

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:

AHST 211 LLC (PLN210180-EXT1)

RESOLUTION NO. 25-032

Resolution by the County of Monterey Chief of Planning:

1. Considering a previously certified Environmental Impact Report, and finding that the preparation of a subsequent environmental document is not required, pursuant to section 15162 of the CEQA Guidelines; and
2. Approving a three-year permit extension to a previously approved Combined Development Permit (Planning Commission Resolution No. 22-016, HCD-Planning File No. PLN210180) that consisted of a:
 - a. Use Permit and Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP);
 - b. Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees;
 - c. Use Permit to allow development on slopes in excess of 25%;
 - d. Administrative Permit to allow development within the "S" district;
 - e. Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (Board of Supervisors Resolution No. 21-071, HCD-Planning File No. PLN170765) to rescind those entitlements and replace them with this Combined Development Permit.

[PLN210180-EXT1 AHST 211 LLC, 24471, 24481, 24491, 24501, 24511, and 24531 Citation Court, Monterey, Greater Monterey Peninsula Area Plan (Assessor's Parcel Numbers 173-121-004-000, 173-121-005-000, 173-121-023-000 and 173-121-026-000)]

The AHST 211 LLC application (PLN210180-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on August 6, 2025. Having

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

RECITALS

WHEREAS, on June 29, 2022, a Combined Development Permit (HCD-Planning File No. PLN210180) was approved by the County of Monterey Planning Commission through Resolution No. 22-016. The approved Combined Development Permit consisted of a: 1) Use Permit and Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP); 2) Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees; 3) Use Permit to allow development on slopes in excess of 25%; 4) Administrative Permit to allow development within the "S" district; 5) Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (Board of Supervisors Resolution No. 21-071, HCD-Planning File No. PLN170765) to rescind those entitlements and replace them with this Combined Development Permit; and 6) Adoption of a Condition Compliance and Mitigation Monitoring and Reporting Plan. Resolution No. 22-016 was set to expire on June 29, 2025;

WHEREAS, the applicant submitted a written request for an additional three-year permit extension on May 26, 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, Daniel Archer. The granting of this extension was requested due to financial constraints of rising costs of building materials;

WHEREAS, this extension does not change the previously approved Combined Development Permit, and all findings previously made in the Planning Commission Resolution No. 22-016 continue to apply to this extension;

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;

WHEREAS, the conditions of approval contained in Resolution No. 22-016 continue to apply, except that this extension modifies the expiration date of the Combined Development Permit from June 29, 2025 to June 29, 2028;

WHEREAS, an Environmental Impact Report was previously certified for the project, and in accordance with California Environmental Quality Act (CEQA) Guidelines section 15162, the resulting changes from the amendment would not require any further environmental documentation. Therefore, the Planning Commission found PLN210180 consistent with CEQA Guidelines section 15162 (Planning Commission Resolution No. 22-016). 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, this extension to the Combined Development Permit meets the criteria of CEQA Guidelines section 15162 because no substantial changes are proposed requiring major revisions to the Environmental Impact Report, and there are no substantial changes in the circumstances under which the project was approved that would necessitate substantial revisions to the Environmental Impact Report; and

WHEREAS, pursuant to Title 21 section 21.80.040.A, the discretionary decisions of the Chief of Planning are appealable to the Planning Commission. The decision of the Planning Commission 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. Considering a previously certified Environmental Impact Report, and finding that the preparation of a subsequent environmental document is not required, pursuant to section 15162 of the CEQA Guidelines; and
2. Approving a three-year permit extension to a previously approved Combined Development Permit (Planning Commission Resolution No. 22-016, HCD-Planning File No. PLN210180) that consisted of a:
 - a. Use Permit and Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP);
 - b. Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees;
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 - d. Administrative Permit to allow development within the "S" district;
 - e. Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (Board of Supervisors Resolution No. 21-071, HCD-Planning File No. PLN170765) to rescind those entitlements and replace them with this Combined Development Permit.

PASSED AND ADOPTED this 6th day of August 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.

County of Monterey HCD Planning

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

PLN210180-EXT1

1. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A three-year permit extension to the expiration date of a previously-approved Combined Development Permit (PLN210180) (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 173-121-004-000, 173-121-005-000, 173-121-023-000 and 173-121-026-000 on August 6, 2025. 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 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.

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