



Administrative Permit

Legistar File Number: AP 26-018

February 04, 2026

Introduced: 1/30/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250265 - LARKIN KYLE T & LAURAL M TRS

Administrative Permit and Design Approval to allow the construction of a 7,671 square foot bi-level single family dwelling (3006 square foot lower level/4665 square foot main level), with 450 square foot covered terrace, 155 square foot covered deck, 450 square foot open terrace at the first floor, 85 square foot master balcony, 116 square foot master deck, and 42 square foot open deck; an 864 square foot detached garage; a 951 square foot accessory dwelling unit with a 48 square foot covered porch; and retaining walls (197 linear feet and 2 feet in average height). Grading consists of 2,506 cubic yards cut and 175 cubic yards of fill. Colors and materials consist of fiber cement cladding, musket metal roof, neutral color stone veneer, taupe columns, aluminum windows (dark bronze), taupe trim paint, body paint ("Tobacco") and black.

Project Location: 67 Chamisal Pass Carmel, (Assessor's Parcel 239-041-011-000), Greater Monterey Peninsula Area Plan.

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

RECOMMENDATION:

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2:
and
- b. Approve Administrative Permit and Design Approval to allow the construction of a 7,671 square foot bi-level single family dwelling (3006 square foot lower level/4665 square foot main level), with 450 square foot covered terrace, 155 square foot covered deck, 450 square foot open terrace at the first floor, 85 square foot master balcony, 116 square foot master deck, and 42 square foot open deck; an 864 square foot detached garage; a 951 square foot accessory dwelling unit with a 48 square foot covered porch; and retaining walls (197 linear feet and 2 feet in average height). Grading consists of 2,506 cubic yards cut and 175 cubic yards of fill. Colors and materials consist of fiber cement cladding, musket metal roof, neutral color stone veneer, taupe columns, aluminum windows (dark bronze), taupe trim paint, body paint ("Tobacco") and black.
- c. The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION:

Agent: Matt Andrew, AMPDESIGN INC

Property Owner: LARKIN KYLE T & LAURAL M TRS

APN: 239-041-011-000

Parcel Size: 45.177 acres

Zoning: "RC/40-D-S" Resource Conservation/ 40 acres per unit-Design -Site Plan Review District

Plan Area: Greater Monterey Peninsula

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of the Administrative Permit and Design Approval subject to the Findings and Evidence in the Resolution (**Exhibit A**). Please read these carefully and contact the Permit Technician if you have any questions.

On February 04, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 p.m. on February 03, 2026. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT OR DEVELOPMENT ON SLOPES IN EXCESS OF 25% ASSOCIATED WITH THIS PERMIT.

Prepared by: Selene Reveles Permit Technician II

Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Selene Reveles, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Kyle and Loral Larkin, Property Owners; Matt Andrew, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File **PLN250265**