



Administrative Permit

Legistar File Number: AP 26-051

June 03, 2026

Introduced: 5/26/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN260073 - LAWRENCE GARY M & KATHERINE L

Administrative Permit and Design Approval to allow the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box, a 989 square foot accessory dwelling unit, and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey).

Project Location: 33 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-053-000 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 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 to allow the construction of a one-story 6,663 square foot single family dwelling residence with 95 square mechanical room and a 417 square foot covered patio and BBQ area; a 597 square foot gym/cabana with 65 square foot cold plunge, pool, and 103 square foot pool equipment, an 828 square foot detached 3-car garage with 92 square foot storage and 67 square foot trash box, a 989 square foot accessory dwelling unit, and grading of approximately 2,781 cubic yards cut and 667 cubic yards fill. Materials & colors consist of coppered oak siding with tobacco stain and stone accents, aluminum windows (dark bronze) and standing seam metal roof (zinc grey).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION:

Agent: Andrew Matt-agent

Property Owner: Lawrence Gary M & Katherine L

APN: 239-091-053-000

Parcel Size: 15.3 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 June 3, 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 or its finding, based on a substantive issue, is 5:00 P.M. on June 2, 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 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: Selene Reveles 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; Property Owner; Lawrence Gary M & Katherine L Andrew Matt, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN260073