

Exhibit A

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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:

CARLUCCI KAREE ANNE (PLN200306-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 (CEQA) Guidelines as an extension of a permit, without changes, that was previously found to qualify for a Class 3 exemption; and
- 2) Approving a three-year extension to the expiration date of a previously-approved Combined Development Permit (Zoning Administrator Resolution No. 21-035, HCD-Planning File No. PLN200306) consisting of:
 - a. Administrative Permit and Design Approval to allow the construction of a 1,115 square foot two-story single family dwelling with a 334 square foot attached garage; and
 - b. Use Permit to allow development on slopes in excess of 25 percent.

[PLN200306-EXT1, Karee Anne Carlucci, 3810 Genista Way, Carmel, Greater Monterey Peninsula Area Plan (Assessor's Parcel Number 103-131-006-000)]

The CARLUCCI KAREE ANNE extension application (PLN200306-EXT1) came on for consideration by the County of Monterey Chief of Planning on February 5, 2025. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on September 9, 2021, a Combined Development Permit was approved by the County of Monterey Zoning Administrator through Resolution No. 21-035. The approved Combined Development Permit consisted of an Administrative Permit and Design Approval to allow the construction of a 1,115 square foot two-story single family dwelling with a 334 square foot attached garage and a Use Permit to allow development on slopes greater than 25 percent. In accordance with the resolution, this entitlement is set to expire on September 9, 2024; and

WHEREAS, the applicant submitted a written request on July 16, 2024, more than thirty (30) days prior to the expiration of the Combined Development Permit pursuant to Monterey County Code (MCC) section 21.76.110. The written request for a three-year extension was filed by the permit holder, Karee Carlucci. The extension is requested because the applicant is experiencing financial constraints which will delay construction for up to three years; and

WHEREAS, this extension does not change the previously approved Combined Development Permit and all findings previously made in Zoning Administrator Resolution No. 21-035 continue to apply to this extension; and

WHEREAS, condition compliance applied in Resolution No. 21-035 continues to apply except that this extension modifies the expiration date of the Combined Development Permit from September 9, 2024 to September 9, 2027; 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(a) and there were no exceptions under CEQA Guidelines Section 15300.2. Section 15303(a) Categorically Exempts construction of the first single family dwelling. Therefore, the Zoning Administrator found the project consistent with CEQA Guidelines Section 15303 and that none of the exceptions under CEQA Guidelines Section 15300.2 applied to this project. There are no changes included 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 15303 of the CEQA Guidelines; and

WHEREAS, pursuant to MCC Section 21.80.040.A, the discretionary decision of the Chief of Planning is appealable to the Planning Commission. The decision of the Planning Commission would be final and may not be appealed.

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 (CEQA) Guidelines as an extension of a permit, without changes, that was previously found to qualify for a Class 3 exemption; and
- 2) Approve a three-year extension to the expiration date of a previously-approved Combined Development Permit (Zoning Administrator Resolution No. 21-035, HCD-Planning File No. PLN200306) consisting of:
 - a. Administrative Permit and Design Approval to allow the construction of a 1,115 square foot two-story single family dwelling with a 334 square foot attached garage; and
 - b. Use Permit to allow development on slopes in excess of 25 percent.

PASSED AND ADOPTED this 5th day of February 2025.

Melanie Beretti, AICP, HCD 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.