

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

1536 Cypress Drive LLC (PLN190408-EXT1)

RESOLUTION NO. 26-059

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a three-year Permit Extension to a previously approved Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN190408-EXT1, 1536 Cypress Drive LLC., 1536 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone. (Assessor's Parcel Number 008-411-012-000)]

The 1536 Cypress Drive LLC application (PLN190408-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on July 15, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on January 20, 2021, a Coastal Administrative Permit and Design Approval PLN190408, was approved by the Director of Housing and Community Development through Resolution No. 21-002. As approved, the project consists of a Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. In accordance with the resolution, this entitlement is set to expire on January 20, 2024;

WHEREAS, the applicant submitted an extension request for the related construction permit 21CP00873, and PLN190408 prior to the expiration of the planning entitlement; however, the County did not process the request. On May 18, 2026, the applicant followed up on the request

and the County granted the construction permit (21CP00873) and planning entitlement (PLN190408) a one-year extension for bother application that is set to expire on May 18, 2027;

WHEREAS, Pursuant to Monterey County Code (MCC) Title 20 (Coastal Zone), Section 20.82.110.A, a written request from the permittee, provided such request is made at least thirty (30) days prior to the expiration of the Combined Development Permit. The written request shall be filed with the Appropriate Authority and set forth reasons supporting the request. Agent, Aengus L. Jeffers has submitted a written request prior to the expiration stating an extension is needed due to needing more time to close escrow on the property. The new buyer will be postponing demolition of the existing residence until after the June 2027 US Open Championship;

WHEREAS, this extension does not include any changes to the approved project scope that would affect the conclusion or findings by which the project was approved in Resolution No. 21-002; therefore, there is no change to the findings of site suitability and health life and safety. This Extension only modifies the term of the Coastal Administrative Permit and Design Approval;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

WHEREAS condition compliance approved with Resolution No. 21-002 continues to apply and shall be satisfied under PLN190408. This Extension only modifies the expiration date of the Permit from May 18, 2027, to May 18, 2030.

WHEREAS California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts the minor alteration of existing public or private structures and facilities involving negligible or no expansion of use. Therefore, the proposed development is consistent with CEQA Guidelines Section 15301 and none of the exceptions under CEQA Guidelines Section 15300.2 apply to this project; and

WHEREAS, pursuant to Title 20 section 20.86.030, the discretionary decisions of the Chief of Planning are appealable to the Board of Supervisors. The decision of the Board of Supervisors would be final and may not be appealed.

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the County of Monterey `Chief of Planning does hereby:

- 1) Finding that the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a three-year Permit Extension to a previously approved Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

PASSED AND ADOPTED this 15th day of July 2026.

Melanie Beretti, AICP,
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 SECRETARY OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.
2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

County of Monterey HCD Planning

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

PLN190408-EXT1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Extension Permit (PLN190408-EXT1) allows a Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling and re-construction of a 5,822 square foot main level; and Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 1536 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-411-012-000), Del Monte Forest Land Use Plan, Coastal Zone. 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 Permit Extension (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-411-012-000 on July 15, 2026. The permit was granted subject to 2 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.

