



## Administrative Permit

Legistar File Number: AP 26-017

February 04, 2026

**Introduced:** 1/30/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN250198 - MCLAUGHLIN MATTHEW**

Administrative Permit and Design Approval to allow the construction of a 2,604 square foot one-story single family residence with several small terraces off the bedrooms and gallery, a 396 square foot detached bedroom and a 636 square foot detached two-car garage, 6-foot high back yard deer fencing, retaining walls totaling 255 linear feet long with an average height of 3 feet, and grading of 640 cubic yards of cut & 430 cubic yards of fill. Colors and materials consist of standard dark bronze, cream colored plaster, brown wood, dark brown accents, Castle rock stone, and metal standing seam roof (matte dark brown slate).

**Project Location:** 24 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-048-000), Greater Monterey Peninsula Area Plan.

**Proposed CEQA Action:** Find the project Categorical Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATION:

It is recommended that the HCD 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 2,604 square foot one-story single family residence with a 396 square foot detached bedroom and a 636 square foot detached two-car garage, 6-foot high back yard deer fencing, retaining walls totaling 255 linear feet long with an average height of 3 feet, and grading of 640 cubic yards of cut & 430 cubic yards of fill. Colors and materials consist of standard dark bronze, cream colored plaster, brown wood, dark brown accents, Castle rock stone, and metal standing seam roof (matte dark brown slate).
- c. The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

### PROJECT INFORMATION:

**Agent:** Brittney Schloss, BLM Permit Facilitator

**Property Owner:** Matthew McLaughlin

**APN:** 239-091-048-000

**Parcel Size:** 6.098 acres

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

**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 February 04, 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 or its finding, based on a substantive issue, is 5:00 p.m. on February 03, 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 as 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: Erika Isidro-Valdovinos, 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; Selene Reveles, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Matthew McLaughlin, Property Owner; Brittney Schloss, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File **PLN250198**