

Exhibit A

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EXHIBIT A

DISCUSSION

SUMMARY:

The subject property is located at 1170 Signal Hill Road, within Pebble Beach. The lot is currently undeveloped; however, the subject parcel was approved for construction of a single-family dwelling through PLN240077 and PLN100338 (Board of Supervisors Resolution Nos. 23-237 and 25-334) and is currently in the process of applying for construction permits (25CP04088). The proposed project consists of the construction of an attached 798-square-foot Accessory Dwelling Unit (ADU) and the removal and relocation of one Monterey Cypress tree. This tree was replanted pursuant to HCD-Planning File No. PLN100418, and has been replanted multiple times due to soil conditions and wind exposure hindering the tree's survivability. The project also involves development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA), development within 750 feet of a known archaeological resource, and development on slopes in excess of 30 percent. The project includes 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. The property has an existing active connection with California American Water (Cal-Am), and an active sewer service connection with Pebble Beach Community Services District (PBCSD).

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

This Coastal Development Permit application was originally scheduled for consideration by the County of Monterey Planning Commission on July 8, 2026, as the Planning Commission is typically the appropriate authority for Coastal Development Permits pursuant to Title 20. However, pursuant to CA Government Code section 66329, the action on this Coastal Development Permit application for an ADU does not require a public hearing and therefore was pulled from the Planning Commission's agenda and scheduled for the Chief of Planning. The Chief of Planning's consideration of this project is occurring within 60 days of deeming this application complete (as extended by the Applicant/Owner). The Chief of Planning's decision is appealable to the Board of Supervisors, but not the California Coastal Commission.

DISCUSSION:

Development Standards

Pursuant to Title 20 sections 20.62.030.D and 20.62.040.K, the required setbacks and height for accessory structures that are structurally connected to the main structure shall be subject to the same setback and height requirements as the main structure. Here, the proposed ADU would be connected to the approved (but yet to be constructed) single-family dwelling (PLN100338 and PLN240077) via a pergola/overhang. As delineated on the project plans, the proposed ADU maintains a front setback of 30 feet, is set back 20 feet on either side, over 20 feet from the rear.

The proposed ADU has a height of 16 feet from average natural grade. The property has a maximum allowable building site coverage of 15 percent and an allowable Floor Area Ratio (FAR) of 17.5 percent. The proposed development indicates a building site coverage of 5.076 percent and a floor area ratio of 8.826 percent, both of which comply with the allowable maximum coverages. Therefore, the proposed project complies with the applicable site development standards.

Design and Visual Resources

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. The proposed project includes construction of an attached 798-square-foot Accessory Dwelling Unit (ADU). Consistent with Chapter 20.44, the project includes colors and materials that are subordinate and help blend the development with the surrounding environment.

Policy 47 of the Del Monte Forest LUP requires that views from designated public access areas and vista points, from Highway 68 and 17-Mile Drive corridors, and of ridgelines as seen from the public viewing areas identified in Figure 3 shall be protected as resources of public importance. Development within these areas that could adversely impact such views shall only be allowed where it protects, preserves, and, if feasible, enhances such scenic resources. The subject parcel is shown as being within the viewshed points from 17-Mile Drive, as indicated on Figure 3 of the DMF LUP. The project’s staking and flagging can be seen briefly while driving past Fanshell Beach, northeast on 17-Mile Drive, looking towards a bunker on the Cypress Point Club Golf Course. It should be noted that the site is currently vacant but has been approved for a single-family dwelling. The ADU would be sited on the south side of the residence and therefore, the existing visibility of the staking and flagging is more conservative than expected with implementation of this project (should it be approved) and the previously approved residence. Although the staking and flagging can be seen from a public viewshed point, the proposed ADU will have exterior colors and materials that match the previously approved residence (yet to be constructed) (Policy 47). The proposed ADU will have colors and materials consisting of light brown stucco, light brown stone cladding, flat gray gravel roofing, and black metal door and window frames. The exterior finishes are compatible with the surrounding environment, and the proposed flat roof ensures that public views are protected, while the colors are consistent with the residential neighborhood character. These colors and materials will continue to help blend the proposed structure into the surrounding residential neighborhood, dune habitat, and vegetated environment.

Policy 48 of the DMF LUP requires that development within visually prominent settings be sited and designed to avoid blocking or having a significant adverse impact on significant public views. This Policy further requires that construction of buildings and access roads should be sited to minimize tree removal and visually obtrusive grading. As delineated on the project plans, the location of the ADU is partially in a previously graded site within the hardscape footprint of the existing driveway. The proposed grading quantities to construct the ADU include 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. This grading is minimal and will not result in visually obtrusive grading conditions. The prepared

Geotechnical Investigation (County of Monterey Library No. LIB240243) concluded that the property can be adequately developed with the proposed ADU on a structural slab supported on drilled pier foundations to provide a high degree of structural rigidity with minimal risk of settlement. The proposed location of the ADU additionally assures the development conforms with the required setbacks outlined in Title 20 and the DMF LUP, while minimizing tree removal. The majority of the property is restricted by a Conservation and Scenic Easement (CSE), as required by Policy 13 of the DMF LUP and enforced through PLN240077, leaving limited areas suitable for development of an accessory structure. By siting the ADU in its proposed location, it will reduce the likelihood of blocking views by consolidating the property's development footprint to one area, while maintaining the required setbacks for such a structure. The project also utilizes the already developed driveway footprint, to minimize further alterations to the natural landforms/contour of the property entrance.

Policy 54 of the LUP states that structures in a public view in scenic areas shall be required to utilize non-invasive native vegetation and topography to help provide visual compatibility and to provide screening from public viewing areas when such structures cannot be sited outside of public view. Through adoption of Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the applicant shall implement a Restoration and Dune Habitat Restoration Plan. The prepared Restoration Plan includes planting of three replacement Monterey Cypress trees, monitoring the health of three pruned Monterey Cypress trees for a minimum of 5 years, and implementation of a Remnant Dune Restoration Plan for 1.63 acres of the 2.17-acre site. As described above, the entire site is visible from 17-Mile Drive and is heavily constrained by a CSE, thereby limiting the developable areas for an ADU. Nonetheless, the proposed ADU is sited on the less-visible portion of the site (when accounting for the construction of the main residence). Further, the proposed tree relocation would help partially screen the ADU from 17-Mile Drive and make it more visually compatible with the area. As designed and conditioned, the project complies with Policy 54. Therefore, the project as designed and sited assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity of the Del Monte Forest.

Tree Removal

As delineated on the project plans, one existing 10-inch Monterey Cypress tree is within the building footprint of the proposed ADU. The subject tree is proposed for removal and relocation to the rear of the ADU, near a Cypress tree that will be replanted pursuant to PLN240077. The tree proposed for removal was planted on-site in 2011 to mitigate one of two previous tree removals, which were authorized under PLN100418. Therefore, although this tree is planted, it is protected by the DMF LUP as it is a replacement/mitigation tree. DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit.

As described above, this tree was planted to mitigate the previous tree removal on-site. The replanting has yet to be successful, as the tree has been replanted 2-3 times due to wind exposure and soil conditions that led to a fungal pathogen. However, the arborist has confirmed that the soil conditions are no longer a reason for survivability, but wind exposure does continue to limit appropriate relocation sites. The project Arborist has determined that the tree proposed for removal, when considering its size, age, health, and overall condition, is suitable for relocation

(**Exhibit F**). The proposed transplanting location site (in front of the ADU) provides greater protection from prevailing winds than the tree's existing location, which would be beneficial to the tree's long-term health and establishment. Condition No. 5 has been applied to ensure that this tree is successfully relocated and monitored for at least five years.

Archaeological Resources

Monterey County Geographic Informational System (GIS) identifies the subject property as being in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.147.080, an Archaeological Report (County of Monterey Library No. LIB220289) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report stated that the project parcel contains light colored sandy soils, with no marine shell or cobbles detected. The report further concludes that the nearest site with a known archaeological resource is approximately 260 feet from the project parcel. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and 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.

Environmentally Sensitive Habitat Area

A Biological report was prepared (County of Monterey Library No. LIB100396), and the project biologist surveyed the entire property on two separate occasions. There are four general overlapping and integrated vegetation types on the property, consisting of: European beach grass dominant, iceplant dominant, sparsely vegetated open sand, and mixed coastal dune scrub. The biologist did not find any special status dune plants during spring surveys over two consecutive years, however, the site is known to contain dune habitat. Policy 17 of the DMF LUP states that remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill near the former Spyglass Quarry, and adjacent to 17-Mile Drive in the Spyglass Cypress planning area, shall be preserved through open space conservation and scenic easements conveyed to the Del Monte Forest Foundation, as provided by Policy 13, and as part of the approval of any development in adjacent areas.

As delineated on the project plans, the proposed ADU is currently sited primarily in the existing hardscape driveway. As required by Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the project site already contains a Conservation and Scenic Easement (CSE) over those portions of the property that contain ESHA, including all remnant native sand dune and restored habitat.

The footprint for the proposed ADU would be contained primarily within the footprint of the existing driveway and would extend approximately 20 feet beyond already hardscaped areas. The portions requiring grading extending beyond the driveway footprint are outside both the CSE and the Dune Habitat Restoration Areas, which were required under PLN240077 and PLN110338. Compliance with conditions of approval related to the construction of the main residence would ensure that these areas are protected throughout all construction activities on-site. Therefore, the proposed ADU would not impact any ESHA and is appropriately set back from on-site ESHA to ensure their long-term maintenance.

Additionally, Condition No. 4 requires trees located adjacent to the construction envelope to be protected from inadvertent construction damage with the use of temporary tree protection fencing. Therefore, as sited and designed, and with implementation of the conditions previously described, the

proposed project would be consistent with regulations for the development adjacent to environmentally sensitive habitats (Del Monte Forest LUP Policy 14) and would have no impact on ESHA.

Development on slopes in excess of 30 percent

Pursuant to Title 20 section 20.64.230, development on slopes exceeding 30 percent is allowed subject to the granting of a Coastal Development Permit if there are no feasible alternatives that would allow development to occur on slopes less than 30 percent or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed project involves development on steeper slopes, and the criteria to grant the Coastal Development Permit have been met.

The project involves 260 square feet of development on slopes in excess of 30%. The suitable area for an ADU is limited due to the existing CSE encumbering most of the undisturbed areas of the property. Any other location of an 800-square-foot ADU would either impact forest resources, be more visually prominent from 17 Mile Drive, or require additional development on slopes. Given the site's constraints, staff believes the proposed location balances the requirements of the DMF LUP by minimizing disturbance to natural landforms, minimizing tree removal, avoiding ESHA, and minimizing visual impacts. Therefore, staff believes that the project as sited and designed better achieves the goals, policies, and objectives of the County of Monterey General Plan and Del Monte Forest Land Use Plan.

Public Comment

Staff received a public comment letter on July 6, 2026 raising issue on the square footage of the proposed ADU, the application status of the construction permits related to the residence, the position of the California Coastal Commission (CCC), the previous BOS decision as it pertains to the allowable impervious surface coverage and footprint limit of the replacement residence, the recordation status of the Conservation and Scenic Easement (CSE), and the development taking place on slopes exceeding 30 percent. Additionally, the letter states that further CEQA analysis is required, and that the project is inconsistent with the DMF LUP and Coastal Act.

As delineated on the plans, the proposed ADU has a livable area of 798 square feet, with a lower-level crawl space area that is unconditioned and has no internal circulation to the ADU.

Additionally, the structure maintains a height of 16 feet as measured from average natural grade, is structurally attached to the main residence, and therefore complies with the maximum allowable height outlined in Title 20. The construction permit (25CP04088) related to the main residence is currently in 'applied' status, and will be issued after all necessary reviews are completed and conditions have been met. In regard to the previous decision from BOS, the decision considered only the development of the single-family dwelling and an attached two-car garage, and did not preclude future development of accessory structures, such as an ADU or guesthouse. The decision limited the footprint of the residence to the existing development footprint from the previous residence, the Connell House. Therefore, the BOS's decision does not preclude the construction of an ADU that meets applicable County Code. Further, the proposed ADU is below 800 square feet and is considered a State Exempt ADU and thus cannot be denied unless there is evidence that the development would have an adverse impact on public

health and safety. There is no indication that the California Coastal Commission staff has concerns regarding the current proposal, and any previous concerns have been addressed through project revisions. In response to the status of the CSE, the easement is in draft status and will be recorded prior to final inspection of the main residence, as required by the applicable condition of approval. The project requires 260 square feet of development on slopes to take place. As outlined in Finding 9 and supporting evidence, the project meets the criteria to grant a Coastal Development Permit, and the proposed location of the ADU is the most suitable on the property, as the remaining areas are within protected boundaries such as Dune Habitat Restoration areas or will be encompassed by CSE. As detailed in Finding No. 5 and supporting evidence, the project is consistent with Class 3 Categorical Exemption, and there is no substantial evidence demonstrating that any exceptions pursuant to section 15300.2 can be made in this case. Therefore, all matters raised in the public comment letter have been addressed, and the staff has not received any evidence demonstrating that the project is inconsistent with applicable County Code.