



Administrative Permit

Legistar File Number: AP 26-063

August 05, 2026

Introduced: 7/28/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250036 - GRIMM MARK & LAUREN STREHLOW TRS

Administrative hearing to consider exterior modifications to an existing single-family dwelling, demolition of a 556-square-foot attached garage, construction of a 556-square-foot addition to the residence and a 793-square-foot attached garage, and associated site improvements including the removal of one Coast live oak tree. The project also involves a 10% reduction to the front setback.

Project Location: 18 La Rancheria Road, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15303, and 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 that the project qualifies for Class 1 and Class 3 Categorical Exemptions pursuant to sections 15301 and 15303 of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- b) Approve an Administrative Permit to allow a 10 percent reduction to the required front yard setback and Design Approval to allow exterior modifications to an existing single family dwelling, demolition of a 556-square-foot garage and construction of a 556-square-foot addition to the residence, and the construction of a 793 square foot attached garage and associated site improvements including a covered breezeway, trellis, hardscape, and the removal of one Coast live oak tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Merritt Hawley

Property Owner: Grimm Mark and Lauren Strehlow TRS

APN: 187-121-017-000

Parcel Size: 1.55 acres

Zoning: Low Density Residential, 1 unit per 10 acres with Design Control, Site Plan Review and Residential Allocation Zoning overlay districts or "LDR/10-D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY

Staff are 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 August 5, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, Tuesday, August 4, 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 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: Marlene Garcia, Assistant Planner, x5114

Reviewed and approved by: Fionna Jensen, 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 and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Jacquelyn M. Nickerson, Principal Planner; Grimm Mark and Lauren Strehlow TRS, Property Owners; Merritt Hawley, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250036