



County of Monterey

Item No.8

Administrative Permit

Legistar File Number: AP 26-008

January 07, 2026

Introduced: 1/2/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250144 - JMG CARMEL LLC

Administrative hearing to consider the demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray).

Project Location: 26370 Carmelo Street, Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to the CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS

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

- a. Find that the minor alterations and site improvements to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
- b. Approve a Design Approval to allow the demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray); and Coastal Administrative Permit to allow for development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Carla Hashimoto

Property Owner: JMG CARMEL LLC

APN: 009-461-004-000

Parcel Size: 0.12 acres (4,996 square feet)

Zoning: Medium Density Residential with a maximum density of 2 units per acre with an 18-foot height limitation and a Design Control Overlay (Coastal Zone) or "MDR/2-D(18)(CZ)"

Plan Area: Carmel Land Use Plan, Coastal Zone

Flagged and Staked: No

Project Planner: Kayla Nelson,

(831) 796-6408, nelsonk@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 7, 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, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 6, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

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 Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Cypress Fire Protection District

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; JMG CARMEL LLC, Property Owners; Carla Hashimoto, Agent; Hannah Miller, Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250144