

# Exhibit A

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**EXHIBIT A  
DRAFT RESOLUTION**

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

In the matter of the application of:

**PEBBLE BEACH COMPANY (SPANISH BAY CLUBHOUSE) (PLN250185)**

**RESOLUTION NO. 26-016**

Resolution by the Monterey County Chief of Planning:

- 1) Considering the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, and finding the project consistent with the FEIR, which does not warrant an addendum pursuant to Section 15162 of the CEQA Guidelines; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow modifications to the Spanish Bay Club House, including construction of a 3,884 square foot partial level addition including 4 golf simulators, a lounge, storage, and food prep areas, 1,238 square foot additions to the existing gallery/entry, 720 square foot additions to the existing weight room, 1,020 square foot additions to the existing terrace with new fire pits, and associated site improvements.

[PLN250185 Pebble Beach Company, 2700 17 Mile Drive, Del Monte Forest Land Use Plan (APN: 007-091-028-000)]

**The PEBBLE BEACH COMPANY (SPANISH BAY CLUBHOUSE) application (PLN250185) came on for an administrative hearing before the Monterey County Chief of Planning on February 4, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Chief of Planning finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan (General Plan);
  - Del Monte Forest Land Use Plan (DMF LUP);

- Del Monte Forest Coastal Implementation Plan (DMF CIP), Part 5; and
- Monterey County Zoning Ordinance (Title 20).

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 these documents.

- b) Project. The project involves 5,800 square feet of additions to an existing 343,250 square foot visitor-serving building (Spanish Bay Club House). The square footage of the existing rooms to change are as follows; 1,507 square foot weight room, 629 square foot entry/gallery, 449 square foot restrooms, 1,992 square foot retail shop, 90 square foot storage, 53 square foot fitting room, 121 square foot office, and 1,366 square foot terrace. There will be internal and external additions to the weight room that result in 2,739 square feet. The entry/gallery, elevator, and stairs will result in 1,867 square feet. The restrooms will decrease by 30 square feet to result in 419 square feet. The retail shop will also decrease in size by 762 square feet, resulting in 1,230 square feet. The subsequent rooms of the retail shop, the storage and fitting room, will all decrease to 86 square feet and 48 square feet, respectively. The office will increase internally by 9 square feet, resulting in a 130 square foot office. The terrace will gain an external addition of 978 square feet, resulting in a 2,344 square foot terrace with new fire pits. There will also be a partial second-level addition of 3,844 square feet that is inclusive of four 264 square foot golf simulators, 121 square foot food preparation area, 181 square foot storage, a 2,526 square foot social space, and access points to two sets of stairs and an elevator. A 18 inch Cypress tree is proposed for removal, but is not considered native or protected as it was previously planted. Therefore, a Coastal Development Permit is not needed.
- c) Allowed Use. The property is located at 2700 17 Mile Drive in Pebble Beach, located in the Del Monte Forest Land Use Plan (APN:007-091-028-000). The parcel is zoned Visitor Serving Commercial with a Design overlay in the coastal zone or “VSC-D(CZ)”, which allows change of visitor serving commercial uses within a structure provided the new use will not change the nature or intensity of the commercial use of the structure subject to the approval of a Coastal Administrative Permit and Design Approval, pursuant to Title 20 section 20.22.050.A, and Chapter 20.44. The proposed development is also consistent with the allowances of a previously approved General Development Plan (GDP), established through PLN100138 (Resolution No. PC5041), which outlines that expansion or changes in intensity and/or scope of the identified uses in the GDP shall require appropriate discretionary review prior to commencement of revised use. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The parcel (Assessor’s Parcel Number 007-091-028-000, 21.165 acres) is shown in its current configuration in County of Monterey 1962 Assessor’s Map Book 7, Page 09-1. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended

to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Del Monte Forest Land Use Plan (DMF LUP) Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. Policy 53 is enforced by DMF CIP section 20.147.070.B.3, adding that adequate setbacks and minimal tree removal shall be required, and that architectural design, material, and color be consistent with the nature of the Plan area. According to Figure 3, the subject property is designated as being in the viewshed from 17 Mile Drive but not Point Lobos. Per staff's site visit, the development is not seen from Point Lobos due to its location. Additionally, the proposed development will not be visible from 17 Mile Drive due to intervening development and location, and the minor exterior changes blend in with the existing visitor-serving facility. Finally, although the site is north of 17 Mile Drive (between ocean and road), the development will not block ocean views and will not be visible from Asilomar State Beach or any other public common viewing area. Visibility from the adjacent golf course will be limited and trivial, given the scale and design of the proposed development compared to the existing structure. The design and materials for the exterior of buildings will be consistent with the character of the surrounding area of the Clubhouse. The colors and materials will match the existing structure and be consistent with the Pebble Beach area, which is eclectic in architecture, ranging from modern to California-ranch and Spanish-style. The project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- f) Development Standards. Title 20 section 20.12.070 establishes the site development standards applicable to structures within the VSC zoning district. Pursuant to Title 20 section 20.22.070.A, the main structures shall have setbacks of at least 20 feet for the front, 5 feet for the sides, and 10 feet for the rear, and a maximum allowable height of 35 feet. Pursuant to Title 20 section 20.22.070.A.2, the development is subject to a General Development Plan that was established under PLN100138 for the Pebble Beach Company Concept Plan, The Inn at Spanish Bay. The approved General Development Plan for The Inn at Spanish Bay at Pebble Beach states that the site development standards shall be consistent with the DMF LUP and CIP, which is intended to preserve the surrounding environment. In accordance with the GDP, the proposed additions will be within the same general footprint of the existing structure and will not further extend the structure's front façade into the front setback. Therefore, the project conforms with the DMF LUP and CIP, the approved GDP, and the site development standards for the VSC zoning district.
- g) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject property is within a high archaeological sensitivity area and is within a 750-foot known or potential archaeological resource area. Del Monte Forest CIP section 20.147.080 requires that development proposed within 750 feet of a

known archaeological resource shall be required to obtain a discretionary permit. A previous report was prepared for the site by a qualified archaeologist. The previous archaeological report (LIB150019) identified the subject parcel does not contain any resources, but there is one off-site in an existing archaeological easement. The previously approved PBC Concept Plan (HCD Planning File No. PLN100138; Board Resolution Nos. 12-148 and 12-149) contemplated site-specific conditions of several previously recorded archaeological resources within the Spanish Bay vicinity. The approval of the Concept Plan included a Coastal Development Permit to allow development within 750 feet of archaeological resources. Therefore, subsequent Coastal Development Permits to allow development within 750 feet of archaeological resources are not required, provided the proposed development is consistent with the parameters of the Concept Plan. The potential to impact unknown archaeological resources will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction. Therefore, in this case, a subsequent coastal development permit to allow tree removal is not required. No nearby protected trees will be disturbed by construction activities.

- h) Land Use Advisory Committee. The project does not involve a public hearing Design Approval, a Lot Line Adjustment in the Coastal Zone, preparation of an Initial Study, or a Variance. Therefore, the project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review as outlined in the LUAC Guidelines contained in Board Order RES 15-043 Exhibit A.
- i) The project planner conducted a site inspection on October 15, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250185.

**2. 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, Environmental Health Bureau, and Pebble Beach Community Service District. 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) The following report has been prepared:
  - “Geotechnical Investigation for Spanish Bay Clubhouse Remodel and New Additions” (LIB250313) prepared by Moses E. Cuprill, Watsonville, CA on September 8, 2025.

County staff independently reviewed this report 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) Staff conducted a site inspection on October 15, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250185.

**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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Service District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) All necessary public facilities are available to the subject property. The parcel is served domestic water by California American Water and wastewater disposal by Pebble Beach Community Services District.
  - c) Staff conducted a site inspection on October 15, 2025 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250185.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on October 15, 2025, and researched County records to assess if any violation exists on the subject property.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250185.

**5. FINDING: CEQA / Previously-Certified Environmental Impact Report (EIR)** – The project is consistent with the previously-certified Final Environmental Impact Report for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan. Pursuant to Section 15162 of the CEQA Guidelines, the Chief of Planning finds that the project does not require a subsequent EIR based on the following findings:

- No substantial changes are proposed by the project which will require major revisions to the previous EIR due to new significant environmental effects;
- No substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions to the previous EIR due to the involvement of new significant environmental effects; or

No new information of substantial importance has been provided which was not known at the time of the previous EIR

- EVIDENCE:**
- a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed that require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.
  - b) The Del Monte Forest (DMF) Agreement between the California Coastal Commission (CCC) and Pebble Beach Company (PBC) formed the basis for the associated Local Coastal Program (LCP) Amendment and development proposal, known as the PBC Concept Plan. The LCP Amendment was required to establish the regulatory framework for the development proposal, consisting of the build-out development and preservation of the remaining undeveloped PBC properties located within the Coastal Zone of the DMF. The subject parcel was part of the PBC Concept Plan development proposal.
  - c) On May 9, 2012, the CCC unanimously certified the amendment as submitted.
  - d) On May 22, 2012, the Monterey County Board of Supervisors acknowledged receipt of the CCC resolution certifying the LCP Amendment and adopted the LCP Amendment by adopting a resolution to amend the DMF Land Use Plan and adopting an ordinance to amend the Monterey County Coastal Implementation Plan.
  - e) On June 19, 2012, the Board of Supervisors certified the Final EIR (SCH# 2011041028) prepared for DMF LCP Amendment and PBC Concept Plan development proposal, pursuant to Board Resolution Nos. 12-148 and 12-149. The LCP Amendment became effective on June 22, 2012.
  - f) The project proposes minor additions to an existing visitor-serving commercial structure on a 21.165-acre lot identified in the Del Monte Forest LUP as The Inn at Spanish Bay, which was part of the certified EIR for the LCP Amendment and the PBC Concept Plan development proposal. No mitigation measures from the Final EIR are required to be applied to this project.
  - g) The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a new significant effect, or development that would result in a new cumulative significant impact.

- h) No adverse environmental effects were identified during staff review of the development application, and there are not any significant adverse impacts associated with this project that have not been adequately mitigated in the conditions of the PBC Concept Plan.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250185.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) The subject property is described as an area where Major Public Access & Recreational Facilities require visual or physical public access (Figure 8, DMF LUP). Visual access will not be significantly affected by the installation of this facility. Public access exists at the project site. No modification or additions to existing public access are required by this permit, pursuant to DMF CIP Section 20.147.130.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250185.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) Coastal Commission. This project is appealable through the Coastal Commission as it lies between the sea and the first through public road described in 20.86.080.A.

## DECISION

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

1. Consider the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, and find the project consistent with the FEIR, which does not warrant an addendum pursuant to Section 15162 of the CEQA Guidelines;
2. Approve a Coastal Administrative Permit and Design Approval to allow modifications to the Spanish Bay Club House, including construction of a 3,884 square foot partial level addition including 4 golf simulators, a lounge, storage, and food prep areas, 1,238 square foot additions to the existing gallery/entry, 720 square foot additions to the existing weight room, 1,020 square foot additions to the existing terrace with new fire pits, and associated site improvements.

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 4th day of February 2026.

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Melanie Beretti  
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

PLN250185

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit and Design Approval to allow modifications to the Spanish Bay Club House, including construction of a 3,884 square foot partial level addition including 4 golf simulators, a lounge, storage, and food prep areas, 1,238 square foot additions to the existing gallery/entry, 720 square foot additions to the existing weight room, 1,020 square foot additions to the existing terrace with new fire pits, and associated site improvements. The property is located at 2700 17 Mile Dr, Pebble Beach (Assessor's Parcel Number 007-091-028-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Coastal Administrative Permit and Design Approval (Resolution Number \_\_\_\_\_) was approved by the Chief of Planning for Assessor's Parcel Number 007-091-028-000 on February 4, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

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

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.  
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

#### 5. PD041 - HEIGHT VERIFICATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

## 6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

## 7. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services

## 8. EHSP01 - CALIFORNIA RETAIL FOOD CODE (NON-STANDARD)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The proposed project includes the addition of food preparation and food storage area for an existing permitted food facility. All related improvements shall comply with the California Health and Safety Code, Division 104, Part 7, California Retail Food Code. (Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permit, the applicant shall submit an application for Plan Check with three (3) sets of plans (or electronically to EHPlanCheck@countyofmonterey.gov), including all cut sheets in accordance with Monterey County Health Department's Food Facility Plan Requirements - PC1 checklist, and applicable fees to Consumer Health Protection Services of the Environmental Health Bureau for review and approval.

## 9. PD055 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (as applicable):

- Names and contact information (primary and secondary) of parties responsible for project during construction.
- Summary table including:
  - Types of construction vehicles and number of trucks and/or vehicle trips/day.
  - Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
  - Hours of operation.
  - Project scheduling (dates) and duration of construction.
- Map illustrating:
  - Location of project (vicinity map).
  - Proposed route for hauling material.
  - Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
  - Location of stockpiles and parking for construction vehicles.
  - Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.
- The CMP shall:
  - Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
  - Prohibit blocking of access roads or driveways.
  - Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
  - Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
  - Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
  - If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
  - The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
  - Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
  - Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

(HCD - Planning)

- Compliance or Monitoring Action to be Performed:**
1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.
  2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase yes, they of the project.



## PARKING CALCULATIONS

PARKING CODE REQUIREMENTS							
DEVELOPMENT COMPONENT	USE	REQUIRED PARKING RATIO (PER MONTEREY COUNTY CODE SECTION 20.58.040)	SHARED PARKING RATIO (PER DEL MONTE FOREST PLAN - 50%) <sup>1</sup>	(E) SQ. FT.	(N) SQ. FT.	Δ SQ. FT.	SHARED PARKING REQUIREMENT <sup>2</sup>
PRO SHOP	RETAIL, GENERAL	1 SPACE / 250 SQ. FT.	1 SPACE / 500 SQ. FT.	1992	1494	-498	-1
FITNESS CENTER	GYMNASIUM / SPA	1 SPACE / 50 SQ. FT.	1 SPACE / 100 SQ. FT.	1507	2739	1232	13
GOLF SIMULATOR #1	DRIVING RANGE	1 SPACE / TEE	1 SPACE / TEE	-	-	-	1
GOLF SIMULATOR #2	DRIVING RANGE	1 SPACE / TEE	1 SPACE / TEE	-	-	-	1
GOLF SIMULATOR #3	DRIVING RANGE	1 SPACE / TEE	1 SPACE / TEE	-	-	-	1
GOLF SIMULATOR #4	DRIVING RANGE	1 SPACE / TEE	1 SPACE / TEE	-	-	-	1
LOUNGE	LOUNGE FOR SIMULATORS	1 SPACE / 50 SQ. FT.	1 SPACE / 100 SQ. FT.	-	2475	2475	25

### EXISTING PARKING:

HOTEL PARKING LOT SPACES: (PRE-PLN 100138)	444
CONGRESS LOT PARKING SPACES: (POST-PLN 100138)	299
TOTAL PARKING SPACES BUILT:	743

PARKING SURPLUS PRIOR TO PROJECT:	299
PROPOSED PARKING USAGE:	41
PARKING SURPLUS:	258

### ACCESSIBLE PARKING REQUIRED:

TOTAL ACCESSIBLE SPACES:	15	(743 TOTAL PARKING SPACES X 2% = 14.86)
VAN ACCESSIBLE SPACES:	3	(15 TOTAL ACCESSIBLE SPACES / 6 = 2.5)
STANDARD ACCESSIBLE SPACES:	12	(15 TOTAL ACCESSIBLE SPACES - 3 VAN ACCESSIBLE SPACES = 12)

### EXISTING:

VAN ACCESSIBLE SPACES:	3
STANDARD ACCESSIBLE SPACES:	12
TOTAL ACCESSIBLE SPACES:	15

### NOTES

1. CODE DOES NOT ACCOUNT FOR SHARED PARKING OPPORTUNITIES. USAGE OF THE PRO SHOP, FITNESS CENTER, AND LOUNGE ARE DESIGNED TO BE USED BY SPANISH BAY GUESTS AND CLUBHOUSE MEMBERS. THE ADJUSTED REQUIRED PARKING ASSUMES 50% OF THESE ACTIVITIES ARE DIRECTLY RELATED TO THE CLUBHOUSE.

2. PARKING IS PROVIDED IN AN (E) 299-STALL LOT (CONGRESS LOT) LOCATED BETWEEN CONGRESS ROAD AND 17-MILE DRIVE (APN 007-101-044), WHICH WAS CONSTRUCTED IN 2013 AS PART OF THE PREVIOUSLY APPROVED DEL MONTE FOREST PLAN (PLN 100138). SEE 1 / AD1.01 FOR LOCATION OF (E) PARKING LOT.

3. THIS 299-STALL PARKING LOT WAS INTENDED TO SERVE OTHER DEVELOPMENT PROJECTS AT THE SPANISH BAY RESORT SITE IN THE DEL MONTE FOREST PLAN - A CONFERENCE CENTER ADDITION, (N) GUEST COTTAGES, AND A (N) HOSPITALITY BUILDING. TO DATE, NONE OF THESE PROJECTS HAVE BEEN CONSTRUCTED.

TOTAL SHARED PARKING REQUIREMENT 41  
PARKING PROVIDED (CONGRESS LOT)<sup>2</sup> 299  
PARKING SURPLUS 258

## PROJECT SCOPE

THE PROJECT CONSISTS OF THE FOLLOWING:

- (N) PARTIAL LEVEL ADDITION TO (E) SPANISH BAY CLUBHOUSE COMPRISING FOUR (4) (N) GOLF SIMULATORS, LOUNGE, STORAGE, AND FOOD PREP AREAS.
- (N) ELEVATOR AND TWO (2) EGRESS STAIRS SERVING THE (E) GROUND FLOOR AND (N) PARTIAL LEVEL ADDITION ABOVE.
- EXPANSION OF (E) WEIGHT ROOM.
- DEMOLITION AND RECONSTRUCTION OF (E) RESTROOMS AND ENTRY/GALLERY SPACES.
- EXPANSION OF (E) TERRACE W/ (N) FIRE PITS

# AXIS

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1000 Brannan St, Suite 404  
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PROJECT NAME

## SPANISH BAY CLUBHOUSE

2700 17 MILE DR  
PEBBLE BEACH, CA

OWNER NAME

## PEBBLE BEACH COMPANY

17 MILE DRIVE  
PEBBLE BEACH, CA

JURISDICTION STAMP

## PROJECT DATA SUMMARY

PROJECT NAME:	SPANISH BAY CLUBHOUSE RENOVATION
PROJECT ADDRESS:	2700 17 MILE DR PEBBLE BEACH, CA 93953
A.P.N.:	007-091-028
ZONING:	VSC-D (CZ) VISITOR SERVING COMMERCIAL (COASTAL ZONE)
PLANNING AREA:	DEL MONTE FOREST LUP
SUB-PLANNING AREA:	SPANISH BAY
HEIGHT LIMIT:	35' (TITLE 20, 20.22.070, A1)
BUILDING SITE COVERAGE LIMIT:	50% EXCLUDING PARKING AND LANDSCAPING (TITLE 20, 20.22.070, B)
TOTAL LOT SIZE:	21.165 ACRES (921,947 SF)

### FLOOR AREA SUMMARY

(E) BUILDINGS	343,250 SF
(N) CLUBHOUSE EXPANSION	5,800 SF
TOTAL (N) AREA	5,800 SF
TOTAL OVERALL FLOOR AREA	349,050 SF (35.3%)

### LOT COVERAGE SUMMARY

BUILDING COVERAGE	
(E) BUILDINGS	131,675 SF
(N) BUILDING COVERAGE	1,158 SF
TOTAL BUILDING COVERAGE	132,833 SF (14.4%)
IMPERVIOUS SURFACE COVERAGE	
(E) IMPERVIOUS PAVING	243,065 SF
OTHER (E) IMPERVIOUS PAVING (TENNIS COURTS, ETC.)	215,186 SF
(N) IMPERVIOUS PAVING	1,020 SF
TOTAL IMPERVIOUS COVERAGE	459,271 SF (49.8%)
TOTAL OVERALL LOT COVERAGE	592,104 SF (64.2%)

DESIGN PROFESSIONAL STAMP



DATE ISSUES & REVISIONS

05/14/25	DESIGN REVIEW
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SCALE AS SHOWN

PROJECT NUMBER 25.004

DESCRIPTION PROJECT INFORMATION

SHEET NUMBER

# G0.02

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SHEET INDEX	
SHEET NO.	SHEET TITLE

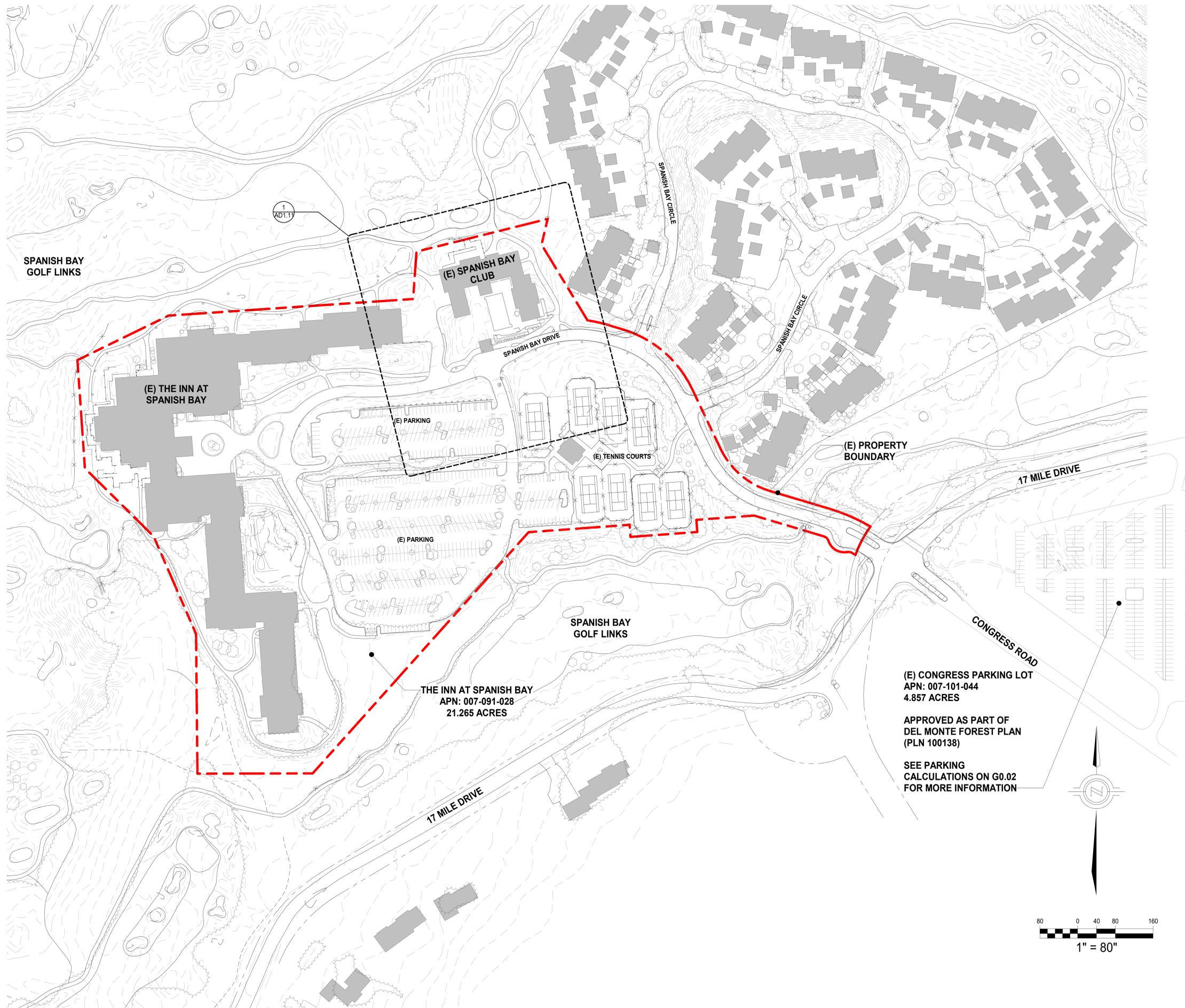
### GENERAL

G0.00	COVER SHEET
G0.02	PROJECT INFORMATION

### ARCHITECTURE

AD1.01	SITE PLAN - EXISTING
AD1.11	ENLARGED SITE PLAN - EXISTING
AD2.01	DEMO FLOOR PLAN - LOWER LEVEL
AD2.02	DEMO FLOOR PLAN - LEVEL 1
AD2.04	DEMO ROOF PLAN
AD2.21	DEMO RCP - LOWER LEVEL
A1.11	ENLARGED SITE PLAN - PROPOSED
A2.01	FLOOR PLAN - LOWER LEVEL
A2.02	FLOOR PLAN - LEVEL 1
A2.03	FLOOR PLAN - LEVEL 2
A2.04	ROOF PLAN
A4.01	EXTERIOR ELEVATIONS - NORTH
A4.02	EXTERIOR ELEVATIONS - SOUTH
A4.03	EXTERIOR ELEVATIONS - EAST
A4.04	EXTERIOR ELEVATIONS - WEST
A4.05	SITE & STRUCTURE PHOTOS
A4.06	EXTERIOR FINISHES

TOTAL SHEET COUNT: 19



**SHEET NOTES**

1. SEE ENLARGED EXISTING SITE PLAN AD1.11 AND PROPOSED SITE PLAN A1.11 FOR INFORMATION ON THE FOLLOWING:

- EASEMENTS
- (E) WATER LINES
- (E) STORM DRAIN LINES
- (E) SEWER LINES & CONNECTION

2. SEE PROJECT INFORMATION SHEET G0.02 FOR INFORMATION ON THE FOLLOWING:

- FLOOR AREA
- LOT COVERAGE
- IMPERVIOUS COVERAGE
- PARKING CALCULATIONS

PROJECT NAME

**SPANISH BAY CLUBHOUSE**

2700 17 MILE DR  
 PEBBLE BEACH, CA

OWNER NAME

**PEBBLE BEACH COMPANY**

17 MILE DRIVE  
 PEBBLE BEACH, CA

JURISDICTION STAMP

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PROJECT NUMBER 25.004

DESCRIPTION  
 SITE PLAN - EXISTING

SHEET NUMBER

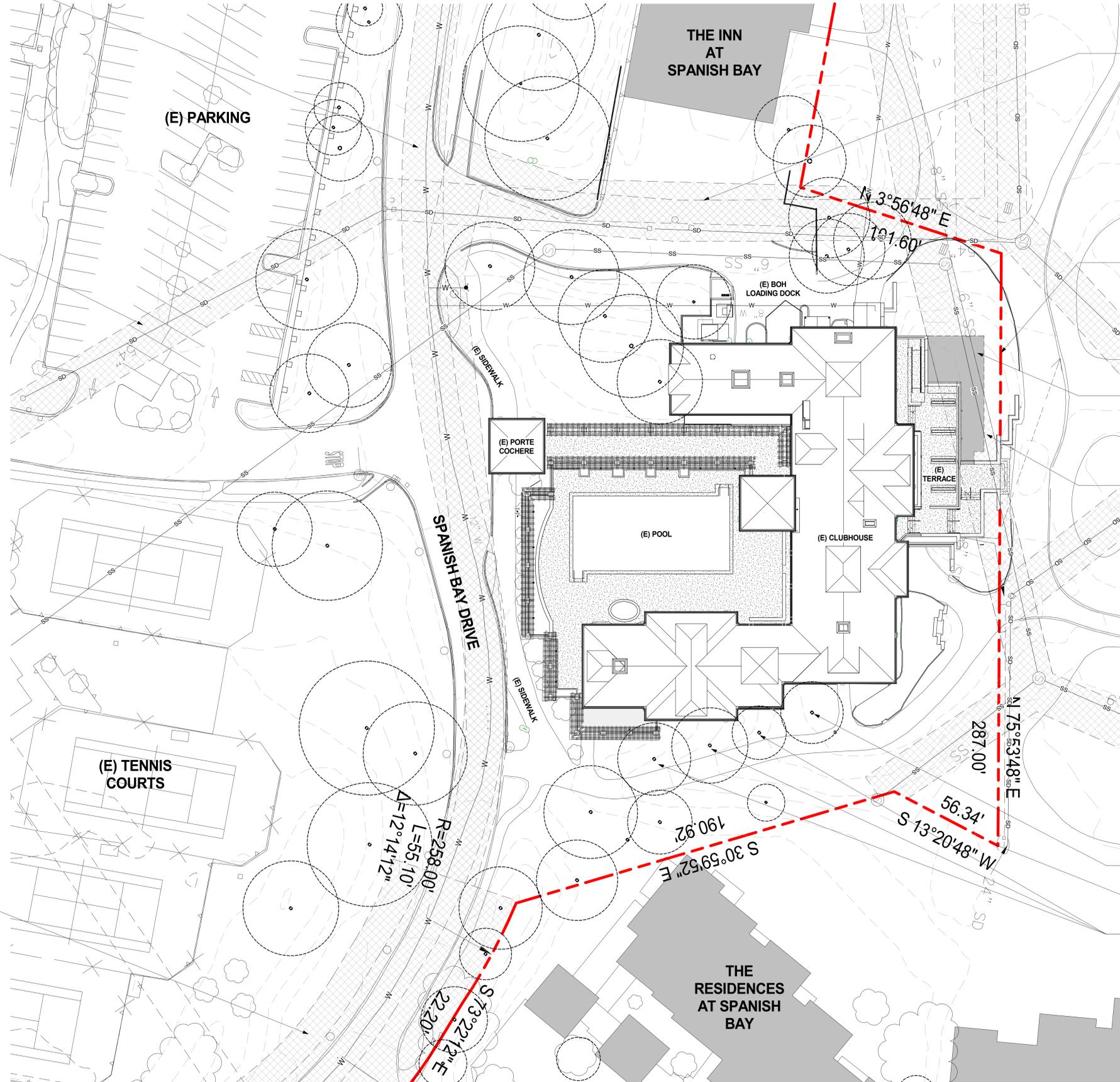
**AD1.01**

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20'-0" WIDE WATER MAIN EASEMENT

20'-0" WIDE STORM DRAIN EASEMENT

60'-0" WIDE ROAD & UTILITIES EASEMENT



20'-0" WIDE UNDERGROUND UTILITIES EASEMENT

(E) PROPERTY BOUNDARY

CUT & FILL REQUIRED FOR (N) TERRACE EXPANSION (LESS THAN 100 CUBIC YARDS)

20'-0" WIDE SANITARY SEWER EASEMENT

(E) PLANTED 18" Ø CYPRESS TREE TO BE REMOVED

(E) PLANTED (5" - 11" Ø) CYPRESS TREES TO REMAIN

LEGEND

- PROPERTY LINE
- EASEMENT
- SD--- STORM DRAIN LINE
- SS--- SEWER LINE
- W--- WATER LINE

SCALE AS SHOWN

PROJECT NUMBER 25.004

TRUE NORTH

DESCRIPTION ENLARGED SITE PLAN - EXISTING

SHEET NUMBER

AD1.11

SHEET NOTES

1. SEE PROJECT INFORMATION SHEET G.0.02 FOR INFORMATION ON THE FOLLOWING:

- FLOOR AREA
- LOT COVERAGE
- IMPERVIOUS COVERAGE

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SCALE AS SHOWN

PROJECT NUMBER 25.004

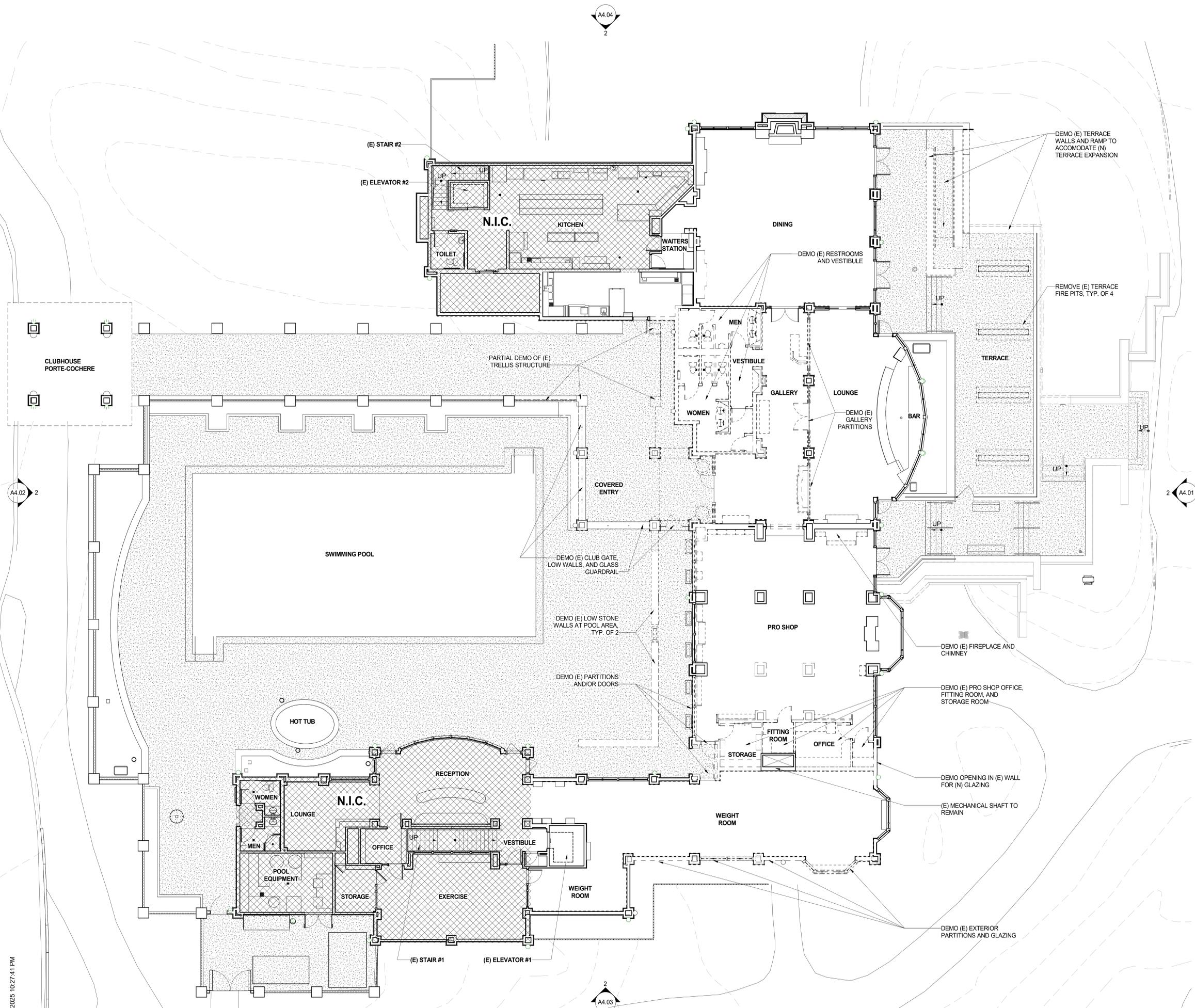
TRUE NORTH

DESCRIPTION  
**DEMO FLOOR PLAN - LEVEL 1**

SHEET NUMBER

**AD2.02**

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**DEMO FLOOR PLAN - LEVEL 1**  
SCALE: 1/8" = 1'-0"





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DESCRIPTION  
**ENLARGED SITE PLAN - PROPOSED**

SHEET NUMBER

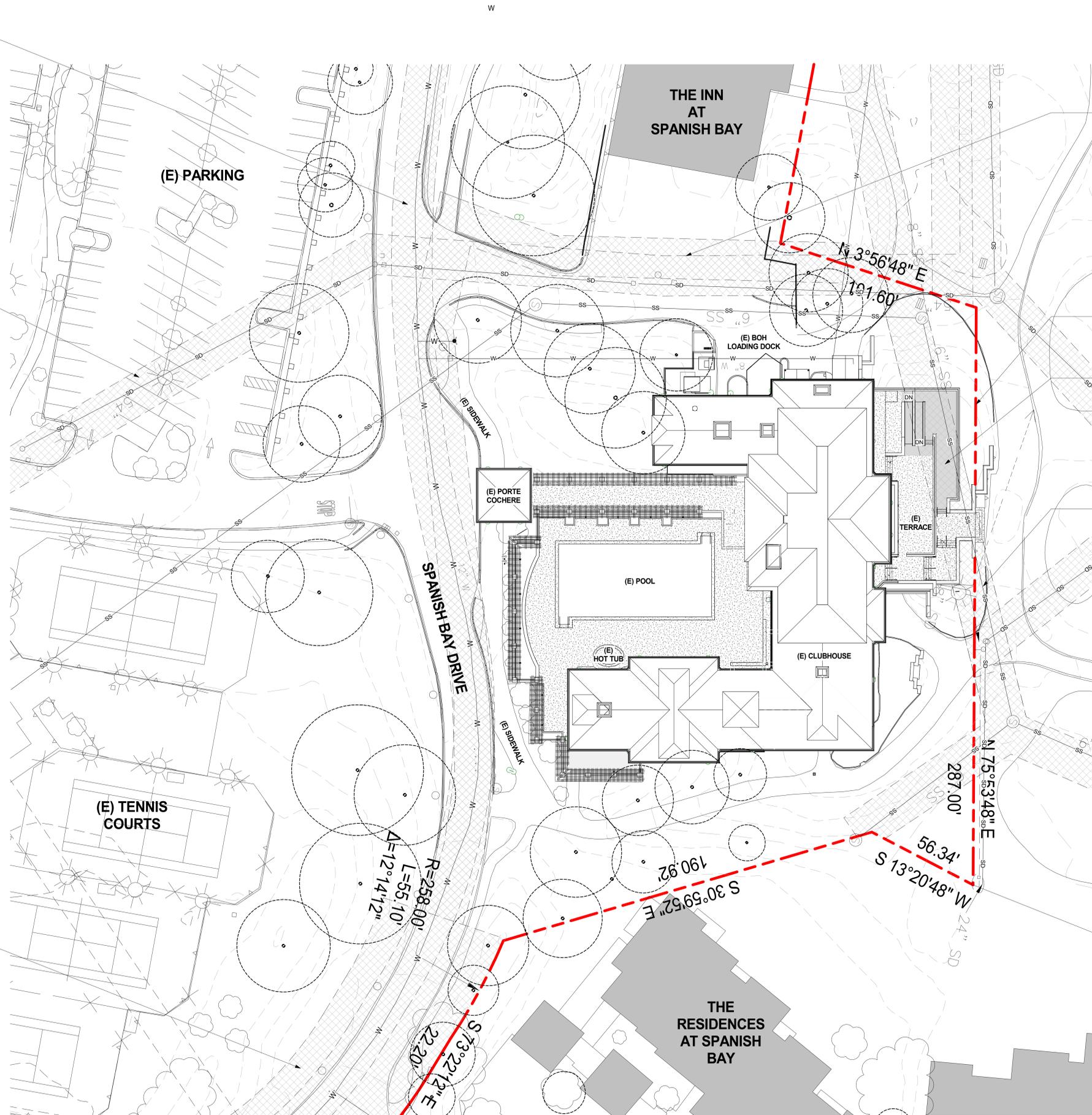
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20'-0" WIDE WATER MAIN EASEMENT

20'-0" WIDE STORM DRAIN EASEMENT

60'-0" WIDE ROAD & UTILITIES EASEMENT



**LEGEND**

- PROPERTY LINE
- EASEMENT
- STORM DRAIN LINE
- SEWER LINE
- WATER LINE



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SCALE AS SHOWN

PROJECT NUMBER 25.004

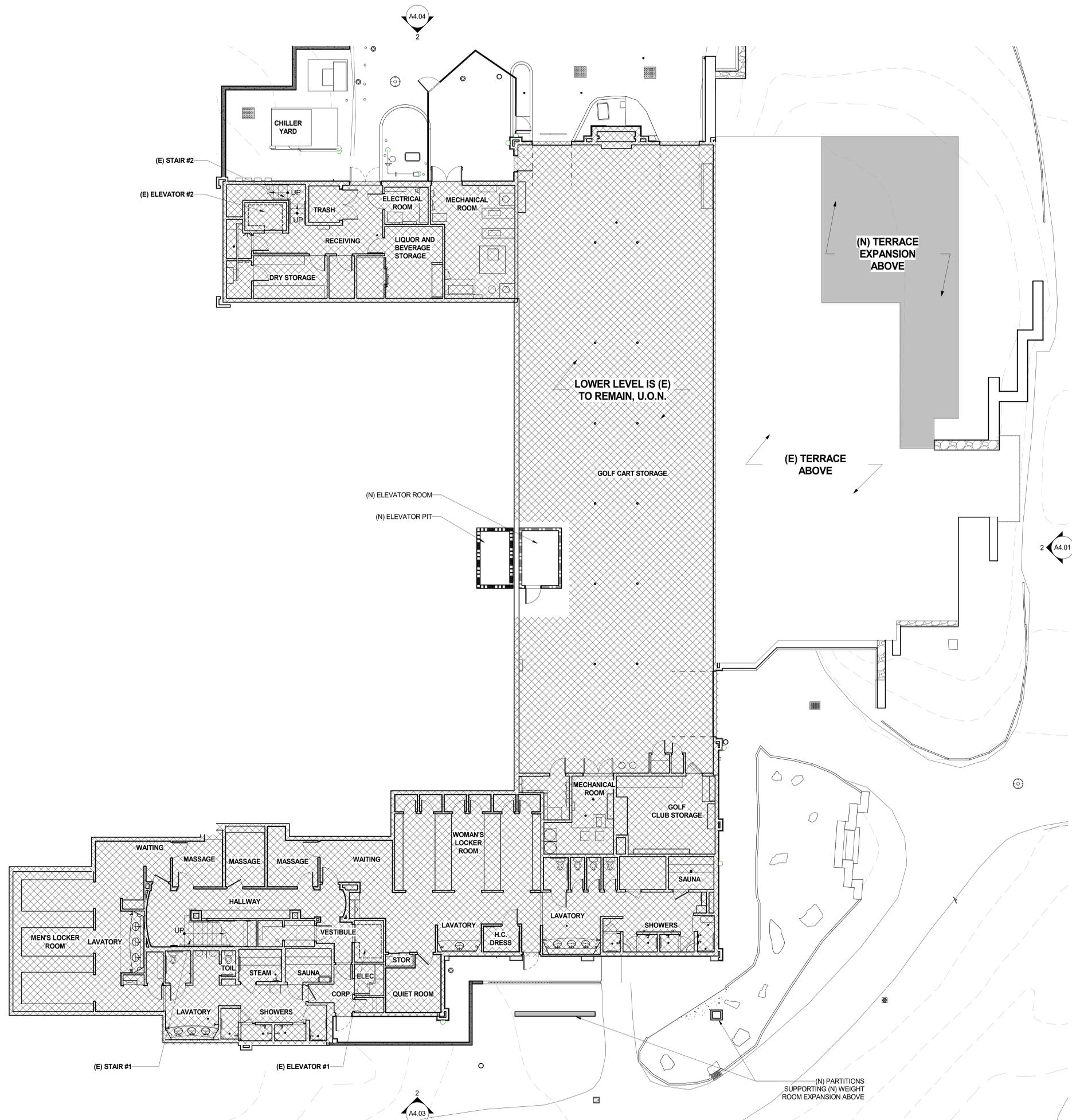
TRUE NORTH

DESCRIPTION  
**FLOOR PLAN - LOWER LEVEL**

SHEET NUMBER

**A2.01**

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**LEGEND**

- INTERIOR SPACE
- (N) FLOOR AREA (INTERIOR SPACE)
- (N) TERRACE AREA
- NOT IN CONTRACT
- (E) TO REMAIN

**WALL TYPES**

- (N) NON-RATED WALL / PARAPET
- (N) 1-HOUR FIRE PROTECTED WALL
- (N) 1-HOUR RATED FIRE PARTITION / PARAPET
- (N) 1-HOUR RATED FIRE BARRIER
- (N) 2-HOUR RATED FIRE BARRIER / FIRE BARRIER

(N) PARTITIONS SUPPORTING (N) WEIGHT ROOM EXPANSION ABOVE

LOWER LEVEL IS (E) TO REMAIN, U.O.N.

(E) TERRACE ABOVE

(N) TERRACE EXPANSION ABOVE

(N) ELEVATOR ROOM

(N) ELEVATOR PIT

(E) STAIR #1

(E) ELEVATOR #1

(E) STAIR #2

(E) ELEVATOR #2



DATE	ISSUES & REVISIONS
05/14/25	DESIGN REVIEW

SCALE AS SHOWN

PROJECT NUMBER 25.004

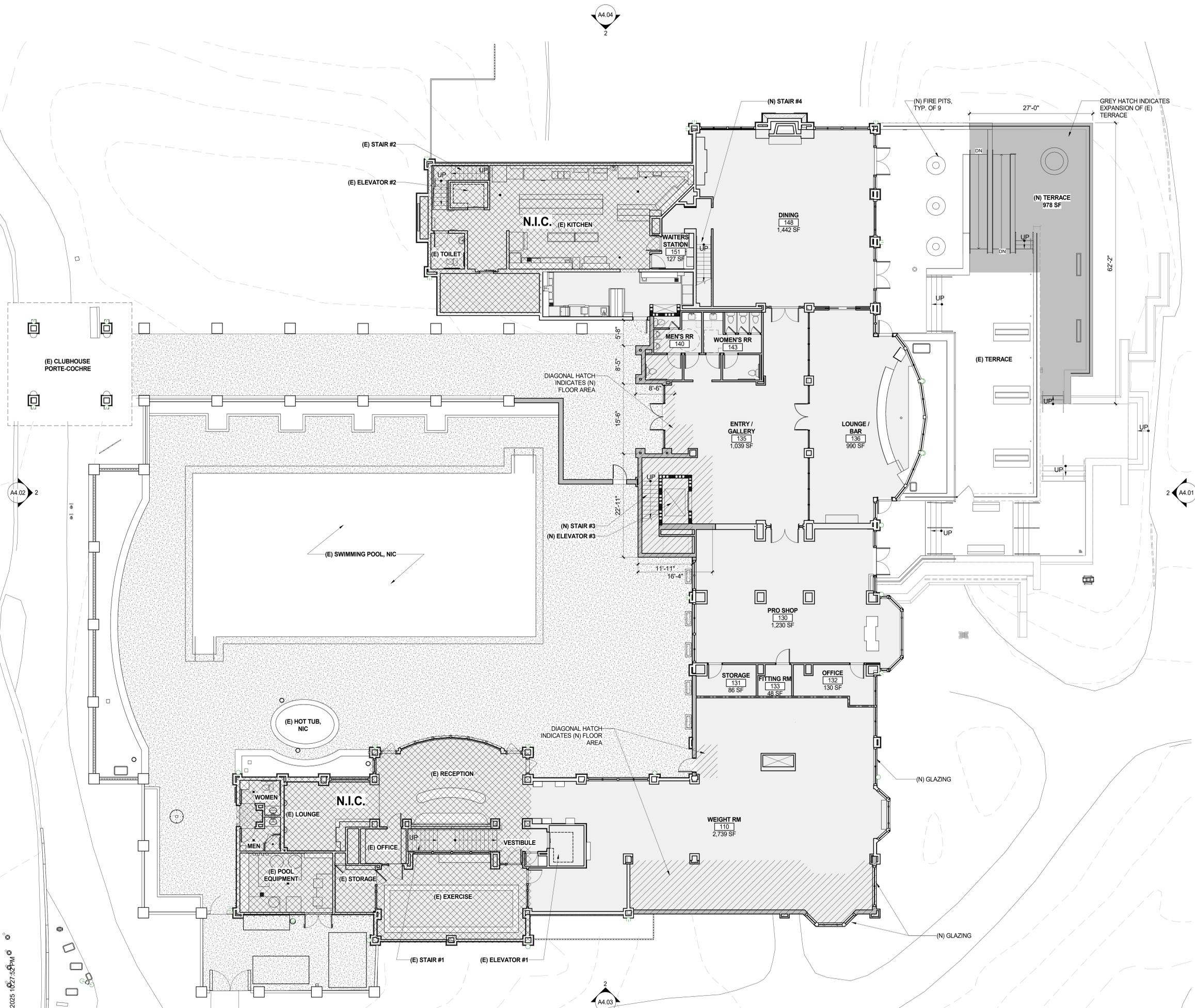
TRUE NORTH

DESCRIPTION  
FLOOR PLAN - LEVEL 1

SHEET NUMBER

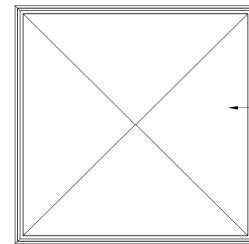
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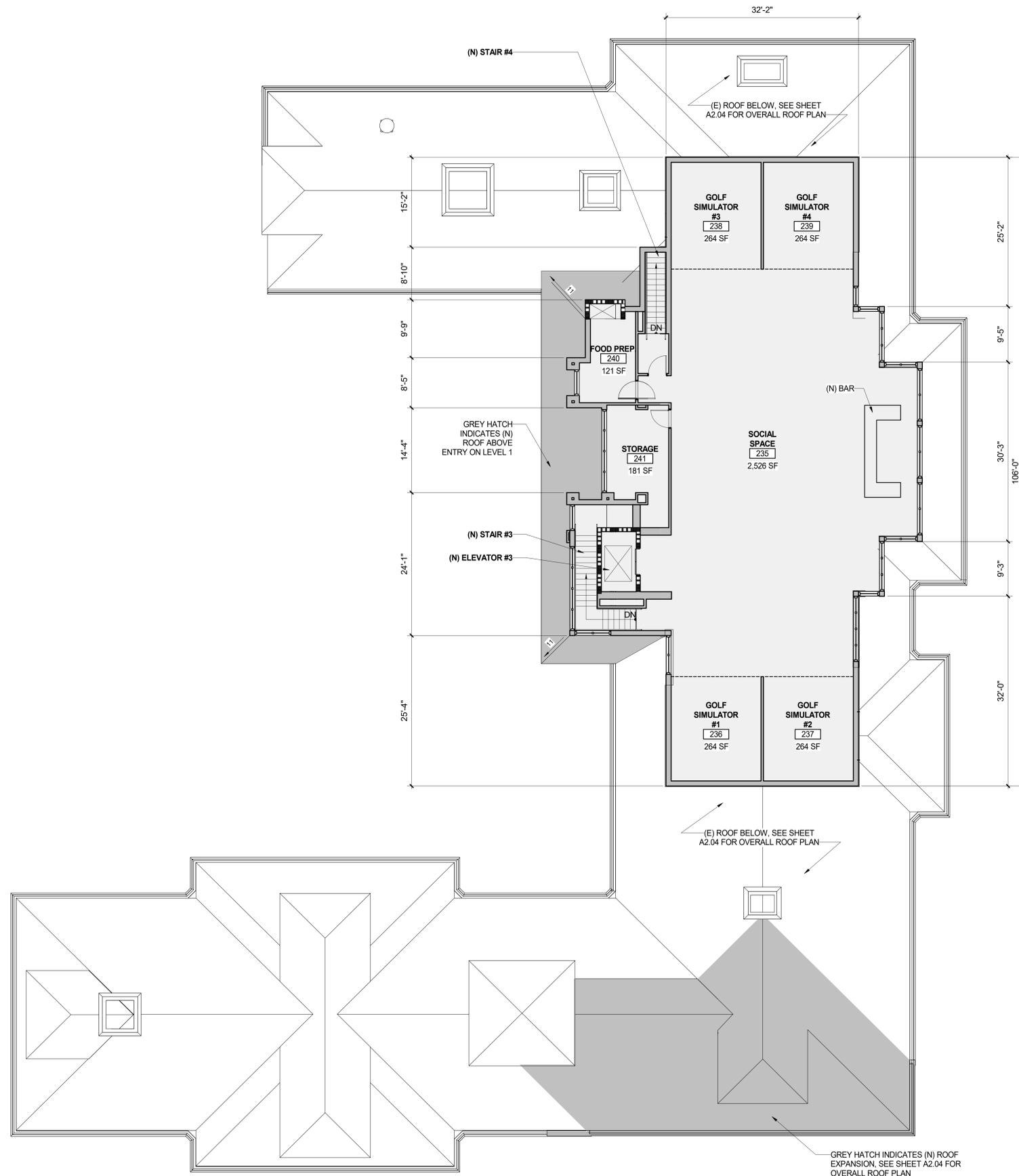


**PROPOSED FLOOR PLAN - LEVEL 1**  
SCALE: 1/8" = 1'-0"

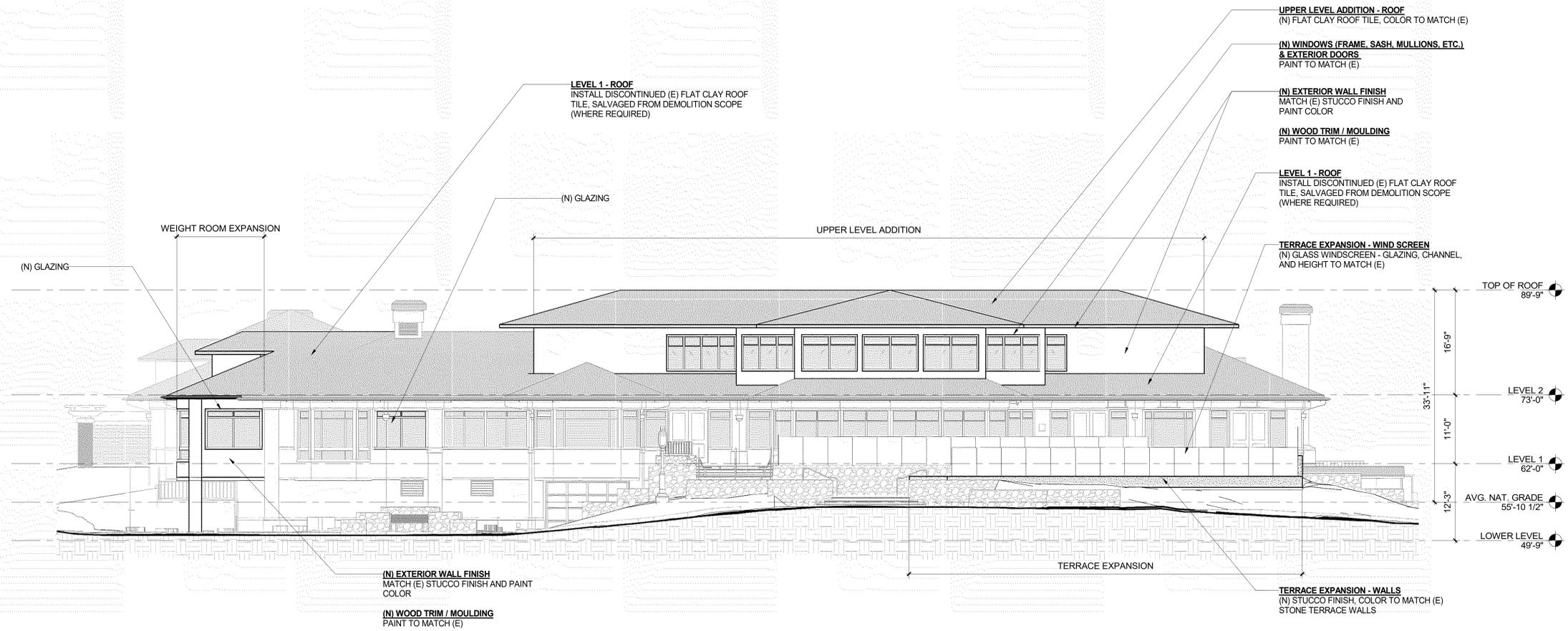
DATE 5/28/2025 10:27:52 PM



(E) CLUBHOUSE PORTE COCHERE







NOTE: NO CHANGE TO (E) EXTERIOR FINISHES, UNLESS OTHERWISE NOTED

**EXTERIOR ELEVATION - PROPOSED - NORTH**

SCALE: 1/8" = 1'-0"

2  
A4.01



NOTE: NO CHANGE TO (E) EXTERIOR FINISHES, UNLESS OTHERWISE NOTED

**EXTERIOR ELEVATION - EXISTING - NORTH**

SCALE: 1/8" = 1'-0"

1  
A4.01

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DATE ISSUES & REVISIONS

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SCALE AS SHOWN

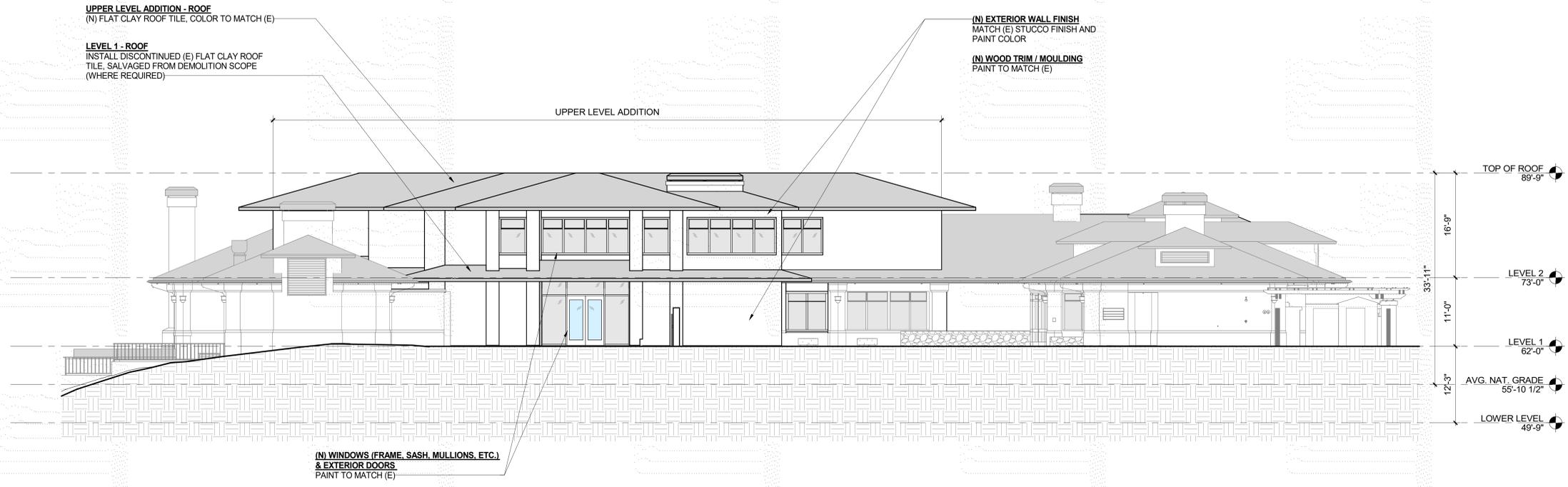
PROJECT NUMBER 25.004

DESCRIPTION  
EXTERIOR ELEVATIONS - NORTH

SHEET NUMBER

**A4.01**

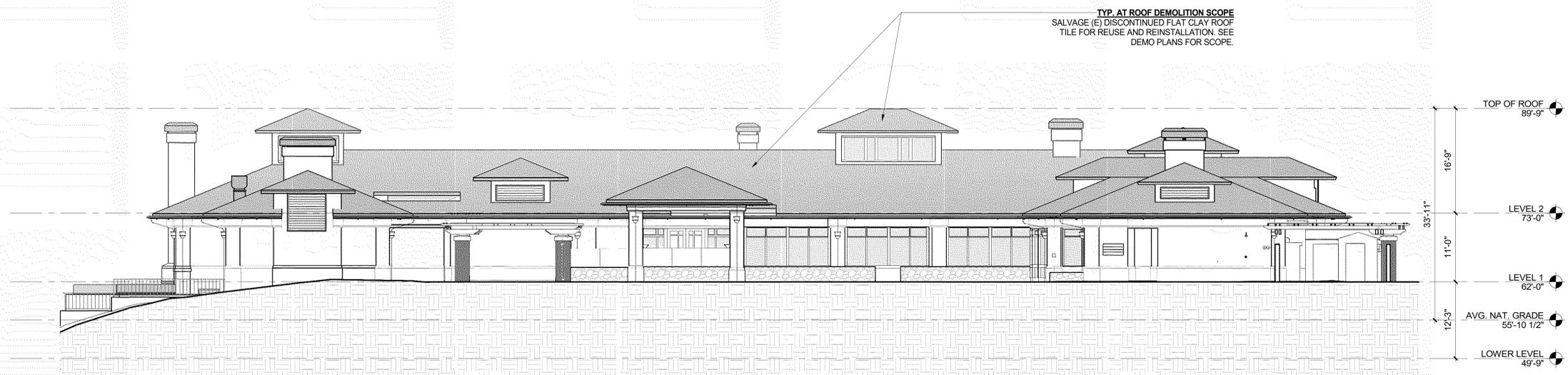
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NOTE: NO CHANGE TO (E) EXTERIOR FINISHES, UNLESS OTHERWISE NOTED

**EXTERIOR ELEVATION - SOUTH**  
SCALE: 1/8" = 1'-0"

2  
A4.02



NOTE: NO CHANGE TO (E) EXTERIOR FINISHES, UNLESS OTHERWISE NOTED

**EXTERIOR ELEVATION - EXISTING - SOUTH**  
SCALE: 1/8" = 1'-0"

1  
A4.02



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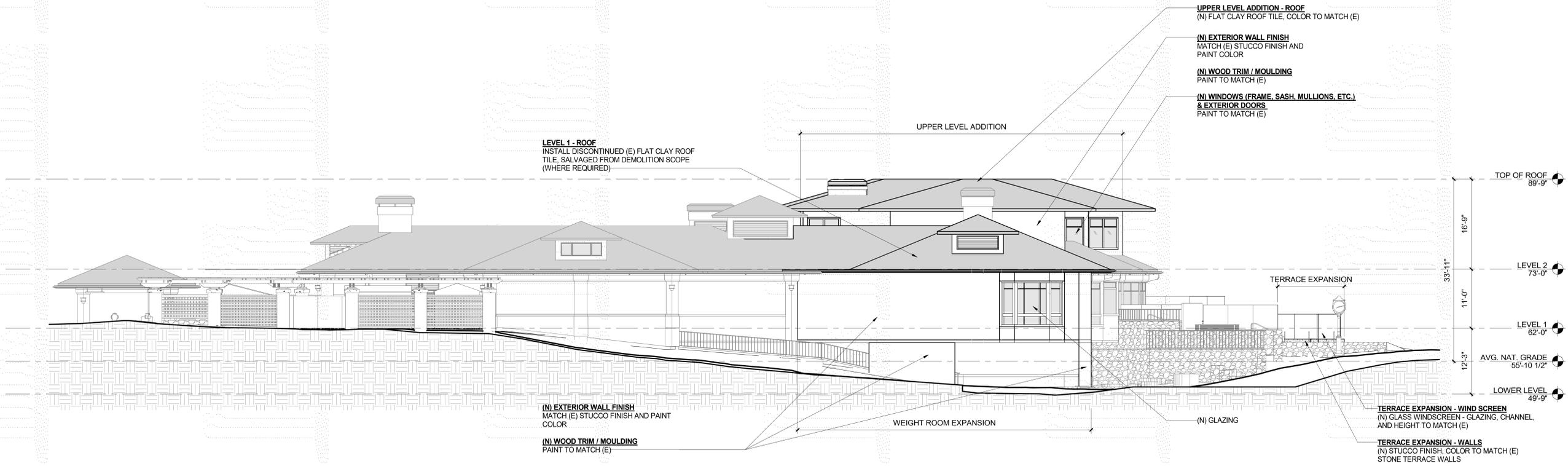
SCALE AS SHOWN

PROJECT NUMBER 25.004

DESCRIPTION  
EXTERIOR ELEVATIONS - SOUTH

SHEET NUMBER  
**A4.02**

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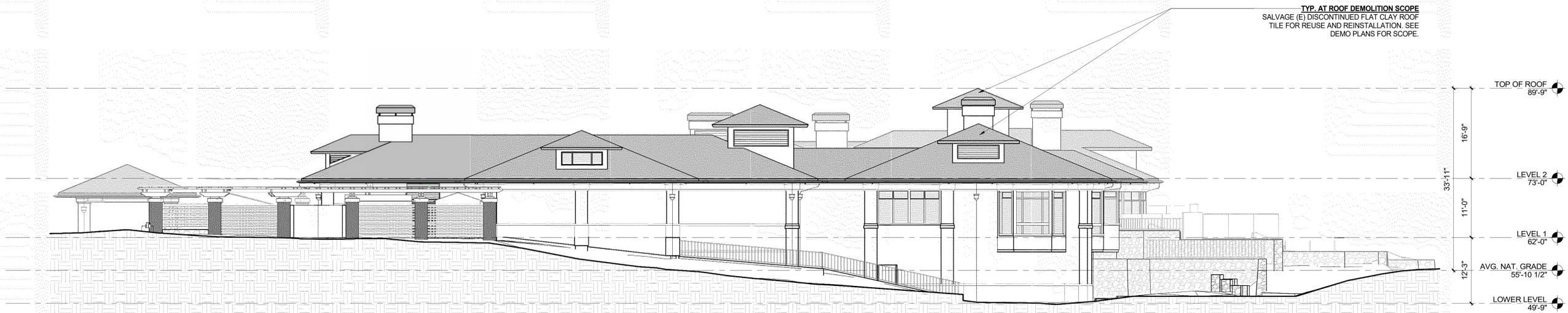
**EXTERIOR ELEVATION - EAST**

SCALE: 1/8" = 1'-0"

2  
A4.03



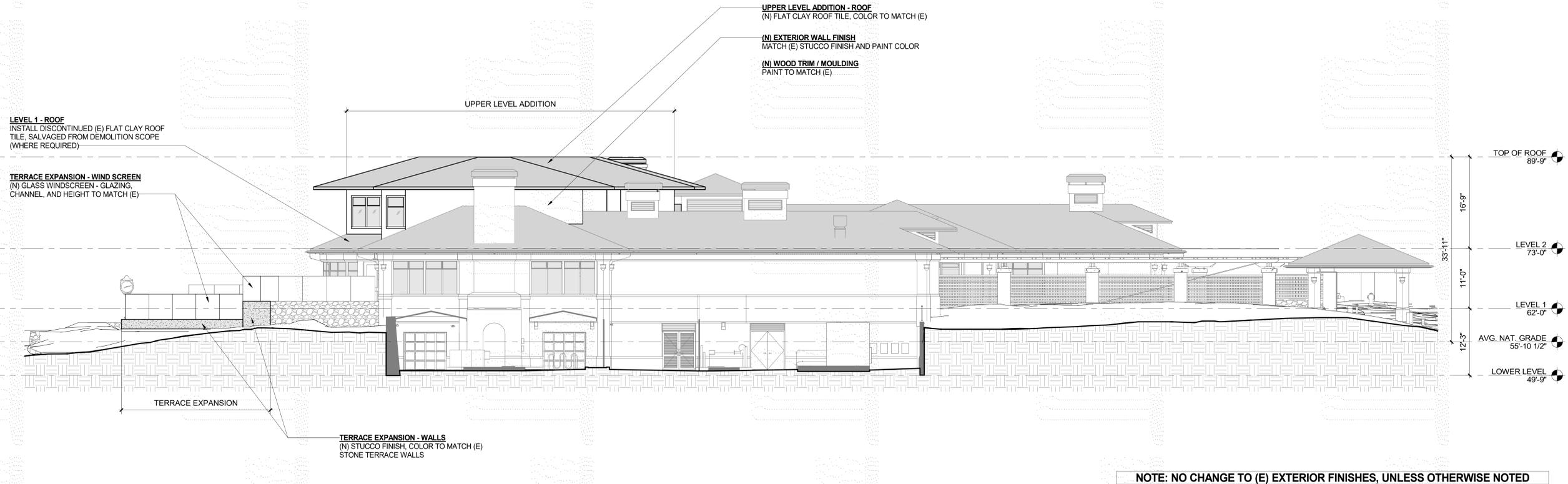
05/14/25	DESIGN REVIEW
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**EXTERIOR ELEVATION - EXISTING - EAST**

SCALE: 1/8" = 1'-0"

1  
A4.03



**EXTERIOR ELEVATION - WEST**  
SCALE: 1/8" = 1'-0"

**2**  
A4.04



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SCALE AS SHOWN

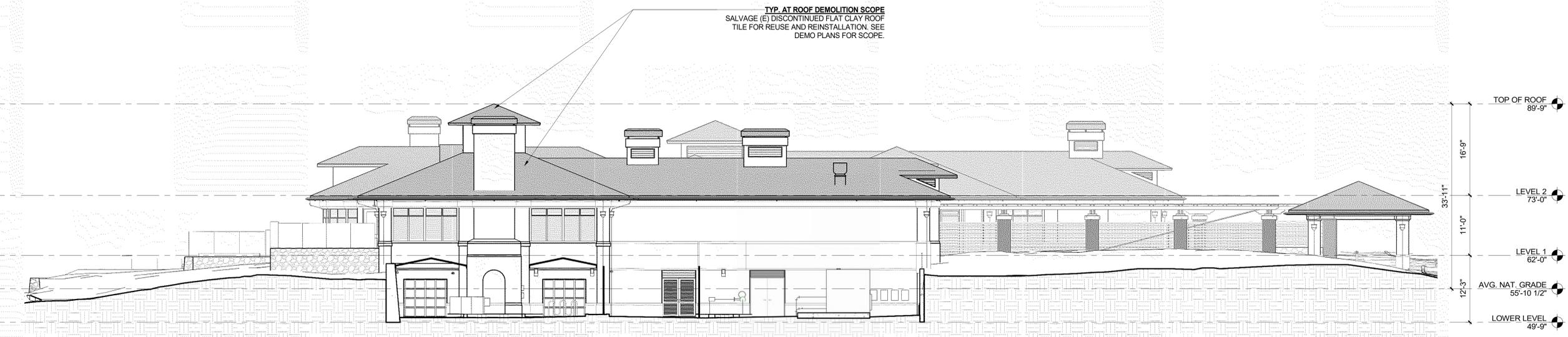
PROJECT NUMBER 25.004

DESCRIPTION  
EXTERIOR ELEVATIONS - WEST

SHEET NUMBER

**A4.04**

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**EXTERIOR ELEVATION - EXISTING - WEST**  
SCALE: 1/8" = 1'-0"

**1**  
A4.04

**NOTE: NO CHANGE TO (E) EXTERIOR FINISHES, UNLESS OTHERWISE NOTED**



PHOTO



PHOTO



AERIAL PERSPECTIVE



PHOTO



PHOTO



PHOTO



PHOTO



PHOTO

PROJECT NAME

## SPANISH BAY CLUBHOUSE

2700 17 MILE DR  
PEBBLE BEACH, CA

OWNER NAME

## PEBBLE BEACH COMPANY

17 MILE DRIVE  
PEBBLE BEACH, CA

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PROJECT NUMBER 25.004

DESCRIPTION  
SITE & STRUCTURE PHOTOS

SHEET NUMBER

# A4.05

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**LEVEL 1 - ROOF**  
 INSTALL (E) DISCONTINUED FLAT CLAY ROOF TILE, SALVAGED FROM DEMOLITION SCOPE (WHERE REQUIRED)



**UPPER LEVEL ADDITION - ROOF**  
 INSTALL (N) FLAT CLAY ROOF TILE, COLOR TO MATCH (E)



**(N) METAL GUTTERS**  
 FINISH TO MATCH (E)



**(N) WOOD TRIM / MOULDING**  
 PAINT TO MATCH (E)



**(N) WINDOW - FRAME, SASH, MULLIONS, ETC.**  
 PAINT TO MATCH (E)

**(N) EXTERIOR DOORS - EXTERIOR FINISH**  
 PAINT TO MATCH (E)



**TERRACE EXPANSION - WIND SCREEN**  
 (N) GLASS WINDSCREEN - GLAZING, CHANNEL, AND HEIGHT TO MATCH (E)

**TERRACE EXPANSION - WALLS**  
 (N) STUCCO FINISH, COLOR TO MATCH (E) STONE TERRACE WALLS



**(N) METAL FLASHING**  
 FINISH TO MATCH (E)



**(N) EXTERIOR WALL FINISH**  
 MATCH (E) STUCCO FINISH AND PAINT COLOR



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