



Administrative Permit

Legistar File Number: AP 26-052

June 03, 2026

Introduced: 5/26/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230249 - SWEENEY KELLY M TR

Administrative Hearing to consider action on restoration of approximately 450 cubic feet of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280.

Project Location: 7230 Carmel Valley Rd, Carmel, CA

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15333 and no exceptions apply pursuant to Section 15300.2

RECOMMENDATIONS

It is recommended that the County of Monterey Chief of Planning adopt a resolution to:

- a) Find the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and
- b) Approve a Restoration Permit to restore approximately 45 cubic feet of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280.

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

PROJECT INFORMATION

Agent: Anthony Karachale

Property Owner: Kelly M. Sweeney

APN: 169-221-014-000

Parcel Size: 5.001 acres

Zoning: Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning Overlay or "LDR/2.5-D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Restoration Permit 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 June 3rd, 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, June 2nd, 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-Planning

Monterey County Regional Fire District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065

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
- Restoration Plan

Exhibit B - Vicinity Map

Exhibit C - Biological Assessment

cc: Front Counter Copy; Jordan Evans-Polockow, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Ramon Montano, Code Compliance Inspector; Kelly M. Sweeney, Property Owner; Anthony Karachale, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230249