

*Before the Board of Supervisors
County of Monterey, State of California*

In the matter of the application of:

NAGAFUJI MAY KITAYAMA (PLN240104)

RESOLUTION NO. 25-360

Resolution by the County of Monterey Board of Supervisors:

- 1) Denying the appeal by Thomas and Anne Russ of the Zoning Administrator's June 12, 2025 decision to approve a Coastal Administrative Permit and Design Approval; and
- 2) Finding the project for an Accessory Dwelling Unit qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, New Structures, and no exceptions pursuant to section 15300.2 apply; and
- 3) Approving a Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit.

[PLN240104, Nagafuji May Kitayama, 25745 Hatton Rd, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 009-251-010-000)]

The Appeal by Thomas and Anne Russ of the County of Monterey Zoning Administrator's decision on PLN240104 came on for a public hearing before the County of Monterey Board of Supervisors on September 23, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, written and oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** - The County has received and processed a Coastal Administrative Permit and Design Approval allow for the construction of a 1,200 square foot accessory dwelling unit at 25745 Hatton Road, Carmel.
EVIDENCE:
 - a) On September 23, 2024, an application for a Coastal Administrative Permit and Design Approval (PLN240104) was submitted to HCD-Planning. This application was submitted in accordance with Monterey County Code (MCC) section 20.76.115.
 - b) Background. On June 12, 2025, the Zoning Administrator considered a Coastal Administrative Permit and Design Approval (PLN240104) to allow the construction of a 1,200 square foot accessory dwelling unit. At the conclusion of the hearing, the Zoning Administrator found the

project consistent with the applicable zoning ordinance (Title 20), 1982 General Plan, Carmel Area Land Use Plan, and Carmel Area Coastal Implementation Plan (Part 4), and approved the Combined Development Permit.

On July 10, 2025, Thomas and Anne Russ, timely appealed the June 12, 2025 decision of the Zoning Administrator, pursuant to Monterey County Code (“MCC”) section 20.86.030.A. Appellant’s contentions stem from the location of the proposed accessory dwelling unit and related concerns that it would cause impacts detrimental to the health, safety, and general welfare of surrounding residences. The appeal contends that the findings are not supported by the evidence, the decision is contrary to law, and the Zoning Administrator hearing was neither fair nor impartial. See Finding No. 8 for Appellant’s contentions and the County’s responses.

- c) Pursuant to MCC sections 20.86.030.C and E, an appeal shall be filed with the Clerk of the Board of Supervisors within 10 days after written notice of the decision of the Appropriate Authority (i.e., Zoning Administrator Resolution No. 23-007) has been mailed to the Applicant. The County emailed the written notice of the decision on July 10, 2025, and said appeal was filed with the Clerk of the Board of Supervisors on July 10, 2025, within the 10-day timeframe prescribed by MCC section 20.86.030.C. The appeal hearing is de novo. A complete copy of the appeal is on file with the Clerk of the Board, and is attached to the September 16, 2025 staff report to the Board of Supervisors as Attachment D.

- The appeal was timely brought to a duly-noticed public hearing before the Monterey County Board of Supervisors on September 16, 2025. Notice of the hearing was published on September 4, 2025 in the Monterey County Weekly; notices were mailed on September 4, 2025 to all property owners and occupants within 300 feet of the project site, and to persons who requested notice; and at least three notices were posted at and near the project site on September 11, 2025.

- e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD County of Monterey HCD-Planning for the proposed development found in Project File No. PLN240104.

2. **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:
- 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan (Carmel Area LUP);
 - Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and

- Monterey County Coastal Implementation Plan, Part 4, Regulations for Development in the Carmel Area Land Use Plan Area (Carmel Area CIP).

Communications were received during the course of review of the project, indicating purported inconsistencies with the text, policies, and regulations in these documents. These communications have been considered and responses to the contentions are provided in Finding 8 of this resolution. Based on the evidence in the record, the project, the project, as proposed and conditioned, is found to conform with the applicable policies.

- b) Allowed Use. The property is located at 25745 Hatton Rd (Accessor's Parcel Number [APN]: 009-251-010-000), Carmel, within the Carmel Area Land Use Plan in the Coastal Zone. The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control overlay district in the Coastal Zone or "MDR/2-D(CZ)", which allows for the construction of one accessory dwelling unit (ADU) on a legal lot of record, subject to the granting of a Coastal Administrative Permit in each case (Title 20 section 20.12.040.S). The project consists of construction of a 1,200 square foot ADU behind the existing house. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The property is shown in its current configuration as lot 11 on the 1964, 1972 and current Parcel Maps on file with the County of Monterey. The property is shown to be under separate ownership from the adjacent lots as far back as 1964. Therefore, the County recognizes the subject parcel as a legal lot of record.
- d) Design/Neighborhood and Community Character. The property is subject to the Design Control "D" overlay zoning district regulations contained in Title 20 Chapter 20.44, which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. The development will be consistent with the existing structure on the property and the neighborhood as a whole. Colors and materials include beige plaster exterior siding, dark brown metal roofing, and dark brown aluminum window and door frames. The project colors and materials are consistent with the other nearby development. Consistent with the Carmel Area LUP, the development will not block any views of the ocean and will not be visible from any scenic highways. The ADU will be located behind the home and will not be visible from any public viewing areas. There are multiple other properties with existing ADUs or second units within the same neighborhood. The ADU will not stand out or be inconsistent in the developed area. Condition No. 5 has been included in the project which requires that an exterior lighting plan be provided and approved before the issuance of building permits; this condition ensures compliance with the Carmel Area LUP, Carmel Area CIP, and Title 20. Therefore, the project, as designed and sited, is consistent with neighborhood character, and assures visual integrity.

- e) Development Standards. Development standards for the Medium-Density Residential zoning district can be found in Title 20 section 20.12.060. The development is consistent with applicable development standards. The required setback standards for habitable accessory structures include a minimum of a 50-foot front setback, a six-foot side and rear setback, and a six-foot setback from any main structures. The ADU will have a front setback of well over 50 feet and will be located behind the main single-family dwelling, with a 24-foot setback between the structures. The ADU will be located 10 feet from the rear property line and over 30 feet from the north and south side property lines. The maximum allowed building site coverage in the MDR/2 zoning district is 35% (11,702 square feet). The site coverage is 15.5% (5,168 square feet). The MDR/2 zoning district establishes a maximum floor area ratio of 45% (15,045 square feet). The ADU will bring the property's total FAR to 15.5% (5,168 square feet). The structure height will not exceed the allowed 16-foot maximum height limitation for habitable accessory structures in this zoning district. Therefore, the project meets all applicable site development standards.
- f) Public Comment. Correspondence from a neighbor was received, raising concerns that nearby Redwood trees would be impacted by the project, resulting in a hazardous condition. The neighbor recommended that an alternative site be analyzed to avoid impacts to these Redwood trees. Five Redwood trees are 12 to 20 feet from the ADU. To address these concerns and better determine potential impacts on Redwood trees, the project arborist dug three test sites (2 feet x 2 feet wide, 2 feet deep). The arborist observed "non-woody" Redwood roots less than one inch in diameter in the three hand-dug test sites. These roots, also known as feeder roots, have the primary purpose of absorbing water and nutrients in the upper layers of the soil, they do not support the tree. No woody roots, which provide the primary structural foundation while also facilitating water and nutrient uptake, were identified. Based on these observations, the project arborist determined that the project would neither impact the Redwoods nor pose a hazard to nearby structures. Additionally, the project arborist found that the ADU location was the "most suitable for long-term maintenance of tree resources". An alternative ADU location was analyzed as well. The project arborist found that 13 Coast live oaks and potentially one Landmark Monterey pine would be impacted by that location. Accordingly, the selected building site better achieves the forest resource protection goals and policies of the Carmel Area LUP. Existing trees not being removed shall be protected for the duration of all construction activities. The County's standard tree and root protection condition has been applied to the project, requiring Applicant to retain and protect trees not proposed for removal during construction. Also see Finding No. 1, evidence "g".
- g) Tree Removal. Pursuant to Carmel Area CIP section 20.146.060.A, a Coastal Development Permit is required to remove native trees. Coast live oak trees are protected within the Carmel Area Land Use Plan area.

Pursuant to Carmel Area CIP section 20.146.060.B, three project-specific arborist reports were prepared (County of Monterey Library Nos. LIB250169, LIB250170, and LIB250171). These reports analyzed the proposed building site and an alternative location, inspected nearby trees, and conducted on-site inspections of the subject property. One of the arborists dug three test sites to determine whether the critical roots of the adjacent Redwood trees would be impacted. Sixteen Coast live oaks, five Coast redwoods, and one Monterey pine were identified near the proposed ADU. All of these trees were found to be in fair to good condition, with little to no defects, except for one Coast live oak tree (dual-stemmed, 10" & 7" DBH). This Coast live oak was observed to be in poor condition, with poor structural health (branch failures and decay). Additionally, the leaning branch of this tree would be impacted by the proposed project; removal of this branch would leave insufficient tree canopy and impact the overall health of the Oak. Therefore, the removal of this Coast live oak tree was recommended by the project arborists. Subsequent to this determination, a Tree Hazard Evaluation Form was submitted to HCD-Planning identifying this tree as being in a hazardous condition due to existing decay. HCD reviewed this request and agreed that the tree poses a hazard. Removal of the hazardous tree was authorized under file No. TRM250183. Therefore, no protected trees are proposed for removal with implementation of this project. Further, as recommended by the project-specific arborist report, an arborist will monitor all excavation within 10 feet of the proposed structure (Condition No. 4).

- h) Cultural Resources. According to Monterey County GIS, the subject property is located in an area of moderate archaeological sensitivity. There is no evidence of historic or prehistoric cultural activity on the site. Therefore, the potential for inadvertent impacts to archaeological resources is limited and will be controlled by application of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to County of Monterey HCD- Planning for the proposed development found in Project File PLN240104.

3. **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: HCD-Planning, HCD-Engineering Services, Cypress Fire Protection District, HCD-Environmental Services and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

- b) Potential impacts to trees were identified. The following report has been prepared and submitted with the application:
 - “25745 Hatton Rd. Arborist Report” (LIB250170), prepared by Albert Weisfuss, Carmel, CA, February 15, 2025
 - “ADU Tree Impact Assessment” (LIB250169), prepared by Rob Thompson, Monterey, CA, March 30, 2025
 - “25475 Hatton Proposed ADU and Redwoods” (LIB250171), prepared by Frank Ono, Pacific Grove, CA, April 3, 2025
- c) The project planner reviewed aerial satellite imagery and photos of the site, provided by the applicant, 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 the County of Monterey HCD- Planning for the proposed development found in Project File PLN240104.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Cypress Fire Protection District, HCD- Environmental Services and the Environmental Health Bureau. 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) The subject property has an active sewer service connection to the Carmel Area Wastewater District (CAWD). Staff received a Can and Will Serve letter from CAWD dated August 13, 2024, stating that the district is aware and intends to serve the development. Per CAWD’s letter, the applicant shall obtain a plumbing permit for sewer lateral work to connect to the new ADU structure. Pertaining to drinking water, staff received a Can and Will Serve letter from California American Water (Cal-AM) dated August 20, 2024, stating the subject property has active water meter service. Prior to issuance of related construction permit(s), Monterey Peninsula Water Management District will review the construction plans to ensure the property does not exceed the allotted fixture unit count.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD- Planning for the proposed development found in Project File PLN240104.

5. **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 County of Monterey HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff reviewed aerial imagery and street view photographs from Google Earth, and researched County records to assess if any violation exists on the subject property. The staking and flagging photos submitted with the application showed a small greenhouse accessory structure in the back yard that appeared to have electrical connections that were not permitted by the County. It was confirmed by the applicant that this structure was temporary. The applicant provided recent photos of the property showing the greenhouse is no longer onsite. The proposed site plan accurately reflects the property and all existing and proposed structures.
 - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HDC-Planning for the proposed development are found in Project File PLN240104.

6. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of new small structures including single family dwellings and second dwelling units, from CEQA's environmental review requirements.
 - b) This project qualifies for a Class 3 Categorical Exemption because it is the construction of a 1,200 square foot accessory dwelling unit, which will be the second dwelling unit on the subject property, in a residential zone and area. This small development project is consistent with CEQA Guidelines Section 15303 and therefore qualifies for a Class 3 exception.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project:
 - The project site is not considered to be in an environmentally sensitive area. The subject property and surrounding area are disturbed with residential development. Additionally, although the project footprint is void of structures, no protected trees or vegetation are required for removal. This vacant area was not identified on the County's GIS as important habitat for special status species;
 - Successive projects of the same type and in the same place (construction of accessory structures) would not contribute to a significant cumulative impact. Accessory Dwelling Units in residential areas have been found to be categorically exempt from environmental review;

- There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1 and 2, and supporting evidence);
 - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
 - The project site is not on or near any hazardous waste sites listed in Government Code section 65962.5.
- d) Staff conducted a site inspection on September 4, 2025 to verify that the site is suitable for this use.
- e) The application, plans and supporting materials submitted by the project applicant to County of Monterey HDC-Planning for the proposed development are found in Project File PLN240104.

7. **FINDING:** **APPEALABILITY** - The decision on this project may not be appealed to the California Coastal Commission.

EVIDENCE: a) California Coastal Commission. This project is not appealable to the California Coastal Commission as it is not located between the sea and the first through public road, or within 300 feet of the beach, mean high tide line or coastal bluff. It is not within 100 feet of any wetland and does not include a conditional use.

8. **FINDING:** **APPEAL** - Appellants contend that the Zoning Administrator's decision was not supported by the evidence and is contrary to law. Upon consideration of the documentary information in the files, the staff reports, the oral and written testimony, all other evidence presented before the Board of Supervisors, and the administrative record as a whole, the Board responds as follows to Appellants' contentions:

EVIDENCE: a) Appellants (Thomas and Anne Russ), pursuant to Monterey County Code (MCC) section 20.86.030.C, timely appealed the June 12, 2025, decision of the Zoning Administrator. The appeal challenges the Zoning Administrator's approval of the Coastal Administrative Permit and Design Approval, on the contention that the findings are not supported by the evidence, that the decision is contrary to law, and the hearing was neither fair nor impartial. See also Finding No. 1, evidence "b". Appellants' contentions and the County's responses are set forth in Evidence "b" through "i" below.

b) *Appellants Contention No. 1: "There was Lack of Fair and Impartial Hearing" because "Despite the LUAC's request for additional time to adequately review the project information, the project did not go before the LUAC and was ultimately heard by the Zoning Administrator on June 12, 2025".*

Response No. 1: The project went before the Carmel Highlands Land Use Advisory Committee on February 18, 2025. At the meeting, an attorney representing Appellants, neighbors to the applicant, presented an arborist report prepared by Bryan E. Bradford and an accompanying letter in which they argued that the proposed location of the accessory dwelling

unit would have detrimental impacts to five Redwood trees on the applicant's property, causing a direct risk to their home and property. The LUAC members requested the project be continued to allow the LUAC time to review the report. After this meeting, the Carmel Highlands lacked the quorum required to hold meetings and hear projects. Due to on-going difficulties in re-establishing a quorum staff scheduled the project to go before the Zoning Administrator as to not delay the project any further.

- c) *Appellants Contention No.2: "There was a Lack of Fair and Impartial Hearing" because "the staff report prepared by the assigned project planner did not include the appellant's comment letters dating February 14, 2025 and April 30, 2025" or the "appellant's Certified Arborist Bryan E. Bradford's amended report".*

Response No. 2: Both of Appellants' letters dated February 14 and April 30, 2025, as well as Appellants' arborist report were entered into to the record at the June 12, 2025 Zoning Administrator hearing. The documents were printed and provided as physical copies to all present at the hearing and a 15-minute recess was taken to allow the Zoning Administrator and others time to review the materials. Consequently, he Zoning Administrator's decision was made with full knowledge and review of Appellants' materials.

- d) *Appellants' Contention No. 3: "The Findings are not Supported by the Evidence" because "Contrary to the findings, the proposed location is not suitable for the project" because it "jeopardizes the health, safety, peace, comfort, and general welfare of persons residing in the neighborhood"*

Response No. 3: Appellants' arborist report claims that the proposed location of the accessory dwelling unit will affect the roots of five Redwood trees on the applicant's property, which could pose a threat to Appellants' neighboring home. However, Appellants' report states that it "did not afford close inspection of the trees or their features above 20 feet. Additionally, observations were limited to off-site visual examinations due to lack of physical access to the parcel which hosts the trees". The applicant commissioned three separate arborists to conduct on-site inspections of the trees and prepare reports on their health and any potential impacts the proposed development might have to the five Redwood trees in question. All three arborists conducted on-site inspections of the trees including ground-bore testing and found both no likely substantial impacts to the Redwood trees from the proposed development and that the trees were healthy and stable. Furthermore, the bore tests showed no primary roots in the area of development (see Finding 1, evidence "f"). Condition No.4, which requires Tree and Root protection be in place for all surrounding trees including the Redwoods during the course of construction, has been applied.

- e) *Appellants' Contention No. 4: "The Findings are not Supported by the Evidence" because "Contrary to the findings, the applicant did not provide sufficient evidence that the proposed floating foundation is suitable for this size building"*

Response No. 4: Plans for the proposed floating foundation were provided to staff by the applicant. A registered professional engineer reviewed and stamped these plans indicating that they are suitable for the proposed development. The floating foundation will also avoid potential damage to roots of any trees which may exist within the development site. Appellants have not provided evidence that the foundation is unsuitable for a 1,200 square foot accessory dwelling unit.

- f) *Appellants' Contention No. 5: "The Findings are not Supported by the Evidence" because "the applicant did not provide substantial evidence to establish alternative locations on site were not suitable for the proposed accessory dwelling unit project"*

Response No. 5: Appellants suggested two alternative locations on the applicant's property for the accessory dwelling unit. Both suggestions would require the removal of protected trees. Carmel Area Coastal Implementation Plan section 20.146.060.D.3 requires that "prior to the application being considered complete, the development shall be adjusted for siting, location, size and design as necessary to minimize tree removal.". The location proposed by the applicant and approved by the Zoning Administration does not require the removal of any protected trees and is therefore both the most supportable location for the accessory dwelling unit and the most consistent with the Monterey County Code (see Finding 1, evidence "f")

- g) *Appellants Contention No. 6: "The Decision is Contrary to Law" because it is "inconsistent with Monterey County Code Section 20.64.030E(11)(f) and (g) stating that "resource constraints that may preclude development of an Accessory Dwelling Unit include... tree resources... and other health and safety conditions.""*

Response No. 6: See Staff's response to Appellants Contention No.3

- h) *Appellant Contention No. 6: "The Decision is Contrary to Law" because it is "inconsistent with Monterey County Code Section 20.64.030E(11)(f) and (g) stating that "resource constraints that may preclude development of an Accessory Dwelling Unit include... tree resources... and other health and safety conditions.""*

Response No. 6: See Staff's response to Appellant Contention No.3

DECISION

NOW, THEREFORE, based on the above findings and evidence, the County of Monterey Board of Supervisors does hereby:

1. Denying the appeal by Thomas and Anne Russ of the Zoning Administrator's June 12, 2025 decision to approve a Coastal Administrative Permit and Design Approval; and
2. Find the project for an Accessory Dwelling Unit qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, New Structures, and no exceptions pursuant to section 15300.2 ; and

3. Approve a Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot Accessory Dwelling unit.

All 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 on this 23rd day of September 2025, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Daniels

NOES: None

ABSENT: None

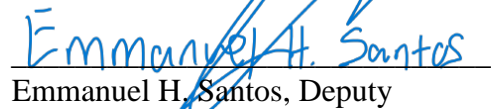
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on September 23, 2025.

Date: October 21, 2025

File ID: RES 25-136

Agenda Item No. 27

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California


Emmanuel H. Santos, Deputy

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 County of Monterey 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.

County of Monterey HCD Planning

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

PLN240104

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN240104) allows construction of a 1,200 square foot accessory dwelling unit. The property is located at 25745 Hatton Rd, Carmel (Assessor's Parcel Number 009-251-010-000), Carmel Area 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 25-360) was approved by the Board of Supervisors for Assessor's Parcel Number 009-251-010-000 on September 23, 2025. 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. Applicant/Owner shall enter into a contract with a qualified arborist to provide monitoring of all excavation activities within 10 feet of proposed development. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

Prior to issuance, Owner/Applicant shall provide proof of contract with qualified arborist showing compliance this condition.

5. 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.

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. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/

8. 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.

A-1 SITE
A-2 PLAN & ELEV'S

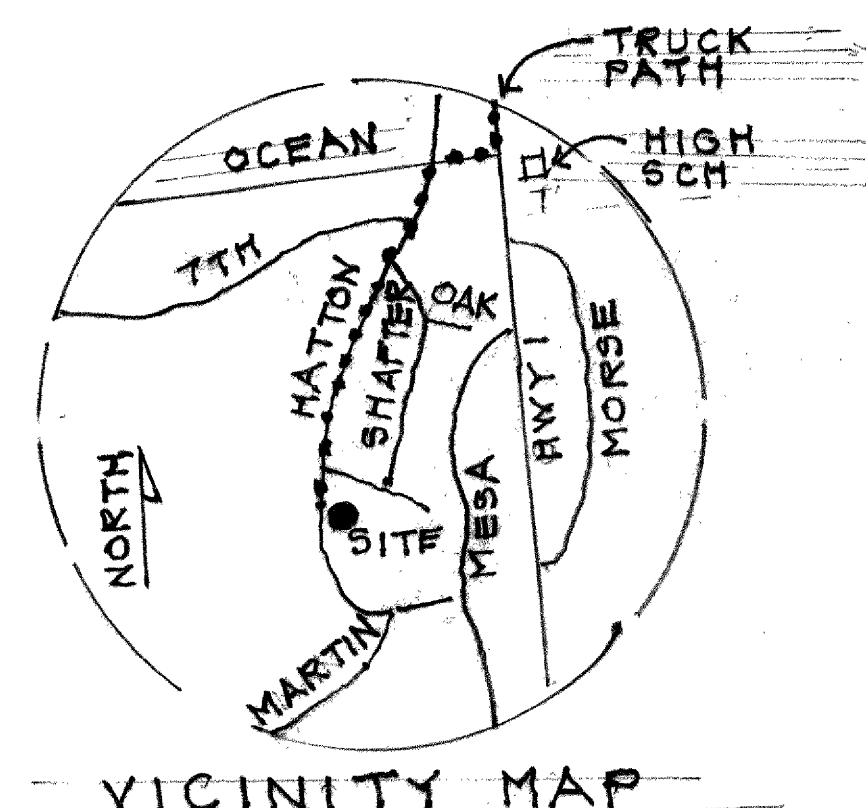
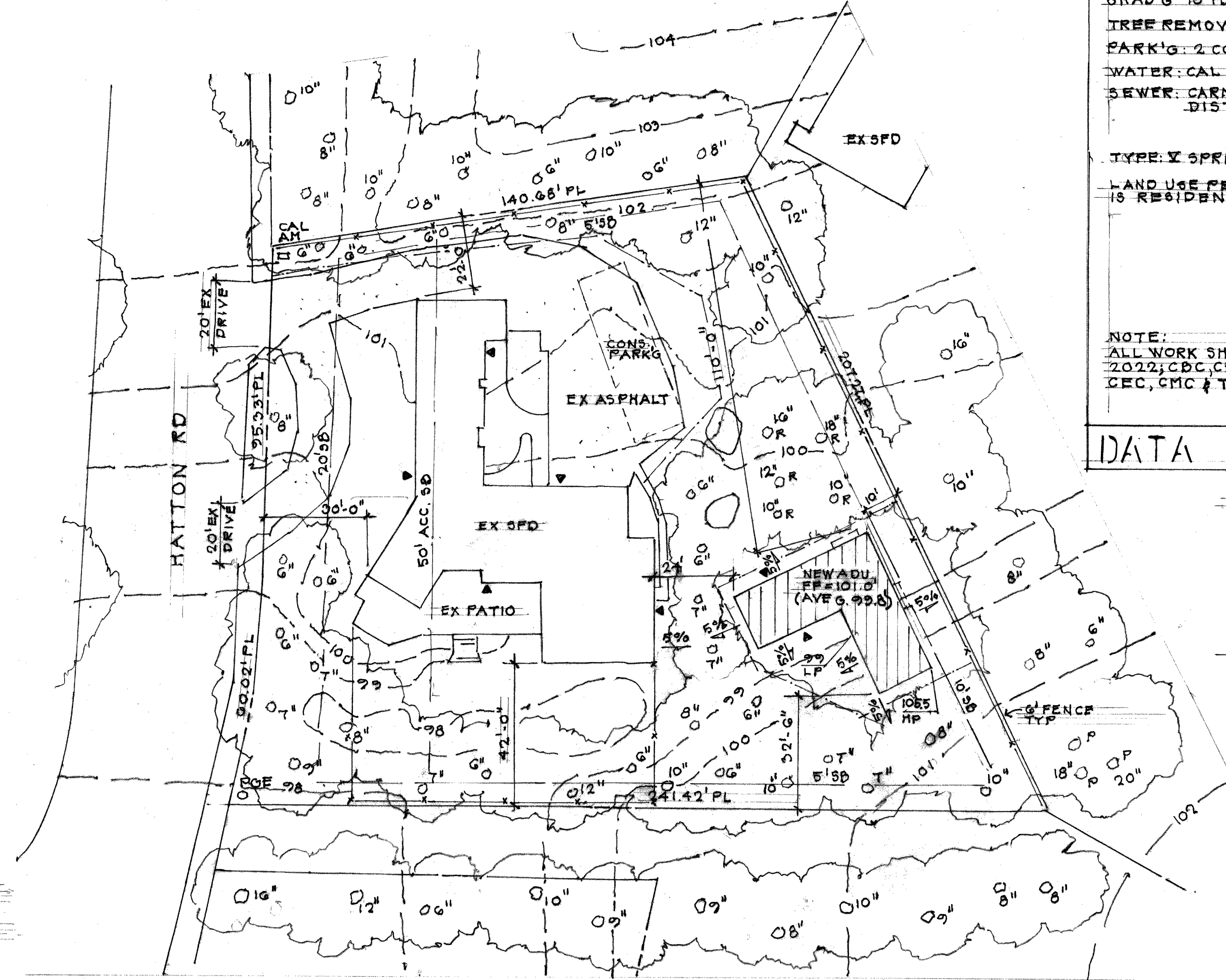
OWNER: MAY NAGAFUJI
(831) 521-2692
PROJECT & OWNER ADDRESS:
25745 HATTON RD
CARMEL, CA., 93922
APN: 009-251-010
PROJECT SUMMARY:
NEW 1200^{sq}, 2 BED ADU.
DCC: R-2, U
AREA:
SITE 33,435
EX SFD 3968
NEW ADU 1200
ZON'G: MDR-D(GE)
LOT COVERAGE / FAR:
5168/33,435 = 15.5% (25% ALL.)
GRAD'G: 10 YDS EXPORT. (FOOT'GS)
TREE REMOVAL 0
PARK'G: 2 COVER, 2 OPEN (2 REQ)
WATER: CAL AM
SEWER: CARMEL WASTE WATER DISTRICT

TYPE: V SPRINKLER
LAND USE PER GENERAL PLAN
IS RESIDENTIAL

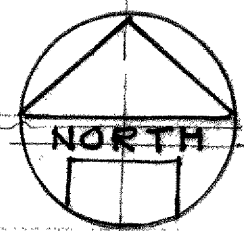
NOTE:
ALL WORK SHALL CONFORM TO
2022; CBC, CREC, CGBC, CFC, CPC
CEC, CMC & T24

DATA 13

LEGEND:
HOODED 25 WATT MAX LIGHT'G
O OAK TREE
O_R REDWOOD
O_F PINE
--- TEMP FENCE



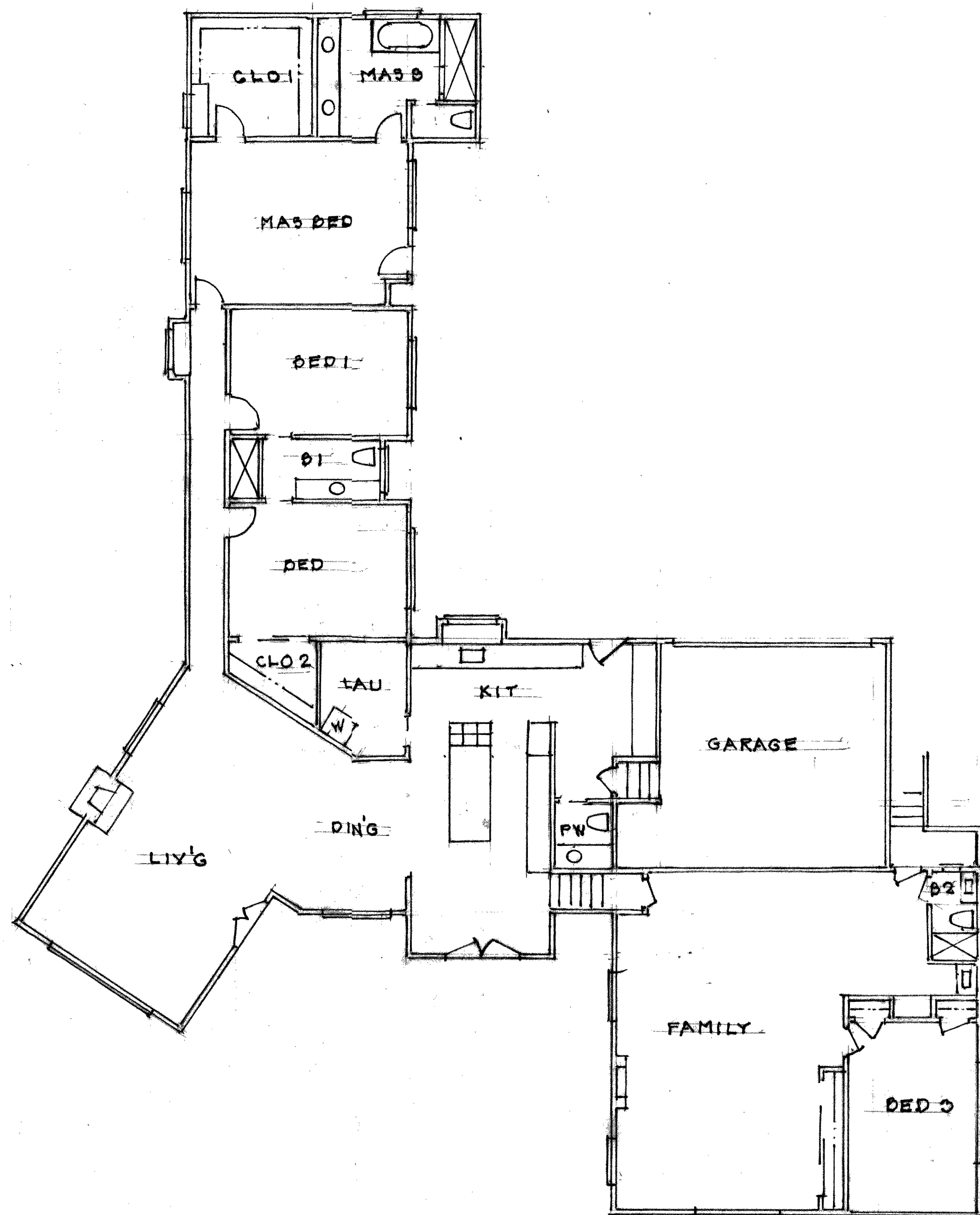
SITE 1/20" = 1'-0" A



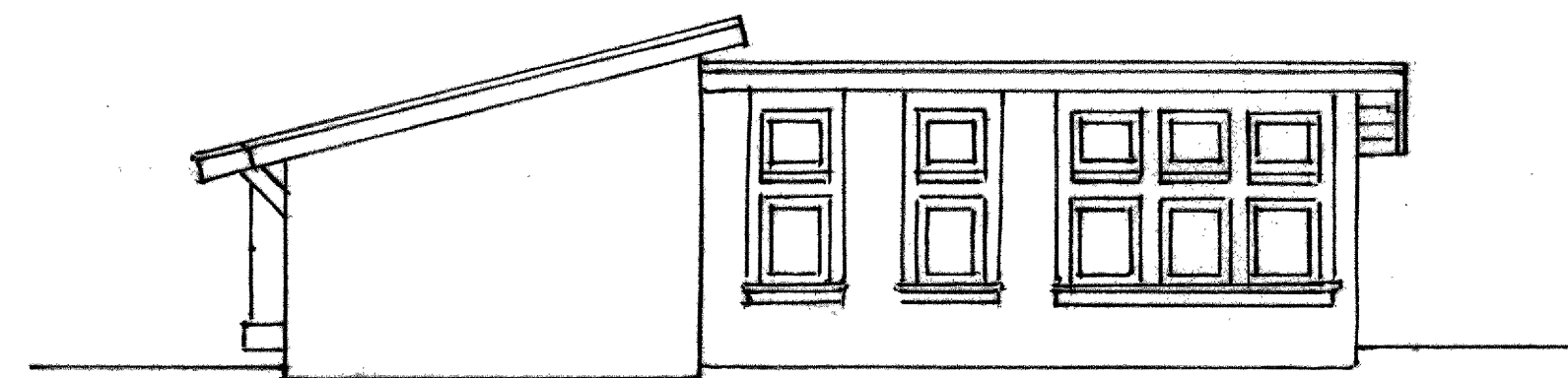
GLENN E WARNER ARCHITECT
51152 PALO COLORADO RD, CARMEL, CA.
MAIL'G. PO BOX 22811, CARMEL, CA, 93922
(831) 625-2802

25745 HATTON RD
CARMEL, CA, 93922
APN: 009-251-010

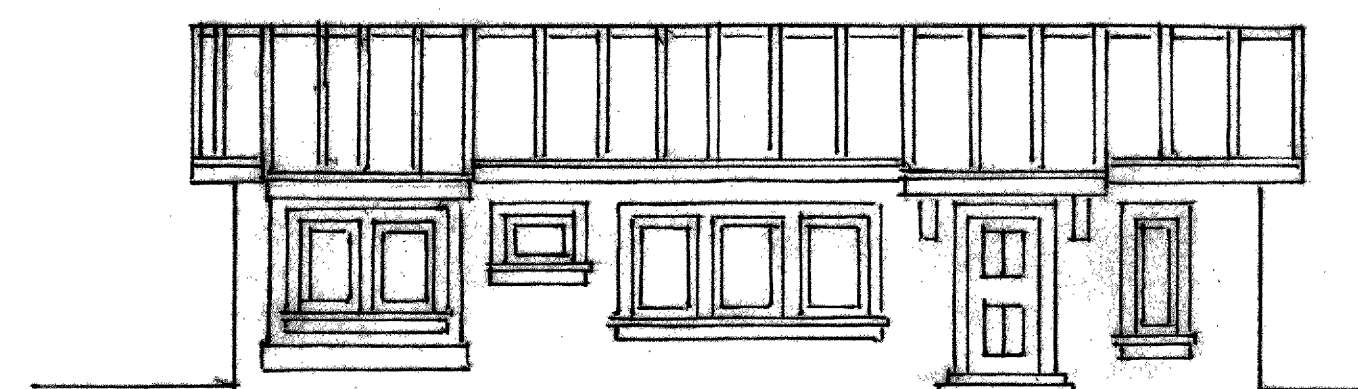
A-1



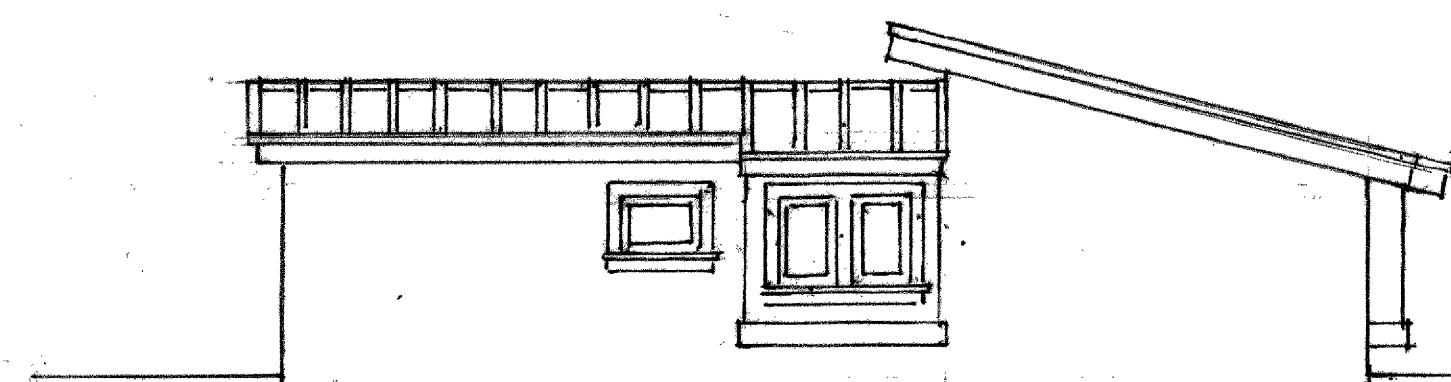
EX. SFD



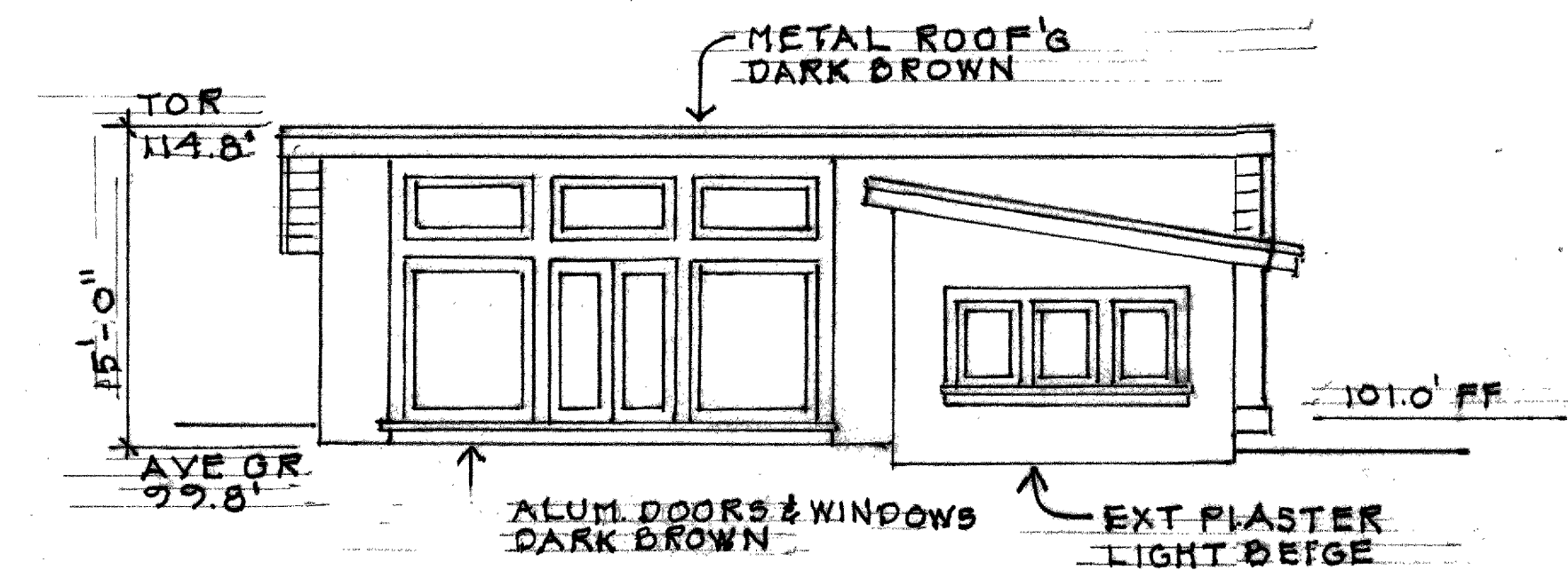
WEST



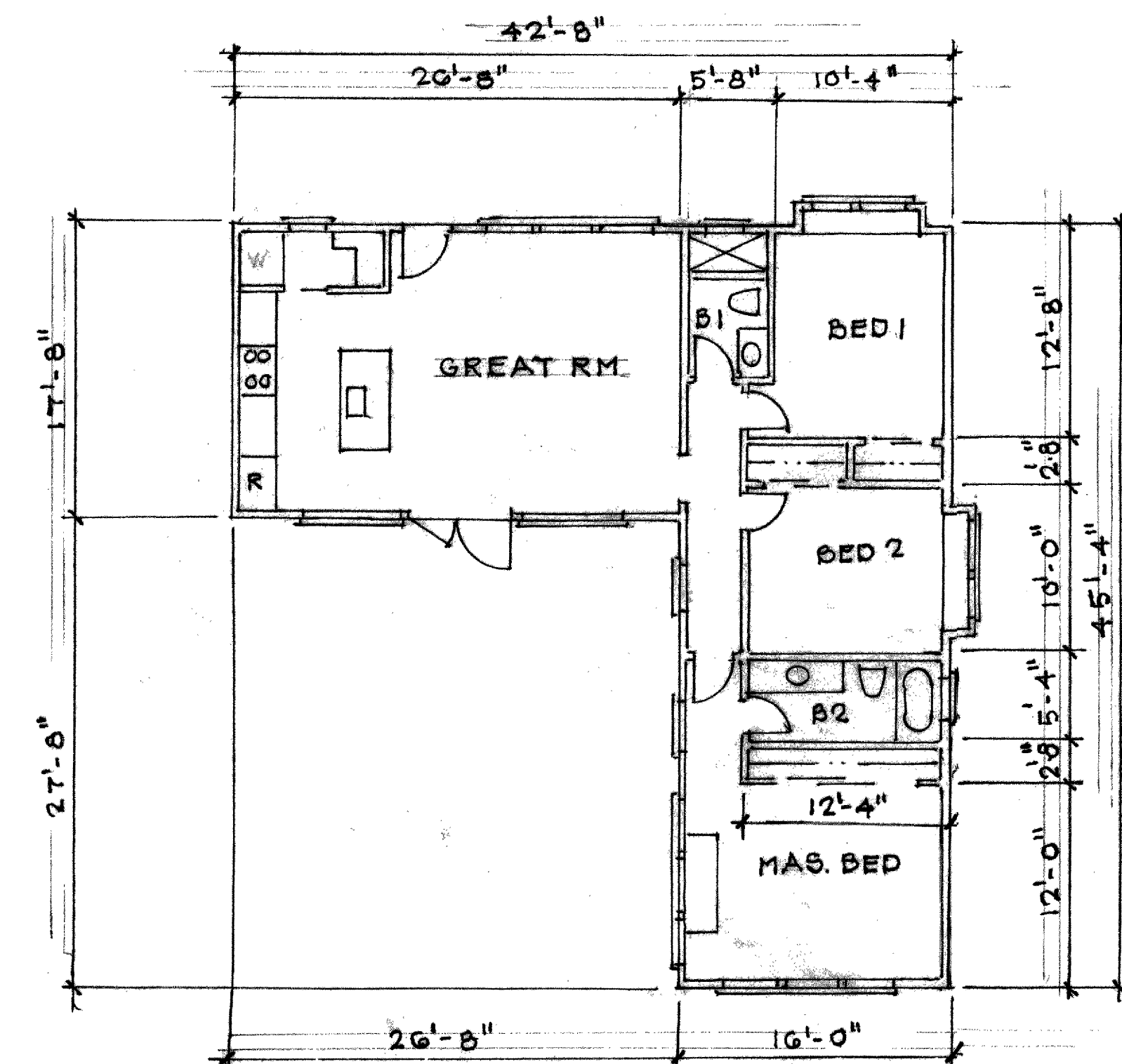
NORTH



EAST



SOUTH



PLAN



GLENN E WARNER ARCHITECT
57752 PALO COLORADO RD., CARMEL, CA
MAILING: PO BOX 22811, CARMEL, CA, 93922
(831) 625-2862

25745 HATTON RD
CARMEL, CA, 93923
APN: 009-251-010

A-2

COLOR SAMPLES FOR PROJECT FILE NO. PLN 240104



Materials: METAL ROOF

Colors: DARK BROWN

Description: _____

KM4584
Urban Bird

Materials: BODY

Description: _____

KMA70
Zin Cluster

RR15-10

KMA70
Zin Cluster

Materials: TRIM

Description: _____