

# 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:

**GALLO JOHN R TR (PLN250338)**

### **RESOLUTION NO. 26-**

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 no exceptions under section 15300.2 apply; and
- 2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

[PLN250338 GALLO JOHN R TR, 26319 Scenic Road, Carmel (Assessor's Parcel Number 009-442-020-000), Carmel Area Land Use Plan, Coastal Zone]

**The GALLO JOHN R TR application (PLN250338) came on for a public hearing before the County of Monterey Zoning Administrator on April 30, 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 County of Monterey 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 Coastal Zoning Ordinance (Title 20).No conflicts were found to exist. No communications were 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 26319 Scenic Road, a County-maintained road, in Carmel subject to the Carmel Area Land Use Plan. The subject property is currently developed with an existing 1,383 square foot single family dwelling with a detached 227 square foot garage. The single-family dwelling has 3 bedrooms, 2.5 bathroom, and a kitchen. . The applicant is proposes to use their existing single-family dwelling

located in a residentially developed neighborhood as a Commercial Vacation Rental.

- c) Allowed Use. The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acre with a Design Control Overlay and a structure height limit of 18 feet within the Coastal Zone or “MDR/2-D(18’) (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 (approx. 0.09 acres in size), APN: 009-442-020-000, is identified as Parcel 15, as shown in its current size and configuration and described in the 1972 Assessor’s Map Book 9, Page 44. Therefore, the County recognizes the property 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 is required to 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) 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. 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’s Sphere of Influence and is therefore subject to the 5–8-minute adequate response time. Cypress Fire Protection District is 8 minutes away from Rio Road’s direct egress and ingress route to the subject property. Within this service area, the Cypress Fire Protection District, operated by CAL FIRE in partnership with the Monterey Peninsula agencies (Carmel Highlands FPD and Pebble Beach Community Services District Fire Department) provides Advanced Life Support (ALS) non-transport paramedic services. These services are delivered 24 hours per day using four fire engines and one truck, ensuring continuous fire and paramedic response coverage within the district. The Rio Road Fire Station has a medic engine and three firefighters, one of which is a paramedic. Based on this

service structure, the project's emergency response needs fall within the established coverage capabilities of the Cypress Fire Protection District and its ALS paramedic resources. Based on this information, the property meets the emergency response time requirements of Section 20.64.290.F.5. The designated Property Manager for the Commercial Vacation Rental, Trish Cosand 1700 17 Mile Drive Pebble Beach, CA, approximately 15 minutes from the subject property. Trish Cosand's contact information will be provided to the guests of the property and the property manager, that will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

- i) 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 2 spaces/unit, which this application complies with as illustrated in the attached plans.
- j) 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: 009-442-020-000).
- k) 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.7 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 applicant would have in a Commercial Vacation Rental in the unincorporated Monterey County.
- l) 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 residence 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.
- m) Access. The property is accessed through 26319 Scenic Road , a County maintained public road, and therefore is not subject to regulations outlined in Title 16 Chapter 16.80, which regulates private roads in Monterey County.
- n) Public Comment. Members of the public submitted comments raising concerns about parking availability, the introduction of events, and adequate response times. The proposed project complies with required parking standards. To ensure the proposed use will not affect the residential character of the neighborhood, Condition No. 3 has been

incorporated to ensure that the property will not be an event venue, and has been incorporated to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval.

Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM.

- o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

**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 Monterey County HCD-Planning found in Project File PLN220025.

**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 from Scenic Road, a county-maintained road. No alterations to this driveway or access are required for use.
  - d) Necessary facilities exist on the subject property which is served by California American Water, a public water company and Carmel Area Wastewater District a public sewer company. No additional fixtures are required as part of this application.
  - 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 Monterey County HCD-Planning found in Project File PLN250338.

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 current violations existing on subject property.
  - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.
5. **FINDING:** **CEQA (Exempt)** – The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 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 residence 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. This will be the 15<sup>th</sup> out of a maximum of 118 Commercial Vacation Rental for the Carmel Area Land Use Plan. 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 FEIR for the Vacation Rental Ordinances project, which was certified by the Board 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 15<sup>th</sup> 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 a reasonable possibility of a significant effect.
- h) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 2 miles west of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation 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) The project would not damage any historical resources.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

**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 PLN250338.

**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 that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
- 2) Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

**PASSED AND ADOPTED** this 30<sup>th</sup> day of April 2026,

---

Mike Novo, AICP  
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

This page intentionally left blank

# County of Monterey HCD Planning

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

PLN250338

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

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Development Permit (PLN250338) for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The property is located at 26319 Scenic Road, Carmel (Assessor's Parcel Number 009-442-020-000), Carmel Land Use Plan, Coastal Zone. 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 on-going 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 Use Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-442-020-000 on April 30, 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 commencement of use, the Owner/Applicant 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 20.20.290.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 April 30, 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 20.70.110 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 Use 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 for 7 years and renewed annually for the term of this Use Permit.

**Compliance or Monitoring Action to be Performed:** Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

- CONSTRUCTION KEYNOTES:**
- HARDWOOD PATIO DECK. WOOD TYPE, STYLE, LAYOUT, BOARD SIZE, COLOR AND FINISH AS SELECTED BY OWNER.
  - CHATEAU NAPOLEON - PARQUET CHÊNE FLÛME, MONT BLANC STYLE. TRUE FRENCH OAK WIDE PLANK HARDWOOD FLOOR.
  - 2x INTERIOR WALL SHOWN SHADED. SEE STRUCTURAL SHEETS FOR LOCATION OF NEW STRUCTURAL MEMBERS. NEW WALL FINISHES AS SELECTED BY OWNER.
  - 2x EXTERIOR WALL SHOWN SHADED. SEE STRUCTURAL SHEETS FOR LOCATION OF NEW STRUCTURAL MEMBERS.
  - CUSTOM CABINETS AS DESIGNED BY OTHERS. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
  - CUSTOM KITCHEN CABINETS AND COUNTERTOP AS DESIGNED BY OTHERS. COORDINATE WITH CABINET MANUFACTURER FOR LOCATION OF PLUMBING FIXTURES, APPLIANCES AND ELECTRICAL POWER OUTLETS PRIOR TO COMMENCEMENT OF WORK. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
  - 36" LISTED MASONRY MODULAR CONVENTIONAL FIREPLACE SYSTEM BY "FIREROCK MANUFACTURING, INC.". INSTALL PER MANUFACTURER SPECIFICATIONS. COMPLIES WITH UL127. SEE SHEET A6.1 FOR ADDNL INFO. AND THE INSTALLATION AND SPECIFICATIONS MANUAL PROVIDED ON SITE FOR FIELD INSPECTIONS.
  - STONE FLOOR TILE. STYLE, PATTERN AND COLOR AS SELECTED BY OWNER.
  - BATHROOM SINK AND FAUCET AS SELECTED BY OWNER.
  - CUSTOM BATHROOM CABINETS AND COUNTERTOP AS DESIGNED BY OTHERS. COORDINATE WITH CABINET MANUFACTURER FOR LOCATION OF PLUMBING FIXTURES AND ELECTRICAL POWER OUTLETS PRIOR TO COMMENCEMENT OF WORK. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
  - TUB/SHOWER COMBINATION, MANUFACTURER, STYLE AND MODEL AS SELECTED BY OWNER. TILE STYLE, PATTERN AND COLOR AS SELECTED BY OWNER. USE FULL HIGH NON-ABSORBENT WALL MATERIAL AT ALL SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE AS REQUIRED.
  - CUSTOM TEMPERED GLASS SHOWER DOOR. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION. MAKE, MODEL, STYLE AND FINISH AS SELECTED BY OWNER.
  - NOT USED.
  - APPROX. LOCATION OF MIN. 4"Ø CLOTHES DRYER SMOOTH, MTL. EXHAUST DUCT W/12" ELBOWS ONLY & 12' MAX. RUN.
  - WINDOW - SEE SCHEDULE SHEET A4.1 AND DETAILS SHEETS A4.2 & A4.3 FOR ADDNL INFO. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER.
  - DOOR - SEE SCHEDULE SHEET A4.1 AND DETAILS SHEETS A4.4 & A4.5 FOR ADDNL INFO. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER.
  - CUSTOM STEAM SHOWER ENCLOSURE. TILE STYLE, PATTERN AND COLOR, PLUMBING FIXTURES AND ACCESSORIES AS SELECTED BY OWNER. USE FULL HIGH NON-ABSORBENT WALL MATERIAL AT ALL SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE AS REQUIRED.
  - CUSTOM TV FLOOR LIT & SWIVEL MECHANISM WITH WALK ON DROP AND ROLL FLAP. BY "FUTURE AUTOMATION". INSTALL PER MANUFACTURER SPECIFICATIONS. SEE SHEET A6.2 AND STRUCTURAL DRAWINGS FOR ADDNL INFORMATION AND THE INSTALLATION AND SPECIFICATIONS MANUAL PROVIDED ON SITE FOR FIELD INSPECTIONS.
  - VITALITY RECTANGLE LIGHTED PLUG-IN WALL MIRROR WITH EDGE LIT LIGHT PATTERN BY ROBERN OR ACCEPTABLE EQUIVALENT.
  - M SERIES RECTANGULAR FLAT TOP BATHROOM CABINET WITH POLISHED EDGE. BY ROBERN OR ACCEPTABLE EQUIVALENT. SIZE AND UPGRADE OPTIONS AS SELECTED BY OWNER. FOR ELECTRIC WIRE LOCATION SEE SPECIFICATIONS AND INSTALLATION MANUAL.
  - CLOSET FOR TANKLESS WATER HEATER. SEE MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.



**HOLDREN + LIETZKE  
ARCHITECTURE**

225 CANNERY ROW - SUITE A  
MONTEREY, CA 93940  
Ph: 831.649.6001  
Fax: 831.649.6003  
www.h-l-arc.com

DATE: 04/15/2022  
SCALE: 1/4"=1'-0"  
DRAWN: A.P.  
JOB NUMBER: 21.02

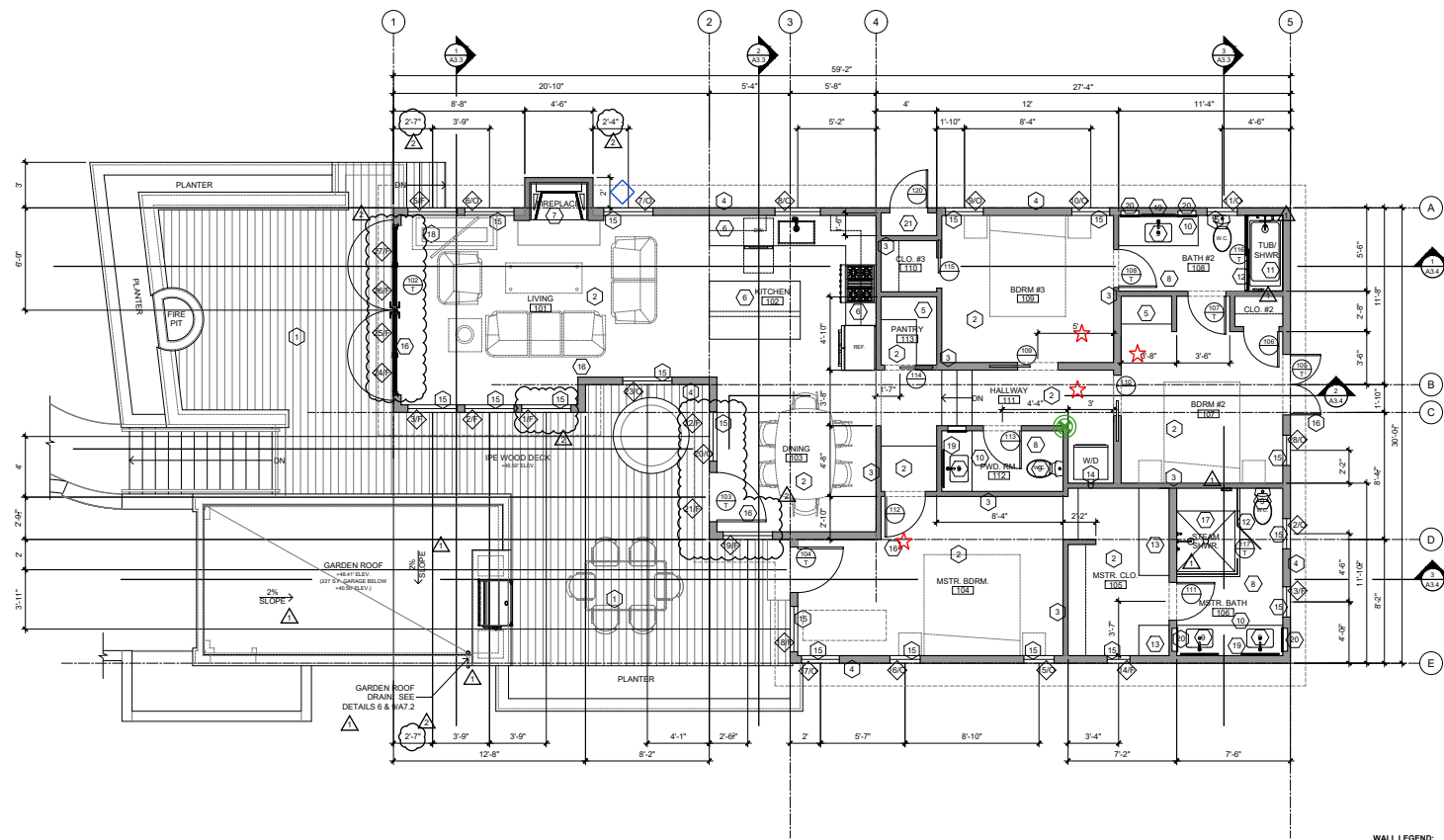
**REVISION**

▲	PLAN CHECK REVISIONS	06/30/2022
▲	BROMBAL REVISIONS	01/12/2023



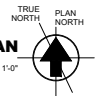
PROPOSED RESIDENCE LEVEL FLOOR PLAN  
**GALLO RESIDENCE**  
26319 SCENIC DRIVE  
CARMEL, CA 93923  
A.P.N. 009-442-020

**A2.2**



- ★ Smoke/Carbon Dioxide Detector
- ◇ Water Shut Off Valve
- ⊗ Breaker Box

- WALL LEGEND:**
- 2x4 STUD WALL
  - 2x6 STUD WALL
  - 2x10 STUD WALL



**RESIDENCE LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

- CONSTRUCTION KEYNOTES:**
- HARDWOOD PATIO DECK. WOOD TYPE, STYLE, LAYOUT, BOARD SIZE, COLOR AND FINISH AS SELECTED BY OWNER.
  - CHATEAU NAPOLEON - PARQUET CHÊNE FLÛME, MONT BLANC STYLE. TRUE FRENCH OAK WIDE PLANK HARDWOOD FLOOR.
  - 2x INTERIOR WALL SHOWN SHADED. SEE STRUCTURAL SHEETS FOR LOCATION OF NEW STRUCTURAL MEMBERS. NEW WALL FINISHES AS SELECTED BY OWNER.
  - 2x EXTERIOR WALL SHOWN SHADED. SEE STRUCTURAL SHEETS FOR LOCATION OF NEW STRUCTURAL MEMBERS.
  - CUSTOM CABINETS AS DESIGNED BY OTHERS. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
  - CUSTOM KITCHEN CABINETS AND COUNTERTOP AS DESIGNED BY OTHERS. COORDINATE WITH CABINET MANUFACTURER FOR LOCATION OF PLUMBING FIXTURES, APPLIANCES AND ELECTRICAL POWER OUTLETS PRIOR TO COMMENCEMENT OF WORK. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
  - 36" LISTED MASONRY MODULAR CONVENTIONAL FIREPLACE SYSTEM BY "FIREROCK MANUFACTURING, INC.". INSTALL PER MANUFACTURER SPECIFICATIONS. COMPLIES WITH UL127. SEE SHEET A6.1 FOR ADDNL. INFO. AND THE INSTALLATION AND SPECIFICATIONS MANUAL PROVIDED ON SITE FOR FIELD INSPECTIONS.
  - STONE FLOOR TILE. STYLE, PATTERN AND COLOR AS SELECTED BY OWNER.
  - BATHROOM SINK AND FAUCET AS SELECTED BY OWNER.
  - CUSTOM BATHROOM CABINETS AND COUNTERTOP AS DESIGNED BY OTHERS. COORDINATE WITH CABINET MANUFACTURER FOR LOCATION OF PLUMBING FIXTURES AND ELECTRICAL POWER OUTLETS PRIOR TO COMMENCEMENT OF WORK. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
  - TUB/SHOWER COMBINATION, MANUFACTURER, STYLE AND MODEL AS SELECTED BY OWNER. TILE STYLE, PATTERN AND COLOR AS SELECTED BY OWNER. USE FULL HIGH NON-ABSORBENT WALL MATERIAL AT ALL SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE AS REQUIRED.
  - CUSTOM TEMPERED GLASS SHOWER DOOR. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION. MAKE, MODEL, STYLE AND FINISH AS SELECTED BY OWNER.
  - NOT USED.
  - APPROX. LOCATION OF MIN. 4"Ø CLOTHES DRYER SMOOTH, MTL. EXHAUST DUCT W/12" ELBOWS ONLY & 12' MAX. RUN.
  - WINDOW - SEE SCHEDULE SHEET A4.1 AND DETAILS SHEETS A4.2 & A4.3 FOR ADDNL. INFO. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER.
  - DOOR - SEE SCHEDULE SHEET A4.1 AND DETAILS SHEETS A4.4 & A4.5 FOR ADDNL. INFO. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER.
  - TUB/SHOWER ENCLOSURE. TILE STYLE, PATTERN AND COLOR, PLUMBING FIXTURES AND ACCESSORIES AS SELECTED BY OWNER. USE FULL HIGH NON-ABSORBENT WALL MATERIAL AT ALL SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE AS REQUIRED.
  - CUSTOM TV FLOOR LIT & SWIVEL MECHANISM WITH WALK ON DROP AND ROLL FLAP. BY "FUTURE AUTOMATION". INSTALL PER MANUFACTURER SPECIFICATIONS. SEE SHEET A6.2 AND STRUCTURAL DRAWINGS FOR ADDNL. INFORMATION AND THE INSTALLATION AND SPECIFICATIONS MANUAL PROVIDED ON SITE FOR FIELD INSPECTIONS.
  - VITALITY RECTANGLE LIGHTED PLUG-IN WALL MIRROR WITH EDGE LIT LIGHT PATTERN BY ROBERTO OR ACCEPTABLE EQUIVALENT.
  - M SERIES RECTANGULAR FLAT TOP BATHROOM CABINET WITH POLISHED EDGE. BY ROBERTO OR ACCEPTABLE EQUIVALENT. SIZE AND UPGRADE OPTIONS AS SELECTED BY OWNER. FOR ELECTRIC WIRE LOCATION SEE SPECIFICATIONS AND INSTALLATION MANUAL.
  - CLOSET FOR TANKLESS WATER HEATER. SEE MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.



**HOLDREN + LIETZKE  
ARCHITECTURE**

225 CANNERY ROW - SUITE A  
MONTEREY, CA 93940  
Ph: 831.649.6001  
Fax: 831.649.6003  
www.h-l-arc.com

DATE: 04/15/2022  
SCALE: 1/4"=1'-0"  
DRAWN: A.P.  
JOB NUMBER: 21.02

REVISION

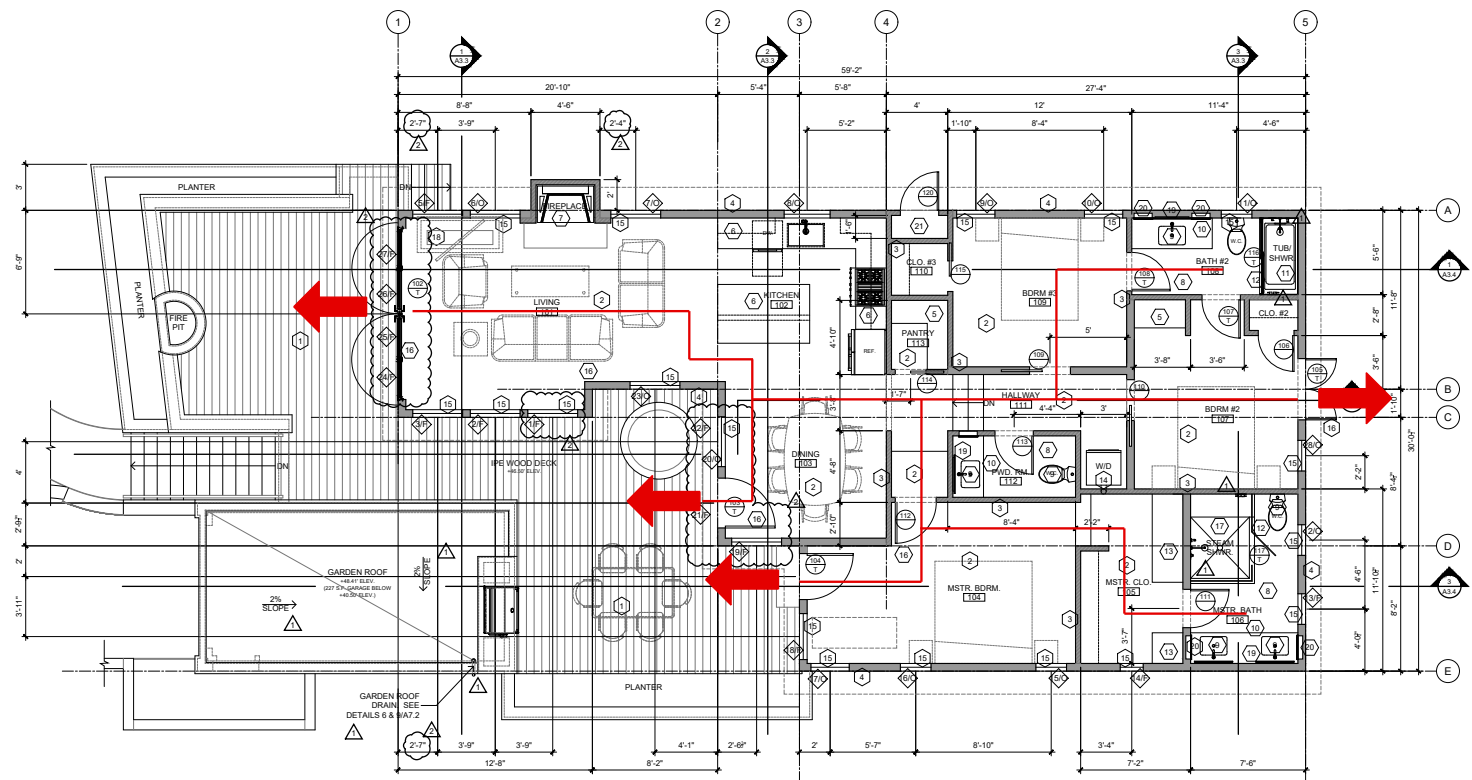
▲	PLAN CHECK REVISIONS	06/30/2022
▲	BROMBAL REVISIONS	01/12/2023



PROPOSED RESIDENCE LEVEL FLOOR PLAN

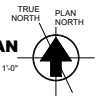
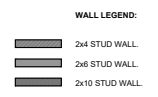
**GALLO RESIDENCE**  
26319 SCENIC DRIVE  
CARMEL, CA 93923  
A.P.N. 009-442-020

**A2.2**



**Floor Evacuation Map**

- Route ———
- Exit →



**RESIDENCE LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



# HOUSING AND COMMUNITY DEVELOPMENT

[Announcements](#)

[Development Services](#)

[Planning  
Services](#)

[Permit Center](#)

[GIS / Maps](#)

[About Us](#)



## Vacation Rental Home Inspection Checklist

### Property Information

- Vacation Rental Address and Unit/Suite/Apt # **26319 SCENIC DR, CARMEL, CA 93923**
- Total number of bedrooms **3**
- Total number of onsite parking spaces (e.g. garage, driveway) **1 = GARAGE + 1 = DRIVEWAY**

### Interior Inspection

- Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.
- Every sleeping room has a functional smoke alarm. **+ FIRE SPRINKLERS**
- Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.
- All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.
- Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.
- Other heating equipment is in safe operating condition and placed in an approved location.
- There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.
- The building conforms to the applicable state building and fire codes at the time the building was constructed.

### Exterior Inspection

- There is no evidence of infestation, garbage, and debris at the site.
- The property has active garbage pick-up service.
- If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.
- Property is in an overall safe and sanitary condition.

- Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside.  
 Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

Passed

Failed

Remarks/Observations:

NONE

Home Inspector Certification

*Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.*

Home Inspector or General Contractor Name & Acknowledgement: **GEOFF NORRIS, DBA  
GEOFFREY B. NORRIS GEN. BLDG. CONTR.**

California Contractors State License Board License Classification Type B

California Contractors State License Board License Classification Type B-2

California Contractors State License Board License Classification Type C-47

California Real Estate Inspection Association

American Society of Home Inspectors

International Code Council

International Association of Certified Home Inspectors

Please check the relevant certification agency and write your License/Certification number below:

Date: **09/12/2025** LIC# **728274**

Click 'Print' at the top of this page and save as a PDF.





# Operations Plan - 26319 Scenic Rd, Carmel, CA

PLN250338

## 1. Property Information

Address: 26319 Scenic Rd, Carmel, CA 93923

APN: 009-442-020

Bedrooms: 3

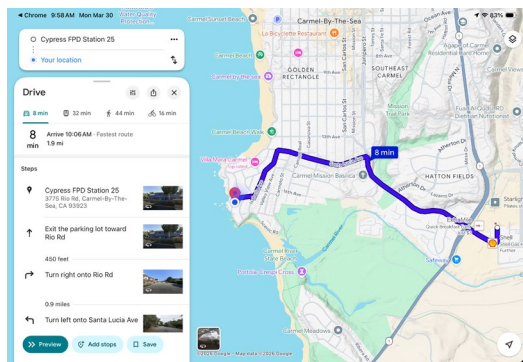
Parking: 1 Garage + 1 Driveway

Maximum Occupancy: 6 Guests

## 2. Fire Protection Agency and Emergency Response

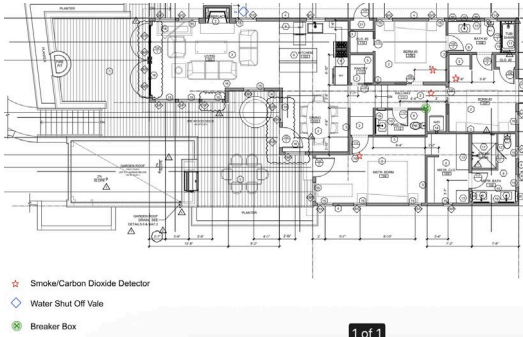
Cypress Fire Protection District (Station 25, 3775 Rio Road) provides fire protection and 24-hour Advanced Life Support (ALS) paramedic services to the property. The station is equipped with a Medic Engine and a paramedic is on duty 24 hours per day, 7 days a week.

The property is located approximately 2.1 miles from Station 25, with typical routing of approximately 8 minutes. The station has a private road entrance onto Rio Road thereby reducing travel time to 26319 Scenic Road.



### 3. Life Safety & Inspection Certification

Vacation Rental Inspection passed on 09/12/2025. Smoke detectors, carbon monoxide detectors, fire sprinklers, fire extinguisher, and GFCI protection verified compliant.



### 4. Emergency Response

Trish Cosand 831-594-7753 is the local contact (Tim Allen Property Management Co.) for the tenants. Emergency instructions are posted inside the residence. Guests are instructed to call 911 for emergencies.

In the event of an emergency, a 911 call initiates dispatch of the nearest available fire unit and ambulance. Fire personnel typically arrive first and provide on-site paramedic-level medical care, with ambulance transport provided as needed.

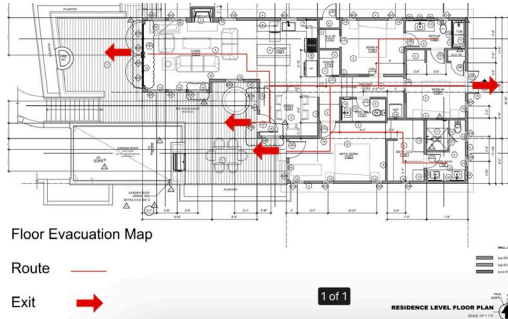
Based on station location and County routing, response to the property is consistent with Monterey County's defined adequate emergency response time standard.

The County has confirmed that emergency response services for this property are supported within the existing operational capacity of the regional system and advanced life support by way of the Medic Engine at Cypress Fire Protection District is provided.

This response structure reflects standard emergency operations within Monterey County.

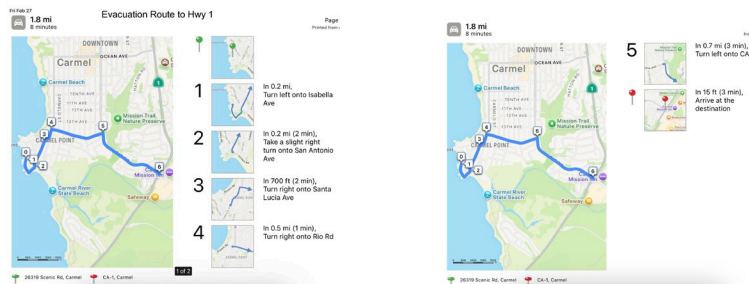
## 5. Evacuation Plan

A floor evacuation map is posted inside the residence showing primary and secondary exits, smoke/CO detector locations, breaker panel, and water shutoff valve.



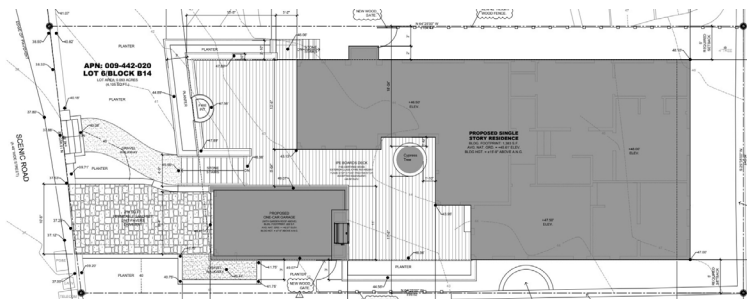
## 6. Regional Evacuation Routes

Primary evacuation route directs occupants to CA-1 (approximately 1.8 miles / 8 minutes).



## 7. Site & Access Plan

Single-story residence (1,383 sq. ft.) with approved Monterey County site plan. Required setbacks maintained. Scenic Road is a 40-foot-wide street frontage.



## 8. Occupancy & Parking

Maximum 6 overnight guests that will not exceed 4 adults and 2 children. No events permitted. Parking limited to garage and driveway only with a maximum of 2 vehicles and no street parking will be permitted. The property management company will also screen potential renters to ensure they are a good fit for both our home and the neighborhood which will focus on families or couples seeking a quiet stay on the coast.

## 9. Noise & Waste Management

Quiet Hours: 10:00 PM – 8:00 AM. No outdoor amplified music. Immediate response to complaints. Active garbage service maintained.

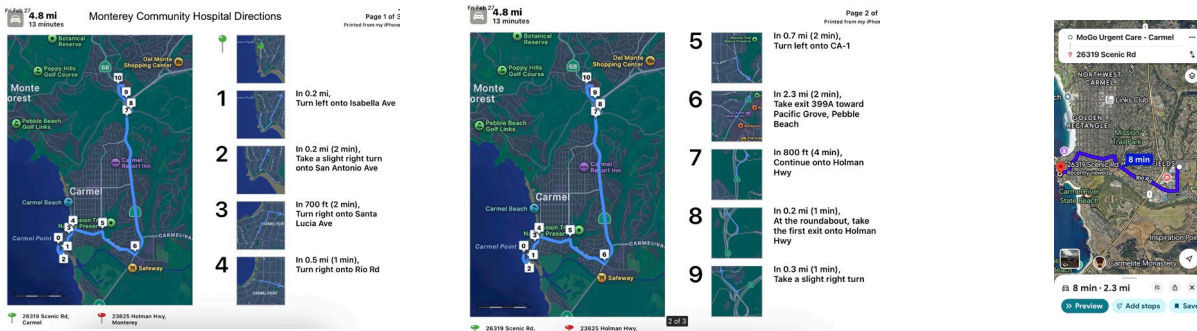
## 10. Medical Facilities

Emergency medical care is initiated on-site through 911 response. Patients are transported to appropriate medical facilities, including Community Hospital of the Monterey Peninsula, as needed.

Nearest Facilities:

- Community Hospital of the Monterey Peninsula, 23625 Holman Hwy
- MoGo Urgent Care, 26135 Carmel Rancho Blvd

## 11. Compliance Statement



This property operates in compliance with Monterey County STR Ordinance, Coastal regulations, TOT requirements, Cypress Fire standards, and Monterey County Housing & Community Development requirements.

Emergency response to the property is consistent with Monterey County Code §20.64.290.F.5.