

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:

RALEY RICHARD R (PLN190117-EXT2)

RESOLUTION NO. 26-027

Resolution by the County of Monterey Chief of Planning:

- 1) Considering the previously adopted Negative Declaration and finding the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162; and
- 2) Approving a second three-year Permit Extension to a previously approved Combined Development Permit (PLN120276), as extended by PLN160150 and amended by PLN190117) that allowed construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, 216 square foot second story deck, and 1,412 square feet of flatwork; conversion of an existing 1,603 square foot single family dwelling into a guesthouse, art studio, and storage, and to allow the structure to exceed the 12 foot height limit by 10 feet; demolition of an existing 360 square foot guesthouse within an existing 485 square foot structure and retaining 485 square feet as a detached garage; modifications to the driveway design and addition of 3 guest parking spaces; development within 100 feet of Environmentally Sensitive Habitat; and development within 750 feet of a known archeological resource.

[PLN190117-EXT2, Raley Richard R, 170 Spindrift Lane, Carmel, Carmel Highlands Area, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number 241-321-002-000)]

The Raley Richard R application (PLN190117-EXT2) came on for a public hearing before the County of Monterey 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 Chief of Planning finds and decides as follows:

PLN190117-EXT2 RICHARD RALEY R

RECITALS

WHEREAS, on April 11, 2023, a Combined Development Permit (PLN120276) was approved by the Zoning Administrator through Resolution No. 13-014 and is incorporated by reference. As approved, the project consists of construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, a 216 square foot second story deck, and 1,412 square feet of flatwork including an at grade patio, concrete paver driveway and walk ways; including the conversion of an existing 1,603square foot single family dwelling into a 423 square foot guesthouse, conversion of 1,004 square feet into an art studio and 176 square foot storage area and allow the structure to exceed the 12 foot height limit by 10 feet; and demolish an existing 360 square foot guesthouse within an existing 845 square foot structure retaining 485 square feet of the structure as a detached garage. Development is within 100 feet of Environmentally Sensitive Habitat; and development within 750 feet of a known archaeological resource. Grading to include approximately 260 cubic yards of cut and 260 cubic yards of fil. In accordance with the resolution, this entitlement is set to expire on April 11, 2016;

WHEREAS, on April 27, 2016, a three-year extension to the previously approved Combined Development Permit (PLN160150) was approved by the Chief of Planning through Resolution No. 16-017 and is incorporated by reference. As approved, the project scope of work did not change, only extend the Combined Development Permit expiration date from April 11, 2016 to April 27, 2019.

WHEREAS, on October 2, 2019 a Minor and Trivial Amendment of the Combined Development Permit (PLN190117) was approved by the Chief of Planning through Resolution No. 19-058 and is incorporated by reference. The project scope added three new guest parking spaces consisting of 347 square feet, located on an existing driveway to the detached garage. The Minor and Trivial Amendment was set to expire on October 16, 2022.

WHEREAS, on the Board of Supervisors, by Ordinance No. 5332, allowed an automatic 6-month extension of land use entitlements that were in effect as of March 17, 2020. Therefore, the permit expiration of PLN190117 (Resolution No. 19-058) was extended from its original date of expiration of October 16, 2022 to April 16, 2023.

WHEREAS, on February 21, 2024, a three-year extension to the previously approved Minor and Trivial Amendment (PLN190117) was approved by the Chief of Planning through Resolution No. 24-008 and is also incorporated by reference. As approved the project scope was not changed, only extending the expiration from April 16, 2023 to April 16, 2026.

WHEREAS, Pursuant to Monterey County Code (MCC) Title 20 (Coastal Zone), Section 20.82.110.A, a written request for an extension must be submitted to the appropriate authority at least 30 days prior to the expiration date of an approved or conditionally approved Combined Development Permit. Agent, Laura Lawrence requested a 3-year extension in writing on January 6, 2026, well before the 30-day expiration date. Due to a series of unfortunate events out of the Applicant's direct control, the Applicant is facing significant financial difficulty resulting in financial setback and leading to the property to be in foreclosure. The approval of this extension would allow prospective buyers to continue the permit.

WHEREAS, there have been no significant changes in circumstances on site or with the approved design, nor have any changes occurred in the regulations that would affect the

conclusion or findings by which the project was approved in Resolution No.'s 13-014, 16-017, 19- 058 and 24-008. There is no change to the findings of site suitability and health life and safety. This Extension only modifies the term of the Combined Development Permit.

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. 19-058 continues to apply, and shall be satisfied under PLN190117. This second Extension only modifies the expiration date of the Combined Development Permit as extended by PLN150337-EXT1 from April 16, 2026 to April 16, 2029.

WHEREAS, Resolution No. 13-014 adopted a Negative Declaration and subsequent amendment (PLN190117) Resolution No. 19-058 did not require subsequent environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162. Other than the expiration date, there are no changes proposed in this extension, and the conditions on the ground have not changed since the original approval. Therefore, this extension to the Combined Development Permit does not require subsequent environmental review pursuant to CEQA Guidelines sections 15162 because no substantial changes are proposed requiring major revisions to the Negative Declaration.

WHEREAS, pursuant to Title 20 section 20.88.030, the discretionary decisions of the Chief of Planning are appealable to the Planning Commission. The decision of the Planning Commission would be final and may not be appealed.

DECISION

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

- 1) Considering the previously adopted Negative Declaration and finding the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162; and
- 2) Approving a second three-year Permit Extension to a previously-approved extended and amended Combined Development Permit (PLN120276), and as extended by (PLN160150), and amended by (PLN190117) and extended again by (PLN190117-EXT1) that allowed construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, 216 square foot second story deck, and 1,412 square feet of flatwork; conversion of an existing 1,603 square foot single family dwelling into a guesthouse, art studio, and storage, and to allow the structure to exceed the 12 foot height limit by 10 feet; demolition of an existing 360 square foot guesthouse within an existing 485 square foot structure and retaining 485 square feet as a detached garage; modifications to the driveway design and addition of 3 guest parking spaces; development within 100 feet of Environmentally Sensitive Habitat; and development within 750 feet of a known archeological resource.

PASSED AND ADOPTED this 18 day of March 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD 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.

PLN190117-EXT2 RICHARD RALEY R

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.

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County of Monterey HCD Planning

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

PLN190117-EXT2

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Permit Extension (PLN150337-EXT2) allows a Combined Development Permit PLN120276 (Zoning Administrator Resolution No. 13-014), as extended by PLN160150 (Director of RMA-Planning Resolution No. 16-017) and amended by PLN190117 (RMA-Chief of Planning Resolution No. 19-058) and extended by PLN190117-EXT1 (HCD-Chief of Planning Resolution No. 24-008), that allowed construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, 216 square foot second story deck and 1,412 square feet of flatwork; conversion of an existing 1,603 square foot single family dwelling into a guesthouse, art studio and storage, and to allow the structure to exceed the 12 foot height limit by 10 feet; demolition of an existing 360 square foot guesthouse within an existing 485 square foot structure and retaining 485 square feet as a detached garage; modifications to the driveway design and addition of 3 guest parking spaces; development within 100 feet of Environmentally Sensitive Habitat; and development within 750 feet of a known archeological resource. The property is located at 170 Spindrift Lane, Carmel (Assessor's Parcel Number 241-321-002-000), Carmel Highlands area, Carmel Area Land Use Plan, Coastal Zone. (Related to PLN120276, PLN160150, PLN190117 & PLN190117-EXT1). 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 HCD Chief of Planning for Assessor's Parcel Number 241-321-002-000 on March 18, 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.