



County of Monterey

Item No.5

Administrative Permit

Legistar File Number: AP 26-005

January 07, 2026

Introduced: 12/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250073 - FARHAT MUSTAFA SHAWKI TR

Administrative hearing to consider the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement.

Project Location: 2801 Summerland Road, Aromas.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve a Coastal Administrative Permit to allow construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: William G. Kempf

Property Owner: Mustafa Farhat

APN: 181-261-032-000 and 181-261-040-000

Parcel Size: 70,727 square feet, or 1.62 acres

Zoning: Rural Density Residential, 5 acres per unit, Coastal Zone, or "RDR/5(CZ)"

Plan Area: North County Land Use Plan

Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit subject to the findings and evidence in the attached draft 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 January 7th, 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, January 6th, 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.

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
Aromas Tri-County Fire Protection District

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

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

Exhibit B - Vicinity Map

cc: Front Counter Copy; Aromas Tri-County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Fionna Jensen, Principal Planner; Mustafa Farhat, Property Owners; William G. Kempf, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250073.