

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

CURRAN P WILEY TR (PLN250042)

RESOLUTION NO. 26-

Resolution by the Monterey County Zoning Administrator to:

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303(a) and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
2. Approve a Combined Development Permit consisting of a: 1) Design Approval to relocate an existing 143 square foot shed; 2) Coastal Administrative Permit and Design Approval to allow construction of a 604 square foot accessory dwelling unit and associated site improvements; and 2) Coastal Development Permit for the removal of one Coast Live Oak tree.

[PLN250042, Curran P Wiley Tr, 3038 Alta Ave, Carmel, CA 93923 Carmel LUP (APN: 009-134-013-000)]

The CURRAN P WILEY TR application (PLN250042) came on for an public hearing before the Monterey County Zoning Administrator on June 25, 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) The project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 County of Monterey General Plan (General Plan);
 - Carmel Area Land Use Plan (CAR LUP);
 - Carmel Area Coastal Implementation Plan (CAR CIP);
 - Monterey County Coastal Zoning Ordinance (Title 20).No conflicts were found to exist. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.
b) Project Scope. The proposed project involves the relocation of an existing 143 square foot shed and construction of a 604 square foot accessory dwelling unit with associated site improvements. Associated site improvements include a 21 square foot brick paver

porch and underground utilities. The project also involves the removal of one Coast Live Oak, subject to the granting of a Coastal Development Permit.

- c) Allowed Use. The property is located at 3038 Alta Ave, Carmel (Assessor's Parcel Number 009-134-013-000), subject to the Carmel Land Use Plan. The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Pursuant to Title 20 sections 20.12.040.S, the MDR zoning allows for an Accessory Dwelling Unit (ADU) as principally allowed use subject to the granting of a Coastal Administrative Permit. The proposed project involves the construction of a 604 square foot ADU with associated site improvements. Associated site improvements include a 21 square foot brick paver porch and underground utilities. Implementation of the project would require 5 cubic yards of cut and 5 cubic yards of fill. As proposed, one Coast live oak tree would be removed with implementation of this project (see Finding 8).
- d) Lot Legality. The subject parcel (0.23 acres), APN: 009-134-013-000, is identified as Parcel 13, as shown in its current size and configuration and described in the 1972 Assessor's Map Book 9 Page 13. Therefore, the County recognizes the property as a legal lot of record.
- e) Review of Development Standards. The subject property is zoned Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". The property is subject to the site development standards for the MDR zoning district, which are identified in Title 20 section 20.12.060. Pursuant to Title 20 section 20.12.060 outline setbacks for properties within a MDR zoning district. The required setbacks for habitable accessory structures is 50 feet from the front property line. Additionally, ADUs are also subject to side and rear setbacks and a maximum height outlined in Title 20 section 20.64.030.e, which is a 4 foot side and rear setback. The proposed setbacks include a 80 foot front setback, 4-foot side setbacks and a 4-foot rear setback. The proposed main structure meets the required 16-foot height maximum with a proposed height of 16 feet from the average natural grade. The property is 9,800 square feet (0.23 acres) and the maximum building coverage is 35% and the floor area ratio for Carmel Area is 45%. The proposed site coverage is 31.8% (3,121 square feet) and the proposed floor area 32% (3,142 square feet). Therefore, the proposed project meets the required site development standards for the district.
- f) Design. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed accessory dwelling unit would have a Craftsman modern architectural style with the proposed colors and materials

being redwood lap brown siding exterior brown siding and a natural wood roofing. The property is surrounded by coastal live oak trees, as well as other native vegetation. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. Consistent with Carmel Area Land Use Specific Policy 2.2.4.10.D and CIP section 20.146.030.C.1.d, a standard exterior lighting plan (Condition No. 5) has been applied. This will require that the all-exterior lighting on the property be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated, and off-site glare is fully controlled. Due to intervening vegetation and existing development, the accessory dwelling unit will not create any adverse visual impacts. The subject property is not along a scenic highway corridor or in the critical viewshed. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

- g) Public Access. As demonstrated in Finding 6, the development is consistent with public access policies of the Carmel LUP.
- h) Accessory Dwelling Unit. As demonstrated in Finding 7, the project is consistent with the regulations outlined in Title 20.
- i) Tree Removal. The proposed project involves the removal of one coastal live oak tree. As detailed in Finding No. 8 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Coastal Development Permit have been met in this case.
- j) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of moderate archaeological sensitivity. Therefore, an archaeological report is not required under the Carmel Area CIP section 20.146.090.B.1. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- k) Land Use Advisory Committee. The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC since it was a design approval subject to review by the Zoning Administrator. The Carmel highlands recommended approval with a vote of 3-0. No member of the public or LUAC raised concerns about the project.

- l) The project planner conducted a site inspection on June 1, 2026 to verify that the project on the subject property conforms to the plans submitted.
- m) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250042.

2. FINDING: SITE SUITABILITY - The site is physically suitable for the proposed use.

EVIDENCE: a) The project was reviewed by HCD- Planning, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The following reports have been prepared and submitted with the application:

-“Tree Resource Assessment & Preliminary Construction Impact Analysis” (County of Monterey Library No. LIB260092), prepared by Benjamin R. Eichorn, Monterey, CA, March 25th, 2026

County staff independently reviewed this report and concurs with their conclusions. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with this report.

- d) Staff conducted a site inspection on June 1, 2026 to verify that the site is suitable for this use.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250042.

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 the HCD- Planning, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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 public facilities are existing on the subject property. California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District. The applicant provided a can

and will serve letter demonstrating the ability to serve the additional connections.

- c) Staff conducted a site inspection on June 1, 2026 to verify that the site is suitable for this use.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250042.

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 Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on June 1, 2026 to verify that the site has no violations.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250042.

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 15303 categorically exempts new construction, inclusive of single-family dwellings or second dwelling units in a residential zone.
 - b) As proposed, the project involves the construction of a detached ADU and relocation of an existing shed.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 1, 2026
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250042.

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 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 CIP 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 PLN250042.

7. FINDING: ACCESSORY DWELLING UNIT – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

- EVIDENCE:**
- a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes to construction of an 604 square foot Accessory Dwelling Unit (ADU) that includes independent living facilities as shown in the attached plans (See attached plans and Finding 1, Evidence “b”, “c”, and “e”).
 - b) As proposed, the ADU is below the maximum 1,200 square foot floor area and will be the first and only ADU on the subject property. The proposed ADU is detached from the main dwelling and will be consistent with the design of said existing residence.
 - c) As defined in Title 20, Section 20.64.030.E.5(b), on lots that are not within the designated areas shown in Monterey County Coastal Implementation Plan, Appendix 15 no replacement parking spaces will be required for the accessory dwelling unit. This subject property is not identified to be within the designated area and therefore, no additional parking is required.
 - d) The ADU meets the required site development standards and design criteria defined in Title 20 Section 20.12.060 and Chapter 20.44 (see Finding 1, Evidence “b” and “e”).
 - e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities and no further comments or conditions were provided (See Finding 3 and supporting evidence).
 - f) Staff conducted a virtual site inspection and researched County records to assess if any violation exists on the subject property.
 - g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250042.

8. FINDING: TREE REMOVAL - The site, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and maintenance of the property

- EVIDENCE:**
- a) The project includes application for the removal of 1 Coastal Live Oak tree. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required, and the criteria to grant said permit have been met. Pursuant to Carmel CIP section 20.146.060.D.3, an Arborist report (County of Monterey Library No. LIB260092) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development that are within the development footprint. The project as proposed would require a Coastal Development Permit per Title 20 and CAR CIP section 20.146.060, to allow removal of 1 coastal live oak. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State's fuel management requirements and guidelines.
 - b) CIP section 20.146.060.D.3 states that the removal of native trees be limited to those necessary for the proposed development, and that development shall be required to be adjusted for siting, location, size, and design as necessary to minimize tree removal. In this case, the removal is the minimum under the circumstances of this case. The subject property is 9,800 square feet (0.23 acres) in size, and is built to the minimum setback requirements as discussed below. The proposed accessory dwelling unit is 604 square feet which is consistent in size with other dwelling units within the surrounding neighborhood. 1 tree is being removed within the development footprint.
 - c) As delineated on the project plans and arborist report the tree sited for removal is minimal and limited only to those directly impacted by the structure. The project will retain the property's remaining trees, which are contiguous with the surrounding forested area of Carmel. Trees to be retained will be protected with implementation of Condition No. 9.
 - d) Carmel CIP section 20.146.060.D.3 states that removal of native trees shall be limited to that which is necessary for the proposed project or which is necessary for the overall health and maintenance of the forest. The proposed tree for removal is a 16" diameter Coast live oak in a state of fair health with poor structure. As proposed, one Coast live oak tree would be removed with implementation of this project. Carmel CIP section 20.146.060.D.3 states that removal of native trees shall be limited to that which is necessary for the proposed project or which is necessary for the overall health and maintenance of the forest. The subject property is 9,800 square feet (0.23 acres) and is proposed to be built to the minimum setback requirements towards the back of the property.. The existing tree to be removed is within the proposed structure. The proposed tree removal is minimal and limited only to those directly impacted by the structure and associated improvements, thereby avoiding the removal of additional trees that would otherwise be affected. The configuration of the lot also allows the project to fully comply with all required setback standards. Due to the lot's limited buildable area and the presence of the existing

dwelling and garage, alternative siting options are limited. Any relocation of the proposed development would place it closer to other mature trees on the site resulting in additional tree impacts and even greater removal. Therefore, staff finds that the proposed tree removal is the minimum required under the circumstances of this case.

In alignment with CIP section 20.146.060.D.6 requires replanting on a 1:1 basis of all trees greater than 12 inches in diameter and as recommended by the t Arborist Therefore, Condition No. 6 is incorporated for the replanting of one Coast Live Oak, with the minimum planting size to be a 15-gallon container with 5 being acceptable if 15 is not acceptable with the location to be determined by the final approved Landscape Plan (Condition No. 4 and 6) .

- e) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation and bridging roots. No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 7 requires a raptor/bird nesting survey be performed by a qualified biologist if tree removal is to be conducted between February 22 and August 1.
- f) Staff conducted a site inspection on June 1, 2026, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- g) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250042.

9. 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 Monterey County Zoning Administrator does hereby:

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303(a) and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and

2. Approve a Combined Development Permit consisting of a: 1) Design Approval to relocate an existing 143 square foot shed; 2) Coastal Administrative Permit and Design Approval to allow construction of a 604 square foot accessory dwelling unit and associated site improvements; and 2) Coastal Development Permit for the removal of one Coast Live Oak tree. (Assessor's Parcel Number 009-134-013-000), Carmel Land Use Plan, Coastal Zone.

PASSED AND ADOPTED this 25th day of June , 2026:

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE COASTAL 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 DATE.

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. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

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.

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 Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

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

PLN250042

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250042) allows relocation of an existing 143 square foot shed, construction of a 604 square foot Accessory Dwelling Unit with associated site improvements, including the removal of one Coast Live Oak tree. The property is located at 3038 Alta Ave, Carmel (Assessor's Parcel Number: 009-134-013-000), Carmel Area Land Use Plan. 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 Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-134-013-000 on June 25, 2026. The permit was granted subject to 10 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final construction, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1
- Replacement ratio recommended by arborist: 1:1
Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

8. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

9. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

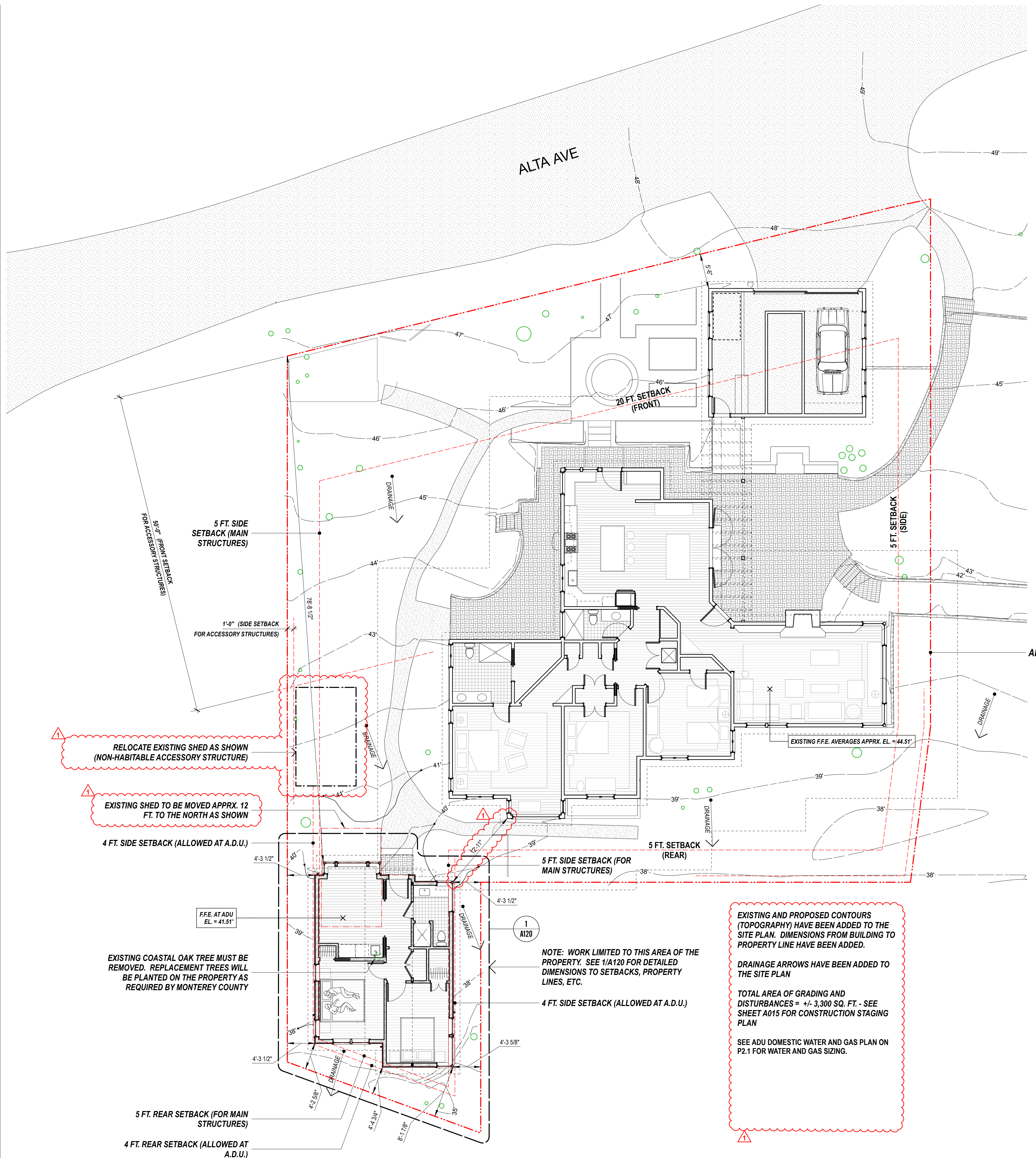
Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (As applicable):

- Names and contact information (primary and secondary) of parties responsible for project during construction.
- Summary table including:
 - Types of construction vehicles and number of truck and/or vehicle trips/day.
 - Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
 - Hours of operation.
 - Project scheduling (dates) and duration of construction.
- Map illustrating:
 - Location of project (vicinity map).
 - Proposed route for hauling material.
 - Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
 - Location of stockpiles and parking for construction vehicles.
 - Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.

The CMP shall:

- Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
- Prohibit blocking of access roads or driveways.
- Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
- Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
- Provide adequate storage and staging areas. Staging and storage areas shall be on-site to maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
- If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
- The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
- Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
- Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

- Compliance or Monitoring Action to be Performed:**
1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
 2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.



SITE NOTES:

- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
 - RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORD. 2806 - 16.12.090)
- PROVIDE MINIMUM 5% GRADE SLOPE AWAY FROM FOUNDATION PER R401.3

MSA
McHENRY SHAFFER ARCHITECTURE

ARCHITECTURE:
McHENRY SHAFFER ARCHITECTURE
11 EAST GREGORY BLVD., STE. 100
KANSAS CITY, MO 64114
816.822.0897 MSARCHK.COM

STRUCTURAL ENGINEERING:
DUCKREW, INC.
831.659.3825 DUCKCFD@YAHOO.COM

INTERIOR DESIGN:
GEORGE TERBOVICH, INC.
816.361.2100 GTINCDESIGN.COM

GENERAL CONTRACTOR:
GROZA CONSTRUCTION
883 ARREGO STREET
MONTEREY CA 93940
831.665.7665

REV.	DATE	DESCRIPTION
01	09-28-2024	CONCEPT REVIEW AT MSA
02	10-09-2024	DRAWINGS FOR R.I. CONSTRUCTION
03	12-09-2024	MEETING AT MSA
04	01-12-2025	PLAN FOR CARMEL TRIP
05	01-29-2025	PLAN UPDATES BASED ON 1/28 MEETING
06	05-28-2026	PROGRESS SET FOR M&E
07	06-10-2026	PROGRESS SET

APN 009-134-013 (10,344 S.F.)

EXISTING AND PROPOSED CONTOURS (TOPOGRAPHY) HAVE BEEN ADDED TO THE SITE PLAN. DIMENSIONS FROM BUILDING TO PROPERTY LINE HAVE BEEN ADDED.

DRAINAGE ARROWS HAVE BEEN ADDED TO THE SITE PLAN

TOTAL AREA OF GRADING AND DISTURBANCES = +/- 3,300 SQ. FT. - SEE SHEET A015 FOR CONSTRUCTION STAGING PLAN

SEE ADU DOMESTIC WATER AND GAS PLAN ON P2.1 FOR WATER AND GAS SIZING.

AREA CALCULATIONS:

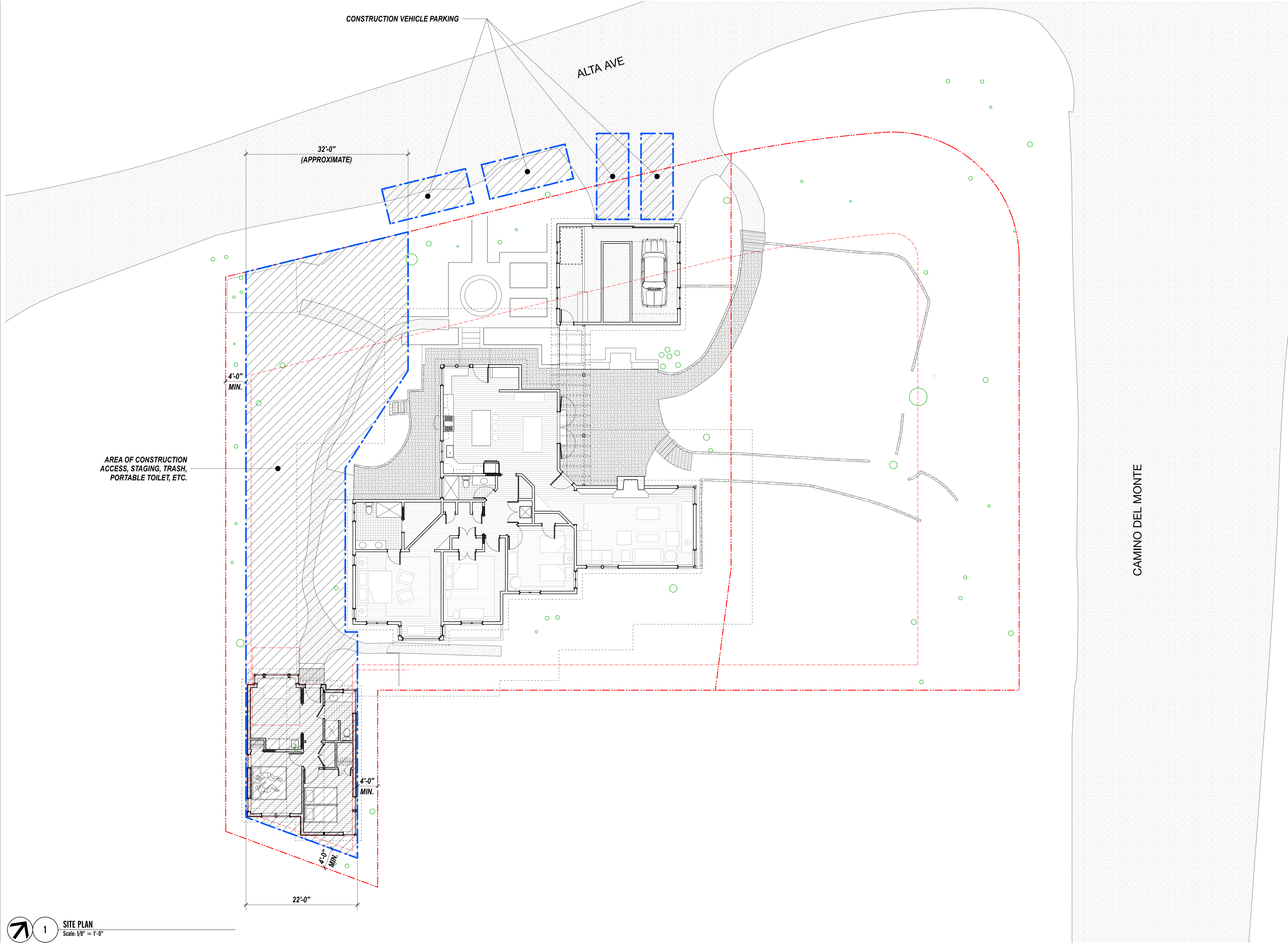
LOT AREA (APN 009-134-013):	10,344 SQ. FT (PER SURVEY)
EXISTING HOUSE:	
TOTAL FINISHED AREA OF HOME:	2,030 SQ. FT.
TOTAL AREA OF GARAGE:	487 SQ. FT.
A.D.U.:	
TOTAL FINISHED FLOOR AREA:	604 SQ. FT.
AREA OF FRONT STOOP:	21 SQ. FT.
CRAWL SPACE AREA:	604 SQ. FT.

1 SITE PLAN
Scale: 1/8" = 1'-0"

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CURRAN RESIDENCE - A.D.U.

PROJECT ADDRESS: 3039 ALTA AVE., CARMEL, CA 93923 PROJECT # 23020



AREA OF CONSTRUCTION
ACCESS, STAGING, TRASH,
PORTABLE TOILET, ETC.

32'-0"
(APPROXIMATE)

4'-0"
MIN.

4'-0"
MIN.

22'-0"

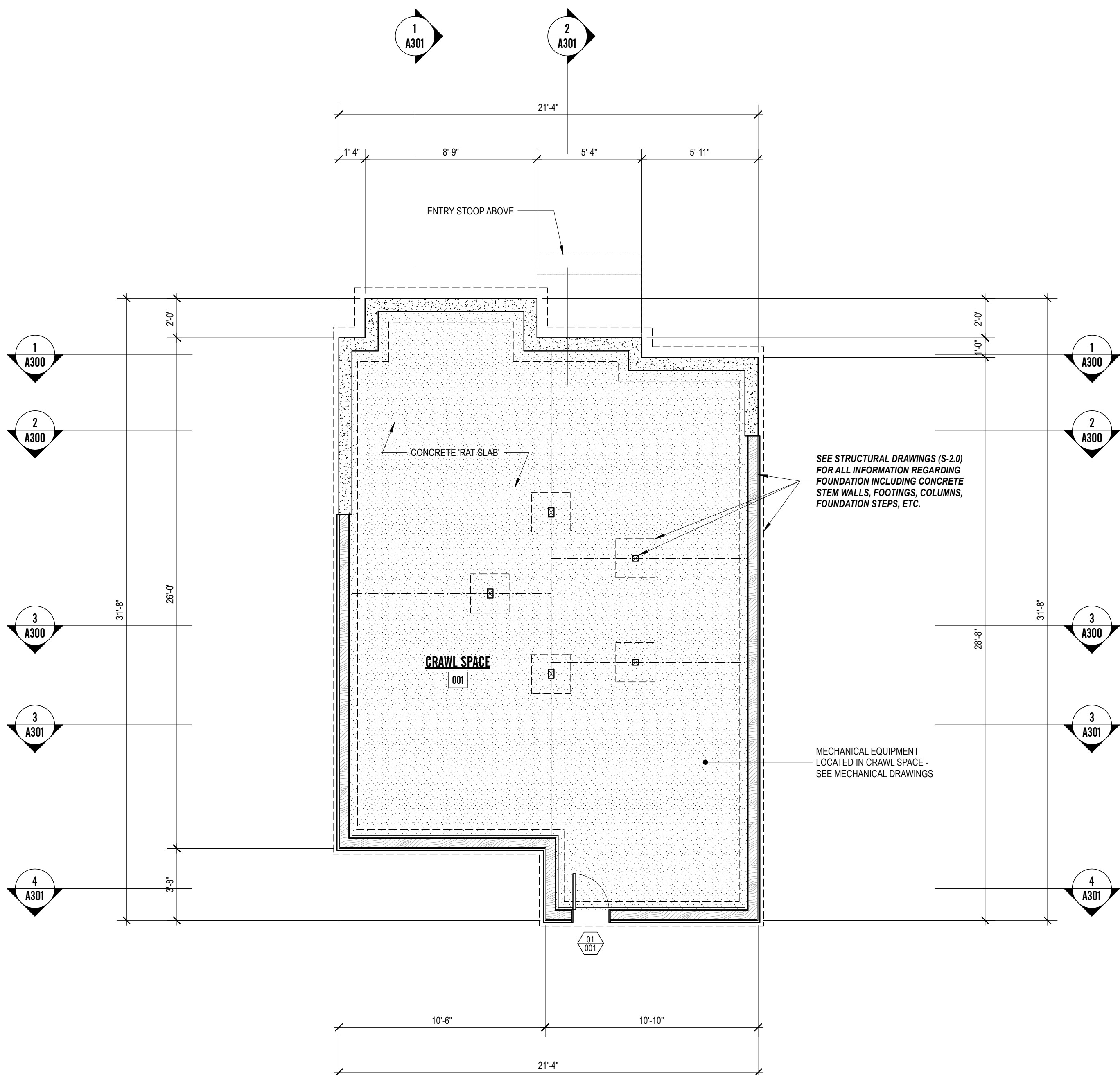
CAMINO DEL MONTE

ALTA AVE

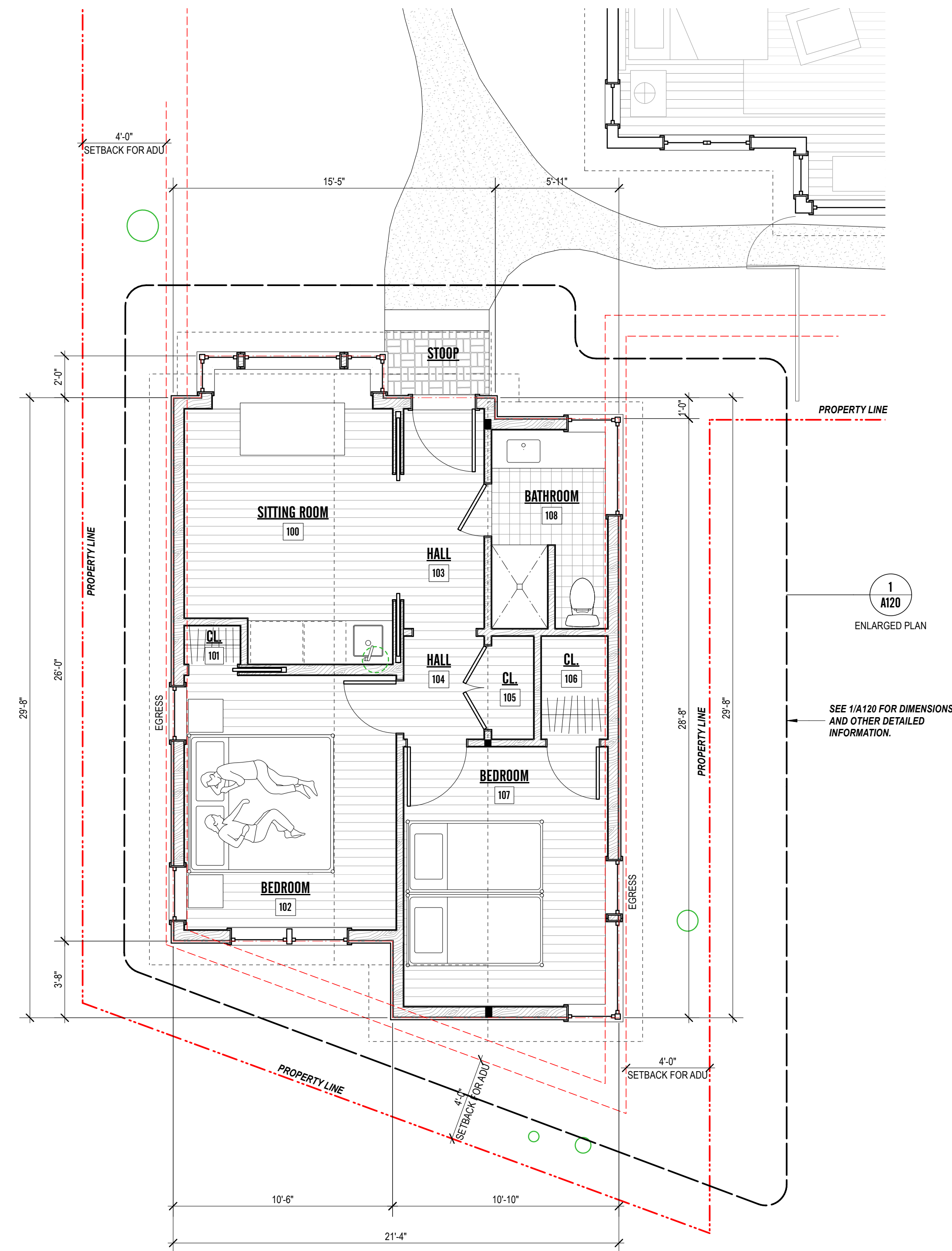
REV.	DATE	DESCRIPTION
	09-28-2024	CONCEPT REVIEW AT MSA
	10-09-2024	DRAWINGS FOR R.I. CONSTRUCTION
	12-09-2024	MEETING AT MSA
	01-07-2025	PLAN FOR CARMEL TRIP
	01-09-2025	PLAN UPDATES BASED ON 1/28 MEETING
	11-18-2025	RESPONSES TO COUNTY COMMENTS: PROGRESS SET

REV.	DATE	DESCRIPTION
09-28-2024	CONCEPT REVIEW AT MSA	
10-09-2024	DRAWINGS FOR R.I. CONSTRUCTION	
12-09-2024	MEETING AT MSA	
01-12-2025	PLANS FOR CARMEL, TRIP	
01-29-2025	PLAN REVISED BASED ON 1/28 MEETING	
11-18-2025	RESPONSES TO COUNTY COMMENTS PROGRESS SET	

**PRELIMINARY
NOT FOR
CONSTRUCTION**



2 FOUNDATION PLAN
Scale: 1/4" = 1'-0"



1 FLOOR PLAN
Scale: 1/4" = 1'-0"

CURRAN RESIDENCE - WINDOW SCHEDULE

REV	PLAN LTR.	MANUF.	TYPE / OPERATION	FRAME SIZE (W X H)	SAFETY GLAZING REQUIRED (SEE NOTE 7.)	EGRESS REQUIRED (SEE NOTE 6.)	TOP OF WINDOW FRAME ABV. SUBFLOOR	ADDITIONAL NOTES
	A	MARVIN	CASEMENT	2'-8" X 4'-5 1/8"	YES	NO	7'-2"	
	B	MARVIN	CASEMENT	2'-8" X 4'-5 1/8"	YES	YES	7'-2"	
	C	MARVIN	CORNER (FIXED SASH)	(1'-9" / 1'-9") X 4'-5 1/8"	YES	NO	6'-10"	SEE SHEET A400 FOR CLARIFICATION REGARDING CORNER WINDOW WIDTHS. VERIFY CORRECT 'FRAME SIZE'.
	D	MARVIN	FIXED SASH	4'-7" X 4'-5 1/8"	YES	NO	6'-10"	
	E	MARVIN	CORNER (FIXED SASH)	(1'-9" / 1'-9") X 4'-5 1/8"	YES	NO	6'-10"	SEE SHEET A400 FOR CLARIFICATION REGARDING CORNER WINDOW WIDTHS. VERIFY CORRECT 'FRAME SIZE'.
	F	MARVIN	CORNER (FIXED SASH)	(2'-5 1/2" / 4'-7 1/2") X 3'-7 1/8"	YES	NO	6'-10"	SEE SHEET A400 FOR CLARIFICATION REGARDING CORNER WINDOW WIDTHS. VERIFY CORRECT 'FRAME SIZE'.
	G	MARVIN	CASEMENT	2'-8" X 4'-5 1/8"	YES	YES	6'-10"	
	H	MARVIN	CORNER (FIXED SASH)	(2'-5 1/2" / 4'-7 1/2") X 4'-5 1/8"	YES	NO	6'-10"	SEE SHEET A400 FOR CLARIFICATION REGARDING CORNER WINDOW WIDTHS. VERIFY CORRECT 'FRAME SIZE'.
	J1	MARVIN	CASEMENT	2'-8" X 4'-5 1/8"	YES	NO	7'-2"	
	J2	MARVIN	CASEMENT	2'-8" X 4'-5 1/8"	YES	NO	7'-2"	

- GENERAL NOTES:**
- SIZES INDICATED ARE NOMINAL. USE CLOSEST STANDARD SIZE FROM PRODUCT LINE WHEN POSSIBLE.
 - SUBMIT SHOP DRAWINGS FOR ALL WINDOWS AND DOORS FOR ARCHITECT'S APPROVAL BEFORE ORDERING.
 - HARDWARE COLOR AND EXTERIOR COLOR WILL BE SELECTED FROM STANDARD OPTIONS BY INTERIOR DESIGNER.
 - REFER TO PLANS AND ELEVATIONS FOR SWING DIRECTION AT WINDOWS AND DOORS.
 - PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS. SCREEN TYPE AND FRAME COLOR T.B.S. BY INTERIOR DESIGNER.
 - EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS PER CRC R310.1.
 - MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.
 - MINIMUM NET CLEAR OPENING DIMENSION 20 INCHES IN WIDTH.
 - MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
 - OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
 - R308.4.3 GLAZING IN WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M²).
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

CURRAN RESIDENCE - INTERIOR DOOR SCHEDULE

REV.	NUMBER	TYPE	STYLE	DIMS. (W X H) - SEE PLAN FOR SWING / POCKET DIRECTION	SAFETY GLAZING REQUIRED (SEE NOTE 5.)	NOTES, HARDWARE, TRIMS, ETC.
	01/001	SWINGING		22" x 30"		*VERIFY SIZE WITH MECH. INSTALLER. (CRAWL SPACE ACCESS DOOR)
	01/100	POCKET (BI-PARTING)		72" x 84"	YES	
	01/101	SWINGING		30" X 84"		
	01/102	SWINGING		30" X 84"		
	01/103	POCKET		28" X 84"		
	01/104	SWINGING (DOUBLE)		48" X 84"		
	01/105	SWINGING		34" X 84"		DOORWAY SHALL HAVE A MINIMUM NET CLEAR OPENING OF 32" PER CRC R327
	01/106	SWINGING		30" X 84"		
	01/107	CASED OPENING		36" X 84"		
	01/108	SWINGING / DUTCH DOOR		36" X 84"	YES	SIDE HINGED EGRESS DOOR - SHALL MEET REQUIREMENTS OF CRC R311.2

- GENERAL NOTES:**
- SEE SPEC FOR ADDITIONAL INFORMATION REGARDING INTERIOR DOORS
 - SEE INTERIOR DESIGN DRAWINGS FOR DOOR TYPE AND STYLE
 - PROVIDE INTERIOR DOOR ORDER FOR ARCHITECT'S REVIEW
 - PROVIDE DOOR BUMPERS AT ALL SWINGING DOORS
 - R308.4.3 GLAZING IN WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M²).
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.