

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:

BRUNICARDI DAVID & CARYN MAROONEY TRS (PLN260093)

RESOLUTION NO. 26-064

Resolution by the County of Monterey Chief of
Planning:

- 1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines sections 15302 and none of the exceptions pursuant to Section 15300.2 apply; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,665 square foot single-family dwelling and removal of associated site improvements, and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements.

[PLN2600983, BRUNICARDI DAVID & CARYN MAROONEY TRS, 3407 4th Avenue, Carmel, Carmel Area Land Use Plan (APN: 009-153-005-000)]

The BRUNICARDI DAVID & CARYN MAROONEY TRS application (PLN260093) came on for administrative hearing before the County of Monterey Chief of Planning on August 5, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the 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;
 - Carmel Area Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project involves the demolition of an existing 2,665 square foot single-family dwelling and certain site improvements (driveway, hardscape, internal paths), and the construction of a replacement 3,217 square foot single family dwelling and associated site improvements including exterior changes to an existing 889 square foot detached garage and office, construction of a new pervious driveway, hardscape, patios, a trellis, generator, and landscaping walls.
- c) Allowed Use. The property is located at 3407 4th Avenue, Carmel (Assessor's Parcel Number [APN]: 009-153-005-000), Carmel Land use Plan. The parcel is zoned Medium Density Residential with a 2 units per acre density and a Design Control overlay in the Coastal Zone, or "MDR/2-D(CZ)", which allows for the construction of a single-family dwelling, subject to the granting of a Coastal Administrative Permit and Design Approval, per Title 20 section 20.12.060. Exterior changes to the garage and office structure only require a Design Approval. Therefore, the project is an allowed land use for this site.
- d) The project planner conducted a site inspection on June 30, 2026 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Lot Legality. The subject property (APN: 009-153-005-000) is approximately 0.51 acres (23,388 square feet) and is identified in its current configuration as Lot 6, in Block 22, as shown on map entitled, "Hatton Fields Tract No. 2, Being a Subdivision of a Port

character. Additionally, the height of the proposed dwelling is positioned three feet below the maximum allowed height. Therefore, the proposed development assures visual integrity and compatibility with the surrounding neighborhood. Due to intervening residences and vegetation, and the reduced allowable height in this zoning district, the proposed residence and accessory structure will not create any adverse visual impacts (see subsequent Evidence “h”). The project, as designed and sited, assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity.

- g) Development Standards. Pursuant to Title 20 section 20.12.060, main structures within the MDR zoning district shall have setbacks of at least 20 feet for the front, 5 feet for the sides, and 10 feet for the rear. Additionally, the maximum allowable height within this zoning district is 30 feet. As proposed, the single-family dwelling with a detached garage will have setbacks of approximately 60+ feet (front), 5 feet and 30 feet (sides), and over 80 feet (rear). The proposed development will have a height of 27 feet 2 inches from the average natural grade. The subject property has an allowable building site coverage of 35 percent and allowable floor area ratio of 45 percent. As proposed, the project will result in a site coverage of 16.3 percent, which is a 2.5 percent reduction of the current site coverage. The proposed project will result in a floor area ratio of 20 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.
- h) Scenic and Visual Resources. Map A of the Carmel Area

archaeological sensitivity. Accordingly, an archaeological report was not required for this project. However, an archaeological report was previously prepared for the project site in 2012. This report (County of Monterey Library No. LIB120287) found that there is no evidence that any cultural resources are present. Therefore, there is no evidence that the proposed project would disturb cultural resources. The potential for inadvertent impacts on cultural resources is limited and will be controlled by the 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.

- j) Forest Resources. The site is developed with pavers and landscape features and is not heavily forested. No native tree removal is proposed. Trees which are located close to construction sites shall be protected from inadvertent damage from construction (Condition No. 4) by fencing off the canopy driplines and/or critical root zones with protective materials.
- k) Historical Resources. The existing residence is 90 years old, as it was constructed in 1936. An addition to the façade occurred in 1975. A previously prepared Phase 1 Historic Assessment (County of Monterey Library No. LIB120288) confirmed that while the age of the house is over 50 years, the residence retains no historical significance; its design does not provide any distinctive historical design or style, and is not associated with any specific event that could be considered historical. The existing residence was previously owned by a local San Francisco property manager who has no historical

- “Preliminary Archaeological Assessment” (County of Monterey Library No. LIB120287) prepared by Mary Doane and Gary Breschini, Carmel (July 2012).
- “Geotechnical Investigation” (County of Monterey Library No. LIB260084) prepared by HARO, KASUNICH, AND ASSOCIATES, INC., Carmel (February 2026)

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on June 30, 2026, 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 Monterey County HCD - Planning for the proposed development found in Project File PLN260093.

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. Additionally, the establishment, maintenance, or operation of the

Coastal Development Permit waivers that authorized the removal of 15 hazardous native trees (TRM170049, TRM190187, TRM220289, TRM230319, TRM240413, TRM250348, TRM250395). To ensure timely compliance with the replanting requirements of these tree removal permits, Condition No. 7 has been applied to require that the Applicant/Owner replant 15 Monterey pine trees (5 gallons or larger). The proposed tree replanting locations shall be shown on the landscape plans (Condition No. 8)

- b) Staff conducted a site inspection on June 30, 2026, and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN260093.

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

- e) No adverse environmental effects were identified during staff review of the development application during a site visit on June 30, 2026.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN260093.
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) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260093.
7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of

DECISION

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

1. Find that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines sections 15302 and none of the exceptions pursuant to Section 15300.2 apply; and
2. Approve a Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,665 square foot single-family dwelling and removal of associated site improvements, and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements.

PASSED AND ADOPTED this 5th day of August 2026:

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPER

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

PLN260093

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,665 square foot single-family dwelling and removal of associated site improvements, and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements. The property is located at 3407 4th Avenue, Carmel, (Assessor's Parcel Number 009-153-005-000), 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

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 Chief of Planning for Assessor's Parcel Number 009-153-005-000 on August 5, 2026. The permit was granted subject to 8 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 AR

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. (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

6. 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 stock

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.

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1

- Other: 15 trees need to be replanted to comply with the requirements of TRM170049, TRM190187, TRM220289, TRM230319, TRM240413, TRM250348, TRM

8. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The landscape plans shall illustrate the location and species of trees required to be replanted pursuant to this permit. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review

Use of

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

Lightology

Two If By Sea Outdoor Wall Sconce
ITEM NUMBER MFR833767



BRAND

Modern Forms

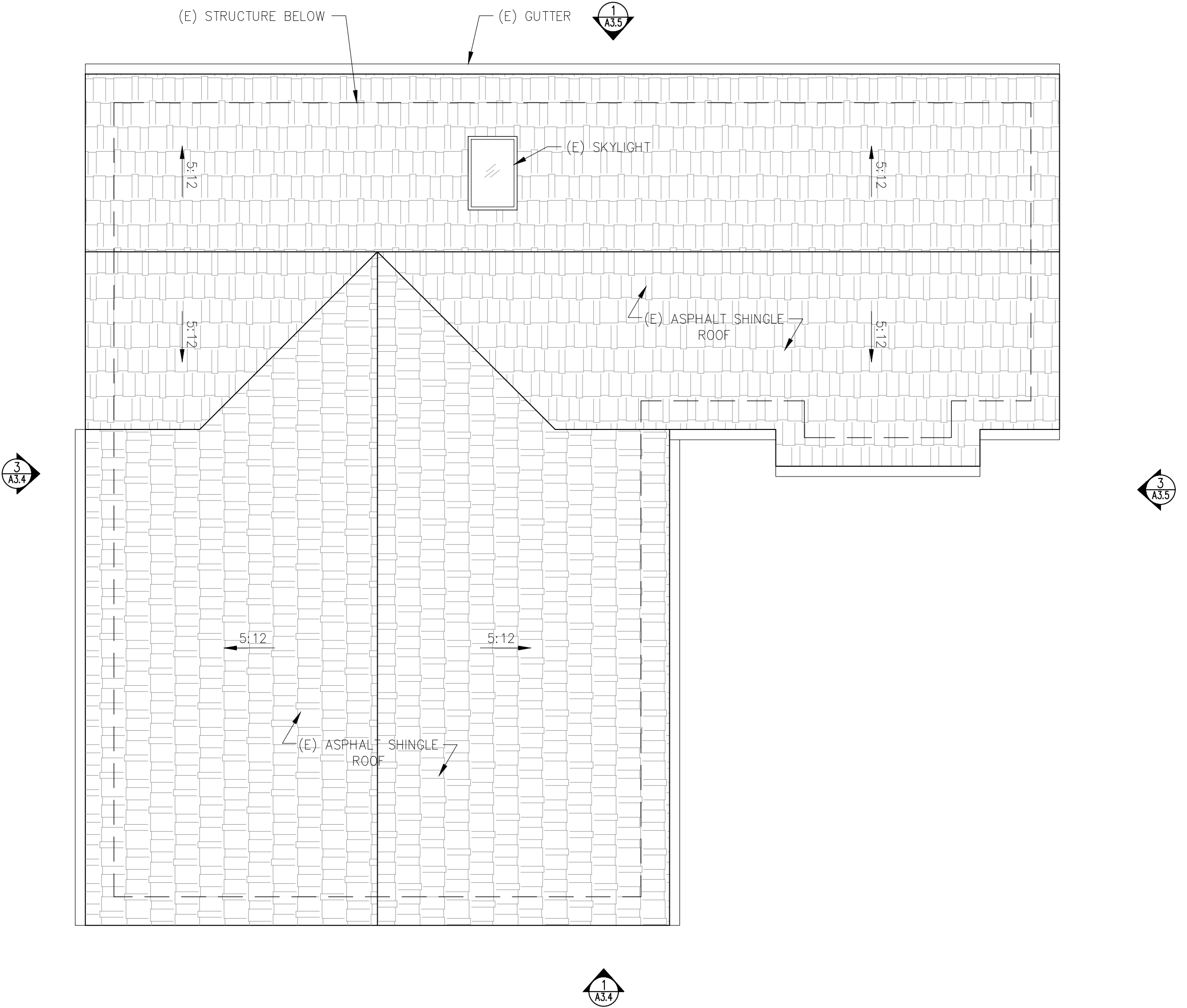
DESCRIPTION

The Two If By Sea Outdoor Wall Light features aluminum hardware with clear hammered seeded glass for a soft glow on all sides of this geometric wall sconce. Down light illumination.

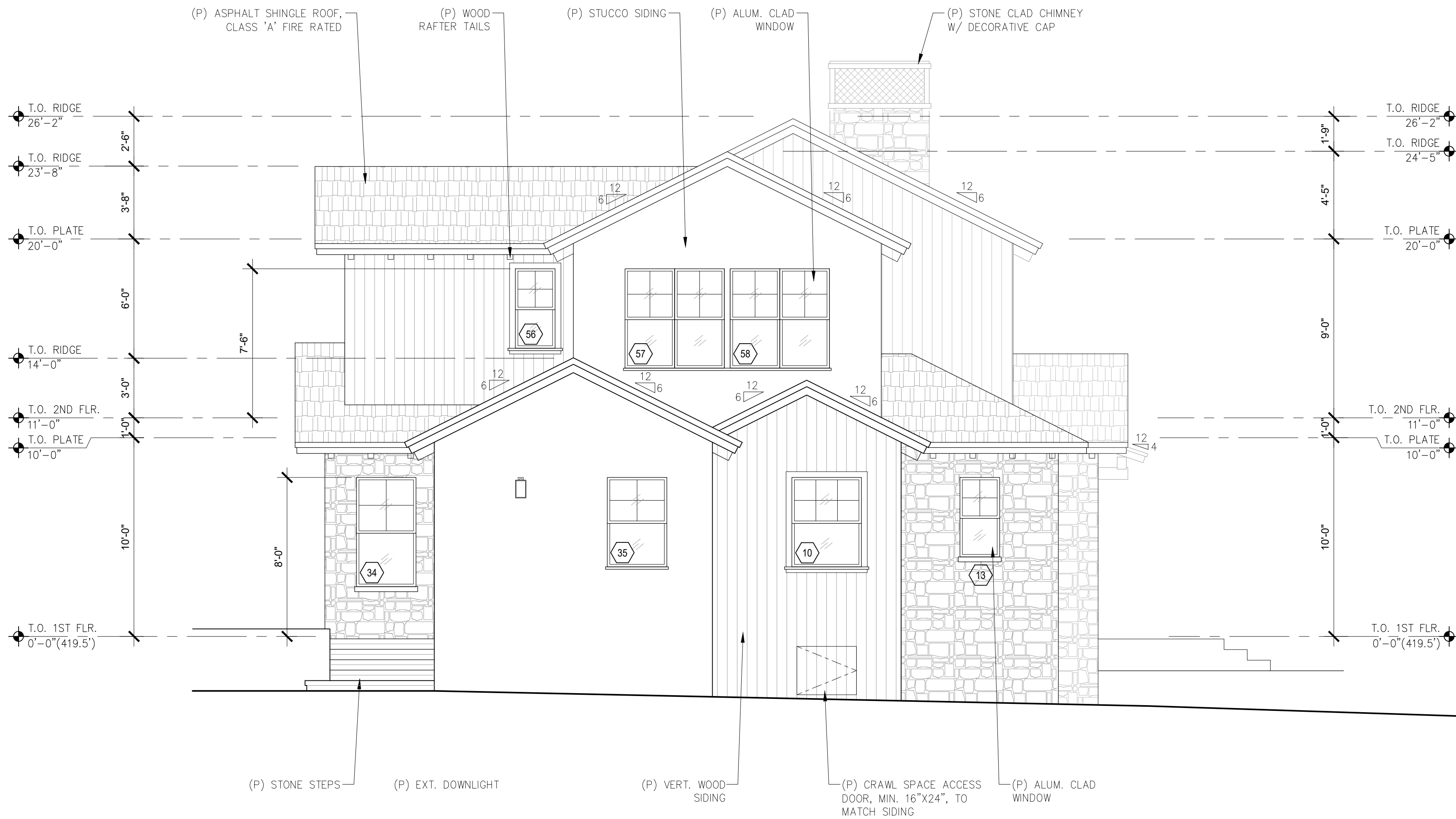
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- WALL TYPE LEGEND:
- (E) WALL TO REMAIN
 - (E) WALL TO REMOVE
 - (P) WALL

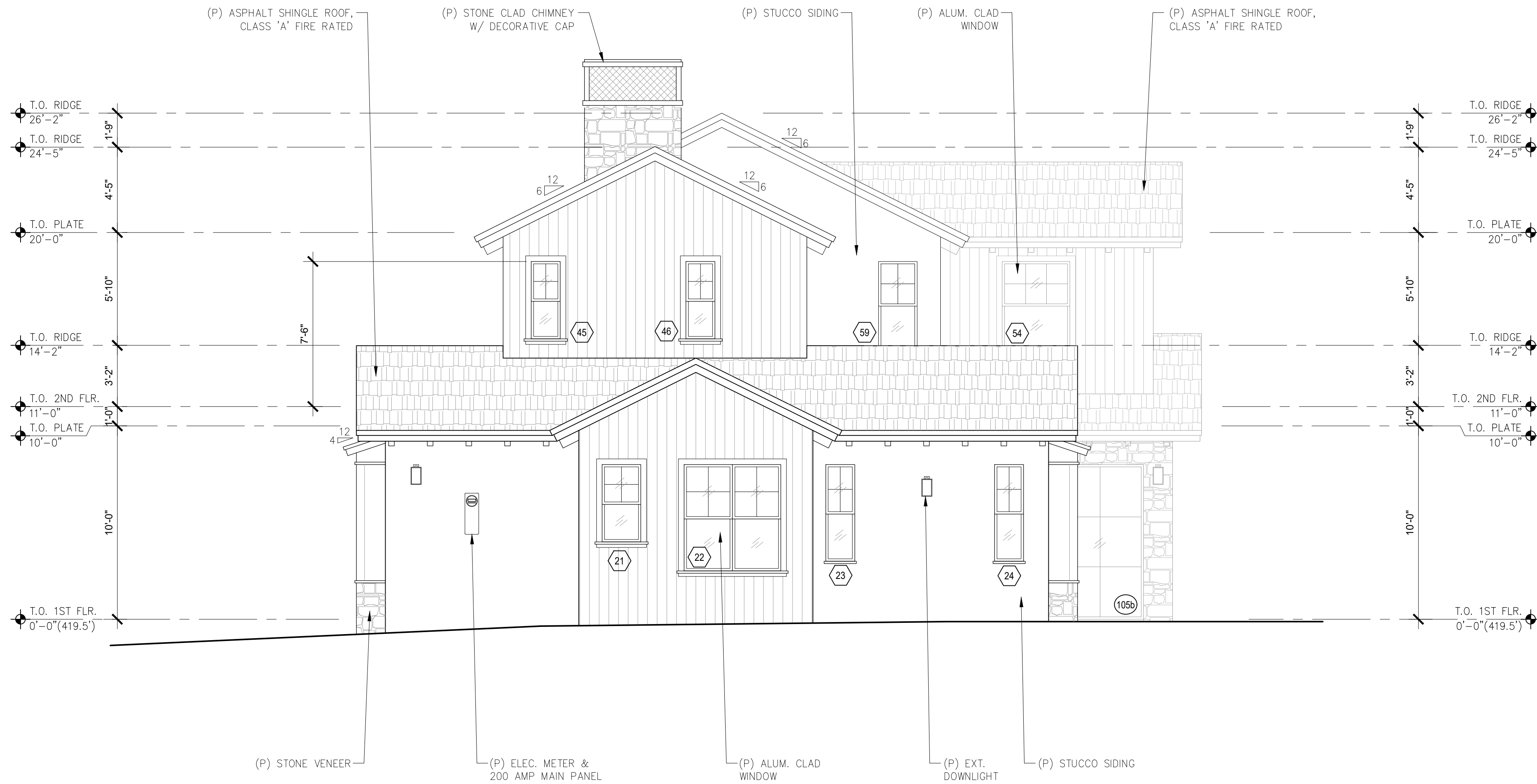
2 EXISTING GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"



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