



Administrative Permit

Legistar File Number: AP 26-024

March 04, 2026

Introduced: 2/24/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250001 - MESSIAH SAMIR & NIMRI SAWSAN AL

Administrative hearing to consider action on the construction of a 4,449 square foot single family dwelling with an attached 888 square foot three-car garage and associated site improvements including the removal of three Coast Live Oak trees.

Project Location: 12 Arroyo Sequoia, Carmel

Proposed CEQA action: Consider an Addendum together with the Santa Lucia Environmental Impact Report (EIR 94-005, Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164.

RECOMMENDATIONS

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

- a. Find the project Categorical Exempt pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.
- b. Approve an Administrative Permit and Design Approval to allow construction of a 4,449 square foot single family dwelling with an attached 888 square foot three-car garage and associated site improvements, including the removal of three Coast Live Oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION

Agent: Adam Jeselnick

Property Owner: Samir Messiah & Sawsan Nimri

APN: 239-091-021-000

Parcel Size: 3.94 acres or 171, 626 square feet

Zoning: RC/40-D-S or Resource Conservation, 40 acres per unit density, Design Control, Site Plan Review overlay

Plan Area: Greater Monterey Peninsula

Flagged and Staked: No

SUMMARY

Staff is recommending approval of an Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), 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 March 4, 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, March 3, 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 and the California Coastal Commission.

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

Monterey County Regional Fire Protection District

Prepared by: McKenna Bowling, Associate Planner, x 5298

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

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

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

Exhibit C - Vicinity Map

Exhibit D - Addendum

Exhibit E - Arborist Report

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Samir Messiah and Sawsan Nimri, Property Owners; Adam Jeselnick, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christine McGinnis, Keep Big Sur Wild; Planning File PLN250001.