

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

BARAJAS-MENDOZA FLAVIO & BARAJAS MARIA ELENA (PLN240116)

RESOLUTION NO. 26-028

Resolution by the Monterey County Chief of Planning:

- 1) Finding that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2; and
- 2) Approving a Coastal Administrative Permit to allow the conversion of an existing 2,095 square foot detached garage into an 808 square foot accessory dwelling unit with a 1,287 square foot attached garage.

[PLN240116 BARAJAS-MENDOZA FLAVIO & BARAJAS MARIA ELENA, 3380 Carneros Ct, North County Land Use Plan (APN: 141-062-003-000)]

The BARAJAS-MENDOZA FLAVIO & BARAJAS MARIA ELENA application (PLN240116) came on for an administrative decision hearing before the Monterey County Chief of Planning on March 18, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Chief of Planning 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 Monterey County General Plan (General Plan);
 - North County Land Use Plan (NC LUP);
 - North County Coastal Implementation Plan (NC CIP), Part 2; and
 - Monterey County 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. The project involves the conversion of an existing 2,095 square foot detached garage into an 808 accessory dwelling unit with a 1,287

square foot attached garage. The site is currently developed with a 6,375 square foot single family dwelling with an 887 square foot attached garage, 230 square foot balcony, 453 square foot covered entrance, and two 5,000 gallon water tanks. No alterations or development is proposed to these structures in this application.

- c) Allowed Use. The property is located at 3380 Carneros Court in Aromas, located in the North County Land Use Plan (APN:141-062-003-000). The parcel is split-zoned Low Density Residential with a Building Site 6 overlay and Medium Density Residential with a maximum Density of 4 units an acre, Coastal Zone or “LDR/B-6|MDR/4(CZ)”. The garage proposed for conversion exists on the MDR zoning, which allows accessory dwelling units (ADU) subject to the approval of a Coastal Administrative Permit in each case pursuant to Title 20 sections 20.12.040.A and 20.64.030. Consistent with NC LUP policy 4.3.6.D.2, as the ADU will have adequate urban services; NC CIP section 20.144.140.A enforces this by requiring appropriate soils report (see Finding 2, Evidence b) to determine the adequacy of the services provided. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The parcel (Assessor’s Parcel Number 141-062-003-000, 9.86 acres) is shown in its current configuration and under separate ownership in a Parcel Map with a County Surveyor’s Certificate dated February 9, 1978, Volume 12, Page 61. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Design/Neighborhood and Community Character. The subject property zoning district does not include a Design Control Overlay (see Evidence c) and therefore is not subject to the regulations outlined in Title 20.44. NC CIP section 20.144.020.SSS defines the public viewshed as views visible from Highway 1, Highway 156, Elkhorn Slough Road, Elkhorn and Moro Cojo Sloughs, beaches, dunes, and wetlands, and views to and along the ocean shoreline from Highway 1. The subject property is not visible from any of these viewpoints. The colors and materials of the existing garage are not proposed to change and are to match the existing single-family dwelling. The roof consists of s-tiles in Carmel blend, the trim/fascia/shutters are a deep brown (Rocky Mountain; Kelly-Moore Paints), and the exterior stucco is a warm-toned neutral (Earth Stone; Kelly-Moor Paints). Therefore, the proposed development is consistent with the neighborhood and community character.
- f) Development Standards. Title 20 Section 20.64.030.E.3.b establishes that no setbacks shall be required for ADUs created by converting existing structures to an ADU. The height of the existing garage is 14 feet and 10 inches tall, which is below the habitable accessory structure height limit of 16 feet set forth in Title 20 Section 20.64.030.E.2.b. The subject property has an allowable building site coverage of 35 percent, and the current site coverage is 1.9 percent, which is not proposed to increase with the scope of work of this project. Therefore, the property complies with the required site development standards based on the applicable MDR zoning district and coastal ADU regulations.
- g) Cultural Resources. The Monterey County Geographic Information System identified the property to be within a low archaeological sensitivity area. The parcel does not fall within 750 feet of

archaeological resources, exempting it from a Coastal Development Permit pursuant of NC CIP section 20.144.110.A.1. Additionally, the requirements to mandate an archaeological report were not met, as outlined in section 20.144.110.B.1.c, since the parcel is not within 750 feet of a known archaeological resource.

- h) Public Access. As demonstrated in Finding 6, the development is consistent with public access policies of the NC LUP.
- i) Accessory Dwelling Unit. As demonstrated in Finding 7, the development is consistent with the accessory dwelling unit regulation in Title 20 section 20.64.030.
- j) Land Use Advisory Committee. The project does not involve a public hearing Design Approval, a Lot Line Adjustment in the Coastal Zone, preparation of an Initial Study, or a Variance. Therefore, the project was not referred to the North County Land Use Advisory Committee (LUAC) for review as outlined in the LUAC Guidelines contained in Board Order RES 15-043 Exhibit A.
- k) The project planner conducted a virtual site inspection to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240116.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. 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 following report has been reviewed:
 - “Soils and Geotechnical Report and Percolation Tests (Addendum)” (LIB160330) prepared by Belinda Taluban, Salinas, CA on September 22, 2016.County staff independently reviewed this report and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
 - c) Staff conducted a virtual site inspection to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240116.

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, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Aromas Tri-County Fire Protection District. 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) All necessary public facilities are available to the ADU as existing connections to Los Carneros Mutual Water Company for domestic water and an onsite water treatment system for sewer.
 - c) Staff conducted a virtual site inspection to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240116.

- 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 virtual site inspection and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240116.

- 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 conversion of an existing small structure.
 - b) The project includes the conversion of an existing garage into an ADU (see Finding 1), has public services and facilities are available, and is not environmentally sensitive, qualifying it as exempt under Section 15303.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site.
 - d) No adverse environmental effects were identified during staff review of the development application.

- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240116.

- 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 NC CIP Section 20.144.150 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 (Figure 6, North County General Plan Shoreline Access/Trails, in the NC LUP).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240116.

- 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 the conversion of an existing 2,095 square foot detached garage into an 808 accessory dwelling unit with a 1,287 square foot attached garage.
 - b) The ADU is below the maximum 1,200 square foot floor area and will be the first ADU on the subject property. The ADU is to be sited along the northeast side of the parcel (see attached plans and Finding 1, Evidence “e”).
 - c) Title 20 Section 20.64.030.E.4 outlines size limitations for ADUs in NC LUP by specifying that the conversion of legally constructed accessory structures built after March 25, 2024, shall not exceed 1,200 square feet. Building permit 20CP00189 authorized construction of the detached garage and was finalized on November 24, 2025. The proposed conversion will be 808 square feet of the existing garage, which does not exceed the 1,200 square foot maximum. Therefore, the proposed conversion complies with the size limitation policy.
 - d) As defined in Title 20, Section 20.58.040, the ADU requires one parking space. Consistent with this requirement, the ADU will have an attached three car 1,287 square foot garage as shown in the attached plans.
 - e) The ADU meets the required site development standards as defined in Title 20 Section 20.12.060 and Section 20.64.030 (See Finding 1, Evidence “e” and “f”).

- f) 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).
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN240116.

8. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the conversion of an existing structure qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Guidelines section 15300.2; and
2. Approve the Coastal Administrative Permit to allow the conversion of an existing 2,095 square foot detached garage into an 808 square foot accessory dwelling unit with a 1,287 square foot attached garage.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of March 2026.

Melanie Beretti
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT 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 Services 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.

County of Monterey HCD Planning

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

PLN240116

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit (PLN240116) allows the conversion of an existing 2,095 square foot detached garage into an 808 square foot accessory dwelling unit with a 1,287 square foot attached garage. The property is located at 3380 Carneros Lane, Aromas (Assessor's Parcel Number 141-062-003-000), North County 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 Coastal Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 141-062-003-000 on March 18, 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 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. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

5. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

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PROJECT INFORMATION	
APN#:	141-062-003-000
ZONING MAP:	LDR/B-6 - MDR/4 (CZ)
ADDRESS:	3380 CARNEROS CT. AROMAS, CA 95004
SITE AREA (ACRES):	429,501 SF (9.86 AC)
SITE COVERAGE:	2,692 SF .28%
OCCUPANCY GROUP:	R3 AND U
TYPES OF CONSTRUCTION:	VB
FIRE SPINKLERS:	YES
BUILDING AREA:	
MAIN:	4797 SF (EXISTING)
ATTACHED GARAGE:	1022 SF (EXISTING)
DETACHED GARAGE:	2095 SF (EXISTING)
TOTAL:	7914 SF 2% LOT COVERAGE
BUILDING HEIGHT:	1 STORY, 16'-0" ±

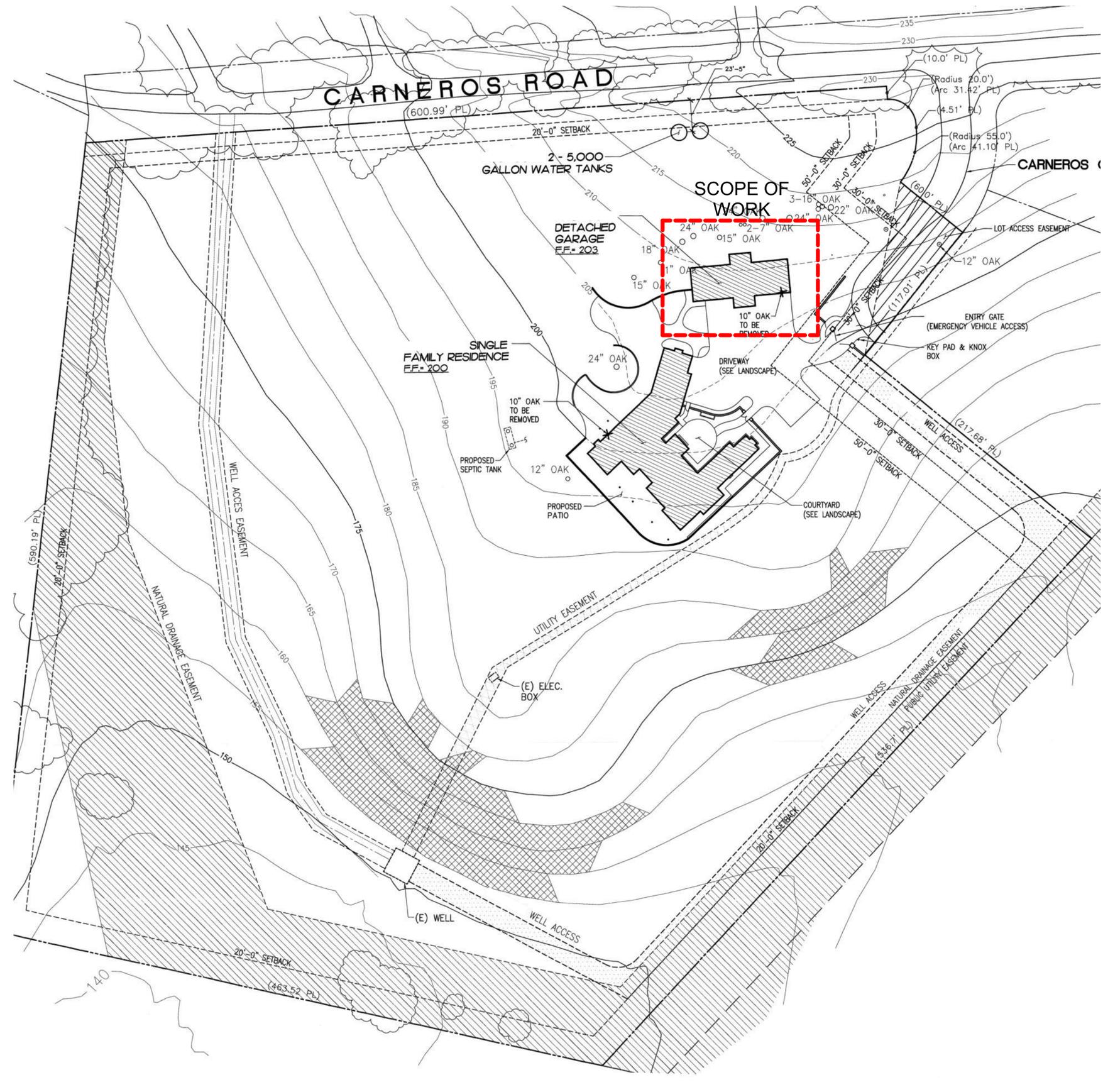
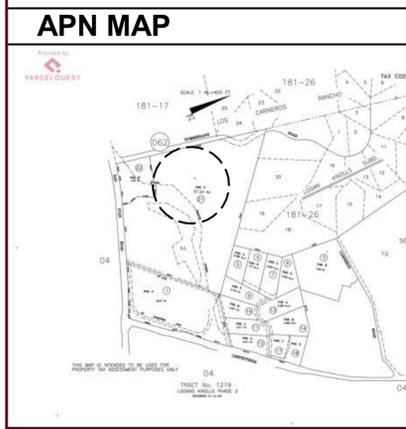
APPLICABLE CODE	
2022 CBC CALIFORNIA BUILDING CODE	
2022 CRC CALIFORNIA RESIDENTIAL CODE	
2022 CEC CALIFORNIA ELECTRICAL CODE	
2022 CPC CALIFORNIA PLUMBING CODE	
2022 CMC CALIFORNIA MECHANICAL CODE	
2022 CERC CALIFORNIA ENERGY CODE	
2022 CALGreen CALIF. GREEN BUILD. STANDARDS	
WIND & SEISMIC	

DEFERRED SUBMITTAL	

SCOPE OF WORK	
PROJECT CONSIST OF THE FOLLOWING: EXISTING DETACHED GARAGE & MAIN STRUCTURE, BEEN APPROVED UNDER A SEPARATE PERMIT, PERMIT 20CP00189/18CP01595. AN 2ND UNIT WITHIN THE DETACHED GARAGE A PORTION OF STRUCTURE 755 SQ. TO BE CONVERTED. THAT WILL CONSIST OF A KITCHENETTE AND A OPEN LIVING SPACE WITH ONE BATHROOM / BEDROOM WITH A CLOSET.	

CONTACTS	
OWNER RESIDENCE FLAVIO BARAJAS 3380 CARNEROS COURT, AROMAS, CA. 95004 PH: (831) 240.8727 EMAIL: flavio@anfplastering.com	
DESIGNER JER DESIGN GROUP 15919 VILLAGWAY MORGAN HILL, CA. 95037 JOSE RAMA c: 408.843.8067 e: jer@jerdesigngroup.com	

SHEET INDEX	
ARCHITECTURAL	
-CS	COVER SHEET
01	GENERAL NOTES
A1.1	1ST. FLOOR PLAN
A3.1	ELEVATIONS
A8.1	DETAILS
A8.2	DETAILS



1 Site
1" = 40'-0"

PLANNING-DESIGN-RENDERING

email: jer@jerdesigngroup.com
408.843.8067 c
CONSULTANTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

BARAJAS RES.
3380 CARNEROS CT. AROMAS CA. 95004

COVER SHEET

MARK	DATE	DESCRIPTION

PROJECT NO:	141-062-003-000
CAD DWG FILE:	Y:\Shared\Project\sl3380 Carneros Ct\Jr-ADU\sl3380
DRAWN BY:	Authors Ct. Jr-ADU.rvt
CHK'D BY:	Checker
COPYRIGHT:	2021
	JER DESIGN GROUP
SHEET TITLE	
	-CS
SHEET	OF

08/14/2024

