



County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 26-060

July 15, 2026

Introduced: 7/8/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250307 - HIMMELVO LAUREN & JANE

Administrative hearing to consider the construction of a 2,545 square foot addition to an existing 867 square foot single family dwelling including the conversion of 776 square feet of an existing guest room and attached carport; construction of a 512 square foot accessory dwelling unit with an attached 207 square foot garage and associated site improvements, including development on slopes in excess of 30%.

Project Location: 24368 San Juan Road, Carmel, CA 93923.

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 Chief of Planning adopt a resolution to:

- a. Find the project qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to section 15300.2; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow construction of 2,391 square foot additions to an existing 1,675 square foot single family dwelling including a 206 square foot garage; a Coastal Administrative Permit and Design Approval to allow the construction of a 402 square foot accessory dwelling; and a Coastal Administrative Permit to allow development on slopes in excess of 30%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Erin Rose

Property Owner: Lauren & Jane Himmelvo

APN: 009-011-006-000

Parcel Size: 2.12 acres

Zoning: Medium Density Residential with a density of 4 units per acre and a Design Control overlay in the Coastal Zone or "MDR/2-D(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of the three Coastal Administrative Permits and two Design Approvals 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 July 15, 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, July 14, 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 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
Cypress Fire Protection District

Prepared by: Jade Mason, Assistant Planner

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

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jackie Nickerson, Principal Planner; Lauren & Jane Himmervo, Property Owners; Erin Rose, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250307