



County of Monterey

Board of Supervisors
Agenda Item No. 20

PLN250332 – PRAKASH & RATINA
GUPTA

July 7, 2026



Gupta Commercial Vacation Rental Process

- **April 30, 2026:** Zoning Administrator approved the application
- **May 18, 2026:** David Caneer appealed the project
- **July 7, 2026:** Board of Supervisors



Appeal

Contention:

- The appeal contends that the decision was contrary to law because “property’s deed restriction doesn’t allow commercial uses and the Zoning Administrator’s decision was to permit a commercial use”.

Staff Response:

- Commercial Vacation Rentals are an allowed use in MDR Zoning Districts.
- The project complies with all Commercial Vacation Rental requirements, including adequate response times, parking, limitations on the number of CVR’s an individual can have ownership in, as well as per legal lot of record, and adequate property management information.
- The County is not a party to the CC&R’s and therefore does not enforce the restrictions contained therein.



Private Road Agreement

- The subject property complies with Title 16 Chapter 16.80, which regulates private roads in Monterey County.
- The property's CC&R's serve as a private access and maintenance agreement.
- *Pebble Beach Company opposes Commercial Vacation Rentals and the use of private Pebble Beach roads.*
- Chapter 16.80 requires a condition be applied when a dispute regarding the use of a private road is made.
 - Condition No. 6 has been applied



Recommendation

- Staff recommends the Board of Supervisors
 - Deny the appeal of David Caneer
 - Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301; and
 - Approve a Coastal Development Permit to allow a Commercial Vacation Rental.

