

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

JMG CARMEL LLC (PLN250144)

RESOLUTION NO. 26-

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the minor alterations and site improvements to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray); and Coastal Administrative Permit to allow for development within 750 feet of a known archaeological resource.

[PLN250144, JMG CARMEL LLC, 26370 Carmelo Street, Carmel, Carmel Land Use Plan, Coastal Zone, (Assessor's Parcel Number: 009-461-004-000)]

The JMG CARMEL LLC application (PLN250144) came on for an administrative decision hearing before the County of Monterey Chief of Planning on January 7, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey 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:
- 1982 Monterey County General Plan (General Plan);
 - Carmel Area Land Use Plan (CAR LUP);
 - Monterey County Coastal Implementation Plan, Part 4 (CIP);
 - 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 a Coastal Administrative Permit and Design Approval for the demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray); and Coastal Administrative Permit to allow for development within 750 feet of a known archaeological resource.
- c) Allowed Use. The property is located at 26370 Carmelo Street, Carmel, Carmel Land Use Plan, Coastal Zone, (Assessor's Parcel Number: 009-461-004-000). The parcel is zoned Medium Density Residential with a maximum density of 2 units per acre with an 18-foot height limitation and a Design Control Overlay (Coastal Zone) or "MDR/2-D(18)(CZ)", which allows accessory structures to the principal residential use of the property in this district. The project involves demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources, which are all accessory to the residential use of the property. As further illustrated below, the project development requires a Design Approval as required by Title 20 section 20.60.070. However, the development is within 750 feet of a known archaeological resource, and pursuant to CIP section 20.146.090, a Coastal Administrative Permit is included. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject 0.12-acre parcel is shown in its current configuration as a portion of Lot 11 and Lot L13 in Block B4 on the map labeled Addition No. 7 Carmel by the Sea. The map was recorded on May 4, 1910, and can be found in Volume 2, Page 24 of Cities and Towns. Therefore, the parcel is a legal lot of record.
- e) Design. Pursuant to Chapter 20.44 of Title 20, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The existing single-family dwelling was approved for minor exterior alterations and repairs (PLN250120) on November 14, 2025. The colors and materials consist of vertical board and batten siding (white), horizontal siding (white),

casement clad windows & doors (black), anodized aluminum garage door (dark brown), deck guard rail (bronze metal), standing seam metal roof (black) and brick wall (rustic brick).

The newly proposed retaining walls, pavers, fencing, landscaping, driveway, and courtyard will have colors and materials that consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray). Title 20 section 20.44.010 requires the application of a Design Approval for the construction of the 58 linear feet of retaining walls, 277 square feet of driveway pavers, and 891 square feet of courtyard improvements to ensure the location, size, configuration, materials, and colors are consistent with the regulations of this section. The proposed colors and materials will blend with the existing single-family dwellings newly updated exterior design and have an aesthetically pleasing appeal that will blend with the neighborhood character. Based on the proposed colors and materials, granting of the Design Approval can be met in this case.

Exterior lighting fixtures consist of small black downlit metal wall sconces which comply with the Monterey County lighting guidelines. Submittal and review of a landscaping plan is a condition of approval for this project (see Condition No. 7).

The architectural style of the homes in the neighborhood ranges between contemporary, cottage, Spanish, and ranch style homes. The materials, location, and nature of the project are consistent with the overall diversity of neighborhood character and will not detract from the visual integrity of the site. The project will not impact any visual resources viewed from a public viewing area. Map A of the CAR LUP illustrates that the subject property is not located within a viewshed area, as the property is not visible from Highway 1 or any other major public use area such as Scenic Road, Carmel Beach, or Point Lobos Reserve. Therefore, the project would not create any substantial visual impacts.

- f) Development Standards. The subject parcel is zoned Medium Density Residential, 2 units per acre with an 18-foot height limitation, and a Design Control overlay within the Coastal Zone or “MDR/2-D(18)(CZ).” The proposed courtyard fencing and retaining walls do not exceed 5 feet and 11 inches tall. Fences under 6 feet in height are not required to meet setbacks and do not count towards lot coverage for floor area ratio.
- g) Archaeological Resources. The project site is located on Carmel Point. Carmel Point is a sensitive and well-known high archaeological resource area. CIP section 20.146.090.A requires a Coastal Development Permit for any development on a positive known archaeological site. The CAR LUP requires that impacts to archaeological resources be avoided or minimized to the greatest extent feasible. An Archaeological Report (LIB240230) for the proposed site improvements was submitted by Dana Supernowicz with Historic Resource Associates. On September 6, 2024, a Phase 1 pedestrian

survey and Phase II auger testing were performed within the proposed development. The results of that test were negative, and therefore, no impacts to archaeological resources are anticipated for the proposed development, and a Coastal Administrative Permit was applied in this case. A standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (Condition No. 3). See Findings 2 and 5.

- h) Public Access. As demonstrated in Finding No. 6, the development is consistent with the public access policies of the CAR LUP.
- i) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Carmel Highlands LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.
- j) The project planner conducted a virtual site inspection using Google Earth to verify that the project on the subject parcel conforms to the plans listed above.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250144.

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 Cypress Fire Protection 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) Staff identified potential impacts to archaeological, cultural and historic resources. The following reports have been prepared:
 - “Phase I and II Archaeological Report” (LIB240230) prepared by Historic Resource Associates, Pebble Beach, CA, September 2023. 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) The project planner conducted a virtual site inspection using Google Earth 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 can be found in Project File PLN250144.

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 Cypress Fire Protection 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) Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor for the single-family dwelling and the Carmel Area Wastewater District provides wastewater services. The project would not require intensification of services already provided.
 - c) The project includes minor exterior improvements associated with an established residential use in a residential neighborhood.
 - d) The project planner conducted a virtual site inspection using Google Earth to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250144.

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 the subject property.
 - b) Staff 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 can be found in Project File PLN250144.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts minor alterations and site improvements to an existing single-family dwelling.
 - b) The proposed project is to allow the demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements. Therefore, the project qualifies for a Class 1 categorical exemption pursuant to Section 15301 of the CEQA guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical

resource (See Finding 2, Evidence “c”), a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Concerns regarding impacts to cultural resources were thoroughly examined. To evaluate the potential for impacts to archaeological resources as a result of this project, a qualified archaeologist conducted inspections and testing at the site in areas that would be impacted by construction. The results of the testing found no evidence of potentially significant impacts on archaeological resources for this project. The project is minor in nature and testing was comprehensive which provides with a high degree of certainty that impacts to archaeological resources will be avoided in this case. However, a standard condition of approval has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered (Condition No. 3).

- d) No adverse environmental effects were identified during staff review of the development application.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250144.

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 20.146.130 of the CIP 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) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property. The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Local Coastal Program Public Access, in the CAR LUP).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250144.
7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of Title 20, 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. Pursuant to Section 20.86.080.A of Title 20, the project is not subject to appeal by/to the California Coastal Commission because the project does not involve development that is permitted in the underlying zone as a conditional use. Uses listed as principal uses,

such as non-habitable accessory structures and accessory uses to any principal allowed use, are not appealable to the Coastal Commission.

DECISION

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

1. Find that the minor alterations and site improvements to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
2. Approve the Coastal Administrative Permit and Design Approval to allow demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray); and Coastal Administrative Permit to allow for development within 750 feet of a known archaeological resource.

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 7th day of January 2026.

Melanie Beretti, AICP
HCD 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 NOT 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.

County of Monterey HCD Planning

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

PLN250144

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN250144) allows demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray); and Coastal Administrative Permit to allow for development within 750 feet of a known archaeological resource. The property is located at 26370 Carmelo Street, Carmel (Assessor's Parcel Number 009-461-004-000), 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Coastal Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 009-461-004-000 on January 7, 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: 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 If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Monitoring
Action to be
Performed:

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. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct a hot mix asphalt drive approach connection to Carmelo Street; including a minimum of 6 feet setback from edge of road for concrete pavers. The design and construction is subject to the approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD -PWFP prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. 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 and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the 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 Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

7. 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.

8. PD011 - TREE AND ROOT PROTECTION

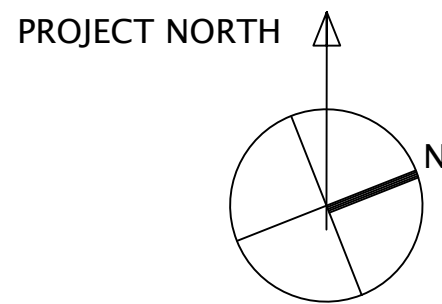
Responsible Department: Planning

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)

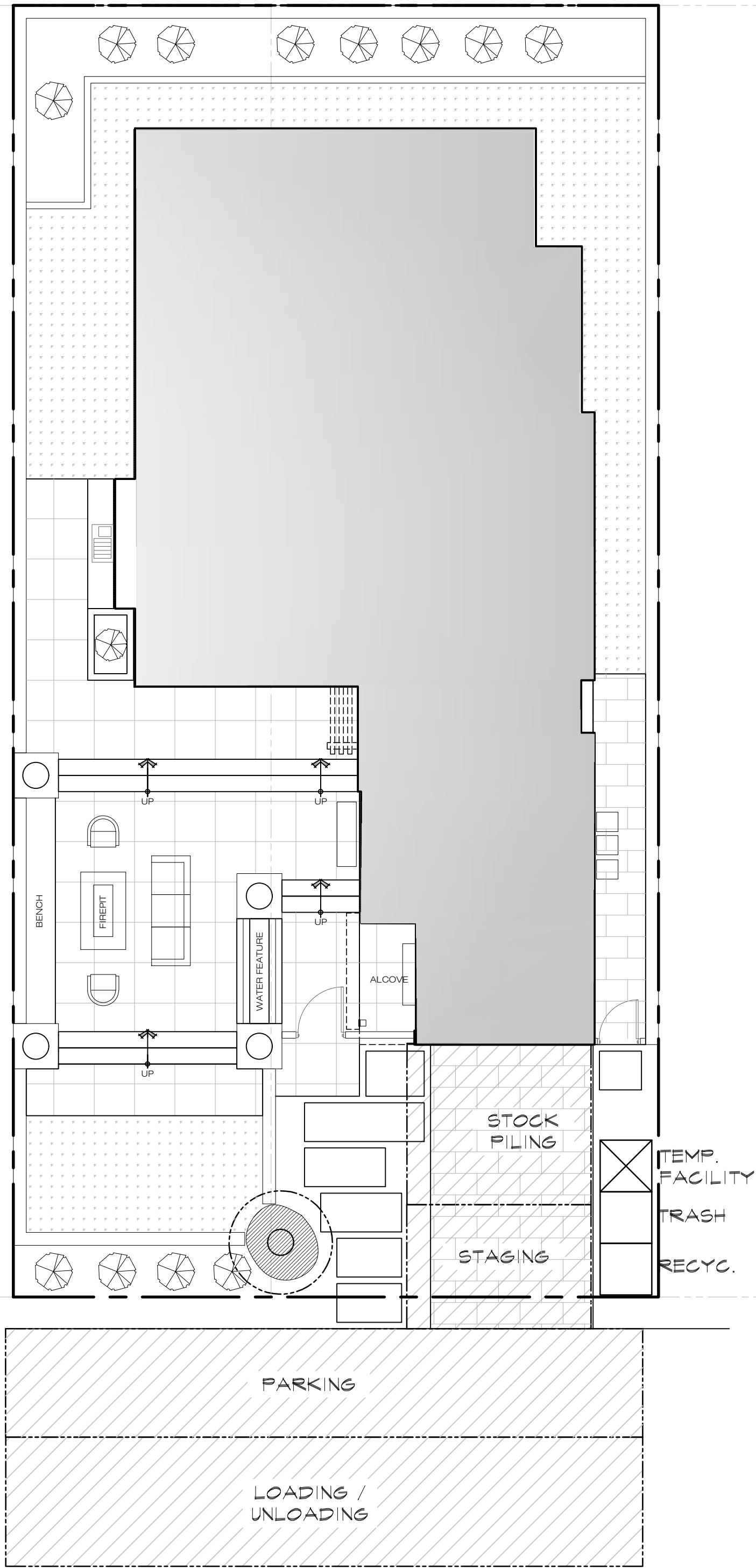
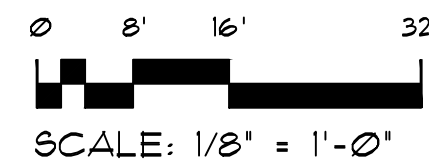
Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, 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.

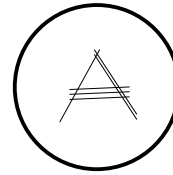
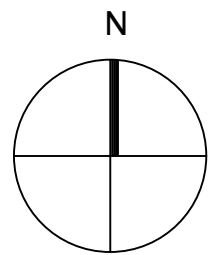
Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.



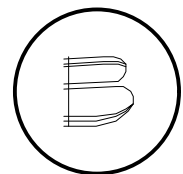
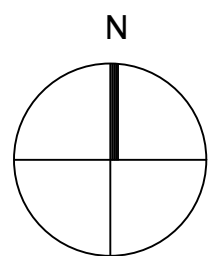
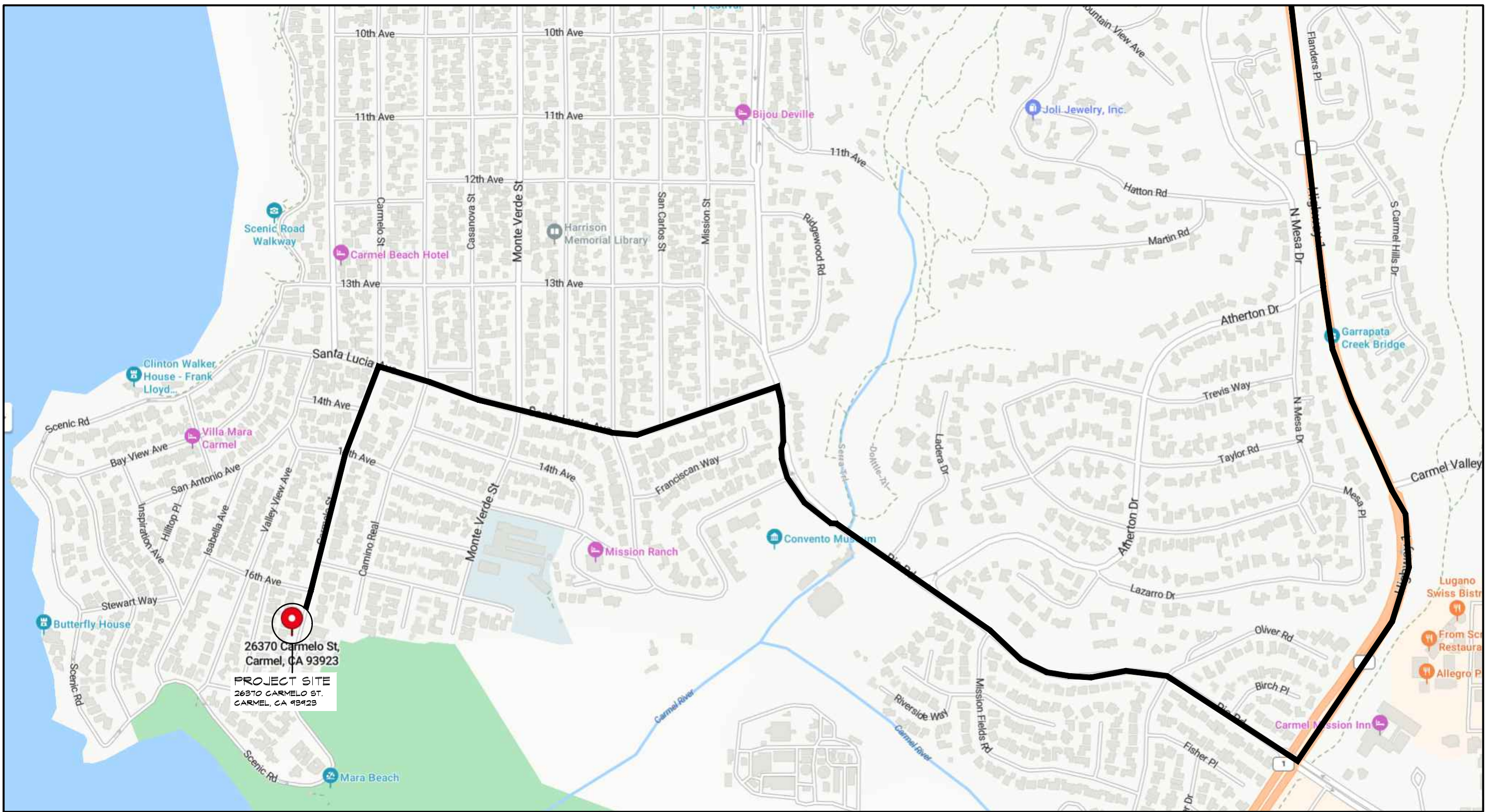
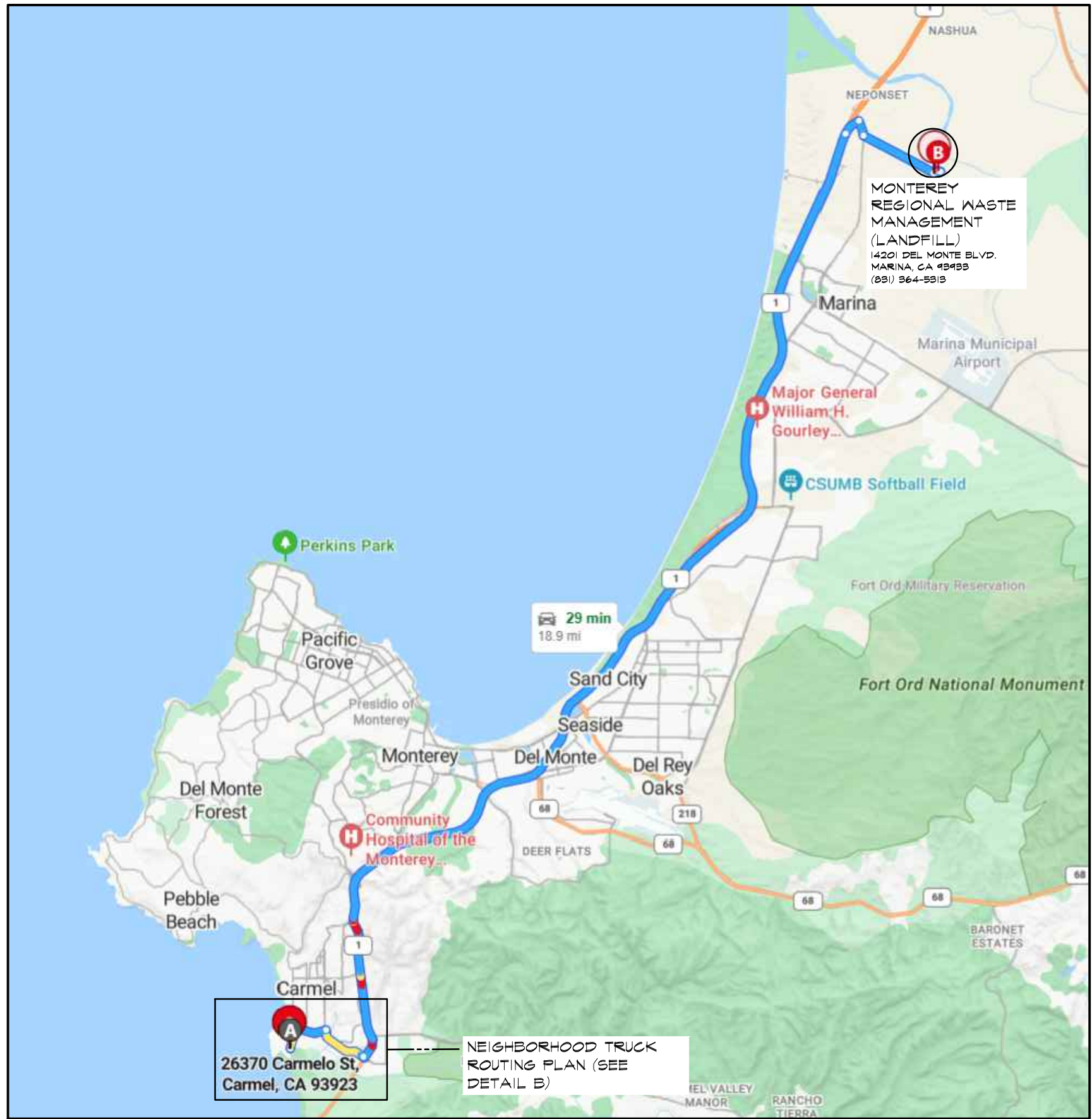
CONSTRUCTION MANAGEMENT PLAN



CONSTRUCTION MANAGEMENT SUMMARY	
CONSTRUCTION DATES	FEB 2026 - SEPT 2026
HOURS OF OPERATION	7:30 A.M. TO 4:00 P.M.
VEHICLES	- GRADINGS & SOIL REMOVAL - 30 DAYS - 6 AVERAGE CONSTRUCTION VEHICLES DAILY - 1-2 AVERAGE MATERIAL DELIVERY VEHICLES WEEKLY
FULL TIME ONSITE EMPLOYEES	6-8 AVERAGE
GRADING	- CUT : 0 C.Y. - FILL : 1025 C.Y. - NET: 1025 C.Y. FILL CUT TO BE MINIMIZED TO MINIMIZE DISTURBANCE.
ROUTES FOR VEHICLES (SEE MAPS)	FROM DRIVEWAY, NORTH ON CARMELO ST. RIGHT ON SANTA LUCIA AVE. RIGHT ON RIO ROAD, LEFT ON HIGHWAY 1
INDIVIDUAL TREE PROTECTION	TREE TO BE PROTECTED. TREES IN CONSTRUCTION AREA TO REMAIN, WRAP TRUNKS, FENCING, AT DRIP LINE.
TREE PROTECTION FENCE	
CONSTRUCTION METHODS	KEEP CONSTRUCTION AREAS CONTAINED ON SITE AND INCLUDE VERIFICATION THAT EQUIPMENT OPERATION & EIGHT. / MATERIAL STORAGE WILL NOT SIGNIFICANTLY DEGRADE ARCHAEOLOGICAL AND OTHER COASTAL RESOURCES DURING CONSTRUCTION TO THE MAXIMUM EXTENT FEASIBLE.



OVERALL TRUCK ROUTING PLAN
N.T.S.



NEIGHBORHOOD TRUCK ROUTING PLAN
N.T.S.

REVISION	No.

CONSULTANT:

ARCHITECT

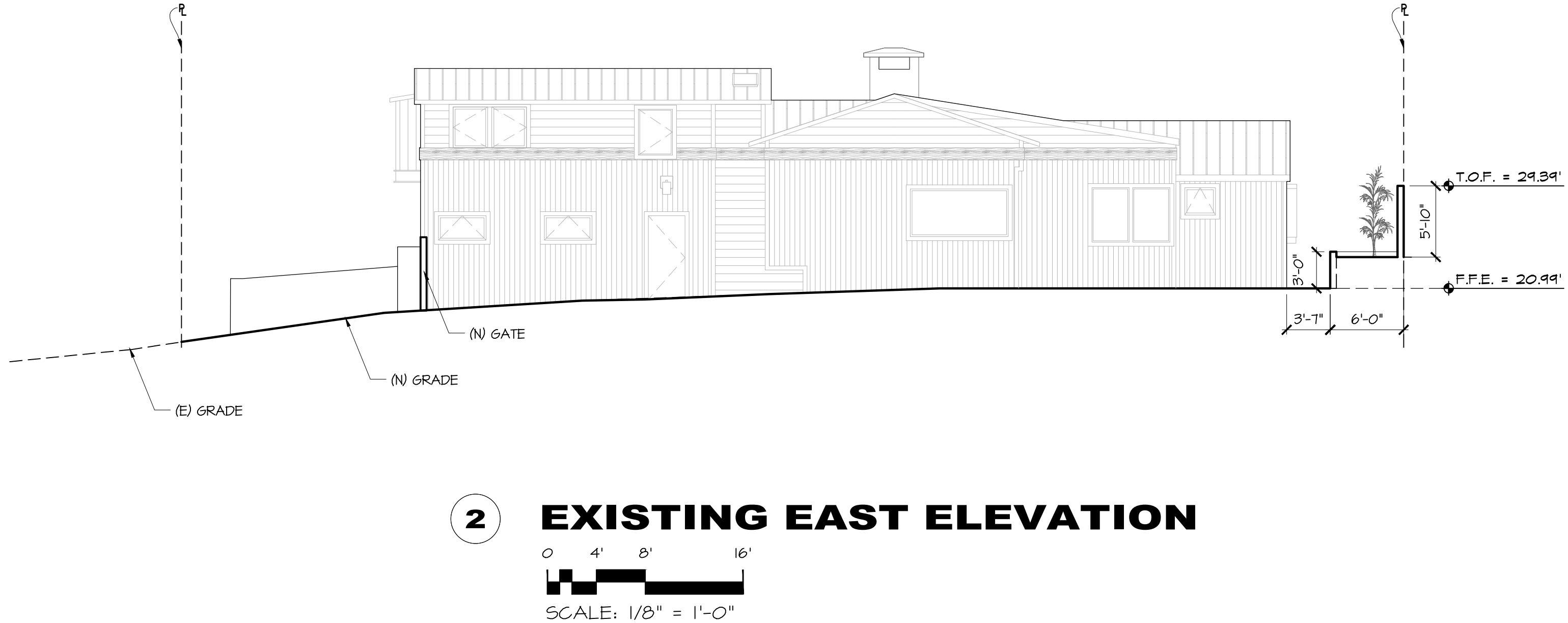
CONSTRUCTION MANAGEMENT PLAN

DATE: 10/30/2025
SCALE: AS NOTED
DRAWN: HRM
JOB NUMBER: 24.12

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

JMG, LLC
P.O. Box 5937
Carmel, California
A.P.N. 009-461-004

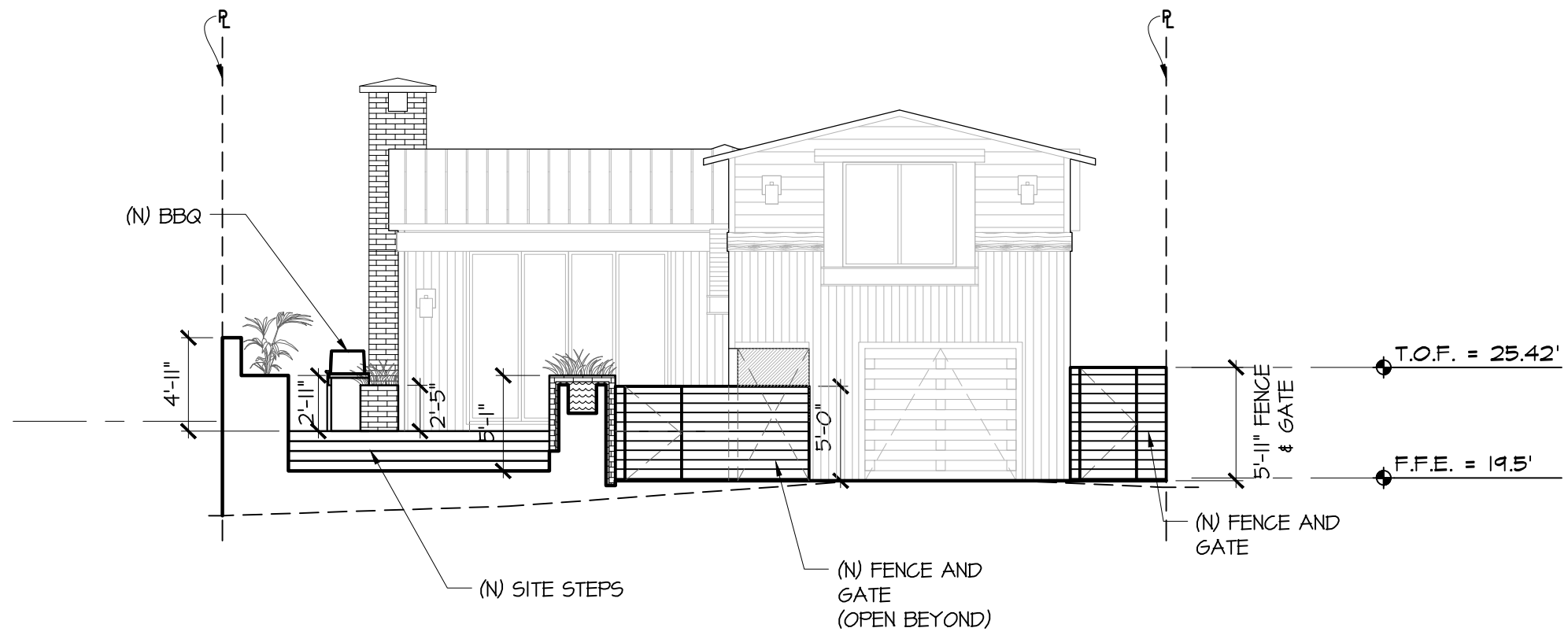
A-1.2
SHEET OF



2 EXISTING EAST ELEVATION

0 4' 8' 16'

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

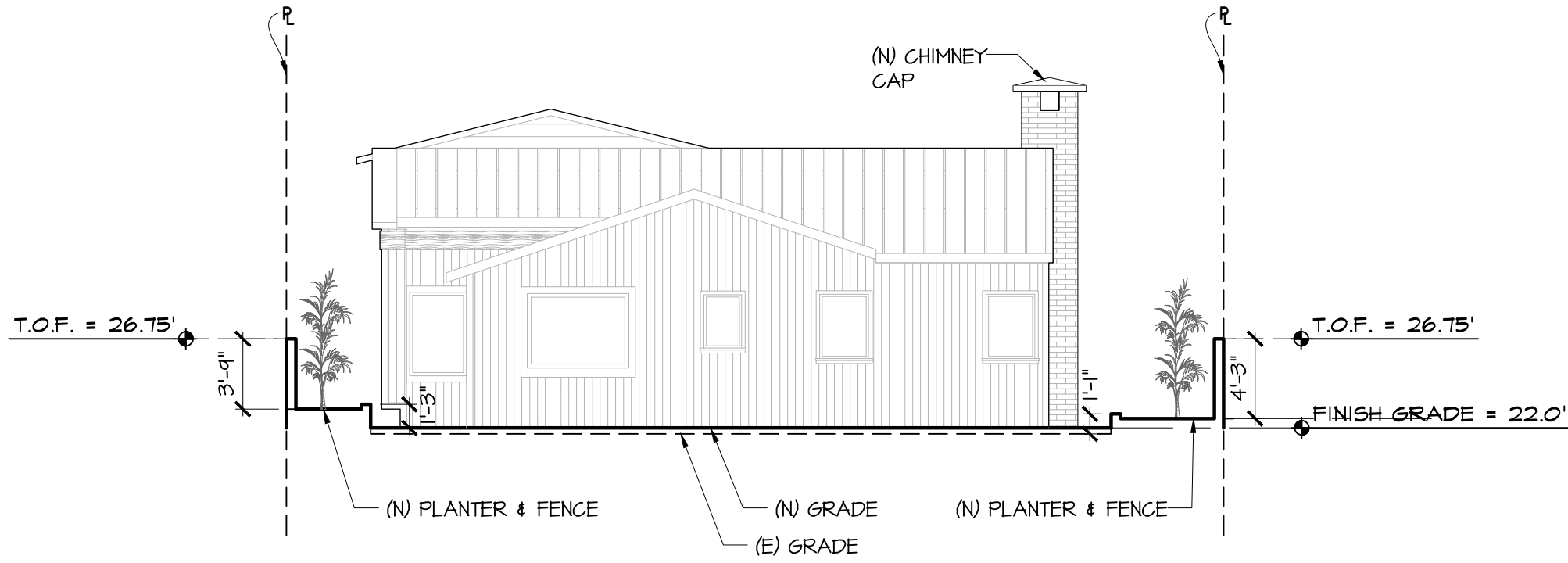
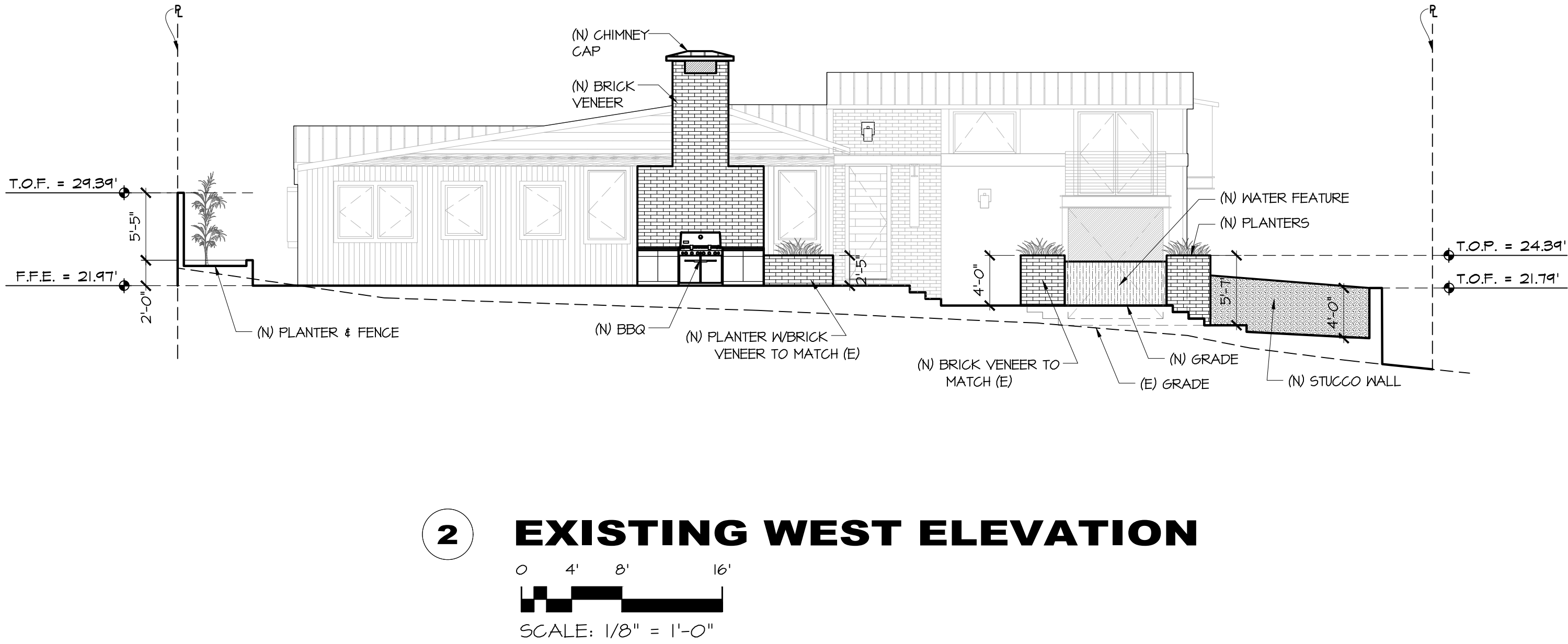


1 EXISTING SOUTH ELEVATION






0 4' 8' 16'

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

REVISION		No.
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Carmel, California		
A.P.N. 009-461-004		
DATE: 10/30/2025		
SCALE: 1/8"=1'-0"		
DRAWN: HRM, KJL		
JOB NUMBER: 24.12		
A3.1		
SHEET OF		



REVISION		No.
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NORTH & EAST ELEVATION		
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P.O. BOX 5837		
Carmel, California		
A.P.N. 009-461-004		
DATE: 10/30/2025		
SCALE: 1/8"=1'-0"		
DRAWN: HRM, KJL		
JOB NUMBER: 24.12		
A3.2		
SHEET OF		

		 <p>COLOR: RUSTIC BRICK MANUFACTURER:</p>	 <p>COLOR: OCEANSIDE MANUFACTURER: BASALITE - PREMIER SLAB</p>	<div>REVISION</div> <div>No.</div>
		<div>4</div> <div>BRICK WALL</div>	<div>1</div> <div>COURTYARD PAVING</div>	<div>CONSULTANT:</div> <div> <div>ARCHITECT</div> <div> <div>ERIC MILLER ARCHITECTS, INC.</div> <div> <div>211 HOFFMAN AVENUE</div> <div>MONTEREY, CA 93940</div> <div>PHONE (831) 372-0410 • FAX (831) 3727840 • WEB: www.ericmillerarchitects.com</div> </div> </div> </div>
		 <p>OT TITLE-24</p> <p>OT TITLE-24</p> <p>MODEL: OT TITLE-24 FINISH: BRONZE MANUFACTURER : URBAN ACCESSORIES</p>	 <p>ELM ARCHITECTURAL LED STEP LIGHT</p> <p>Model: SPI-SQ100-1 Finish: PVD Graphite</p> <p>MANUFACTURER : FOREVER BRIGHT MANUFACTURER : ALCON</p>	
		<div>5</div> <div>DRAIN COVER & TRENCH GRATES</div>	<div>2</div> <div>SITE LIGHTING</div>	
			 <p>COLOR: EMBARCADERO - SANDMOLD PAVER MANUFACTURER: MCNEAR</p>	<div>MATERIAL SAMPLE</div> <div> <div>JMG, LLC</div> <div>P.O. BOX 5837</div> <div>Carmel, California</div> <div>A.P.N. 009-461-004</div> </div> <div>DATE: 10/30/2025</div> <div>SCALE: N.T.S.</div> <div>DRAWN: KJL</div> <div>JOB NUMBER: 24.12</div>
			<div>3</div> <div>DRIVEWAY PAVING</div>	<div>A-7.1</div> <div>SHEET OF</div>



ENTRY PERSPECTIVE

REVISION		No.
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RENDERED PERSPECTIVES		JMG, LLC P.O. BOX 5887 Carmel, California A.P.N. 009-461-004
DATE:		10/30/2025
SCALE:		N.T.S.
DRAWN:		HRM
JOB NUMBER:		24.12
A7.2		SHEET OF