

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901



Meeting Agenda - Final

Wednesday, June 3, 2026

8:00 AM

**Government Center
1441 Schilling Place
Salinas, CA 93901**

Administrative Permit

**For information on The Ralph M. Brown Act: Open Meetings please click on the link below:
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:**

**[https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?
division=2.&chapter=9.&part=1.&lawCode=GOV&title=5](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5)**

FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on June 3, 2026, the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, June 2, 2026. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

SCHEDULED MATTERS**1. PLN250382 - MESSIAH SAMIR**

Administrative Permit and Design Approval to allow the construction of a new 2,997 square foot single family dwelling with 737 square foot accessory dwelling unit and 629 square foot two-car garage, both attached with a 925 square foot covered breezeway, 595 square feet of uncovered decks, and 65 linear foot retaining wall; and a 576 square foot detached barn, and new septic system; grading of approximately 289 cubic yards of cut & 263 cubic yards of fill. Colors and materials consist of stucco siding (Ashley grey) with wood fascia (charcoal grey), aluminum clad exterior doors and windows (clear cedar wood stained), metal roof (color to match charcoal grey). The property is located at 23 San Clemente Trail, Carmel (Assessor's Parcel Number 239-131-007-000), Greater Monterey Peninsula Area Plan.

Project Location: Santa Lucia Preserve Phase C, Lot 207, 23 San Clemente Trail, Carmel (Assessor's Parcel Number 239-131-007-000), Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)

2. PLN260073 - LAWRENCE GARY M & KATHERINE L

Administrative Permit and Design Approval to allow the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box, a 989 square foot accessory dwelling unit, and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey).

Project Location: 33 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-053-000 Greater Monterey Peninsula Area Plan.

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)

3. PLN230249 - SWEENEY KELLY M TR

Administrative Hearing to consider action on restoration of approximately 450 cubic feet of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280.

Project Location: 7230 Carmel Valley Rd, Carmel, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15333 and no exceptions apply pursuant to Section 15300.2

- Attachments:**
- [Staff Report](#)
 - [Exhibit A - Draft Resolution](#)
 - [Exhibit B - Vicinity Map](#)
 - [Exhibit C - Biological Assessment](#)