



Administrative Permit

Legistar File Number: AP 26-048

May 20, 2026

Introduced: 5/12/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250221 - COWELL JOHN F IV TR

Administrative hearing to consider construction of a 5,810 square foot single-family dwelling, 685 square foot attached garage, 1,194 square foot barn and associated site improvements, including the removal of 2 Coast Live Oak trees.

Project Location: 62 Chamisal Pass, Carmel

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

RECOMMENDATIONS

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

- a) Consider an Addendum together with the previously certified Santa Lucia Preserve Subdivision Environmental Impact Report (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164; and
- b) Approve an Administrative Permit and Design Approval to allow the construction of a 5,810 square foot single-family dwelling, a 685 square foot attached garage, a 1,194 square foot barn and associated site improvements, including the removal of 2 Coast Live Oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 13 conditions of approval.

PROJECT INFORMATION

Agent: Ken Linsteadt

Property Owners: John and Michelle Cowell

APN: 239-041-009-000

Parcel Size: 38.5 acres, including the developable homeland boundary of 2.1 acres

Zoning: Resource Conservation with a 40-acre minimum and Design Control and Site Plan Review overlays or "RC/40-D-S"

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: No

Project Planner: Kayla Nelson, (831) 796-6408

nelsonk@countyofmonterey.gov

SUMMARY

Staff is recommending approval of an 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 May 20, 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, May 19, 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 County of Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning 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: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Talyor Price, Senior 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

Exhibit C - Addendum

Exhibit D - Arborist Report (County of Monterey Library No. LIB260103), dated March 31, 2025

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; John and Michelle Cowell, Property Owners; Ken Linsteadt, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250221