

# Exhibit B

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**EXHIBIT B**  
**DRAFT RESOLUTION**

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

In the matter of the application of:

**HANNAH (PLN170954)**

**RESOLUTION NO. 18 -**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval for the demolition of a 2,095 sq. ft. single-family dwelling and the construction of a two-story 3,388 sq. ft. single-family dwelling with an attached garage, (2,161 sq. ft. main level, upper level 747 sq. ft., 480 sq. ft. attached two-car garage), 1,955 sq. ft. basement, reconfiguration of an existing terrace and entry stone patio, removing existing driveway and replace with concrete pavers.

3046 Strawberry Hill Road, Greater Monterey  
Peninsula Area Plan (APN: 007-482-003-000)

**The Moore application (PLN170954) came on for a public hearing before the Monterey County Zoning Administrator on April 12, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS AND EVIDENCE**

1. **FINDING:** **CONSISTENCY / HEALTH AND SAFETY / NO VIOLATIONS / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Greater Monterey Peninsula Area Plan, Monterey County Zoning Ordinance (Title 21), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.
- EVIDENCE:**
  - a) The proposed project involves construction of a 3,388 sq. ft. single family dwelling with an attached garage.
  - b) The property is located at 3046 Strawberry Hill Road, Pebble Beach (Assessor's Parcel Number 007-482-003-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential, with a Building Site, Design Control, and Parking & Use of Major Recreational Equipment Storage in Seaward zoning overlays (MDR/B-6-D-RES). Development of single-family

dwellings, is allowed uses pursuant to MCC Sections 21.12.030.A. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see Finding No. 2 below).

- c) The project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Greater Monterey Peninsula; and
  - Monterey County Zoning Ordinance (Title 21)
- d) No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in the applicable documents.
- e) Review of Development Standards. The development standards for the MDR zoning district in the Del Monte Forest are identified in MCC Section 21.12.070. Special required setbacks in the MDR district for main dwelling units are 20 feet (front), 10 feet (rear), and 10 feet (sides). The proposed dwelling has a 20 feet (front), 10 feet (rear), and 10 feet (sides). Corresponding maximum structure height is 27 feet. The proposed height for the single-family dwelling is 27 feet. The allowed site coverage maximum in the LDR district is 35 percent on lots less than 20,000 square feet. The property is 9,684 square feet, which would allow site coverage of approximately 3,389 square feet. The proposed single-family dwelling unit, garage and terrace would result in site coverage of approximately 3,350 square feet or 34.6 percent. The floor area allowance is 35 percent for MDR district. The proposed dwelling and garage would result in floor area of approximately 3,388 square feet or 34.9 percent. The 1,955 square feet basement is not calculated in the floor area since it is constructed below ground. Therefore, as proposed, the project meets all required development standards.
- f) The project has been reviewed for site suitability by RMA-Planning. The project planner reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- g) The following technical report has been prepared:
  - *Soil Engineering Investigation (LIB180113) prepared by Landset Engineers, Inc., Salinas, California, January 2018.*
  - *Archaeological Consulting (LIB180037) prepared by Gary Breschini, Salinas, California, November 30, 2017.*County staff has independently reviewed this report and concurs with its conclusions.
- h) Necessary public facilities are available. The sewer for the site will be served by Pebble Beach Community Services District and water will be served by Cal-Am.
- i) Design. See Finding No. 2.
- j) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.

- k) The project planner conducted a site inspection on February 6, 2018 to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- l) The project was referred to the Del Monte Forest Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator. The LUAC, at a duly-noticed public meeting on February 15, 2018 voted 5 – 0 to support the project as proposed with 2 absent.
- m) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170954.

2. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) The Applicant proposes a single-family dwelling and an attached garage on an existing residential lot. The proposed dwelling incorporates architectural aesthetics of a modern twist to a classic traditional farmhouse with a mix of Colonial.
  - b) Pursuant to Chapter 21.44, Title 21 (Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
  - c) Material and Color Finishes. The Applicant proposes exterior colors and materials that are consistent with the residential setting. The primary colors and materials include dark gray slate roofing, gray cedar shingle siding, white wood trims and molding, veneer stone and white metal clad wood doors and windows. The proposed exterior finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood.
  - d) The proposed development is not visible from a common public viewing area; therefore, the proposed dwelling would not have an impact on a public viewshed and would not create a substantially adverse visual impact when viewed from a common public viewing area. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
  - e) The project planner conducted a site inspection on February 6, 2018, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, and will not adversely impact the neighborhood character.
  - f) Based on the evidence described above, the proposed structures and uses are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material

finishes). As proposed, the project is consistent with neighborhood character, and assures visual integrity.

- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170954.

3. **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(a) categorically exempts the construction of new, small facilities or structures, including habitable and non-habitable structures accessory to a single-family dwelling or residential use.
  - b) The subject project consists of the construction of a single-family dwellings with an attached garage. Therefore, the proposed development is consistent with the exemption parameters of CEQA Guidelines Section 15303(a).
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway. 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.
  - d) No adverse environmental effects were identified during staff review of the development application.

4. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.

- EVIDENCE:**
- a) Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

## **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- B. Approving a Design Approval for a demolition of a 2,095 sq. ft. single family dwelling with an attached garage and the construction of a 3,388 sq. ft. single family dwelling (2,161 sq. ft. main level with 480 sq. ft. attached two-car garage, upper level 747 sq. ft. addition, 1,955 sq. ft. basement), reconfiguration of an existing terrace and entry stone patio, removing existing driveway and replace with concrete pavers. In general conformance with the attached plans, which are incorporated herein by reference.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of April, 2018.

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Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

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 RMA-Planning and RMA-Building Services Department office in Salinas.



PLANNING INFO.

- PROPERTY OWNER:  
ERIC AND LUCILLE HANNAH  
3046 STRAWBERRY HILL ROAD  
PEBBLE BEACH, CA. 93953  
PH. (831) 373-8361
- PROJECT ADDRESS:  
3046 STRAWBERRY HILL ROAD  
PEBBLE BEACH, CA.
- PROJECT SCOPE:  
-DEMOLISH EXISTING 2,095 S.F. SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.  
-NEW THREE STORY SINGLE FAMILY RESIDENCE TO INCLUDE:  
• 2,161 S.F. MAIN LEVEL WITH 480 S.F. ATTACHED 2-CAR GARAGE  
• 747 S.F. UPPER LEVEL WITH BALCONY AND COVERED LOGGIA  
• 1,955 S.F. SUBTERRANEAN BASEMENT LEVEL  
-RECONFIGURE EXISTING TERRACE  
-RECONFIGURE EXISTING ENTRANCE STONE PATIO  
-REMOVE EXISTING AC DRIVEWAY AND REPLACE WITH CONCRETE PAVERS

- OCCUPANCY: R-3, U  
■ CONST. TYPE: V-B  
■ A.P.N. 007-482-003  
■ LEGAL DESC.: LOT: BLOCK:  
■ ZONE: MDR/B-6-D-RES  
■ STORIES: THREE  
■ MAX BLDG. HT: 27 FT  
■ GRADING: X CY  
■ TREE REMOVAL: NONE  
■ TOPOGRAPHY: GENTLY SLOPING  
■ PROJECT CODE COMPLIANCE:  
2016 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,  
CALIFORNIA GREEN BUILDING CODE & 2016 CALIFORNIA ENERGY CODE

- ENERGY METHOD: MICROPAS V8.1, ENERGY PRO 5.0  
■ LOT AREA: 9,684 S.F. (0.2223 Ac.)  
■ LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
BUILDINGS	2,095	2,660	(2,095)	2,660
TERRACES	694	219	(223)	690
TOTAL	2,789	2,879	(2,318)	3,350

- LOT COVERAGE ALLOWED: 3,389.4 SF (35%)  
■ LOT COVERAGE PROPOSED: 3,350 SF (34.6%)

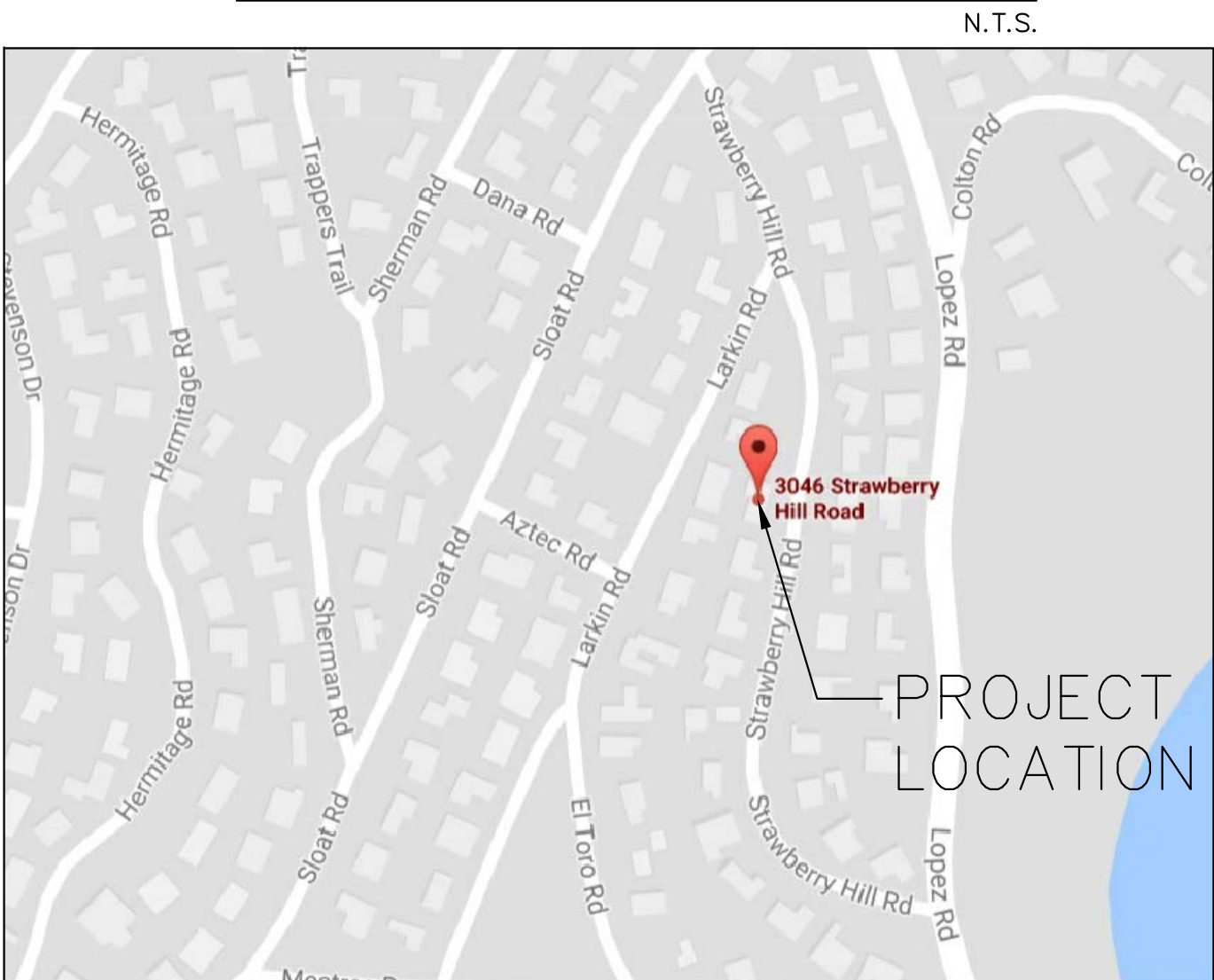
■ F.A.R. CALCULATIONS

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING				
LOWER FLOOR	0	*1,955	0	0
MAIN FLOOR	1,576	2,161	(1,576)	2,161
UPPER FLOOR	0	747	0	747
GARAGE	519	480	(519)	480
TOTAL	2,095	3,388	(2,095)	3,388

\*NOTE: THE LOWER LEVEL IS COMPLETELY SUBTERRANEAN AND SQUARE FOOTAGE IS NOT COUNTED IN FAR

- F.A.R. ALLOWED: 3,389.4 SF (35%)  
■ F.A.R. PROPOSED: 3,388 SF (34.9%)

VICINITY MAP



JUN A. SILLANO, AIA



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PACIFIC GROVE CA.  
93950

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STAMPS:

PROJECT/CLIENT:

ERIC & LUCILLE  
HANNAH

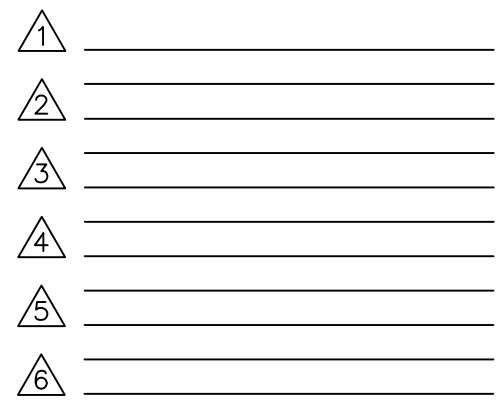
PROJECT ADDRESS:

3046  
STRAWBERRY  
HILL ROAD  
PEBBLE BEACH,  
CA

APN: 007-482-003

DATE: NOVEMBER 16, 2017  
DESIGN APPROVAL APPLICATION

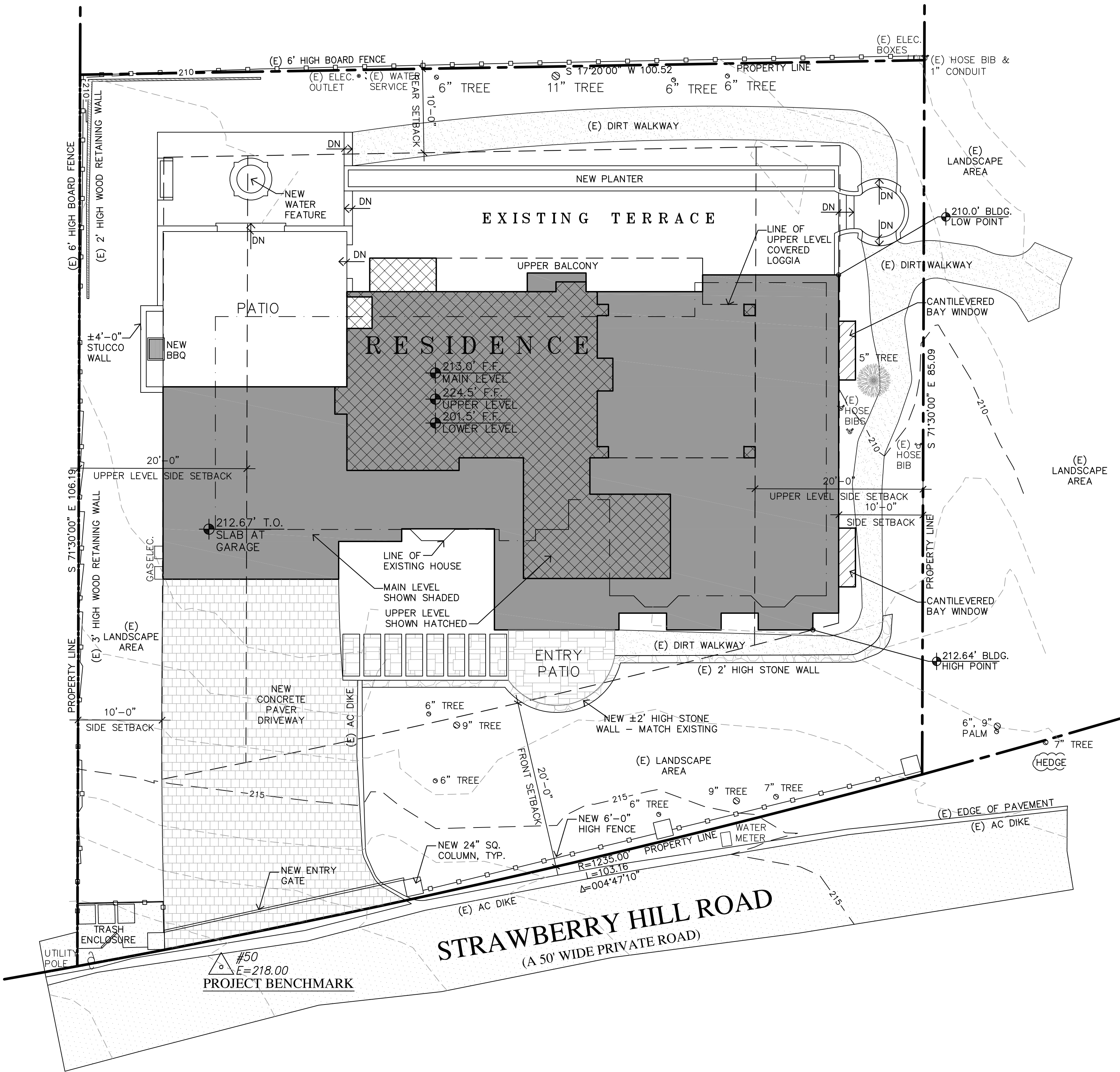
REVISIONS:



SITE  
PLAN

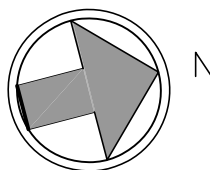
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SITE PLAN

1/8"=1'-0"





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HANNAH

PROJECT ADDRESS:

3046  
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CA

APN: 007-482-003

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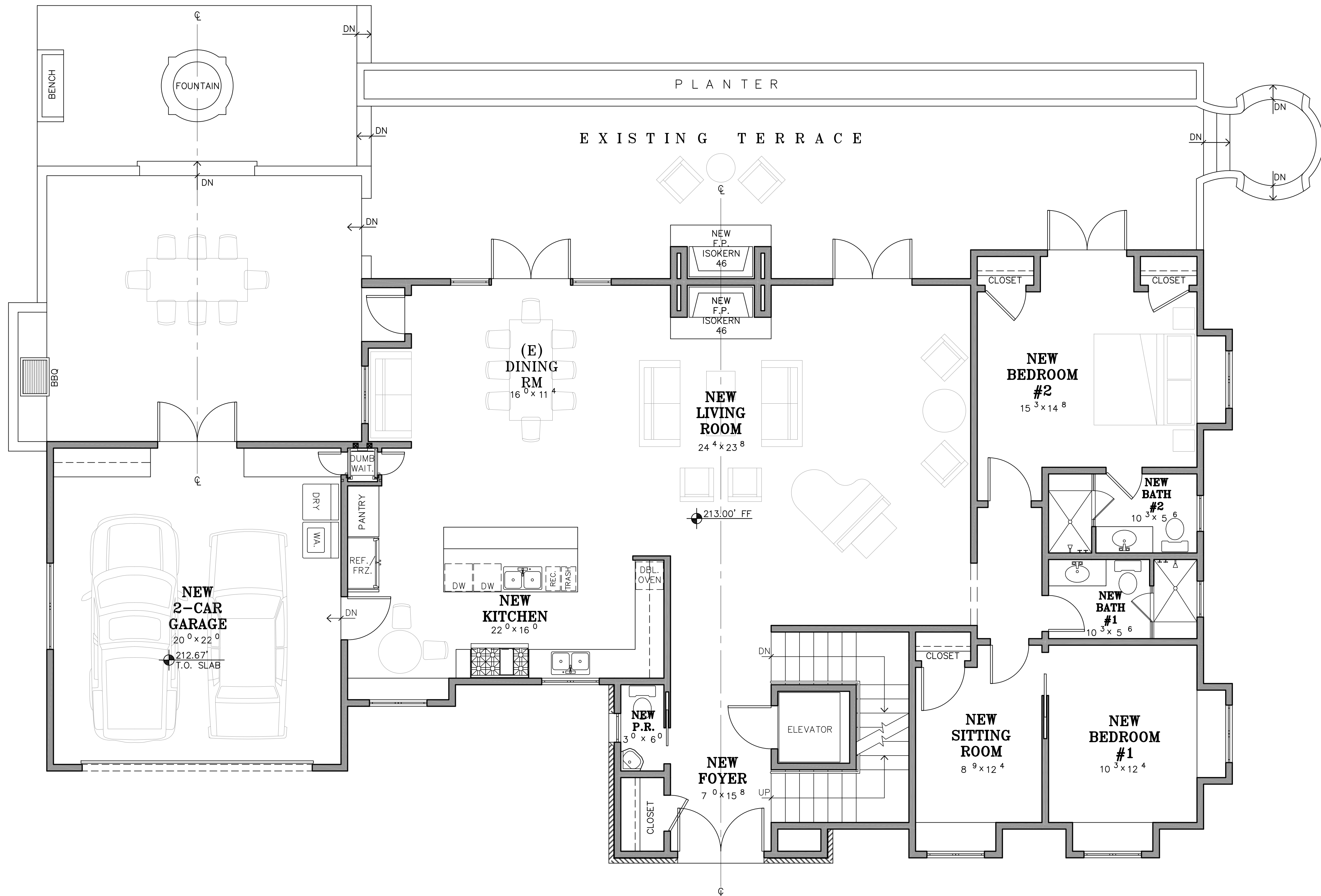
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MAIN LEVEL  
PLAN

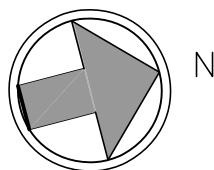
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MAIN LEVEL PLAN

1/4"=1'-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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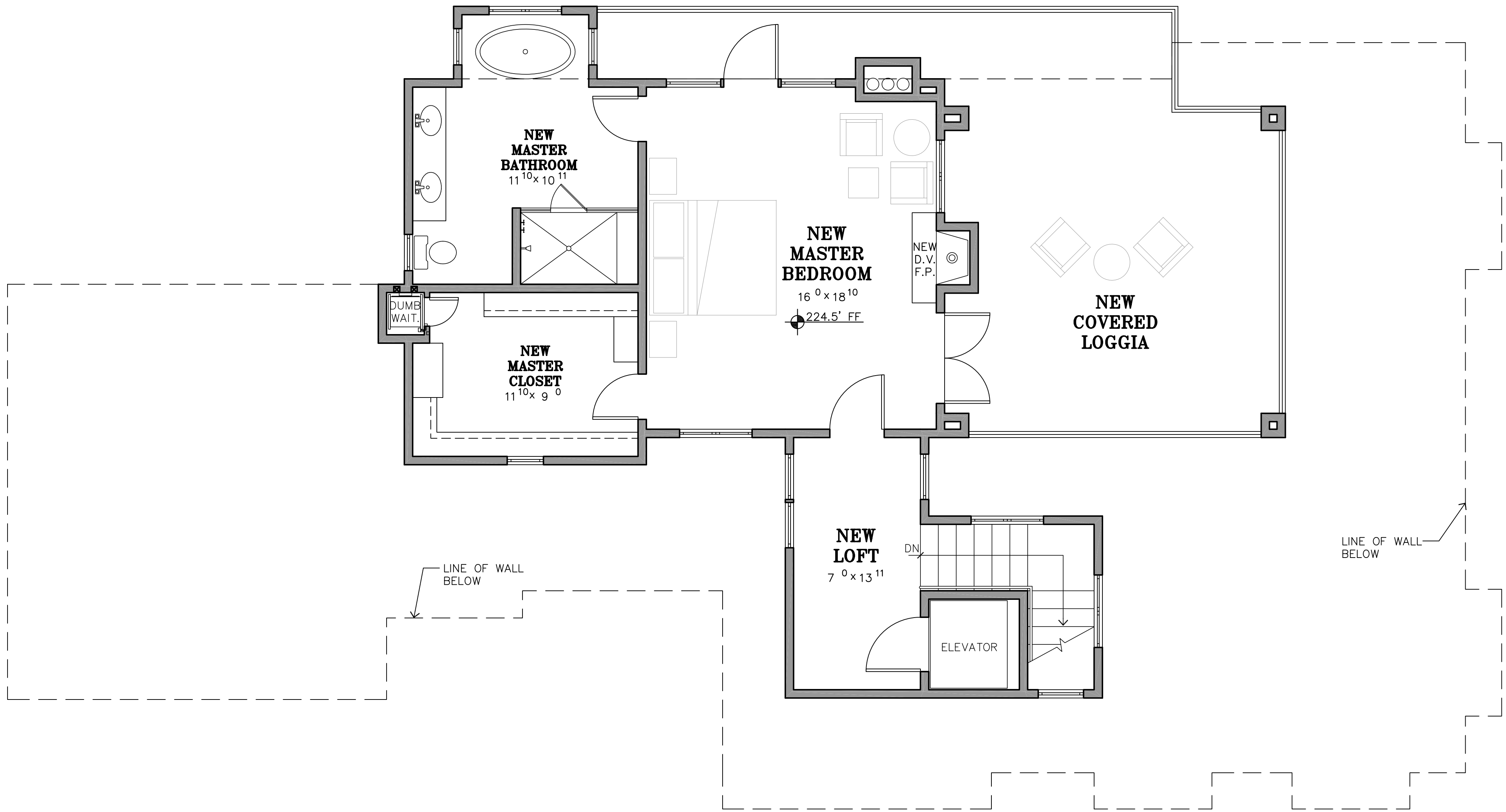
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UPPER LEVEL  
PLAN

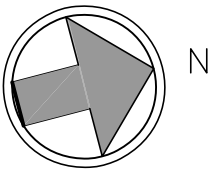
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UPPER LEVEL PLAN

1/4"=1'-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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HANNAH

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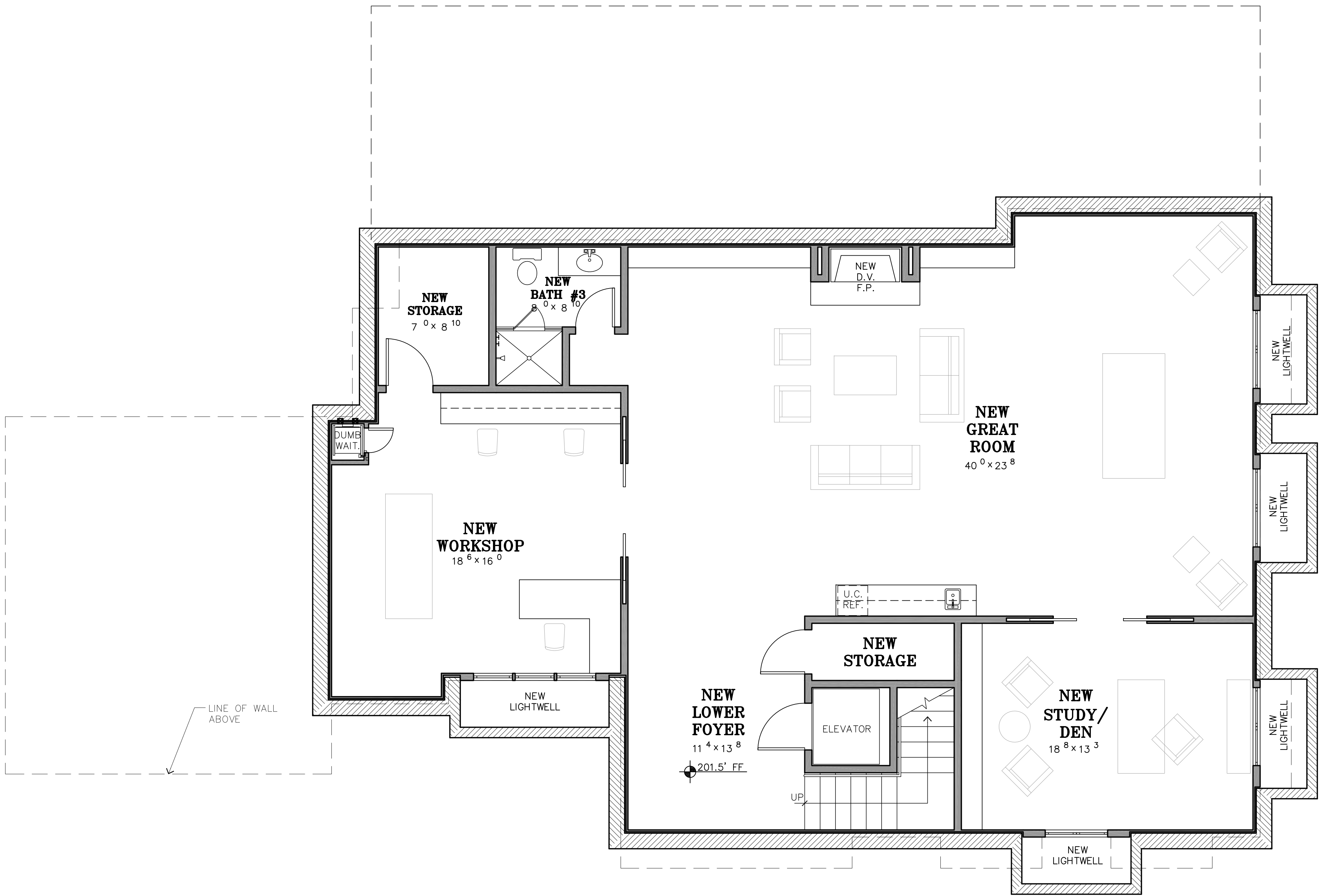
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LOWER LEVEL  
PLAN

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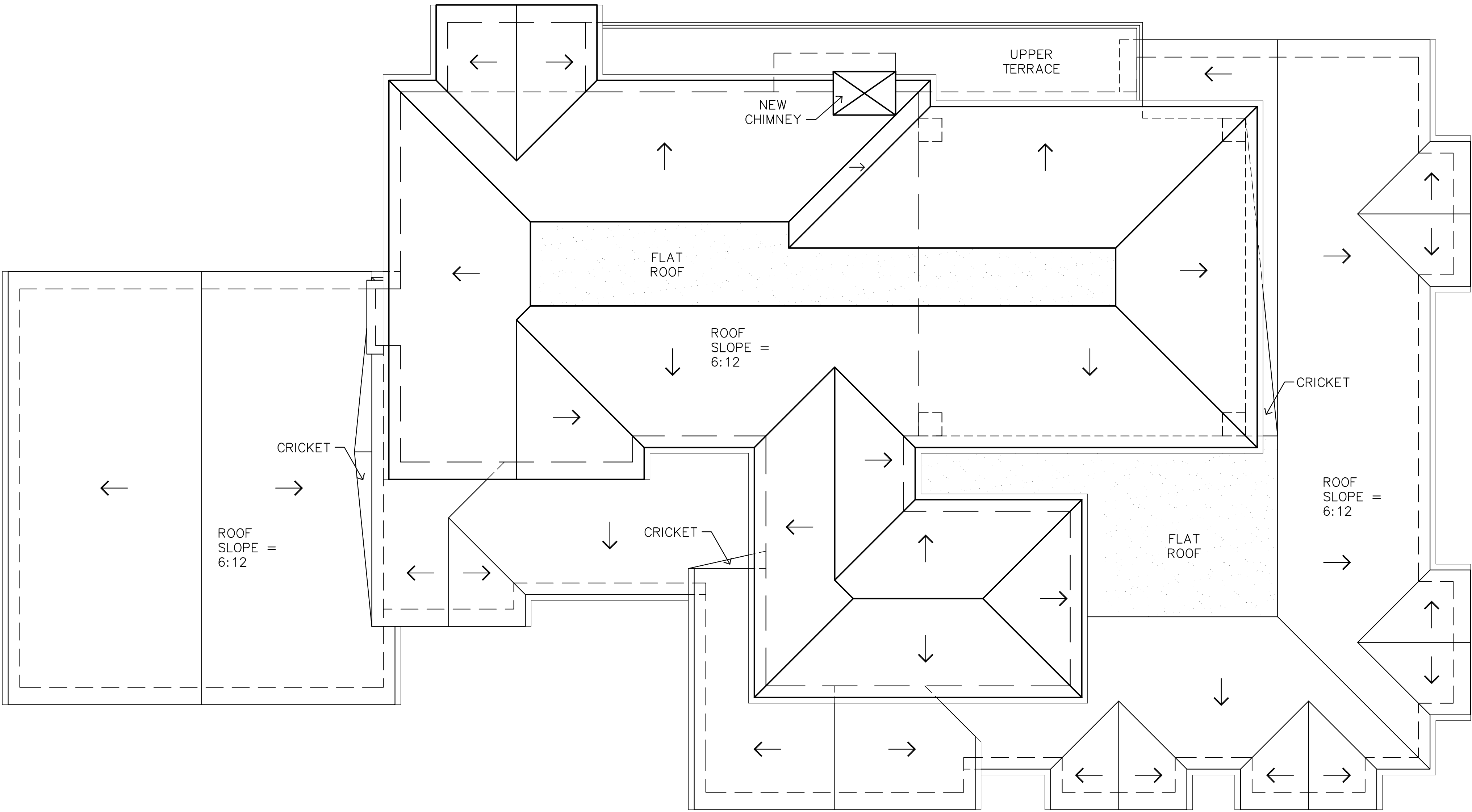
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LOWER LEVEL PLAN

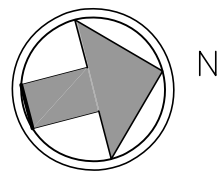
WALL LEGEND

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



ROOF PLAN

1/4"=1'-0"



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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3046  
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HILL ROAD  
PEBBLE BEACH,  
CA

APN: 007-482-003

DATE: NOVEMBER 16, 2017

DESIGN APPROVAL APPLICATION

REVISIONS:

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ROOF  
PLAN

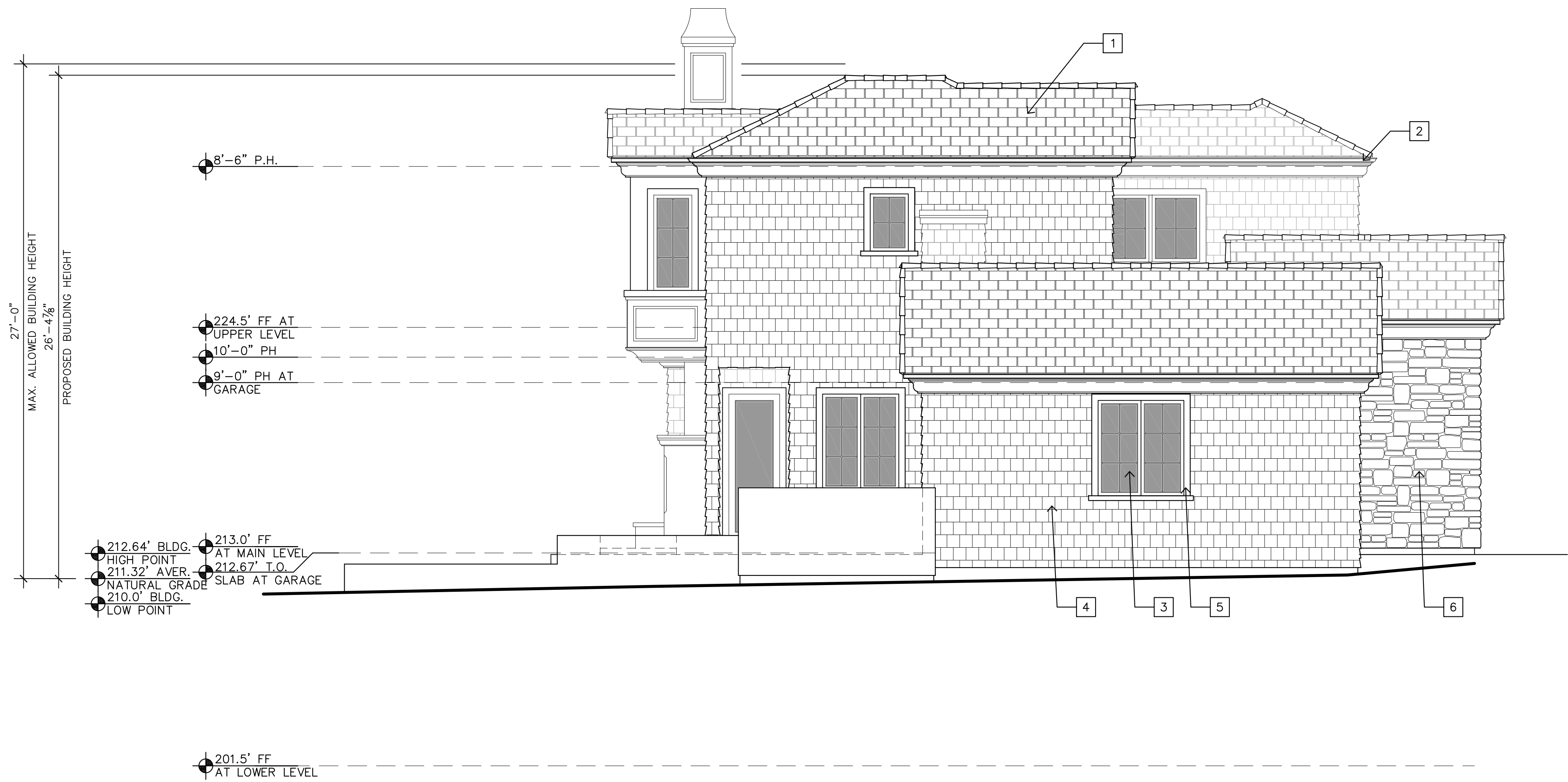
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EAST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CLASS 'A' - SLATE ROOF
- 2 O'GEE COPPER GUTTER AND DOWNSPOUTS
- 3 METAL CLAD EXTERIOR DOORS AND WINDOWS
- 4 CEDAR SHINGLES - PAINTED
- 5 PAINTED WOOD TRIM AND MOULDINGS
- 6 RANDOM VENEER STONE - LINEAR PATTERN
- 7 GLASS AND BURNISHED STAINLESS STEEL RAILING

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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3046  
STRAWBERRY  
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PEBBLE BEACH,  
CA

APN: 007-482-003

DATE: NOVEMBER 16, 2017

DESIGN APPROVAL APPLICATION

REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6
- 7

ELEVATIONS

SHEET NO.

A6.0

DISCLAIMER:  
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STAMPS:

PROJECT/CLIENT:

ERIC & LUCILLE  
HANNAH

PROJECT ADDRESS:

3046  
STRAWBERRY  
HILL ROAD  
PEBBLE BEACH,  
CA

APN: 007-482-003

DATE: NOVEMBER 16, 2017

DESIGN APPROVAL APPLICATION

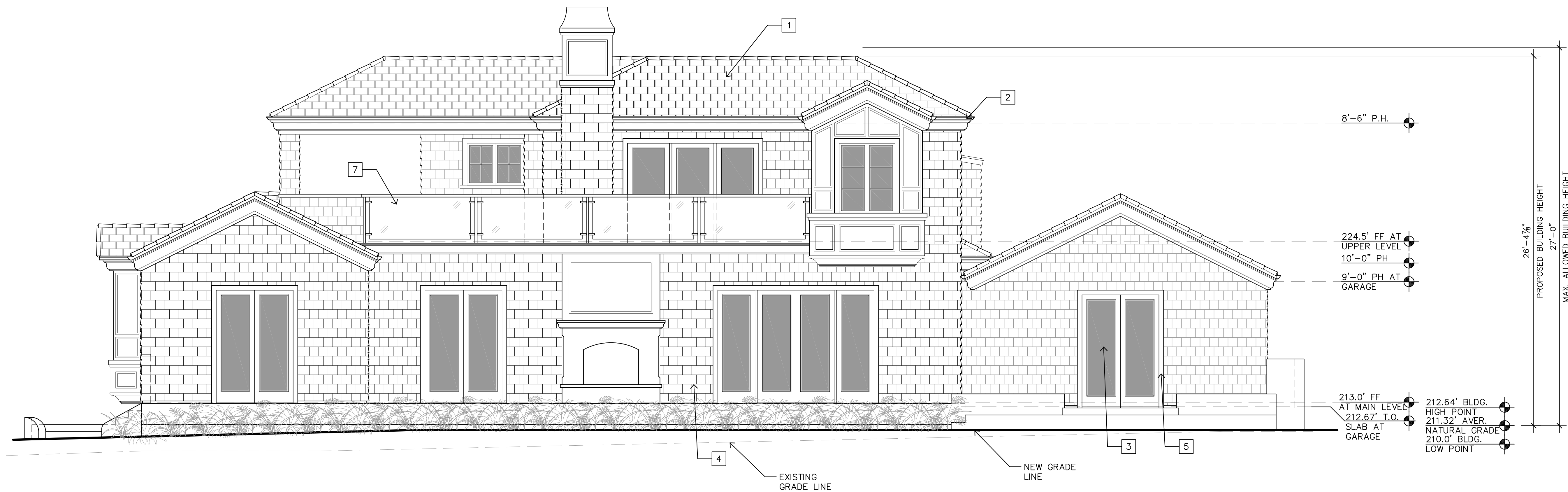
REVISIONS:

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ELEVATIONS

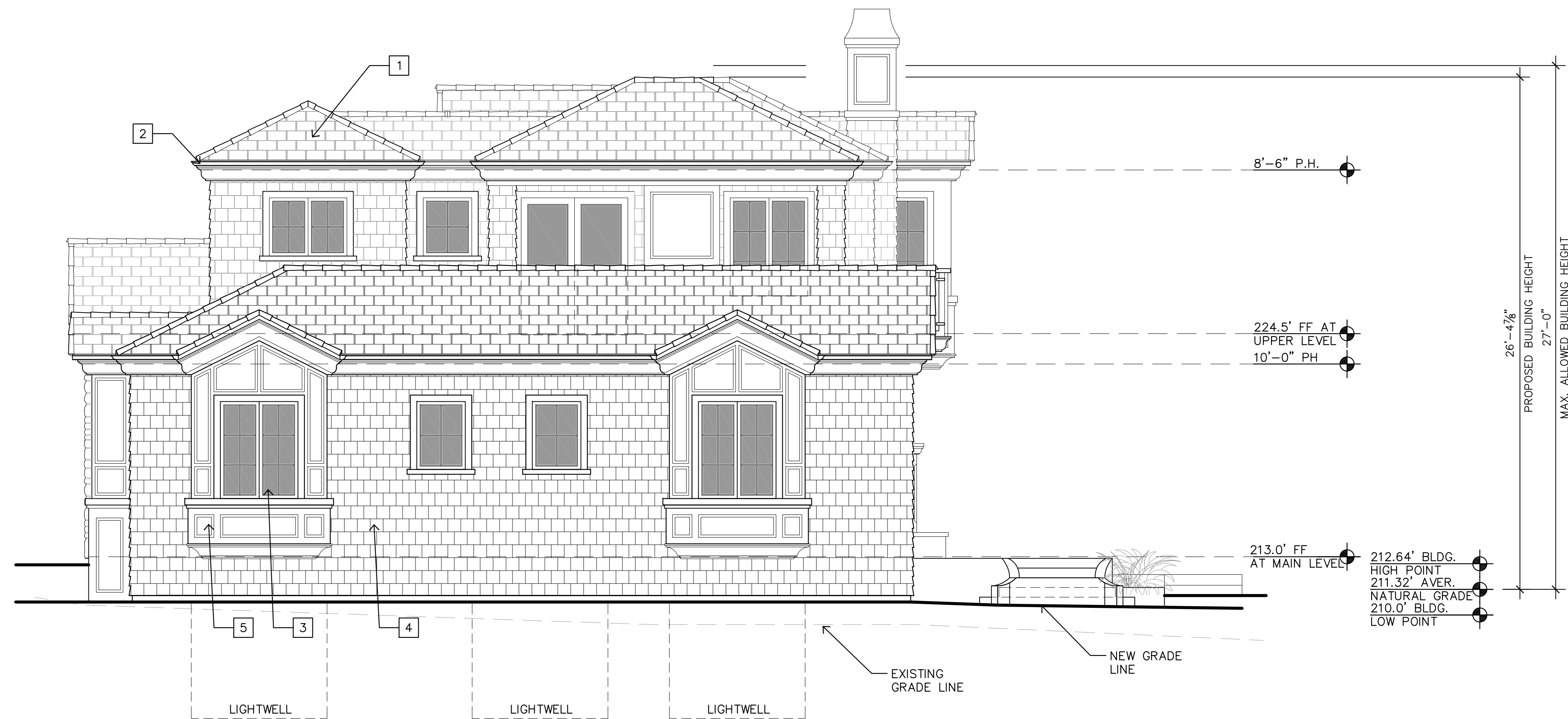
SHEET NO.

A6.1



WEST ELEVATION

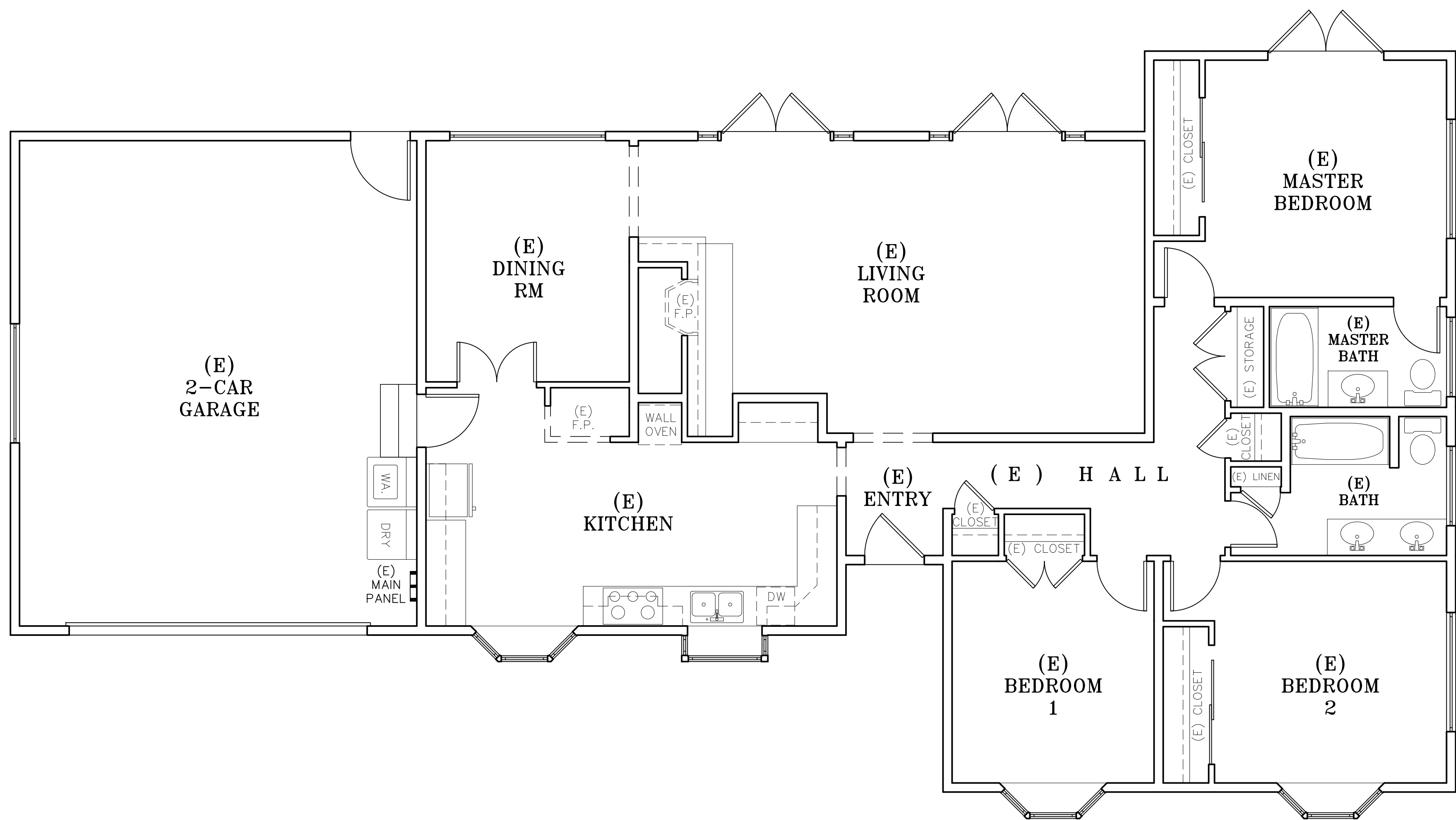
1/4"=1'-0"



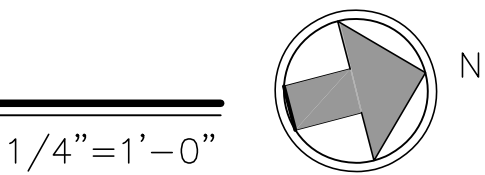
NORTH ELEVATION

1/4"=1'-0"





MAIN LEVEL EXISTING-DEMOLITION PLAN



WALL LEGEND

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

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE  
PACIFIC GROVE CA.  
93950

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REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6

MAIN LEVEL  
EXIST / DEMO

SHEET NO.

D1.0

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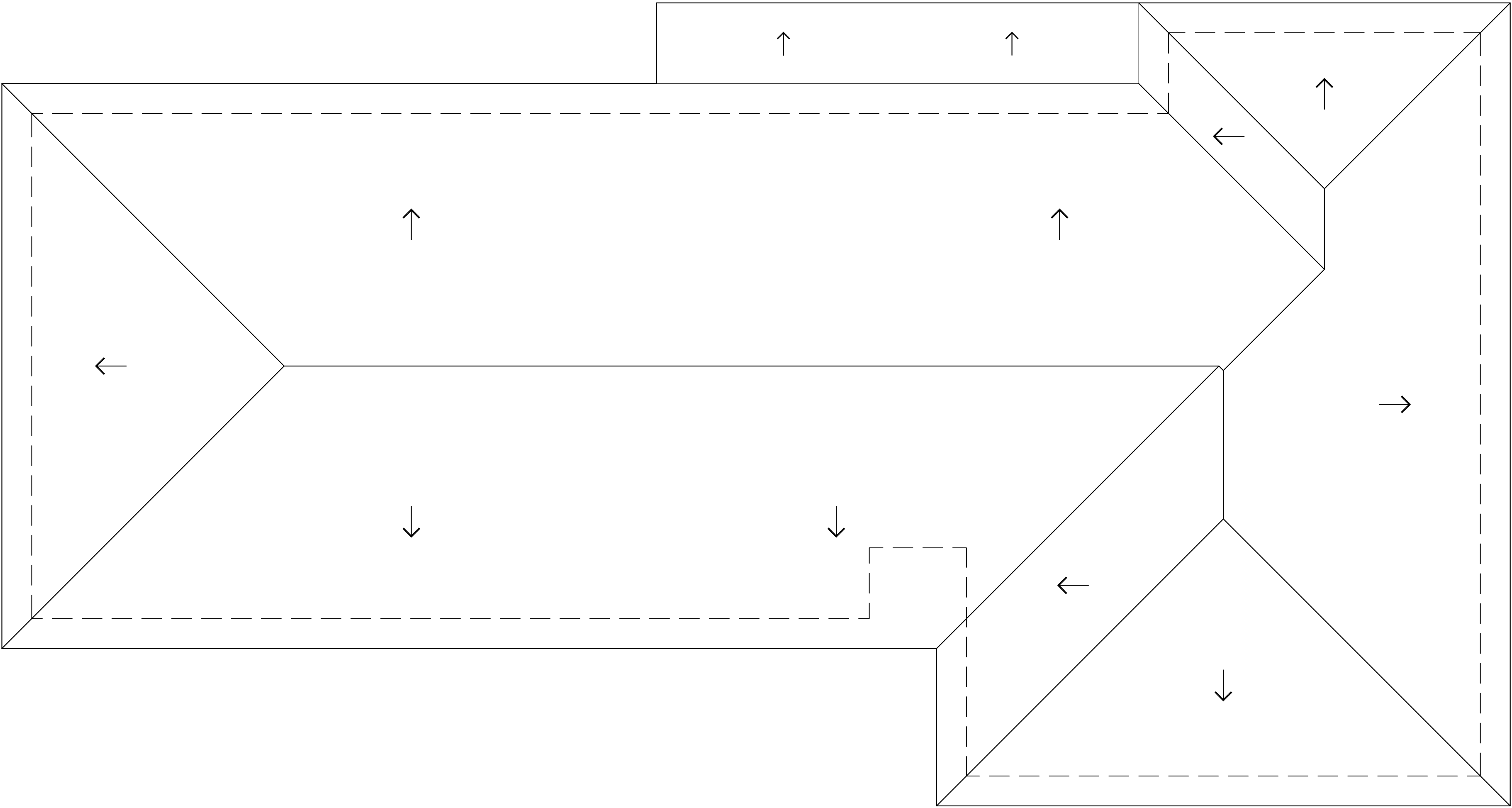
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EXISTING  
ROOF PLAN

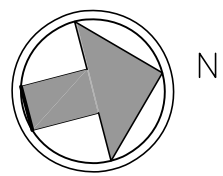
SHEET NO.

D2.0



EXISTING ROOF PLAN

1/4"=1'-0"



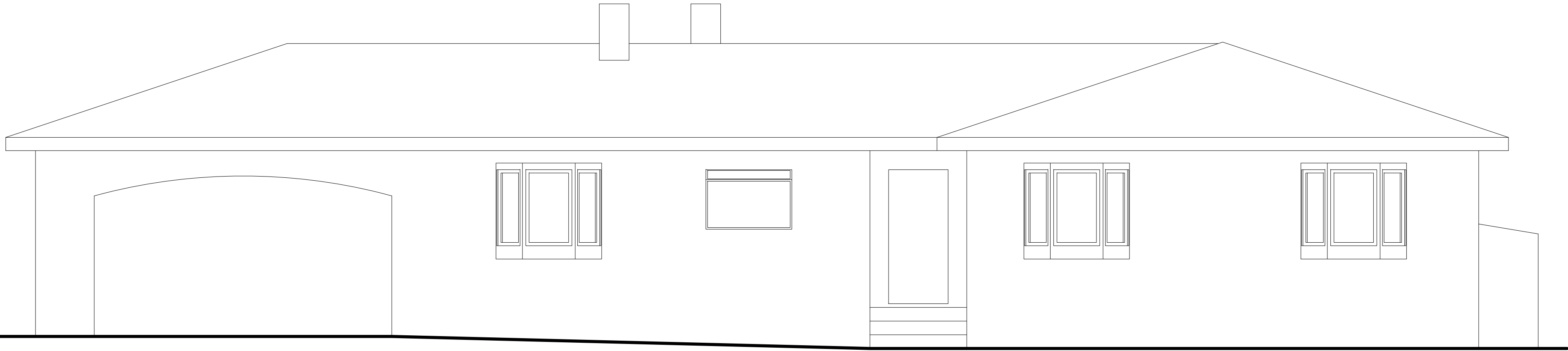
WALL LEGEND

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

8'-0" PH

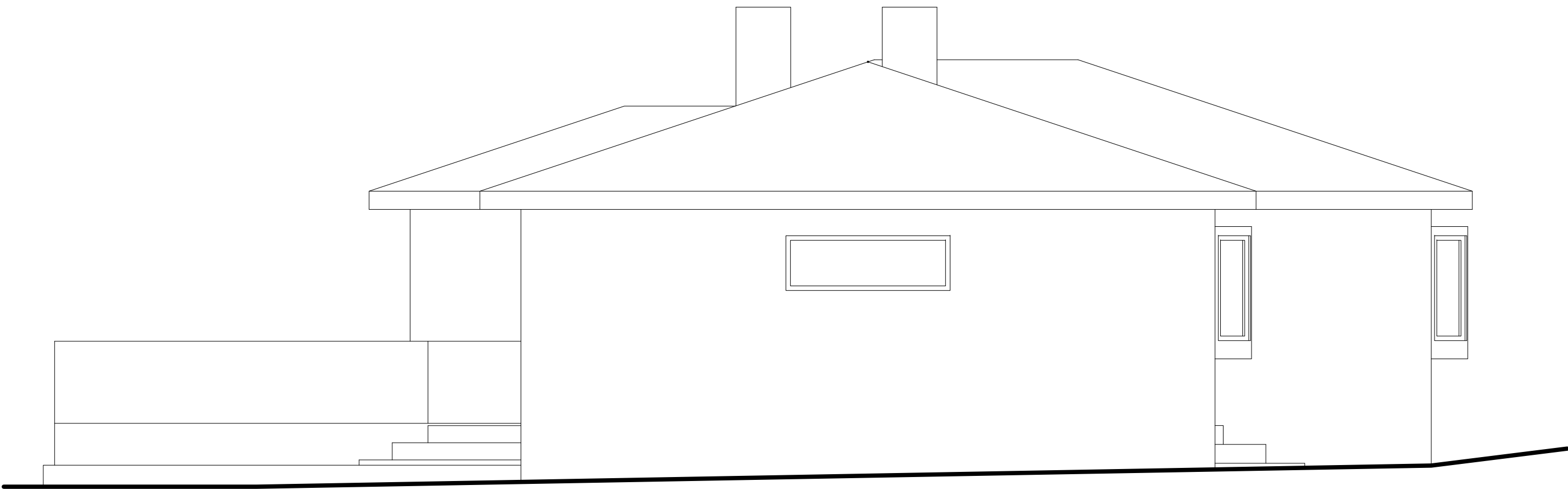
213.49' FF

211.84' T.O.S.



EXISTING EAST ELEVATION

1/4"=1'-0"



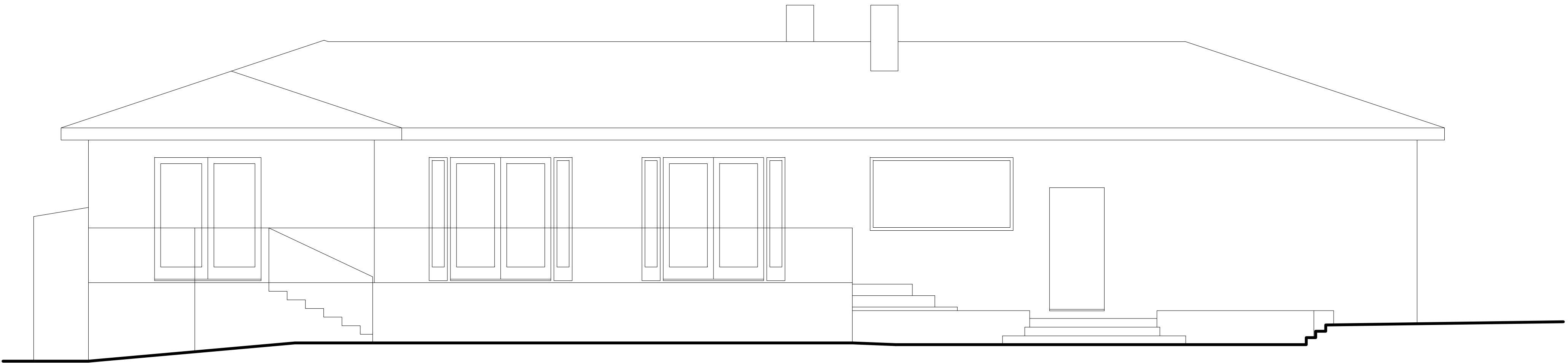
EXISTING SOUTH ELEVATION

1/4"=1'-0"



EXISTING NORTH ELEVATION

1/4"=1'-0"



EXISTING WEST ELEVATION

1/4"=1'-0"

JUN A. SILLANO, AIA



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△	_____
△	_____
△	_____
△	_____
△	_____

EXISTING  
ELEVATIONS

SHEET NO.

D3.0

**COLOR AND MATERIAL SAMPLES FOR**  
**HANNAH RESIDENCE**  
3046 STRAWBERRY HILL ROAD, PEBBLE BEACH, CA, 93953  
APN: 007-482-003

**SLATE ROOF**



**CEDAR SHINGLE SIDING - PAINTED**



**WOOD TRIM AND MOULDINGS - PAINTED**



**COPPER OGEE GUTTERS AND DOWNSPOUTS**



**NEW BURNISHED  
STAINLESS STEEL AND  
GLASS RAILINGS**

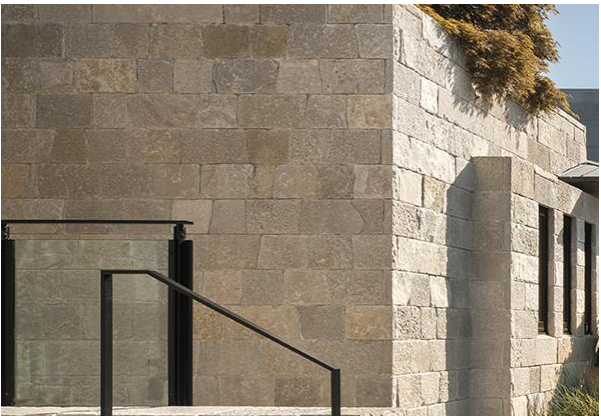


**METAL CLAD WOOD  
DOORS AND WINDOWS –  
Kolbe and Kolbe**

Finish:



White



**RANDOM VENEER STONE  
– LINEAR PATTERN**