

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:

DAOU GEORGES TR (PLN220235-EXT1)

RESOLUTION NO. 26-013

Resolution by the County of Monterey Chief of
Planning:

- 1) Finding that the project qualifies for a class 2 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines as an extension of a permit that was previously found to qualify for a class 2 exemption; and
- 2) Approving a two-year Permit Extension to a previously approved Combined Development Permit (Monterey County Zoning Administrator No. 23-004, HCD-Planning File No. PLN220235) consisting of: a) Coastal Administrative Permit to allow demolition of a 4,137 square foot single family dwelling and garage and removal of 4,347 square feet of driveway; b) Coastal Administrative Permit and Design Approval to allow construction of a 4,492 square foot single family dwelling, inclusive of an 834 square foot attached garage, a 475 square foot underfloor storage room, a 539 square foot roof deck, permeable walkways, terraces, and courtyard; c) Coastal Administrative Permit and Design Approval to allow construction of a 363 square foot detached accessory dwelling unit; and d) Coastal Development Permit to allow the removal of two protected Coast live oak trees.

PLN220235-EXT1, Daou Georges TRS, 3223 Forest Lake Road, Del Monte Forest Land Use Plan, Coastal Zone. (Assessor's Parcel Number 008-332-017-000)

The Daou Georges TRS application (PLN220235-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on February 4, 2026. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on January 26, 2023, a Combined Development Permit was approved by the Zoning Administrator through Resolution No. 23-004. The approved Combined Development Permit consists of a) Coastal Administrative Permit to allow demolition of a 4,137 square foot single family dwelling and garage and removal of 4,347 square feet of driveway; b) Coastal Administrative Permit and Design Approval to allow construction of a 4,492 square foot single family dwelling, inclusive of an 834 square foot attached garage, a 475 square foot underfloor storage room, a 539 square foot roof deck, permeable walkways, terraces, and courtyard; c) Coastal Administrative Permit and Design Approval to allow construction of a 363 square foot detached accessory dwelling unit; and d) Coastal Development Permit to allow the removal of two protected Coast live oak trees. In accordance with this resolution, the entitlement is set to expire on January 26, 2026;

WHEREAS, the applicant submitted a written request for an additional 2-year extension on November 24, 2025, more than thirty (30) days prior to the expiration date of the Combined Development Permit. The written request for the extension was filed by the applicant's agent, Erik D. Dyar. The extension was requested to allow additional time to comply with the prior project's required conditions of approval to allow issuance of a construction permit;

WHEREAS, there is no new information or substantial changes in circumstances which would have altered the original approval of the Combined Development Permit;

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

WHEREAS, condition compliance applied in Resolution No. 23-004 continues to apply except that this extension modifies the expiration date of the Combined Development Permit from January 26, 2026 to January 26, 2028;

WHEREAS, CEQA Guidelines section 15302 categorically exempts the replacement or reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Therefore, the Zoning Administrator found the previously approved project consistent with CEQA Guidelines Section 15302 and that none of the exceptions under CEQA Guidelines Section 15300.2 applied. There are no changes proposed in this extension, and the conditions on the ground have not changed since the original approval. Therefore, this extension to the Combined Development Permit is also Categorically Exempt pursuant to Section 15302 of the CEQA Guidelines; and

WHEREAS, pursuant to Title 20 section 20.88.030, the discretionary decisions of the Chief of Planning are appealable to the Planning Commission. The decision of the Planning Commission of the County of Monterey would be final and may not be appealed.

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 2 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a two-year Permit Extension to a previously approved Combined Development Permit (Monterey County Board of Supervisors Resolution No. 23-004, HCD-Planning File No. PLN220235) consisting of: a) Coastal Administrative Permit to allow demolition of a 4,137 square foot single family dwelling and garage and removal of 4,347 square feet of driveway; b) Coastal Administrative Permit and Design Approval to allow construction of a 4,492 square foot single family dwelling, inclusive of an 834 square foot attached garage, a 475 square foot underfloor storage room, a 539 square foot roof deck, permeable walkways, terraces, and courtyard; c) Coastal Administrative Permit and Design Approval to allow construction of a 363 square foot detached accessory dwelling unit; and d) Coastal Development Permit to allow the removal of two protected Coast live oak trees.

PASSED AND ADOPTED this 4 day of February 2026.

Melanie Beretti, AICP,
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION 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

PLN220235-EXT1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Permit Extension (PLN220235-EXT1) allows Extension of a Combined Development Permit consisting of; 1) Coastal Administrative Permit to allow demolition of a 4,137 square foot single family dwelling & garage and removal of 4,347 square feet of driveway; 2) Coastal Administrative Permit and Design Approval to allow construction of a 4,492 square foot single family dwelling, inclusive of an 834 square foot attached garage, a 475 square foot underfloor storage room, a 539 square foot roof deck, permeable walkways, terraces and courtyard; 3) Coastal Administrative Permit and Design Approval to allow construction of a 363 square foot detached accessory dwelling unit; and 4) Coastal Development Permit to allow the removal of two (2) protected Coast Live Oak trees. The property is located at 3223 Forest Lake Road, Pebble Beach (Assessor's Parcel Number 008-332-017-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Permit Extension(Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Number 008-332-017-000 on February 4, 2026. The permit was granted subject to 3 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. 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.