

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:

SALEHI AMIR & ELMIRA TRS (PLN220159-EXT1)

RESOLUTION NO. ____

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to the California Environmental Quality Act Guidelines section 15303, and there are no exceptions under Section 15300.2; and
- 2) Approving a three-year extension to a previously approved Coastal Administrative Permit and Design Approval (Chief of Planning Resolution No. 22-078, HCD-Planning File No. PLN220159) that allowed the construction of a 6,094 square foot two-story single-family dwelling and associated site improvements, including the removal of 40 Monterey pines and four Coast live oaks.

[PLN220159-EXT1, SALEHI AMIR & ELMIRA TRS, 3167 Stevenson Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone, (Assessor's Parcel Number 008-023-013-000)]

The SALEHI AMIR & ELMIRA TRS extension application (PLN220159-EXT1) came on for consideration by the County of Monterey Chief of Planning on January 7, 2026.

Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on November 2, 2022, a Coastal Administrative Permit and Design Approval was approved by the County of Monterey Chief of Planning through Resolution No. 22-078. The approved Coastal Administrative Permit and Design Approval allowed the construction of a 6,094 square foot two-story single-family dwelling, inclusive of an attached 1,095 square foot four-car garage; and associated site improvements. The project included the removal of 40 Monterey pine and 4 Coastal live oak trees. In accordance with the resolution, that entitlement is set to expire on November 2, 2025; and

WHEREAS, on October 5, 2025, the applicant submitted a written request to extend the previously Coastal Administrative Permit and Design Approval, 28 days prior to the expiration of PLN220159. Pursuant to Title 20 section 20.70.110, extension requests shall be submitted

within 30 days of the permit's expiration. However, in this case, the Chief of Planning accepts the submitted written request for a three-year extension filed by the permit holder, Amir Salehi. The extension was requested due to unforeseen financial circumstances, which are anticipated to delay the start of construction for up to three years; and

WHEREAS, the Chief of Planning, pursuant to Section 2.30.030.C of the Monterey County Code, has the authority to provide administrative interpretations to allow a three-year extension, which is determined to be the appropriate amount of time given the circumstances; and

WHEREAS, this extension does not change the previously approved Coastal Administrative Permit and Design Approval, and all findings previously made in the Chief of Planning Resolution No. 22-078 continue to apply to this extension; and

WHEREAS, conditions of approval applied to Resolution No. 22-078 continue to apply, except that this extension modifies the expiration date of previously approved Coastal Administrative Permit and Design Approval from November 2, 2025 to November 2, 2028; and

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property; and

WHEREAS the project was deemed Categorically Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines section 15303 and there were no exceptions under CEQA Guidelines Section 15300.2. Section 15303 Categorically Exempts the construction of the first single-family dwelling. The original project scope (construction of a single-family dwelling) remains the same. This extension only grants additional time to construct the residentially zoned lot's first single-family dwelling and associated site improvements. Other than the expiration date, there are no changes proposed in this extension, and the conditions on the ground have not changed since the original approval. Therefore, the HCD Chief of Planning found the project consistent with CEQA Guidelines section 15303, and that none of the exceptions under section 15300.2 applied to the project; and

WHEREAS, pursuant to Title 20 section 20.76.060.A, the discretionary decision of the HCD Chief of Planning is appealable to the Zoning Administrator. The decision of the Zoning Administrator would be final and may not be appealed. This decision is not appealable to the California Coastal Commission.

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the County of Monterey Chief of Planning does hereby:

- 1) Find that the project qualifies for a Class 3 Categorical Exemption pursuant to the California Environmental Quality Act Guidelines section 15303, and there are no exceptions under Section 15300.2; and
- 2) Approve a three-year extension to a previously approved Coastal Administrative Permit and Design Approval (Chief of Planning Resolution No. 22-078, HCD-Planning File No. PLN220159) that allowed the construction of a 6,094 square foot two-story single-family dwelling and associated site improvements, including the removal of 40 Monterey pines and four Coast live oaks.

PASSED AND ADOPTED this 7th day of January 2026.

Melanie Beretti, AICP,
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE ZONING ADMINISTRATOR. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE ZONING ADMINISTRATOR ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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.
2. 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.
3. 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.

County of Monterey HCD Planning

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

PLN220159-EXT1

1. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A three-year permit extension to the expiration date of a previously-approved Coastal Administrative Permit and Design Approval (PLN220159) (Resolution No. 22-078) was approved by the Chief of Planning for Assessor's Parcel Number 008-023-013-000 on January 7, 2026. The permit was granted subject to 1 condition of approval which runs 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.

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