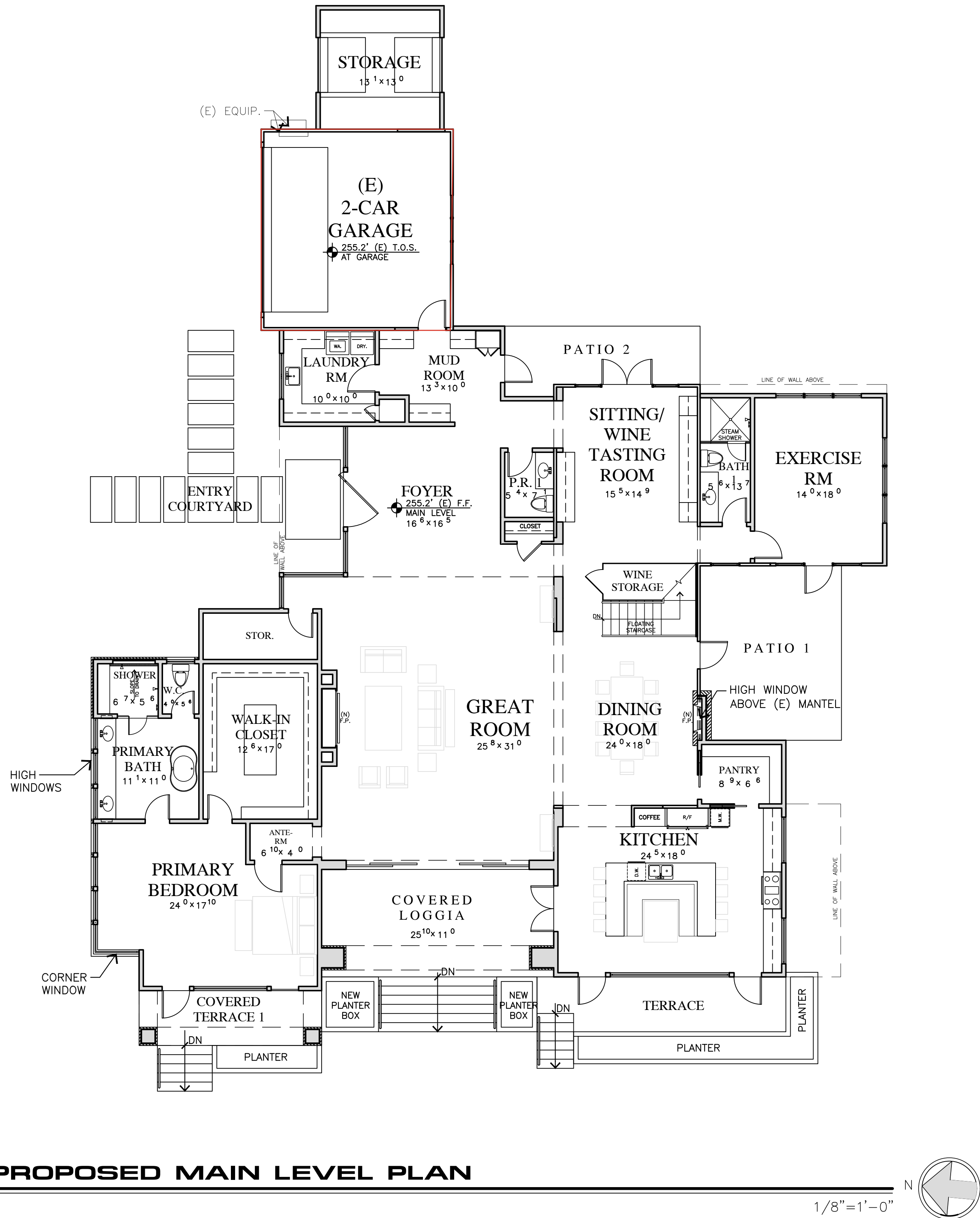
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△

**MAIN
LEVEL PLAN**

SHEET NO.

A2.0



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
2X6 EXTERIOR STUD FRAMED WALL
2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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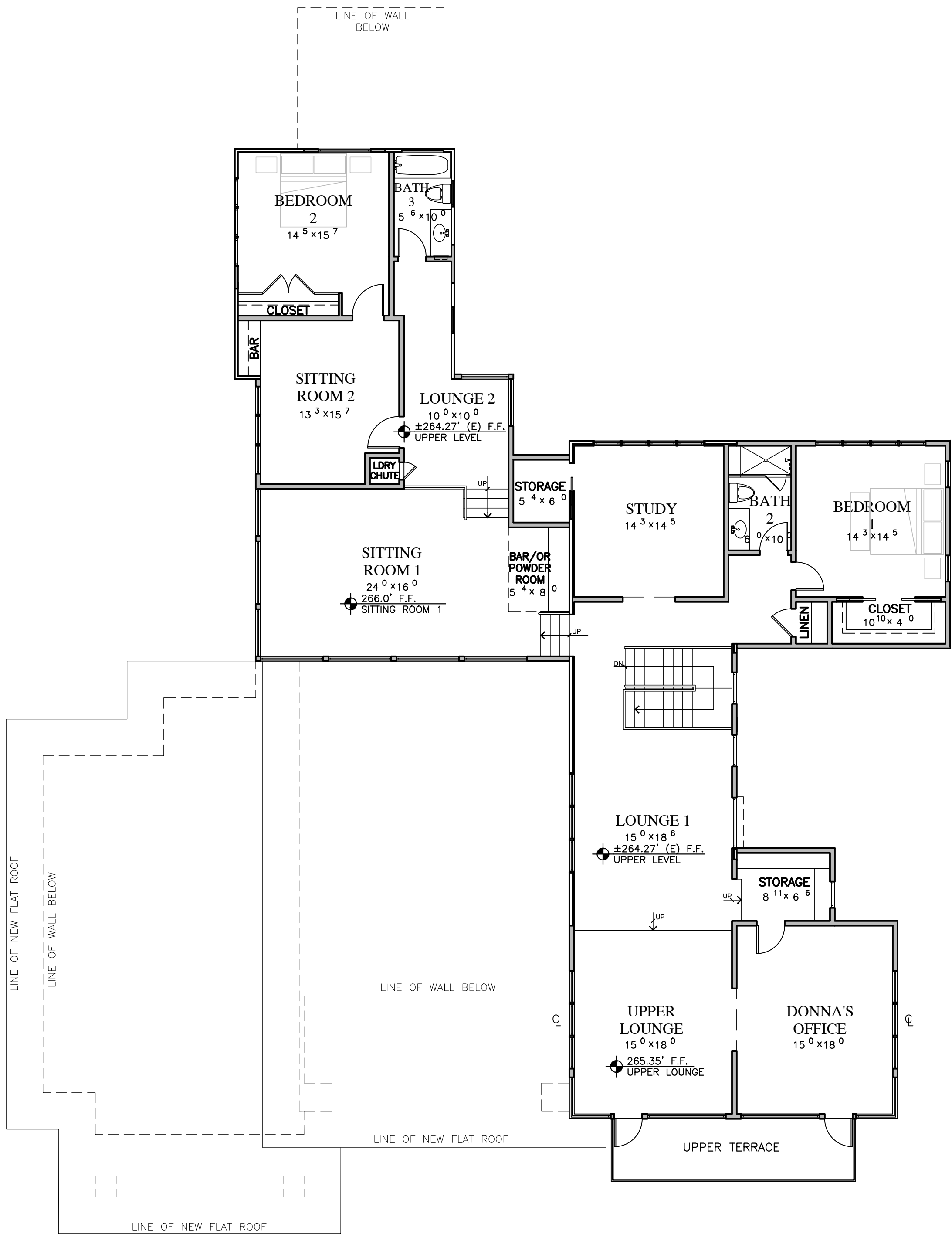
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PLANNING REVISION
△

PROPOSED UPPER
LEVEL PLAN

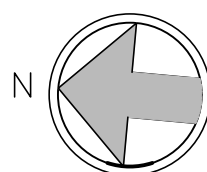
SHEET NO.

A3.0



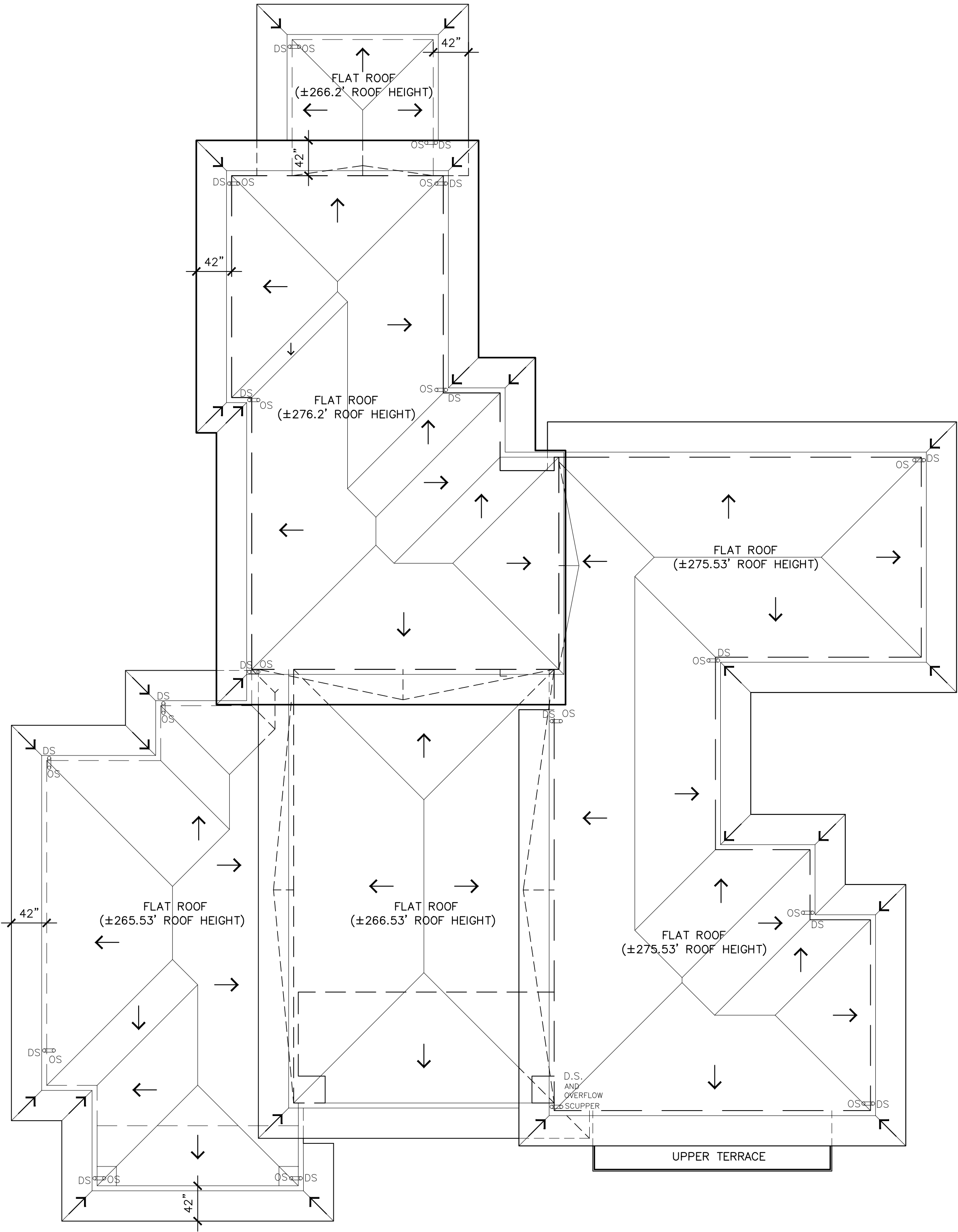
PROPOSED UPPER LEVEL PLAN

1/8"=1'-0"

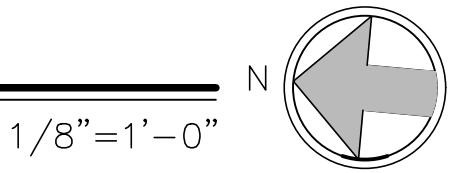


WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



PROPOSED ROOF PLAN



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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RESIDENCE**

PROJECT ADDRESS:

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**PROPOSED
ROOF PLAN**

SHEET NO.

A5.0

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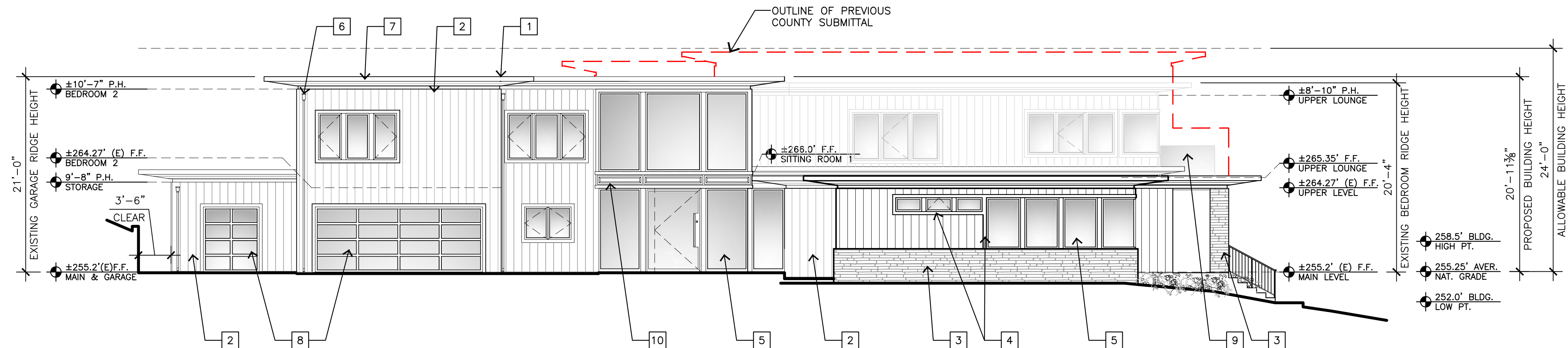
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PLANNING REVISION
△

ELEVATIONS

SHEET NO.

A6.0

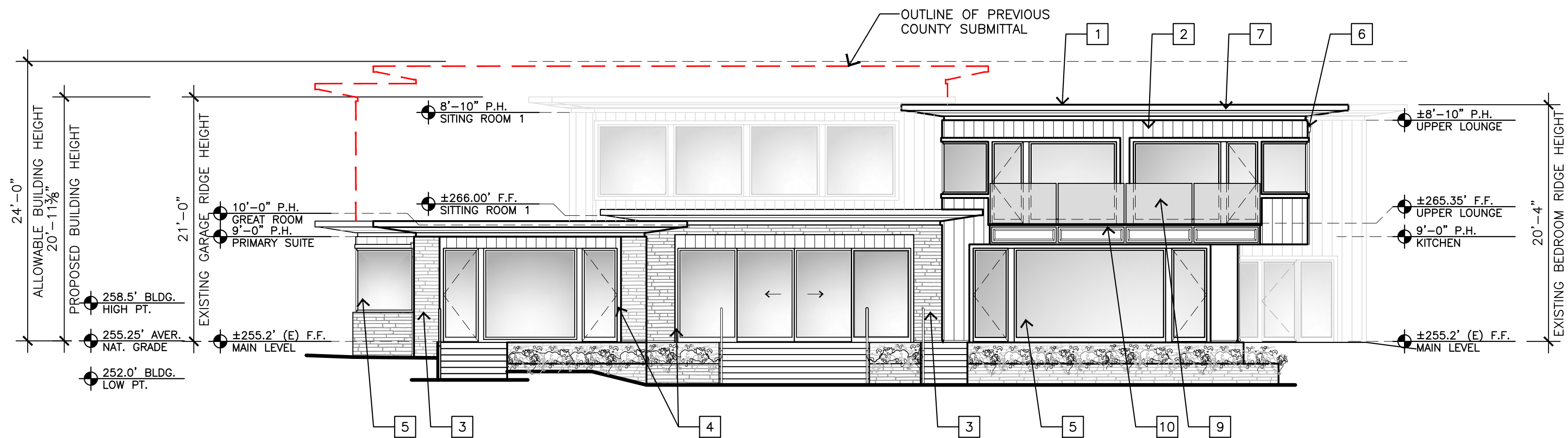


NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 FLAT ROOF — SLOPE $\frac{1}{2}$ " PER FOOT
- 2 PAINTED JAMES HARDIE SMOOTH PANEL EXTERIOR SIDING, 10" WIDTH VERTICAL PANEL
- 3 RANDOM LINEAR STONE VENEER
- 4 PAINTED 2X CEDAR TRIM, SURROUNDS, AND SILLS
- 5 ALUMINUM EXTERIOR DOORS & WINDOWS, ARCADIA CUSTOMS OR EQUAL
- 6 5" RECESSED ALUMINUM GUTTERS & 2X3 ALUMINUM DOWNSPOUTS
- 7 2X8 CEDAR FASCIA WITH 2X6 CEDAR DECKING EAVE
- 8 PRE-FINISHED ALUMINUM ROLL-UP OVERHEAD GARAGE DOOR, CLOPAY OR EQUAL
- 9 $\frac{1}{2}$ " THICK GLASS GUARDRAILS
- 10 PAINTED 2X CEDAR PANEL



WEST ELEVATION

1/8"=1'-0"

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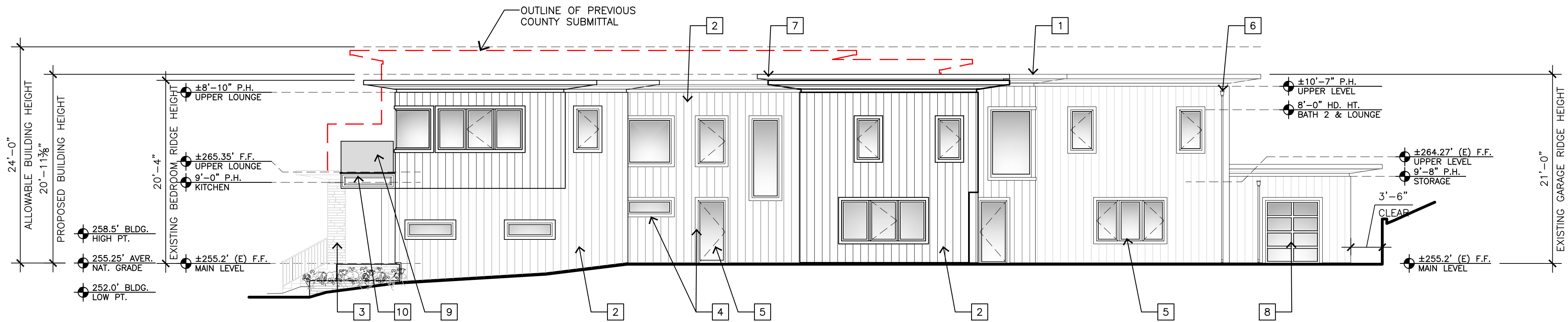
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ELEVATIONS

SHEET NO.

A6.1

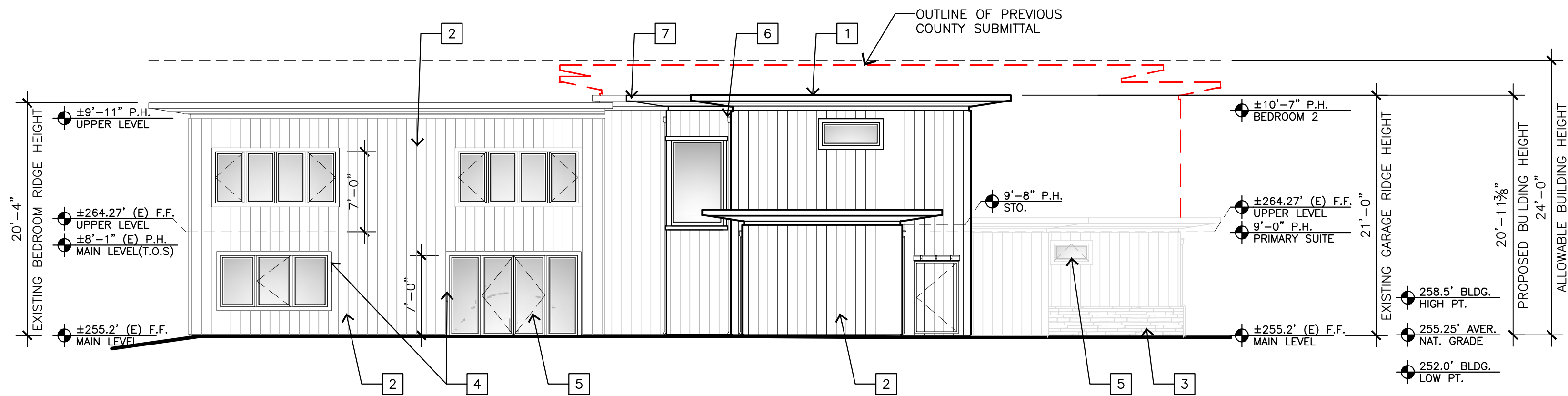


SOUTH ELEVATION

1/8"=1'-0"

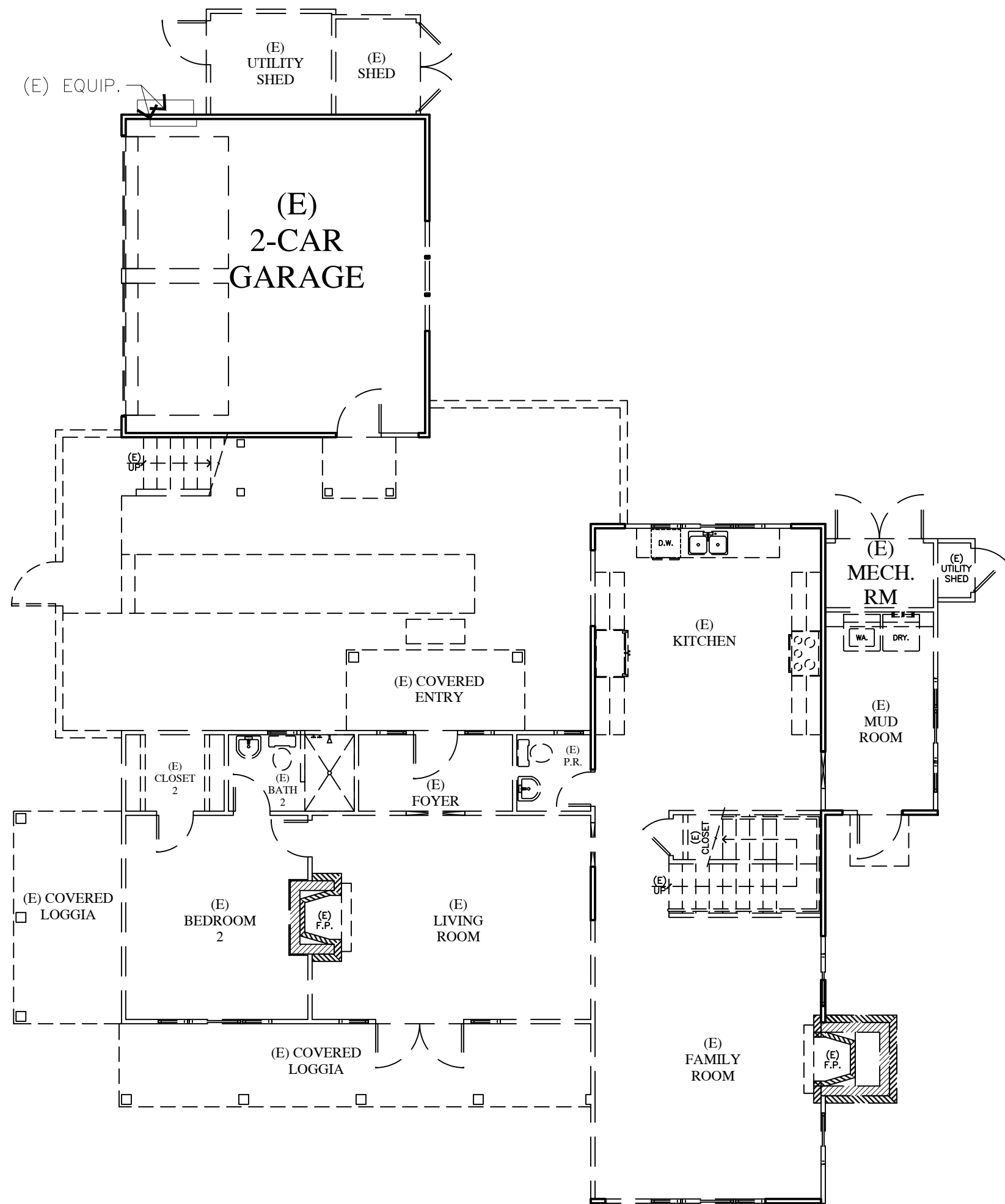
EXTERIOR FINISH LEGEND

- 1 FLAT ROOF — SLOPE 1/2" PER FOOT
- 2 PAINTED JAMES HARDIE SMOOTH PANEL EXTERIOR SIDING, 10" WIDTH VERTICAL PANEL
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- 9 1/2" THICK GLASS GUARDRAILS
- 10 PAINTED 2X CEDAR PANEL



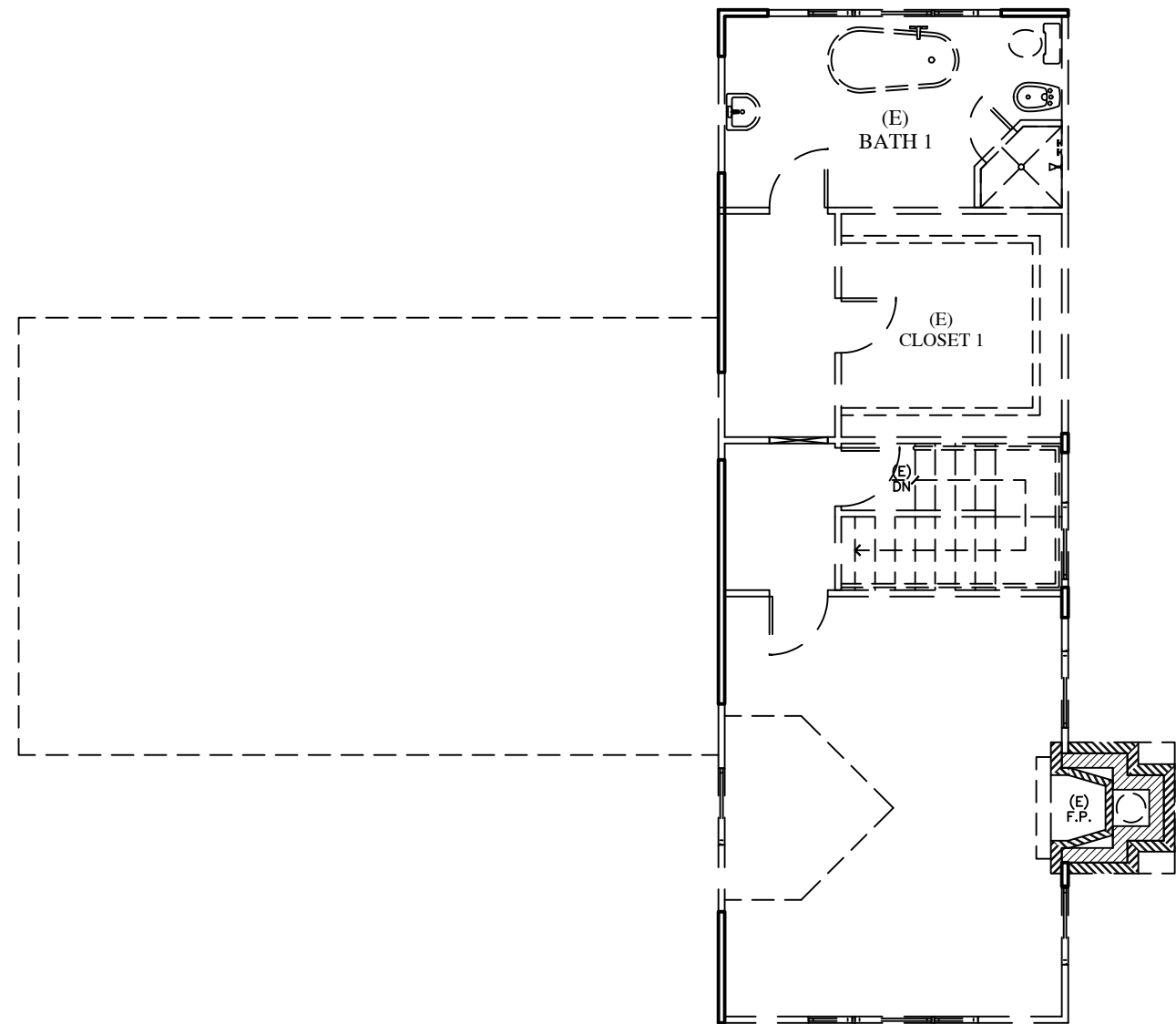
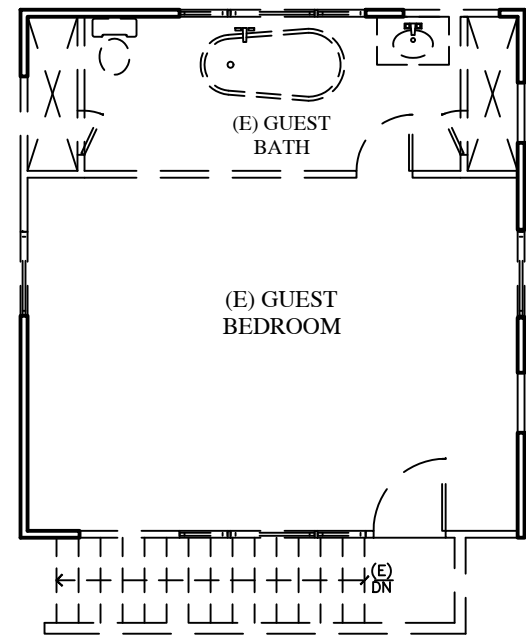
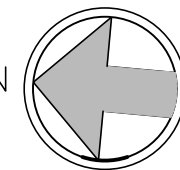
EAST ELEVATION

1/8"=1'-0"



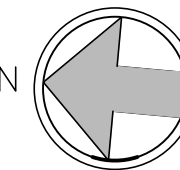
MAIN LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"



UPPER LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

JUN A. SILLANO, AIA



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MAIN & UPPER
LEVEL DEMO PLANS

SHEET NO.

D1.0

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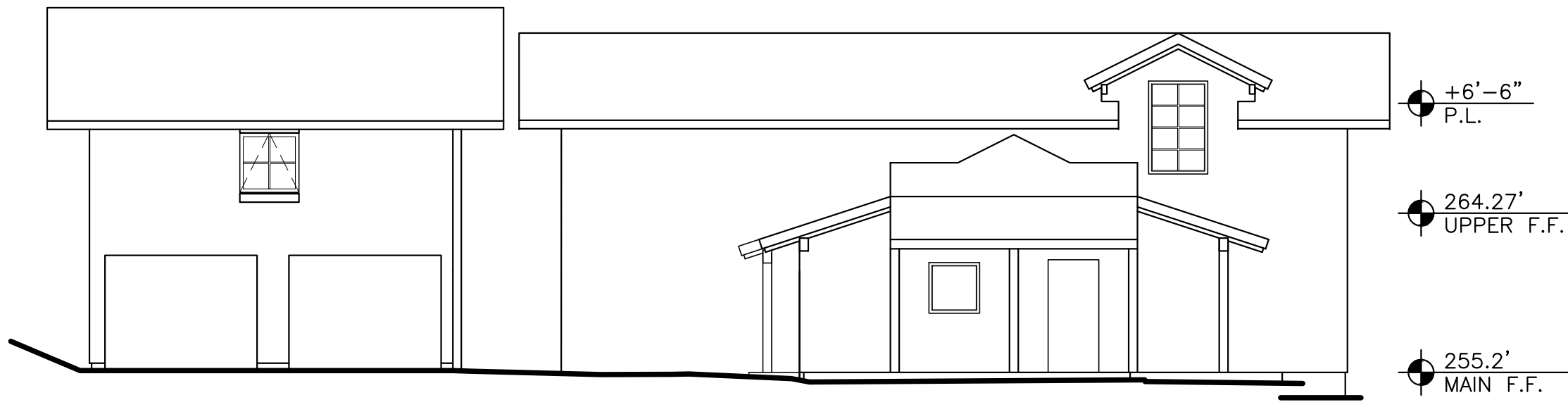
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EXISTING
ELEVATIONS

SHEET NO.

D2.0



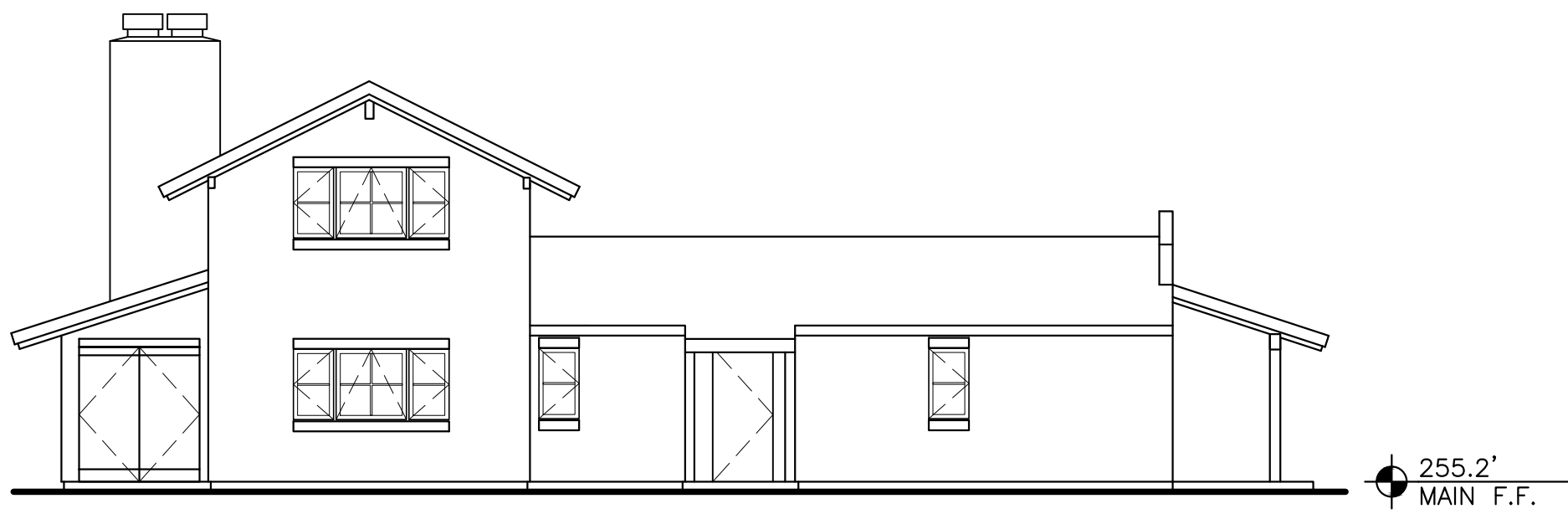
NORTH ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



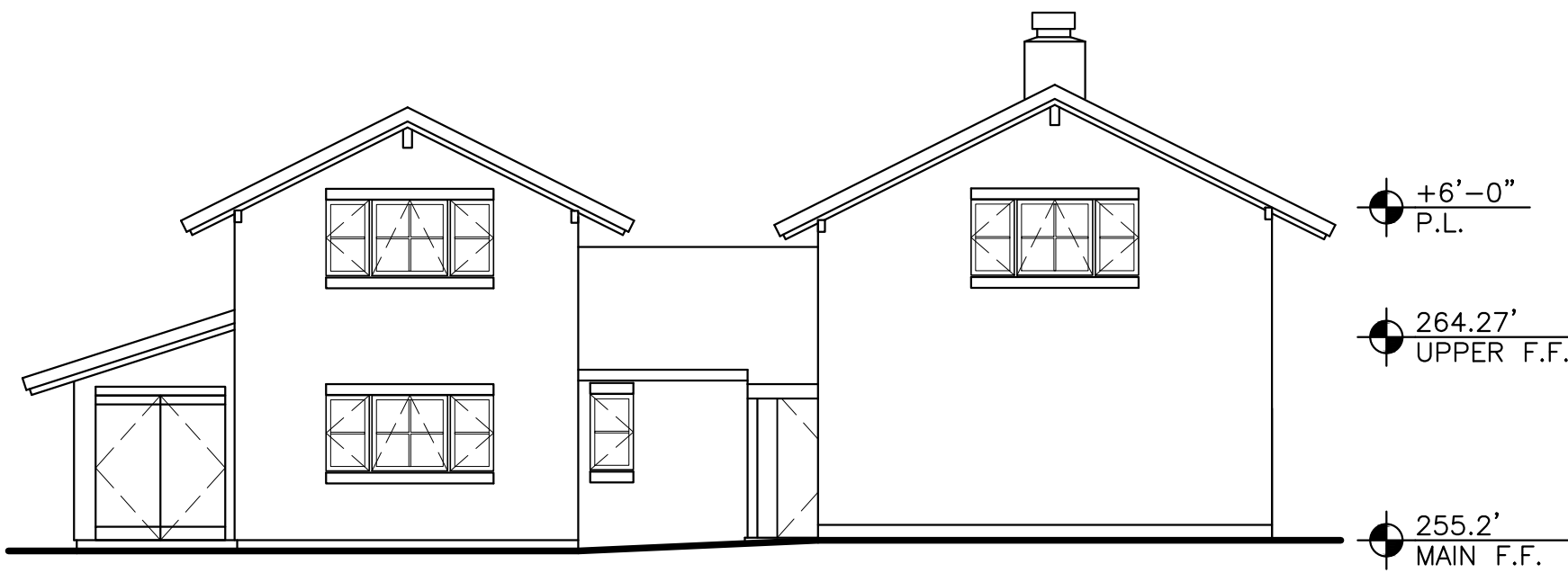
EAST ELEVATION 1

1/8"=1'-0"



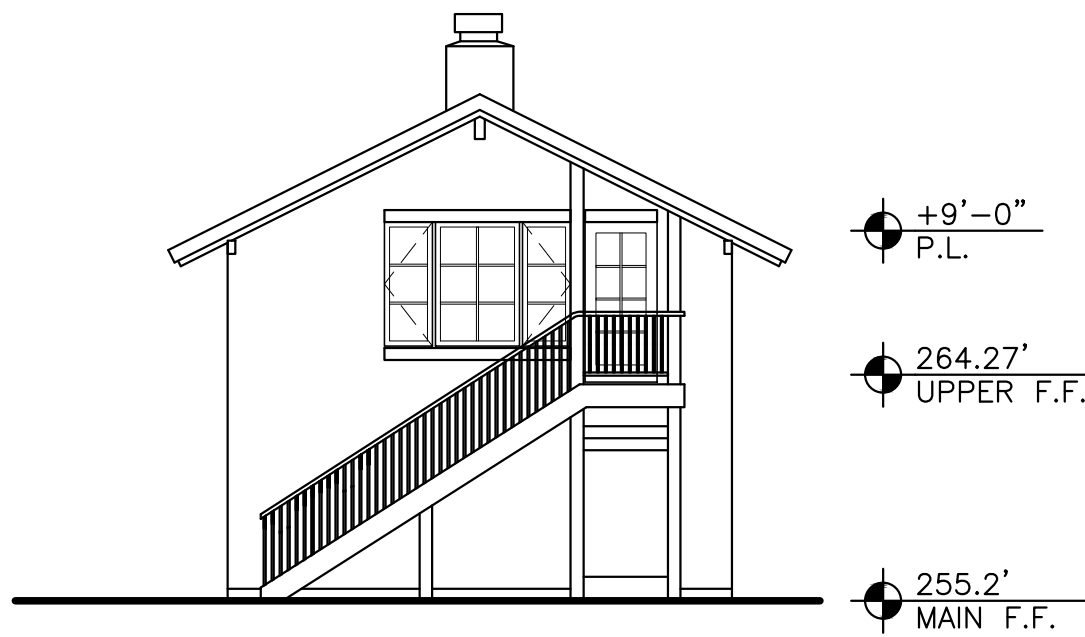
WEST ELEVATION

1/8"=1'-0"



EAST ELEVATION 2

1/8"=1'-0"



GARAGE WEST ELEVATION

1/8"=1'-0"

COLOR AND MATERIAL SAMPLES FOR
TEDFORD RESIDENCE
31525 HIGHWAY ONE, CARMEL CA 93923
APN: 243-221-030

**CONCEALED ALUMINUM GUTTERS
AND 2X3 DOWNSPOUTS**
(Painted to match Eaves and Walla)



Match James Hardie Color: Navajo Beige
For Leader Box and downspout

LINEAR STONE VENEER
Fond du Lac Natural Stone or Equal
Color : Virginia Ledge



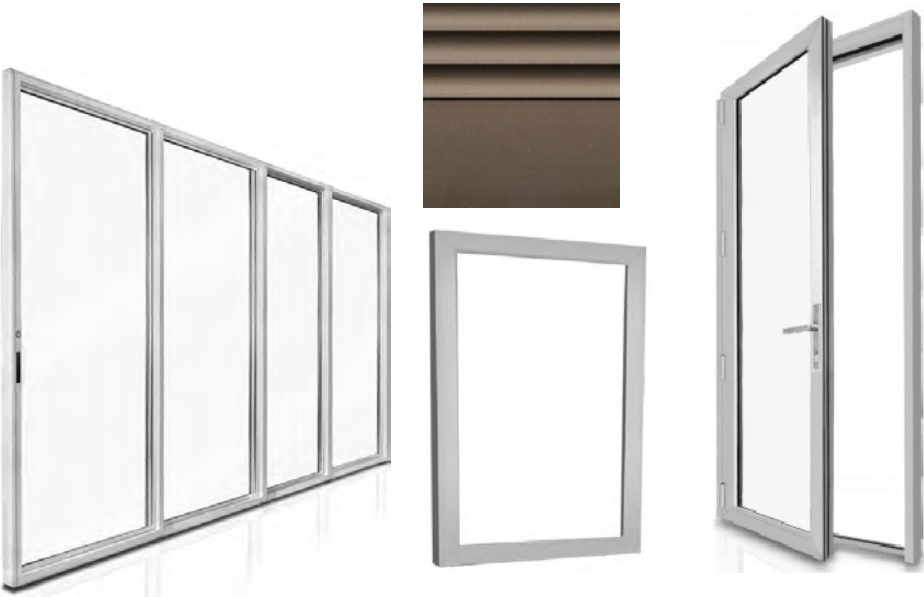
JAMES HARDIE PANEL SIDING
10” Vertical Smooth Panel
Color: Navajo Beige



**PAINTED CEDAR TRIM, PANELS, SURROUNDS,
SILLS. FASCIA. & EAVE DECKING**

DUNN EDWARDS PAINT
Color: DE 6147 Chester Brown

**ALUMINUM EXTERIOR
DOORS AND WINDOWS**
(Arcadia Customs or Equal)
Color: AB4 Medium Bronze



**½” THICK TEMPERED GLASS
GUARDRAIL**



**PRE-FINISHED ALUMINUM
GARAGE DOOR**
(Clipay or Equal)
Color: Dark Bronze



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