



Administrative Permit

Legistar File Number: AP 26-056

July 01, 2026

Introduced: 6/22/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250281 - MESSIAH SAMIR

Administrative Permit and Design Approval to allow a 2,812 square foot single family residence with attached 684 square foot two-car garage and a detached 725 square foot accessory dwelling unit, new retaining walls to equal 205 linear feet with an average height of six feet and grading in the amounts of 273 cubic yards of cut and 221 cubic yards of fill. Materials & colors consist of standing seam metal roof (Matte black); stucco siding (tan) with natural stone full veneer; fascia/soffits (red cedar-stained wood); aluminum clad windows and trim (coal black); aluminum-clad exterior doors (custom stained), metal hand and deck rails to be oiled black matte.

Project Location: 34160 Robinson Canyon Road, Carmel (Assessor's Parcel Number 239-061-004-000), Greater Monterey Peninsula Area Plan.

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303

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) Approves an Administrative Permit and Design Approval to allow a 2,812 square foot single family residence with attached 684 square foot two-car garage and a detached 725 square foot accessory dwelling unit, new retaining walls to equal 205 linear feet with an average height of six feet and grading in the amounts of 273 cubic yards of cut and 221 cubic yards of fill. Materials & colors consist of standing seam metal roof (Matte black); stucco siding (tan) with natural stone full veneer; fascia/soffits (red cedar-stained wood); aluminum clad windows and trim (coal black); aluminum-clad exterior doors (custom stained), metal hand and deck rails to be oiled black matte.

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

PROJECT INFORMATION:-

Agent: Sonia Madrigal, Holdren Lietzke Architecture

Property Owner: MESSIAH SAMIR

APN: 239-061-004-000

Parcel Size: 4.3849 acres

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

Plan Area: Greater Monterey Peninsula

Flagged and Staked: Yes

SUMMARY:

Staff are 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 July 01, 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 30, 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: 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; Messiah Samir, Property Owner; Sonia Madrigal, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File **PLN250281**