

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:

QUAGLIA (PLN170992)

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) Design Approval to allow the construction of a
4,528 square foot single family dwelling, 822
square foot attached garage, 308 square foot
veranda, 97 square foot front porch, 1,092 square
foot concrete patio, 414 square foot in-ground
swimming pool, 136 lineal retaining wall (4' high)
710 Tesoro Road, Greater Monterey Peninsula Area
Plan (APN: 173-074-023-000)

The Wilson application (PLN170992) 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 4,528 square foot single family dwelling, 822 square foot attached garage, 308 square foot veranda, 97 square foot front porch, 1,092 square foot concrete patio, 414 square foot in-ground swimming pool, 136 lineal retaining wall (4' high).
 - b) The property is located at 1070 Trappers Trail, Pebble Beach (Assessor's Parcel Number 173-074-023-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Low Density Residential, with a Building Site, and Design Control overlays (LDR/B-6-D). 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 LDR zoning district are identified in MCC Section 21.14.060. Setbacks in the LDR district for main dwelling units are 30 feet (front), 20 feet (rear), and 10% of the average lot width to a maximum of 20 feet (sides). The proposed setbacks for the projects are 40 feet (front), 67 feet (rear), and 10% of 160' average lot width would result in 16 (side). Corresponding maximum structure heights is 30 feet. The proposed height for the single-family dwelling is 21 inches. The allowed maximum site coverage in the LDR district is 25 percent on lots of 20,000 square feet or more. The property is 37,790 square feet, which would allow site coverage of approximately 9,448 square feet. The proposed single-family dwelling unit would result in site coverage of approximately 5,755 square feet or 15.2 percent. 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:
 - *Geological Hazards Investigation (LIB180114) prepared by Grice Engineering, Inc., Salinas, California, January 2018.*County staff has independently reviewed this report and concurs with its conclusions.
- h) Necessary public facilities are available. Water and sewer for the project will be provided by California American Water.
- 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 January 23, 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 Greater Monterey Peninsula 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 26, 2018 voted 3 – 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 PLN170992.

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 to develop on an existing vacant lot with a single-family dwelling and an attached garage.
 - b) Pursuant to Section 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 are consistent with the residential setting. The primary colors and materials include clay tile, beige stucco, dark brown trim and a wrought iron entry door. 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 structural additions and terraces 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 January 23, 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 PLN170992.

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 installation of single-family dwelling. 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.
- e) Staff conducted a site inspection on January 23, 2018 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 RMA-Planning for the proposed development found in Project File PLN170992.

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 to allow construction of a 4,528 square foot single family dwelling, 822 square foot attached garage, 308 square foot veranda, 97 square foot front porch, 1,092 square foot concrete patio, 414 square foot in-ground swimming pool, 136 lineal foot retaining wall (4' high), in general conformance with the attached plans and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of April, 2018.

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.

LEGEND:

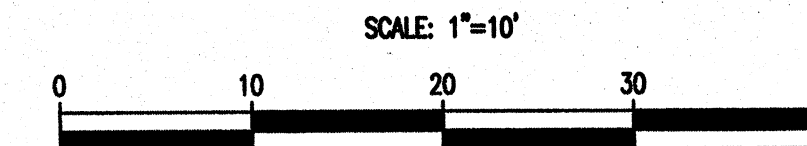
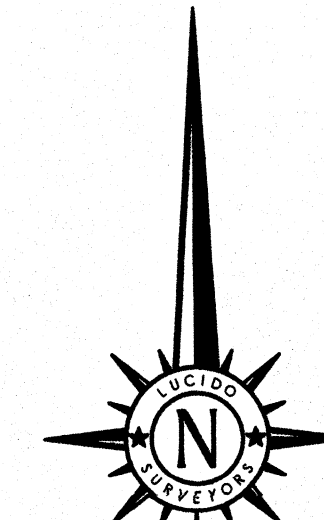
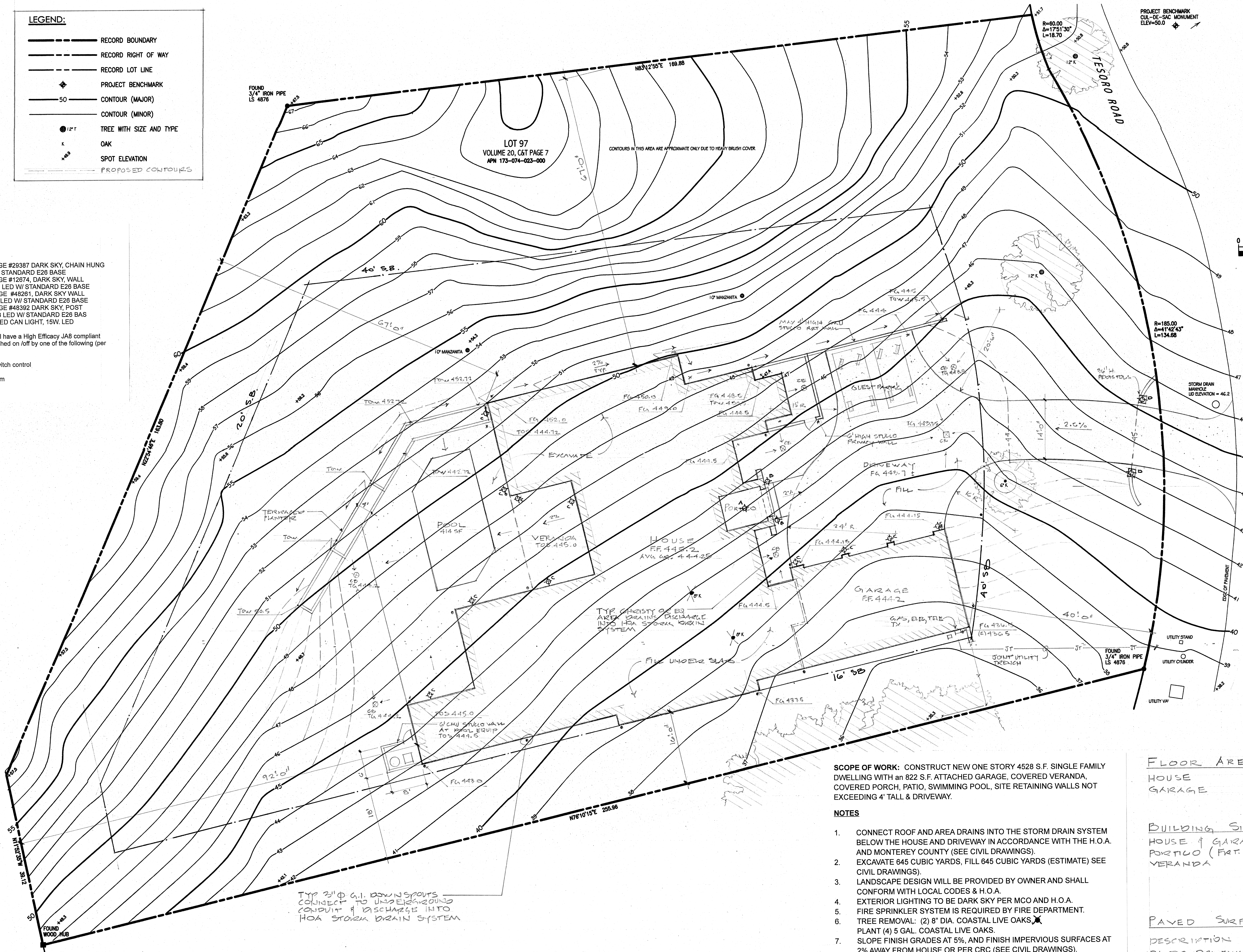
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- PROJECT BENCHMARK
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- TREE WITH SIZE AND TYPE
- OAK
- SPOT ELEVATION
- PROPOSED CONTOURS

EXTERIOR LIGHTING

SYM	LIGHT FIXTURE
A	MINKA-LAVERY, SAGE RIDGE #29387 DARK SKY, CHAIN HUNG LANTERN, 10w JAS LED W/ STANDARD E26 BASE
B	MINKA-LAVERY, SAGE RIDGE #12674, DARK SKY, WALL MOUNT SCONCE, 10w JAS LED W/ STANDARD E26 BASE
C	MINKA-LAVERY, SAGE RIDGE #48281, DARK SKY, WALL MOUNT SCONCE, 10w JAS LED W/ STANDARD E26 BASE
D	MINKA-LAVERY, SAGE RIDGE #48392, DARK SKY, POST MOUNT LANTERN, 10w JAS LED W/ STANDARD E26 BAS
E	HALO #H760ICAT, RECESSED CAN LIGHT, 15W, LED

Note: Outdoor (exterior) light fixtures shall have a High Efficacy JAS compliant standard E26 base light bulb, and be switched on/off by one of the following (per CA Energy Code 150.0(k)(3)):

- Photocontrol and motion sensor
- Photocontrol and automatic time switch control
- Astronomical time switch control
- Energy Management Control System



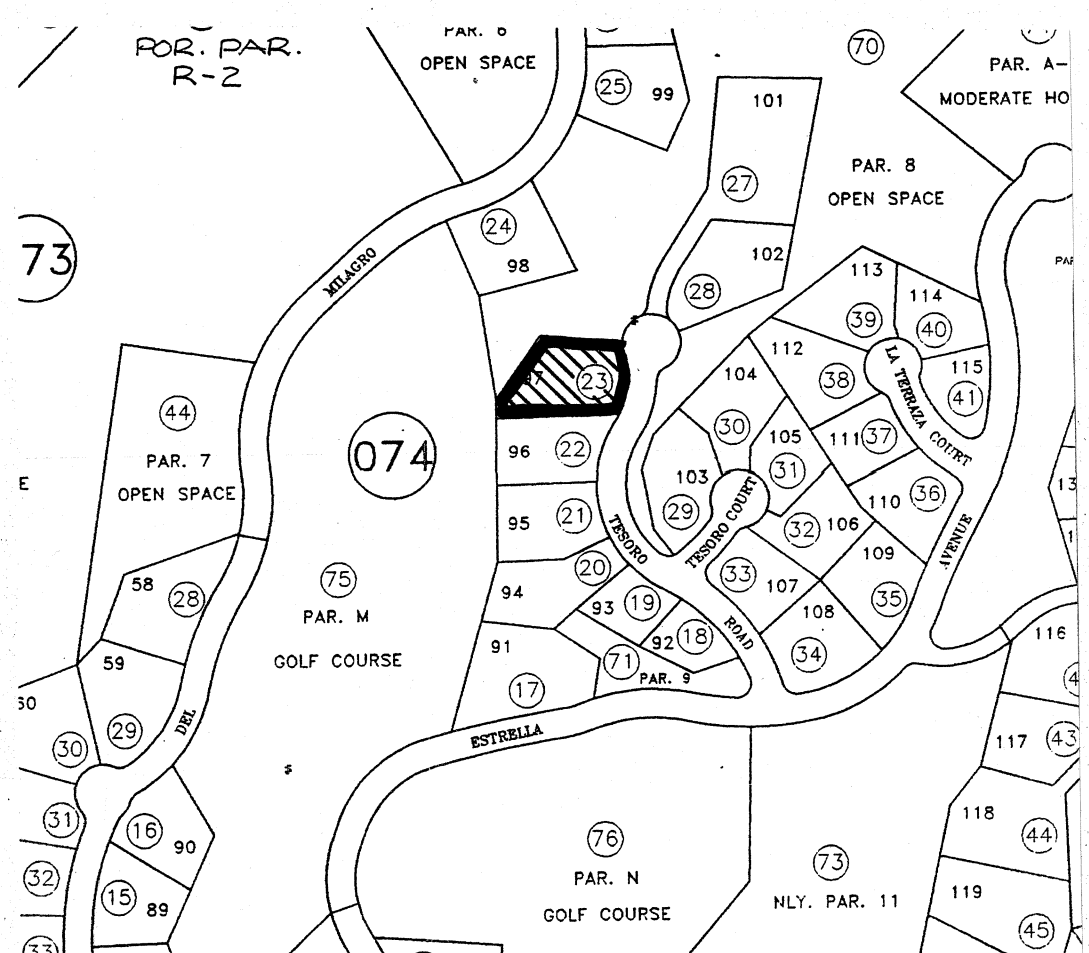
SCOPE OF WORK: CONSTRUCT NEW ONE STORY 4528 S.F. SINGLE FAMILY DWELLING WITH AN 822 S.F. ATTACHED GARAGE, COVERED VERANDA, COVERED PORCH, PATIO, SWIMMING POOL, SITE RETAINING WALLS NOT EXCEEDING 4' TALL & DRIVEWAY.

NOTES

- CONNECT ROOF AND AREA DRAINS INTO THE STORM DRAIN SYSTEM BELOW THE HOUSE AND DRIVEWAY IN ACCORDANCE WITH THE H.O.A. AND MONTEREY COUNTY (SEE CIVIL DRAWINGS).
- EXCAVATE 645 CUBIC YARDS, FILL 645 CUBIC YARDS (ESTIMATE) SEE CIVIL DRAWINGS).
- LANDSCAPE DESIGN WILL BE PROVIDED BY OWNER AND SHALL CONFORM WITH LOCAL CODES & H.O.A.
- EXTERIOR LIGHTING TO BE DARK SKY PER MCO AND H.O.A.
- FIRE SPRINKLER SYSTEM IS REQUIRED BY FIRE DEPARTMENT.
- TREE REMOVAL: (2) 8" DIA. COASTAL LIVE OAKS.
- PLANT (4) 5 GAL. COASTAL LIVE OAKS.
- SLOPE FINISH GRADES AT 5%, AND FINISH IMPERVIOUS SURFACES AT 2% AWAY FROM HOUSE OR PER CRC (SEE CIVIL DRAWINGS).
- ALL CMU RETAINING WALLS & GARDEN WALLS SHALL BE FINISHED WITH CEMENT PLASTER (STUCCO) WITH A TEXTURE AND COLOR MATCHING THE HOUSE.
- WATER SERVICE: CALIFORNIA AMERICAN WATER CO.
- SEWER SERVICE: CALIFORNIA AMERICAN WATER CO.
- 2:1 MAXIMUM CUT & FILL SLOPES.

ZONING: LDR/B-6-D
PLANNING AREA: GREATER MONTEREY PENINSULA
FIRE DISTRICT: MONTEREY COUNTY REGIONAL FPD
CONSTRUCTION TYPE: V8 - SPRINKLERED
OCCUPANCY GROUP: HOUSE R3, GARAGE U

FLOOR AREA		
HOUSE	4528	SF
GARAGE	822	SF
TOTAL	5350	SF
BUILDING SITE COVERAGE		
HOUSE + GARAGE	5350	SF
PORCH (FR. PORCH)	97	SF
VERANDA	303	SF
TOTAL LOT AREA	5755	SF
	37790	% = 15%
PAVED SURFACES		
DESCRIPTION	PERVIOUS	IMPERVIOUS
PAVER DRIVEWAY	2150	
COUL PATIO		1092
POOL EQUIP ENCL		40
SWIMMING POOL	414	
TOTAL	2564 SF	1140 SF
GROUND DISTURBANCE 10,050 SF		



SITE PLAN

REVISIONS

11-25-17	D
11-14-17	D

1

BUILDING DESIGN & CONSULTING

draft

2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 / (831) 446-5986 / FAX 446-5988

QUAGLIA RESIDENCE

710 TESORO ROAD

LOT 97, PASADENA COUNTRY CLUB

APN: 173-074-023-000 PH: 408 671-3110

DATE 10-25-17

SCALE 1"=10'

DRAWN

JOB

SHEET

OF 5 SHEETS

REVISIONS	BY
10-28-17	D
11-3-17	D
11-14-17	D

draft

BUILDING DESIGN & CONSULTING

2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 / (831) 646-5966 / FAX 646-5968

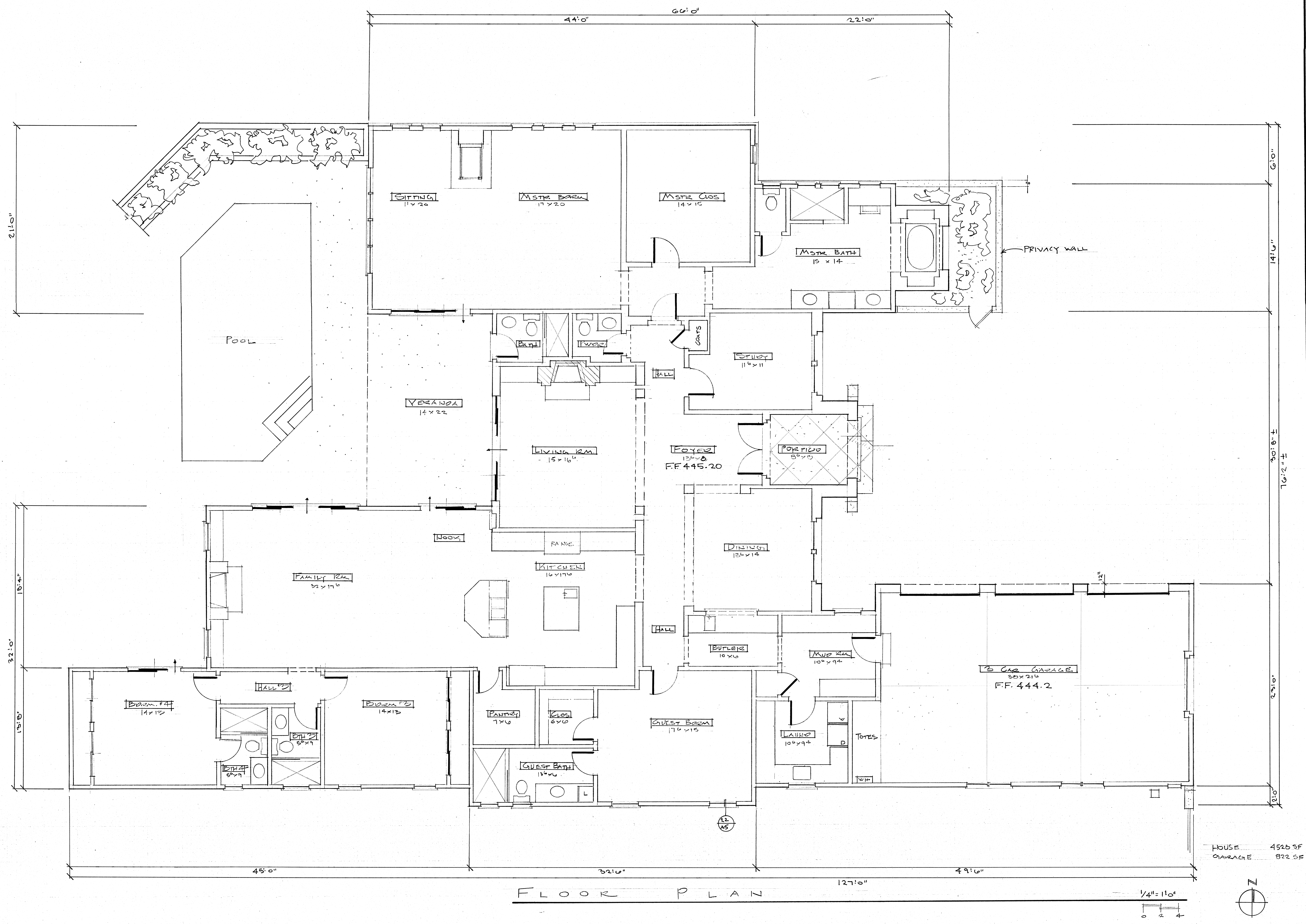
QUAGLIA RESIDENCE

710 TESORO ROAD

LOT 97 PASADENA COUNTRY CLUB

APN: 173-074-023-000 PH: 408 671-3110

DATE	10-19-17
SCALE	1/4" = 1'-0"
DRAWN	
JOB	73 2017
SHEET	2
OF	SHEETS



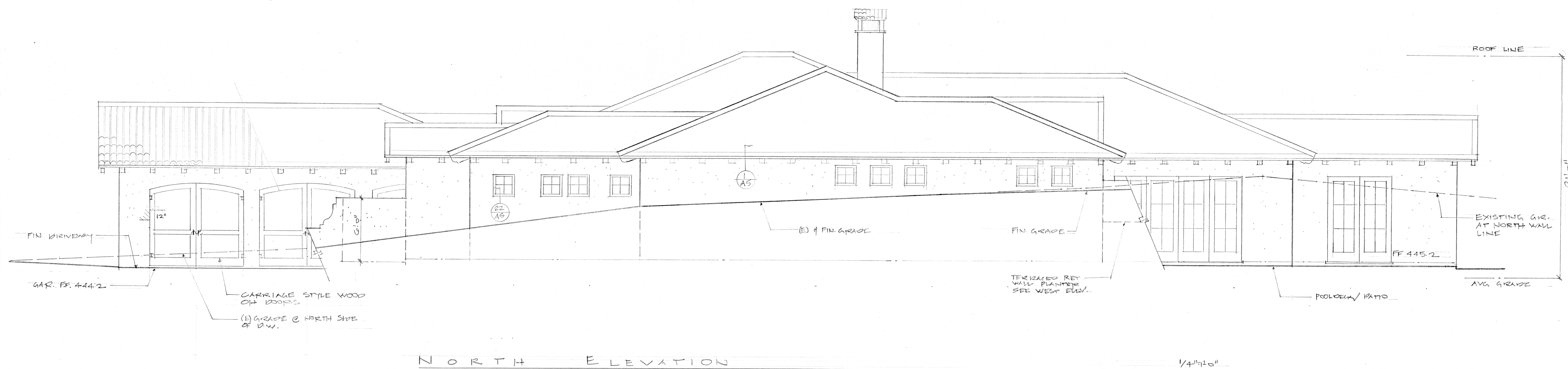
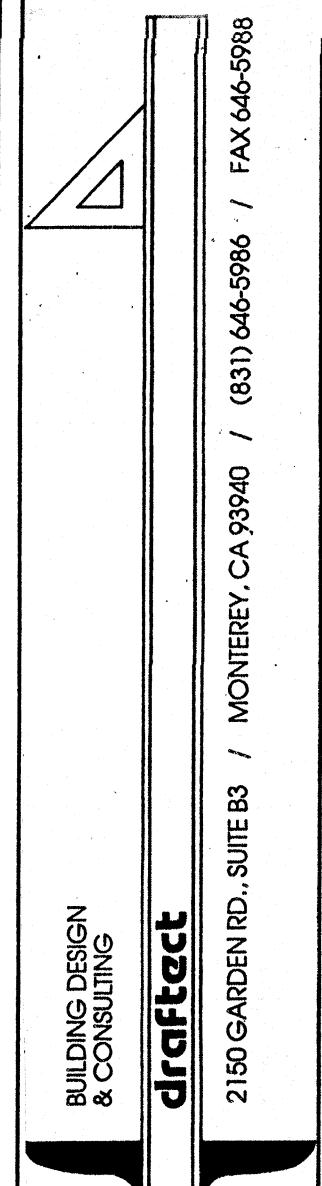
BUILDING DESIGN & CONSULTING
draft
 2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 / (831) 646-5986 / FAX 646-5988



QUAGLIA RESIDENCE
710 TESORO ROAD
LOT 97, PASADERA COUNTRY CLUB
APN: 173-074-023-000 PH: 408 671-3110

DATE	11-14-17
SCALE	
DRAWN	
JOB	73 2017
SHEET	A13
OF	SHEETS


REVISIONS	BY




DATAPRINT CORP. 750 SO. CLAREMONT ST. SAN MATEO, CA. 94402

STOCKDRAFTING FORM NO. 101-53

QUAGLIA RESIDENCE
710 TESORO ROAD
LOT 97, PASADERA COUNTRY CLUB
APN: 173-074-023-000 PH: 408 671-3110

DATE	11.14.17
SCALE	
DRAWN	
JOB	73.2017
SHEET	
OF	SHEETS

BUILDING DESIGN
& CONSULTING

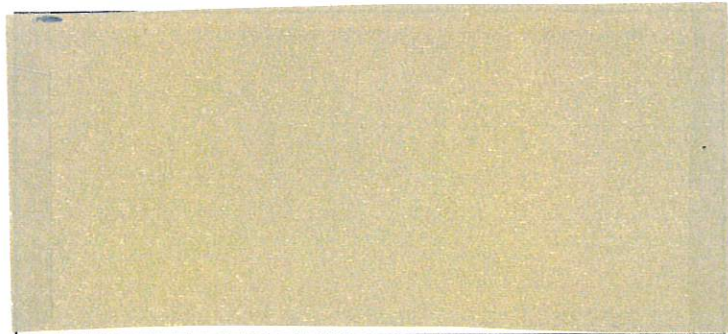
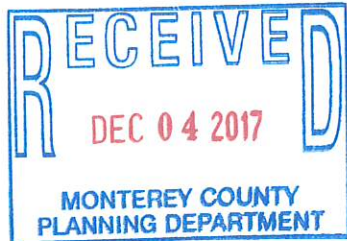
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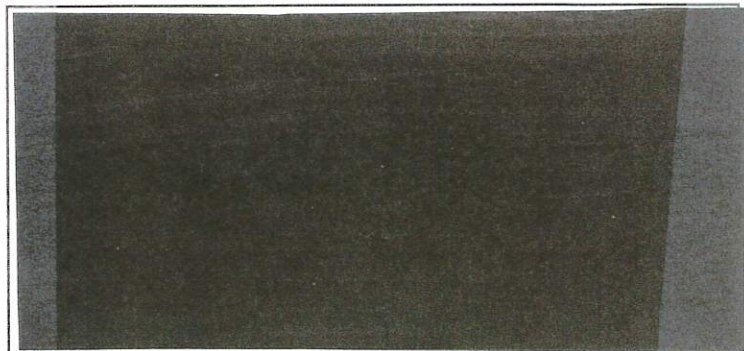
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SCALE	
DRAWN	
JOB	73 2017
SHEET	A5
OF	SHEETS

STOCK RATING FORM NO. 101-A

COLOR SAMPLES FOR PROJECT FILE NO. PCN170992



Materials: STUCCO - SOFFITS - BODY Colors: SHERWIN-WILLIAMS BASILIA BIEGE
Description: BODY SOFFITS - RETAINING WALLS FAX



Materials: FACIA BOARD
Materials: WOOD TRIM - FLASHING Colors: SHERWIN-WILLIAMS BEAVER-BROWN
Description: GUTTERS - SOFFIT BEAMS - FLUES - GARAGE DOOR CUSTOM



Materials: 1-PIECE CLAY TILE Colors: RUSTIC PALMERD
Description: ROOF TILE

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