



## Administrative Permit

Legistar File Number: AP 26-050

June 03, 2026

**Introduced:** 5/22/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **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 Categorical Exempt pursuant to CEQA Guidelines Section 15303.

### RECOMMENDATION:

It is recommended that the 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 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 attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommend approval subject to 3 conditions of approval.

### PROJECT INFORMATION:

**Agent:** Sonia Madrigal, Holdren Lietzke Architecture

**Property Owner:** MESSIAH SAMIR

**APN:** 239-131-007-000

**Parcel Size:** 35.137 acres

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

**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 June 3, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 p.m. on June 2, 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: Margarita Ochoa, 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; Margarita Ochoa, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Messiah Samir, Property Owner; Sonia Madrigal, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250382