



Administrative Permit

Legistar File Number: AP 22-024

September 21, 2022

Introduced: 8/30/2022

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN200102 - FALTERSACK FRED H TR

Administrative hearing to consider an Administrative Permit to allow transient use of a residential property (single-family dwelling and guesthouse) for remuneration, commonly known as a short-term rental.

Project Location: 103 Village Lane, Carmel Valley, CA 93924, Carmel Valley Master Plan, (Assessor's Parcel Number 189-211-012-000).

Proposed CEQA action: Finding the project Categorical Exempt pursuant to CEQA Guidelines Section 15301.

RECOMMENDATIONS

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

1. Finding that the project qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and none of the exceptions contained in Section 15300.2 apply, and
2. Approving an Administrative Permit to allow a transient use of a residential property (single family dwelling and guesthouse) for remuneration.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Sean Ward

Property Owner: Faltersack Fred H Tr

APN: 189-211-012-000

Parcel Size: 1 Acre, 43,560 square feet

Zoning: LDR/1-D-S-RAZ

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of an Administrative 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 **September 21, 2022**, 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, **September 20, 2022**. 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: Fionna Jensen, Associate Planner

Reviewed and Approved by: Mike Novo, AICP, Management Specialist

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Attachment 1 - Recommended Conditions of Approval
- Attachment 2 - Site Plans & Floor Plans
- Attachment 3 - Operational Plan

Exhibit B - Vicinity Map

Exhibit C - LUAC Minutes, dated August 1, 2022

cc: Front Counter Copy; Monterey Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Associate Planner; Anna Quenga, AICP, Principal Planner; Fred Faltersack, Property Owner; Sean Ward, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN200102