Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:
PLN260138 – LAU WEMAN DAI COME & CHE YIM TRS

RESOLUTION NO. ----
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project 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 Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN260138, LAU WEMAN DAI COME & CHE YIM TRS, 24800 Lower Trail, Carmel, (APN:009-073-032-000)]

The LAU WEMAN DAI COME & CHE YIM TRS application (PLN260138) came on for a public hearing before the County of Monterey Zoning Administrator on August 27, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator 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 (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- 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) Project Scope. The project is located at 24800 Lower Trail, a County maintained road, in Carmel subject to the Carmel Area Land Use Plan, Coastal Zone. The site is developed with an existing 2,076 square foot single-family dwelling, consisting of four bedrooms, three bathrooms, a kitchen, dining room, living room and a garage. The applicant submitted

an application seeking to use their single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The property has a maximum occupancy of nine overnight guests and 13 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property

c) Allowed Use. The property is located at 24800 Lower Trail in Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 009-073-032-000). The subject parcel is zoned Medium Density Residential, 2 units per acre with a Design Control, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.13 acres in size), APN: 009-073-032-000, is identified as Lots 1 in Block 167, La Loma Terrace Map filed April 6, 1925, in Volume 3 of Maps, "Cities and Towns", Page 25, Monterey County Records. Therefore, the County recognizes this lot as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License (Condition No. 5), the subject property is required as conditioned to ensure payment of

Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The subject property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural Centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5–8-minute response time. Carmel Highlands Fire Department is four minutes away. The Community Hospital of the Monterey Peninsula is five minutes away, which provides 24-hour emergency medical and fire response services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the owner, Raymond Lau, who will reside at STE 1, 135 W Franklin Street, which is a 9–11-minute drive away. Raymond Lau will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes adequate parking spaces (two guest parking spaces), which meets the minimum requirements as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-073-032-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.10 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the

owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Lower Trail, a County maintained road. Therefore, the subject property is not subject to the regulations in Title 16 Chapter 16.80. No comments or objections have been received, and no further documentation or condition is required of the applicant.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260138.

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. 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) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260138.

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. 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 infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access to Lower Trail, a county road, through an existing driveway. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).

d) Potable water will continue be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by American Water.

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260138.

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 County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260138.

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 the leasing of existing private structures, involving negligible or no expansion of existing or former use.
b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".
d) Class 1 exemptions are not qualified for an exception by their location.
e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Carmel Area Land Use Plan is 118. This application is the 37th approved. The project is consistent with all the criteria in Title 20 section 20.64.290 and, therefore, would not contribute to a cumulative effect.
f) The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not

identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 37th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 0.5 miles east of the property. However, their property is not visible from highway 1 due to distance, intervening vegetation, elevation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260138.

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 PLN260138.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2;
2. Approve the Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

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 27th day of August 2026.

_____

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 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. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

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

PLN260138

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260138) allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 24800 Lower Trail, Carmel Ca (Assessor's Parcel Number 009--073-032-000), Carmel Area Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. 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 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. Any use 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-073-032-000 on August 27, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD 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 a vacation rental operation license, the Applicant/Owner/Operator shall provide proof of recordation of this notice to the HCD – Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval, which is August 27, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Applicant/Owner/Operator shall obtain an issued Vacation Rental Operation License. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

County of Monterey Housing and Community Development
Planning • Building • Housing
1441 Schilling Place, South 2nd Floor Salinas, California 93901-4527
(831) 755-5025

Vacation Rental Operations Plan

Vacation Rental Type:

Commercial

Number of Non-hosted Rentals Per Year:

Unlimited

Fire Station Name Carmel Fire station

Street Address 6th Ave

City Carmel

State/Province/Region CA

Postal/ZIP Code 93923

Fire Station Phone 831-620-2030

Local Police Station Name Carmel police Dept.

Street Address Junipero Ave and 4th Ave.

City Carmel

State/Province/Region CA

Postal/ZIP Code 93923

Phone: 831-624-6403

Local Sheriff

1200 Aguajito Road Room #002, Monterey, CA, 93940; Phone: (831) 647-7702

Hospital Emergency Room Community Hospital of the Monterey Peninsula

Street Address 23625 Holman Hwy

City monterey

State/Province/Region CA

Postal/ZIP Code 93940

Hospital Phone 831-624-5311

24-hour Clinic Name Doctor On Duty

Street Address 501 Light house Ave

City Monterey

State/Province/Region CA

Postal/ZIP Code 93940

24-hour Clinic Phone 831-649-0770

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc):
1

Property Manager Information

First and Last Name:
Ray Lau
Phone Number
408-823-3819
Email:
RLAU18@gmail.com
Street Address
24800 Lower Trail
City/State/Province/Region
Carmel, CA
Postal/ZIP Code
93923

Maximum Overnight and Daytime Occupancy
8
The maximum number of overnight occupants is two per bedroom plus one total, not counting infants (0 – 12 months). For example, a Vacation Rental with three bedrooms could have a maximum overnight occupancy of 7, and a maximum daytime occupancy of 10.5 or 11 (7 * 1.5), not counting infants (0 – 12 months). Shall the number end in a half digit, please round down to the nearest whole digit.

Number of Structures on the Property 9 / 13
1

Number of On-Site Parking Spots
4

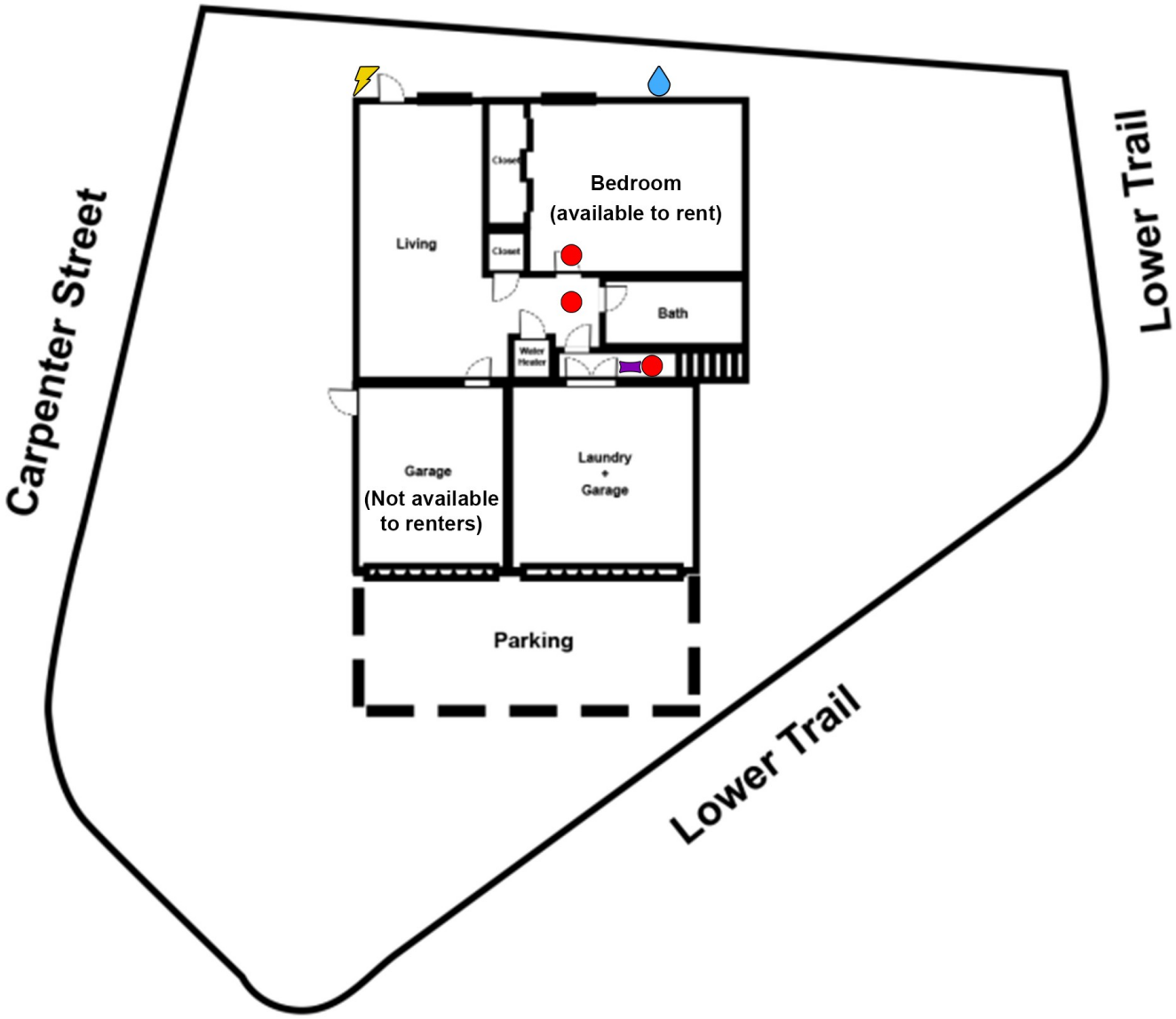
Number of existing Bedrooms / Bathrooms in residence
4 bedrooms and 3 bathrooms

Number of Bedrooms / Bathrooms to be rented
4 bedrooms and 3 bathrooms

Water Purveyor
California Water

Sewer Purveyor
N/A

Required Materials to Be Submitted with the Vacation Rental Operation Plan
Evacuation Map(s)
Emergency Response Maps
On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan)



Lower Floor

Total Sq Ft: 2076

Total Lot Sq Ft: 6822

LEGEND

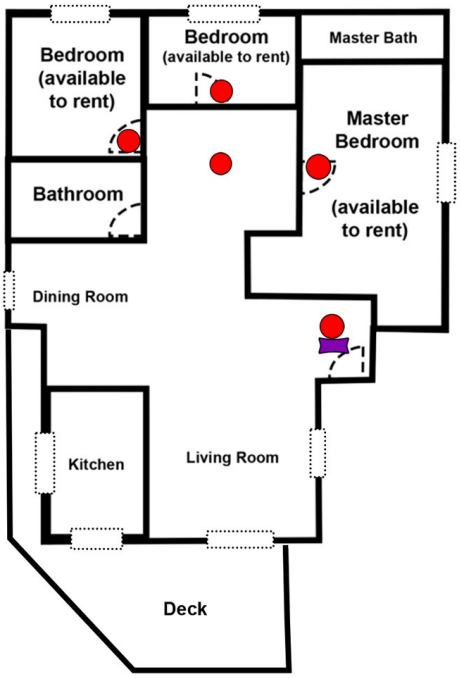
- Smoke Detector
- Carbon Monoxide Detector
- Water Shut Off
- Breaker Box
- TBR — Room To Be Rented

LEGEND

- Driveway/Parking
- Pavment Edge

24800 Lower Trail

Single Family Home



Upper Floor

This page intentionally left blank