



County of Monterey Planning Commission

Item No.1

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

Agenda Item No.1

Legistar File Number: PC 24-092

August 28, 2024

Introduced: 8/20/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN210098 - COCONUT OAK LLC (FORMERLY LB HOMEBUYERS LLC)

Continued from the February 28 and July 31, 2024 Planning Commission hearings to consider the 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(s): Damien Georis / Jay Aburn, 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

Project Planner: Christina Vu, Assistant Planner
(831) 755-5139 or vuc@countyofmonterey.gov

SUMMARY/DISCUSSION:

This project was originally scheduled for the February 28, 2024 Planning Commission hearing. Prior to this hearing, HCD-Planning staff received public comments alleging potential violations on the subject property. To allow HCD-Code Compliance staff sufficient time to investigate the alleged violation, the Planning Commission continued the hearing to a date uncertain.

Code Compliance has completed their investigation and found that the complaint had no merit and the case is now closed. Therefore, on July 31, 2024, the proposed short term rental returned before the Planning Commission with a recommendation for approval from staff. During the hearing, the Planning Commission considered the project and found the use of two single family dwellings was inappropriate and made a recommendation that the applicant revise their proposal to include rental of only one of the existing single family dwellings. The Planning Commission voted to continue the hearing to a date

certain of August 28, 2024 as a consent item to allow time for the applicant to prepare a revised application scope and Operation Plan.

As of the preparation date of this report, staff has not received the revised materials from the applicant and the applicant has not communicated a date of which the revised materials would be submitted for review. As such, staff requests the Planning Commission grant a continuance of the hearing to a date uncertain, to allow the applicant additional time to prepare materials for the revised project proposal.

Prepared by: Christina Vu, Assistant Planner, x5139

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

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.