



# County of Monterey Planning Commission

**Item No.2**

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Agenda Item No. 2

February 28, 2024

Legistar File Number: PC 24-020

**Introduced:** 2/20/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **PLN210098 - COCONUT OAK LLC (FORMERLY LB HOMEBUYERS LLC)**

Public hearing to consider establishment of the transient use of a residential property (two existing single family dwellings) for remuneration, commonly known as a short term rental.

**Project Location:** 27610 & 27612 Schulte Road, Carmel Valley

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

### RECOMMENDATIONS

It is recommended that the Planning Commission continue the hearing on this item to a date uncertain.

### PROJECT INFORMATION

**Agent:** Damien Georis, Lewis Builders

**Property Owner:** Coconut Oak LLC

**APN:** 416-022-006-000

**Parcel Size:** 2.028 acres

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

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** No

### SUMMARY/DISCUSSION:

Subsequent to providing public notice of the February 28, 2024 Planning Commission hearing, HCD-Planning staff received correspondence alleging there were potential violations on the subject property. Pursuant to Monterey County Code section 21.84.120, the County shall not issue or approve permits or entitlements where there is an outstanding violation on the subject property.

Therefore, staff requests the Planning Commission continue the hearing on this item to a date uncertain in order to allow Code Compliance staff sufficient time to fully investigate the potential violation.

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Approved by: Melanie Beretti, AICP, HCD Acting Chief of Planning

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Ginette Quenga, AICP, Principal Planner; Coconut Oak LLC, Property Owners; Damien Georis, Lewis Builders, Agent; Interested Party List; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN210098