



Administrative Permit

Legistar File Number: AP 26-023

March 04, 2026

Introduced: 2/23/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230289 - ZHANG JIAXIANG & DING YUANYUAN

Administrative hearing to consider construction of a 5,459 square foot two-story single-family dwelling with an 805 square foot attached garage, a 954 square foot detached garage and associated site improvements; and removal of 3 Oak trees.

Project Location: 5486 Quail Meadows Drive, Carmel, 93924

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to section 15300.2; and
- b. Approve an Administrative Permit and Design Approval allow allow for construction of a 5,459 square foot two-story single-family dwelling with an 805 square foot attached garage, a 954 square foot detached garage and associated site improvements; and 2) Removal of 3 Oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 14 conditions of approval.

PROJECT INFORMATION

Agent: Franshisca Delgado

Property Owner: Jiaxiang Zhang

APN: 157-171-017-000

Parcel Size: 174,240 square feet

Zoning: Low Density Residential, with Building Site, Design Control, Site Plan Review, and Residential Allocation Zoning overlays, or "LDR/B-6-D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: Yes

Project Planner: Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov, (831)783-7065

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 March 4th, 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, September 16th, 2025. 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 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: Jordan Evans-Pollockow Assistant Planner, x7065

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 & Materials

Exhibit B - Vicinity Map

Exhibit C - Arborist Report

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Jiaxiang Zhange, Property Owner; Franschisca Delgado, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230289