

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:

PEBBLE BEACH CO. (PLN180459)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt per §15304(e) of the CEQA Guidelines; and
- 2) Approving a Coastal Development Permit for four (4) calendar years (2019-2022) to allow assemblages of 500 people maximum for public ticketing events and 250 people maximum for private hospitality events not to exceed 10 consecutive days for each event and not to exceed a total of 30 event days annually. The assemblages of people will consist of a variety of temporary structures with support elements. No permanent structures are proposed. All existing structures are to remain. [PLN180459, Pebble Beach Company, 1498 Cypress Drive, Pebble Beach, CA (APN: 008-455-001-000), Del Monte Forrest Land Use Area Plan]

The Pebble Beach Company application (PLN180459) came on for public hearing before the Monterey County Zoning Administrator on February 28, 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** – The Project, as described in Condition of Approval No. 1 and as conditioned, conforms to the applicable policies, regulations and standards of:
 - 1982 Monterey County General Plan (Coastal);
 - Del Monte Forrest Land Use Plan
 - Monterey County Zoning Ordinance (Title 20); and
 - Monterey County Noise Ordinance (Title 10.60)
- EVIDENCE:** a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of this application. No conflicts between these documents and the project application were found to exist as further discussed in Finding 1 Evidence (b) through (h) below. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 1498 Cypress Drive Pebble Beach, CA (Assessor's Parcel Number 008-455-001), Del Monte Forrest Land Use Area Plan. The project site is zoned Low Density Residential/1.5 Acre Minimum - Design Control District Overlay (LDR/1.5-D). Pursuant to Section 20.14.050(R) of Title 20, the Low Density Residential zoning district allows the establishment of assemblages of people, not exceeding 10 days and not involving construction of permanent facilities, with a Coastal Development Permit approved by the Zoning Administrator. Therefore, the project, as described in Condition No. 1 – Specific Uses Only, is an allowed land use with an approved Coastal Development Permit for this site.
- c) Design Control District (D District) – The subject property is located within a Design Control District. Pursuant to Section 20.44.30, a Design Approval application shall be submitted and approved prior to the issuance of building permits for the construction of any structures in the “D” District. Structures are defined in Section 20.06 as permanent structures (not including tents). The project proposes only temporary structures, including tents, that do not require building permit issuance therefore, the project is not subject to Design Control Approval or Design Control regulations for the location, size, configuration, materials, and colors of structures.
- d) Noise Control Ordinance (Chapter 10.60) – The project applicant submitted an Event Development Plan (Exhibit 3) which states the proposed events may include live music and audible noise but will be restricted to the hours and operation of the event which will not occur between the hours of 10pm and 8am in accordance with Chapter 10.60 – Noise Control of the Monterey County Code and as conditioned (Condition No. 1).
- e) Del Monte Forrest Land Use Plan - Visual Resources. The project site is located within the Viewshed from Point Lobos as indicated in the Monterey County Del Monte Land Use Plan – Visual Resources (Figure 3). According to the Del Monte Forrest LUP, the preservation of scenic resources shall be a primary objective including the view from distant publicly accessible shoreline areas such as found at Point Lobos State Natural Reserve. The applicant provided photo simulations of the temporary tent located at the project site from the closest Point Lobos viewing area (see **Exhibit F**). Staff determined that the project does not create a substantially adverse visual impact since the tent structures are only temporary and each event will require approval of a special events development plan (Condition No. 3) which will ensure the proposed temporary structures, lighting and signage will not be visually intrusive when viewed from the distant publicly accessible shoreline area of Point Lobos.
- f) The project was referred to the Del Monte Forrest Land Use Advisory Committee (LUAC) for review on November 15, 2018. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warrants referral to the LUAC because the permit requires approval at a public hearing. The LUAC recommended approval of the project by a vote of 4-0 after conducting a site visit with no conditions.

- g) The project planner conducted a site inspection on November 15, 2018 to verify that the project on the subject parcel conforms to the event development plans provided.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development can be found in Project File PLN180459.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Cypress Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Water Resources Agency and Monterey County Sheriff's Office. There has been no indication from these departments/agencies that the site is not suitable for the proposed use.
 - b) Staff conducted a site inspection on November 15, 2018 to verify that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development can be found in Project File PLN180459.

3. **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 the RMA - Planning, Cypress Fire Protection District, Monterey County Sheriff's Office, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau and Water Resources Agency. The respective agencies had no comments or conditions for the proposed use other than RMA-Planning. RMA-Planning has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The proposed use is for assemblages of people and development of permanent public facilities are not required for the proposed use on the existing residentially zoned property. Solid waste & recycling management plan is required to be submitted to Environmental Health Bureau (EHB) for each proposed special event. When food is prepared, or sold during an event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms will be provided to special event guests; there would be no public health risk if onsite utilities were utilized. In accordance with Monterey County LAMP, Section 5.3, portable toilets may be used for up to 30 calendar days per

year. The applicant is proposing up to 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.

- c) Sufficient access & parking for the events will be provided and managed by Pebble Beach Security staff. Onsite parking as shown in Exhibit 2 will be provided as well as off-site parking facilities readily available at nearby parking lots including: the existing lots in and around The Lodge, Peter Hay Hill, Special Event Field, and the area of the former Pebble Beach Driving Range (Planning Area V). The applicant also anticipates event attendees will be shuttled to the site via shuttle buses from locations outside of the area such as the Inn at Spanish Bay. The project has been conditioned (Condition No. 3) to ensure that a parking management plan is provided to the Monterey County Special Events Task Force and Public Works for review and approval when there are multiple large events taking place concurrently and using the same parking facilities.
- d) The project provides an emergency vehicle access route and an evacuation route for each proposed scenario as shown on Exhibit 2 and as reviewed and approved by Cypress Fire Protection District. In the event of emergency, evacuation of the temporary structures will be to the lawn area at the rear of the property or to the Lodge/18th Green area located southeast of the property. Additionally, due to the vertical drop from the rear property line to the shoreline, fencing and cautionary signage will be placed at the rear edge of the property, similar to signage along the coastline at points of interest areas and overlooks.
- e) Staff conducted a site inspection on November 15, 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 the Monterey County RMA - Planning for the proposed development can be found in Project File PLN180459.

- 4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
EVIDENCE:
 - a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on August 15, 2018 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180459.
- 5. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
EVIDENCE:
 - a) California Environmental Quality Act (CEQA) Guidelines Section 15304 (e), categorically exempts “Minor temporary use of land having

negligible or not permanent effects on the environment, including carnivals, sales of Christmas trees, etc.”

- b) The project is for a temporary use of an existing residentially zoned property for the assemblage of 500 people maximum for public ticketing events and 250 people maximum for private hospitality uses for four years (2019-2022), not to exceed 10 consecutive days per event or a total of 30 event days annually.
- c) No adverse environmental effects were identified during staff review of the development application or during a site visit conducted on May 11, 2018.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The exceptions to exemptions listed in Section. 15300.2 are inapplicable (e.g. location, cumulative impact, significant effect) because this is a temporary use of a residential property.
- e) See Findings No. 1 through 5 and evidence to support the conclusions.
- f) Staff conducted a site inspection on November 15, 2018 to verify that the site is suitable for this use.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed use can be found in Project File PLN180459.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Section 21.80.040(B) of the Monterey County Zoning Ordinance states that the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator. If appealed to the Planning Commission, the decision of the Planning Commission shall be final.

DECISION

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

1. Find the project Categorically Exempt per §15304(e) of the CEQA Guidelines; and
2. Approve a Coastal Development Permit for four (4) years (2019-2022) to allow assemblages of 500 people maximum for public ticketing events and 250 people maximum for private hospitality events not to exceed 10 consecutive days for each event and not to exceed a total of 30 event days annually. The assemblages of people will consist of a variety of temporary structures with support elements. No permanent structures are proposed. All existing structures are to remain. Both in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of February 2019.

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 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. This permit expires at the end of the fourth calendar year (December 31, 2022) after the above date of granting thereof unless the applicant submits an extension 120 days prior to the expiration date.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN180459

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development permit (PLN180459) allows up to four calendar years (2019-2022) for assemblages of 500 people maximum for public ticketing events and 250 people maximum for private hospitality events not to exceed 10 consecutive days for each event and not to exceed a total of 30 event days annually. The assemblages of people will consist of a variety of temporary structures with support elements. No permanent structures are proposed. All existing structures are to remain. The operational hours for each event shall not be between the hours of 10pm and 8am. The property is located at 1498 Cypress Drive, Pebble Beach, CA (APN: 008-455-001-000), Del Monte Forrest Land Use Area 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 RMA - 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. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Coastal Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-455-001-000 on February 28, 2019. The permit was granted subject to six (6) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to commencement of use. (RMA - Planning)

Compliance or Prior to commencement of use the Owner/Applicant shall provide proof of recordation
Monitoring of this notice to the RMA - Planning.
Action to be Performed:

3. PD003 (NON STANDARD) SPECIAL EVENT DEVELOPMENT PLAN REVIEW

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant/owner must coordinate with the Special Events Permit Coordinator and RMA-Planning at least 60 days prior to commencement of the event. All proposed Special Events must be sent to the County of Monterey Special Events Task Force for their review and discussed at a Special Events Task Force Meeting before the commencement of the event.

The following Special Events Development Plan information must be included with the Temporary Structure - Construction Permit Application submittal for each proposed event:

- 1) Traffic & Parking Management Plan. If concurrent events are taking place, provide a shared parking plan for Special Events Task Force and Public Works to review.
- 2) Length of event, total accumulation of event days at the site, and number of event attendees (including staff, vendors and participants). RMA-Planning Staff will review the length of event, the total number of event days that has occurred at the site, and the proposed number of event attendees to ensure it complies with the allowed use per Condition No. 1.
- 3) Event Layout Plan. The event layout plan will be reviewed by all applicable agencies. All proposed temporary facilities must be shown and details of all proposed temporary facilities such as restrooms must be provided.
- 4) Live Music & Audible Noise Program/Schedule. Environmental Services and RMA-Planning will review the program/schedule to ensure compliance with the allowed times per Condition No. 1 and with Chapter 10.60 – Noise Control of the Monterey County Code.
- 5) Emergency Vehicle Access and Evacuation Plan. RMA-Public Works, Cypress Fire Protection District and County Sheriff's Office will review the proposed plan.
- 6) A list of issues that arose from past events and how these issues will be addressed/resolved for the current event (if applicable). All applicable agencies will review the listed issues and the proposed recommendations for resolution.
- 7) A Lighting Plan (if applicable). The lighting plan will be reviewed by RMA-Planning.
- 8) A Signage Plan (if applicable). The signage plan will be reviewed by all applicable reviewing agencies.

Compliance or Monitoring Action to be Performed: At least 60 days prior to the commencement of the event, the applicant shall submit Special Events Development Plan information to RMA-Planning and Special Events Permit Coordinator for review.

The Special Events Development Plan information listed in this condition (No. 1 through 8) must be incorporated in the Temporary Structure Construction Permit Application Submittal for inter-agency review.

Non-compliance with the Coastal Development Permit may result in modification or revocation of this permit and subsequent code enforcement and/or legal action may be taken.

4. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner 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 or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

5. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of approximately four calendar years, to expire on December 31, 2022. Within 120 days prior to the expiration of this permit, the owner/applicant may apply for an extension to continue the use at the residential property. (RMA-Planning)

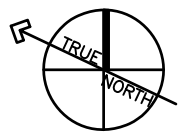
Compliance or Monitoring Action to be Performed: Within 120 days prior to the expiration of this permit, the owner/applicant may apply for an extension to continue the use at the residential property.

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

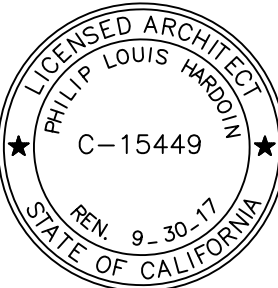
Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.



EXISTING SITE PLAN



Fletcher + Hardoin
Architects



769 PACIFIC STREET • MONTEREY, CALIFORNIA 93940
TEL 831 - 373 - 5855 • FAX 831 - 373 - 5889

CONSULTANT:

PROJECT:

CANARY COTTAGE
EXISTING STRUCTURES

1498 CYPRESS DRIVE
PEBBLE BEACH, CA 93953
APN: 008-455-001-000
ZONING: LDR-CZ

PROJECT NO: 1813

OWNER:

PEBBLE BEACH COMPANY

PO BOX 1767
PEBBLE BEACH, CA 93953

SHEET TITLE:

EXISTING SITE PLAN

SCALE: 1" = 20'-0"

DRAWN BY: JRC

PRINT DATE:

DRAWING DATE: 01/10/2019

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

FILE:

VIEW:

Use of these drawings and specifications is restricted to the original project site for which they were intended. Re-use or reproduction by any method, in whole or in part, is prohibited. Title to drawings and specifications including all designs, ideas and information remains with Fletcher + Hardoin Architects. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.
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SHEET NUMBER:

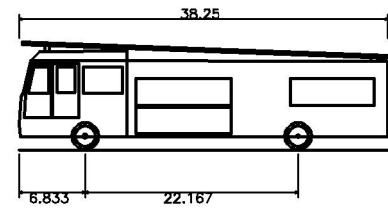
A1.0

SHEET _____ OF _____ SHEETS

18TH GREEN
PEBBLE BEACH GOLF LINKS

VISCAINO

SLOAT



ONE Combination Unit
Overall Length 38.25ft
Overall Width 8.25ft
Overall Height 11.25ft
Min. Body Ground Clearance 1.5ft
Track Width 6.0ft
Lock-to-lock time 6.0ft
Max Wheel Angle 45.00°

PEBBLE BEACH
MARKET

POST OFFICE
PARKING

CYPRESS DRIVE
(5) PAVED ROAD

APN 008-455-001
1.79 AC

APN 008-411-015
0.43 AC

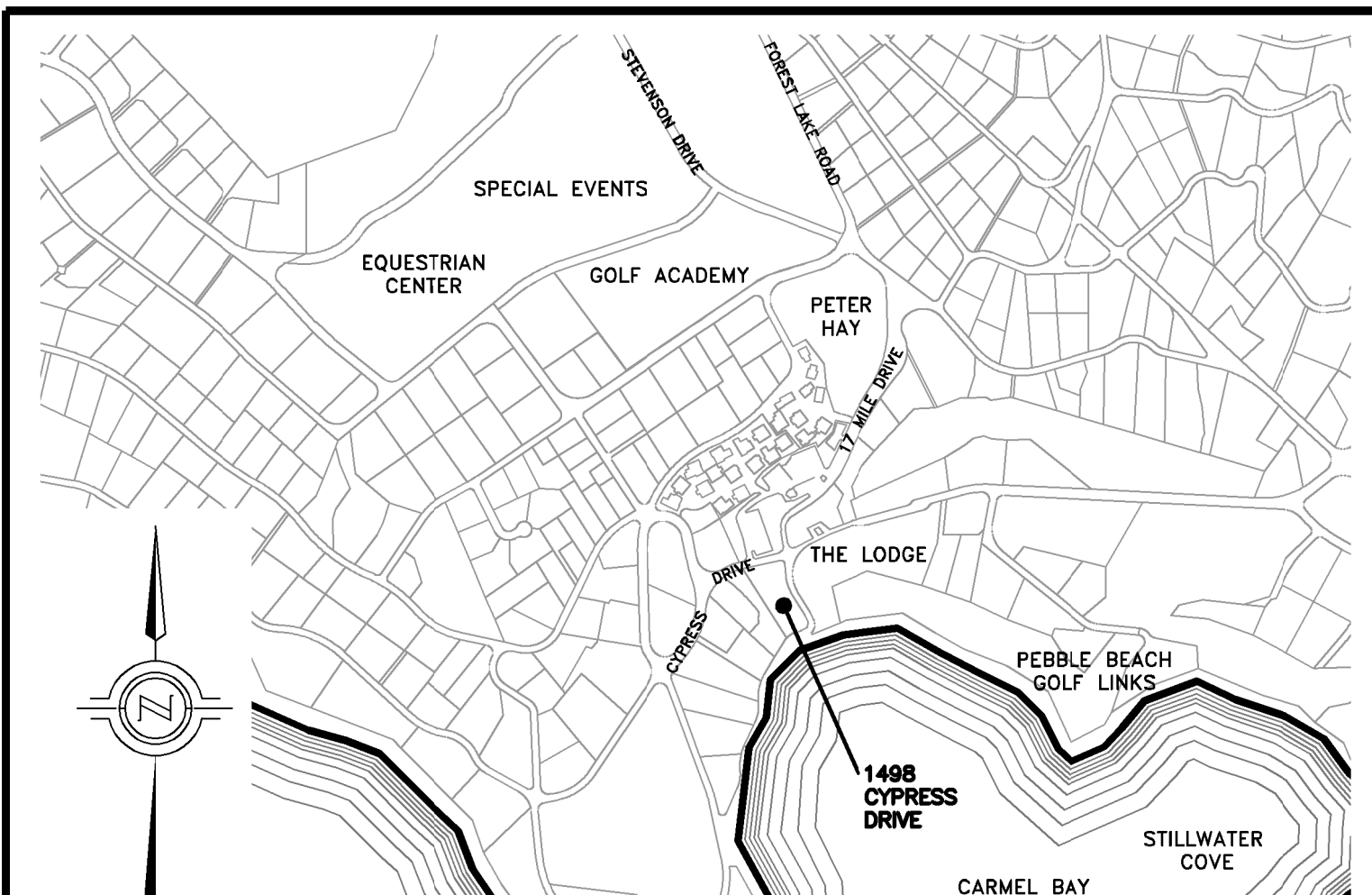
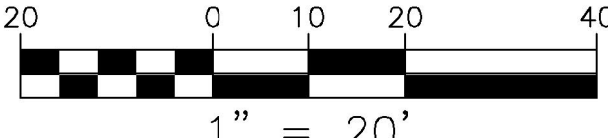
LEGEND

← EVACUATION ROUTE
--- OHW --- OVERHEAD WIRE
[Hatched Box] AREA OF BASEROCK

SCENARIO A

NOTES: 1. APPLICANT WOULD ERECT A VARIETY OF TEMPORARY STRUCTURES ON THE USABLE PORTIONS OF THE PROPERTY AS SHOWN ON EXHIBIT A FOR CORPORATE HOSPITALITY VENUES SERVING MORE THAN ONE CLIENT. THIS WOULD INCLUDE USE OF THE EXISTING MAIN STRUCTURE AS WELL AS TEMPORARY STRUCTURES FOR HOSPITALITY AND SUPPORT SERVICES (PORTABLE RESTROOMS, STORAGE, KITCHEN PREP, GENERATORS, ETC.). AS APPROPRIATE, WHEN MINISTERIAL BUILDING PERMIT APPLICATIONS ARE SUBMITTED FOR SUCH USE, DETAILS WILL BE PROVIDED AS TO TIMING, NATURE OF USE, ANTICIPATED ATTENDANCE, ETC.

2. PROPOSED PARKING WILL CONFORM TO MONTEREY COUNTY PARKING STANDARDS.



VICINITY MAP

SCALE: 1" = 1000'

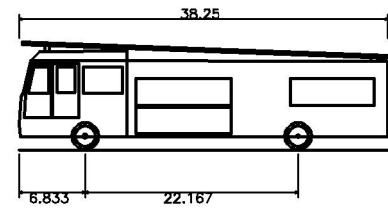
PROJECT DATA

OWNER/ REPRESENTATIVE:	CHERYL BURRELL PEBBLE BEACH COMPANY P.O. BOX 1767 PEBBLE BEACH, CA 93953 (831) 625-8497
SITE ADDRESSES:	1498 CYPRESS DRIVE (ALVA LANE/17 MILE DRIVE) PEBBLE BEACH, CA 93953
ASSESSORS PARCEL NUMBERS:	008-455-001/008-411-015
SITE AREAS:	1.79 ACRES/0.43 ACRES = 2.2 ACRES
TOTAL STRUCTURE COVERAGE:	7128SF
GRADING:	NONE
TREE REMOVAL:	NONE
WATER SERVICE PROVIDER:	CALIFORNIA-AMERICAN WATER COMPANY
SEWER SERVICE PROVIDER:	PEBBLE BEACH COMMUNITY SERVICES DISTRICT
WELLS OR SEPTIC:	NO
LAND USE DESIGNATION:	RESIDENTIAL LOW DENSITY AND SHORELINE
ZONING DESIGNATIONS:	LDR-D(CZ) AND RC-D(CZ)
ONSITE MARKED PARKING SPACES:	20
OFFSITE MARKED PARKING SPACES:	234
TEMPORARY TENT COVERAGE:	2-TEMPORARY TENTS 30X30 1800SF 1-TEMPORARY TENT 40X40 1600SF 1-TEMPORARY TENT 40X70 2800SF 1-TEMPORARY TENT 50X73 3650SF TOTAL 9850SF

18TH GREEN
PEBBLE BEACH GOLF LINKS

VISCAINO

SLOAT



F-ONE Combination Unit
Overall Length 38.250ft
Overall Width 8.500ft
Overall Height 6.500ft
Min. Body Ground Clearance 1.500ft
Track Width 11.250ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

PEBBLE BEACH
MARKET

POST OFFICE
PARKING

CYPRESS DRIVE
(6) PAVED ROAD

PARKING

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APN 008-455-001
1.79 AC

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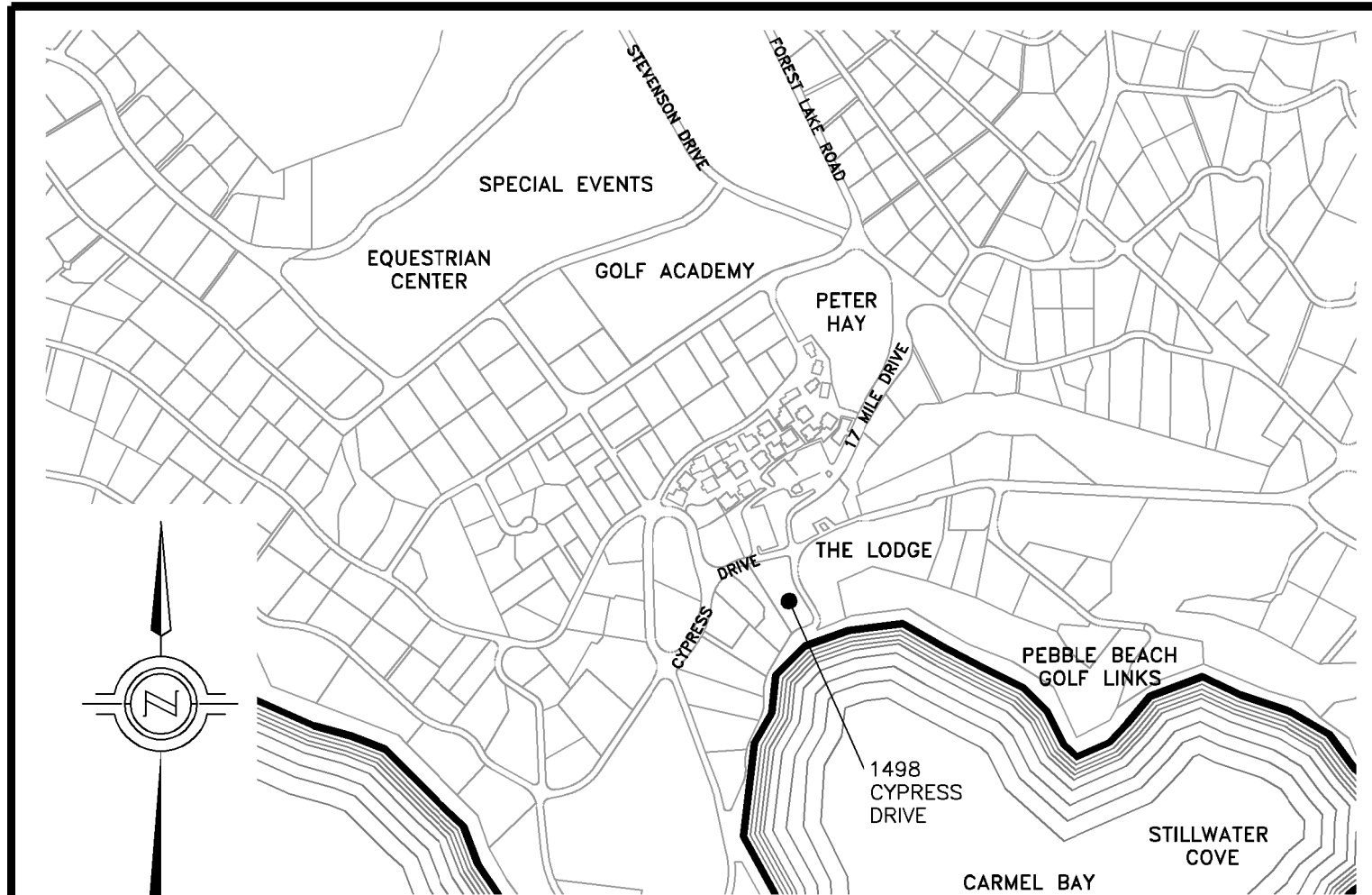
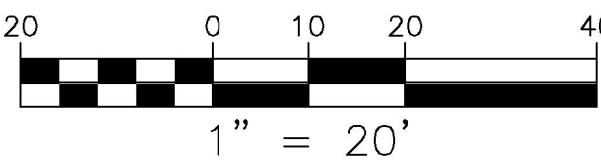
LEGEND



EVACUATION ROUTE
OVERHEAD WIRE
AREA OF BASEROCK

SCENARIO B

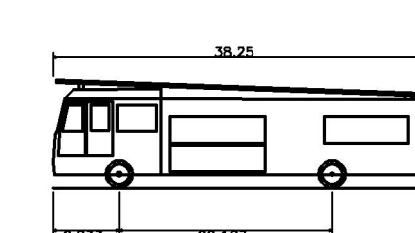
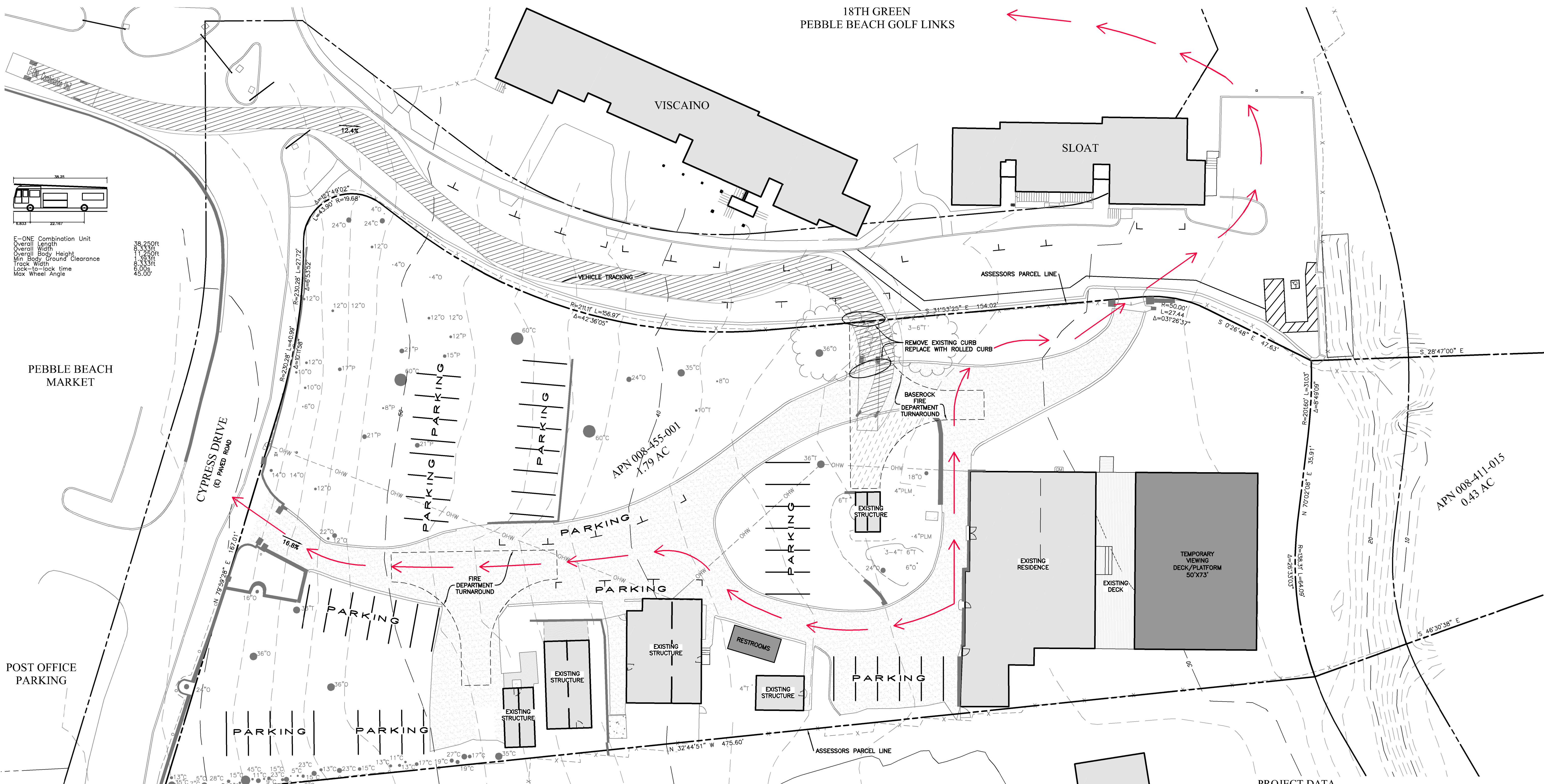
NOTES: 1. APPLICANT WOULD ERECT ONE LARGE TEMPORARY STRUCTURE WITH SUPPORT ELEMENTS FOR A SINGLE CORPORATE CLIENT. AS APPROPRIATE, WHEN MINISTRIAL BUILDING PERMIT APPLICATIONS ARE SUBMITTED FOR SUCH USE, DETAILS WILL BE PROVIDED AS TO TIMING, NATURE OF USE, ANTICIPATED ATTENDANCE, ETC.
2. PROPOSED PARKING WILL CONFORM TO MONTEREY COUNTY PARKING STANDARDS.



VICINITY MAP
SCALE: 1" = 1000'

PROJECT DATA

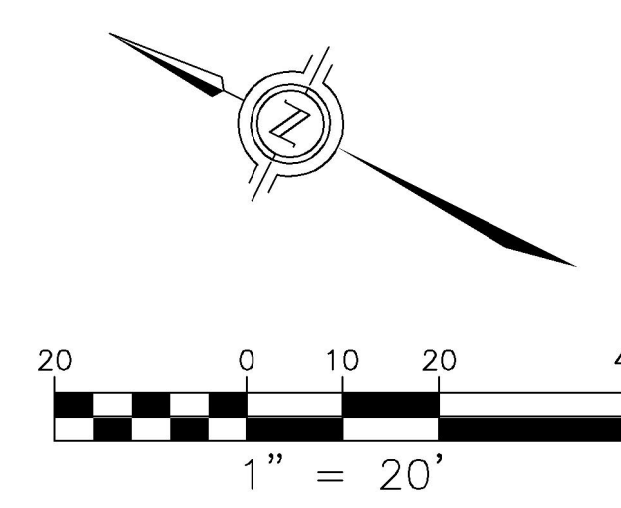
OWNER/ REPRESENTATIVE:	CHERYL BURRELL PEBBLE BEACH COMPANY P.O. BOX 1767 PEBBLE BEACH, CA 93953 (831) 625-8497
SITE ADDRESSES:	1498 CYPRESS DRIVE (ALVA LANE/17 MILE DRIVE) PEBBLE BEACH, CA 93953
ASSESSORS PARCEL NUMBERS:	008-455-001/008-411-015
SITE AREAS:	1.79 ACRES/0.43 ACRES = 2.2 ACRES
TOTAL STRUCTURE COVERAGE:	7128SF
GRADING:	NONE
TREE REMOVAL:	NONE
WATER SERVICE PROVIDER:	CALIFORNIA-AMERICAN WATER COMPANY
SEWER SERVICE PROVIDER:	PEBBLE BEACH COMMUNITY SERVICES DISTRICT
WELLS OR SEPTIC:	NO
LAND USE DESIGNATION:	RESIDENTIAL LOW DENSITY AND SHORELINE
ZONING DESIGNATIONS:	LDR-D(CZ) AND RC-D(CZ)
ONSITE MARKED PARKING SPACES:	44
OFFSITE MARKED PARKING SPACES:	234
TEMPORARY TENT COVERAGE:	1-TEMPORARY TENT 44X85 3740SF 27X73 1971SF TOTAL 5711SF



COMBINATION UNIT
Overall Length: 38.25'
Overall Width: 8.25'
Overall Height: 11.25'
Track Width: 1.38'
Lock-to-lock time: 6.00'
Max Wheel Angle: 45.00'

PEBBLE BEACH MARKET

POST OFFICE PARKING



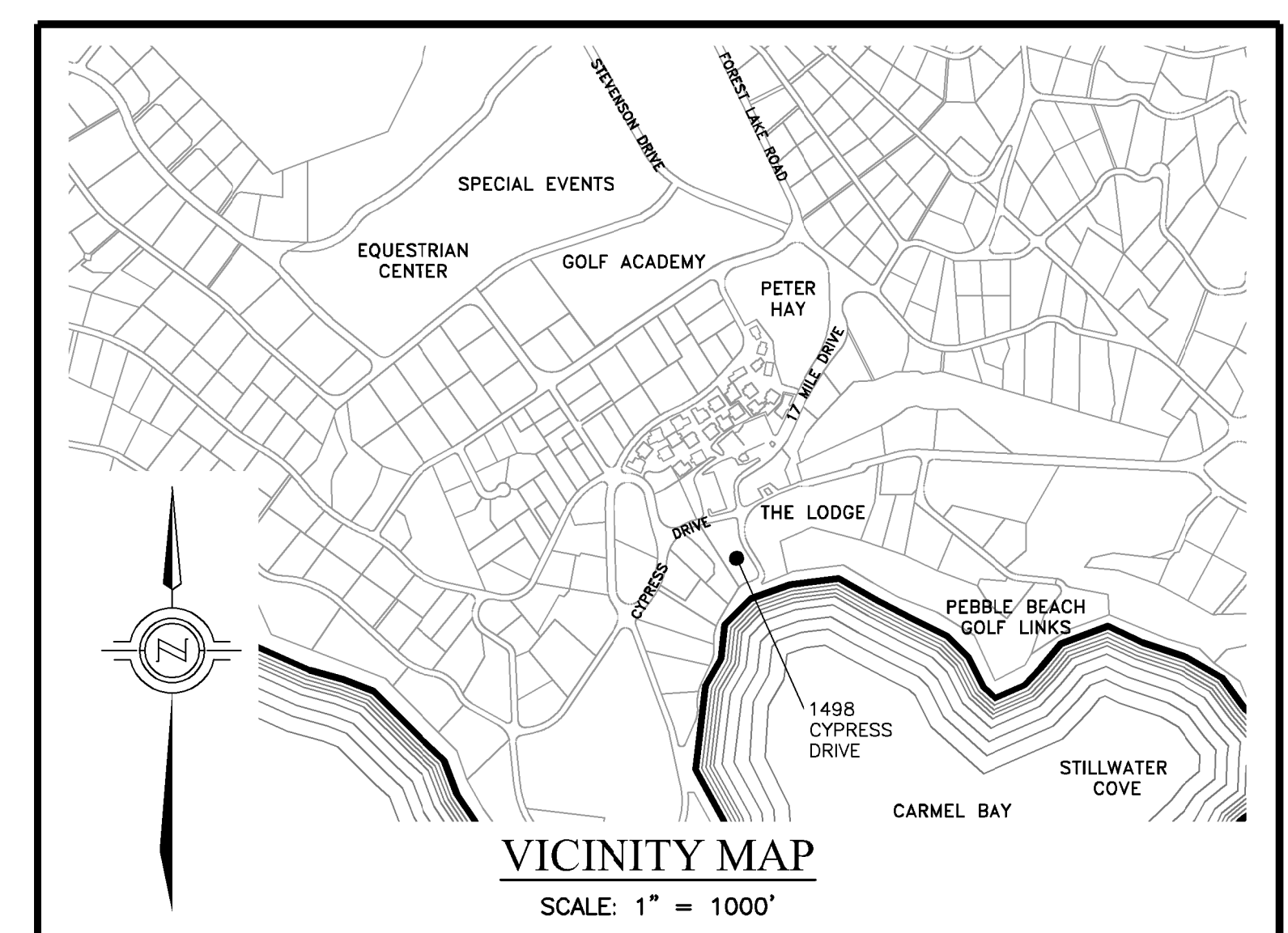
SCENARIO C

NOTES: 1. NO TENTED STRUCTURES WOULD BE ERECTED, BUT APPLICANT WOULD BUILD A LARGE TEMPORARY VIEWING DECK/PLATFORM WITH SUPPORT ELEMENTS WHICH WOULD BE USED BY EITHER A CORPORATE CLIENT OR BY THE GENERAL TICKETED PUBLIC ADJACENT. THE MAIN BUILDING AND POSSIBLY THE ANCILLARY BUILDINGS WOULD ALSO BE USED. AS APPROPRIATE, WHEN MINISTERIAL BUILDING PERMIT APPLICATIONS ARE SUBMITTED FOR SUCH USE, DETAILS WILL BE PROVIDED AS TO TIMING, NATURE OF USE, ANTICIPATED ATTENDANCE, ETC.

2. PROPOSED PARKING WILL CONFORM TO MONTEREY COUNTY PARKING STANDARDS.

LEGEND

- ← EVACUATION ROUTE
- OHW --- OVERHEAD WIRE
- [Hatched Box] AREA OF BASEROCK



PROJECT DATA

OWNER/ REPRESENTATIVE:	CHERYL BURRELL PEBBLE BEACH COMPANY P.O. BOX 1767 PEBBLE BEACH, CA 93953 (831) 625-8497
SITE ADDRESSES:	1498 CYPRESS DRIVE (ALVA LANE/17 MILE DRIVE) PEBBLE BEACH, CA 93953
ASSESSORS PARCEL NUMBERS:	008-455-001/008-411-015
SITE AREAS:	1.79 ACRES/0.43 ACRES = 2.2 ACRES
TOTAL STRUCTURE COVERAGE:	7128SF
GRADING:	NONE
TREE REMOVAL:	NONE
WATER SERVICE PROVIDER:	CALIFORNIA-AMERICAN WATER COMPANY
SEWER SERVICE PROVIDER:	PEBBLE BEACH COMMUNITY SERVICES DISTRICT
WELLS OR SEPTIC:	NO
LAND USE DESIGNATION:	RESIDENTIAL LOW DENSITY AND SHORELINE
ZONING DESIGNATIONS:	LDR-D(CZ) AND RC-D(CZ)
ONSITE MARKED PARKING SPACES:	44
OFFSITE MARKED PARKING SPACES:	234
TEMPORARY TENT COVERAGE:	1-TEMPORARY DECK 50x73 3650SF TOTAL 3650SF

DRAWN BY: PIM
DATE: 1/14/19
SCALE: 1"=20'
JOB NUMBER: 18-66

PEBBLE BEACH TEMPORARY FACILITIES
AT
1498 CYPRESS DRIVE
PEBBLE BEACH, CA 93953
APN 008-455-001

PREPARED FOR:
PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH,
CALIFORNIA 93953
(831) 624-8497

Project Information
Canary Cottage – Temporary Event/Long-Term Use

Property Owner: Pebble Beach Company
APN: 008-455-001 (main house) and
008-411-015 (scenic preservation area/beach)
Parcel Size: 2.22 acres (Main House is 1.79 acres; Beach Parcel is 0.43 acres)
Zoning: LDR/1.5-D(CZ) and RC-D(CZ)
Plan Area: Del Monte Forest Area Land Use Plan / Local Coastal Program
Flagged & Staked: Not Applicable. Construction of permanent facilities is not proposed.

SUMMARY:

Located at 1498 Cypress Drive, Pebble Beach, CA, the project site is a 2.22-acre residential property adjacent to The Lodge at Pebble Beach, near the Sloat and Viscaino Buildings, as well as near the U.S. Post Office, the Pebble Beach Visitor Center, and Pebble Beach Market area. The site is, in effect, surrounded on three sides by visitor serving properties. There is one residential property directly adjacent to the north. The site is adjacent to a short segment of the 17-Mile Drive scenic tour.

The applicant is proposing a four-year use permit of the property, including use of the home and ancillary structures for commercial event-related activities and use of the home and ancillary structures, while PBC continues with (i) construction of elements of the Del Monte Forest Plan (PLN100138), (ii) upgrades to The Lodge main building, guestroom buildings and meeting facilities, and (iii) routine cyclical repair, maintenance, and renovation of Lodge buildings.

The applicant intends to use the property during special events and other occasional uses (not to exceed 30 days in a calendar year). The applicant envisions three different temporary use scenarios. See Exhibit A for a general map of the areas to be utilized:

Scenario A. Applicant would erect a variety of temporary structures on the useable portions of the property as shown on Exhibit A for corporate hospitality venues serving more than one client. This would include use of the existing main structure as well as temporary structures for hospitality and support services (portable restrooms, storage, kitchen prep, generators, etc.). As appropriate, and consistent with past practices, when ministerial building permit applications are submitted for such use, details will be provided as to timing, nature of use, dimensions of temporary structures, anticipated attendance, etc.

Scenario B. Applicant would erect one large temporary structure with support elements for a single corporate client. As appropriate, and consistent with past practices, when ministerial building permit applications are submitted for such use, details will be provided as to timing, nature of use, dimensions of temporary structures, anticipated attendance, etc.

Scenario C. No tented structures would be erected, but applicant would build a large temporary viewing deck/platform with support elements which would be used by either a corporate client or by the general ticketed public. The main building and possibly the ancillary buildings would also be used. As appropriate, and consistent with past practices, when ministerial building permit applications are submitted for such use, details will be provided as to timing, nature of use, dimension of temporary viewing deck, anticipated attendance, etc.

Use of the property would be limited to no more than 30 event days per calendar year and no more than 10 consecutive days per event. Applicant estimates that it will use the property as follows:

- 2019 U.S. Open 7 days
 - 2019 Concours d'Elegance 7 days
 - Corporate Events - tbd, but no more than 16 days
- Total 2019 Use: 30 days

- 2020 AT&T Pebble Beach Pro-Am 7 days
- 2020 Pebble Beach Food & Wine 4 days
- 2020 Concours d'Elegance 7 days
- Corporate Events - tbd, but no more than 12 days
- Total 2020 Use: 30 days
- 2021 AT&T Pebble Beach Pro-Am 7 days
- 2021 Pebble Beach Food & Wine 4 days
- 2021 Concours d'Elegance 7 days
- Corporate Events - tbd, but no more than 12 days
- Total 2021 Use: 30 days
- 2022 AT&T Pebble Beach Pro-Am 7 days
- 2022 Pebble Beach Food & Wine 4 days
- 2022 Concours d'Elegance 7 days
- Corporate Events - tbd, but no more than 12 days
- Total 2022 Use: 30 days (no events after 8/21/2022)

DISCUSSION:

Located at 1498 Cypress Drive, Pebble Beach, CA, the project site is a 2.22-acre residential property adjacent to The Lodge at Pebble Beach, near the Sloat and Viscaino Buildings, as well as near the U.S. Post Office, the Pebble Beach Visitor Center, and Pebble Beach Market area. The site is, in effect, surrounded on three sides by visitor serving properties. There is one residential property directly adjacent to the north. The site is adjacent to a short segment of the 17-Mile Drive scenic tour.

The applicant proposes the assemblage of people at the residence at 1498 Cypress Drive annually for a four-year period. Although specific dates will vary over time, the Use Permit will allow events to occur annually, up to a maximum of 30 days per year. The first event would be the 2019 U.S. Open Golf Championship from June 10, 2019, to June 16, 2019. Temporary structures would be installed in the weeks leading up to the event with removal following the event. The maximum height of temporary structures as shown on the attached is 30’ at the peak of the roof. The assemblages would be limited to 250 people per day for private or corporate group use and 500 people per day for special event use by members of the general public with a premium ticket. Future annual events include the Concours d'Elegance (August of 2019, 2020, 2021, and 2022), AT&T Pebble Beach Pro-Am golf tournament (February of 2020, 2021, and 2022), and the Pebble Beach Food & Wine event (March of 2020, 2021, and 2022). These events are open to the public with paid ticket entry, although access to the property may be restricted to invited guests.

Additionally, there may be corporate events that are not open to the public, but are private in nature. The corporate events would be limited to the not to exceed 30 day maximum usage during the period that the use permit is valid. Corporate events could range from a one-day event to a week-long event depending on need. The size of the event and temporary structures would vary.

Noise.

The event use may include live music and audible noise but will be restricted to the hours and operation of the event and will not occur between the hours of 10:00 p.m. and 8:00 a.m.

Uses will comply with the Noise Control Ordinance of the Monterey County Code, Chapter 10.60.

Food Preparation

As required, food preparation may occur onsite or may be provided from existing kitchens at The Lodge. Food and beverage requirements will be event-driven and may change from event to event.

Trash/Recycling

Trash and recycling is coordinated through GreenWaste Recovery, Inc., the firm under contract with Pebble Beach Community Services District for such disposal services in the Del Monte Forest.

Restrooms

Luxury portable restrooms will be placed onsite for guest use during events by an outside service, and will include accessible units. The size of the event will determine the number of units required. See Exhibit B for typical units that will be provide through Star Sanitation.

Permanent Structures.

Permanent structures will not be erected for the proposed use as PBC intends to utilize existing structures as well as temporary structures, as needed.

Parking/Traffic/Security.

Access and parking for event usage will be controlled by PBC Security staff utilizing onsite areas for parking as well as off-site parking in readily available nearby lots, such as existing lots in and around The Lodge complex, Peter Hay Hill, Special Event Field, and the area of the former Pebble Beach Driving Range (Planning Area V).

The property has 14 marked parking spaces on existing pavement and can accommodate another 20 vehicles in unmarked spaces. Event attendees will enter the Highway 1 Entrance Gate and follow directional signage to The Lodge. Event attendees may be shuttled to the site via shuttle buses from locations outside the area. It is likely that event attendees will also be hotel guests at either The Lodge or The Inn at Spanish Bay wherein shuttle service will be provided.

No road closures are anticipated with event usage at this property.

Grading/Vegetation.

No grading that requires a permit is required. No protected trees will be removed without a permit. The applicant expects to significantly improve the landscaping on the property.

Evacuation Plan

In the event of an emergency, evacuation of the structures will be to the lawn area or to The Lodge/18th Green area to the south of the property; or to Cypress Drive to the east of the property.

Monterey County Special Events Task Force

PBC routinely attends these county meetings where events are discussed with the community, stakeholders, county staff including Planning, Building, Environmental Health, Public Works, etc., and, as necessary, Caltrans, California Highway Patrol, CalFire, etc.

California Environmental Quality Act (CEQA).

This project is categorically exempt from CEQA review pursuant to §15304(e) (class 4) of the CEQA Guidelines in that the project proposes only a “minor temporary use of land having negligible or no permanent effects on the environment including carnivals, sales of Christmas trees, etc.”

Site Safety

Fencing and cautionary signage will be placed at the shoreline edge of the property warning of vertical drop, similar to signage along the coastline at points of interest areas and overlooks (see attached example).