

# County of Monterey

Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901



## Meeting Minutes - Draft

Thursday, October 13, 2022

9:30 AM

**Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator*

**9:30 A.M - Call to Order**

The meeting was called to order by Zoning Administrator Spencer at 9:30 a.m.

Zoning Administrator Spencer went over Zoom procedures.

**ROLL CALL**

**Present:**

**Craig Spencer, Zoning Administrator**  
**Representative from Engineering Services, Armando Fernandez**  
**Representative from Environmental Health, Bryan Escamilla**

**Absent:**

**Representative from Public Works**

**PUBLIC COMMENT**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

None

**ACCEPTANCE OF MINUTES**

None

**9:30 A.M. - SCHEDULED ITEMS**

**1. PLN200213 - COCONUT OAK, LLC**

Public hearing to consider construction of a detached garage with two carports attached and a storage shed within the Carmel Valley floodplain.

**Project Location:** 27610 & 27612 Schulte Road, Carmel, Carmel Valley Master Plan (416-022-006-000)

**Proposed CEQA action:** Categorically Exempt per Section 15301 of the CEQA Guidelines.

**Son Pham-Gallardo, project planner, presented this item.**

**Public Comment: Damien Georis (Applicant’s Agent)**

**Decision: The Zoning Administrator found the project exempt per Section 15303 of the CEQA Guidelines; approved a Design Approval to allow construction of a 1,548 square foot detached non-habitable accessory structure consisting of a 572 square foot garage and two 338 square foot carports, a 300 square foot detached storage shed and 310 linear feet of fencing; and approved a Use Permit to allow development within the Carmel Valley floodplain.**

**2. PLN200102 - FALTERSACK FRED H TR**

Public hearing to consider allowing the 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, Carmel Valley Master Plan, (Assessor's Parcel Number 189-211-012-000).

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

**Fionna Jensen, project planner, presented this item.**

**Public Comment: Fred Faltersack (Owner/Applicant), Pris Walton, Noel Carmel**

**Decision: The Zoning Administrator found that the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply, and approved an Administrative Permit to allow transient use of a residential property (single-family dwelling and guesthouse) for remuneration.**

**OTHER MATTERS**

None

**ADJOURNMENT**

This meeting was adjourned at 10:11 am

**APPROVED:**

\_\_\_\_\_  
**Craig Spencer, Zoning Administrator**

**ATTEST:**

**BY:** \_\_\_\_\_  
**Felicia Peterson, Zoning Administrator Clerk**  
**APPROVED ON** \_\_\_\_\_