County of Monterey

Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Meeting Agenda - Final

Thursday, May 28, 2026
9:30 AM

County of Monterey Zoning Administrator

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:

Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at:

https://montereycty.zoom.us/j/92771458150?from=addon

OR to participate by phone call any of these numbers below:

+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Enter this Meeting ID number 927 7145 8150 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at zahearingcomments@countyofmonterey.gov. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

Public Comment Prior to Wednesday at 5:00 PM will be distributed to the Zoning Administrator via

email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The County of Monterey Zoning Administrator invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the County of Monterey Housing and Community Development Department located in the County of Monterey Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Administrador de Zonificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en:

https://montereycty.zoom.us/j/927 7145 8150

O para participar por teléfono, llame a cualquiera de estos números a continuación:

+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Presione el código de acceso de reunión: 927 7145 8150 cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal de la reunión del Administrador de Zonificación al correo electrónico:

zahearingcomments@co.monterey.ca.us. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, Administrador de Zonificación) y el número de la agenda (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la reunión del Administrador de Zonificación.

Los comentarios públicos recibidos antes de las 5:00 p.m. el miércoles antes de la reunión del Administrador de Zonificación del Condado de Monterey se distribuirán por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: El Administrador de Zonificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:30 A.M - Call to Order

ROLL CALL

Mike Novo, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Environmental Services

PUBLIC COMMENT

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.

ACCEPTANCE OF MINUTES

A. Acceptance of May 14, 2026, County of Monterey Zoning Administrator Meeting Minutes.

Attachments: Draft Minutes 05-14-26

9:30 A.M. - SCHEDULED ITEMS

1. PLN260025 - ANZOATEGUI ALVARO & JESSICA KAY
Public hearing to consider demolition of an existing 2,590 square foot one-story residence and construction of a 3,833 square foot two-story single family dwelling inclusive of an attached 650 square foot garage and associated site improvements.
Project Location: 2975 Cormorant Road, Pebble Beach, CA 93953
Proposed CEQA action: Find the project categorically exempt pursuant to Section 15302 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes

2. PLN250333 - MCRAE KELLY D & MOLLY L TRS
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 26553 Aspen Pl., Carmel, CA 93923
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

3. PLN260003 - TRUDEAU NICHOLAS R
Public hearing to consider action on a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.
Project Location: 24713 Camino Del Monte St.
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

4. PLN260005 - LEAVY-HOGLUND PENELOPE CHRISTINE TR
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 25735 Mesa Drive, Carmel, CA
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Home Inspection Checklist
Exhibit E - Public Comment

5. PLN260079 - AIR SHOE VIEW LLC
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 3229 17 Mile Dr, Pebble Beach, CA 93953
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B – Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist
Exhibit E - Public Comment

6. PLN260064 - MARZANO LOUIS DAVID & HEATHER MARIE TRS
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 2505 2nd Avenue, Carmel
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A- Draft Resolution
Exhibit B - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist

OTHER MATTERS

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: MIN 26-030

Item No.A

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

May 28, 2026

Introduced: 5/19/2026

Version: 1

Current Status: Agenda Ready

Matter Type: Minutes

Acceptance of May 14, 2026, County of Monterey Zoning Administrator Meeting Minutes.

County of Monterey

Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Meeting Minutes - Draft

Thursday, May 14, 2026

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:30 am

ROLL CALL

Mike Novo, Zoning Administrator
Kyler Asato, Environmental Health
Arlen Blanca and Bora Akkaya, Public Works
Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there was correspondence for the following items: PLN260006, PLN250334, PLN260074, PLN260063, which were distributed to the Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

A. Acceptance of April 30, 2026, County of Monterey Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the April 30, 2026, of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN250182 - CAPRARA SHERI L TR ET AL**
Public hearing to consider construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.
Project Location: 23531 Belmont Circle, Salinas, CA
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Jordan Evans-Polockow, Project Planner, presented the item.

Public Comment: Ed Rhinehart.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.

2. PLN250388 - TORRES MARIA ELENA ROMERO & VARGAS JUAN ROMERO ET AL

Public hearing to consider construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500 gallon septic system.

Project Location: 128 Rodgers Road, Salinas, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Jordan Evans-Polockow, Project Planner, presented the item.

Public Comment: Juan Vargas, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500-gallon septic system.

3. PLN260006 - MAPLES RONDA LEE TR

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 26234 Inspiration Ave, Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Jack Sorensen, Project Planner, presented the item.

Public Comment: Chris Gourlay, representative; Ronda Maples, applicant; Ross Koningstein.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included some non-substantive changes to the resolution.

4. PLN250334 - NGUYEN HOANG JOSEPH DUC & SUSAN THUYMINH LEE TRS

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 25240 HWY 1, Carmel, CA 93923

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Jose Mendoza, Project Planner, presented the item and some errata.

Public Comment: Josh Ohanian, property manager

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included errata changes, corrections to condition number 6 and some non-substantive changes to the resolution.

5. PLN260074 - FANGER LANCE VINCENT & KOTENKO EKATERINA V

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 24323 San Marcos Rd, Carmel, CA 93923

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Jose Mendoza, Project Planner, presented the item and errata.

Public Comment: Lance Vincent Fanger, applicant; Joseph Sennish.

The Zoning Administrator found that the project is Categorically Exempt pursant to CEQA Guidelines Section 15301; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included errata changes and some non-substantive changes to the resolution.

6. PLN260063 - ROUSSET ANDREA CHAN & ROBI

Public hearing to consider action on a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.

Project Location: 24673 Upper Trail, Carmel, CA 93923

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Kyle Benalcazar, Project Planner, presented the item and errata information.

Public Comment: Andrea Rousset, applicant; Joseph Sennish.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included errata change and some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:22 am

Introduced: 5/19/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN260025 - ANZOATEGUI ALVARO & JESSICA KAY

Public hearing to consider demolition of an existing 2,590 square foot one-story residence and construction of a 3,833 square foot two-story single family dwelling inclusive of an attached 650 square foot garage and associated site improvements.

Project Location: 2975 Cormorant Road, Pebble Beach, CA 93953

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15302 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find that the project qualifies as a Class 2 and Class 3 Categorical Exemption pursuant to Section 15302 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
b. Approve a Design Approval to allow the demolition of an existing 2,590 square foot one-story residence and construction of a 3,833 square foot two-story single family dwelling inclusive of an attached 650 square foot garage and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

Agent: Brittney Schloss
Property Owner: Alvaro Anzoategui
APN: 007-262-003-000
Parcel Size: .26 acres
Zoning: Medium Density Residential, with Building Site - 6, Design Control, and Recreational Equipment Storage zoning overlays ("MDR/B-6-D-RES")
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes
Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, (831)783-7079,

SUMMARY/DISCUSSION

Staff is recommending approval of a Design Approval 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. The decision on this project is appealable to the Board of Supervisors.

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
Pebble Beach Community Services District (Fire)

Prepared by: Joseph Alameda, Associate Planner, x7079
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including;
- Conditions of Approval
- Plans
Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Jacquelyn M. Nickerson, Principal Planner; Alvaro Anzoategui, Property Owners; Brittney Schloss, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis; Planning File PLN260025.

Introduced: 5/19/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN260025 - ANZOATEGUI ALVARO & JESSICA KAY
Public hearing to consider demolition of an existing 2,590 square foot one-story residence and construction of a 3,833 square foot two-story single family dwelling inclusive of an attached 650 square foot garage and associated site improvements.
Project Location: 2975 Cormorant Road, Pebble Beach, CA 93953
Proposed CEQA action: Find the project categorically exempt pursuant to Section 15302 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find that the project qualifies as a Class 2 and Class 3 Categorical Exemption pursuant to Section 15302 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
b. Approve a Design Approval to allow the demolition of an existing 2,590 square foot one-story residence and construction of a 3,833 square foot two-story single family dwelling inclusive of an attached 650 square foot garage and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

Agent: Brittney Schloss
Property Owner: Alvaro Anzoategui
APN: 007-262-003-000
Parcel Size: .26 acres
Zoning: Medium Density Residential, with Building Site - 6, Design Control, and Recreational Equipment Storage zoning overlays ("MDR/B-6-D-RES")
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes
Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, (831)783-7079,

SUMMARY/DISCUSSION

Staff is recommending approval of a Design Approval 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. The decision on this project is appealable to the Board of Supervisors.

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
Pebble Beach Community Services District (Fire)

Prepared by: Joseph Alameda, Associate Planner, x7079
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including;
- Conditions of Approval
- Plans
Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Jacquelyn M. Nickerson, Principal Planner; Alvaro Anzoategui, Property Owners; Brittney Schloss, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis; Planning File PLN260025.

Exhibit A

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Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:
ANZOATEGUI ALVARO & JESSICA KAY (PLN260025)
RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies as a Class 2 and Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15302 and 15303 and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Design Approval to allow the demolition of an existing 2,590 square foot one-story residence and construction of a 3,833 square foot two-story single family dwelling inclusive of an attached 650 square foot garage and associated site improvements.

[PLN260025, Anzoategui Alvaro & Jessica Kay, 2975 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan (Assessor's Parcel Number 007-262-003-000)]

The Anzoategui Alvaro & Jessica Kay application (PLN260025) came on for a public hearing before the County of Monterey Zoning Administrator on May 28, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

RECITALS

WHEREAS, the proposed project [PLN260025], located at 2975 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-262-003-000), is consistent with the policies of the Monterey County 2010 General Plan, the Greater Monterey Peninsula Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Medium Density Residential, with Building Site – 6, Design Control, and Recreational Equipment Storage zoning overlays ("MDR/B-6-D-RES"), which allows for the construction of the first single family dwelling on a legal lot of record, subject to the granting of a Design Approval pursuant to Chapter 21.44;

WHERERAS, as proposed, the project consists of the demolition of a 2,190 square foot one-story single family dwelling and 400 square foot garage, and construction of a 3,833 square foot single family dwelling, inclusive of an attached 650 square foot garage, and associated site improvements including a driveway, covered patio, a firepit and landscaping. The site plans included in this project illustrate an approximately 791 square foot Accessory Dwelling Unit (ADU). Pursuant to Title 21 section 21.64.030 and Government Code section 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not

required and approval of the ADU is not a part of this application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the ADU remains in the plans;

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in Monterey County Code (MCC) Sections 21.12.060 and 21.42.F and 2010 General Plan Policy LU-2.33(a);

WHEREAS, the proposed colors and materials include light brown shiplap siding, natural limestone veneer, gray concrete accent siding, and a black metal roof. The proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

WHEREAS, the proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Monterey Peninsula Area Plan;

WHEREAS, in accordance with 2010 General Plan Policy and MCC Section 21.66.050, a Phase 1 Archaeological Report was prepared. The results of the Phase I pedestrian survey were negative and indicated that the proposed project will have no significant effect on archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction;

WHEREAS, the subject property is identified in its current configuration as Lot 3 of Block 34 on a Final Map entitled "Monterey Peninsula Country Club Subdivision No.1", recorded in March 1925 (Volume 3, Cities & Towns, Page 26). Therefore, the County recognizes the subject property as a legal lot of record;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

WHEREAS, this project warrants referral to the Del Monte Forest (DMF) Land Use Advisory Committee (LUAC) because it involves a Design Approval subject to a public hearing. The project went before the Del Monte Forest LUAC on May 7, 2026 where members voted 7-0 to support the project as proposed;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts the replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure being replaced, and section 15303 the construction of a single family dwelling located in a residentially zoned neighborhood. The project involves the demolition of an existing single-family dwelling, construction of a new single-family dwelling on a residentially zoned lot; therefore, the proposed development is consistent with CEQA Guidelines Sections 15302 and 15303. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not

included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known resources of concern, including biological, historical, or archaeological, are present. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004), subject to this permit. Accordingly, while the Zoning Administrator's discretionary authority is limited to consideration of the proposed residence, the proposed residence and the ADU are subject to CEQA. Therefore, the proposed development is consistent with CEQA Guidelines section 15302 and 15303 and none of the exceptions under CEQA Guidelines section 15300.2 apply to this project; and

WHEREAS, pursuant to Title 21 section 21.44.070, the Board of Supervisors shall consider appeals from the discretionary decisions of the Zoning Administrator, and the decision of the Board of Supervisors would be final and may not be appealed.

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the Monterey County Zoning Administrator does hereby:

1. Find that the project qualifies as a Class 2 and Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15302 and 15303 and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Design Approval to allow the demolition of an existing 2,590 square foot one-story residence and construction of a 3,833 square foot two-story single family dwelling inclusive of an attached 650 square foot garage and associated site improvements.

PASSED AND ADOPTED this 28th day of May, 2026.

_____

Mike Novo, AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.
2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN260025

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval (PLN260025) allows demolition of an existing 2,590 square foot one-story residence and construction of a 3,833 square foot two-story single family dwelling and associated site improvements. The property is located at 2975 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-262-003-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 007-262-003-000 on May 28, 2026. The permit was granted subject to 3 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF THE ARCHITECT, JAMES N. SMITH. THE DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THIS PROJECT ONLY, AND SHALL NOT BE DUPLICATED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

ANZOATEGUI RESIDENCE

2975 CORMORANT RD., PEBBLE BEACH, CA.

GENERAL NOTES

1. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK.
2. CONTRACTOR SHALL PROVIDE THE ARCHITECT, JAMES N. SMITH, AND OWNERS, ALVARO ANZOATEGUI AND JESSICA PURCELL, WITH A COMPLETE COST BREAKDOWN AND SCHEDULE OF CONSTRUCTION FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS, INSPECTIONS, CERTIFICATES, AND FEES. HE SHALL ALSO BE RESPONSIBLE FOR FILING OF APPLICATION FOR PERMIT AND PLAN CHECK APPROVAL AS NECESSARY. (THIS SECTION SUBJECT TO OWNER'S REVIEW AND APPROVAL.)

4. CONTRACTOR SHALL PROTECT OWNER'S PROPERTY AND IMPROVEMENTS, NEW AND/OR EXISTING MATERIALS, AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AND OWNER DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH OWNER PRIOR TO COMMENCEMENT OF WORK AS NECESSARY.

5. MATERIALS THAT ARE SPECIFIED BY THEIR BRAND NAMES ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL. ALL NON-SPECIFIED PRODUCTS SHALL CONFORM TO REQUIREMENTS SET FORTH BY CODE COMPLIANCE OR INDUSTRY STANDARDS AND CONTRACTOR SHALL SUBMIT A LIST OF PRODUCTS AND MANUFACTURERS BEING USED FOR REVIEW BY THE ARCHITECT PRIOR TO PURCHASE OR INSTALLATION.

6. ALL CONSTRUCTION WORK, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC., AS MAY BE REQUIRED, SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITION(S) OF ALL GOVERNING CODES AND REGULATIONS AS ADOPTED BY PEBBLE BEACH AND MONTEREY COUNTY. ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE.

7. DIMENSIONS ON CONSTRUCTIONS DRAWINGS ARE TO FACE OF PLY SHEATHING, TYP, OR AS OTHERWISE NOTED TO BE FACE OF FINISH (F.O.F.), FACE OF COLUMN (F.O.C.), OR CENTER LINE OF OPENING, MULLION, PARTITION, OR COLUMN, ETC. SEE ALSO CORNER DETAIL ON A8 SHEETS

8. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR AND/OR SUBCONTRACTORS SHALL NOT SCALE DRAWINGS. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO ANY START OF WORK.

9. ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. WORK THAT IS CONTINUED, COVERED UP OR COMPLETED WITHOUT SAID CLARIFICATION SHALL BE AT GENERAL OR SUB- CONTRACTOR'S RISK OF REPAIR, REPLACEMENT OR REWORKING AT HIS OWN EXPENSE.

10. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH MANUFACTURER'S REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED AND BE A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.

11. THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED, EXCEPT AS NOTED.

12. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATED ITEMS, CUT SHEETS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES CALLED FOR BY THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION AND/OR INSTALLATION.

13. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS, INCLUDING PERMITTED "JOB COPY" SET(S) AND A COPY OF THE SOILS REPORT BY_____DATED_____ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS WITH THE LETTER IN WHICH THEY WERE DRAWN.

14. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

15. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

16. ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, AND ANY APPLICABLE STATE OR LOCAL LAWS AND ORDINANCES. NOTHING ON THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

17. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED IN ORDER TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE LIMITS AND SCOPE OF WORK, BUT WHICH MAY NOT BE SPECIFICALLY INCLUDED IN THE PLANS, SHALL BE PERFORMED BY CONTRACTOR AND INCLUDED IN HIS BID.

18. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, INSTALLATION AND MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION.

19. CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.

20. CONSULT WITH FORESTER PRIOR TO ANY TREE TRIMMING OR REMOVAL. TREES ADJACENT TO STRUCTURES AND OVER DRIVEWAYS SHALL BE TRIMMED TO CLEAR STRUCTURES AND PROVIDE 15' CLEARANCE OVER DRIVEWAYS. PROTECT OTHER TREES DURING CONSTRUCTION PER PEBBLE BEACH/COUNTY STANDARDS. TREES TO BE REMOVED SHALL INCLUDE REMOVAL OF ALL ROOT STRUCTURES AND CONTRACTOR SHALL COORDINATE WITH OWNER FOR POSSIBLE STACKING OF CUT WOOD FOR FUTURE FIREPLACE WOOD.

22. CONTRACTOR SHALL OBTAIN AN 8-1-1 / DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.

ABBREVIATIONS

EXIST'G	EXISTING	G.W.B.	GYPSUM WALLBOARD
(E)	EXISTING	N.I.C.	NOT IN CONTRACT
A.B.	ANCHOR BOLT	N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATE	O.C.	ON CENTER
BD.	BOARD	O.D.	OUTSIDE DIAMETER
BLK.	BLOCK	PLYWD.	PLYWOOD
CAB.	CABINET	R.O.	ROUGH OPENING
CLR.	CLEAR	SIM.	SIMILAR
CONC.	CONCRETE	S.S.D.	SEE STRUCTURAL DRAWINGS
CONT.	CONTINUOUS	T&G	TONGUE AND GROOVE
D.S.	DOWNSPOUT	T.O.P.	TOP OF PLATE
F.O.C.	FACE OF CONCRETE	TYP.	TYPICAL
F.O.S.	FACE OF STUDS	U.N.O.	UNLESS OTHERWISE NOTED
F.O.F.	FACE OF FINISH	V.I.F.	VERIFY IN FIELD (OR WORK SITE)
GALV.	GALVANIZED	V.W.O.	VERIFY WITH OWNER
G.I.	GALVANIZED IRON	W/O	WITHOUT
GYP.	GYPSUM	WP	WATERPROOF

SPECIAL INSPECTIONS AND OBSERVATIONS

1. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE BUILDING PADS AND FOUNDATION EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING BARS, AND SHALL SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF FOOTINGS.
2. THE STRUCTURAL ENGINEER OF RECORD SHALL PROVIDE STRUCTURAL OBSERVATION THROUGHOUT THE VARIOUS PHASES OF THE PROJECT AND AS OUTLINED ON STRUCTURAL SHEETS
3. ALL STRUCTURAL WELDING SHALL BE CONTINUOUSLY INSPECTED BY AN APPROVED INDEPENDANT INSPECTOR IF REQUIRED BY THE BUILDING CODE.

BUILDING DEPARTMENT NOTES

1. NO PERSON MAY TAP INTO ANY FIRE HYDRANT OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MOUNTEREY COUNTY HEALTH DEPARTMENT.
2. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A NOZZLE SHUT-OFF. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.
3. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONBLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
4. THE USE OF SOLDERS CONTAINING MORE THAN 2/10ths OF 1% LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED (SB 164).
5. PROVIDE NON-REMOVABLE BACKFLOW DEVICES AT ALL HOSEBIBS.
6. THE BUILDER/CONTRACTOR SHALL PROVIDE THE OWNER AND THE BUILDING DEPARTMENT WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.
7. GRADING PERMIT, IF REQUIRED, IS BY SEPARATE PERMIT.
8. SPRINKLER SYSTEM TO BE PER SEPARATE PERMIT.

ARCHAEOLOGICAL NOTE

IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA – PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY,

DEFERRED SUBMITTALS

1. RESIDENTIAL FIRE SPRINKLER SYSTEM TO BE BY SEPARATE PERMIT BY LICENSED FIRE SPRINKLER COMPANY.
2. SOLAR PANEL ARRAY AND WIRING SYSTEM TO BE PER SEPARATE PERMIT BY APPROVED INSTALLER
3. TRUSS CALCS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ANY TRUSS INSPECTIONS. CALCS BY MANUFACTURER SHALL INCLUDE TRUSS PROFILES AND LAYOUT PLANS.
4. THE MANUFACTURED TRUSS SUBMITTALS SHALL BE REVIEWED (INDICATED BY LETTER OR STAMP, SIGNATURE AND DATE) BY THE ENGINEER OF RECORD FOR DESIGN COMPATIBILITY. A CERTIFICATION LETTER FROM THE ENGINEER SHALL BE SENT TO THE BUILDING DEPARTMENT STATING THIS APPROVAL.
5. THE TRUSSES SHALL NOT BE INSTALLED UNTIL AN APPROVED JOB COPY OF THE TRUSS SUBMITTALS IS ISSUED BY THE BUILDING DEPARTMENT.
6. GLU-LAM CERTIFICATES SHALL BE COPIED TO THE BUILDING DEPARTMENT.
7. NEW SITE RETAINING WALLS HAVE NOT BEEN REVIEWED UNDER THIS PERMIT. A SEPERATE PERMIT APPLICATION IS REQUIRED FOR ALL NEW RETAINING WALLS.

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L-1.2	IRRIGATION PLAN

PROJECT DIRECTORY

PROPERTY OWNERS:
ALVARO ANZOATEGUI
AND JESSICA PURCELL
2975 CORMORANT RD
PEBBLE BEACH, CA. 93953
CONTACT: JESSICA PURCELL
(408)502-2608
EMAIL: JESSICA@GRANADA-CONSTRUCTION.COM

ARCHITECT:
JAMES N. SMITH, ARCHITECT, INC.
27880 DORRIS DR. #200
CARMEL, CA. 93923
CONTACT PERSON : JAMES SMITH
TEL. (831) 915-9518
EMAIL: JAMES@JNSARCH.COM

STRUCTURAL ENGINEER:
JERRY TAYLOR
JRTCE, INC.
P.O. BOX 51697
PACIFIC GROVE. CA. 93950
CONTACT PERSON : JERRY TAYLOR
TEL. (831) 372-5890
FAX (831) 372-5890
EMAIL: JRTCE@ATT.NET

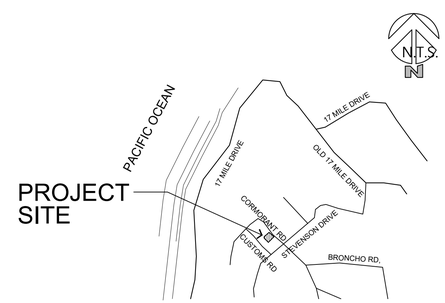
CIVIL / SURVEYOR:
LANDSET ENGINEERS, INC.
520 B CRAZY HORSE CANYON RD.
SALINAS, CA. 93907
CONTACT PERSON: GUY GIRAUDO
TEL. (831) 443-6970

SOILS ENGINEER:
GRICE ENGINEERING
561A BRUNKEN AVE.
SALINAS, CA. 93901
CONTACT PERSON: SAM GRICE
TEL. (831) 422-9619
SAM'S CELL (831) 594-7699
SAM'S EMAIL: SAMGE@SBCGLOBAL.NET
JEFF OLMS (831) 594-4664 (FIELD TECH)

TITLE 24 / MECHANICAL ENGINEER:
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD. #8
CARMEL VALLEY, CA. 93923
CONTACT PERSON: DAVID KNIGHT
TEL. (831) 372-8328
FAX (831)372-4613
EMAIL: DAVE@MEG4.COM

LANDSCAPE:
FLORAVISTA
DINAH IRINO
982 PHOENIX
VENTURA, CA. 93004
CELL (831)261-4840
EMAIL: FLORA.VISTA@SBCGLOBAL.NET

VICINITY MAP



PROJECT INFORMATION

- PROJECT DESCRIPTION:
  DEMOLISH (E) ONE STORY RESIDENCE AND CONSTRUCT NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 2 CAR GARAGE AND TRELLISES. NEW DETACHED ADU AT REAR. NEW WOOD FENCES AT ALL FOUR PROPERTY LINES
- PROJECT ADDRESS:
  2975 CORMORANT RD
  PEBBLE BEACH, CA. 93953

PLANNING INFORMATION

- A.P.N. 007-262-003
- LEGAL DESCRIPTION LOT 3 BLOCK ___
- COUNTY OF MONTEREY ZONING: MDR / B-6-D-RES
- TITLE 21 (INLAND) ZONING ORDINANCE
  FOR MONTEREY COUNTY
  ARCHAEOLOGICAL SENSITIVITY: HIGH
  ASBS: N/A
  SCHOOL DISTRICT: PACIFIC GROVE UNIFIED
  COASTAL ZONE: NO
  SEISMIC ZONE: III
  LUAC: DEL MONTE FOREST LUAC
  HISTORIC: NO
  FLOOD HAZARD: MINIMAL
- MAX. ALLOWABLE BUILDING HEIGHT: 27'
  DETACHED: 15' / ADU: 16'
- TREE REMOVAL: NONE
- APPROX. GRADING: 20 CY CUT, 5 CY FILL
- PARKING REQUIRED: COVERED: 1, UNCOVERED: 1 | PARKING PROVIDED: COVERED: 2, UNCOVERED: 2

BUILDING INFORMATION

- PROJECT CODE COMPLIANCE-CODE EDITIONS USED:
  2025 CAL. BUILDING CODE-CBC
  2025 CAL. ELEC. CODE-CEC
  2025 CAL. PLUMB. CODE-CPC
  2025 CAL. CALGreen BLDG STNDS-CGBCS
  2025 CAL. FIRE CODE-CFC
  2025 CAL. RESIDENTIAL CODE-CRC
  2025 CAL. MECH. CODE-CMC
  2025 CAL. ENERGY CODE-CEC
- CONSTRUCTION TYPE: VB
- BUILDING OCCUPANCY: R-3 / U
- FIRE DEPARTMENT:
  FIRE DISTRICT: P.B.C.S.D.
  AUTOMATIC SPRINKLERS REQUIRED: YES NFPA 13D PER 903.3.1.3
  WILDLAND URBAN INTERFACE CODES REQ'D: YES
  W.U.I. ZONE: S.R.A.-MODERATE
- UTILITY PROVIDERS
  SEWER: P.B.C.S.D
  WATER: CAL AM-MPWMD
  ELEC / GAS: PG&E
- HVAC SYSTEMS
  MAIN FLOOR
  RADIANT HEATING-GYPCRETE
  UPPER FLOOR
  MINI-SPLIT HEATING AND COOLING-DUCTED WITH LINEAR DIFFUSERS PREFERRED

PROJECT SQUARE FOOTAGE INFORMATION

- TOTAL SITE AREA: = 10,972 S.F. (.25 Ac.)

PROPOSED LOT COVERAGE

MAIN LEVEL	= 1,882 S.F.	
GARAGE	= 650 S.F.	
FIREPIT	= 82 S.F.	
LIVING RM TRELLIS	= 217 S.F.	
DINING RM TRELLIS	= 183 S.F.	
GUEST RM TRELLIS	= 70 S.F.	
PROPOSED COVERAGE	= 3,084 S.F.	(28.1%)
MAX. ALLOWABLE COVERAGE	= 3,840 S.F.	(35%)

PROPOSED FLOOR AREA RATIO (FAR)

MAIN LEVEL	= 1,882 S.F.	
UPPER LEVEL	= 1,301 S.F.	
TOTAL LIVABLE AREA	= 3,183 S.F.	
GARAGE	= 650 S.F.	
PROPOSED FLOOR AREA RATIO	= 3,833 S.F.	(34.9%)
MAX. ALLOWABLE FAR	= 3,840 S.F.	(35%)
ADU	= 791 S.F.	

EXISTING FLOOR AREA

EXISTING HOUSE	= 2,190 S.F.	
EXISTING GARAGE	= 400 S.F.	
EXISTING FLOOR AREA	= 2,590 S.F.	

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PROJECT/CLIENT

ANZOATEGUI RESIDENCE

2975 CORMORANT RD.
PEBBLE BEACH, CA.

LICENSED ARCHITECT JAMES N. SMITH NO. C-24683 11-30-27 RENEWAL DATE STATE OF CALIFORNIA

SHEET TITLE

COVER SHEET

ISSUE	REVISIONS
1	05-06-25 PRELIM. REVIEW
2	08-21-25 PEBBLE BEACH ARB
3	01-12-26 P.B. RESUBMITTAL

DATE

PROJECT NUMBER

SHEET NUMBER

A0.0

PROGRESS SET - NOT FOR CONSTRUCTION

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RENDERING - FRONT

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RENDERING FRONT

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RENDERING - REAR

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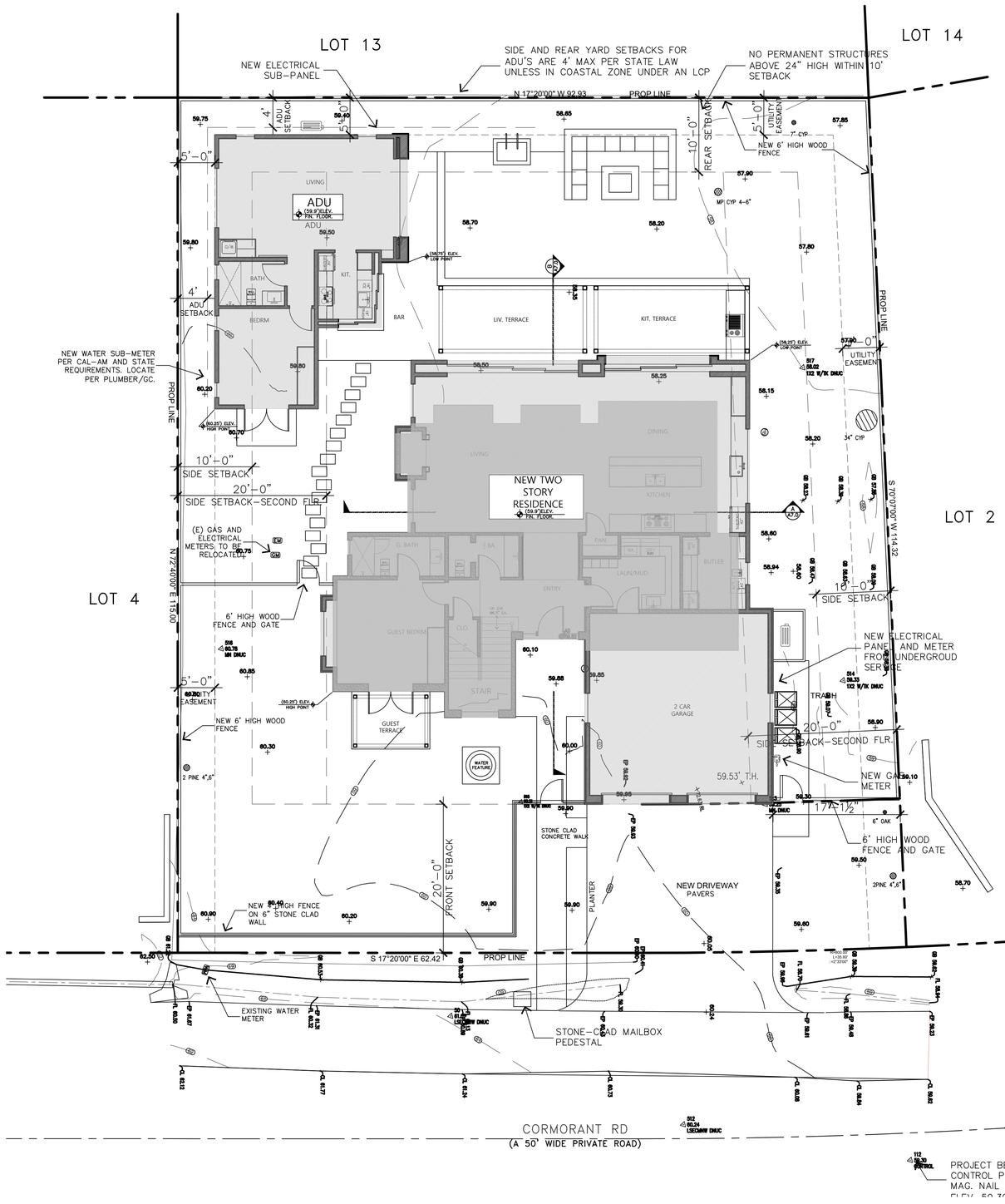

UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG

SITE PLAN

SCALE : 1/8" = 1'-0"

0' 2' 4' 8' 16'

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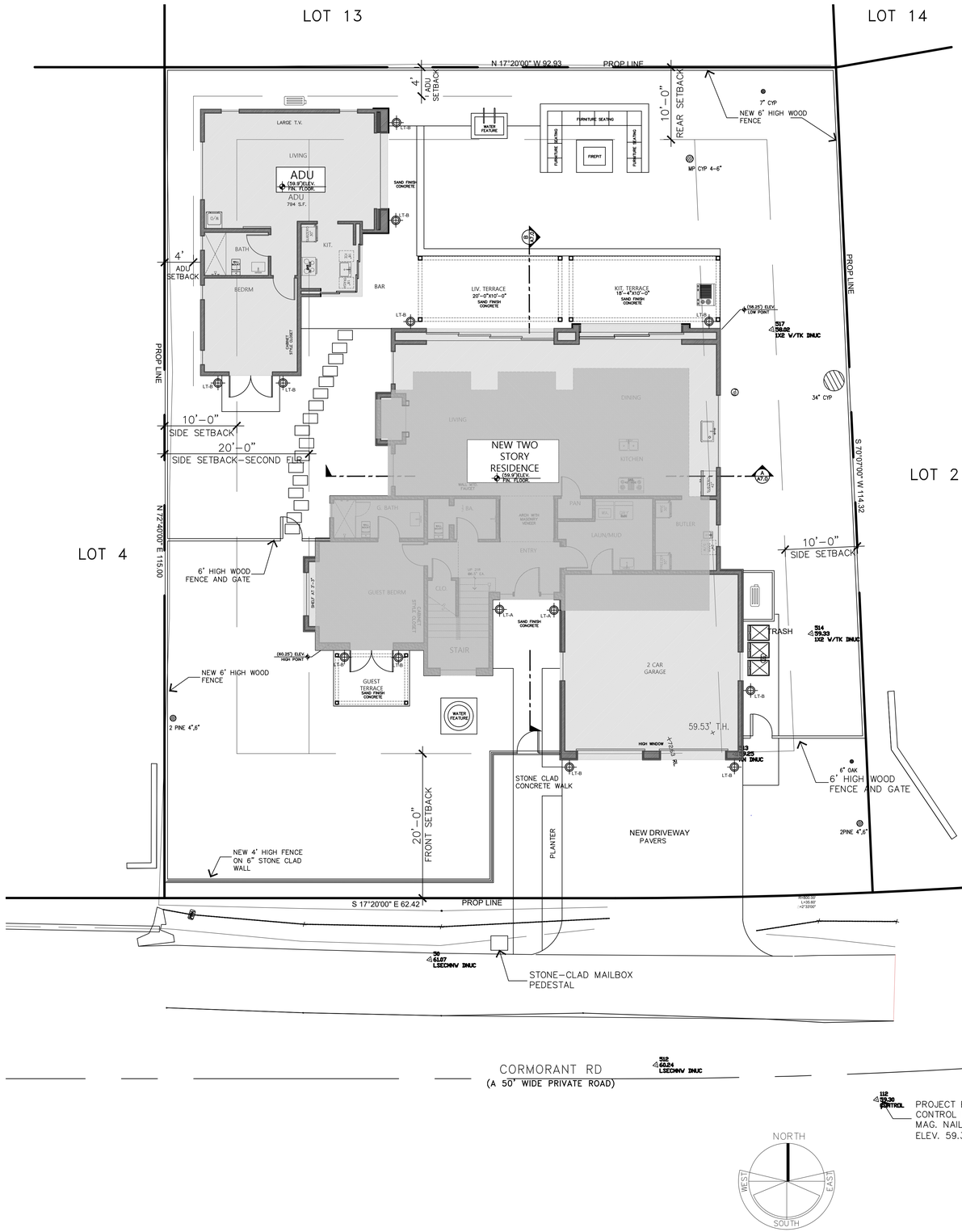

LIGHTING NOTES

1. EXTERIOR LIGHTING SHALL BE LIMITED TO 40 WATTS OF LESS PER FIXTURE.
2. ALL FIXTURES SHALL BE SHEILDED AND DOWNWARD FACING. LIGHTING SHALL NOT PRODUCE GLARE TO ADJOINING PROPERTIES
3. SEE LANDSCAPE PLAN FOR LANDSCAPE LIGTHING SPECIFICATIONS AND LOCATIONS
4.

LT-A

WALL LIGHT
MODEL ALBERMARLE LARGE GAS WALL LANTERN
FINISH: DARK BRONZE
WATTS: 1350 BTU

LT-B

WALL LIGHT
MODEL HALLE LARGE NARROW WALL LANTERN
FINISH: DARK BRONZE
WATTS: LED 8

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PROGRESS SET - NOT FOR CONSTRUCTION

LIGHTING PLAN - BUILDINGS ONLY

SCALE : 1/8" = 1'-0" 0' 2' 4' 8' 16'

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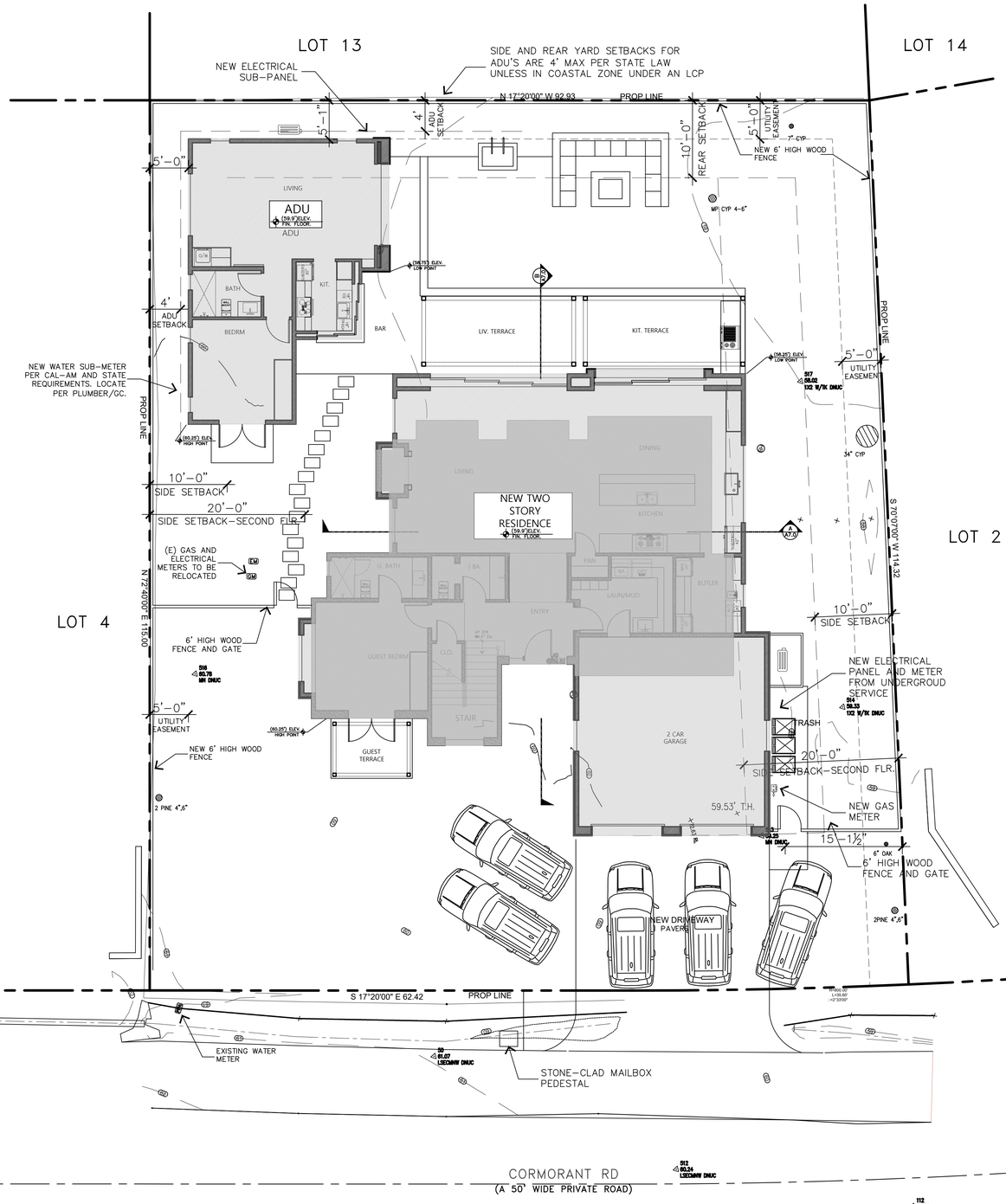

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SCALE : 1/8" = 1'-0"

0' 2' 4' 8' 16'

SITE PLAN

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SHEET TITLE
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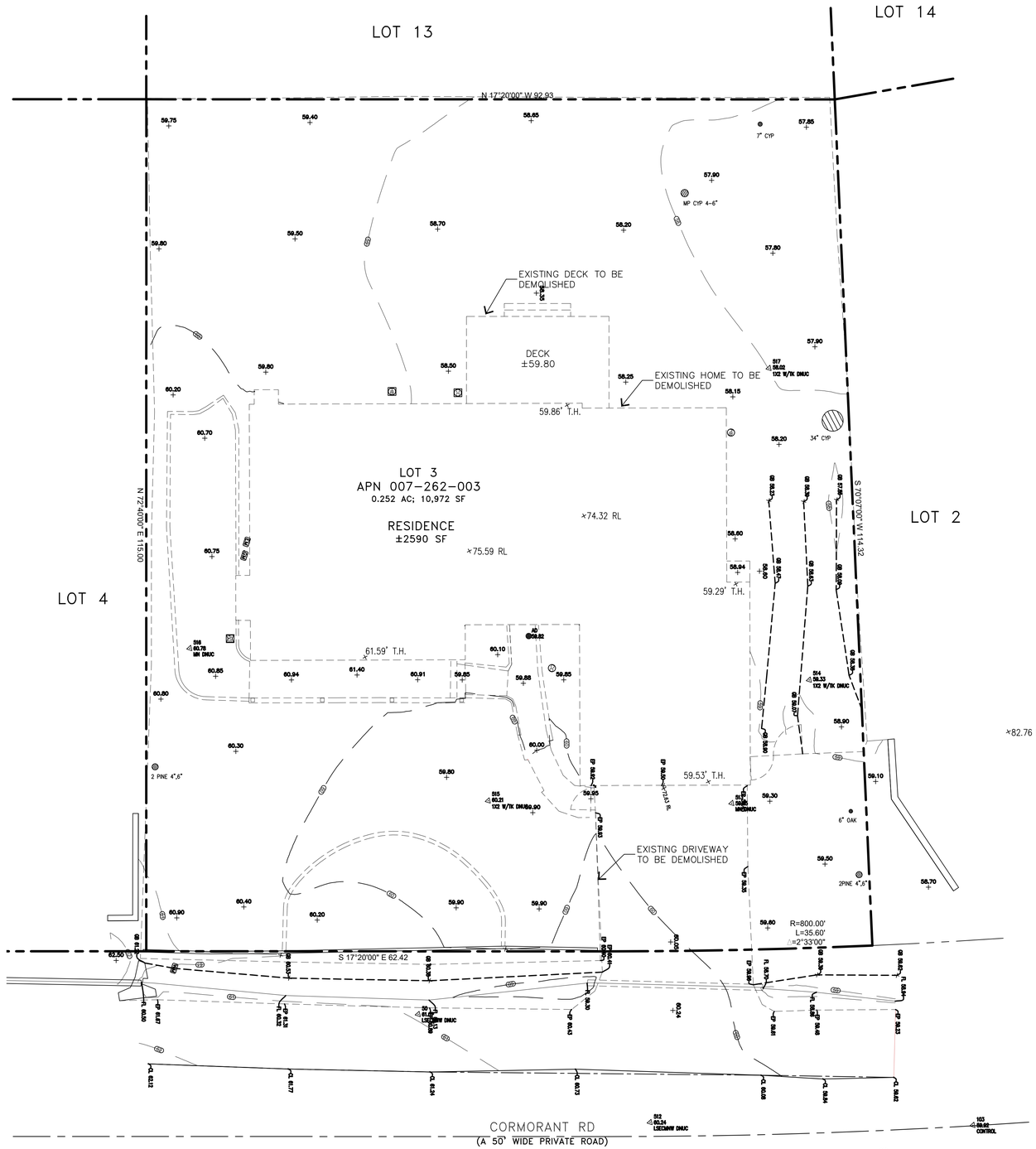

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DEMO PLAN

SCALE : 1/8" = 1'-0" 0' 2' 4' 8' 16'

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DEMO PLAN

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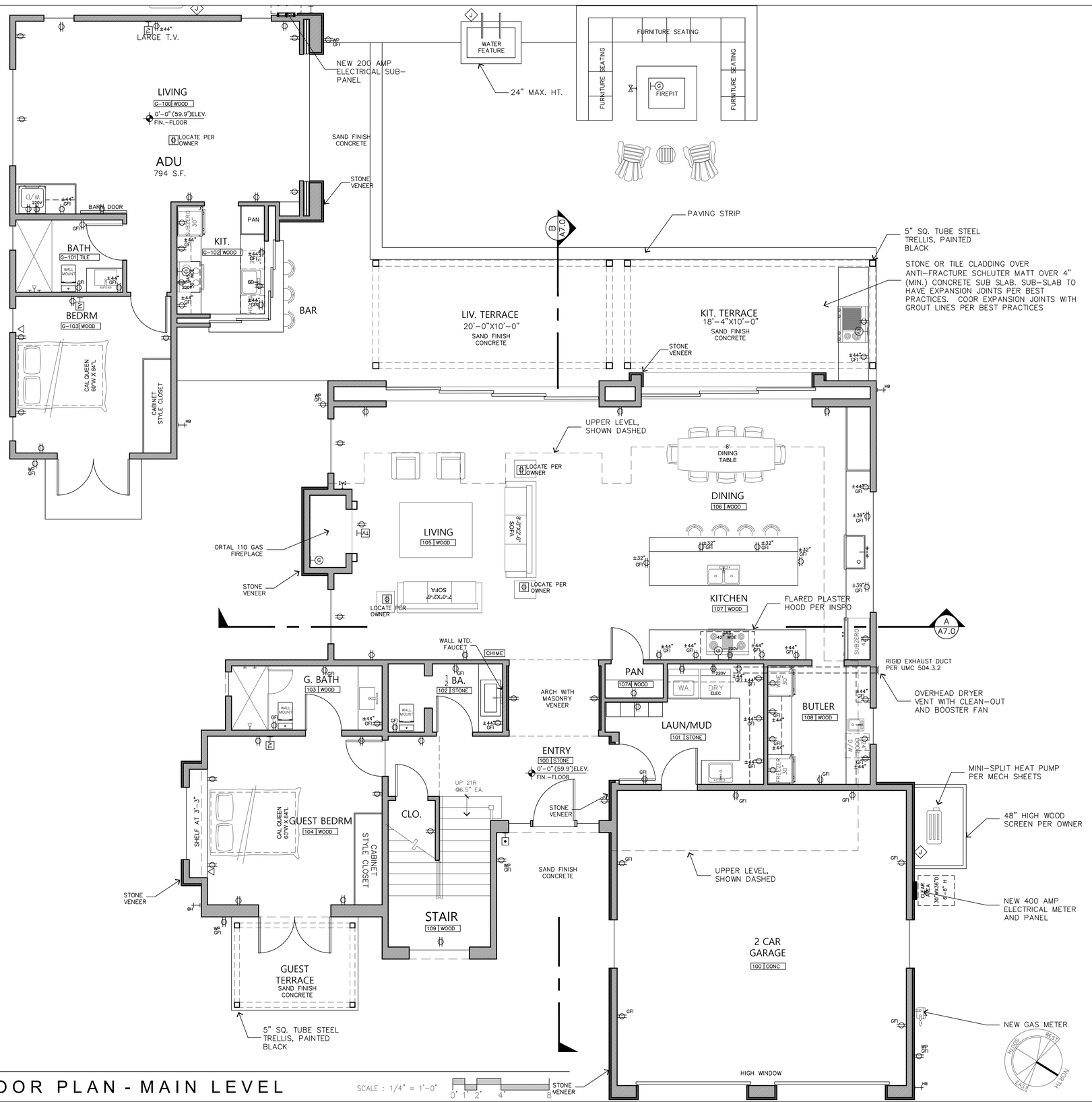

FLOOR PLAN - MAIN LEVEL

SCALE : 1/4" = 1'-0"

FLOOR PLAN NOTES

ALL DIMENSIONS ARE TO THE FACE OF STUD, OR TO CENTER OF OPENING, UNLESS OTHERWISE NOTED.

CONTRACTOR TO VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS AND NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING.

ATTIC ACCESS SHALL BE A MINIMUM SIZE OF 22"X30", LOCATED WHERE AT LEAST 30" OF UNOBSTRUCTED HEADROOM OCCURS. (CRC R807.1) ADD LIGHT FIXTURE WITH SWITCH IN VICINITY OF OPENING.
EXCEPTION: ATTICS WITH LESS THAN 30" MAX. HEIGHT NEED NOT PROVIDE ACCESS.

JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

ALL PROJECTS WITH WATERPROOF ROOF DECKS WILL REQUIRE PERIODIC MAINTENANCE. OWNER SHALL BE RESPONSIBLE TO SEAL, CAULK, OR OTHERWISE MAINTAIN OR REPLACE SEALANT AS RECOMMENDED BY MANUFACTURER OF WATERPROOFING SURFACE.

SEE DETAIL SHEETS A8.0 ELECTRICAL / A8.1 MECHANICAL AND A8.2 PLUMBING FOR STANDARD DETAILS AND NOTES

WALL LEGEND

- NEW 2X WOOD STUD FRAMED WALL SEE PLAN FOR WALL THICKNESS. EXTERIOR WALLS TO HAVE SHEAR PLY, HOUSE WRAP AND INSULATION PER TITLE 24 DOCS, INTERIOR WALLS TO HAVE SOUND BATT INSULATION, TYP.
- NEW NON-STRUCTURAL STONE VENEER, 3" MAX. THICKNESS
- NEW CMU/CONCRETE WALL

ELECTRICAL SYMBOLS

- DUPLEX OUTLET
- DUPLEX OUTLET RECESSED INTO WALL
- HALF SWITCHED OUTLET
- DED DEDICATED CIRCUIT (20 amps)
- 220V 220 VOLT OUTLET
- 4 PLEX OUTLET
- GFCI GROUND FAULT INTERRUPT (GFCI)
- WP GFI WATERPROOF OUTLET (EXTERIOR)
- RECESSED FLOOR MOUNTED OUTLET
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- RECESSED FLOOR MOUNTED TELEPHONE JACK, BRASS
- T THERMOSTAT CONTROL
- TV TELEVISION CABLE
- DOORBELL
- CV CENTRAL VACUUM OUTLET
- G GAS OUTLET
- GAS KEY VALVE, VERIFY MOUNT LOCATION WITH OWNER
- HB HOSE BIB VALVE (WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE. (CPC 603.4.7, TYP.)
- WALL MOUNTED AIR SUPPLY REGISTER
- RETURN AIR REGISTER
- FLOOR MOUNTED SUPPLY AIR REGISTER
- ELECTRICAL MAIN PANEL-SEE PLAN FOR LOCATION/SIZE
- ELECTRICAL SUB-PANEL-SEE PLAN FOR LOCATION(S) AND SIZE(S)

ELECTRICAL LEGEND NOTES

1. NOT ALL OF THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS PROJECT.
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3. POLESWITCH AND SWITCHPLATE STYLE, COLOUR AND EXACT LOCATION AND ORIENTATION TO BE DETERMINED/VERIFIED BY OWNER.
4. FOR JACUZZI-TYPE TUBS SEE DETAIL SHEETS FOR ADDITIONAL REQUIREMENTS AND CODE RESTRICTIONS.
5. PERMANENTLY LABEL EACH DISCONNECT (CIRCUIT BREAKER) ON THE MAIN AND ALL SUB ELECTRICAL PANEL(S) WITH THE APPLIANCE OR ROOM(S) SERVED BY THE CIRCUIT.
6. SEE NOTES ON DETAIL SHEETS A8.0, A8.1, A8.2 FOR MORE INFORMATION
7. SEE A4.0 FOR LIGHTING NOTES

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LICENSED ARCHITECT JAMES N. SMITH NO. C-24683 11-30-27 RENEWAL DATE STATE OF CALIFORNIA

SHEET TITLE

FLOOR PLAN MAIN LEVEL

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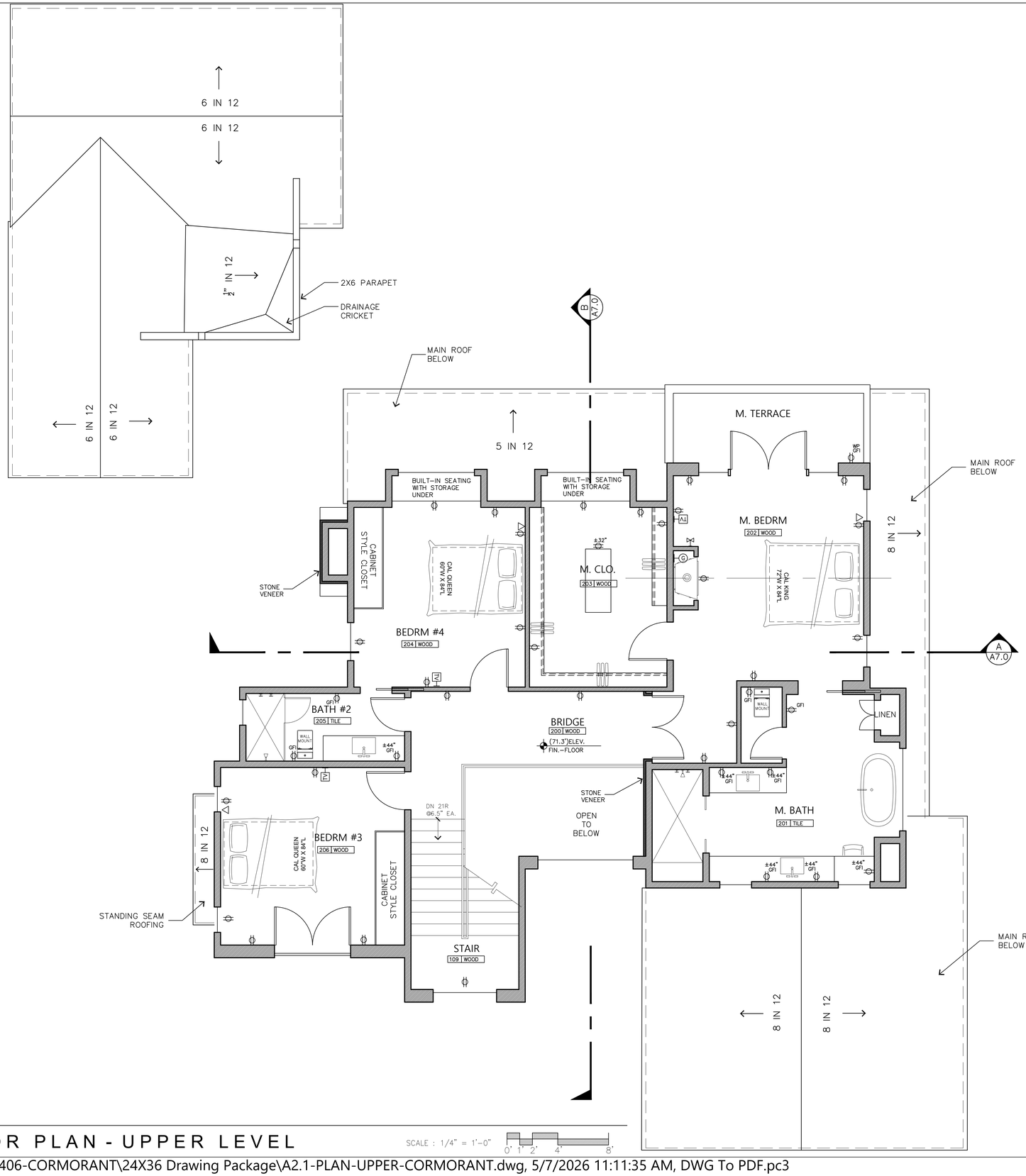

FLOOR PLAN - UPPER LEVEL

SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'

FLOOR PLAN NOTES

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WALL LEGEND

- NEW 2X WOOD STUD FRAMED WALL
  SEE PLAN FOR WALL THICKNESS. EXTERIOR WALLS TO HAVE SHEAR PLY, HOUSE WRAP AND INSULATION PER TITLE 24 DOCS, INTERIOR WALLS TO HAVE SOUND BATT INSULATION, TYP.
- NEW NON-STRUCTURAL STONE VENEER, 3" MAX. THICKNESS
- NEW CMU/CONCRETE WALL

ELECTRICAL SYMBOLS

- DUPLEX OUTLET
- DUPLEX OUTLET RECESSED INTO WALL
- HALF SWITCHED OUTLET
- DED — DEDICATED CIRCUIT (20 amps)
- 220V — 220 VOLT OUTLET
- 4 PLEX OUTLET
- GFI — GROUND FAULT INTERRUPT (GFCI)
- WP GFI — WATERPROOF OUTLET (EXTERIOR)
- RECESSED FLOOR MOUNTED OUTLET
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- RECESSED FLOOR MOUNTED TELEPHONE JACK, BRASS
- T — THERMOSTAT CONTROL
- TV — TELEVISION CABLE
- DOORBELL
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- G — GAS OUTLET
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6. SEE NOTES ON DETAIL SHEETS A8.0, A8.1, A8.2 FOR MORE INFORMATION
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SHEET TITLE

FLOOR PLAN UPPER LEVEL

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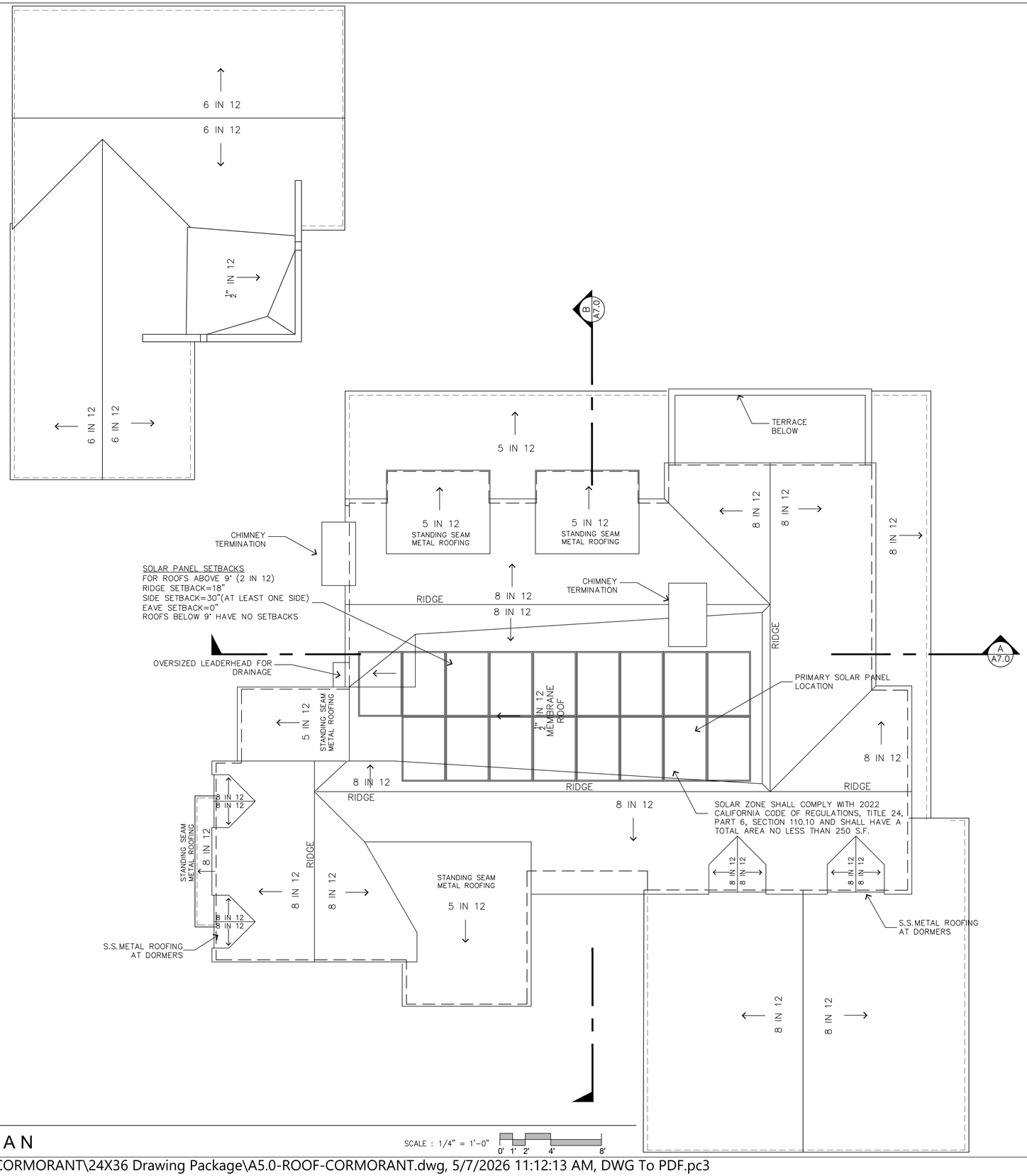

ROOF NOTES

1. ROOF MATERIAL TO BE SLATE ROOFING WITH STANDING SEAM METAL ROOFING ACCENT AREAS AS NOTED
2. FIELD VERIFY WITH OWNER AND ARCHITECT COLOR AND/OR BLEND OF ROOFING UNITS PRIOR TO INSTALLATION
3. ROOF SLOPE = 8 IN 12 UNLESS OTHERWISE NOTED
4. EAVE OVERHANG = 4" UNLESS OTHERWISE NOTED
5. RAKE/BARGE OVERHANG = 2" UNLESS OTHERWISE NOTED
6. COPPER GUTTERS WITH ROUND DOWNSPOUTS
7. GANG ALL VENT STACKS TO MINIMIZE QUANTITY OF ROOF JACKS AND LOCATE ROOF JACKS IN LEAST VISIBLE LOCATION
8. SPARK ARRESTOR TO BE 3 TIMES THE NET FREE OPENING OF THE CHIMNEY OUTLET
9. CHIMNEY SHALL BE 2' ABOVE THE HIGHEST POINT OF THE ROOF WITHIN 10' MEASURED HORIZONTALLY
10. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND AT THE ROOF WITH (2) 1-1/2"x⅛" S.S. METAL STRAPS LOOPED AROUND THE CHIMNEY AND NAILED WITH NOT LESS THAN (6) 8d NAILS PER STRAP AT EACH JOIST OR RAFTER PER UBC 3102.6 TO PREVENT LATERAL DISPLACEMENT.
11. EACH BUNDLE OF ROOFING SHALL BEAR LAVELS FROM AN ICBO ACCREDITED QUALITY CONTROL AGENCY IDENTIFYING THEIR ROOF COVERING CLASSIFICATION AND INDICATING THEIR COMPLIANCE WITH ICC-ES-EC107 AND WITH THE WEATHERING REQUIREMENTS CONTAINED IN HEALTH AND SAFETY CODE SECTION 13132.70 (R902.2 CRC)
12. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 906.2.
13. PER C.B.C. CHAPTER 7A (ROOF EDGE) AND CHAPTER 15 (ROOF FIELD), LARGE GAPS BETWEEN THE ROOF COVERING AND THE ROOF DECK (SHEATHING) MUST BE PLUGGED TO PREVENT EMBER OR FLAME INTRUSION. EXAMPLE: BIRD-STOPS OR MORTAR FOR BARREL TILE ROOFS AT EAVES.
14. ROOF DOWN SPOUTS TO BE COLLECTED IN A TIGHT-LINE AND DISPERSED PER CITY/COUNTY STANDARDS

SCALE : 1/4" = 1'-0"
0' 1' 2' 4' 8'

ROOF PLAN

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SHEET TITLE

ROOF PLAN

ISSUE	REVISIONS
1	05-06-25 PRELIM. REVIEW
2	08-21-25 PEBBLE BEACH ARB
3	01-12-26 P.B. RESUBMITTAL

DATE

PROJECT NUMBER

SHEET NUMBER

A5.0

PROGRESS SET - NOT FOR CONSTRUCTION

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NORTH EAST ELEVATION - FRONT ENTRY

SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'

ELEVATION MATERIALS LEGEND

1. SLATE TILE ROOFING, CLASS 'A'. COLOR TO BE LIGHT GREY
2. STANDING SEAM METAL ROOFING BY MBCI, MODEL CRAFTSMAN SB-12 OR EQ., CLASS 'A', COLOR: BURNISHED SLATE, SMOOTH FINISH
3. 3 COAT EXTERIOR PLASTER WITH LEVEL 4 SMOOTH FINISH. COLOR: SEE ELEVATIONS
4. EXTERIOR VERTICAL STONE-"GOLD STONE" 2" THIN VENEER FLATS, BY GRANITE ROCK. LAY IS TRADITIONAL HORIZONTAL WITH SOME PIECES CHIPPED FOR IRREGULARITY. GROUT JOINTS AT ⅜" TO ½" WITH OVER-SPREAD MORTAR. COLOR OF GROUT IS "WHITE CEMENT" WITH HALF CUP DAVIS COLOR #5447 (LT. BROWN) PER 94 LB. BAG AND MIRACLE LIME
5. DOORS AND WINDOWS TO BE THERMALLY BROKEN ALUMINUM BY ARCADIA, OR EQ. COLOR: DARK BRONZE ANODIZED
6. FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ, COLOR: PER ELEVATION
7. STONE AND COPPER CHIMNEY SHROUD
8. GALV. STEEL RAILING BY CR LAWRENCE, OR EQUAL, WITH 2 PART EPOXY PAINT, TYP.
9. VERTICAL WOOD SIDING COLOR: DARK BROWN
10. GALV. STEEL TRELLIS PAINTED WITH 2 PART EPOXY PAINT, COLOR: MATTE BLACK

ELEVATION NOTES

THIS PROJECT IS LOCATED WITHIN WILDLAND URBAN INTERFACE, REFER TO WALL SECTION DETAIL 1 / A0.1 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS

ROOF COVERINGS AND FLASHINGS AND WALL COVERINGS SHALL COMPLY WITH ALL REQUIRED W.U.I. SPECIFICATIONS

ROOF GUTTERS, IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS

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WALL SIDING SHALL COMPLY WITH CRC R703, AND ATTACHMENT REQUIREMENTS PER TABLE R703.3(1)

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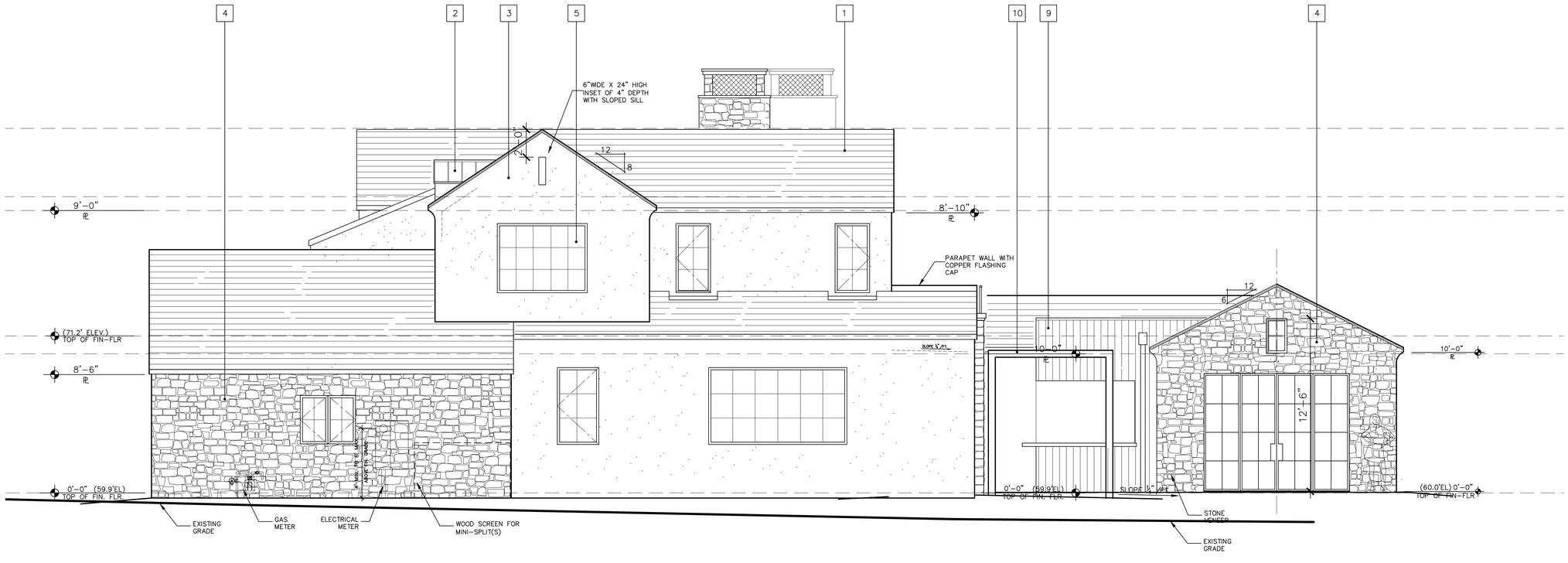

NORTHWEST ELEVATION - SIDE

SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'

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PROJECT/CLIENT

ANZOATEGUI RESIDENCE

2975 CORMORANT RD.
PEBBLE BEACH, CA.

LICENSED ARCHITECT JAMES N. SMITH NO. C-24683 11-30-27 RENEWAL DATE STATE OF CALIFORNIA

SHEET TITLE

EXTERIOR ELEVATIONS

ISSUE	REVISIONS
1	05-06-25 PRELIM. REVIEW
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SHEET NUMBER

A6.0

PROGRESS SET - NOT FOR CONSTRUCTION

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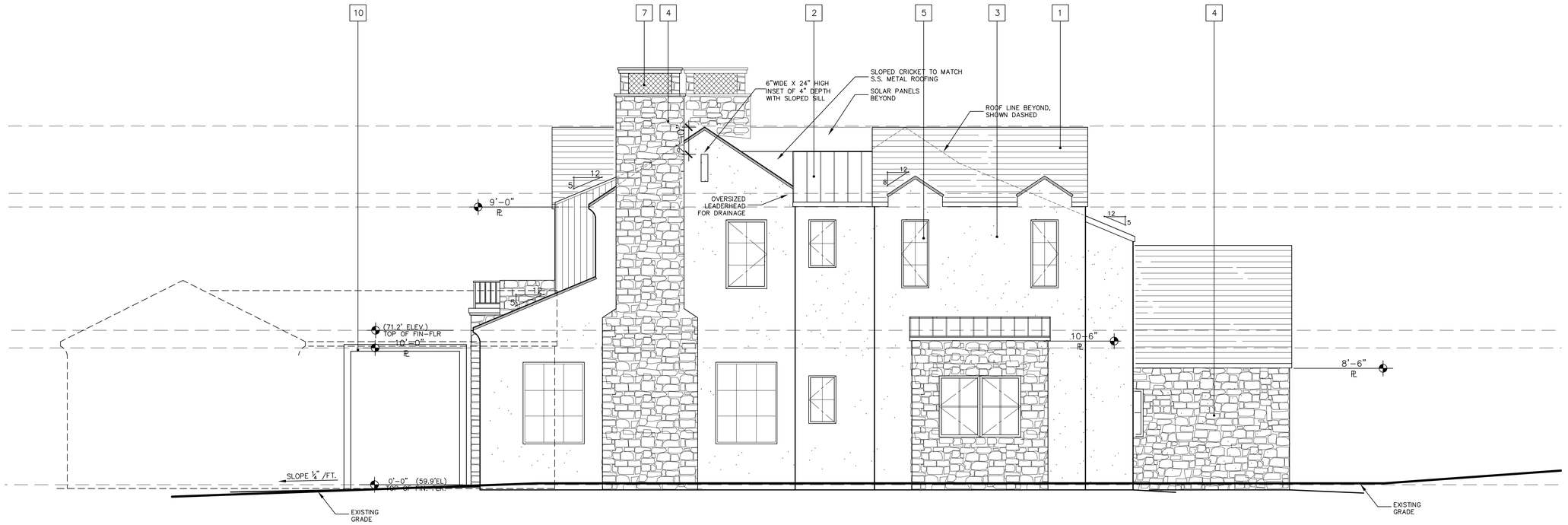
SOUTHWEST ELEVATION - REAR

SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'



SOUTHEAST ELEVATION - SIDE

SCALE : 1/4" = 1'-0"

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ELEVATION MATERIALS LEGEND

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ELEVATION NOTES

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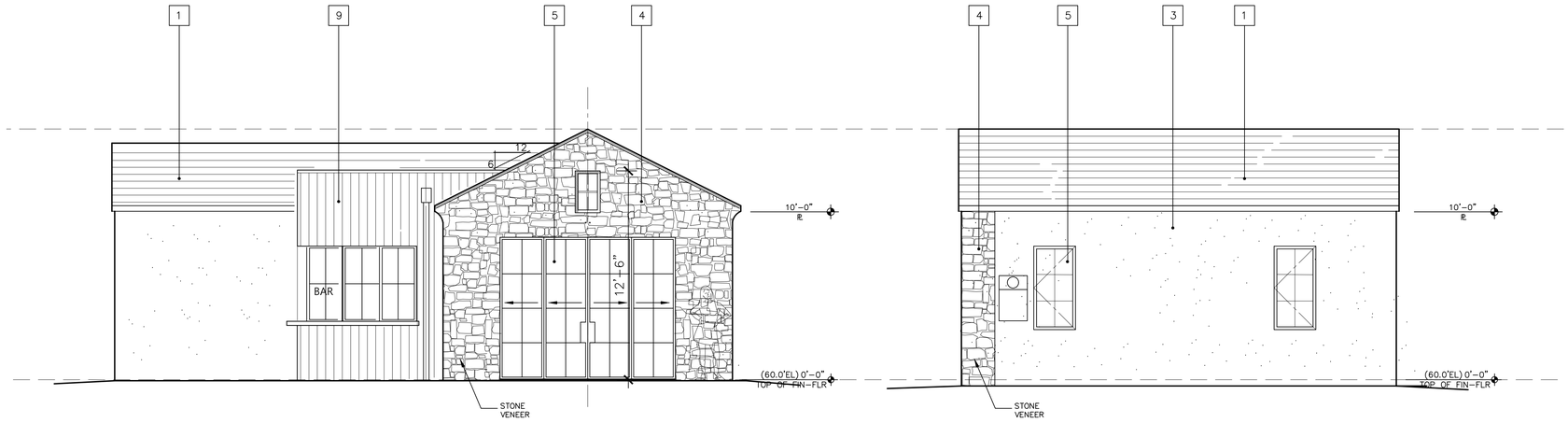

NORTHWEST ELEV - ADU

SOUTHWEST ELEV - ADU

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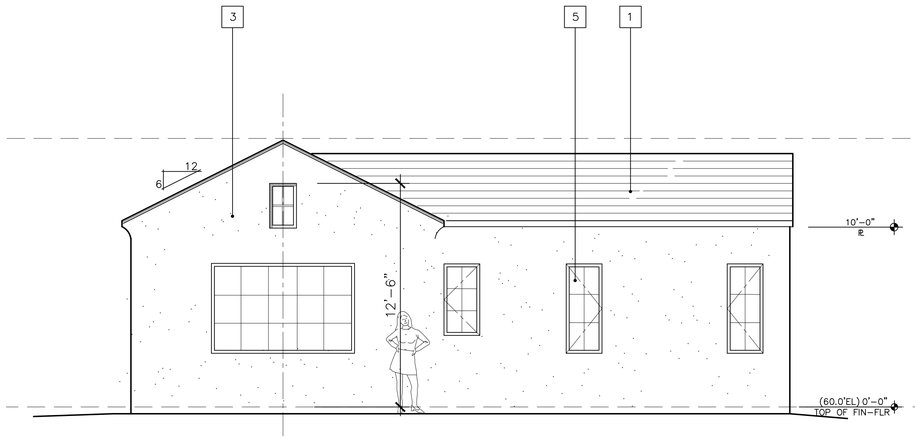
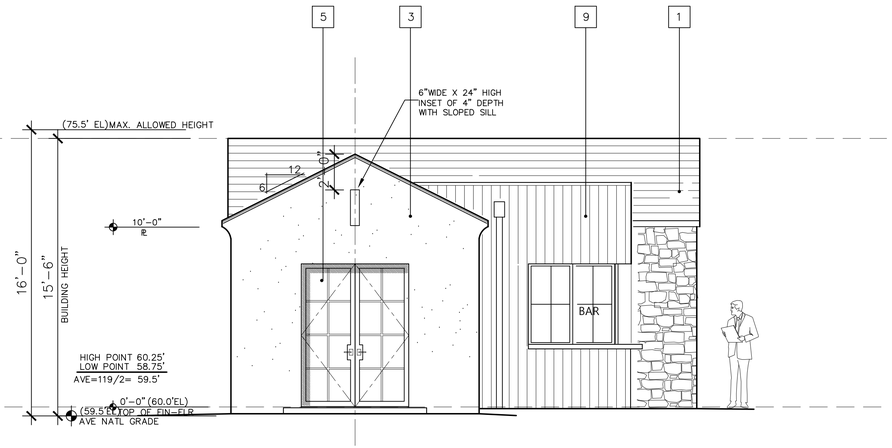


SOUTHEAST ELEV - ADU



NORTHEAST ELEV - ADU

SCALE : 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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DATE

PROJECT NUMBER

SHEET NUMBER

A6.2

PROGRESS SET - NOT FOR CONSTRUCTION

NORTHEAST ELEV - FENCES

SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'

ELEVATION MATERIALS LEGEND

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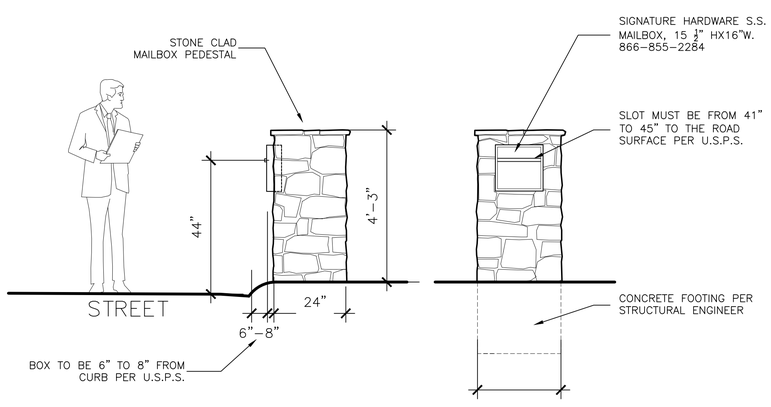
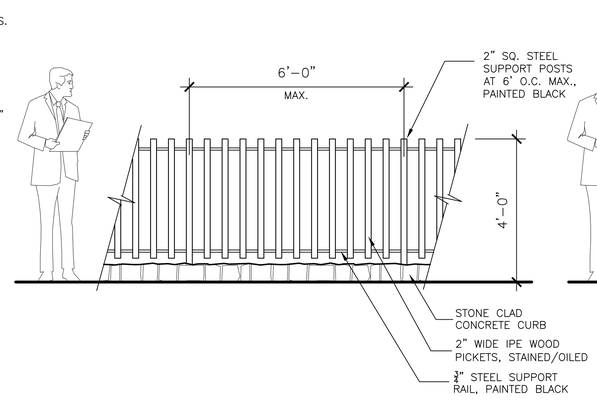
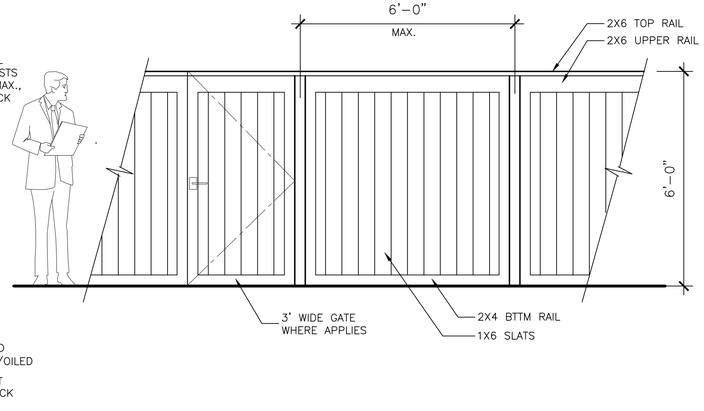


MAILBOX PEDESTAL



FRONT YARD FENCE



PERIMETER FENCE

FENCES

SCALE : 1/2" = 1'-0"

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LICENSED ARCHITECT
JAMES N. SMITH
NO. C-24683
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SHEET TITLE

EXTERIOR ELEVATIONS

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A6.3

PROGRESS SET - NOT FOR CONSTRUCTION

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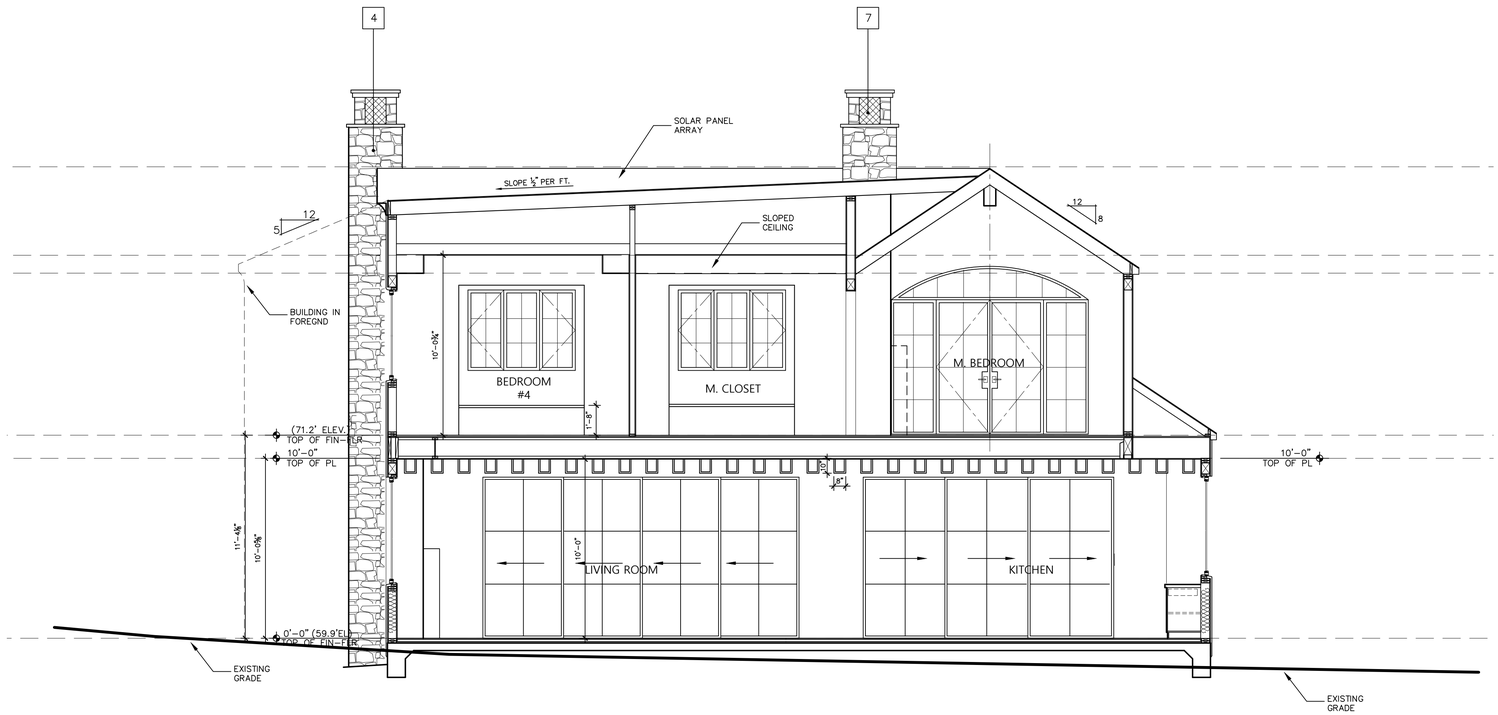
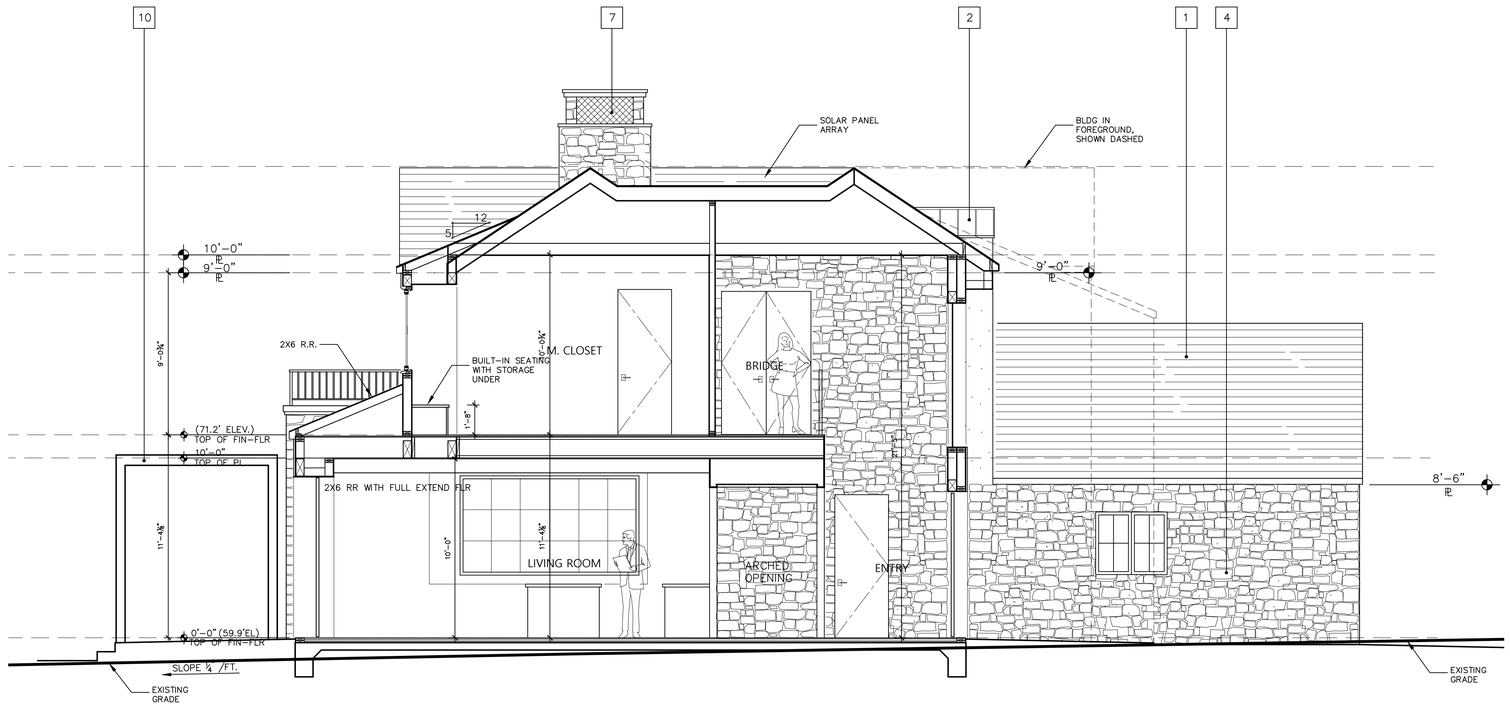


SECTION 'A'

SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'



SECTION 'B'

SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'

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SECTION NOTES

1. CONDITIONED BUILDING ENVELOPE IS CREATED AT UNDERSIDE OF ROOF PLY SHEATHING BY CLOSED CELL FOAM. ATTIC VENTS ARE THEREFORE NOT REQUIRED. CLOSED CELL FOAM OF 3" MINIMUM BUILD–UP FOR R–14 VALUE WITH R–19 FIBERGLASS BATT INSUL APPLIED TO UNDERSIDE OF FOAM FOR MIN. R–30 VALUE
2. EXTERIOR WALLS WITH R–21 VALUE BY FIBERGLASS BATTS OR SPIDER (SPRAY APPLIED FIBERGLASS INSULATION) MUST FILL ALL NON–VENTED FRAMING CAVITIES
3. INTERIOR WALLS TO HAVE UNFACED SOUND BATT INSULATION
4. SEE SHEET A0.1 FIRE PROTECTION NOTES FOR FIREBLOCKING AT FRAMING CAVITIES
5. SEE STRUCTURAL DWGS FOR SIZES, LOCATIONS AND CONNECTIONS OF STRUCTURAL MEMBERS. STRUCTURAL DWGS SHALL PREVAIL

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3	01–12–26 P.B. RESUBMITTAL

DATE

PROJECT NUMBER

SHEET NUMBER

A7.0

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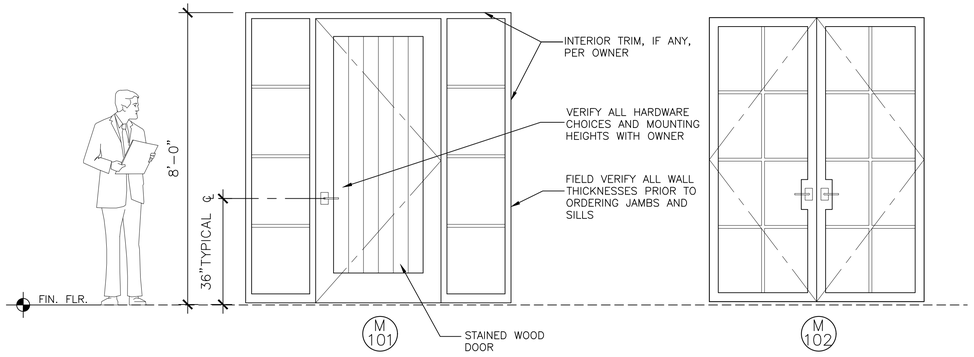

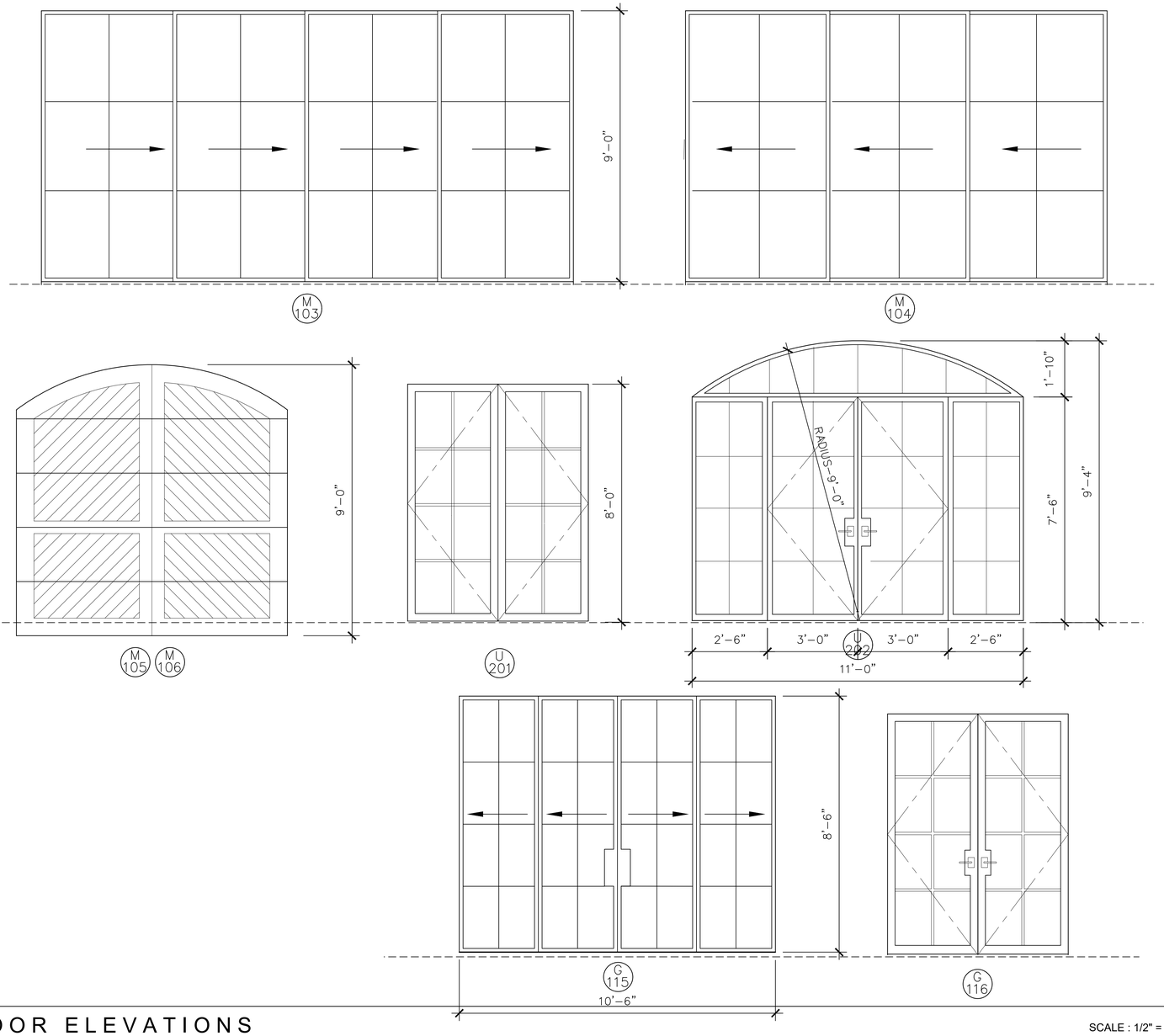

DOOR ELEVATIONS

SCALE : 1/2" = 1'-0"

DOOR SCHEDULE

DOOR MARK	DOOR SIZE WIDTH	HEIGHT	THICK.	FINISH MAT'L	CORE	FINISH	ACTION	REMARKS (DOOR REP TO VERIFY TYPE OF GLASS AND TINT/FILM WITH OWNER RE ALL DOORS, TO MATCH WINDOWS)
MAIN–EXTERIOR								
M101	3'–6"	8'–0"	1–3/4"	WD	SC	STAINED	IN–SWING	SEE WINDOW SCHEDULE FOR SIDELITES
M102	3'–0"	8'–0"	1–3/4"	ALUM	SC	ANOD	OUT–SWING	PAIR, T.G., 8 LITES
M103	17'–8"	9'–0"	1–3/4"	ALUM	SC	ANOD	SLIDING	4 EQ. PANELS, T.G., 6 LITES, POCKET
M104	14'–0"	9'–0"	1–3/4"	ALUM	SC	ANOD	SLIDING	3 EQ. PANELS, T.G., 6 LITES, POCKET
M105	9'–0"	9'–0"	–	ALUM–WD	SC	STAINED	ROLL UP	5 EQ. PANELS, WOOD CLAD
M106	9'–0"	9'–0"	–	ALUM–WD	SC	STAINED	ROLL UP	5 EQ. PANELS, WOOD CLAD
MAIN–INTERIOR								
M107	3'–0"	8'–0"	1–3/4"	WD	SC	PAINT	IN–SWING	20 MIN RATED, WITH SMOKE SEAL, SELF–CLOSING
M108	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
M109	2'–8"	8'–0"	1–3/8"	WD	SC	PAINT	SLIDING	POCKET
M110	2'–8"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
M111	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
M112	2'–8"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
M113	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
M114	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
UPPER–EXTERIOR								
U201	3'–0"	8'–0"	1–3/4"	ALUM	SC	ANOD	IN–SWING	PAIR, T.G., 8 LITES
U202	3'–0"	8'–0"	1–3/4"	ALUM	SC	ANOD	OUT–SWING	PAIR, T.G., 8 LITES, SYSTEM SEE ELEVS
UPPER–INTERIOR								
U203	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SLIDING	POCKET
U204	2'–6"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
U205	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SLIDING	
U206	2'–6"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	PAIR
U207	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
U208	2'–6"	8'–0"	1–3/8"	WD	SC	PAINT	SLIDING	POCKET
U209	2'–8"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
U210	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
ADU–EXTERIOR								
G115	10'–6"	8'–6"	1–3/4"	ALUM	SC	ANOD	SLIDING	4 EQ. PANELS, T.G., 8 LITES, POCKET
G116	3'–0"	8'–0"	1–3/8"	ALUM	SC	ANOD	SWING	PAIR, T.G., 8 LITES
ADU–EXTERIOR								
G117	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
G118	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
G119	3'–8"	8'–0"	1–3/8"	WD	SC	PAINT	SLIDING	BARN DOOR

DOOR SCHEDULE NOTES

1. DOOR SCHEDULE PROVIDED ABOVE IS PRELIMINARY IN NATURE. CONTRACTOR AND DOOR SUPPLIER SHALL REVIEW AND COMPILE A COMPLETE AND ACCURATE SCHEDULE BASED UPON FRAMED FIELD CONDITIONS AND OWNER PREFERENCES. CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING.
2. CONTRACTOR SHALL REVIEW ALL FIELD CONDITIONS TO ENSURE THAT THE PROPOSED DOOR SIZES AND SWINGS WILL FUNCTION PROPERLY. IF THERE ARE ANY DISCREPANCIES OR CONFLICTS THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY THROUGH A REQUEST FOR INFORMATION (R.F.I.)
3. DOOR SIZES SHOWN ARE THE PROPOSED DOOR WIDTH AND HEIGHT DIMENSION, NOT THE ROUGH OPENING SIZE. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR ARCHITECT/OWNER TO REVIEW AND APPROVE.
4. ALL GLAZING IN DOORS SHALL BE TEMPERED GLASS. EXCEPTION IS FOR SMALL DECORATIVE GLASS OR PANE SANDWICHED BETWEEN TEMPERED LAYERS. INSTALLATION IS PER C.B.C. GLAZING TYPE AND STYLE SHALL MATCH WINDOWS, U.N.O.
5. SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.
6. ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, MIN. 20 OZ., OR OTHER NON–CORROSIVE METAL, HINGES. OUTSWING DOORS SHALL HAVE A 1/2" MAX CHANGE IN ELEVATION TO THE EXTERIOR FINISH SURFACE.
7. PER CRC R311.3.1 LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1½" LOWER THAN THE TOP OF THE THRESHHOLD IF OUT–SWING DOOR. IF IN–SWING, EXCEPTION ALLOWS MAX. 7¾" DROP IN SURFACE (R311.3.1) DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7¾" BELOW TOP OF THE THRESHHOLD (R311.3.2)
8. ALL EXPOSED EDGES OF DOOR(S) INCLUDING TOP TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING. DOORS ARE TO BE STORED VERTICALLY AT JOB SITE AND OUT OF ALL INCLEMENT WEATHER CONDITIONS AND TO BE HUNG AS QUICKLY AS POSSIBLE, ONCE REACHING THE JOB SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE THE AMOUNT OF TIME FOR ON–SITE STORAGE OF DOORS AND WINDOWS PRIOR TO INSTALL.
9. ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS AND THREE WAY CONNECTING HARDWARE TO MAXIMIZE CONTINUOUS SEAL AGAINST WIND/WEATHER.
10. DOORS REQUIRED TO HAVE 20 MINUTE RATING TO BE MIN. 1 3/8" SOLID WOOD AND SHALL BEAR THE U.L. LABEL NO RAISED PANELS OR OTHER FEATURES MAY REDUCE THIS MINIMUM THICKNESS. SHOULD VENEERS BE APPLIED TO PRE–MANUFACTURED 20 MIN. RATED DOORS, CARE IS TO BE TAKEN NOT TO VIOLATE THE RATING DURING APPLICATION.
11. WEATHER–STRIPING OF EXTERIOR DOORS SHALL BE CONTINUOUS ON ALL SIDES OF EACH DOOR AND SHALL BE SIZED, DESIGNED, AND FITTED TO PROVIDE FULL WATER–TIGHTNESS AGAINST WATER AND DRIVING RAIN. CONTRACTOR SHALL WATER TEST A MINIMUM OF ONE DOOR AFTER INSTALLATION ON SIDE OF RESIDENCE WHERE EXPOSURE TO WEATHER IS GREATEST, AND REPORT FINDINGS TO OWNER AND ARCHITECT.
12. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR ALL DWELLING UNITS. THE DOOR SHALL BE SIDE–HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WHEN OPEN TO 90 DEGREES. THE MINIMUM CLEAR HEIGHT SHALL BE 78" WHEN MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, PER CRC R311.2.
13. AT ALL STATE RESPONSIBILITY AREAS (SRA) EXTERIOR DOOR ASSEMBLIES SHALL BE APPROVED NON–COMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1–3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE–RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM–7A–1. (SEE ALSO CRC 327 WILDLAND URBAN INTERFACE)

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LICENSED ARCHITECT
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NO. C–24683
11–30–27
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE

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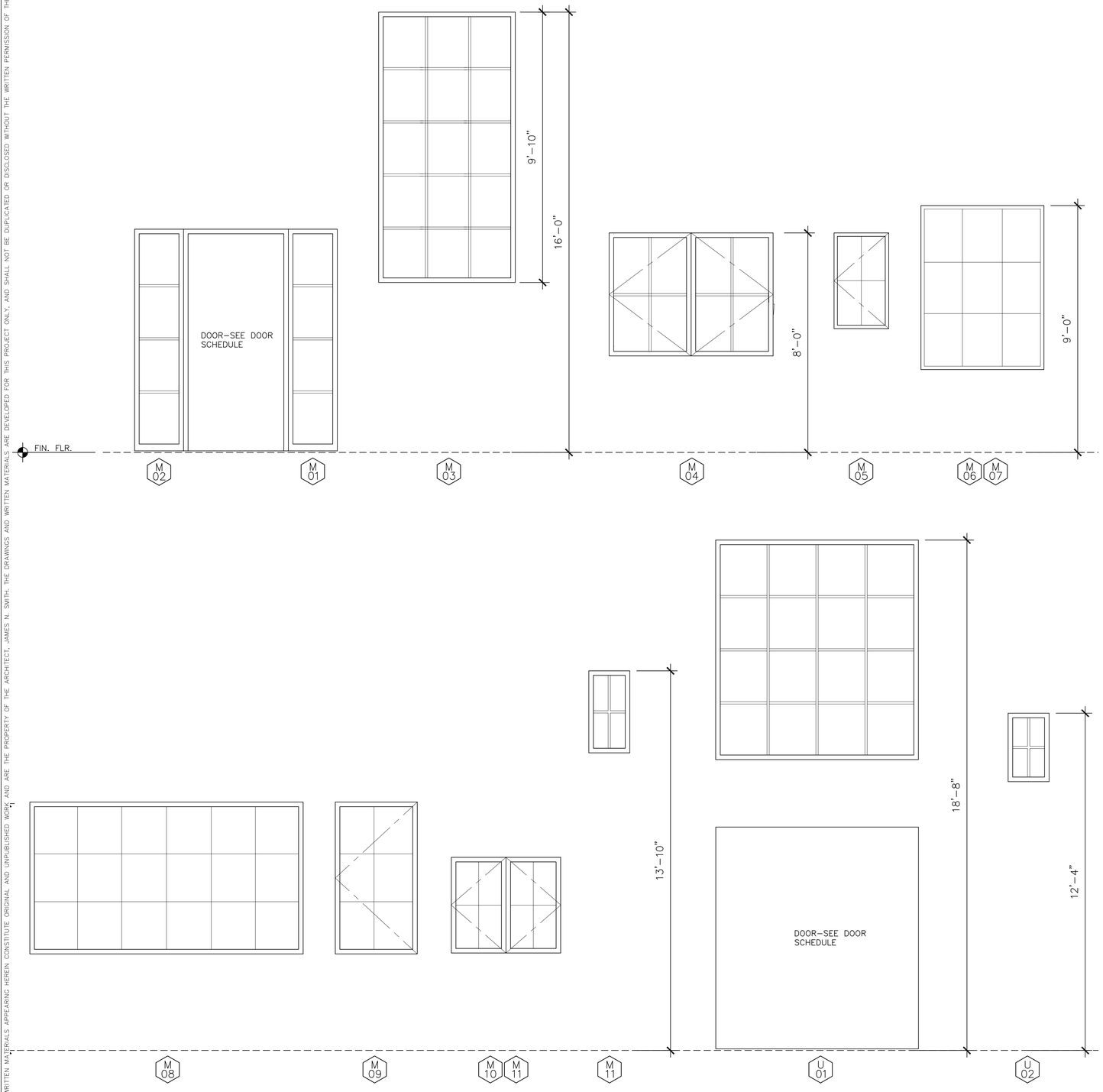

WINDOW ELEVATIONS

SCALE : 1/2" = 1'-0"

WINDOW SCHEDULE

MARK	UNIT SIZE WIDTH X HEIGHT	HEAD HEIGHT ABOVE FIN. FLR.	TYPE OF OPERABILITY	FRAME MATERIAL	REMARKS WINDOW REP TO VERIFY TYPE OF GLASS AND TINT/FILM WITH OWNER RE ALL WINDOWS, SEE ALL NOTES AND "GENERAL" NOTE #4 BELOW
MAIN RESIDENCE					
M01	1'-10"X8'-0"	8'-0"	FIXED	ALUM	T.G., 4 LITE
M02	1'-10"X8'-0"	8'-0"	FIXED	ALUM	T.G., 4 LITE
M03	5'-0"X9'-10"	16'-0"	FIXED	ALUM	T.G., 15 LITES
M04	6'-0"X4'-6"	8'-0"	DBL CASE	ALUM	4 LITES
M05	2'-0"X3'-6"	8'-0"	CASE	ALUM	4 LITES
M06	4'-6"X6'-0"	9'-0"	FIXED	ALUM	9 LITES
M07	4'-6"X6'-0"	9'-0"	FIXED	ALUM	9 LITES
M08	10'-0"X5'-6"	9'-0"	FIXED	ALUM	18 LITES
M09	3'-0"X5'-6"	9'-0"	CASE	ALUM	6 LITES
M10	4'-0"X3'-6"	7'-0"	DBL CASE	ALUM	4 LITES
M11	4'-0"X3'-6"	7'-0"	DBL CASE	ALUM	4 LITES
M12	1'-6"X3'-0"	13'-10"	FIXED	ALUM	4 LITES
UPPER LEVEL					
U01	7'-6"X3'-6"	18'-8"	FIXED	ALUM	16 LITES
U02	1'-6"X2'-6"	12'-4"	FIXED	ALUM	4 LITES
U03	2'-0"X5'-0"	8'-0"	CASE	ALUM	6 LITES
U04	2'-0"X5'-0"	8'-0"	CASE	ALUM	6 LITES
U05	2'-0"X3'-6"	8'-0"	CASE	ALUM	4 LITES T.G.
U06	3'-0"X5'-0"	8'-0"	CASE	ALUM	6 LITES
U07	6'-0"X5'-0"	8'-0"	CASE-FIX-CASE	ALUM	6 LITES
U08	6'-0"X5'-0"	8'-0"	CASE-FIX-CASE	ALUM	6 LITES
U09	2'-6"X5'-0"	8'-0"	CASE	ALUM	6 LITES
U10	2'-6"X5'-0"	8'-0"	CASE	ALUM	6 LITES
U11	6'-6"X5'-0"	8'-0"	CASE	ALUM	6 LITES LOWER TO 30" SILL?
U12	2'-6"X5'-0"	10'-0"	CASE	ALUM	6 LITES
U13	2'-6"X5'-0"	10'-0"	CASE	ALUM	6 LITES
ADU					
G01	1'-6"X2'-6"	12'-10"	FIXED	ALUM	4 LITES
G02	2'-0"X5'-0"	8'-0"	CASE	ALUM	6 LITES
G03	2'-0"X5'-0"	8'-0"	CASE	ALUM	6 LITES
G04	2'-0"X4'-0"	8'-0"	CASE	ALUM	T.G., 6 LITES
G05	8'-0"X5'-0"	8'-0"	FIXED	ALUM	15 LITES
G06	1'-6"X2'-6"	12'-10"	FIXED	ALUM	4 LITES
G07	2'-6"X5'-0"	8'-0"	CASE	ALUM	6 LITES
G08	2'-6"X5'-0"	8'-0"	CASE	ALUM	6 LITES
G09	5'-2"X4'-6"	8'-0"	SLIDER	ALUM	2 PANELS, 4 LITES
G10	7'-0"X4'-6"	8'-0"	SLIDER	ALUM	3 PANELS, 4 LITES

WINDOW SCHEDULE NOTES

GENERAL

1. WINDOW SCHEDULE PROVIDED ABOVE IS PRELIMINARY IN NATURE. CONTRACTOR AND WINDOW SUPPLIER SHALL COMPILE A COMPLETE AND ACCURATE SCHEDULE BASED UPON FRAMED FIELD CONDITIONS OF PROJECT AND OWNER CHANGES/PREFERENCES. SPECIALTY WINDOWS MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
2. WINDOW DIMENSIONS ARE PROPOSED UNIT SIZES. GENERAL CONTRACTOR IS TO VERIFY ALL PROPOSED WINDOW SIZES WITH SITE CONDITIONS AND FOR MANUFACTURER'S NEAREST STOCK SIZES, WHEN APPLICABLE. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING. CONTRACTOR SHALL PROVIDE ARCHITECT COMPLETE STRUCTURAL WINDOW SHOP DRAWINGS FOR REVIEW.
3. ALL WINDOWS ARE TO BE DOUBLE GLAZED UNLESS OTHERWISE NOTED, SEE TITLE 24 CALCS FOR REQUIRED MIN. VALUES
4. DUAL GLAZING IS TO BE LOW-E CARDINAL "270" GLAZING. OWNERS TO VERIFY WITH WINDOW REP WHICH, IF ANY, WINDOWS ARE TO BE "366" GLASS OR HAVE TINT WITHIN GLAZING, DUE TO SUN EXPOSURE. FILM IS NOT RECOMMENDED FOR DUAL GLAZED UNITS
5. ALL WINDOWS SHALL HAVE A SOLDIERED COPPER PAN, MINIMUM 20 OZ., WITH MOISTSTOP OR EQUIVALENT WATERPROOFING SYSTEM. GALVANIZED IRON IS ACCEPTABLE IN NON-COASTAL ENVIRONMENTS. SEE DETAIL.
6. WEATHER-STRIPING OF ALL WINDOWS SHALL BE CONTINUOUS ON ALL SIDES OF EACH WINDOW AND SHALL BE SIZED, DESIGNED, AND FITTED TO PROVIDE FULL WATER-TIGHTNESS AGAINST WATER AND DRIVING RAIN. CONTRACTOR SHALL WATER TEST A MINIMUM OF ONE WINDOW AFTER INSTALLATION ON SIDE OF RESIDENCE WHERE EXPOSURE TO WEATHER IS GREATEST, AND REPORT FINDINGS TO OWNER AND ARCHITECT.
7. WINDOWS WHICH EXCEED STANDARD SIZES SHALL BE VERIFIED BY WINDOW SUPPLIER FOR ENGINEERING AND WIND LOAD AT GIVEN PROJECT LOCATION AND PLACEMENT OF WINDOW(S) ON RESIDENCE (EXPOSURE)
8. REQUIRED NATURAL LIGHT FOR EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA. (CRC R303.1).
9. REQUIRED NATURAL VENTILATION IN OCCUPIED SPACES THROUGH OPENABLE EXTERIOR WALL OPENINGS SHALL BE AN AREA NOT LESS THAN 4% OF THE AREA BEING VENTILATED. (CRC R303.1).

SAFETY

1. BASEMENTS AND EACH SLEEPING ROOM SHALL HAVE MIN. ONE EGRESS WINDOW WITH A NET CLEAR OPENABLE AREA OF 5.7 S.F., WITH THE MIN. NET CLEAR OPENABLE HEIGHT OF 24" AND THE MIN. NET CLEAR WIDTH SHALL BE 20" (R310.2.1). THE SILL HEIGHT SHALL BE MAX. 44" A.F.F. (R310.2.2). EXCEPTIONS: BASEMENTS WITH A CEILING OF LESS THAN 80" OR LESS THAN 200 S.F. IN FLOOR AREA SHALL NOT BE REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE WINDOWS (CRC R310.1). (NOTE: TYPICALLY A 25" WIDE CASEMENT WITH BUTT HINGES WILL MEET CODE MINIMUM WIDTH, VERIFY WITH WINDOW REP)
2. ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT IN HAZARDOUS LOCATIONS AS DEFINED IN CRC R308.4 SHALL MEET MINIMUM REQUIREMENTS OF CRC R308.3.1, INCLUDING GLASS MIRRORS, SHALL BE TEMPERED GLASS OR WIRE SAFETY GLASS (CBC 2406)
4. GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE SAFETY GLASS (CRC 308.4.2)
5. ALL OPERABLE WINDOWS ABOVE ADJACENT GRADE BY 6' OR MORE AND LOCATED WITHIN 36" OF THE FINISHED FLOOR, OR OTHERWISE VULNERABLE TO A PERSON FALLING OUT, SHALL HAVE SUITABLE RESTRAINT BAR(S) INSTALLED. THE BUILDING OWNER CAN ELECT NOT TO INSTALL RESTRAINTS AT THEIR SOLE DISCRETION. INSECT SCREENS DO NOT OFFER PROTECTION AGAINST PERSONS FALLING OUT OF A WINDOW.
6. WINDOWS THAT MEET ALL CONDITIONS SHALL BE TEMPERED PER CRC R308.4.3: WHERE EXPOSED AREA OF INDIVIUAL PANE IS GREATER THAN 9 SQUARE FEET, EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING, SHALL BE TEMPERED GLAZING.(R308.4.3)
7. GLAZING IN WET AREAS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE TEMPERED.

W.U.I.

1. FOR PROJECTS LOCATED WITHIN WILDLAND URBAN INTERFACE (W.U.I.) ZONES, ADDITIONAL REQUIREMENTS SHALL APPLY. THE TEMPERING OF THE OUTER-MOST PANE OF GLASS OF EVERY WINDOW IS REQUIRED PER CRC R337.8 WINDOWS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2 (R337.8.2.1)

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SHEET TITLE

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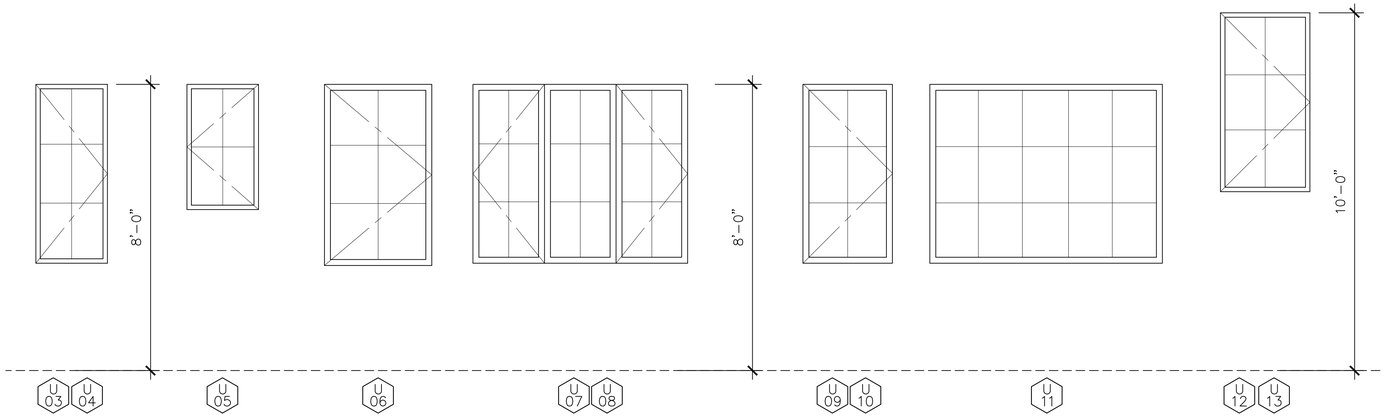

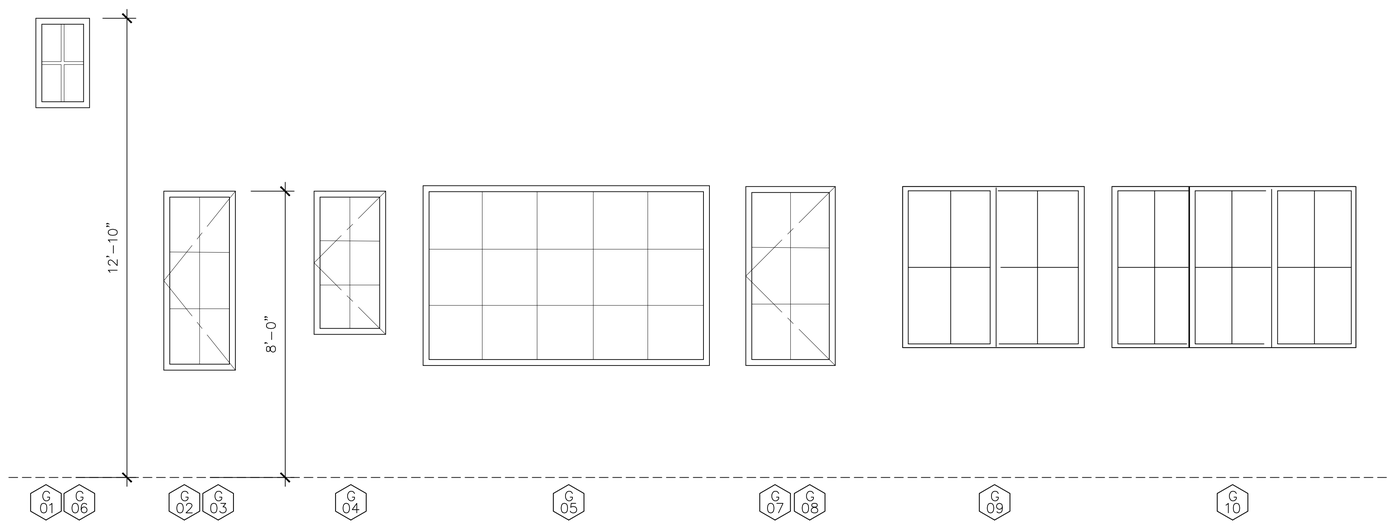

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SAFETY

1. BASEMENTS AND EACH SLEEPING ROOM SHALL HAVE MIN. ONE EGRESS WINDOW WITH A NET CLEAR OPENABLE AREA OF 5.7 S.F., WITH THE MIN. NET CLEAR OPENABLE HEIGHT OF 24" AND THE MIN. NET CLEAR WIDTH SHALL BE 20" (R310.2.1). THE SILL HEIGHT SHALL BE MAX. 44" A.F.F. (R310.2.2). EXCEPTIONS: BASEMENTS WITH A CEILING OF LESS THAN 80" OR LESS THAN 200 S.F. IN FLOOR AREA SHALL NOT BE REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE WINDOWS (CRC R310.1). (NOTE: TYPICALLY A 25" WIDE CASEMENT WITH BUTT HINGES WILL MEET CODE MINIMUM WIDTH, VERIFY WITH WINDOW REP)
2. ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT IN HAZARDOUS LOCATIONS AS DEFINED IN CRC R308.4 SHALL MEET MINIMUM REQUIREMENTS OF CRC R308.3.1, INCLUDING GLASS MIRRORS, SHALL BE TEMPERED GLASS OR WIRE SAFETY GLASS (CBC 2406)
4. GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE SAFETY GLASS (CRC 308.4.2)
5. ALL OPERABLE WINDOWS ABOVE ADJACENT GRADE BY 6' OR MORE AND LOCATED WITHIN 36" OF THE FINISHED FLOOR, OR OTHERWISE VULNERABLE TO A PERSON FALLING OUT, SHALL HAVE SUITABLE RESTRAINT BAR(S) INSTALLED. THE BUILDING OWNER CAN ELECT NOT TO INSTALL RESTRAINTS AT THEIR SOLE DISCRETION. INSECT SCREENS DO NOT OFFER PROTECTION AGAINST PERSONS FALLING OUT OF A WINDOW.
6. WINDOWS THAT MEET ALL CONDITIONS SHALL BE TEMPERED PER CRC R308.4.3: WHERE EXPOSED AREA OF INDIVIUAL PANE IS GREATER THAN 9 SQUARE FEET, EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING, SHALL BE TEMPERED GLAZING.(R308.4.3)
7. GLAZING IN WET AREAS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE TEMPERED.

W.U.I.

1. FOR PROJECTS LOCATED WITHIN WILDLAND URBAN INTERFACE (W.U.I.) ZONES, ADDITIONAL REQUIREMENTS SHALL APPLY. THE TEMPERING OF THE OUTER-MOST PANE OF GLASS OF EVERY WINDOW IS REQUIRED PER CRC R337.8 WINDOWS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2 (R337.8.2.1)

JAMES NEWHALL SMITH
ARCHITECT, Inc.

27880 DORRIS DR. #200
CARMEL VALLEY, CA.
93923

831-915-9518
JAMES@JNSARCH.COM

PROJECT/CLIENT

ANZOATEGUI RESIDENCE

2975 CORMORANT RD.
PEBBLE BEACH, CA.

LICENSED ARCHITECT JAMES N. SMITH NO. C-24683 11-30-27 RENEWAL DATE STATE OF CALIFORNIA

SHEET TITLE

WINDOW SCHEDULE

◯ ISSUE	△ REVISIONS
1 05-06-25 PRELIM. REVIEW	
2 08-21-25 PEBBLE BEACH ARB	
3 01-12-26 P.B. RESUBMITTAL	
◯	
△	
△	
△	

DATE

PROJECT NUMBER

SHEET NUMBER

A9.2

PROGRESS SET - NOT FOR CONSTRUCTION

Exhibit B

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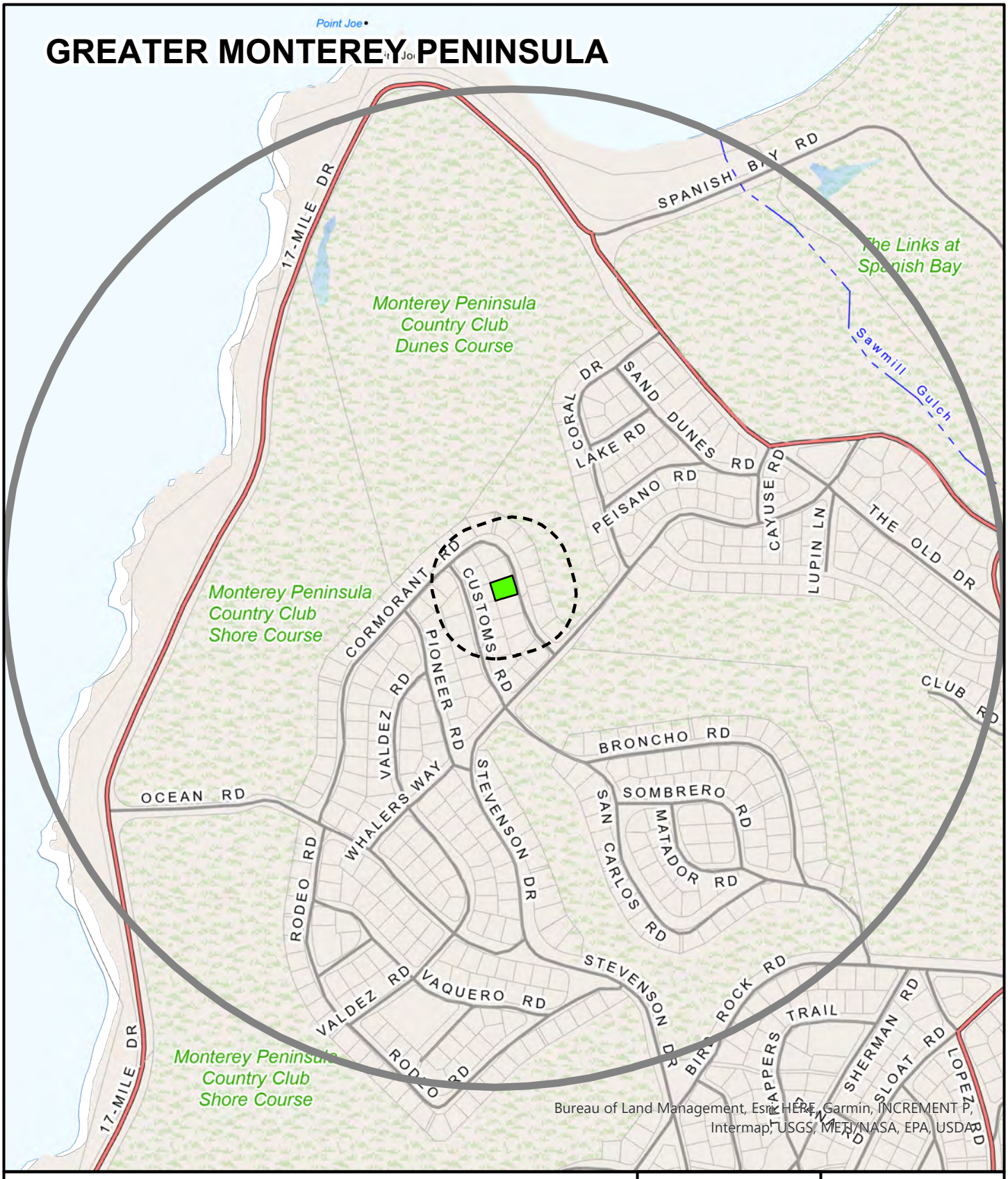

APPLICANT: ANZOATEGUI

APN: 007262003000 **FILE #** PLN260025

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: ALAMEDA

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Exhibit C

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MINUTES
Del Monte Land Use Advisory Committee
May 7, 2026

1. Meeting called to order by Lori Lietzke **at** 3:03 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Kamlesh Parikh, Bart Bruno, Rick Verbanec, Ned Van Roekel

Members Absent:

3. Approval of Minutes:

A. **March 19, 2026** minutes

Motion: Ned Van Roekel (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Kamlesh Parikh, Bart Bruno, Rick Verbanec, Ned Van Roekel

Noes:

Absent:

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Items
PLN260025 - ANZOATEGUI ALVARO & JESSICA KAY
PLN250292 – SIGNAL HILL LLC

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:03 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: ANZOATEGUI ALVARO & JESSICA KAY
File Number: PLN260025
Project Location: 2975 CORMORANT RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-262-003-000
Project Planner: Joseph Alameda
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Design Approval to allow demolition of an existing one-story residence and construction of new two-story 3,688 square foot single family dwelling with detached 874 square foot accessory dwelling unit, including associated site improvements. The property is located at 2975 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-262-003-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

James Smith (Architect)

Was a County Staff/Representative present at meeting? Joseph Almeda **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

X Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Kamlesh Parikh, Bart Bruno, Rick Verbanec, Ned Van Roekel

Noes: _____

Absent: _____

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: SIGNAL HILL LLC
File Number: PLN250292
Project Location: 1170 SIGNAL HILL RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-261-007-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow an accessory dwelling unit; and 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit for development within 750 feet of a known archeological resource. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), Del Monte Forest Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Sateez Kadivar (Rep, property); Tony Lombardi (Rep, neighbors)

Was a County Staff/Representative present at meeting? McKenna Bowling **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	**NO**	
Tony Lombardi	**Representing neighbors**		Proposed ADU increases site development. Proposed build of ADU ignores Board's approval which stated the new residence must remain within the orginal footprint of the previous residence.
			Removal of a tree in location of proposed ADU. Approval to build new residence required that said tree was not to be removed and applicant agreed to this at the time of approval

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
LUAC committee finding it difficult to comment on project and its design without knowing if the proposed ADU is in compliance with all parties concerned in the approval process		Request verification of compliance
The design seems to be very monolithic and out of place for the neighborhood. Looks like a "big block" house. Back side of the house presents as a solid wall.		Suggest softening the look, especially the back side of the house which is visible from the street. Maybe redesign with windows.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Maureen Lyon (LUAC Member's Name)

Second by: Rick Verbanec (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes. Approval with contingencies consistent w/ Board of Supervisors conditions and verification of compliance with those conditions,

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Kamlesh Parikh, Rick Verbanec, Ned Van Roekel

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

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Introduced: 5/15/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250333 - MCRAE KELLY D & MOLLY L TRS

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 26553 Aspen Pl., Carmel, CA 93923

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Tiffany Edwards
Property Owner: Kelly & Molly McRae
APN: 009-571-012-000
Parcel Size: 0.17 Ac
Zoning: Medium Density Residential, 2 units per acre with a Design Control Overlay, (Coastal Zone) or "MDR/2-D(CZ)
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jack Sorensen, Assistant Planner

SUMMARY/DISCUSSION

The project site is located at 26553 Aspen Pl, within the Carmel Area Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single-family residence located in a residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with an existing 1,650 square foot single-family dwelling with three bedrooms, one storage room that will remain locked, two bathrooms, kitchen, living room, office, and a 380 square foot attached garage, and two nonhabitable accessory structures (storage). Surrounding the property is residential development. The site is accessed at the end of a cul de sac and within the immediate neighborhood,

there are 2 other vacation rental applications: one incomplete application for a homestay and one approved discretionary permit for a commercial vacation rental. The Vacation Rental Operation License required for this discretionary permit has not yet been issued. (**Exhibit C**)

The Applicant/Owner is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and sewer services through Carmel Area Waste Water. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 23rd permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8-minute response time. Cypress Fire Protection District Station 25 is 3 minutes away and has the ability to provide advanced life support as they have a paramedic staff. None the less the Community Hospital of the Monterey Peninsula is 7-9 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door.

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (2 guest parking spaces), which meets the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation

Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the owner, Josh Ohanian, who will reside at NW Corner of Mission and 8th, Carmel, CA 93921, which is a 6-minute drive away. Mr. Ohanian's contact information will be provided to the guests of the property, and Mr. Ohanian will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. Mr. Ohanian's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 4 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Public Access

The property is accessed through Aspen Pl., a county-maintained road, to the residence's driveway on the property. Therefore, the application would not be subject to requirements outlined in Title 16, 16.80.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or

tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 23rd Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning

Prepared by: Jack Sorensen, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Operations Plan
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Kelly & Molly McRae, Property Owners; Josh Ohanian, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File

PLN250333

Introduced: 5/15/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250333 - MCRAE KELLY D & MOLLY L TRS

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 26553 Aspen Pl., Carmel, CA 93923

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Tiffany Edwards
Property Owner: Kelly & Molly McRae
APN: 009-571-012-000
Parcel Size: 0.17 Ac
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Flagged and Staked: N/A
Project Planner: Jack Sorensen, Assistant Planner

SUMMARY/DISCUSSION

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Public Access

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OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning

Prepared by: Jack Sorensen, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Operations Plan
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Kelly & Molly McRae, Property Owners; Josh Ohanian, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File

PLN250333

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
MCRAE KELLY D & MOLLY L TRS (PLN250333)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN250333 MCRAE KELLY D & MOLLY L TRS, 26553 Aspen Lane, (Assessor's Parcel Number 009-571-012-000), Carmel Area Land Use Plan, Coastal Zone]

The McRae Kelly D & Molly L TRS application (PLN250333) came on for a public hearing before the County of Monterey Zoning Administrator on May 28, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project is located at 26553 Aspen Ln, a county-maintained road, in Carmel. The site is developed with an existing 1,650 square foot single-family dwelling with three bedrooms, one storage room that will remain locked, two bathrooms, kitchen, living room,

office, and a 380 square foot attached garage, and two nonhabitable accessory structures (storage). The applicant submitted an application seeking to use their single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The Applicant/Owner is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time

c) Allowed Use. The property is located at 26553 Aspen Pl. in Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 009-571-012-000). The subject parcel is zoned Medium Density Residential, 2 units per acre with a Design Control, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.17 acres in size), APN: 009-571-012-000, is identified as follows: Lot 12, in Block 1, of Tract No 278 Mission Fields Tract No 2, in the County of Monterey, State of California, according to map filed September 13, 1955, in Volume 6, Page 65, of maps of "Cities and Towns," in the Office of the County Recorder of said county. Therefore, the County recognizes this lot as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License, the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The subject property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5–8-minute response time. Cypress Fire Protection District Station 25 is 3 minutes away and has the ability to provide advanced life support as they have a paramedic staff. None the less the Community Hospital of the Monterey Peninsula is 7-9 minutes away, which provides 24-hour emergency medical services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the agent, Josh Ohanian, who will reside at NW Corner of Misson and 8th, which is a 6-minute drive away. Josh Ohanian will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. The contact information is included as required to be posted in a visible place outside and in the informational signage that must be posted within six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-571-012-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider

this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through a County maintained road known as Aspen Place. Therefore, the subject property is not subject to the regulations in Title 16 Chapter 16.80. No comments or objectives have been received, and no further documentation or condition is required of the applicant.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250333.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250333.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access to Aspen Place, a county-maintained road, through an existing driveway. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).

d) Potable water will continue to be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Wastewater services will continue to be provided by Carmel Area Waste Water.

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250333.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250333.

5. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Carmel Area Land Use Plan is 118. This application is the 23rd approved. The project is consistent with all the criteria in Title 20 section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not

exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 23rd Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, as Highway 1 which is approximately 0.1 miles east of the property. However, the property is visible from Highway 1 for less than two seconds due to dense intervening vegetation. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250333.

6. FINDING: **PUBLIC ACCESS**- The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

c) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

d) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN25033.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2; and
2. Approve the Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of May 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250333

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250333) allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 26553 Aspen Place (Assessor's Parcel Number 009-571-012-000), Carmel Area Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-571-012-000 on May 28, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is May 28, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

Application Summary Sheet

Record Number: VR250147
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 10/25/2025
Parcel Number: 009-571-012-000
Project Name: MCRAE KELLY D & MOLLY L TRS
Assigned To: Stacy Giles
Initiated by Product: ACA

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The property is located at 26553 Aspen Place, Carmel (Assessor's Parcel Number 009-571-012-000), Carmel Land Use Plan, Coastal Zone.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		26553		ASPEN	PL					CARMEL	CA	93923	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		MCRAE KELLY D & MOLLY L TRS	26553 ASPEN PL	CARMEL CA 93923				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

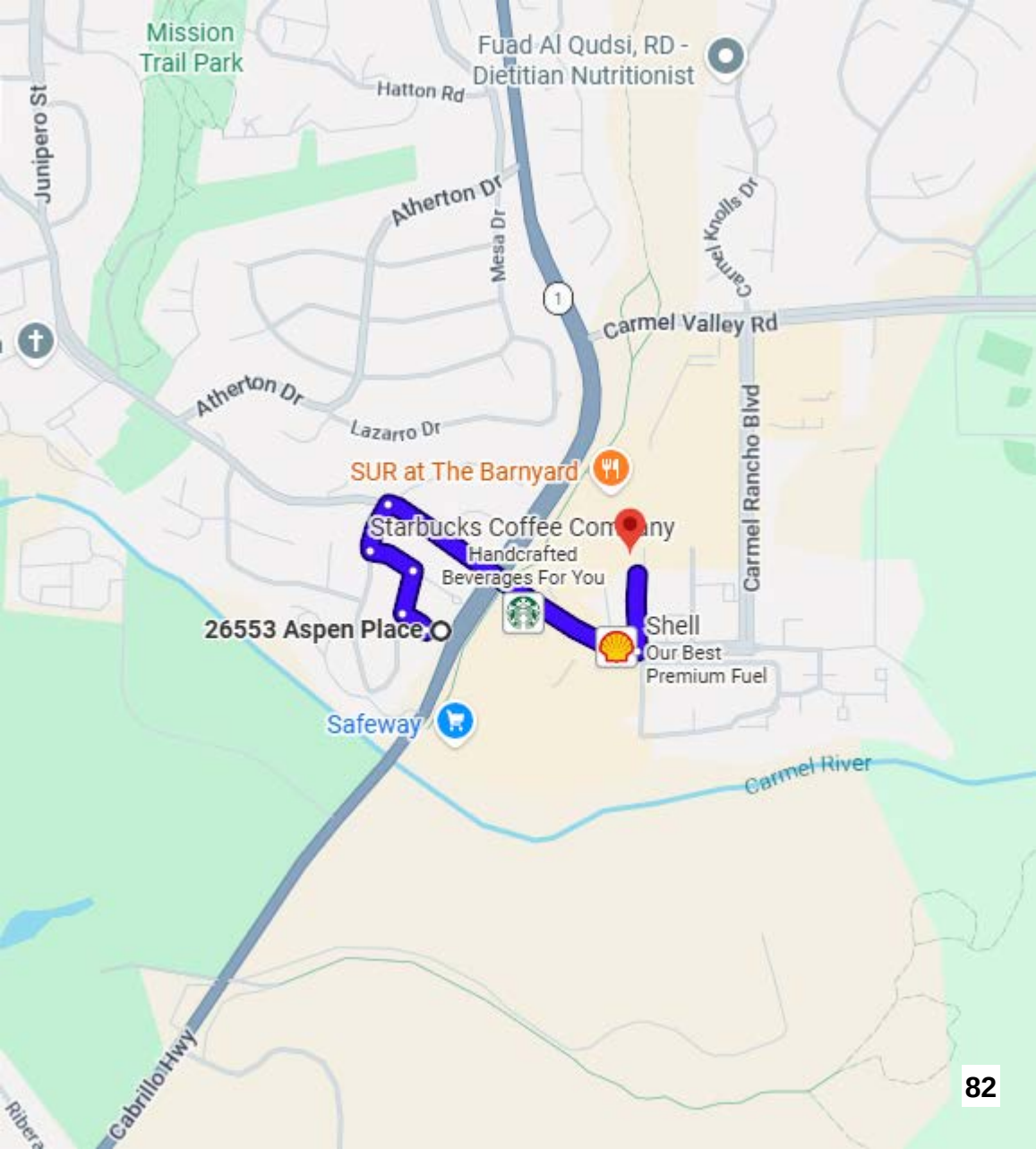
Contact

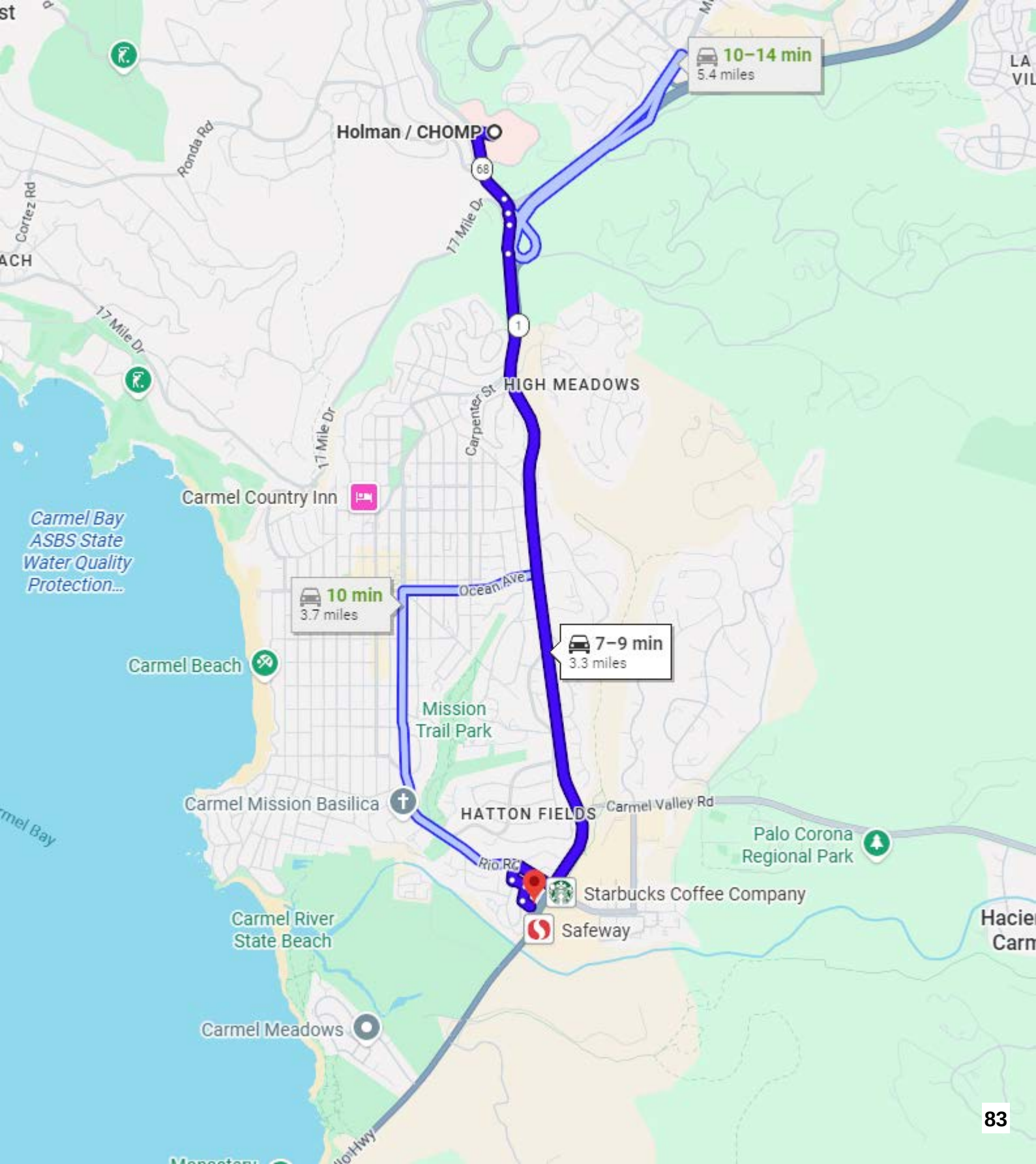
Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Applicant	MCRAE, KELLY			tiffany@weatherbyconsulting.com		26553 ASPEN PL	CARMEL CA 93923			
Property Manager	OHANIAN, JOSH			josh@sanctuaryvacationrentals.com		NW Corner of Mission & 8th	CARMEL BY THE SEA CA 93921			
Operator	OHANIAN, JOSH			josh@sanctuaryvacationrentals.com		NW Corner of Mission & 8th	CARMEL BY THE SEA CA 93921			

Custom Fields

Field Name	Field Value
# of bathrooms	2
# of bedrooms	3
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	11
Maximum Overnight Occupancy	7
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	6th Avenue, Carmel, CA 93923
Nearest Fire Station Name	Carmel Fire Department
Nearest Fire Station Phone	8316202030
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula

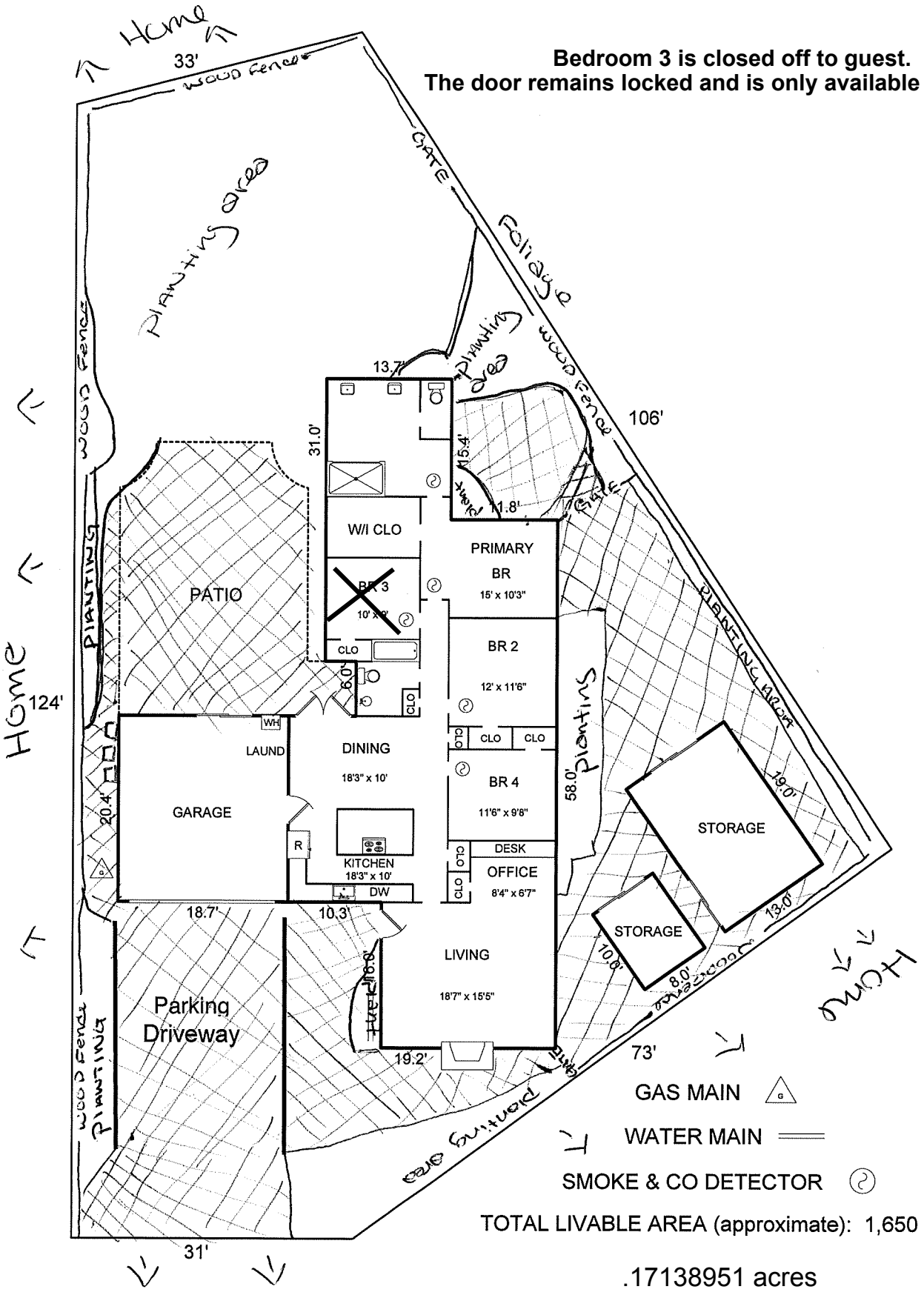
Nearest Hospital Emergency Room Phone	831-624-5311
Nearest Police Station Address	Junipero Avenue & 4th Ave, Carmel, CA 93923
Nearest Police Station Name	Carmel Police Department
Nearest Police Station Phone	8316246403
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	2
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Shared driveway	No
Transient Occupancy Tax (TOT) Number	2096
VR on a public sewer	Yes
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	UNCHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	UNCHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	UNCHECKED
For applicants that reside within the Del Monte Forest, it is the applicant's responsibility at the	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will,	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector be	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable firepl	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shal	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter us	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addr	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to c	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacat	CHECKED


Mission Trail Park
Fuad Al Qudsi, RD - Dietitian Nutritionist
Hatton Rd
Junipero St
Atherton Dr
Mesa Dr
Carmel Knolls Dr
Carmel Valley Rd
Atherton Dr
Lazarro Dr
Carmel Rancho Blvd
SUR at The Barnyard
Starbucks Coffee Company
Handcrafted Beverages For You
26553 Aspen Place
Shell
Our Best Premium Fuel
Safeway
Carmel River
Cabrillo Hwy


10–14 min
5.4 miles
Holman / CHOMPIO
Ronda Rd
Cortez Rd
68
17 Mile Dr
1
17 Mile Dr
HIGH MEADOWS
Carpenter St
17 Mile Dr
Carmel Country Inn
Carmel Bay
ASBS State
Water Quality
Protection...
10 min
3.7 miles
Ocean Ave
7–9 min
3.3 miles
Carmel Beach
Mission
Trail Park
Carmel Mission Basilica
HATTON FIELDS
Carmel Valley Rd
Palo Corona
Regional Park
Rio Rd
Starbucks Coffee Company
Safeway
Carmel River
State Beach
Carmel Meadows

26553 ASPEN PLACE, CARMEL, CA 93923

Bedroom 3 is closed off to guest.
The door remains locked and is only available to owners.



GAS MAIN

WATER MAIN

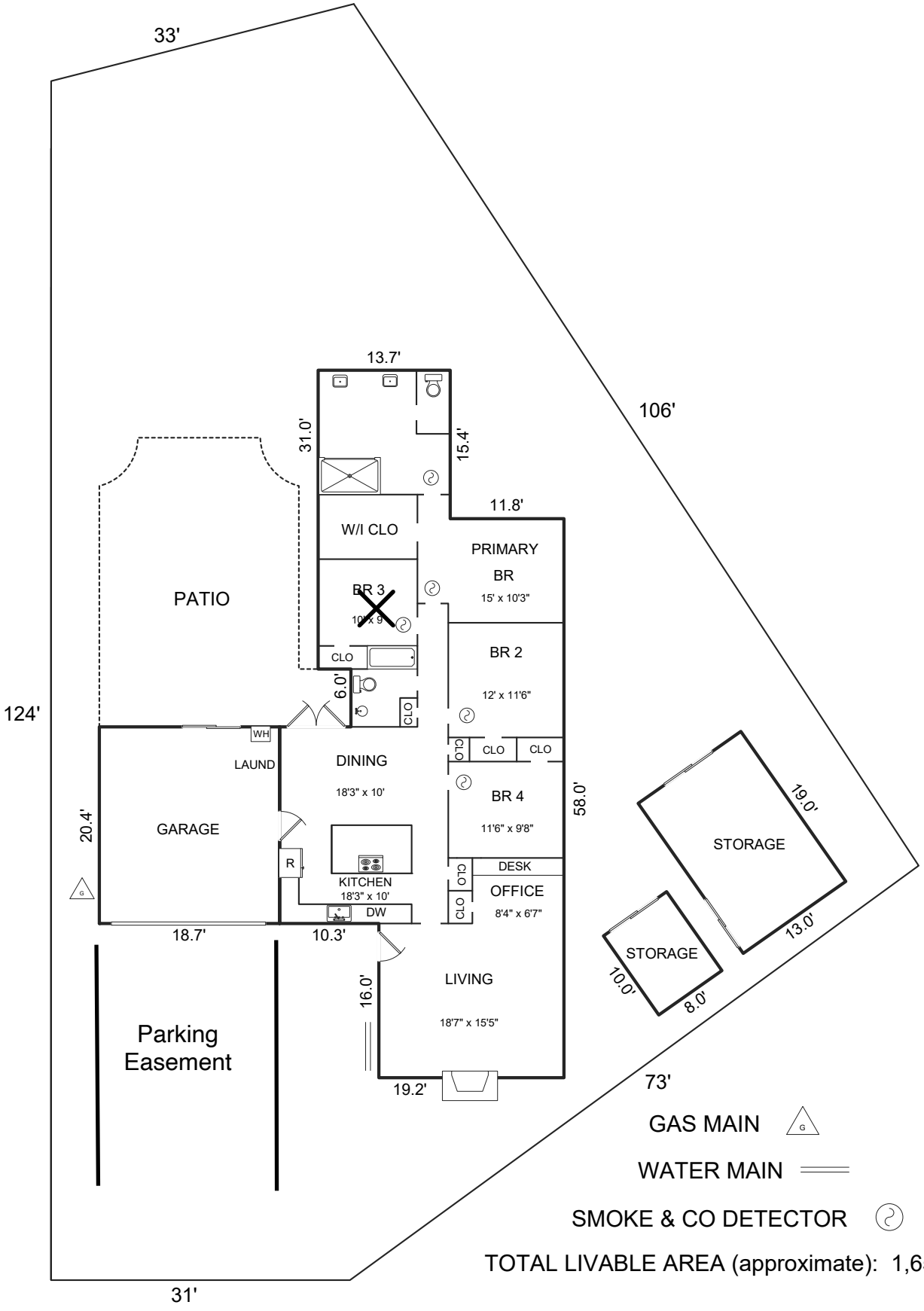
SMOKE & CO DETECTOR

TOTAL LIVABLE AREA (approximate): 1,650

.17138951 acres

This model is for use as a visual tool only. Some measurements are estimates. Therefore, we cannot guarantee that the information

26553 ASPEN PLACE, CARMEL, CA 93923



This model is for use as a visual tool only. Some measurements are estimates. Therefore, no appraisal value should be inferred

Exhibit B

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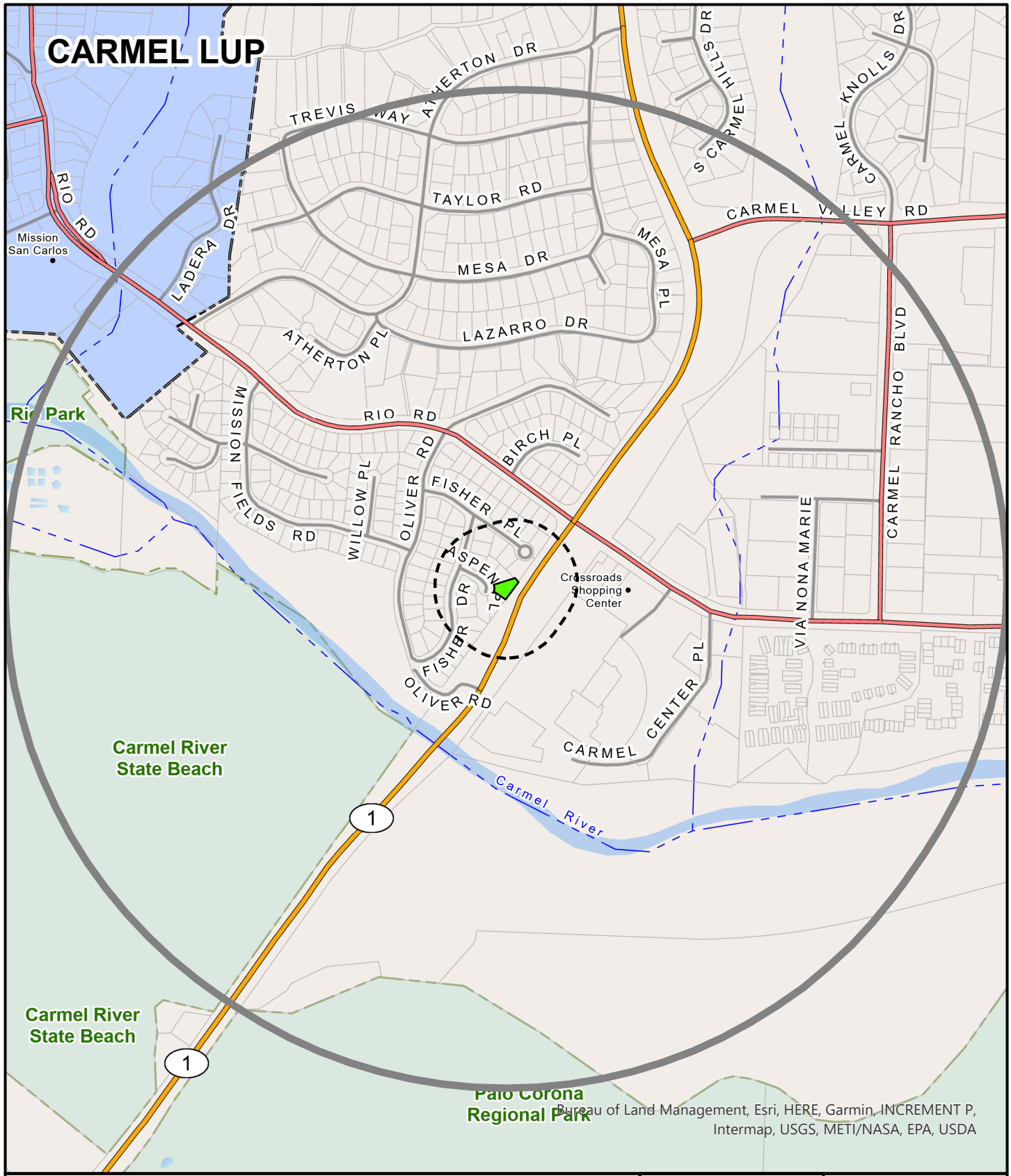

APPLICANT: MCRAE

APN: 009571012000 **FILE #** PLN250333

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: SORENSEN

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Exhibit C

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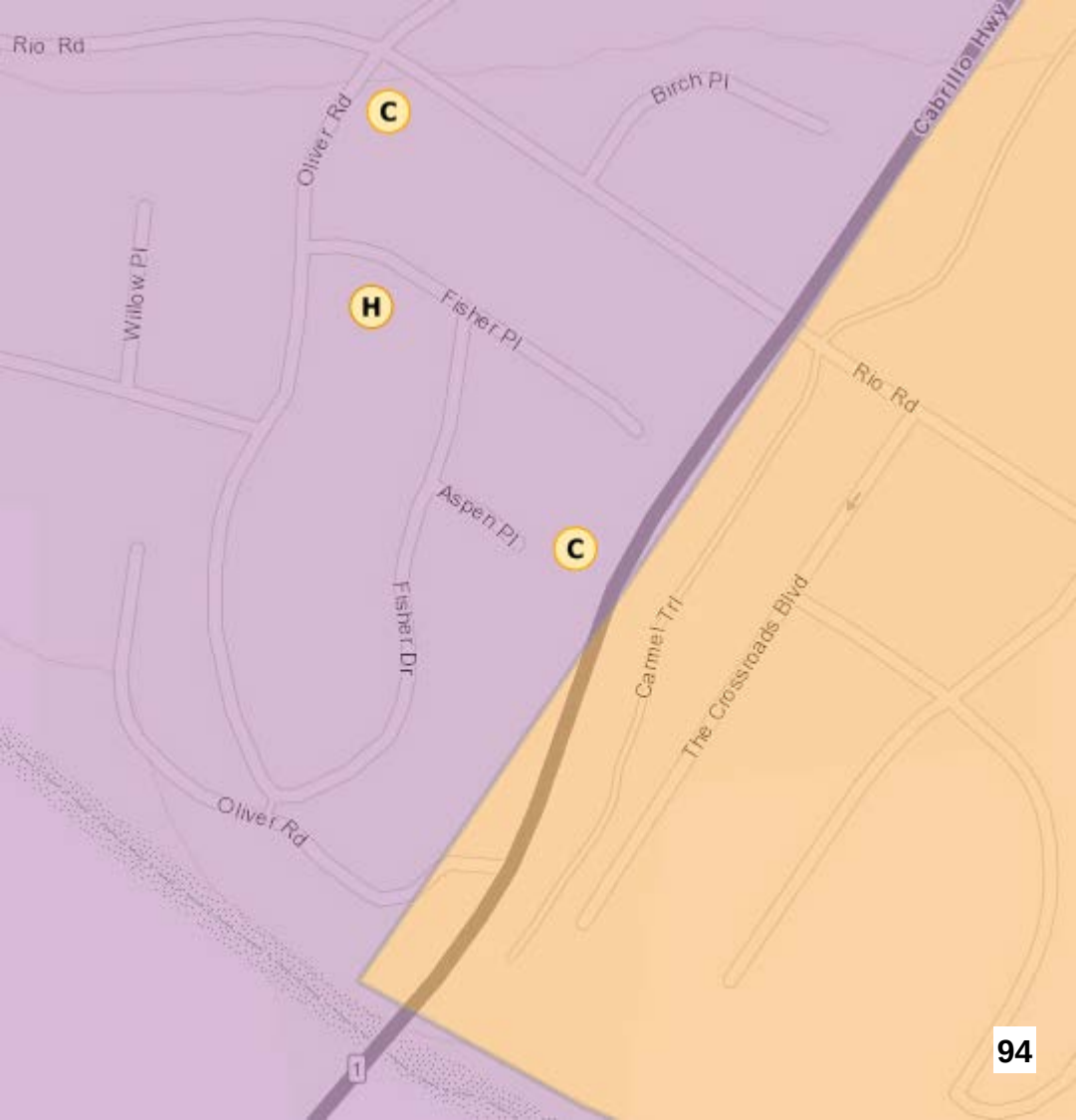
26553 Aspen Pl
Carmel River

26553 Aspen Pl


Rio Rd
Oliver Rd
C
Birch Pl
Cabrillo Hwy
Willow Pl
H
Fisher Pl
Rio Rd
Aspen Pl
C
Fisher Dr
Carmel Trl
The Crossroads Blvd
Oliver Rd
1

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Introduced: 5/15/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN260003 - TRUDEAU NICHOLAS R

Public hearing to consider action on a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.

Project Location: 24713 Camino Del Monte St.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Anthony Nicola
Property Owner: Nicholas R. Trudeau
APN: 009-081-014-000
Parcel Size: 0.09
Zoning: MDR/2-D(CZ)
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jack Sorensen

SUMMARY/DISCUSSION

The project site is located at 24713 Camino Del Monte St., within the Carmel Area Land Use Plan. The Applicant/Owner, Nicholas Trudeau, submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with two single-family dwellings. The front dwelling known as the commercial vacation rental (unit #1), is a 792 square foot single-family dwelling with one bedroom, one bathroom, one half-bathroom, kitchen, and a living room. The second dwelling is located in the rear of the property and is owner-occupied and will not be a part of this application (unit #2). (**Exhibit C**). Within the immediate neighborhood, there are three other vacation rental applications: one incomplete

application for a homestay, one incomplete application for a commercial vacation rental, and one approved discretionary permit for commercial vacation rental. The Vacation Rental Operation License has yet to be issued for this approved discretionary permit (**Exhibit C**).

The existing 792 square foot single-family dwelling unit #1 has one bedroom, one bathroom, one half-bath, a kitchen, and a living room. The second single-family dwelling is not included as part of this applicant, and the owner intends to occupy that dwelling. The Applicant/Owner proposes that unit #1 be occupied by a maximum of 3 people overnight and 4 daytime guests. The property will retain its potable water through California American Water, and sewer services through Carmel Area Water. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 24th permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8-minute response time. Cypress Fire Protection District Station 25 is 6-8 minutes away and has the ability to provide advanced life support as they have a paramedic staff, and the Community Hospital of the Monterey Peninsula is 5 minutes away, which provides 24-hour emergency medical services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door.

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a single-family detached residential dwelling unit have 2 spaces/unit. The subject property has two single-family dwelling units and therefore requires a total of 4 spaces, 2 per unit. The application includes adequate parking spaces (5 total guest parking spaces), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the agent, Anthony Nicola, who will reside at 7741 Langley Canyon Rd., Salinas, CA 93907, which is a 30-minute drive away. Mr. Nicola's contact information will be provided to the guests of the property, and Mr. Nicola will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Mr. Nicola's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 3 overnight guests and 4 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Public Access

The property is accessed through Camino Del Monte St., a county-maintained road, to the residence's driveway on the property. Therefore, the application would not be subject to requirements outlined in Title 16, 16.80.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the AREA/Land Use Plan. It would be the 24th Commercial Vacation Rental in the AREA/ Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning

Prepared by: Jack Sorensen, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Operations Plan
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Nicholas Trudeau, Property Owners; Anthony Nicola, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN260003

Introduced: 5/15/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN260003 - TRUDEAU NICHOLAS R

Public hearing to consider action on a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.

Project Location: 24713 Camino Del Monte St.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Anthony Nicola
Property Owner: Nicholas R. Trudeau
APN: 009-081-014-000
Parcel Size: 0.09
Zoning: MDR/2-D(CZ)
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jack Sorensen

SUMMARY/DISCUSSION

The project site is located at 24713 Camino Del Monte St., within the Carmel Area Land Use Plan. The Applicant/Owner, Nicholas Trudeau, submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with two single-family dwellings. The front dwelling known as the commercial vacation rental (unit #1), is a 792 square foot single-family dwelling with one bedroom, one bathroom, one half-bathroom, kitchen, and a living room. The second dwelling is located in the rear of the property and is owner-occupied and will not be a part of this application (unit #2). (**Exhibit C**). Within the immediate neighborhood, there are three other vacation rental applications: one incomplete

application for a homestay, one incomplete application for a commercial vacation rental, and one approved discretionary permit for commercial vacation rental. The Vacation Rental Operation License has yet to be issued for this approved discretionary permit (**Exhibit C**).

The existing 792 square foot single-family dwelling unit #1 has one bedroom, one bathroom, one half-bath, a kitchen, and a living room. The second single-family dwelling is not included as part of this applicant, and the owner intends to occupy that dwelling. The Applicant/Owner proposes that unit #1 be occupied by a maximum of 3 people overnight and 4 daytime guests. The property will retain its potable water through California American Water, and sewer services through Carmel Area Water. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 24th permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

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As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the agent, Anthony Nicola, who will reside at 7741 Langley Canyon Rd., Salinas, CA 93907, which is a 30-minute drive away. Mr. Nicola's contact information will be provided to the guests of the property, and Mr. Nicola will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Mr. Nicola's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

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To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

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The property is accessed through Camino Del Monte St., a county-maintained road, to the residence's driveway on the property. Therefore, the application would not be subject to requirements outlined in Title 16, 16.80.

CEQA:
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The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the AREA/Land Use Plan. It would be the 24th Commercial Vacation Rental in the AREA/ Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.
OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning

Prepared by: Jack Sorensen, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Operations Plan
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Nicholas Trudeau, Property Owners; Anthony Nicola, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN260003

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
TRUDEAU NICHOLAS R (PLN260003)
RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.

[PLN260003, Nicholas R. Trudeau, 24713 Camino Del Monte St., (APN: 009-081-014-000)]

The Trudeau Nicholas R application (PLN260003) came on for a public hearing before the County of Monterey Zoning Administrator on May 28, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project is located at 24713 Camino Del Monte St., a county-maintained road, in Carmel subject to the Carmel Area Land Use Plan, Coastal Zone. The site is developed with two single-family dwellings. The front dwelling known as the commercial vacation rental (unit #1), is a 792 square foot single-family dwelling with one bedroom, one bathroom, one half-bathroom, kitchen, and a living room. The

second dwelling is located in the rear of the property and is owner-occupied and will not be a part of this application (unit #2), located within the Carmel Woods Addition #1 subdivision. On March 10, 2026, the applicant submitted an application seeking to use their single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The property has a maximum occupancy of 3 overnight guests and 4 daytime guests.

c) Allowed Use. The property is located at 24713 Camino Del Monte in Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 009-081-014-000). The subject parcel is zoned Medium Density Residential, 2 units per acre with a Design Control, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.09 acres in size), APN: 009-081-014-000, is identified as Lot Numbered 11 in Block Numbered 156, as said lot and block are shown on map of "First addition to Carmel Woods, being the tenth addition to Carmel-by-the-Sea, Monterey County, California", filed for record May 7, 1923 in the Office of the County Recorder. City of Carmel, County of Monterey, State of California, in Volume 3 of Maps, "Cities and Towns", at page 22. Tax ID: 000-081-014-000. Therefore, the County recognizes this lot as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License, the subject property is required as conditioned to ensure payment of Transient Occupancy Tax

to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The subject property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5–8 minute response time. Cypress Fire Protection District Station 25 is 6-8 minutes away and has the ability to provide advanced life support as they have a paramedic staff, and the Community Hospital of the Monterey Peninsula is 5 minutes away, which provides 24-hour emergency medical services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the agent, Anthony Nicola, who will reside at 7741 Langley Canyon Rd, which is a 24-28 minute drive away. Mr. Nicola will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Additionally, the owner occupies the 2nd single-family dwelling onsite that is also reachable. The contact information is included as required in the informational signage that must be posted within six feet of the front door. The contact information is included as required in the informational signage that must be posted within six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The subject property has two single-family dwelling units and therefore requires a total of 4 spaces, 2 per unit. The application includes adequate parking spaces (5 guest parking spaces), which exceeds the minimum requirements as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-081-014-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the

granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Camino Del Monte St., a county-maintained road, to the residence's driveway on the property. Therefore, the application would not be subject to requirements outlined in Title 16, 16.80. No comments or objectives have been received and no further documentation or condition is required of the applicant.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260003.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260003.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access to Camino Del Monte St., a county-maintained road through an existing driveway. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).

d) Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Carmel Area Waste Water.
e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260003.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:
a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260003.

5. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".
d) Class 1 exemptions are not qualified for an exception by their location.
e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Carmel Area Land Use Plan is 118. This application is the 24th approved. The project is consistent with all the criteria in Title 20 section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 24th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1. The property is not visible from Highway 1. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260003.

6. FINDING: **PUBLIC ACCESS-** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

c) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

d) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2;
2. Approve the Coastal Development Permit for a Commercial Vacation Rental to allow the use of a single family dwelling for transient lodging for a period of 30 calendar days or fewer.

All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of March 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN260003

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260003) allows the use, by any person, of the single-family dwelling for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 24713 Camino Del Monte St (Assessor's Parcel Number 009-081-014-000, Carmel Area Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-081-014-000 on May 28, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is May 28, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

Application Summary Sheet

Record Number: VR250214
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 12/6/2025
Parcel Number: 009-081-014-000
Project Name: TRUDEAU NICOLAS R
Assigned To: Stacy Giles
Initiated by Product: ACA

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This Vacation Rental is a Commercial Vacation Rental and therefore has an associated PLN260003. The property is located at 24713 Camino del Monte Street, Carmel (Assessor's Parcel Number 009-081-014-000), Carmel Land Use Plan, Coastal Zone.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		24713		CAMINO DEL MONTE	ST					CARMEL	CA	93923	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		TRUDEAU NICOLAS R	24713 CAMINO DEL MONTE	CARMEL CA 93923				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

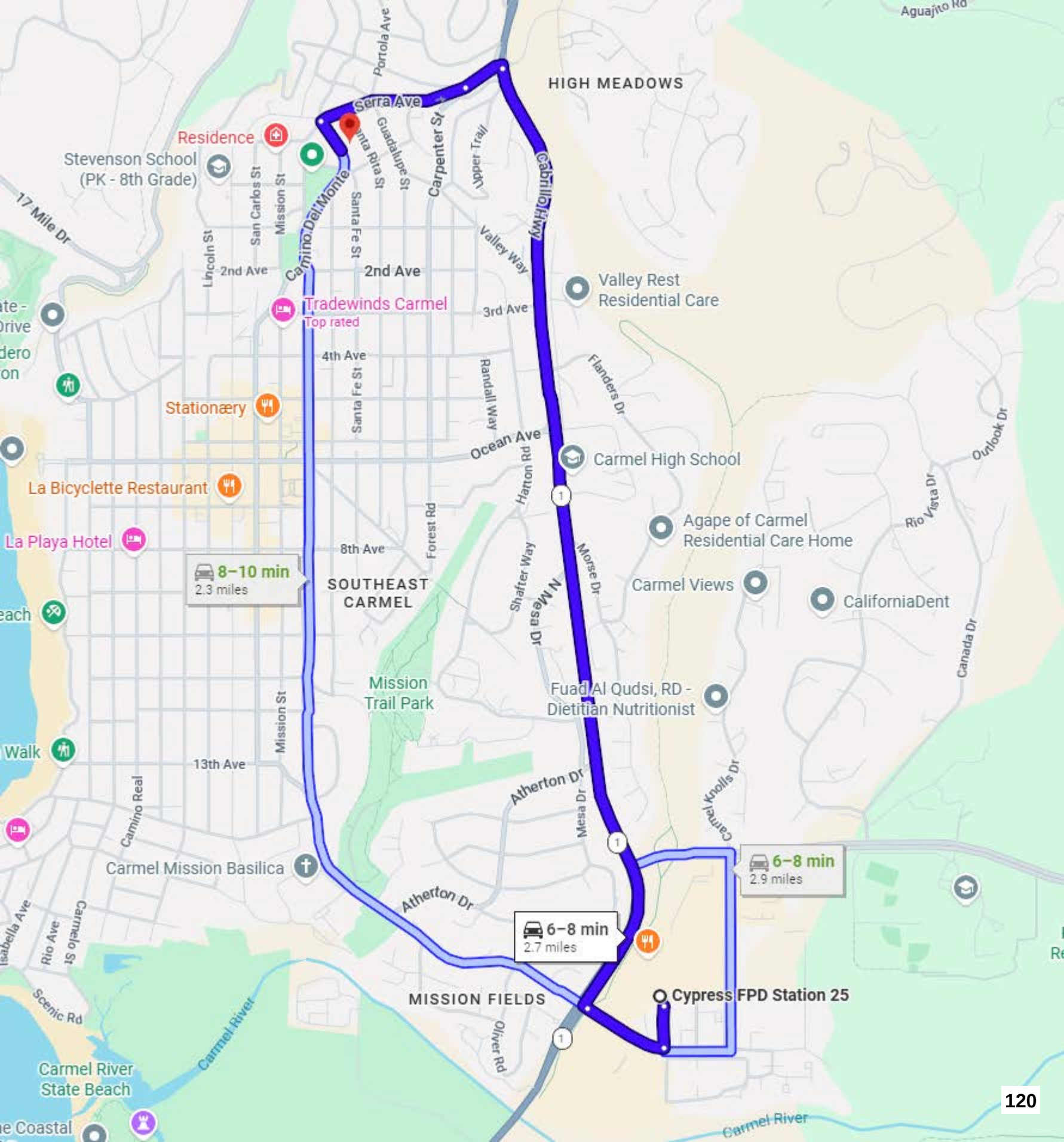
Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Applicant	NICOLA, ANTHONY			anthonymnicola@gmail.com		7741 LANGLEY CANYON RD	SALINAS CA 93907			
Property Manager	NICOLA, ANTHONY			athonymnicola@gmail.com		7741 LANGLEY CANYON RD	SALINAS CA 93907			
Operator	NICOLA, ANTHONY			athonymnicola@gmail.com		7741 LANGLEY CANYON RD	SALINAS CA 93907			

Custom Fields

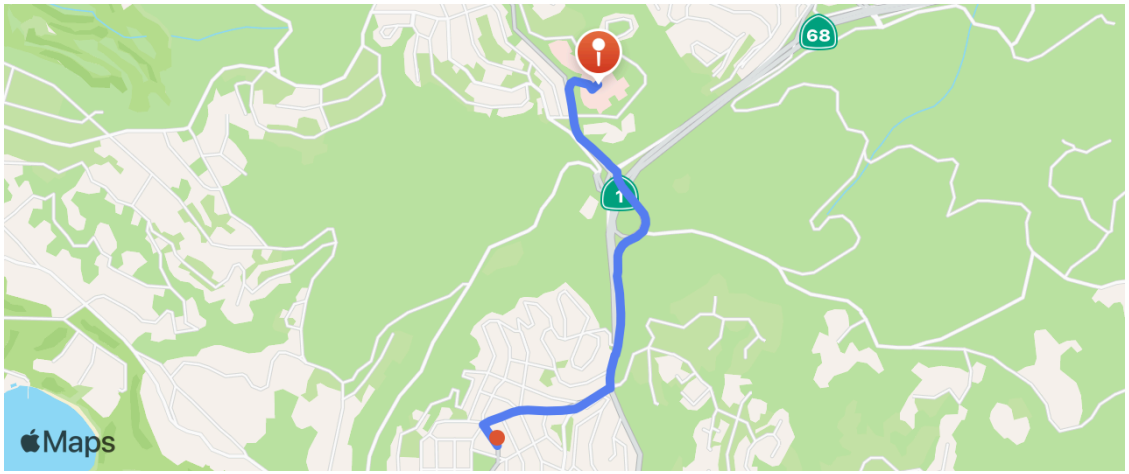
Field Name	Field Value
# of bathrooms	1
# of bedrooms	1
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	4
Maximum Overnight Occupancy	3
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	Sixth Ave Carmel
Nearest Fire Station Name	Carmel Fire
Nearest Fire Station Phone	831-620-2030
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula
Nearest Hospital Emergency Room Phone	831-624-5311

Nearest Police Station Address	PO Box 600
Nearest Police Station Name	Carmel By the Sea
Nearest Police Station Phone	624-6403
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	1
Number of Non-hosted Rentals Per Year	365
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Shared driveway	No
Transient Occupancy Tax (TOT) Number	00000
VR on a public sewer	Yes
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	UNCHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	UNCHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	UNCHECKED
For applicants that reside within the Del Monte Forest, it is the applicant's responsibility at the	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will,	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector be	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable firepl	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shal	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter us	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addr	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to c	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacat	CHECKED


HIGH MEADOWS
Serra Ave
Residence
Stevenson School
(PK - 8th Grade)
17 Mile Dr
Lincoln St
San Carlos St
Mission St
Camino Del Monte
Santa Rita St
Guadalupe St
Carpenter St
Upper Trail
Cabrillo Hwy
Santa Fe St
2nd Ave
Valley Way
Valley Rest
Residential Care
Tradewinds Carmel
Top rated
3rd Ave
4th Ave
Randall Way
Flanders Dr
Outlook Dr
Stationæry
Ocean Ave
Carmel High School
Hatton Rd
La Bicyclette Restaurant
Rio Vista Dr
Agape of Carmel
Residential Care Home
La Playa Hotel
8th Ave
Forest Rd
8–10 min
2.3 miles
SOUTHEAST
CARMEL
Shafter Way
N Mesa Dr
Morse Dr
Carmel Views
CaliforniaDent
Canada Dr
Mission
Trail Park
Fuad Al Qudsi, RD -
Dietitian Nutritionist
Walk
13th Ave
Atherton Dr
Mesa Dr
Carmel Knolls Dr
Camino Real
Carmel Mission Basilica
6–8 min
2.9 miles
6–8 min
2.7 miles
Rio Ave
Carmelo St
Scenic Rd
MISSION FIELDS
Cypress FPD Station 25
Oliver Rd
Carmel River
State Beach
Carmel River
Carmel River

Driving Directions

24713 Camino del Monte → CHOMP ER
0 h 5 min · 1.5 mi



24713 Camino del Monte
Carmel, CA, United States

377 ft
Turn right onto Serra Ave

0.3 mi
Take a slight left turn onto Carpenter St

0.1 mi
Turn left onto CA-1

0.3 mi
Take exit 399A toward Pacific Grove, Pebble Beach

0.1 mi
Continue onto Holman Hwy

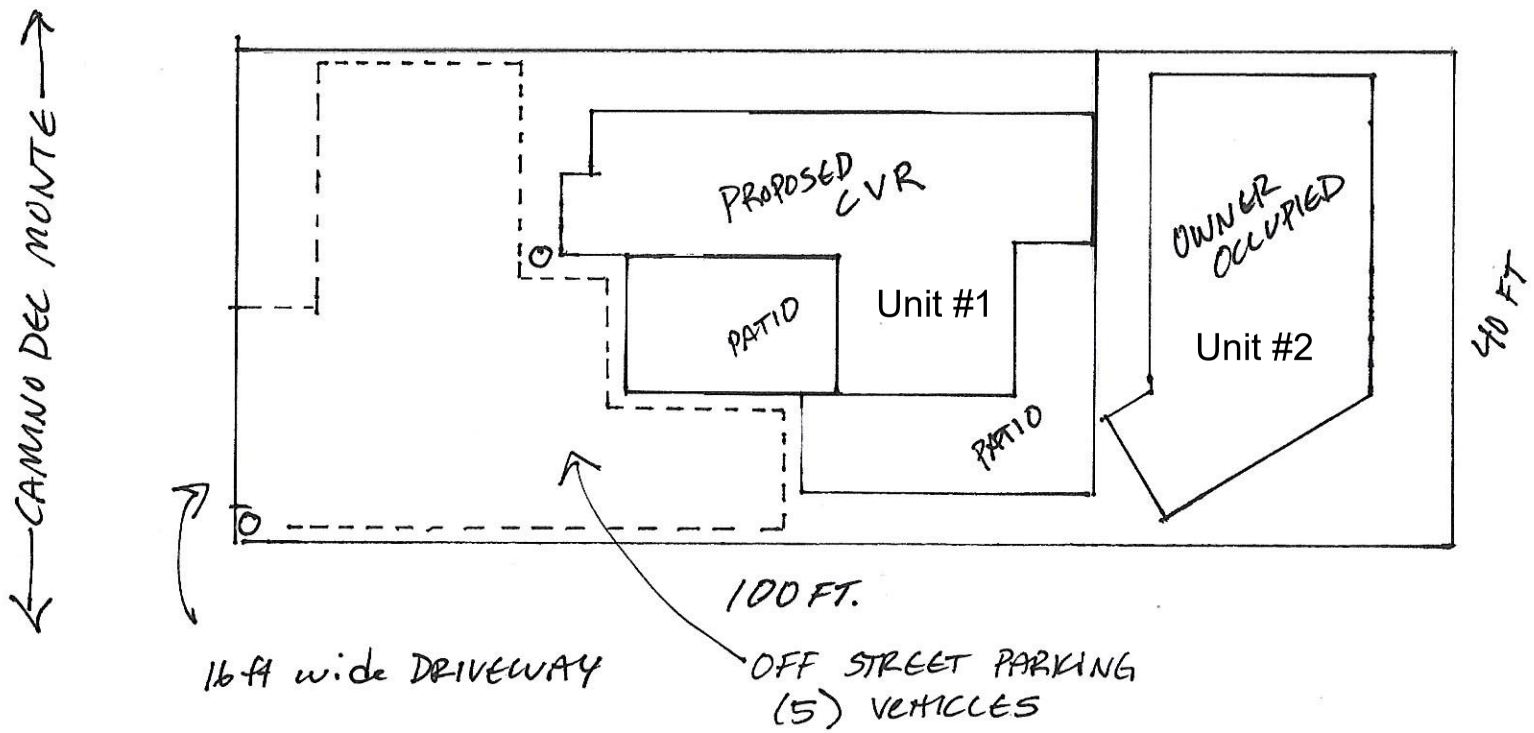
0.2 mi
At the roundabout, take the first exit onto Holman Hwy

0.3 mi
Take a slight right turn

0.1 mi
The destination is on your right

CHOMP ER
23625 Holman Hwy, Monterey, CA 93940, United States

24713 CAMINO DEL MONTE CARMEL CA 93923 1/16" = 1' SITEPLAN



24713 CAMINO DEL MONTE CARMEL CA 93923 1/4" = 1' FLOOR PLAN

APPROX. 792 sq. ft.

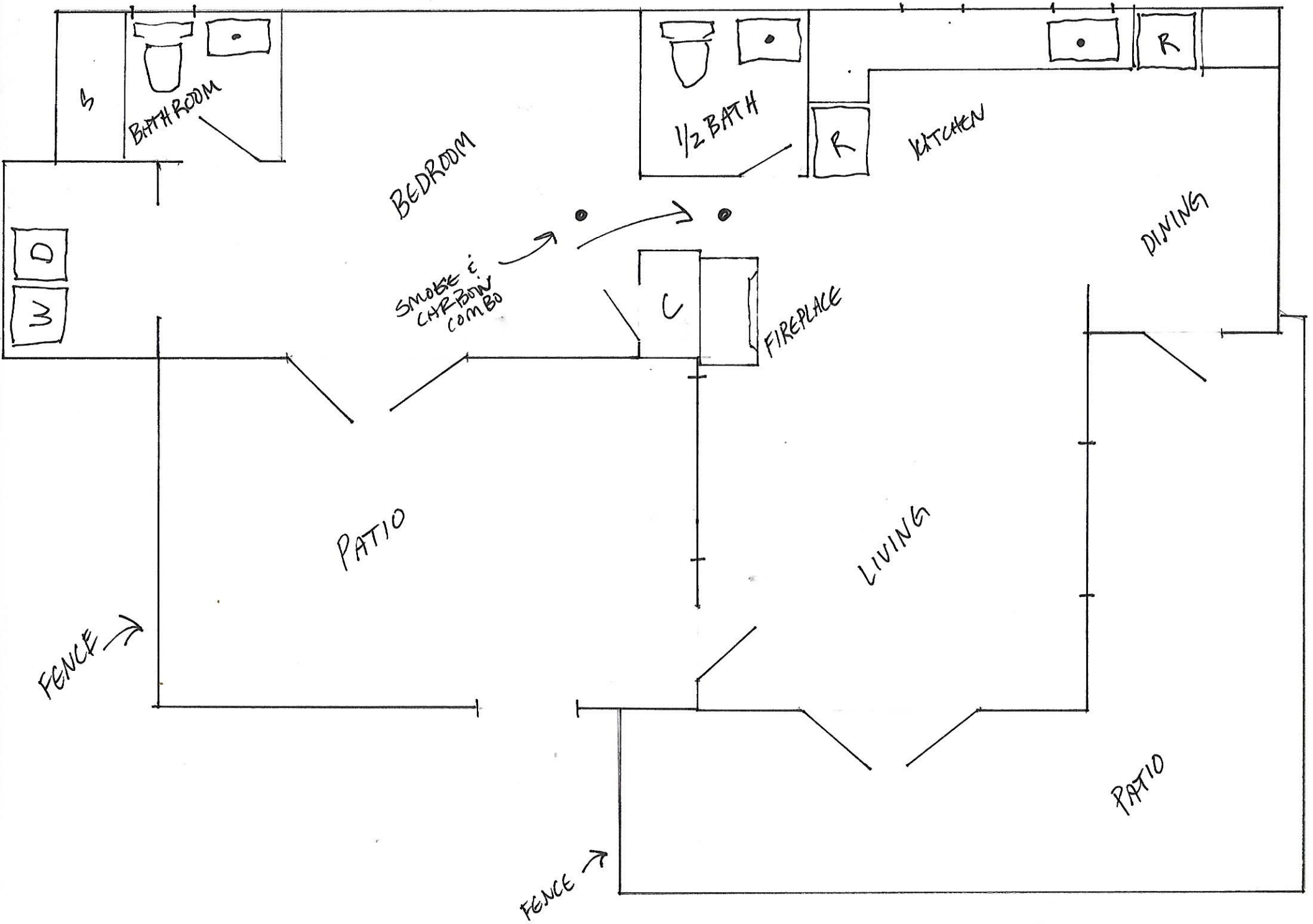


Exhibit B

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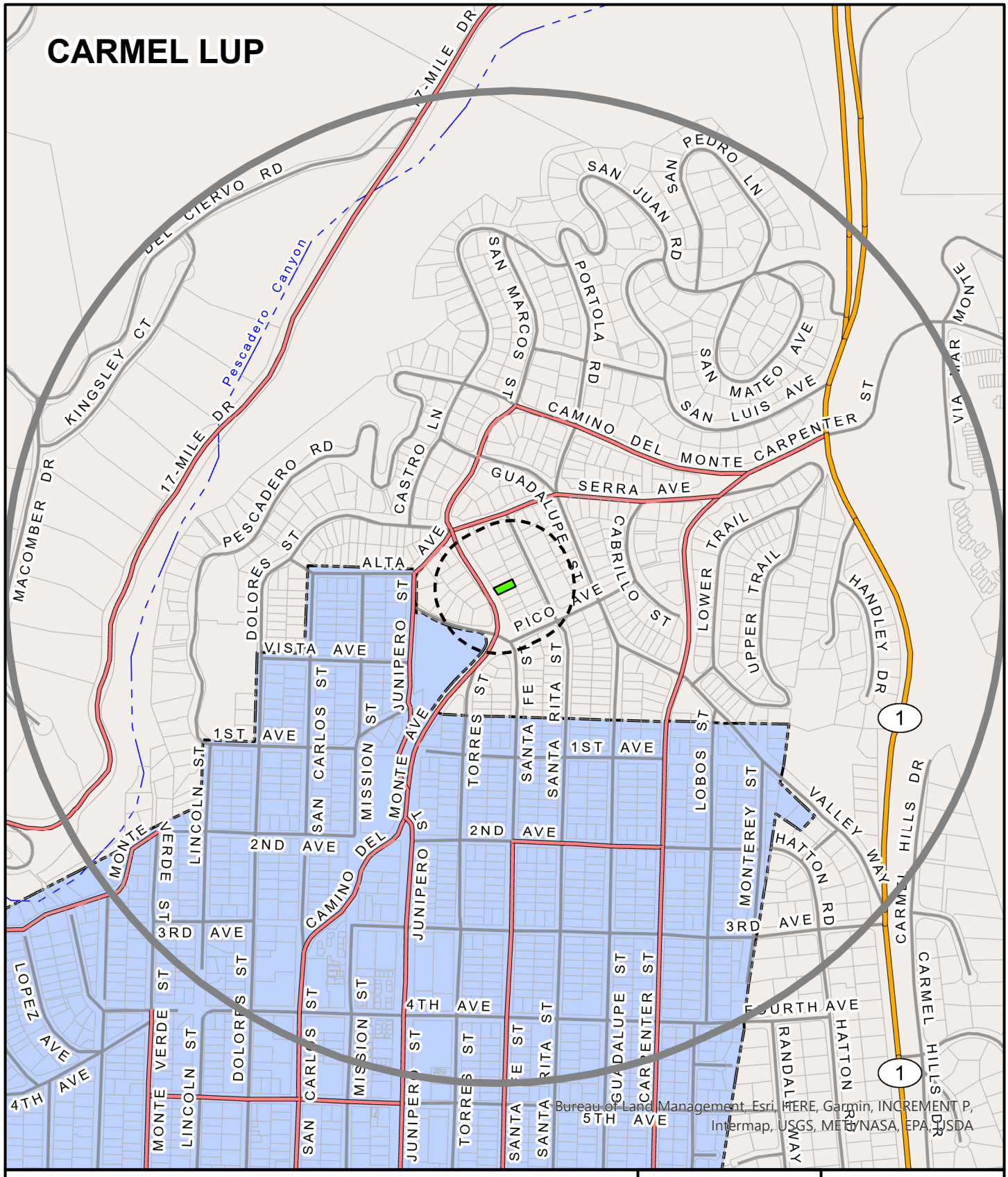

APPLICANT: TRUDEAU

APN: 009081014000 **FILE #** PLN260003

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: SORENSEN

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Exhibit C

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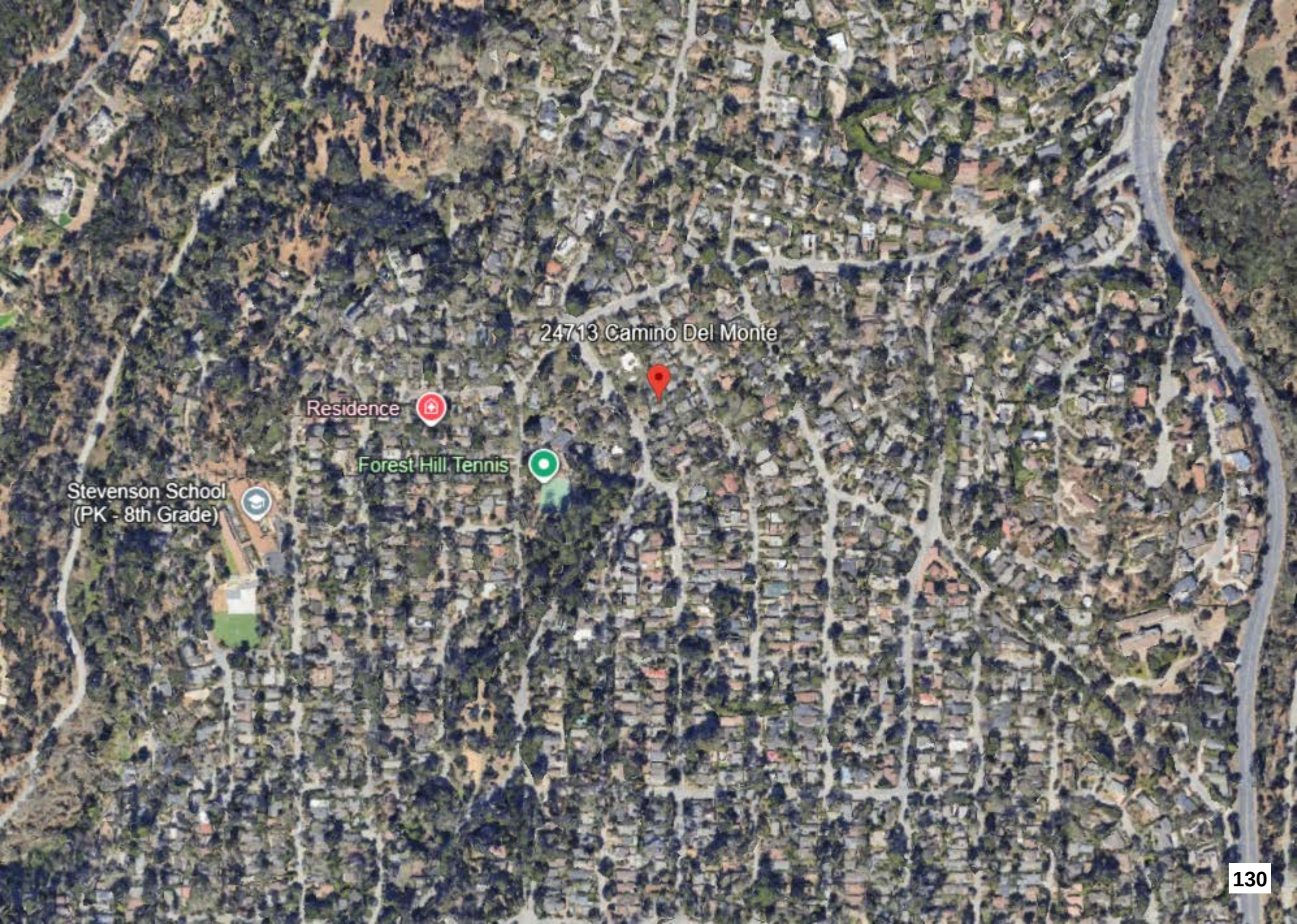
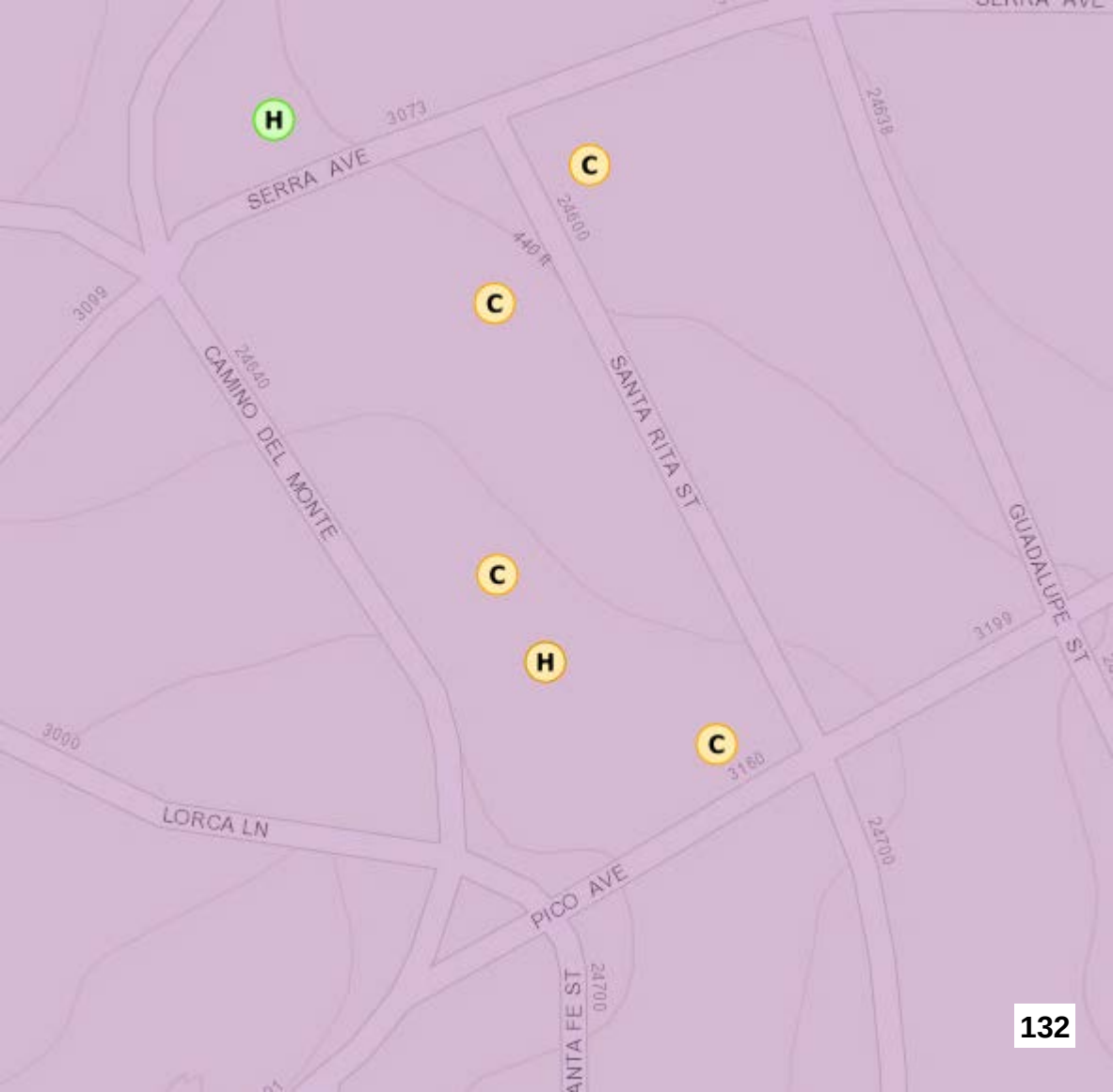

24713 Camino Del Monte
Residence
Forest Hill Tennis
Stevenson School
(PK - 8th Grade)

24713 Camino Del Monte
Unit #2
Unit #1


SERRA AVE
3073
24630
24600
440 ft
3099
24640
CAMINO DEL MONTE
SANTA RITA ST
GUADALUPE ST
3199
3000
LORCA LN
3160
24700
PICO AVE
24700
ANTA FE ST

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Introduced: 5/15/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN260005 - LEAVY-HOGLUND PENELOPE CHRISTINE TR

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 25735 Mesa Drive, Carmel, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Adelle Murrer
Property Owner: Penelope Hoglund
APN: 009-231-013-000
Parcel Size: 0.38 acres
Zoning: Medium Density Residential, 2 units per acre with a Design Control overlay in the Coastal Zone, or "MDR/2-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jordan Evans-Polockow, Assistant Planner x7065
Evans-PolockowJ@countyofmonterey.gov

SUMMARY/DISCUSSION

The project site is located at 25735 Mesa Drive in Carmel, within the Carmel Area Land Use Plan. The Applicant's agent, Adelle Murrer, submitted an application seeking to use their existing single-family dwelling located in medium density residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with an existing 2,700 square foot single-family dwelling with an attached garage. Within the immediate neighborhood, there are two other commercial vacation rental applications north of the subject property that have not been approved or issued.

The existing single dwelling has four bedrooms, three bathrooms, a kitchen, living room, and outdoor kitchen. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and wastewater will be provided through the Carmel Area Wastewater District (CAWD). The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 25th permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8 minute response time. Carmel Highlands Fire Department is 4-8 minutes away, and the Community Hospital of the Monterey Peninsula is 4-7 minutes away, which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 5 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (3 guest parking spaces), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an

ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the agent, Adelle Murrer, who will reside at 615 Trinity Avenue, Seaside, CA 93955, which is a 13-15-minute drive away. Ms. Murrer's contact information will be provided to the guests of the property, and Ms. Murrer will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Ms. Murrer's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 9 overnight guests and 13 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Access
The property is accessed through Mesa Drive, a county-maintained road, to the residence's driveway on the property. Therefore, the application would not be subject to requirements outlined in Title 16, Chapter 16.80

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 25th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning

Prepared by: Jord an Evans-Polockow, Assistant Planner x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Operations Plan
- Site Plans

Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Home Inspection Checklist
Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Penelope Hoglund, Property Owner; Adelle Murrer, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN260005

Introduced: 5/15/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN260005 - LEAVY-HOGLUND PENELOPE CHRISTINE TR

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 25735 Mesa Drive, Carmel, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Adelle Murrer
Property Owner: Penelope Hoglund
APN: 009-231-013-000
Parcel Size: 0.38 acres
Zoning: Medium Density Residential, 2 units per acre with a Design Control overlay in the Coastal Zone, or "MDR/2-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jordan Evans-Polockow, Assistant Planner x7065
Evans-PolockowJ@countyofmonterey.gov

SUMMARY/DISCUSSION

The project site is located at 25735 Mesa Drive in Carmel, within the Carmel Area Land Use Plan. The Applicant's agent, Adelle Murrer, submitted an application seeking to use their existing single-family dwelling located in medium density residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with an existing 2,700 square foot single-family dwelling with an attached garage. Within the immediate neighborhood, there are two other commercial vacation rental applications north of the subject property that have not been approved or issued.

The existing single dwelling has four bedrooms, three bathrooms, a kitchen, living room, and outdoor kitchen. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and wastewater will be provided through the Carmel Area Wastewater District (CAWD). The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 25th permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8 minute response time. Carmel Highlands Fire Department is 4-8 minutes away, and the Community Hospital of the Monterey Peninsula is 4-7 minutes away, which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 5 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (3 guest parking spaces), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an

ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the agent, Adelle Murrer, who will reside at 615 Trinity Avenue, Seaside, CA 93955, which is a 13-15-minute drive away. Ms. Murrer's contact information will be provided to the guests of the property, and Ms. Murrer will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Ms. Murrer's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 9 overnight guests and 13 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Access
The property is accessed through Mesa Drive, a county-maintained road, to the residence's driveway on the property. Therefore, the application would not be subject to requirements outlined in Title 16, Chapter 16.80

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 25th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning

Prepared by: Jord an Evans-Polockow, Assistant Planner x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Operations Plan
- Site Plans

Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Home Inspection Checklist
Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Penelope Hoglund, Property Owner; Adelle Murrer, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN260005

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
LEAVY-HOGLUND PENELOPE CHRISTINE TR (PLN260005)

RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN260005, LEAVY-HOGLUND PENELOPE CHRISTINE TR, 25735 Mesa Drive, Carmel, (APN: 009-231-013-000)]

The LEAVY-HOGLUND PENELOPE CHRISTINE TR application (PLN26000 5) came on for a public hearing before the County of Monterey Zoning Administrator on May 28th, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project is located at 25735 Mesa Drive in Carmel, subject to the Carmel Area Land Use Plan, Coastal Zone. The site is developed with an existing 2,700 square foot single-family dwelling with an attached garage. The existing single dwelling has four bedrooms, three bathrooms, a kitchen, living room, and outdoor kitchen.

On January 7th, 2026, the applicant submitted an application seeking to use their single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental.

c) Allowed Use. The property is located at 25735 Mesa Drive, Carmel, in Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 009-231-013-000). The subject parcel is zoned Medium Density Residential, 2 units per acre with a Design Control, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.26 acres in size), APN: 009-231-013-000, is identified in its current configuration below Lot 9 in Tract No. 634 of the Cities & Towns Map (Volume 11, Page 6) of Mesa Terrace, A Subdivision of Hatton Partition Rancho Canada de la recorded to recognize a portion of Segunda Subdivision, recorded on April 5th, 1926. Therefore, the County recognizes this lot as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License..

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License (Condition No. 5), the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The subject property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and

emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural Centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5–8 minute response time. Carmel Highlands Fire Department is 4-8 minutes away. The Community Hospital of the Monterey Peninsula is 4-7 minutes away, which provides 24-hour emergency medical services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the agent, Adelle Murrer, who will reside at at 615 Trinity Avenue, Seaside, CA 93955, which is a 13-15 minute drive away. Ms. Murrer will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-231-013-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Mesa Drive, a county-

maintained road, to the residence's driveway on the property, and pursuant to Title 20 Section 20.64.290.F.4, and therefore, the subject property is not subject to the regulations in Title 16 Chapter 16.80.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260005.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260005.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, an general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agency has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access to Mesa Drive, a public road, through an existing driveway. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).

d) Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Carmel Area Wastewater District.

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260005.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:
a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260005.

5. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".
d) Class 1 exemptions are not qualified for an exception by their location.
e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Carmel Area Land Use Plan is 118. This application will be the 25th approved. The project is consistent with all the criteria in Title 20 section 20.64.290 and, therefore, would not contribute to a cumulative effect.
f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 25th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals

remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The project would not result to damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1. The property is not visible from Highway 1 due to distance and dense intervening residences and vegetation. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260005.

6. FINDING: **PUBLIC ACCESS**- The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260005.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;
2. Approve the Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of May 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN260005

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development permit (PLN260005) allows a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The property is located at 25735 Mesa Drive, Carmel (Assessor's Parcel Number 009-231-013-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-231-013-000 on May 28th, 2026]. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is May 28, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

County of Monterey
Housing and Community Development

Planning - Building - Housing
1441 Schilling Place, South 2nd Floor Salinas, California 93901-4527
(831) 755-5025

Vacation Rental Operations Plan

Vacation Rental Type:

Commercial

Number of Non-hosted Rentals Per Year:

Estimated 3-6 per month

Fire Station Name and Address

Street Number and Name

Carmel By The Sea Fire Department

City

6th Avenue

State/Province/Region

California

Postal/ZIP Code

93921

Fire Station Phone

831-620-2030

Police Station Phone:

831-624-6403

Hospital Emergency Room and Address

Street Number and Name

Community Hospital of The Monterey Peninsula - 23625 Holman Highway

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Hospital Phone

831-624-5311

24-hour Clinic Name and Address

Street Number and Name

Community Hospital Emergency Room - 23625 Holman Highway

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

24-hour Clinic Phone

831-624-5311

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc):

1 Management / 2 House Keepers / 2 Landscapers

Submit the following documents:

Evacuation Map(s)
The most recent bill for waste services.
The most recent bill for public services.
The most recent water bill or water test.
On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan)

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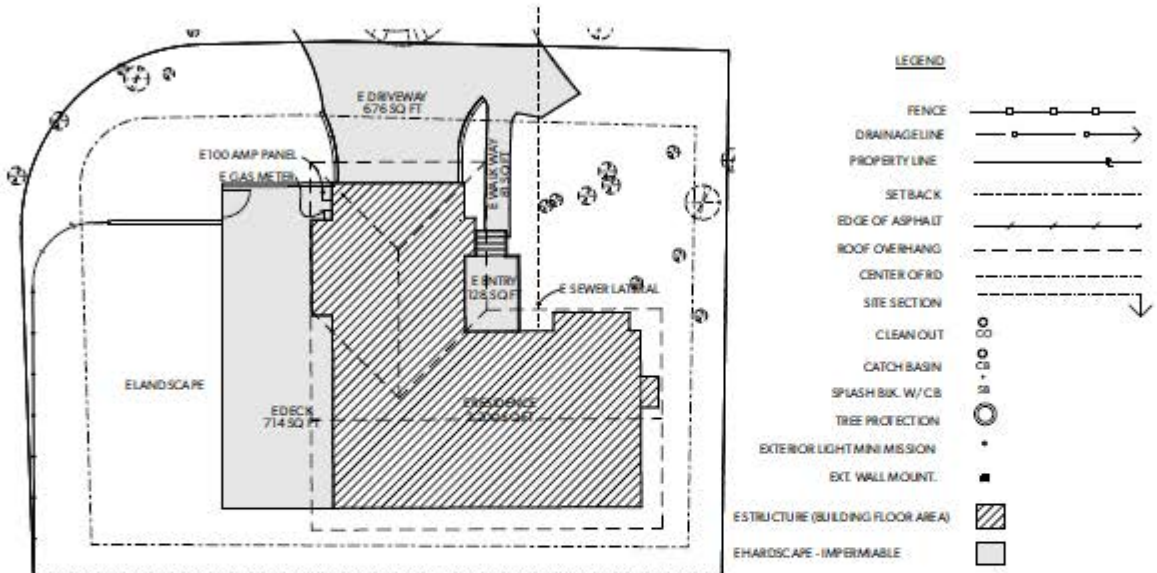


SITE PLAN

N

25735 N MESA DR
CARMEL, CA 93923

MONTEREY DESIGN +BUILD
201 CANNERY ROW, SUITE 1
MONTEREY, CA 93940
T: 831.392.7788
CHAD@MONTEREYDESIGNBUILD.COM
MONTEREYDESIGNCENTER.COM

DESIGNER & BUILDER:
KENNETH CHAD BROWN

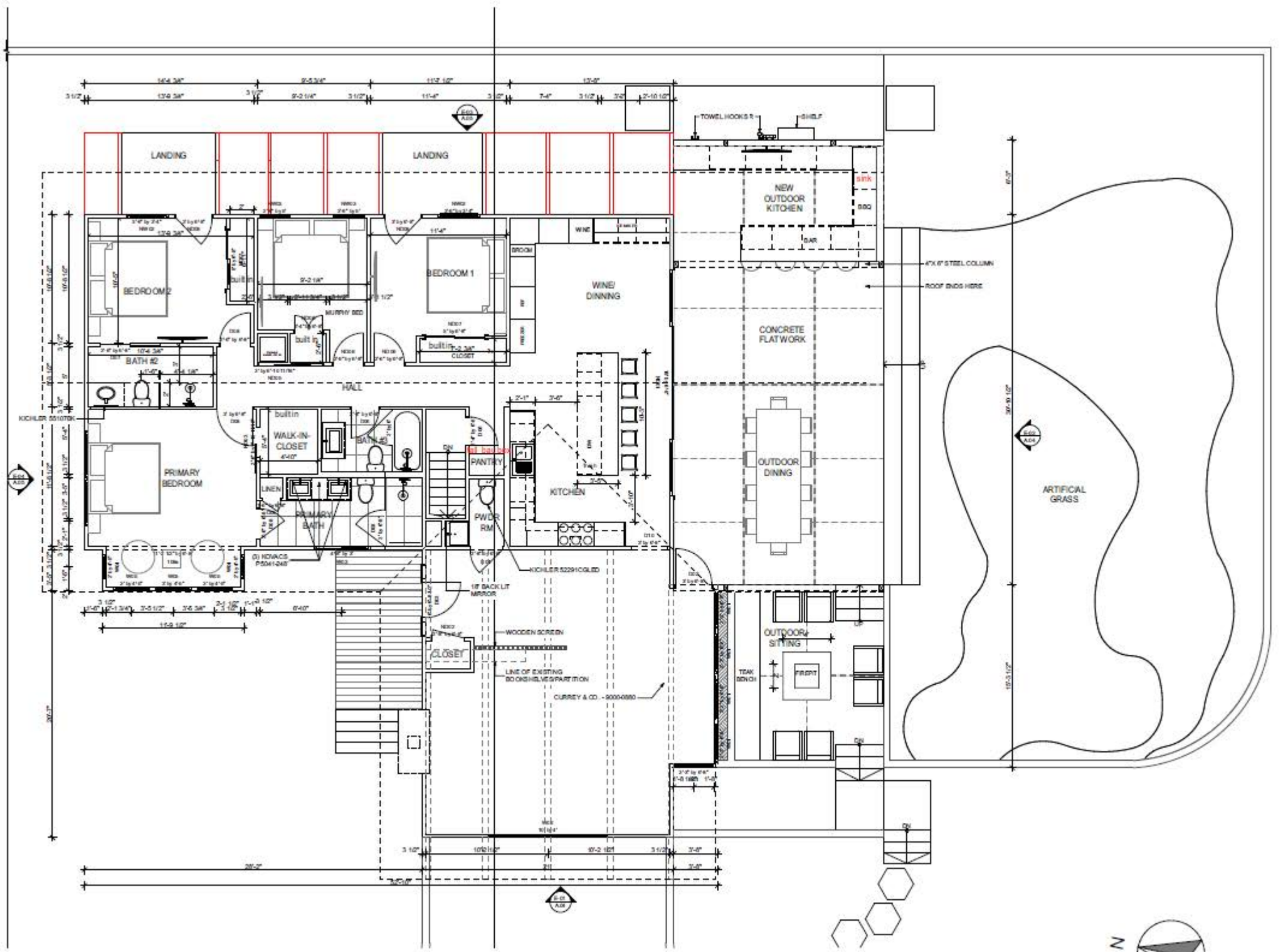
SIGNATURE

BY	REVISIONS	DATE
CB		

Date:	8/1/14
Scale:	AS NOTED
Drawn:	
Job:	
Sheet:	

EXISTING SITE PLAN

A.01



PROPOSED MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

25735 N MESA DR
CARMEL, CA 93923

MONTEREY DESIGN +BUILD
License # 937583

201 CANNERY ROW, SUITE 1
MONTEREY, CA 93940
T:831.392.7788
CHAD@MONTEREYDESIGNBUILD.COM
MONTEREYDESIGNCENTER.COM

DESIGNER & BUILDER:
KENNETH CHAD BROWN

SIGNATURE

ADDENDUM TO PERMIT 23CP03300

BY	REVISIONS	DATE
CB		

Date: 8/1/2
Scale: AS NO
Drawn:
Job:
Sheet:

PROPOSED MAIN FLOOR PLAN

Best 1 min 5 min 2 min —

Driving

25735 N Mesa Dr, Carmel-By-The-Sea, C

25600-25626 Mesa Dr, Carmel, CA 9392

Add destination

Leave now

Options

Send directions to iPhone

Copy link

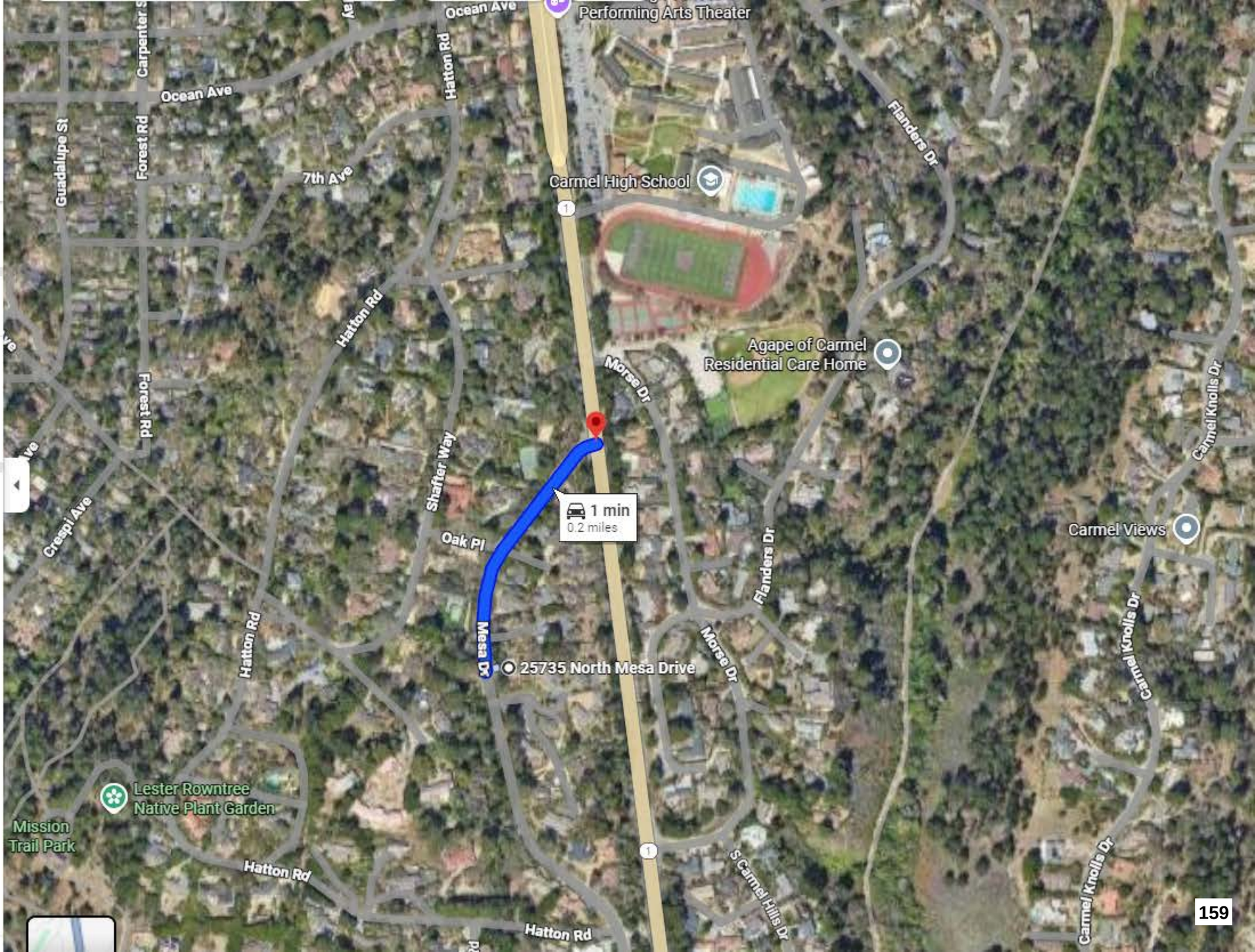
via N Mesa Dr 1 min

Fastest route, the usual traffic 0.2 mile

Details Preview

ore nearby 25600-25626 Mesa Dr

urants Hotels Gas stations Parking Lots More



Best | 7 min | 29 min | 1h 29m | 23 min | —

25735 N Mesa Dr, Carmel-By-The-Sea, C

Community Hospital of the Monterey Per

Add destination

Leave now | Options

Send directions to iPhone | Copy link

via CA-1 N — 7 min
Fastest route — 2.4 miles
Details | Preview

via Carpenter St — 8 min
2.6 miles

ore nearby Community Hospital of the terey Peninsula

rants | Hotels | Gas stations | Parking Lots | More

lew! Continue your trip, tap the notification n your phone to get directions

Search along the route... | Gas | EV charging | Hotels

Carmel Hills Care Center
Highway 1 Gate - 17 Mile Drive
Aguajito Rd
CARMEL WOODS
HIGH MEADOWS
The Pursuit of Happy - Life Coach
Carmel Cabinesque
Pebble Beach Club
Pebble Beach Hole 7
Stevenson School (PK - 8th Grade)
Carmel Gate - 17 Mile Drive
NORTHWEST CARMEL
Pescadero Canyon
ZQP Trail to Beach
Carmel Bay ASBS State Water Quality Protection...
Carmel Sunset Beach
Il Fornaio
Il Fornaio Gift Cards
Carmel High School
Nielsen Brothers Market
Agape of Carmel Residential Care Home
La Playa Hotel
GOLDEN RECTANGLE
SOUTHEAST CARMEL
Carmel Views
Carmel Beach
25735 North Mesa Drive
7 min
2.4 miles
8 min
2.6 miles
Layers
Google Maps
160

Best travel modes

25735 N Mesa Dr, Carmel-By-The-Sea, C

Rio Road Fire Station, 3775 Rio Rd, Carme

Add destination

Leave now

Options

Send directions to iPhone

Copy link

via CA-1 S

4 min

Fastest route, the usual traffic

1.4 miles

Details

Preview

lore nearby Rio Road Fire Station

aurants

Hotels

Gas stations

Parking Lots

More

New! Continue your trip, tap the notification on your phone to get directions

Layers

Vizcaino Ave

Crespi Ave

Shafer Way

Morse Dr

Cabrillo Hwy

Flanders Dr

Carmel Knolls Dr

Arroyo

Rio Vista Dr

Carmel Views

Tolando

Juniper St

Torres St

Hatton Rd

25735 North Mesa Drive

Mission Trail Park

Hatton Rd

Hatton Rd

Martin Rd

Trail Head

N Mesa Dr

S Carmel Hills Dr

Carmel Knolls Dr

Segunda Dr

Rio Vista Dr

Ridgewood Rd

Atherton Dr

Marguerita Way

Rio Rd

Mesa Dr

Atherton Dr

Trevis Way

4 min

1.4 miles

Taylor Rd

Carmel Valley Rd

G16

Subway

Try the Festive Turkey

Carmel Mission Basilica

Archway of Carmel

Carmel Rancho Shopping Center

Mesa Pl

Atherton Dr

Brent Movson Personal Training

Lazzaro Dr

Rio Rd

Camellia Health Day SPA

Massage relaxation spa Healthy

Oliver Rd

Rio Rd

Oliver Rd

Rio Rd

Carm… Mission Inn

Starbucks

Monterey Peninsula …scendental Meditati…

Google Maps

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Exhibit B

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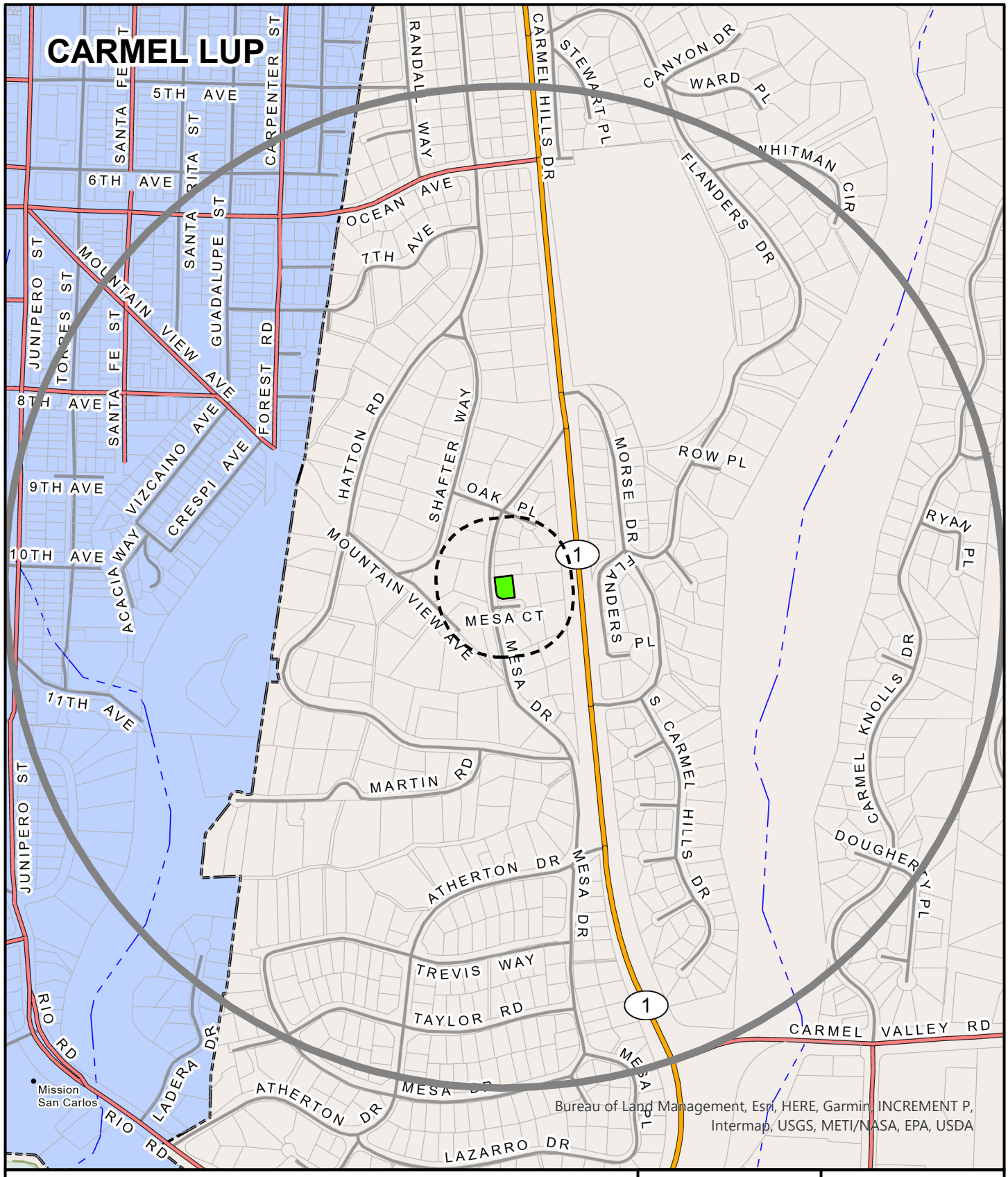

APPLICANT: LEAVY-HOGLUND PENELOPE CHRISTINE TR

APN: 009231013000 **FILE #** PLN260005

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J. EVANS-POLOCKOV

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Exhibit C

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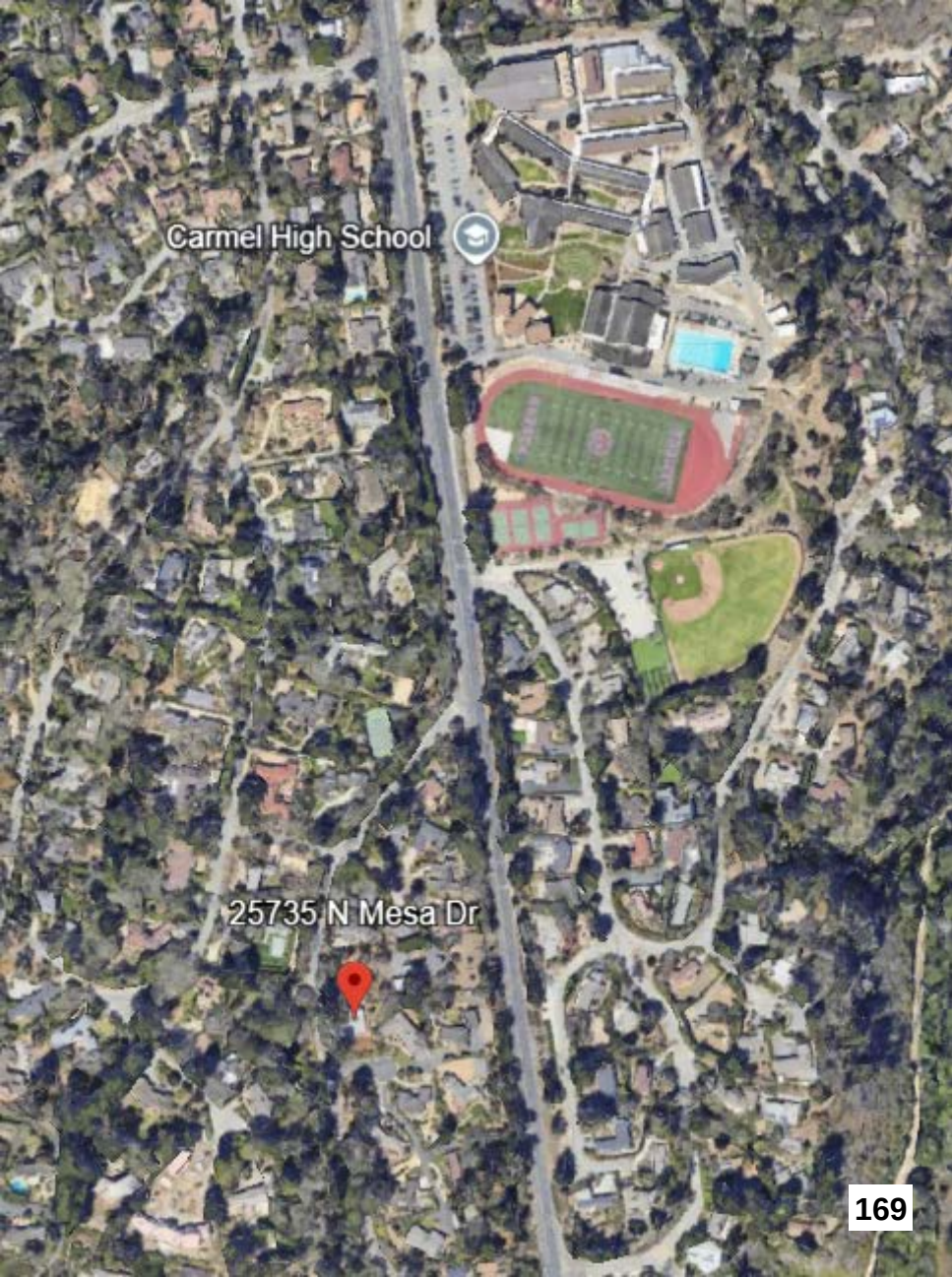
Carmel High School
25735 N Mesa Dr

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Exhibit D

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Commercial
Vacation Rental Permit #:
25TMP-009129

HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

- [x] **Vacation Rental Address and Unit/Suite/Apt #** 25735 N. Mesa Drive Carmel, Ca 93923
- [x] **Total number of bedrooms** 4
- [x] **Total number of onsite parking spaces (e.g. garage, driveway)** 3

Interior Inspection

- [x] **Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.**
- [x] **Every sleeping room has a functional smoke alarm.**
- [x] **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.**
- [x] **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.**
- [x] **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.**
- [x] **Other heating equipment is in safe operating condition and placed in an approved location.**
- [x] **There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.**
- [x] **The building conforms to the applicable state building and fire codes at the time the building was constructed.**

Exterior Inspection

- [x] **There is no evidence of infestation, garbage, and debris at the site.**
- [x] **The property has active garbage pick-up service.**
- [x] **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.**
- [x] **Property is in an overall safe and sanitary condition.**
- [x] **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.**

Home Inspection Results

- [x] **Passed**
- [ ] **Failed**

Remarks/Observations:

Meet Monty County of Monterey Our Friendly Chatbot
Let's Chat

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

- [x] **California Contractors State License Board License Classification Type B** # 997254
- [ ] **California Contractors State License Board License Classification Type B-2**
- [ ] **California Contractors State License Board License Classification Type C-47**
- [ ] **California Real Estate Inspection Association**
- [x] **American Society of Home Inspectors**
- [ ] **International Code Council**
- [x] **International Association of Certified Home Inspectors**

Please check the relevant certification agency and write your License/Certification number below:

Date: 11.5.2025 Paul D McLean

Click 'Print' at the top of this page and save as a PDF.

1441 Schilling Place South 2nd Floor Salinas, CA 93901 831-755-5025 Sitemap Contact Us

Murrer Certified Inspections Inc.
1219 Forest Avenue, Suite H
Pacific Grove, CA 93950
831.241.6988

Exhibit E

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From: Tamara Bitticks
To: 293-zahearingcomments; Polockowj@countyofmonterey.gov
Subject: Project File No. PLN260005
Date: Tuesday, May 19, 2026 2:20:47 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Dear Zoning Administrator and Project Planner Jordan Evans-Polockow:

As a resident of Mesa Court, Mesa Drive, I am respectfully submitting this letter in strong opposition to Project File No. PLN260005, the application by the Leavy-Hoglund Penelope Christine Trust for a Commercial Vacation Rental permit at 25735 Mesa Drive, Carmel.

This is not an abstract concern about short-term rentals generally. It is a specific objection to placing a commercial transient lodging use into this particular residential setting, where the subject property directly adjoins and faces a small cluster of homes. Nine homes are immediately adjacent to or directly affected by the property, and additional nearby neighbors share the same quiet residential environment, emergency-access concerns, and safety concerns.

The proposed use would convert a single-family residence into a commercial visitor accommodation with repeated turnover of unrelated guests staying for periods of 30 calendar days or fewer. That use is incompatible with the location, layout, parking patterns, emergency-access needs, and neighborhood character of this part of Carmel. We respectfully request that the County deny the permit.

1. The prior County history and residents' experience show that the impacts are not theoretical.

The County should consider this application in light of the prior land-use history at this same address. County Legistar records show that file PLN171029, involving 25735 Mesa Drive and related APNs at this location, was heard by the Monterey County Planning Commission on August 29, 2018, to consider a Conditional Certificate of Compliance. A subsequent County report for the September 26, 2018 continued hearing states that, after considering evidence and public testimony, the Planning Commission found that the subject parcel did not qualify for a conditional certificate of compliance and directed staff to return with a resolution denying the Coastal Development Permit for issuance of the certificate.

That prior history is important because County decisions at this property have long-term consequences for the immediately adjoining residents.

For several years, residents have experienced the following impacts associated with short-term use of the property: noise, outdoor gatherings, guest turnover, parking and circulation issues, trash concerns, loss of privacy, and disruption of quiet enjoyment.

This is not a theoretical prediction about what might happen someday. Based on residents' experience, the house has been used or rented on a short-term basis for several years. For the homes closest to the property, these impacts have already been part of daily life. Granting the permit would formalize and perpetuate those harms instead of resolving

them.

2. The property layout creates direct and unreasonable noise impacts on nearby homes.

The physical layout of 25735 Mesa Drive makes it especially unsuitable for transient lodging. The house has an open living/kitchen area and outdoor deck/patio areas oriented toward neighboring homes on Mesa Court and Mesa Drive. In addition, the outdoor areas appear to be set up for recreational activities, including a putting green, cornhole, and other outdoor games. Sound from outdoor dining, socializing, music, guests arriving and leaving, and late-evening conversations travels directly toward adjacent residences.

Permanent residents are invested in long-term relationships with their neighbors. Short-term vacation guests are different: they arrive for recreation, often in groups, and have no continuing relationship with the neighborhood. Even well-written house rules are difficult to enforce in real time, especially at night or on weekends, after the noise has already affected nearby families.

For the homes closest to the subject property, the impacts are not occasional or speculative. They recur with each new rental group, creating a repeated loss of privacy, quiet enjoyment, and sleep in a neighborhood that has historically functioned as a residential area.

3. Parking, traffic, and emergency-access impacts are serious.

The concern is that a commercial vacation rental adds extra vehicles, unfamiliar drivers, cleaning crews, deliveries, ride-share drop-offs, and guests searching for the property in a residential setting that was not designed for commercial guest turnover. Vacation rental groups commonly arrive in more than one vehicle. Overflow parking, vehicles stopping temporarily, or guests maneuvering in unfamiliar locations can create blind spots, interfere with pedestrians, and make it harder for residents to enter and leave safely.

Emergency access is a critical issue. Fire trucks, ambulances, and evacuation traffic must be able to move quickly through the neighborhood. Even where the roadway is not unusually narrow, this residential segment is unlaned and must remain unobstructed. Additional parked or stopped vehicles, guest loading and unloading, or unfamiliar drivers can delay access during an emergency. In a coastal California community with wildfire and evacuation concerns, this should not be treated as a minor operational issue or left to after-the-fact complaint enforcement.

4. The proposed commercial use is inconsistent with the established residential character of the neighborhood.

The surrounding area is composed of homes, not hotels. The proposed permit would introduce a rotating commercial lodging use into a stable residential setting. Frequent guest turnover changes the character of the block: unfamiliar vehicles, late arrivals, trash set out by visitors who do not know local practices, outdoor gatherings, and loss of neighbor-to-neighbor accountability.

The County should give substantial weight to the lived experience of the residents who will bear the impacts. This neighborhood is not a commercial corridor. It is a quiet residential community, and the proposed use would shift the burden of a private commercial enterprise onto surrounding households.

5. Approval would harm community well-being and threaten neighboring property values.

The impacts described above affect more than convenience. They directly affect the well-being of residents who live next to and around the property: their sleep, privacy, ability to use their homes peacefully, and confidence that emergency access will remain unobstructed.

The permit would also threaten the value and market desirability of neighboring homes. Buyers reasonably consider peace, privacy, safety, and the residential character of the surrounding area when evaluating a property. A permitted commercial vacation rental next to a small cluster of homes, with repeated guest turnover and recurring noise and parking impacts, can make nearby homes less desirable and may reduce property values. The County should not require surrounding homeowners to absorb that potential loss for the benefit of one commercial operation.

6. CEQA should not be used to avoid site-specific review of these unusual circumstances.

The public notice states that the County proposes to find the project categorically exempt under CEQA Guidelines section 15301. We object to that conclusion for this site. The unusual circumstances here include the property's close physical relationship to a cluster of immediately affected homes, the orientation of outdoor living areas toward those homes, the project's parking and emergency-access impacts, the long prior history of land-use issues at this property, and the neighbors' actual lived experience with recurring disturbances.

The impacts most concerning to residents - noise, parking, traffic circulation, emergency access, evacuation safety, trash, property values, and neighborhood disruption - are exactly the types of localized impacts that require careful review rather than a blanket finding.

7. House rules and remote management are not adequate mitigation.

The applicant may propose occupancy limits, quiet hours, guest instructions, or a property manager contact number. Those measures do not solve the basic problem. Neighbors should not be required to police a commercial lodging operation or repeatedly call a manager after disturbances occur. Enforcement after the fact does not restore lost sleep, privacy, safety, or diminished enjoyment of one's home.

Because the property is physically oriented toward neighboring homes and because the impacts have already been experienced by residents for years, the most effective mitigation is denial of the commercial vacation rental permit.

Requested Action

For the reasons above, I respectfully request that the Monterey County Zoning Administrator deny Project File No. PLN260005 for a Commercial Vacation Rental at 25735 Mesa Drive.

If the County is not prepared to deny the application at this time, I request that the hearing be continued and that staff be directed to conduct further site-specific review of noise, parking capacity, emergency access, evacuation safety, road conditions, guest occupancy, outdoor-use areas, property-value impacts, and cumulative impacts on the immediate neighborhood. I also request that this letter and all similar letters be included in the administrative record for the project.

Thank you for your consideration and for protecting the safety, quiet enjoyment, property values, and residential character of my neighborhood.

Respectfully,

Tamara Bitticks

Homeowner

Mesa Terrace Association

From:	Kevin Francis
To:	293-zahearingcomments; Evans-Polockow, Jordan; Laura Francis
Subject:	Opposition to Project File No. PLN260005
Date:	Tuesday, May 19, 2026 2:53:31 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Dear Zoning Administrator and Project Planner Jordan Evans-Polockow:

As a resident of Mesa Court, Mesa Drive, I am respectfully submitting this letter in strong opposition to Project File No. PLN260005, the application by the Leavy-Hoglund Penelope Christine Trust for a Commercial Vacation Rental permit at 25735 Mesa Drive, Carmel.

This is not an abstract concern about short-term rentals generally. It is a specific objection to placing a commercial transient lodging use into this particular residential setting, where the subject property directly adjoins and faces a small cluster of homes. Nine homes are immediately adjacent to or directly affected by the property, and additional nearby neighbors share the same quiet residential environment, emergency-access concerns, and safety concerns.

The proposed use would convert a single-family residence into a commercial visitor accommodation with repeated turnover of unrelated guests staying for periods of 30 calendar days or fewer. That use is incompatible with the location, layout, parking patterns, emergency-access needs, and neighborhood character of this part of Carmel. I respectfully request that the County deny the permit.

1. The prior County history and residents' experience show that the impacts are not theoretical.

The County should consider this application in light of the prior land-use history at this same address. County Legistar records show that file PLN171029, involving 25735 Mesa Drive and related APNs at this location, was heard by the Monterey County Planning Commission on August 29, 2018, to consider a Conditional Certificate of Compliance. A subsequent County report for the September 26, 2018 continued hearing states that, after considering evidence and public testimony, the Planning Commission found that the subject parcel did not qualify for a conditional certificate of compliance and directed staff to return with a resolution denying the Coastal Development Permit for issuance of the certificate. That prior history is important because County decisions at this property have long-term consequences for the immediately adjoining residents.

For several years, residents have experienced the following impacts associated with short-term use of the property: noise, outdoor gatherings, guest turnover, parking and circulation issues, trash concerns, loss of privacy, and disruption of quiet enjoyment.

This is not a theoretical prediction about what might happen someday. Based on residents' experience, the house has been used or rented on a short-term basis for several years. For the homes closest to the property, these impacts have already been part of daily life. Granting the permit would formalize and perpetuate those harms instead of resolving them.

2. The property layout creates direct and unreasonable noise impacts on nearby homes.

The physical layout of 25735 Mesa Drive makes it especially unsuitable for transient lodging. The house has an open living/kitchen area and outdoor deck/patio areas oriented toward neighboring homes on Mesa Court and Mesa Drive. In addition, the outdoor areas appear to be set up for recreational activities, including a putting green, cornhole, and other outdoor games. Sound from outdoor dining, socializing, music, guests arriving and leaving, and late-evening conversations travels directly toward adjacent residences.

Permanent residents are invested in long-term relationships with their neighbors. Short-term vacation guests are different: they arrive for recreation, often in groups, and have no continuing relationship with the neighborhood. Even well-written house rules are difficult to enforce in real time, especially at night or on weekends, after the noise has already affected nearby families.

For the homes closest to the subject property, the impacts are not occasional or speculative. They recur with each new rental group, creating a repeated loss of privacy, quiet enjoyment, and sleep in a neighborhood that has historically functioned as a residential area.

3. Parking, traffic, and emergency-access impacts are serious.

The concern is that a commercial vacation rental adds extra vehicles, unfamiliar drivers, cleaning crews, deliveries, ride-share drop-offs, and guests searching for the property in a residential setting that was not designed for commercial guest turnover. Vacation rental groups commonly arrive in more than one vehicle. Overflow parking, vehicles stopping temporarily, or guests maneuvering in unfamiliar locations can create blind spots, interfere with pedestrians, and make it harder for residents to enter and leave safely.

Emergency access is a critical issue. Fire trucks, ambulances, and evacuation traffic must be able to move quickly through the neighborhood. Even where the roadway is not unusually narrow, this residential segment is unlaned and must remain unobstructed. Additional parked or stopped vehicles, guest loading and unloading, or unfamiliar drivers can delay access during an emergency. In a coastal California community with wildfire and evacuation concerns, this should not be treated as a minor operational issue or left to after-the-fact complaint enforcement.

4. The proposed commercial use is inconsistent with the established residential character of the neighborhood.

The surrounding area is composed of homes, not hotels. The proposed permit would introduce a rotating commercial lodging use into a stable residential setting. Frequent guest turnover changes the character of the block: unfamiliar vehicles, late arrivals, trash set out by visitors who do not know local practices, outdoor gatherings, and loss of neighbor-to-neighbor accountability.

The County should give substantial weight to the lived experience of the residents who will bear the impacts. This neighborhood is not a commercial corridor. It is a quiet residential community, and the proposed use would shift the burden of a private commercial enterprise onto surrounding households.

5. Approval would harm community well-being and threaten neighboring property values.

The impacts described above affect more than convenience. They directly affect the well-being of residents who live

next to and around the property: their sleep, privacy, ability to use their homes peacefully, and confidence that emergency access will remain unobstructed.

The permit would also threaten the value and market desirability of neighboring homes. Buyers reasonably consider peace, privacy, safety, and the residential character of the surrounding area when evaluating a property. A permitted commercial vacation rental next to a small cluster of homes, with repeated guest turnover and recurring noise and parking impacts, can make nearby homes less desirable and may reduce property values. The County should not require surrounding homeowners to absorb that potential loss for the benefit of one commercial operation.

6. CEQA should not be used to avoid site-specific review of these unusual circumstances.

The public notice states that the County proposes to find the project categorically exempt under CEQA Guidelines section 15301. We object to that conclusion for this site. The unusual circumstances here include the property's close physical relationship to a cluster of immediately affected homes, the orientation of outdoor living areas toward those homes, the project's parking and emergency-access impacts, the long prior history of land-use issues at this property, and the neighbors' actual lived experience with recurring disturbances.

The impacts most concerning to residents - noise, parking, traffic circulation, emergency access, evacuation safety, trash, property values, and neighborhood disruption - are exactly the types of localized impacts that require careful review rather than a blanket finding.

7. House rules and remote management are not adequate mitigation.

The applicant may propose occupancy limits, quiet hours, guest instructions, or a property manager contact number. Those measures do not solve the basic problem. Neighbors should not be required to police a commercial lodging operation or repeatedly call a manager after disturbances occur. Enforcement after the fact does not restore lost sleep, privacy, safety, or diminished enjoyment of one's home.

Because the property is physically oriented toward neighboring homes and because the impacts have already been experienced by residents for years, the most effective mitigation is denial of the commercial vacation rental permit.

Requested Action

For the reasons above, I respectfully request that the Monterey County Zoning Administrator deny Project File No. PLN260005 for a Commercial Vacation Rental at 25735 Mesa Drive.

If the County is not prepared to deny the application at this time, I request that the hearing be continued and that staff be directed to conduct further site-specific review of noise, parking capacity, emergency access, evacuation safety, road conditions, guest occupancy, outdoor-use areas, property-value impacts, and cumulative impacts on the immediate neighborhood. I also request that this letter and all similar letters be included in the administrative record for the project.

Thank you for your consideration and for protecting the safety, quiet enjoyment, property values, and residential character of my neighborhood.

Kevin and Laura Francis
3258 Mesa Court
Carmel, CA 93923

--
Kevin Francis
krfranci@gmail.com
650-619-1587

From: mine7233@comcast.net
To: 293-zahearingcomments; Polockowj@countyofmonterey.gov
Subject: PLN260005: Commercial vacation Rental at 25735 Mesa Drive, Carmel, CA93923, APN 009-231-013-000
Date: Tuesday, May 19, 2026 2:00:49 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Below is the letter I sent just now to the email addresses below. I tweaked the first paragraph to reflect the letter was from the President of the homeowners association. I will send another letter with the first paragraph tweaked again to make the correction that the letter is from me as an individual.

Natasha and others have done a fantastic job on putting this together. Many thanks to her and them.

THE ACTUAL DATE BY WHICH COMMENTS MUST BE RECEIVED IS THE WEDNESDAY BEFORE THE HEARING BY 5:00 P.M. — TOMORROW WEDNESDAY THE 20TH.

You do not have to send this letter. You may frame your own comments or decline to comment. Note the address below where the hearing will be held beginning at 9:30. is in Salinas. This is the third item on the agenda, so anyone planning on attending should be there close to 9:30. If you want to carpool, let me know.

May 19, 2026

Via Email: zahearingcomments@co.monterey.ca.us; Polockowj@countyofmonterey.gov

Monterey County Zoning Administrator
County of Monterey Housing and Community Development
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Re: ; Polockowj@countyofmonterey.gov

PLN260005: Commercial Vacation Rental at 25735 Mesa Drive, Carmel, CA 93923, APN 009-231-013-000

Hearing Date: May 28, 2026, 9:30 a.m.

Dear Zoning Administrator and Project Planner Jordan Evans-Polockow:

As the President of the Mesa Terrace Homeowners' Association, I respectfully submit this letter in strong opposition to Project File No. PLN260005, the application by the Leavy-Hoglund Penelope Christine Trust for a Commercial Vacation Rental permit at 25735 Mesa Drive, Carmel.

This is not an abstract concern about short-term rentals generally. It is a specific objection to placing a commercial transient lodging use into this particular residential setting, where the subject property directly adjoins and faces a small cluster of homes. Nine homes are immediately adjacent to or directly affected by the property, and additional nearby neighbors share the same quiet residential environment, emergency-access concerns, and safety concerns.

The proposed use would convert a single-family residence into a commercial visitor accommodation with repeated turnover of unrelated guests staying for periods of 30 calendar days or fewer. That use is incompatible with the location, layout, parking patterns, emergency-access needs, and neighborhood character of this part of Carmel. We respectfully request that the County deny the permit.

1. The prior County history and residents' experience show that the impacts are not theoretical.

The County should consider this application in light of the prior land-use history at this same address. County Legistar records show that file PLN171029, involving 25735 Mesa Drive and related APNs at this location, was heard by the Monterey County Planning Commission on August 29, 2018, to consider a Conditional Certificate of Compliance. A subsequent County report for the September 26, 2018 continued hearing states that, after considering evidence and public testimony, the Planning Commission found that the

subject parcel did not qualify for a conditional certificate of compliance and directed staff to return with a resolution denying the Coastal Development Permit for issuance of the certificate.

That prior history is important because County decisions at this property have long-term consequences for the immediately adjoining residents.

For several years, residents have experienced the following impacts associated with short-term use of the property: noise, outdoor gatherings, guest turnover, parking and circulation issues, trash concerns, loss of privacy, and disruption of quiet enjoyment.

This is not a theoretical prediction about what might happen someday. Based on residents' experience, the house has been used or rented on a short-term basis for several years. For the homes closest to the property, these impacts have already been part of daily life. Granting the permit would formalize and perpetuate those harms instead of resolving them.

2. The property layout creates direct and unreasonable noise impacts on nearby homes.

The physical layout of 25735 Mesa Drive makes it especially unsuitable for transient lodging. The house has an open living/kitchen area and outdoor deck/patio areas oriented toward neighboring homes on Mesa Court and Mesa Drive. In addition, the outdoor areas appear to be set up for recreational activities, including a putting green, cornhole, and other outdoor games. Sound from outdoor dining, socializing, music, guests arriving and leaving, and late-evening conversations travels directly toward adjacent residences.

Permanent residents are invested in long-term relationships with their neighbors. Short-term vacation guests are different: they arrive for recreation, often in groups, and have no continuing relationship with the neighborhood. Even well-written house rules are difficult to enforce in real time,

especially at night or on weekends, after the noise has already affected nearby families.

For the homes closest to the subject property, the impacts are not occasional or speculative. They recur with each new rental group, creating a repeated loss of privacy, quiet enjoyment, and sleep in a neighborhood that has historically functioned as a residential area.

3. Parking, traffic, and emergency-access impacts are serious.

The concern is that a commercial vacation rental adds extra vehicles, unfamiliar drivers, cleaning crews, deliveries, ride-share drop-offs, and guests searching for the property in a residential setting that was not designed for commercial guest turnover. Vacation rental groups commonly arrive in more than one vehicle. Overflow parking, vehicles stopping temporarily, or guests maneuvering in unfamiliar locations can create blind spots, interfere with pedestrians, and make it harder for residents to enter and leave safely.

Emergency access is a critical issue. Fire trucks, ambulances, and evacuation traffic must be able to move quickly through the neighborhood. Even where the roadway is not unusually narrow, this residential segment is unlaned and must remain unobstructed. Additional parked or stopped vehicles, guest loading and unloading, or unfamiliar drivers can delay access during an emergency. In a coastal California community with wildfire and evacuation concerns, this should not be treated as a minor operational issue or left to after-the-fact complaint enforcement.

4. The proposed commercial use is inconsistent with the established residential character of the neighborhood.

The surrounding area is composed of homes, not hotels. The proposed permit would introduce a rotating commercial lodging use into a stable residential setting. Frequent guest turnover changes the character of the block: unfamiliar

vehicles, late arrivals, trash set out by visitors who do not know local practices, outdoor gatherings, and loss of neighbor-to-neighbor accountability.

The County should give substantial weight to the lived experience of the residents who will bear the impacts. This neighborhood is not a commercial corridor. It is a quiet residential community, and the proposed use would shift the burden of a private commercial enterprise onto surrounding households.

5. Approval would harm community well-being and threaten neighboring property values.

The impacts described above affect more than convenience. They directly affect the well-being of residents who live next to and around the property: their sleep, privacy, ability to use their homes peacefully, and confidence that emergency access will remain unobstructed.

The permit would also threaten the value and market desirability of neighboring homes. Buyers reasonably consider peace, privacy, safety, and the residential character of the surrounding area when evaluating a property. A permitted commercial vacation rental next to a small cluster of homes, with repeated guest turnover and recurring noise and parking impacts, can make nearby homes less desirable and may reduce property values. The County should not require surrounding homeowners to absorb that potential loss for the benefit of one commercial operation.

6. CEQA should not be used to avoid site-specific review of these unusual circumstances.

The public notice states that the County proposes to find the project categorically exempt under CEQA Guidelines section 15301. We object to that conclusion for this site. The unusual circumstances here include the property's close physical relationship to a cluster of immediately affected homes, the orientation of outdoor living areas toward those homes, the

project's parking and emergency-access impacts, the long prior history of land-use issues at this property, and the neighbors' actual lived experience with recurring disturbances.

The impacts most concerning to residents - noise, parking, traffic circulation, emergency access, evacuation safety, trash, property values, and neighborhood disruption - are exactly the types of localized impacts that require careful review rather than a blanket finding.

7. House rules and remote management are not adequate mitigation.

The applicant may propose occupancy limits, quiet hours, guest instructions, or a property manager contact number. Those measures do not solve the basic problem. Neighbors should not be required to police a commercial lodging operation or repeatedly call a manager after disturbances occur. Enforcement after the fact does not restore lost sleep, privacy, safety, or diminished enjoyment of one's home.

Because the property is physically oriented toward neighboring homes and because the impacts have already been experienced by residents for years, the most effective mitigation is denial of the commercial vacation rental permit.

Requested Action

For the reasons above, we respectfully request that the Monterey County Zoning Administrator deny Project File No. PLN260005 for a Commercial Vacation Rental at 25735 Mesa Drive.

If the County is not prepared to deny the application at this time, we request that the hearing be continued and that staff be directed to conduct further site-specific review of noise, parking capacity, emergency access, evacuation safety, road conditions, guest occupancy, outdoor-use areas, property-value impacts, and cumulative impacts on the immediate neighborhood. We also request that this letter and all signatures be included in the administrative record for the

project.

Thank you for your consideration and for protecting the safety, quiet enjoyment, property values, and residential character of our neighborhood.

Respectfully,

Kathleen V. Ritter, President, Mesa Terrace Homeowners' Association

3535 Mesa Court, Carmel, CA 93923

mine7233@comcast.net

From: mine7233@comcast.net
To: 293-zahearingcomments
Subject: Comments re Hearing May 28, 2026 on Application File # PLN260005
Date: Tuesday, May 19, 2026 2:18:16 PM

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May 19, 2026

Via Email: zahearingcomments@co.monterey.ca.us; Polockowj@countyofmonterey.gov

Monterey County Zoning Administrator
County of Monterey Housing and Community Development
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Re:PLN260005: Commercial Vacation Rental at 25735 Mesa Drive, Carmel, CA 93923, APN 009-231-013-000

Hearing Date: May 28, 2026, 9:30 a.m.

Dear Zoning Administrator and Project Planner Jordan Evans-Polockow:

As the owner of a property that is in the neighborhood adjacent to 25735 Mesa Drive, Carmel, CA 93923, I respectfully submit this letter in strong opposition to Project File No. PLN260005, the application by the Leavy-Hoglund Penelope Christine Trust for a Commercial Vacation Rental permit at 25735 Mesa Drive, Carmel.

This is not an abstract concern about short-term rentals generally. It is a specific objection to placing a commercial transient lodging use into this particular residential setting, where the subject property directly adjoins and faces a small cluster of homes. Nine homes are immediately adjacent to or directly affected by the property, and additional nearby neighbors share

the same quiet residential environment, emergency-access concerns, and safety concerns.

The proposed use would convert a single-family residence into a commercial visitor accommodation with repeated turnover of unrelated guests staying for periods of 30 calendar days or fewer. That use is incompatible with the location, layout, parking patterns, emergency-access needs, and neighborhood character of this part of Carmel. We respectfully request that the County deny the permit.

1. The prior County history and residents' experience show that the impacts are not theoretical.

The County should consider this application in light of the prior land-use history at this same address. County Legistar records show that file PLN171029, involving 25735 Mesa Drive and related APNs at this location, was heard by the Monterey County Planning Commission on August 29, 2018, to consider a Conditional Certificate of Compliance. A subsequent County report for the September 26, 2018 continued hearing states that, after considering evidence and public testimony, the Planning Commission found that the subject parcel did not qualify for a conditional certificate of compliance and directed staff to return with a resolution denying the Coastal Development Permit for issuance of the certificate.

That prior history is important because County decisions at this property have long-term consequences for the immediately adjoining residents.

For several years, residents have experienced the following impacts associated with short-term use of the property: noise, outdoor gatherings, guest turnover, parking and circulation issues, trash concerns, loss of privacy, and disruption of quiet enjoyment.

This is not a theoretical prediction about what might happen someday. Based on residents' experience, the house has been used or rented on a short-term basis for several years. For the homes closest to the property, these impacts have already been part of daily life. Granting the permit would formalize and perpetuate those harms instead of resolving them.

2. The property layout creates direct and unreasonable noise impacts on nearby homes.

The physical layout of 25735 Mesa Drive makes it especially unsuitable for transient lodging. The house has an open living/kitchen area and outdoor deck/patio areas oriented toward neighboring homes on Mesa Court and Mesa Drive. In addition, the outdoor areas appear to be set up for recreational activities, including a putting green, cornhole, and other outdoor games. Sound from outdoor dining, socializing, music, guests arriving and leaving, and late-evening conversations travels directly toward adjacent residences.

Permanent residents are invested in long-term relationships with their neighbors. Short-term vacation guests are different: they arrive for recreation, often in groups, and have no continuing relationship with the neighborhood. Even well-written house rules are difficult to enforce in real time, especially at night or on weekends, after the noise has already affected nearby families.

For the homes closest to the subject property, the impacts are not occasional or speculative. They recur with each new rental group, creating a repeated loss of privacy, quiet enjoyment, and sleep in a neighborhood that has historically functioned as a residential area.

3. Parking, traffic, and emergency-access impacts are

serious.

The concern is that a commercial vacation rental adds extra vehicles, unfamiliar drivers, cleaning crews, deliveries, ride-share drop-offs, and guests searching for the property in a residential setting that was not designed for commercial guest turnover. Vacation rental groups commonly arrive in more than one vehicle. Overflow parking, vehicles stopping temporarily, or guests maneuvering in unfamiliar locations can create blind spots, interfere with pedestrians, and make it harder for residents to enter and leave safely.

Emergency access is a critical issue. Fire trucks, ambulances, and evacuation traffic must be able to move quickly through the neighborhood. Even where the roadway is not unusually narrow, this residential segment is unlaned and must remain unobstructed. Additional parked or stopped vehicles, guest loading and unloading, or unfamiliar drivers can delay access during an emergency. In a coastal California community with wildfire and evacuation concerns, this should not be treated as a minor operational issue or left to after-the-fact complaint enforcement.

4. The proposed commercial use is inconsistent with the established residential character of the neighborhood.

The surrounding area is composed of homes, not hotels. The proposed permit would introduce a rotating commercial lodging use into a stable residential setting. Frequent guest turnover changes the character of the block: unfamiliar vehicles, late arrivals, trash set out by visitors who do not know local practices, outdoor gatherings, and loss of neighbor-to-neighbor accountability.

The County should give substantial weight to the lived

experience of the residents who will bear the impacts. This neighborhood is not a commercial corridor. It is a quiet residential community, and the proposed use would shift the burden of a private commercial enterprise onto surrounding households.

5. Approval would harm community well-being and threaten neighboring property values.

The impacts described above affect more than convenience. They directly affect the well-being of residents who live next to and around the property: their sleep, privacy, ability to use their homes peacefully, and confidence that emergency access will remain unobstructed.

The permit would also threaten the value and market desirability of neighboring homes. Buyers reasonably consider peace, privacy, safety, and the residential character of the surrounding area when evaluating a property. A permitted commercial vacation rental next to a small cluster of homes, with repeated guest turnover and recurring noise and parking impacts, can make nearby homes less desirable and may reduce property values. The County should not require surrounding homeowners to absorb that potential loss for the benefit of one commercial operation.

6. CEQA should not be used to avoid site-specific review of these unusual circumstances.

The public notice states that the County proposes to find the project categorically exempt under CEQA Guidelines section 15301. We object to that conclusion for this site. The unusual circumstances here include the property's close physical relationship to a cluster of immediately affected homes, the orientation of outdoor living areas toward those homes, the project's parking and emergency-access impacts, the long prior history of land-use issues at

this property, and the neighbors' actual lived experience with recurring disturbances.

The impacts most concerning to residents - noise, parking, traffic circulation, emergency access, evacuation safety, trash, property values, and neighborhood disruption - are exactly the types of localized impacts that require careful review rather than a blanket finding.

7. House rules and remote management are not adequate mitigation.

The applicant may propose occupancy limits, quiet hours, guest instructions, or a property manager contact number. Those measures do not solve the basic problem. Neighbors should not be required to police a commercial lodging operation or repeatedly call a manager after disturbances occur. Enforcement after the fact does not restore lost sleep, privacy, safety, or diminished enjoyment of one's home.

Because the property is physically oriented toward neighboring homes and because the impacts have already been experienced by residents for years, the most effective mitigation is denial of the commercial vacation rental permit.

Requested Action

For the reasons above, we respectfully request that the Monterey County Zoning Administrator deny Project File No. PLN260005 for a Commercial Vacation Rental at 25735 Mesa Drive.

If the County is not prepared to deny the application at this time, we request that the hearing be continued and that staff be directed to conduct further site-specific review of noise, parking capacity, emergency access, evacuation safety, road conditions, guest occupancy, outdoor-use areas, property-value impacts, and

cumulative impacts on the immediate neighborhood. We also request that this letter and all signatures be included in the administrative record for the project.

Thank you for your consideration and for protecting the safety, quiet enjoyment, property values, and residential character of our neighborhood.

Respectfully,

Kathleen V Ritter 3535 Mesa Court, Carmel, CA 93923 mine7233@comcast.net

From:	Pam Klaumann
To:	293-zahearingcomments; Polockowj@countyofmonterey.gov
Subject:	Community opposition to project file No.PLN260p005
Date:	Monday, May 18, 2026 10:08:01 PM
Attachments:	Community_Opposition_Letter_PLN260005 (1).docx

This Message Is From an Untrusted Sender
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I oppose this project. Are quiet residential setting does not want a commercial
rental. We have already experienced noise and multiple vehicles with this property. Last weekend 7 cars
were parked at his rental.

Pamela Klaumann
3517 Mesa Court
Carmel, CA. 93923

May 19, 2026

Via Email: zahearingcomments@co.monterey.ca.us; Polockowj@countyofmonterey.gov

Monterey County Zoning AdministratorCounty of Monterey Housing and Community Development

1441 Schilling Place, 2nd Floor

Salinas, CA 93901

Re: Community Opposition to Project File No. PLN260005 - Commercial Vacation Rental at 25735 Mesa Drive, Carmel, CA 93923, APN 009-231-013-000

Hearing Date: May 28, 2026, 9:30 a.m.

Dear Zoning Administrator and Project Planner Jordan Evans-Polockow:

We, the undersigned residents of Mesa Court, Mesa Drive, and neighboring homes in the immediate area, respectfully submit this letter in strong opposition to Project File No. PLN260005, the application by the Leavy-Hoglund Penelope Christine Trust for a Commercial Vacation Rental permit at 25735 Mesa Drive, Carmel.

This is not an abstract concern about short-term rentals generally. It is a very specific objection to placing a commercial transient lodging use into this particular residential setting, where the subject property directly adjoins and faces a small cluster of homes. Nine homes are immediately attached to or directly affected by the property, and additional nearby neighbors share the same quiet residential environment, emergency-access concerns, and safety concerns.

The proposed use would convert a single-family residence into a commercial visitor accommodation with repeated turnover of unrelated guests staying for periods of 30 calendar days or fewer. That use is incompatible with the location, layout, parking patterns, emergency-access needs, and neighborhood character of this part of Carmel. We respectfully request that the County deny the permit.

1. The prior County history and residents' experience show that the impacts are not theoretical.

The County should consider this application in light of the prior land-use history at this same address. County Legistar records show that file PLN171029, involving 25735 Mesa Drive, was heard by the Monterey County Planning Commission on August 29, 2018, to consider a Conditional Certificate of Compliance. A subsequent County report for the September 26, 2018 continued

hearing states that the Planning Commission found that the subject parcel did not qualify for a conditional certificate of compliance and directed staff to return with a resolution denying the Coastal Development Permit for issuance of the certificate. The same report also states that the Commission determined APNs 009-231-013-000 and 009-231-023-000 should be considered one combined legal lot of record eligible for one unconditional certificate of compliance, rather than two separate conditional certificates of compliance. (County of Monterey Legistar, File PC 18-099 / PLN171029, Aug. 29, 2018; File PC 18-108 / PLN171029, Sept. 26, 2018.)

That prior history is important because County decisions at this property have long-term consequences for the immediately adjoining residents. The neighbors respectfully believe that past review did not adequately involve or protect the surrounding homes. The current application should therefore receive careful site-specific scrutiny, with full consideration of actual neighborhood experience.

For several years, residents have experienced the kinds of impacts now being discussed: noise, outdoor gatherings, guest turnover, parking and circulation issues, trash concerns, loss of privacy, and disruption of quiet enjoyment. This is not a theoretical prediction about what might happen someday. For the homes closest to the property, these impacts have already

been part of daily life. Granting the permit would formalize and perpetuate those harms instead of resolving them.

2. The property layout creates direct and unreasonable noise impacts on nearby homes.

The physical layout of 25735 Mesa Drive makes it especially unsuitable for transient lodging. The house has an open living/kitchen area and outdoor deck/patio areas oriented toward the neighboring homes on Mesa Court and Mesa Drive. Sound from outdoor dining, socializing, music, guests arriving and leaving, hot tub or pool use, and late-evening conversations travels directly toward adjacent residences.

Permanent residents are invested in long-term relationships with their neighbors. Short-term vacation guests are different: they arrive for recreation, often in groups, and have no continuing relationship with the neighborhood. Even well-written house rules are difficult to enforce in real time, especially at night or on weekends, after the noise has already affected nearby families.

For the homes closest to the subject property, the impacts are not occasional or speculative. They recur with each new rental group, creating a repeated loss of privacy, quiet enjoyment, and sleep in a neighborhood that has historically functioned as a residential area.

3. Parking, traffic, and emergency-access impacts are serious even though the roads are not narrow.

The concern is that a commercial vacation rental adds extra vehicles, unfamiliar drivers, cleaning crews, deliveries, ride-share drop-offs, and guests searching for the property in a residential setting that was not designed for commercial guest turnover. Vacation rental groups commonly arrive in more than one vehicle. Overflow parking, vehicles stopping temporarily, or guests maneuvering in unfamiliar locations can create blind spots, interfere with pedestrians, and make it harder for residents to enter and leave safely.

Emergency access is a critical issue. Fire trucks, ambulances, and evacuation traffic must be able to move quickly through the neighborhood. Even on roads that are not narrow, additional parked or stopped vehicles can delay access during an emergency. In a coastal California community with wildfire and evacuation concerns, this should not be treated as a minor operational issue or left to after-the-fact complaint enforcement.

4. The proposed commercial use is inconsistent with the established residential character of the neighborhood.

The surrounding area is composed of homes, not hotels. The proposed permit would introduce a rotating commercial lodging use into a stable residential setting.

Frequent guest turnover changes the character of the block: unfamiliar vehicles, late arrivals, trash set out by visitors who do not know local practices, outdoor gatherings, and loss of neighbor-to-neighbor accountability.

The County should give substantial weight to the lived experience of the residents who will bear the impacts. This neighborhood is not a commercial corridor. It is a quiet residential community, and the proposed use would shift the burden of a private commercial enterprise onto surrounding households.

5. Approval would harm community well-being and threaten neighboring property values.

The impacts described above affect more than convenience. They directly affect the well-being of residents who live next to and around the property: their sleep, privacy, ability to use their homes peacefully, and confidence that emergency access will remain unobstructed.

The permit would also threaten the value and market desirability of neighboring homes. Buyers reasonably consider peace, privacy, safety, and the residential character of the surrounding area when evaluating a property. A permitted commercial vacation rental next to a small cluster of homes, with repeated guest turnover and recurring noise and parking impacts, can make nearby homes less desirable and reduce property

value. The County should not require surrounding homeowners to absorb that loss for the benefit of one commercial operation.

6. CEQA should not be used to avoid site-specific review of these unusual circumstances.

The public notice states that the County proposes to find the project categorically exempt under CEQA Guidelines section 15301. We object to that conclusion for this site. The unusual circumstances here include the property's close physical relationship to a cluster of immediately affected homes, the orientation of outdoor living areas toward those homes, the project's parking and emergency-access impacts, the long prior history of land-use issues at this property, and the neighbors' actual lived experience with recurring disturbances.

The impacts most concerning to residents - noise, parking, traffic circulation, emergency access, evacuation safety, trash, property values, and neighborhood disruption - are exactly the types of localized impacts that require careful review rather than a blanket finding.

7. House rules and remote management are not adequate mitigation.

The applicant may propose occupancy limits, quiet hours, guest instructions, or a property manager contact number. Those measures do not solve the basic problem. Neighbors should not be required to police a

commercial lodging operation or repeatedly call a manager after disturbances occur. Enforcement after the fact does not restore lost sleep, privacy, safety, or diminished enjoyment of one's home.

Because the property is physically oriented toward neighboring homes and because the impacts have already been experienced by residents for years, the most effective mitigation is denial of the commercial vacation rental permit.

Requested Action

For the reasons above, we respectfully request that the Monterey County Zoning Administrator deny Project File No. PLN260005 for a Commercial Vacation Rental at 25735 Mesa Drive.

If the County is not prepared to deny the application at this time, we request that the hearing be continued and that staff be directed to conduct further site-specific review of noise, parking capacity, emergency access, evacuation safety, road conditions, guest occupancy, outdoor-use areas, property-value impacts, and cumulative impacts on the immediate neighborhood. We also request that this letter and all signatures be included in the administrative record for the project.

Thank you for your consideration and for protecting the safety, quiet enjoyment, property values, and residential character of our neighborhood.

Respectfully submitted,

Residents of Mesa Court, Mesa Drive, and neighboring homes in Carmel

Signatures

Name	Address	Signature	Email / Phone (optional)

From:	Dana Richards
To:	Evans-Polockow, Jordan
Cc:	293-zahearingcomments
Subject:	PLN260005: LEAVY-HOGLUND PENELOPE CHRISTINE TRUST
Date:	Tuesday, May 19, 2026 4:00:12 PM

This Message Is From an Untrusted Sender
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Dear Zoning Administrator and Project Planner Jordan Evans-Polockow:

I live next door to 25735 Mesa Drive. As a resident of Mesa Court, Mesa Drive, I am respectfully submitting this letter in strong opposition to Project File No. PLN260005, the application by the Leavy-Hoglund Penelope Christine Trust for a Commercial Vacation Rental permit at 25735 Mesa Drive, Carmel.

This is not an abstract concern about short-term rentals generally. It is a specific objection to placing a commercial transient lodging use into this particular residential setting, where the subject property directly adjoins and faces a small cluster of homes. Nine homes are immediately adjacent to or directly affected by the property, and additional nearby neighbors share the same quiet residential environment, emergency-access concerns, and safety concerns.

The proposed use would convert a single-family residence into a commercial visitor accommodation with repeated turnover of unrelated guests staying for periods of 30 calendar days or fewer. That use is incompatible with the location, layout, parking patterns, emergency-access needs, and neighborhood character of this part of Carmel. I respectfully request that the County deny the permit.

1. The prior County history and residents' experience show that the impacts are not theoretical.

The County should consider this application in light of the prior land-use history at this same address. County Legistar records show that file PLN171029, involving 25735 Mesa Drive and related APNs at this location, was heard by the Monterey County Planning Commission on August 29, 2018, to consider a Conditional Certificate of Compliance. A subsequent County report for the September 26, 2018 continued hearing states that, after considering evidence and public testimony, the Planning Commission found that the subject parcel did not qualify for a conditional certificate of compliance and directed staff to return with a resolution denying the Coastal Development Permit for issuance of the certificate. That prior history is important because County decisions at this property have long-term consequences for the immediately adjoining residents.

For several years, residents have experienced the following impacts associated with short-term use of the property: noise, outdoor gatherings, guest turnover, parking and circulation issues, trash concerns, loss of privacy, and disruption of quiet enjoyment.

This is not a theoretical prediction about what might happen someday. Based on residents' experience, the house has been used or rented on a short-term basis for several years. For the homes closest to the property, these impacts have already been part of daily life. Granting the permit would formalize and perpetuate those harms instead of resolving them.

2. The property layout creates direct and unreasonable noise impacts on nearby homes.

The physical layout of 25735 Mesa Drive makes it especially unsuitable for transient lodging. The house has an open living/kitchen area and outdoor deck/patio areas oriented toward neighboring homes on Mesa Court and Mesa Drive. In addition, the outdoor areas appear to be set up for recreational activities, including a putting green, cornhole, and other outdoor games. Sound from outdoor dining, socializing, music, guests arriving and leaving, and late-evening conversations travels directly toward adjacent residences.

Permanent residents are invested in long-term relationships with their neighbors. Short-term vacation guests are different: they arrive for recreation, often in groups, and have no continuing relationship with the neighborhood. Even well-written house rules are difficult to enforce in real time, especially at night or on weekends, after the noise has already affected nearby families.

For the homes closest to the subject property, the impacts are not occasional or speculative. They recur with each new rental group, creating a repeated loss of privacy, quiet enjoyment, and sleep in a neighborhood that has historically functioned as a residential area.

3. Parking, traffic, and emergency-access impacts are serious.

The concern is that a commercial vacation rental adds extra vehicles, unfamiliar drivers, cleaning crews, deliveries, ride-share drop-offs, and guests searching for the property in a residential setting that was not designed for commercial guest turnover. Vacation rental groups commonly arrive in more than one vehicle. Overflow parking, vehicles stopping temporarily, or guests maneuvering in unfamiliar locations can create blind spots, interfere with pedestrians, and make it harder for residents to enter and leave safely.

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4. The proposed commercial use is inconsistent with the established residential character of the neighborhood.

The surrounding area is composed of homes, not hotels. The proposed permit would introduce a rotating commercial lodging use into a stable residential setting. Frequent guest turnover changes the character of the block: unfamiliar vehicles, late arrivals, trash set out by visitors who do not know local practices, outdoor gatherings, and loss of neighbor-to-neighbor accountability.

The County should give substantial weight to the lived experience of the residents who will bear the impacts. This neighborhood is not a commercial corridor. It is a quiet residential community, and the proposed use would shift the burden of a private commercial enterprise onto surrounding households.

5. Approval would harm community well-being and threaten neighboring property values.

The impacts described above affect more than convenience. They directly affect the well-being of residents who live next to and around the property: their sleep, privacy, ability to use their homes peacefully, and confidence that emergency access will remain unobstructed.

The permit would also threaten the value and market desirability of neighboring homes. Buyers reasonably consider peace, privacy, safety, and the residential character of the surrounding area when evaluating a property. A permitted commercial vacation rental next to a small cluster of homes, with repeated guest turnover and recurring noise and parking impacts, can make nearby homes less desirable and may reduce property values. The County should not require surrounding homeowners to absorb that potential loss for the benefit of one commercial operation.

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The public notice states that the County proposes to find the project categorically exempt under CEQA Guidelines section 15301. We object to that conclusion for this site. The unusual circumstances here include the property's close physical relationship to a cluster of immediately affected homes, the orientation of outdoor living areas toward those homes, the project's parking and emergency-access impacts, the long prior history of land-use issues at this property, and the neighbors' actual lived experience with recurring disturbances.

The impacts most concerning to residents - noise, parking, traffic circulation, emergency access, evacuation safety, trash, property values, and neighborhood disruption - are exactly the types of localized impacts that require careful review rather than a blanket finding.

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The applicant may propose occupancy limits, quiet hours, guest instructions, or a property manager contact number. Those measures do not solve the basic problem. Neighbors should not be required to police a commercial lodging operation or repeatedly call a manager after disturbances occur. Enforcement after the fact does not restore lost sleep, privacy, safety, or diminished enjoyment of one's home.

Because the property is physically oriented toward neighboring homes and because the impacts have already been experienced by residents for years, the most effective mitigation is denial of the commercial vacation rental permit.

Requested Action

For the reasons above, I respectfully request that the Monterey County Zoning Administrator deny Project File No. PLN260005 for a Commercial Vacation Rental at 25735 Mesa Drive.

If the County is not prepared to deny the application at this time, I request that the hearing be continued and that staff be directed to conduct further site-specific review of noise, parking capacity, emergency access, evacuation safety, road conditions, guest occupancy, outdoor-use areas, property-value impacts, and cumulative impacts on the immediate neighborhood. I also request that this letter and all similar letters be included in the administrative record for the project.

Thank you for your consideration and for protecting the safety, quiet enjoyment, property values, and residential

character of my neighborhood.

Respectfully,

Dana Merry Richards, PhD

Homeowner

Mesa Terrace Association

3511 Mesa Ct, Carmel, CA

From:	John Richards
To:	293-zahearingcomments; Polockowj@countyofmonterey.gov
Cc:	Dana Richards; Kathie Ritter; Natasha Lipkina
Subject:	Project File No PLN2260005: LEAVY-HOGLUND PENELOPE CHRISTINE TR
Date:	Tuesday, May 19, 2026 5:25:32 PM
Attachments:	Short-Term Rental Opposition.pdf Kathie Ritter Letter.pdf

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Attached please find documents opposing the LEAVY-HOGLUND PENELOPE CHRISTINE TR, application for Commercial Vacation Rental (Project File No. PLN 2260005) for the property located at 25735 Mesa Dr, Carmel, CA 93923 (APN 009-231-013-000)

BEFORE THE ZONING ADMINISTRATOR
FOR THE COUNTY OF MONTEREY

In the Matter of the Application of LEAVY-HOGLUND PENELOPE CHRISTINE TR, For A COMMERCIAL VACATION RENTAL (30 days or Less)	Project File No. PLN2260005 25735 Mesa Dr., Carmel, CA 93923 A.P.N. 009-231-013-000

John W. and Dana M. Richards oppose any proposal to authorize short-term vacation rentals (less than 30 days) for residential properties in this neighborhood.

John W. and Dana M. Richards own property at 3511 Mesa Ct, Carmel, CA 93923 (Assessor's Parcel No. 009-231-032-000). The proposed project parcel (25735 Mesa Dr, Carmel, CA 93923, Assessor's Parcel No. 009-231-013-000) is contiguous to 3511 Mesa Ct and extends along the entire western boundary of our property. (A separate parcel, Assessor's Parcel No. 009-231-023-000, owned in common with the project parcel covers about half of our northern boundary.)

John W. and Dana M. Richards are concerned that short-term vacation rentals will have an adverse impact on the residential character of the neighborhood, the quiet enjoyment of our property adjacent to the project parcel, and will have a detrimental impact on property value. The project parcel has been rented many times since the owners completed an extensive remodeling effort.

Short-term vacation renters have been more conspicuous than would be expected from residents or long-term tenants:

An outdoor party gathering extended well after dark with light and noise later than normal;

A group of men in town for an event who were more exuberant than other occupants;

An afternoon gathering involving numerous cars parked on the street, including in front of our property on Mesa Ct, a private drive despite adequate off-street parking for renters at the project parcel; and

Waste bins have been placed on Mesa Dr for collection immediately after weekend occupancies and have languished on the street until collected on Friday. (This occurs routinely at weekend homes or other vacation rentals or in the neighborhood.)

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Parking on Mesa Ct at the corner of Mesa Dr by invited guests at the project parcel obstructs the ability of residents exiting Mesa Ct to see traffic southbound on Mesa Dr.

Short-term vacation rentals are inherently a potential source of nuisance conditions, such as excessive noise and traffic as compared to longer term vacation rentals (30 days or more). While not all short-term vacation renters create nuisance problems, groups of vacationers attracted to a particular event who stay for just a weekend, or a few days, are more likely to be in “party” mode associated with their attendance at particular transient entertainments (such as golf tournaments, motorsports events, cycling competitions, music festivals, etc., etc.) than family vacationers who plan to reside for longer periods to take advantage of a variety of experiences over the course of weeks and to the appreciate the atmosphere of living in the community .

The project property has numerous bedrooms to suitable for groups and could involve excessive traffic in the neighborhood due to the additional vehicles and frequent excursions to event, dining, and recreational venues. Increased traffic on the narrow, winding streets of this neighborhood, which are already subject to overflow traffic from Hwy 1, would detract further from the residential character of the neighborhood.

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CONCLUSION

We oppose approval of the proposal for Commercial Vacation Rental to allow use of the subject residential property for transient lodging for a period of 30 calendar days or fewer. We endorse the concerns expressed in the attached letter prepared by members of the Mesa Terrace Homeowners Association (the nine parcels on Mesa Ct).

RESPECTFULLY SUBMITTED this 19th day of May, 2026.

JOHN W. RICHARDS
3511 Mesa Ct, Carmel, CA 93923
(530) 400-0994
john.w.richards@me.com

DANA M. RICHARDS
3511 Mesa Ct, Carmel, CA 93923
(530) 400-1002
danemrichards@gmail.com

https://maps.co.monterey.ca.us/wab/parcelreportwebapp/

May 19, 2026
Via Email: zahearingcomments@co.monterey.ca.us; Polockowj@countyofmonterey.gov
Monterey County Zoning Administrator
County of Monterey Housing and Community Development
1441 Schilling Place, 2nd Floor
Salinas, CA 93901
Re: ; Polockowj@countyofmonterey.gov
PLN260005: Commercial Vacation Rental at 25735 Mesa Drive, Carmel, CA 93923, APN 009-231-013-000
Hearing Date: May 28, 2026, 9:30 a.m.
Dear Zoning Administrator and Project Planner Jordan Evans-Polockow:
As the President of the Mesa Terrace Homeowners' Association, I respectfully submit this letter in strong opposition to Project File No. PLN260005, the application by the Leavy-Hoglund Penelope Christine Trust for a Commercial Vacation Rental permit at 25735 Mesa Drive, Carmel.
This is not an abstract concern about short-term rentals generally. It is a specific objection to placing a commercial transient lodging use into this particular residential setting, where the subject property directly adjoins and faces a small cluster of homes. Nine homes are immediately adjacent to or directly affected by the property, and additional nearby neighbors share the same quiet residential environment, emergency-access concerns, and safety concerns.

The proposed use would convert a single-family residence into a commercial visitor accommodation with repeated turnover of unrelated guests staying for periods of 30 calendar days or fewer. That use is incompatible with the location, layout, parking patterns, emergency-access needs, and neighborhood character of this part of Carmel. We respectfully request that the County deny the permit.

1. The prior County history and residents' experience show that the impacts are not theoretical.

The County should consider this application in light of the prior land-use history at this same address. County Legistar records show that file PLN171029, involving 25735 Mesa Drive and related APNs at this location, was heard by the Monterey County Planning Commission on August 29, 2018, to consider a Conditional Certificate of Compliance. A subsequent County report for the September 26, 2018 continued hearing states that, after considering evidence and public testimony, the Planning Commission found that the subject parcel did not qualify for a conditional certificate of compliance and directed staff to return with a resolution denying the Coastal Development Permit for issuance of the certificate.

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4. The proposed commercial use is inconsistent with the established residential character of the neighborhood.
The surrounding area is composed of homes, not hotels. The proposed permit would introduce a rotating commercial lodging use into a stable residential setting.

Frequent guest turnover changes the character of the block: unfamiliar vehicles, late arrivals, trash set out by visitors who do not know local practices, outdoor gatherings, and loss of neighbor-to-neighbor accountability.

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Requested Action

For the reasons above, we respectfully request that the Monterey County Zoning Administrator deny Project File No. PLN260005 for a Commercial Vacation Rental at 25735 Mesa Drive.

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Thank you for your consideration and for protecting the safety, quiet enjoyment, property values, and residential character of our neighborhood.

Respectfully,

Kathleen V. Ritter, President, Mesa Terrace Homeowners' Association
3535 Mesa Court, Carmel, CA 93923
mine7233@comcast.net

From: Natasha Lipkina
To: 293-zahearingcomments; Evans-Polockow, Jordan
Subject: Opposition letter PLN260005 See 2 attachments
Date: Tuesday, May 19, 2026 10:53:37 PM
Attachments: Opposition letter re PLN260005.pdf
Picture.pdf

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You have not previously corresponded with this sender.

May 19, 2026

Dear Zoning Administrator and Project Planner Jordan Evans-Polockow:

As a resident of Mesa Court, I am respectfully submitting this letter in strong opposition to Project File No. PLN260005, the application by the Leavy-Hoglund Penelope Christine Trust for a Commercial Vacation Rental permit at 25735 Mesa Drive, Carmel.

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See attachments:

1. Opposition letter
2. View of the house

Respectfully,

Natalia Lipkina
Homeowner
Mesa Terrace Association
3523 Mesa Ct, Carmel

May 19,2026

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Because the property is physically oriented toward neighboring homes and because the impacts have already been experienced by residents for years, the most effective mitigation is denial of the commercial vacation rental permit.

Requested Action

For the reasons above, I respectfully request that the Monterey County Zoning Administrator deny Project File No. PLN260005 for a Commercial Vacation Rental at 25735 Mesa Drive.

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Thank you for your consideration and for protecting the safety, quiet enjoyment, property values, and residential character of my neighborhood.

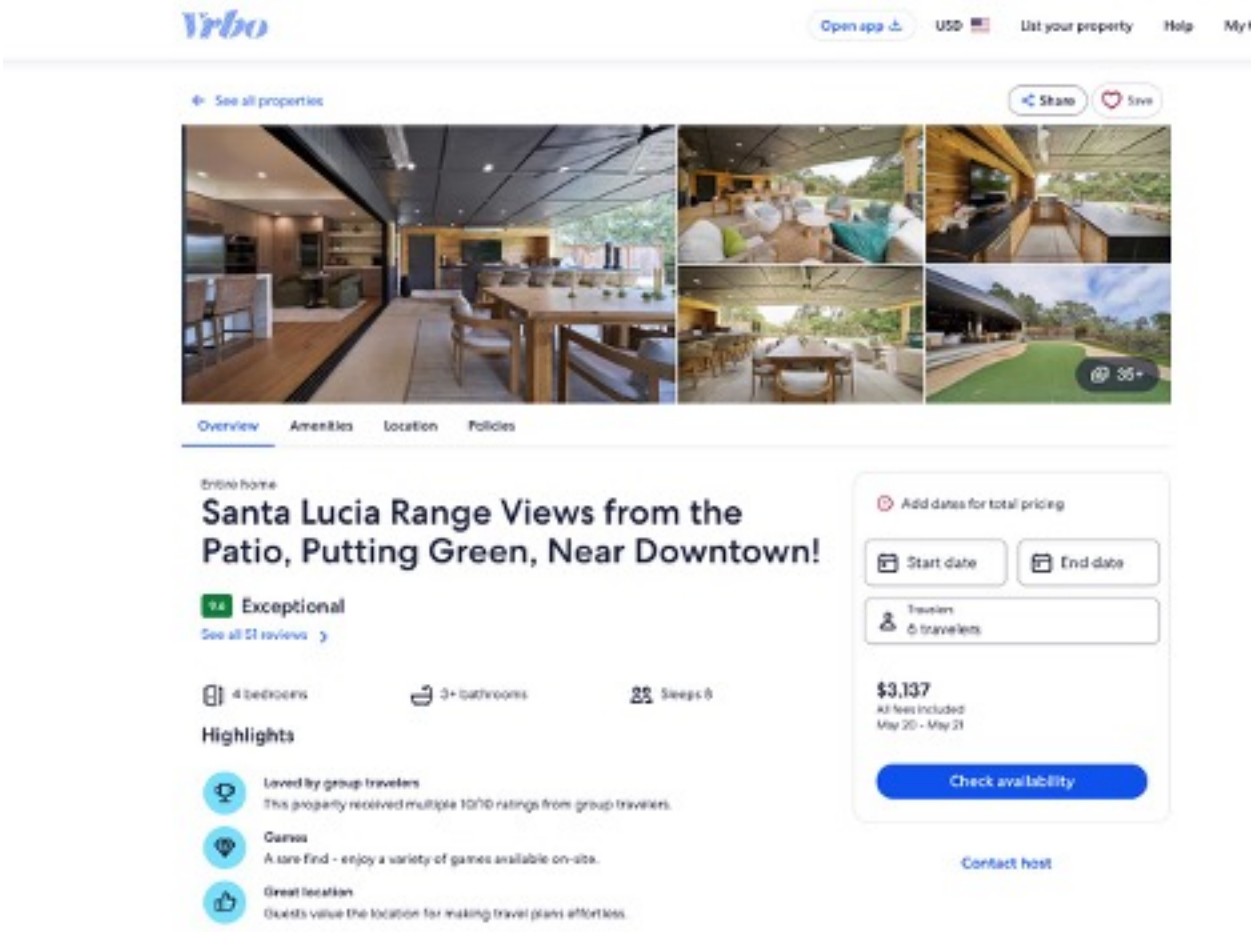
Respectfully,

Natalia Lipkina

Homeowner

Mesa Terrace Association

3523 Mesa Ct, Carmel


Vrbo
Open app
USD
List your property
Help
See all properties
Share
Save
35+
Overview
Amenities
Location
Policies
Entire home
Santa Lucia Range Views from the Patio, Putting Green, Near Downtown!
9.4 Exceptional
See all 51 reviews
4 bedrooms
3+ bathrooms
Sleeps 8
Highlights
Loved by group travelers
This property received multiple 10/10 ratings from group travelers.
Games
A rare find - enjoy a variety of games available on-site.
Great location
Guests value the location for making travel plans effortless.
Add dates for total pricing
Start date
End date
Travelers
6 travelers
$3,137
All fees included
May 20 - May 21
Check availability
Contact host

From: Edward Drapkin
To: 293-zahearingcomments; Evans-Polockow, Jordan
Subject: Opposition letter PLN260005 See 2 attachments
Date: Tuesday, May 19, 2026 11:09:25 PM
Attachments: Opposition letter re PLN260005_ED.pdf
Picture.pdf

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

May 19, 2026

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This is not an abstract concern about short-term rentals generally. It is a specific objection to placing a commercial transient lodging use into this particular residential setting, where the subject property directly adjoins and faces a small cluster of homes. Nine homes are immediately adjacent to or directly affected by the property, and additional nearby neighbors share the same quiet residential environment, emergency-access concerns, and safety concerns.

The proposed use would convert a single-family residence into a commercial visitor accommodation with repeated turnover of unrelated guests staying for periods of 30 calendar days or fewer. That use is incompatible with the location, layout, parking patterns, emergency-access needs, and neighborhood character of this part of Carmel. I respectfully request that the County deny the permit.

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For several years, residents have experienced the following impacts associated with short-term use of the property: noise, outdoor gatherings, guest turnover, parking and circulation issues, trash concerns, loss of privacy, and disruption of quiet enjoyment.

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Permanent residents are invested in long-term relationships with their neighbors. Short-term vacation guests are different: they arrive for recreation, often in groups, and have no continuing relationship with the neighborhood. Even well-written house rules are difficult to enforce in real time, especially at night or on weekends, after the noise has already affected nearby families.

For the homes closest to the subject property, the impacts are not occasional or speculative. They recur with each new rental group, creating a repeated loss of privacy, quiet enjoyment, and sleep in a neighborhood that has historically functioned as a residential area.

3. Parking, traffic, and emergency-access impacts are serious.

The concern is that a commercial vacation rental adds extra vehicles, unfamiliar drivers, cleaning crews, deliveries, ride-share drop-offs, and guests searching for the property in a residential setting that was not designed for commercial guest turnover. Vacation rental groups commonly arrive in more than one vehicle. Overflow parking, vehicles stopping temporarily, or guests maneuvering in unfamiliar locations can create blind spots, interfere with pedestrians, and make it harder for residents to enter and leave safely.

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The County should give substantial weight to the lived experience of the residents who will bear the impacts. This neighborhood is not a commercial corridor. It is a quiet residential community, and the proposed use would shift the burden of a private commercial enterprise onto surrounding households.

5. Approval would harm community well-being and threaten

neighboring property values.

The impacts described above affect more than convenience. They directly affect the well-being of residents who live next to and around the property: their sleep, privacy, ability to use their homes peacefully, and confidence that emergency access will remain unobstructed.

The permit would also threaten the value and market desirability of neighboring homes. Buyers reasonably consider peace, privacy, safety, and the residential character of the surrounding area when evaluating a property. A permitted commercial vacation rental next to a small cluster of homes, with repeated guest turnover and recurring noise and parking impacts, can make nearby homes less desirable and may reduce property values. The County should not require surrounding homeowners to absorb that potential loss for the benefit of one commercial operation.

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See attachments:
1. Opposition letter
2. View of the house

Respectfully,

Edward Drapkin
Homeowner
Mesa Terrace Association
3523 Mesa Ct, Carmel

May 19,2026

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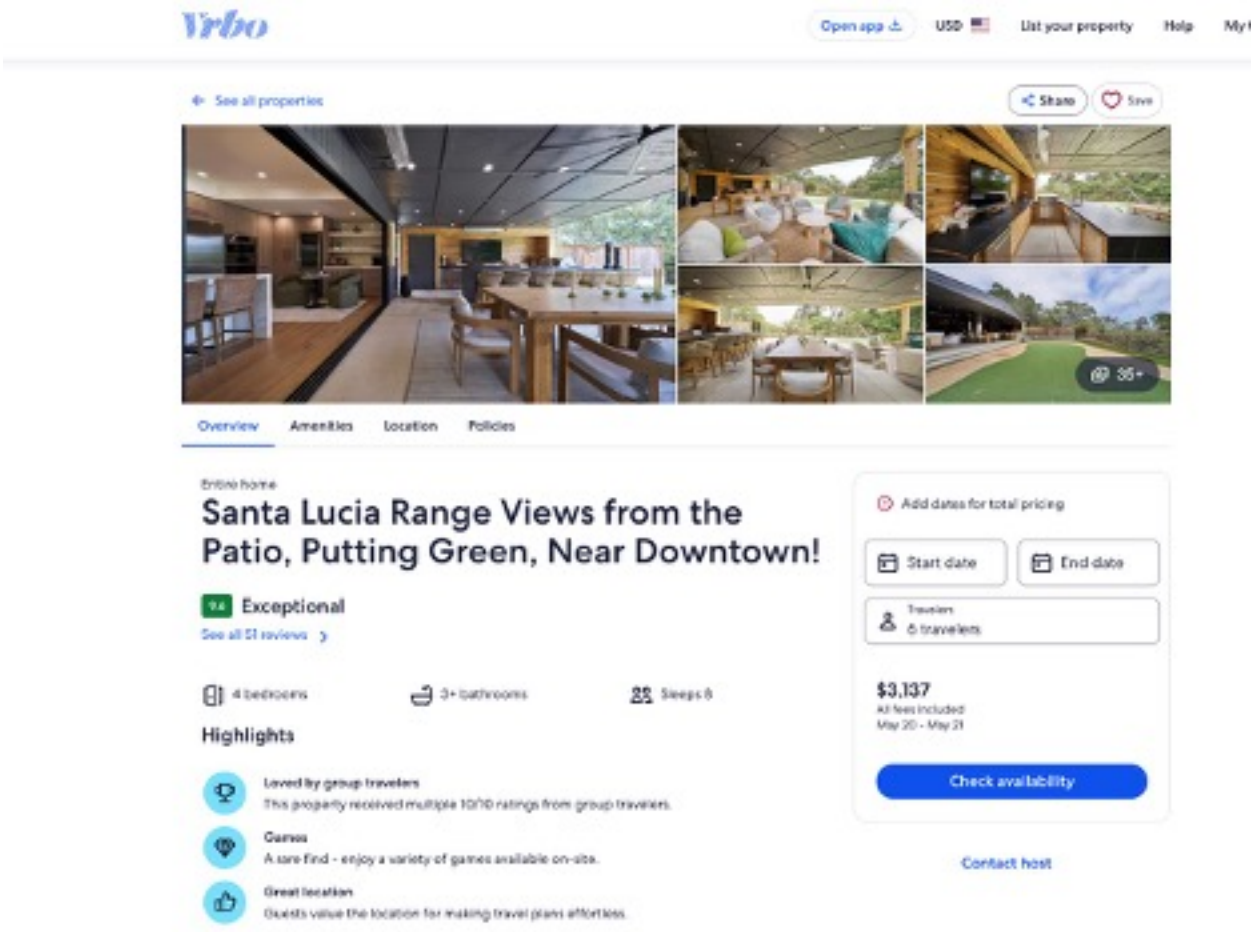
Vrbo
Open app
USD
List your property
Help
See all properties
Share
Save
35+
Overview
Amenities
Location
Policies
Entire home
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Start date
End date
Travelers
6 travelers
$3,137
All fees included
May 20 - May 21
Check availability
Contact host

Estrada, Armida

From: Evans-Polockow, Jordan
Sent: Tuesday, May 19, 2026 4:17 PM
To: 194-HCD-Secretary; Estrada, Armida
Cc: Nickerson, Jacquelyn
Subject: Fw: Project File no. PLN26005- Commercial Vacation rental

Follow Up Flag: Follow up
Flag Status: Flagged

From: Sandra H <sandyhamlen@gmail.com>
Sent: Tuesday, May 19, 2026 4:10 PM
To: Evans-Polockow, Jordan <Evans-PolockowJ@countyofmonterey.gov>
Subject: Project File no. PLN26005- Commercial Vacation rental

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Dear Zoning Administrator and Project Planner Jordan Evans-Polockow:

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Thank you for your consideration and for protecting the safety, quiet enjoyment, property values, and residential character of our neighborhood.

Respectfully,

Sandra Hamlen

Introduced: 5/13/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN260079 - AIR SHOE VIEW LLC

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 3229 17 Mile Dr, Pebble Beach, CA 93953

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

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

PROJECT INFORMATION

Property Owner: AIR SHOE VIEW LLC
APN: 008-471-014-000
Parcel Size: approximately 1.12 acres
Zoning: Low Density Residential with a maximum gross density of 2.5 acres/unit with a Design Control Overlay within the Coastal Zone or "LDR/2-.5-D (CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION:

The project is located at 3229 17 Mile Dr , a private road, in Del Monte Forest and is subject to the Del Monte Forest Land Use Plan. The applicant submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. There are no additional vacation rental applications at this time within the immediate neighborhood.

The subject property is currently developed with an existing 3,120 square foot single family dwelling with a detached 550 square foot garage and detached guesthouse, all of which is proposed as part of this application for the use of a commercial vacation rental. The single-family dwelling, inclusive of the guesthouse, has 3 bedrooms, 3 bathroom, and a kitchen. The applicant is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property is currently served by a public water system, and a public sewer system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Greenwaste, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 2nd commercial vacation rental in the Del Monte Forest Land Use Plan out of 57 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.B.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (Del Monte Forest LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is zoned Low Density Residential with a maximum gross density of 2.5 acres/unit with a Design Control Overlay within the Coastal Zone or "LDR/2-.5-D (CZ)". Title 20 Section 20.14.050.FF allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within Pebble Beach, an established community area and is therefore subject to the 5-8-minute adequate response time. Pebble Beach Community Service District is 8 minutes away. The Community Hospital of the Monterey Peninsula is 14 minutes away, which provides 24-hour emergency medical services. While the Community Hospital of the Monterey Peninsula is over of the sphere of influence time limit, Pebble Beach Community Service District provides immediate Advanced Life Support (ALS) paramedic care by delivering critical medical treatment within minutes of an emergency call. Staff incorporated Ordinance No. 5439 Section17.F.5 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. This application includes 4 parking spaces, which complies with the requirements as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Cheryl Rogers, approximately 15 minutes from the subject property. Cheryl Rogers contact information will be provided to the guests of the property and the property manager, that will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be an event venue, and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Private Road/Access

The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the

subject property. The deed restriction for the subject property was recorded as Deed Number 2608.

The deed contains two restrictions: one related to the "Maintenance of Road" and the second related to "Covenants and Conditions" (CC). Within the grant deed provided by the applicant, the first restriction under CC restricts the usage of the property from "*any trade or business of any description nor shall said premises be used or occupied for any other purpose whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent in writing of the Grantor.*" The other restriction under "Maintenance of Private Road" states "*Grantee, his family and servants and his tenants and guests occupying or visiting said premises shall be entitled to the use of the all roads and bridle paths now or hereafter owned by the Grantor and to free access to Del Monte Forest. Grantor reserves the right to change, abandon or close any of said roads or bridle paths but agrees to leave open a road from said premises to the nearest public highway. As long as Grantor shall keep such a road in repair the owner of said premises hall be obligated to pay Grantor the sum of $25.00 on each January 1st hereafter..."* The plain language of this deed restriction gives the property owner access to their property as long as they pay $25 each January 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

On January 29, 2026, the Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that "*…the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest*."

The applicant is aware of the objections and restrictions outlined within the CC&R and believes he has right to continue the use of the property for the proposed application of a Commercial Vacation Rental.

The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved".* Therefore, staff recommends that Condition of Approval No. 6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a

residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency," "supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant or unavoidable impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Area Plan. It would be the 2nd Commercial Vacation Rental out of a maximum of 57 in the Del Monte Forest Land Use Plan. The FEIR did disclose that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses and limits such nuisances in which the applicant/operator must comply with. Additionally, cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed. There is no evidence suggesting that implementing the regulations would result in a significant or unavoidable.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Jose A. Mendoza, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Operations Plan
- Site Plan
Exhibit B - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist
Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Jose Mendoza, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Property Owners; Air Shoe View LLC, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN260079.

County of Monterey

Item No.5

Zoning Administrator

Legistar File Number: ZA 26-054

May 28, 2026

Introduced: 5/13/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN260079 - AIR SHOE VIEW LLC
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 3229 17 Mile Dr, Pebble Beach, CA 93953
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

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

PROJECT INFORMATION

Property Owner: AIR SHOE VIEW LLC
APN: 008-471-014-000
Parcel Size: approximately 1.12 acres
Zoning: Low Density Residential with a maximum gross density of 2.5 acres/unit with a Design Control Overlay within the Coastal Zone or "LDR/2-.5-D (CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION:

The project is located at 3229 17 Mile Dr , a private road, in Del Monte Forest and is subject to the Del Monte Forest Land Use Plan. The applicant submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. There are no additional vacation rental applications at this time within the immediate neighborhood.

The subject property is currently developed with an existing 3,120 square foot single family dwelling with a detached 550 square foot garage and detached guesthouse, all of which is proposed as part of this application for the use of a commercial vacation rental. The single-family dwelling, inclusive of the guesthouse, has 3 bedrooms, 3 bathroom, and a kitchen. The applicant is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property is currently served by a public water system, and a public sewer system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Greenwaste, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 2nd commercial vacation rental in the Del Monte Forest Land Use Plan out of 57 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.B.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (Del Monte Forest LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is zoned Low Density Residential with a maximum gross density of 2.5 acres/unit with a Design Control Overlay within the Coastal Zone or "LDR/2-.5-D (CZ)". Title 20 Section 20.14.050.FF allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within Pebble Beach, an established community area and is therefore subject to the 5-8-minute adequate response time. Pebble Beach Community Service District is 8 minutes away. The Community Hospital of the Monterey Peninsula is 14 minutes away, which provides 24-hour emergency medical services. While the Community Hospital of the Monterey Peninsula is over of the sphere of influence time limit, Pebble Beach Community Service District provides immediate Advanced Life Support (ALS) paramedic care by delivering critical medical treatment within minutes of an emergency call. Staff incorporated Ordinance No. 5439 Section17.F.5 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. This application includes 4 parking spaces, which complies with the requirements as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Cheryl Rogers, approximately 15 minutes from the subject property. Cheryl Rogers contact information will be provided to the guests of the property and the property manager, that will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be an event venue, and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Private Road/Access

The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the

subject property. The deed restriction for the subject property was recorded as Deed Number 2608.

The deed contains two restrictions: one related to the "Maintenance of Road" and the second related to "Covenants and Conditions" (CC). Within the grant deed provided by the applicant, the first restriction under CC restricts the usage of the property from "*any trade or business of any description nor shall said premises be used or occupied for any other purpose whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent in writing of the Grantor.*" The other restriction under "Maintenance of Private Road" states "*Grantee, his family and servants and his tenants and guests occupying or visiting said premises shall be entitled to the use of the all roads and bridle paths now or hereafter owned by the Grantor and to free access to Del Monte Forest. Grantor reserves the right to change, abandon or close any of said roads or bridle paths but agrees to leave open a road from said premises to the nearest public highway. As long as Grantor shall keep such a road in repair the owner of said premises hall be obligated to pay Grantor the sum of $25.00 on each January 1st hereafter..."* The plain language of this deed restriction gives the property owner access to their property as long as they pay $25 each January 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

On January 29, 2026, the Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that "*…the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest*."

The applicant is aware of the objections and restrictions outlined within the CC&R and believes he has right to continue the use of the property for the proposed application of a Commercial Vacation Rental.

The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved".* Therefore, staff recommends that Condition of Approval No. 6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a

residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency," "supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant or unavoidable impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Area Plan. It would be the 2nd Commercial Vacation Rental out of a maximum of 57 in the Del Monte Forest Land Use Plan. The FEIR did disclose that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses and limits such nuisances in which the applicant/operator must comply with. Additionally, cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed. There is no evidence suggesting that implementing the regulations would result in a significant or unavoidable.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Jose A. Mendoza, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Operations Plan
- Site Plan
Exhibit B - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist
Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Jose Mendoza, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Property Owners; Air Shoe View LLC, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN260079.

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:
AIR SHOE VIEW LLC (PLN260079)
RESOLUTION NO. ----
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN260079 AIR SHOE VIEW LLC, 3229 17 Mile Dr, Pebble Beach (Assessor's Parcel Number 008-471-014-000), Del Monte Forest Land Use Plan, Coastal Zone]

The AIR SHOE VIEW LLC application (PLN260079) came on for a public hearing before the County of Monterey Zoning Administrator on May 28, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 County of Monterey General Plan (General Plan);
- Del Monte Forest Land Use Plan (Del Monte Forest LUP);
- Del Monte Forest Coastal Implementation Plan (Del Monte Forest CIP);
- Monterey County Code Chapter 7.120;
- Monterey County Code Chapter 16.80; and
- Monterey County Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project is located at 3229 17 Mile Dr , a private road, in Del Monte Forest subject to the Del Monte Forest Land Use Plan. The

subject property is currently developed with an existing 3,120 square foot single family dwelling with a detached 550 square foot garage and detached guesthouse, all of which is proposed as part of this application for the use of a commercial vacation rental. The single-family dwelling, inclusive of the guesthouse, has 3 bedrooms, 3 bathroom, and a kitchen. The applicant is proposes to use their residential property located in a residentially developed neighborhood as a Commercial Vacation Rental.

c) Allowed Use. The parcel is zoned Low Density Residential with a maximum gross density of 2.5 acres/unit with a Design Control Overlay within the Coastal Zone or "LDR/2.5-D (CZ)". Title 20 Section 20.14.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (approx. 1.12 acres in size), APN: 8-471-014-000, is identified as Parcel 15, as shown in its current size and configuration and described in the 1972 Assessor's Map Book 8, Page 47. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License (Condition No. 5), the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within

Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within Pebble Beach, an established community area and is therefore subject to the 5–8-minute adequate response time. Pebble Beach Community Service District is 8 minutes away. The Community Hospital of the Monterey Peninsula is 14 minutes away which provides 24-hour emergency medical services. While the Community Hospital of the Monterey Peninsula is over of the sphere of influence time limit, Pebble Beach Community Service District provides immediate Advanced Life Support (ALS) paramedic care by delivering critical medical treatment within minutes of an emergency call. Additionally, the applicant provided the property manager, Cheryl Rogers, that will be available 24/7 and has the ability to arrive within 30 minutes to any concerns on the property. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be posted within six feet of the front door and is required to be posted in a visible place outside of the property as well.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. This application includes 4 parking spaces, which complies with the requirements as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 008-471-014-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.7 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicant would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel.

Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2608.

The deed contains two restrictions: one related to the "Maintenance of Road" and the second related to "Covenants and Conditions" (CC). Within the grant deed provided by the applicant, the first restriction under CC restricts the usage of the property from "*any trade or business of any description nor shall said premises be used or occupied for any other purpose whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent in writing of the Grantor*." The other restriction under "Maintenance of Private Road" states "*Grantee, his family and servants and his tenants and guests occupying or visiting said premises shall be entitled to the use of the all roads and bridle paths now or hereafter owned by the Grantor and to free access to Del Monte Forest. Grantor reserves the right to change, abandon or close any of said roads or bridle paths but agrees to leave open a road from said premises to the nearest public highway. As long as Grantor shall keep such a road in repair the owner of said premises hall be obligated to pay Grantor the sum of $25.00 on each January 1st hereafter...*" The plain language of this deed restriction gives the property owner access to their property as long as they pay $25 each January 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

On January 29, 2026, the Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that "…the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest."

The applicant is aware of the objections and restrictions outlined within the CC&R and believes he has right to continue the use of the property for the proposed application of a Commercial Vacation Rental.

The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved". Therefore, staff recommends that Condition of Approval No. 6 to ensure

that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260079.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access from 17 Mile Drive, a private road. No alterations to this driveway or access are required for use.

d) Necessary facilities exist on the subject property which is served by California American Water, a public water company and Pebble Beach Community Services District a public sewer company. No additional fixtures are required as part of this application.

e) Solid waste (garbage) collection service is and will continue to be provided by Greenwaste.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260079.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any current violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260079.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area in the Del Monte Forest Land Use Plan. It would be the 2nd Commercial Vacation Rental out of a maximum of 57 in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

f) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20

Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. This will be the 2nd out of a maximum of 57 Commercial Vacation Rental for the Del Monte Forest Land Use Plan. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.

g) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 4 miles west of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260079.

6. FINDING: **PUBLIC ACCESS**- The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Del Monte Forest, Figure 8, Major Public Access & Recreational Facilities).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260079.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission

because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1) Find that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 28th day of May 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN260079

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260079) for a Commercial Vacation Rental allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 3229 17 Mile Dr (Assessor's Parcel Number 008-471-014-000), Del Monte Forest LUP. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 008-471-014-000 on May 28, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval, which is May 28, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active for 7 years and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

6. PDSP001 – USE OF PRIVATE ROAD

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The project requires use of a private road, as defined by Monterey County Code (MCC) Chapter 16.80, which is owned by the Pebble Beach Company. There is a deed restriction on the subject property that meets the definition of a private road agreement and private road maintenance agreement under MCC Chapter 16.80. There is substantial evidence that a substantive dispute exists over the use of the private road for the project. The applicant/Owner/Operator shall provide HCD-Planning with proof of access and adequate documentation demonstrating that: 1) the private road dispute has been satisfactorily re-solved. Adequate documentation may include: written withdrawal of objections; a final settlement or final judicial determination; or written permission from the legally established private road governing structure such as a homeowners' association or similar organization where said governing structure is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Applicant/Owner/Operator shall provide adequate documentation to HCD-Planning for review and approval satisfying the requirements of this condition.

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Application Summary Sheet

Record Number: VR250220
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 12/12/2025
Parcel Number: 008-471-014-000
Project Name: AIR SHOE VIEW LLC
Assigned To: Stacy Giles
Initiated by Product: ACA

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This Vacation Rental is a Commercial Vacation Rental and therefore has an associated PLN260079. The property is located at 3229 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-471-014-000), Del Monte Forest Land Use Plan, Coastal Zone.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		3229		17 MILE	DR					PEBBLE BEACH	CA	93953	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		AIR SHOE VIEW LLC	701 S OLIVE AVE UNIT 2104	WEST PALM BEACH FL 33401				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

Contact

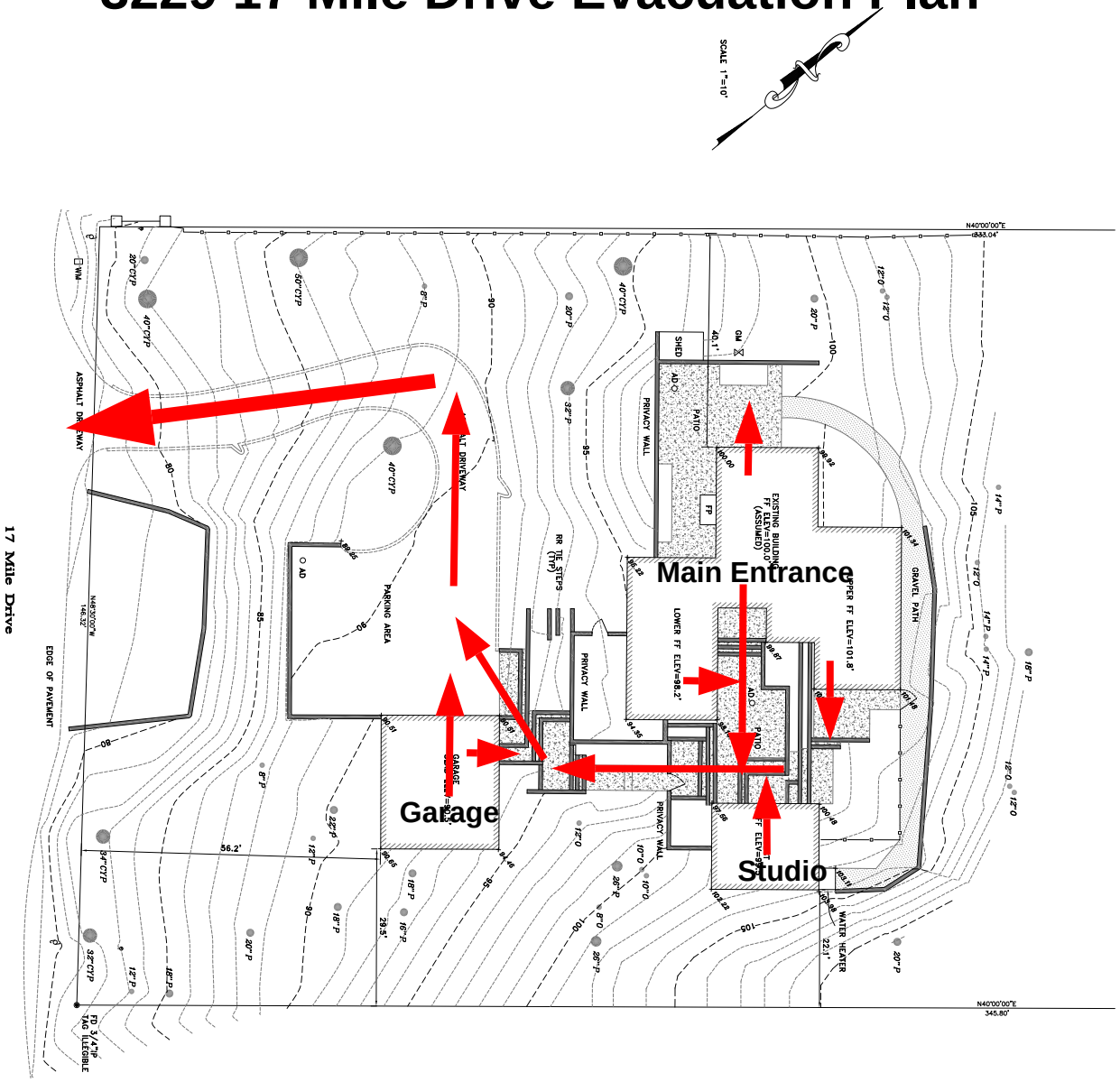
Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Applicant	GOURLAY, CHRIS			chris@bigsurstrategic.com		PO BOX 695	BIG SUR CA 93920			
Operator	JENKINS, TRACY			pbtreesandseas@gmail.com		7768 KESTREL LN	GOLETA CA 93117			
Property Manager	ROGERS, CHERYL			rogersc2468@icloud.com		SW CORNER OF FIRST AVE AND TORRES ST	CARMEL CA 93923			

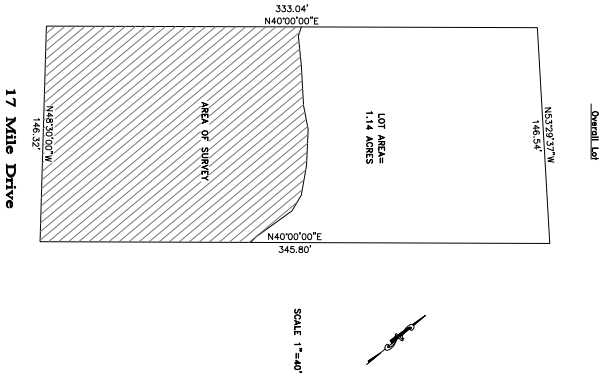
Custom Fields

Field Name	Field Value
# of bathrooms	2.5
# of bedrooms	3
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	11
Maximum Overnight Occupancy	7
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	3101 Forest Lake Rd B
Nearest Fire Station Name	Pebble Beach Fire Station
Nearest Fire Station Phone	(831) 375-4204
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula
Nearest Hospital Emergency Room Phone	831-624-5311

Nearest Police Station Address	Junipero Ave & 4th Ave Carmel, CA 93923
Nearest Police Station Name	Carmel Police Department
Nearest Police Station Phone	831-624-6403
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	4
Number of Non-hosted Rentals Per Year	25
Owner is an Individual or Trustee	No
Proposed VR is in a Single Family Dwelling?	Yes
Shared driveway	No
Transient Occupancy Tax (TOT) Number	480
VR on a public sewer	Yes
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	UNCHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	UNCHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	UNCHECKED
For applicants that reside within the Del Monte Forest, it is the applicant's responsibility at the	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will,	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector be	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable firepl	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shal	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter us	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addr	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to c	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacat	CHECKED

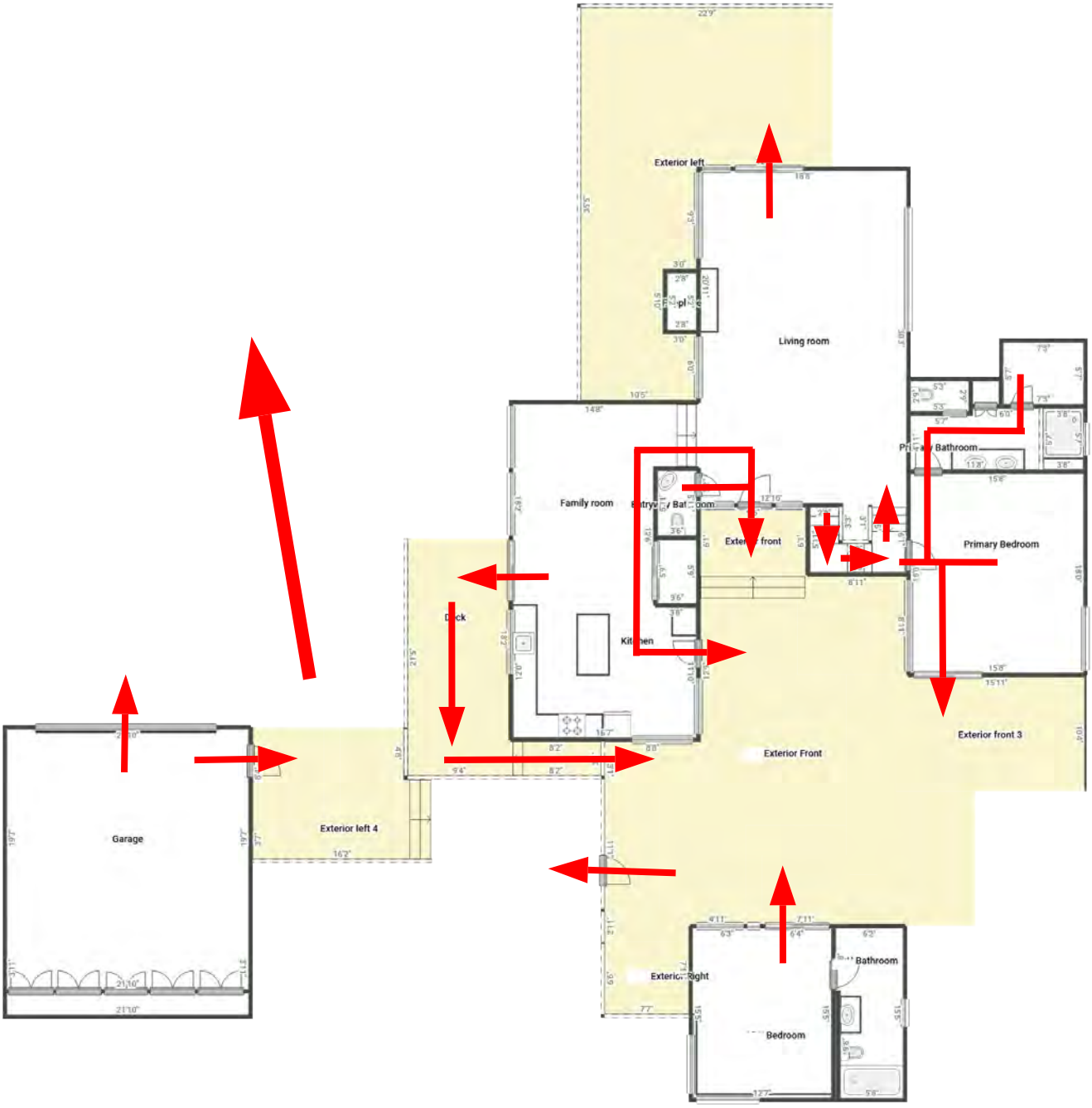
3229 17 Mile Drive Evacuation Plan



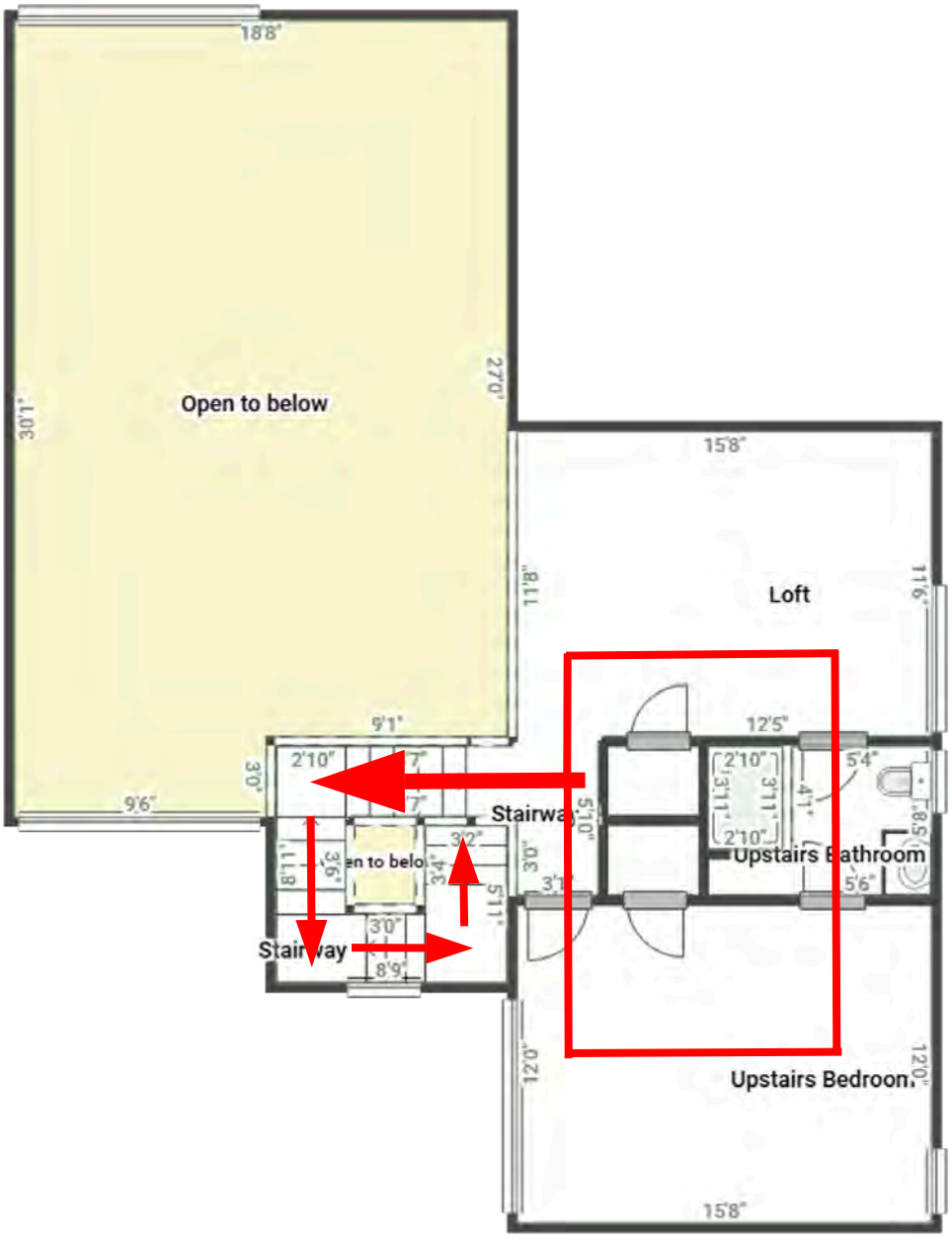


SHEET 1 OF 1 SHEETS	**SITE PLAN** APN 008-471-014 3229 17 Mile Drive, Pebble Beach, Ca prepared for: Air Shoe View LLC	DRAWN BY : MS APPROVED BY : KRW REVISION : SCALE : 1"=10' DATE : 01-07-2015	TOPOGRAPHIC SURVEYS ALTA SURVEYS BOUNDARY SURVEYS **Baseline Consulting** 13720 Monte Bello Castroville, California 95012 831-632-0956

3229 17 Mile Drive Evacuation Map



3229 17 Mile Drive: 2nd floor Evacuation Map



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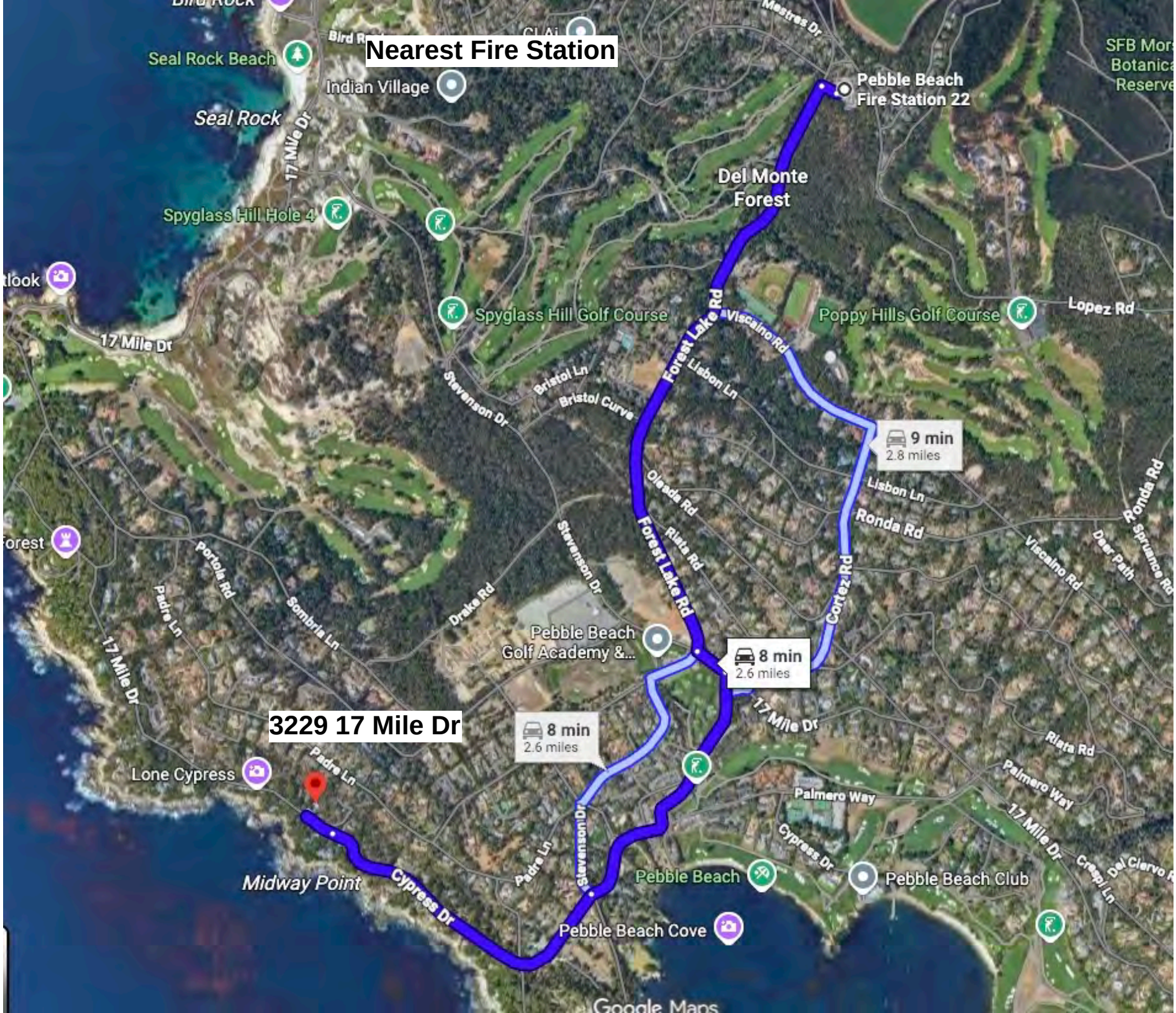
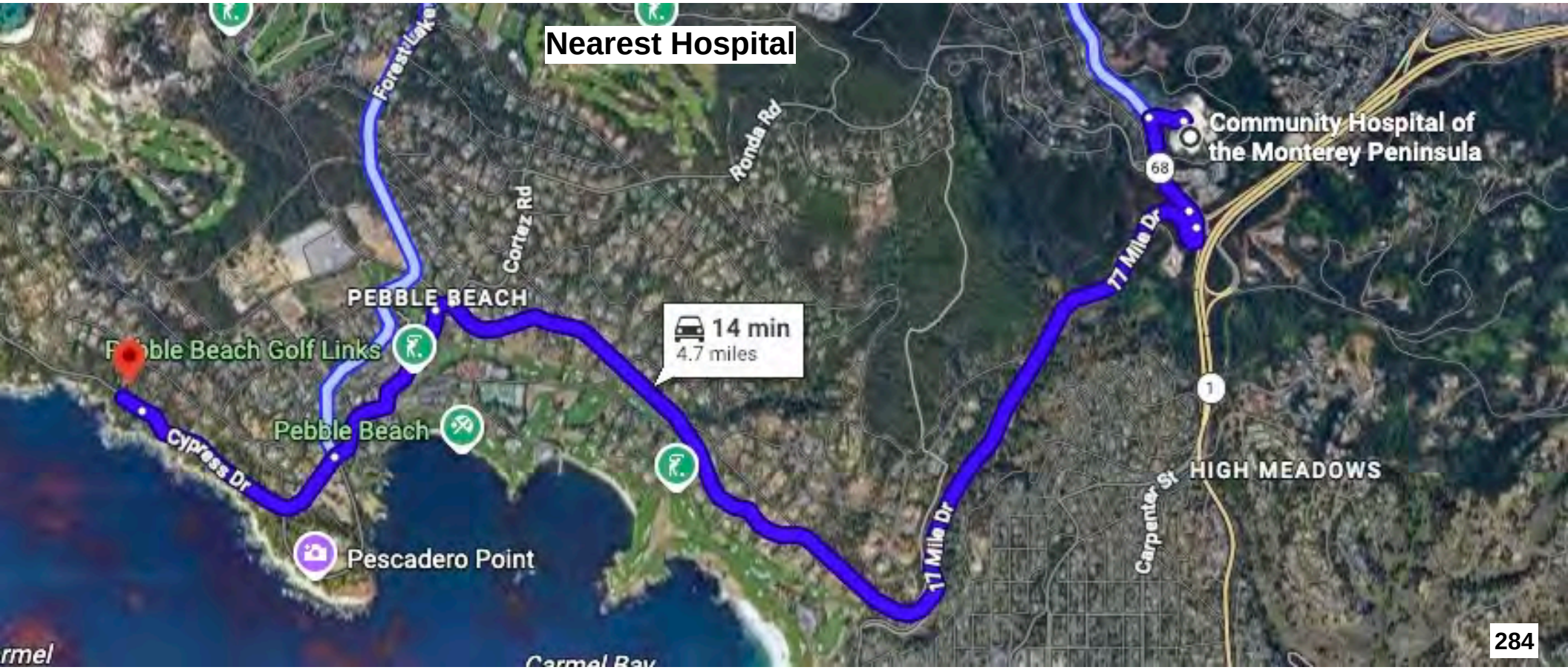
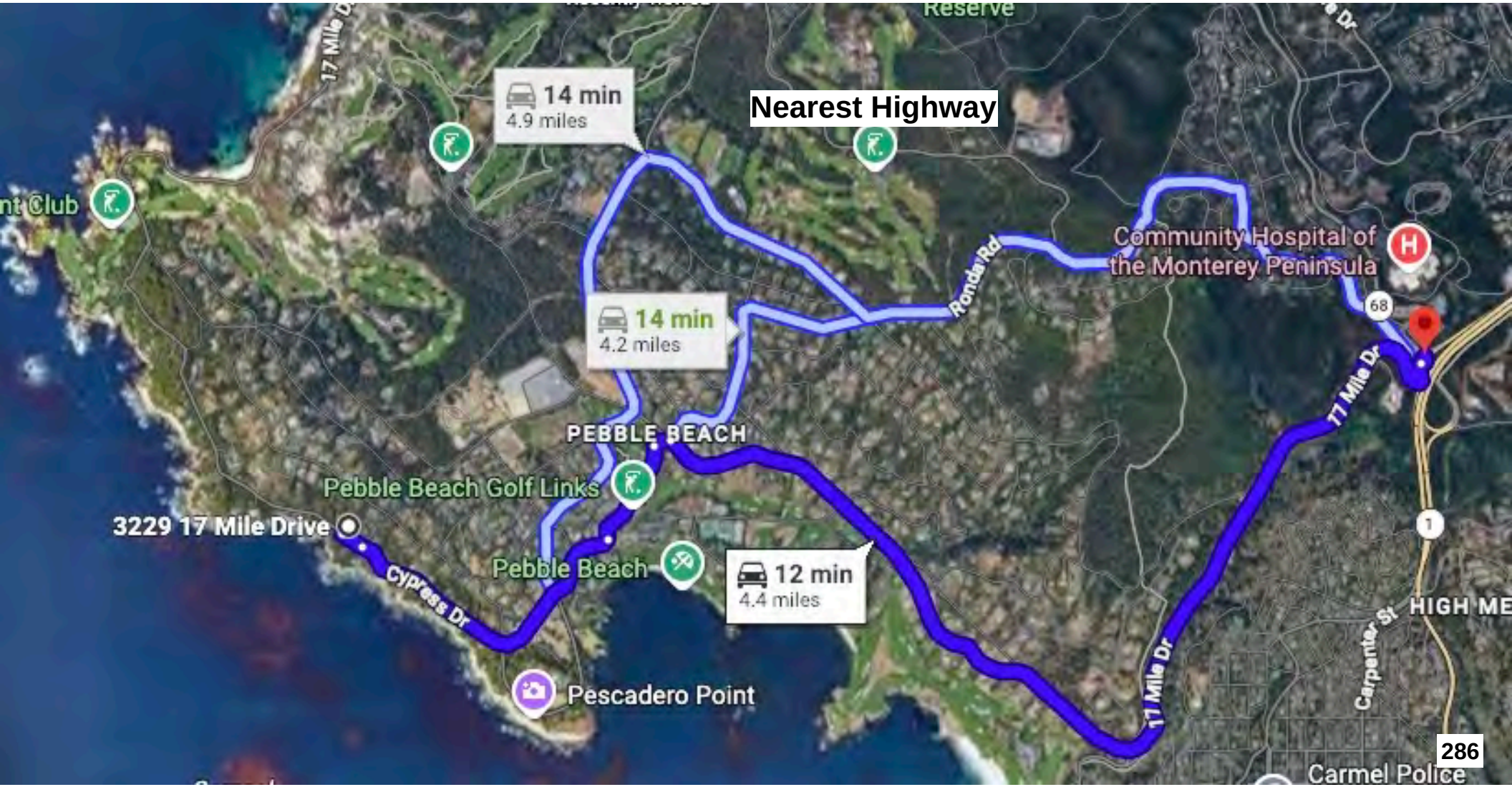
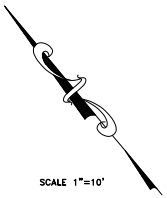
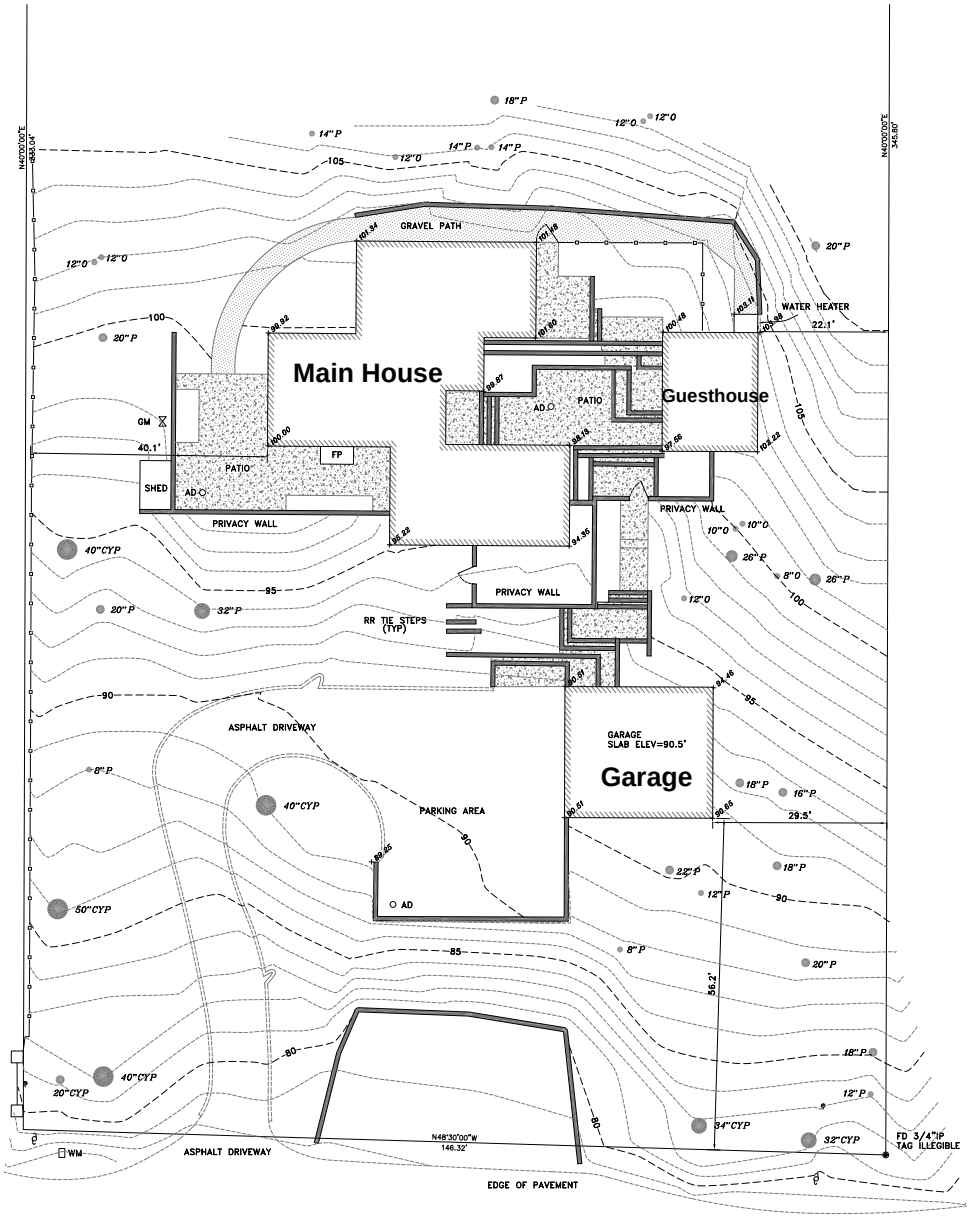

Nearest Fire Station
Pebble Beach Fire Station 22
3229 17 Mile Dr
9 min
2.8 miles
8 min
2.6 miles
8 min
2.6 miles
Seal Rock Beach
Indian Village
Seal Rock
17 Mile Dr
Spyglass Hill Hole 4
Del Monte Forest
Spyglass Hill Golf Course
Poppy Hills Golf Course
Lopez Rd
Forest Lake Rd
Viscaino Rd
Lisbon Ln
Bristol Ln
Bristol Curve
Stevenson Dr
Oleada Rd
Riata Rd
Ronda Rd
Cortez Rd
Viscaino Rd
Dear Path
Sprunce Rd
Portola Rd
Padre Ln
Sombria Ln
Drake Rd
Pebble Beach Golf Academy &...
Lone Cypress
Midway Point
Cypress Dr
Palmero Way
Pebble Beach
Pebble Beach Club
Pebble Beach Cove
Crespi Ln
Google Maps


Nearest Hospital
Community Hospital of the Monterey Peninsula
68
Ronda Rd
Cortez Rd
17 Mile Dr
PEBBLE BEACH
14 min
4.7 miles
Pebble Beach Golf Links
Pebble Beach
Cypress Dr
Pescadero Point
17 Mile Dr
Carpenter St
HIGH MEADOWS
1
284

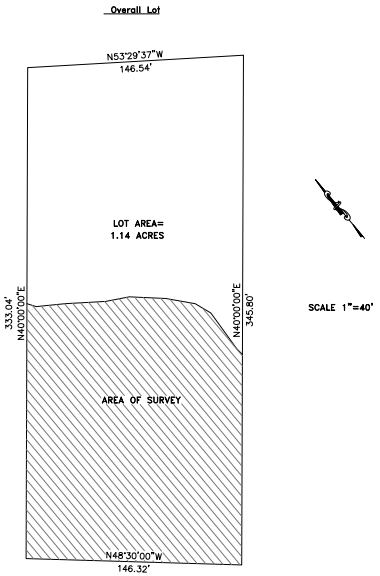
Nearest Police
PEBBLE BEACH
Pebble Beach Golf Links
17 Mile Dr
Cypress Dr
Pebble Beach
Pescadero Point
Carmel Bay
ASBS State
Water Quality
Protection...
Carmel Police
Department
14 min
3.9 miles
Carpenter St
285


Nearest Highway
14 min
4.9 miles
14 min
4.2 miles
12 min
4.4 miles
Community Hospital of the Monterey Peninsula
Ronda Rd
17 Mile Dr
PEBBLE BEACH
Pebble Beach Golf Links
3229 17 Mile Drive
Cypress Dr
Pebble Beach
Pescadero Point
Carpenter St
HIGH ME
Carmel Police
68
1
286





17 Mile Drive



17 Mile Drive

Baseline Consulting
13720 Monte Bello
Castroville, California 95012
831-632-0956
TOPOGRAPHIC SURVEYS
ALTA SURVEYS
BOUNDARY SURVEYS

DRAWN BY : MS
APPROVED BY : KRW
REVISION :
SCALE : 1"=10'
DATE : 01-07-2015

SITE PLAN

APN 008-471-014
3229 17 Mile Drive, Pebble Beach, Ca
prepared for:
Air Shoe View LLC

SHEET 1
OF
1 SHEETS

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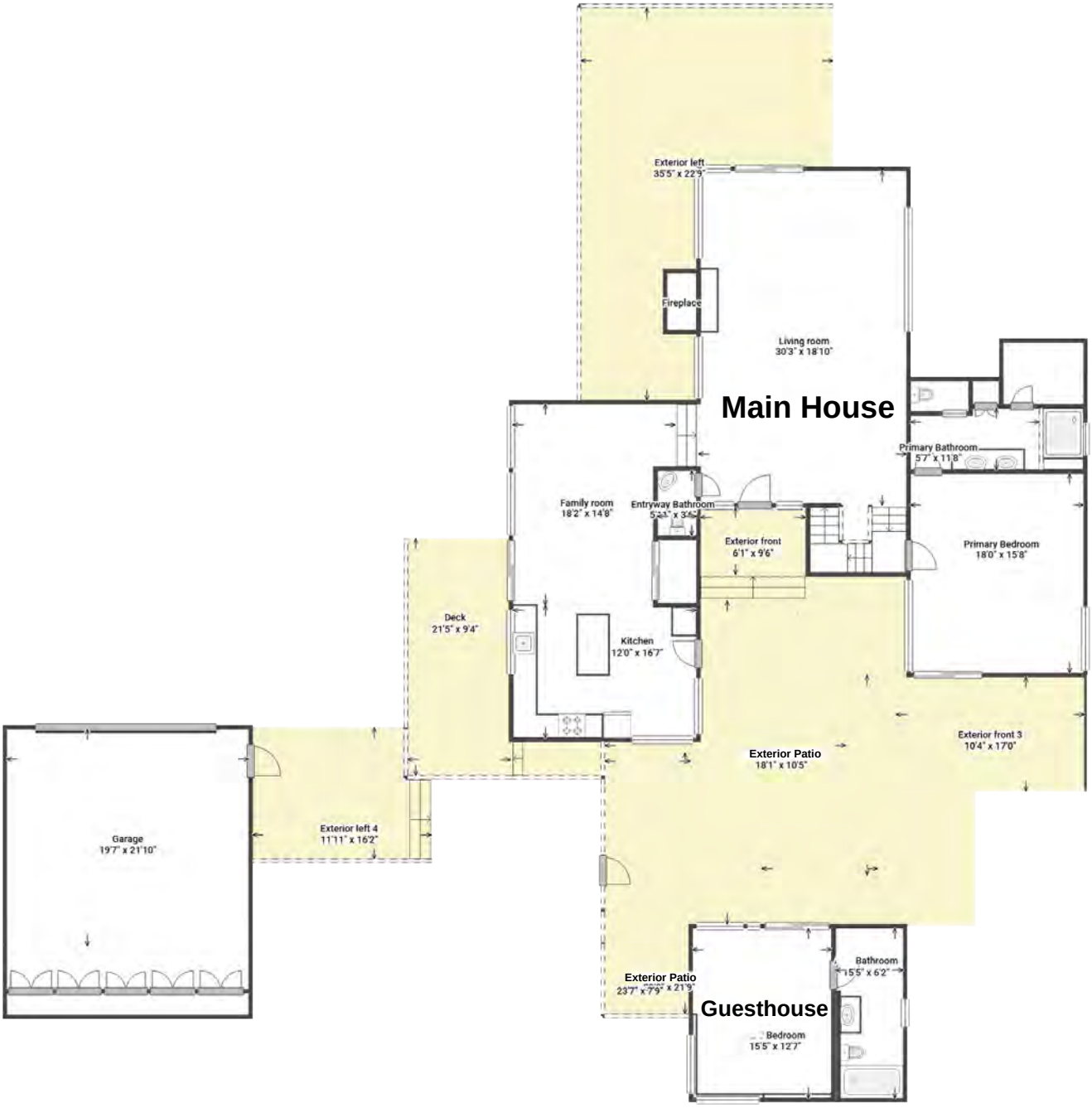
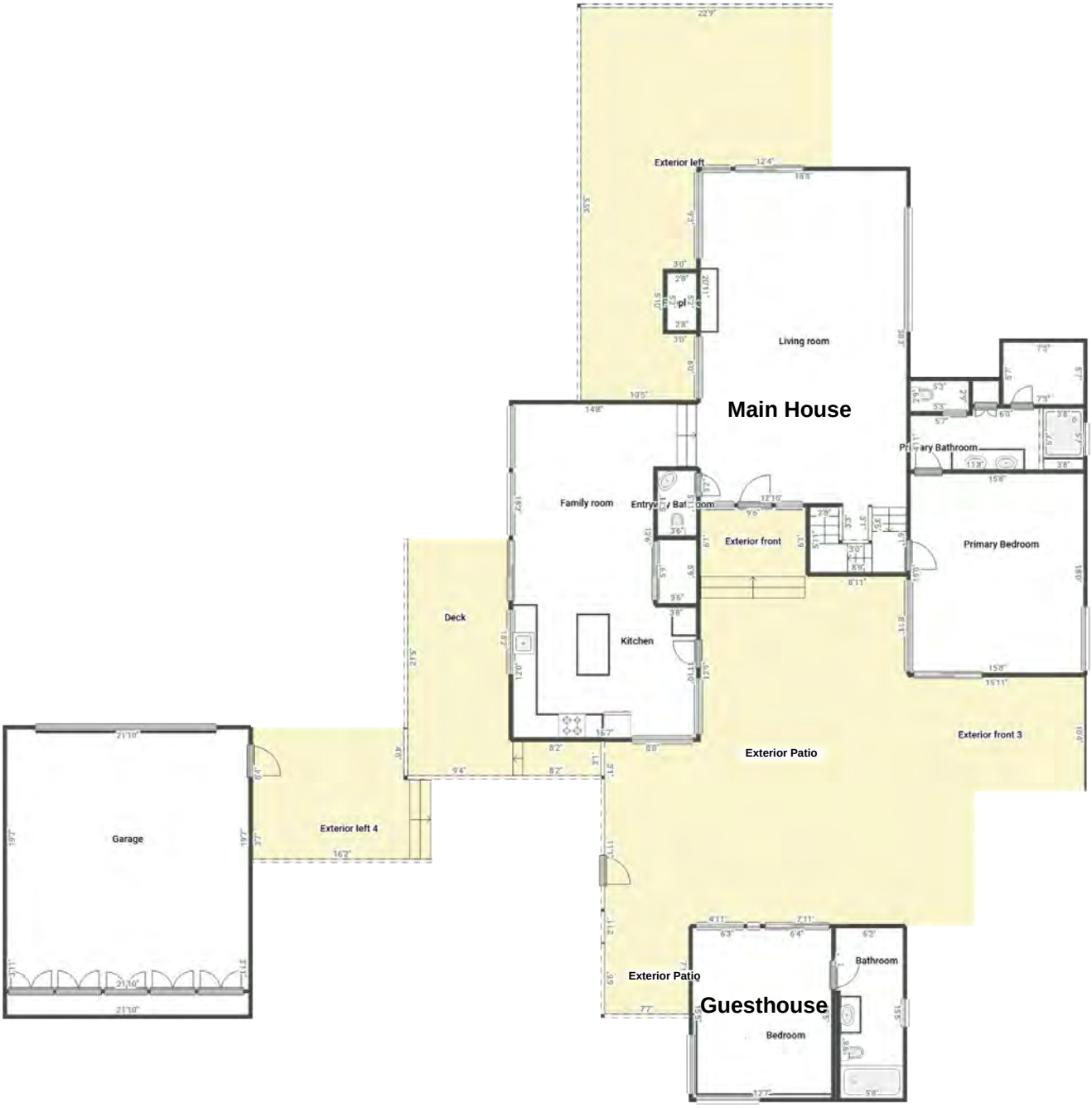
PILLARTOPOST
HOME INSPECTORS

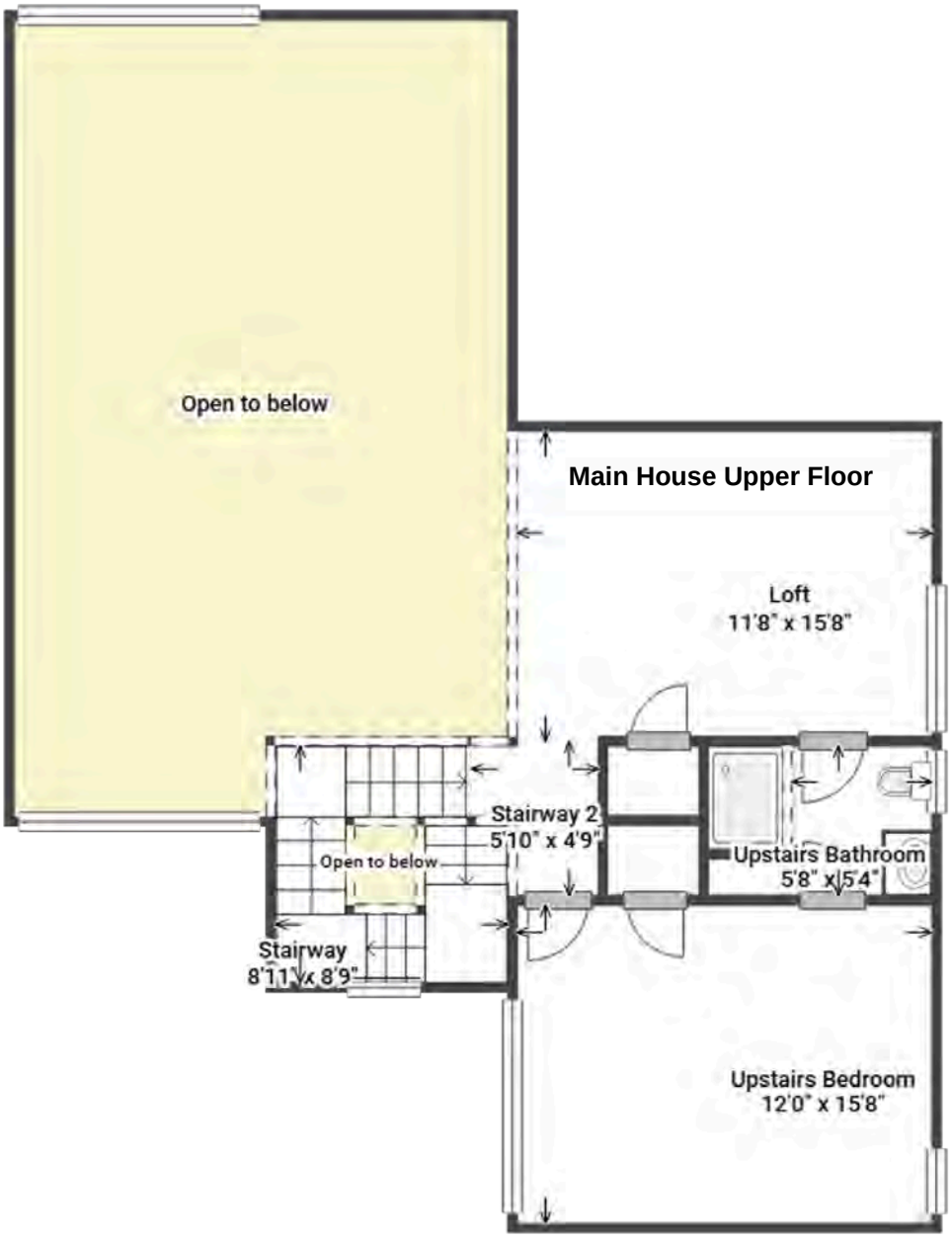
3229 17 Mile Drive Pebble Beach CA 93953: 1st floor



3229 17 Mile Drive Pebble Beach CA 93953: 1st floor



3229 17 Mile Drive Pebble Beach CA 93953: 2nd floor



Disclaimer: the floor plan is for illustrative purposes only. The measurements contained therein are an approximation and may not be exact. While we do not doubt the floor plan's accuracy to within +/- 5%, we make no guarantee or representation and grant no warranty, express or implied, regarding the floor plan or its accuracy or completeness.
You or your advisors must conduct an independent investigation of the property to confirm the accuracy and completeness of the floor plan and to determine if the property is suitable for your space requirements.

3229 17 Mile Drive Pebble Beach CA 93953: 2nd floor

Exhibit B

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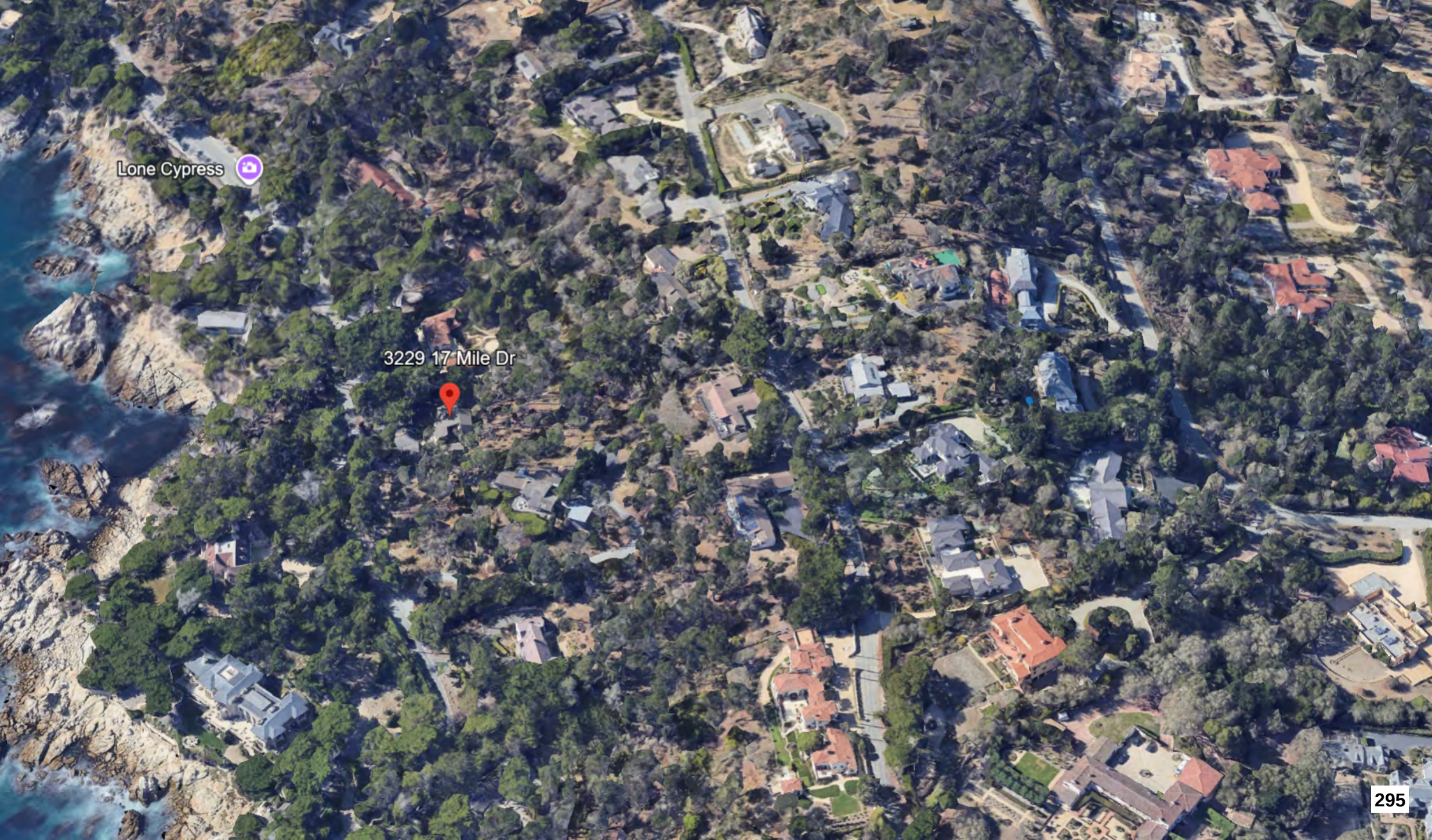
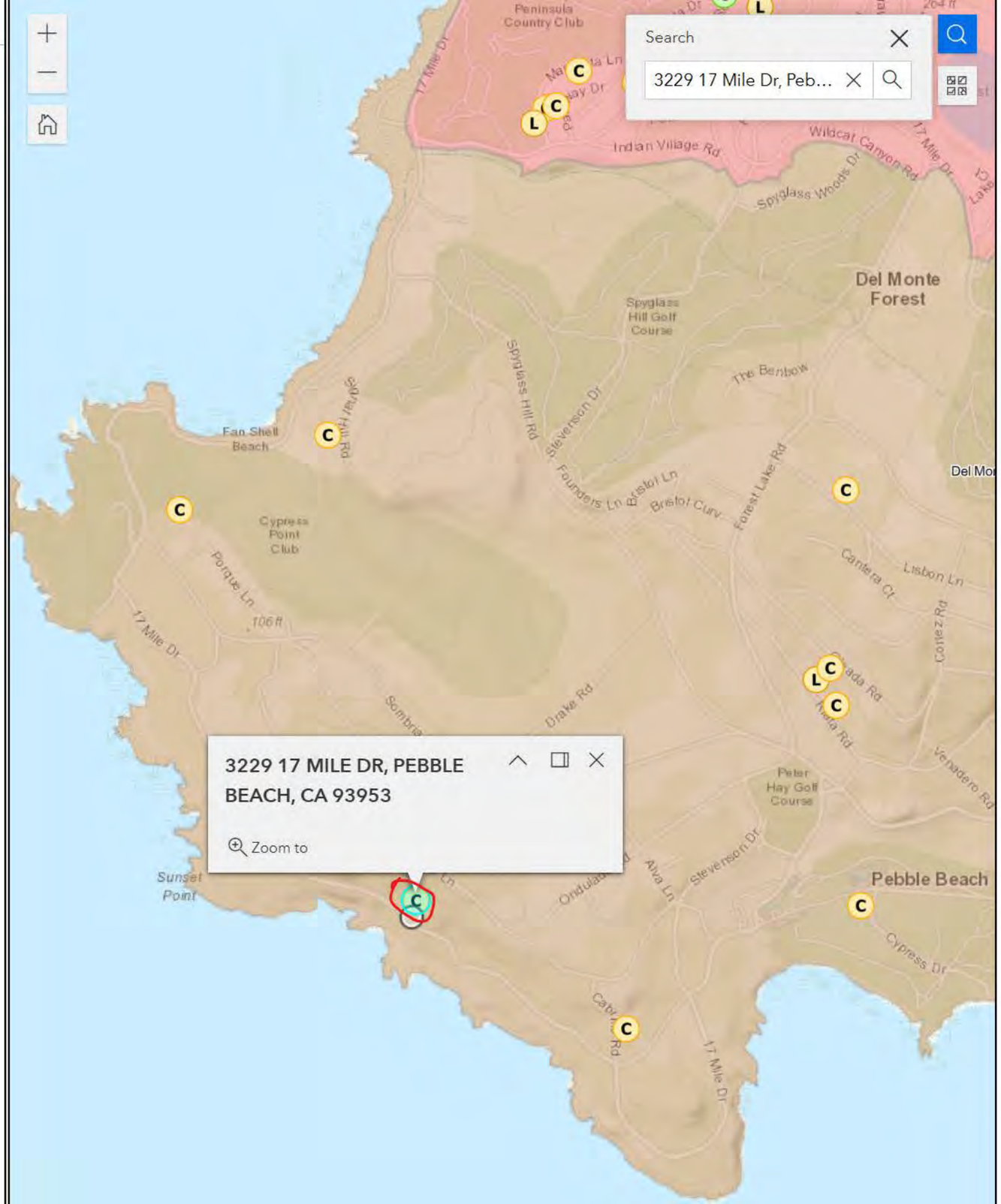

Lone Cypress
3229 17 Mile Dr
295

3229 17 MILE DR, PEBBLE BEACH, CA 93953

APNFormat	008471014000
ADDRESS	3229 17 MILE DR, PEBBLE BEACH, CA 93953
Assessors Parcel Number	008471014000
Owner/Operator Email	ROGERSC2468@ICLOUD.COM
Owner/Operator Name	AIR SHOE VIEW LLC
Planning Area	Del Monte Forest LUP
RECORD STATUS	APPLIED
VR TYPE	Commercial
VR Type/Status	Commercial/Pending
VROL #	VR250220



Pending

Homestay	53
Limited	25
Commercial	153

Approved

Homestay	35
Limited	0
Commercial	5

Vacation Rental STR

VR Type/Status

- C Commercial/Approved
- C Commercial/Pending
- H Homestay/Approved
- H Homestay/Pending
- L Limted/Approved
- L Limited/Pending

Page Selection

Table Counts

Exhibit C

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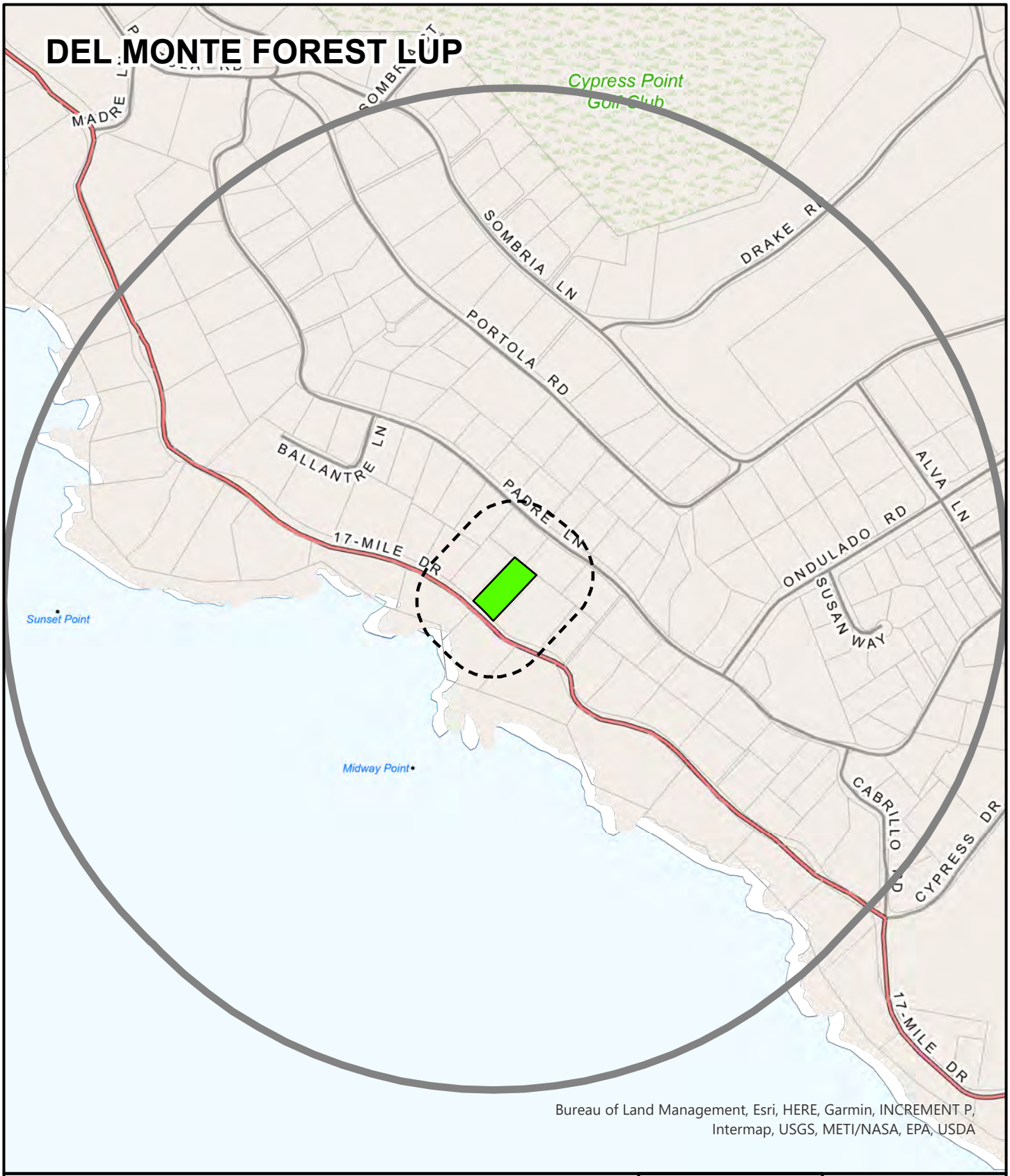
DEL MONTE FOREST LUP



APPLICANT: AIR SHOE VIEW LLC

APN: 008471014000 **FILE #** PLN260079

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSE MENDOZ

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Exhibit D

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HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

- [ ] Have your Vacation Rental Operation Application number ready.
- [x] Vacation Rental Address and Unit/Suite/Apt # 3229 17 Mile Dr. Pebble Beach 93953
- [x] Total number of bedrooms 3bds
- [x] Total number of onsite parking spaces (e.g. garage, driveway) 4 spaces

Interior Inspection

- [x] Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.
- [x] Every sleeping room has a functional smoke alarm.
- [x] Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.
- [x] All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.
- [x] Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.
- [x] Other heating equipment is in safe operating condition and placed in an approved location..
- [x] There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.
- [x] The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

- [x] There is no evidence of infestation, garbage, and debris at the site.
- [x] The property has active garbage pick-up service.
- [x] If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.
- [x] Property is in an overall safe and sanitary condition.
- [x] Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

- [x] Passed
- [ ] Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement: Pillar to Post Home Inspectors

- ☐ California Contractors State License Board License Classification Type B
- ☐ California Contractors State License Board License Classification Type B-2
- ☐ California Contractors State License Board License Classification Type C-47
- ☐ California Real Estate Inspection Association
- ☒ American Society of Home Inspectors Sebastian Quinones 523274
- ☐ International Code Council
- ☐ International Association of Certified Home Inspectors

Please check the relevant certification agency and write your License/Certification number below:

Date: 11/21/25

Click 'Print' at the top of this page and save as a PDF.

Exhibit E

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PEBBLE BEACH COMPANY

October 24, 2025

RE: DEL MONTE FOREST VACATION RENTAL

Dear Applicant:

Please be advised that Pebble Beach Company ("PBC") will not consent to an application to operate a vacation rental in Del Monte Forest. This proposed use violates the Covenants, Conditions, and Restrictions ("CC&Rs") recorded against residential properties located in Del Monte Forest, and PBC does not consent to the use of its private road system for vacation rental purposes.

The applicable CC&Rs state that residential properties in Del Monte Forest are restricted to residential use only and that business activities are not permitted. Vacation rentals are considered business activities, as demonstrated by the requirement for applicants to obtain a license from and pay Transient Occupancy Tax to the County of Monterey. Additionally, PBC is charged with maintaining the delicate balance between habitat, residential use, and visitor serving use under the Land Use Plans applicable to Del Monte Forest, and believes that allowing vacation rentals in residential areas disrupts this balance.

PBC's position on these matters has been communicated to the County of Monterey on numerous occasions, most recently in letters to the Monterey County Planning Department on October 9, 2024, and to the Board of Supervisors dated December 4, 2024. Copies of these letters are available for your review.

We regret any inconvenience this may have caused and thank you for your understanding.

Sincerely,
PEBBLE BEACH COMPANY

N Simon

Nikki Simon
Del Monte Forest
Architectural Review Manager

From:	Simon, Nikki
To:	tracyjsbr@gmail.com
Cc:	Beretti, Melanie; Giles, Stacy; Donlon, Kelly L.; 293-zahearingcomments; 100-District 4 (831) 883-7570; 100-District 3 (831) 385-8333; 100-District 2 (831) 755-5022; 100-District 1 (831) 647-7991; 100-District 5 (831) 647-7755
Subject:	3229 17 MILE DR - PLN260079
Date:	Thursday, May 14, 2026 9:58:23 AM
Attachments:	scan.pdf

This Message Is From an External Sender
[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hello!

Attached please find a communication from Pebble Beach Company concerning the above-mentioned matter.

Thank you,
Nikki

Nikki Simon
Architectural Review Office
PEBBLE BEACH COMPANY
P: (831) 625-8459
https://urldefense.com/v3/__http://www.pebblebeach.com__;!!JTUtX5MjsZZbujM!f7jQ2Gh92o-a3-iHx2LfPMh3auokGweTplhDUsXJgA6aB3sYGoRtjRBMUPGEKm1Bfwhk-g2UDtimI3LpLKbQO1Qu8_Oy-cZK3Q$

View ARB's 2026 Meeting Calendar Here.
View ARB's Residential Guidelines Here.
View ARB's Submittal Requirements Here.

-----Original Message-----
From: Nikki Simon <simonn@pebblebeach.com>
Sent: Thursday, May 14, 2026 9:51 AM
To: Simon, Nikki <SimonN@pebblebeach.com>
Subject:

PEBBLE BEACH COMPANY

May 14, 2026

PROPERTY OWNER: AIR SHOE VIEW LLC

MAILING ADDRESS: 701 S OLIVE AVE., UNIT 2104, WEST PALM BEACH, FL 33401

LOCATION: **LOT:** 7A **BLOCK:** 145 **SUBDIVISION:** PB

ASSESSORS #: 008-471-014-000

PROPERTY ADDRESS: 3229 17 MILE DR., PEBBLE BEACH, CA 93953

PROPOSED PROJECT: DEL MONTE FOREST VACATION RENTAL

Dear AIR SHOE VIEW LLC:

Pebble Beach Company ("PBC") has been advised that you have applied or intend to apply for an application to operate a vacation rental at the above mentioned Del Monte Forest Property (the "Property"). We regret to inform you that the proposed use violates the Covenants, Conditions, and Restrictions ("CC&Rs") for the Property, and PBC does not currently consent to the use of its private road system for this purpose.

The Property's CC&Rs state that this property is restricted to residential use only and that business activities are not permitted. Vacation rentals are considered business activities, as demonstrated by the requirement to obtain a license and payment of Transient Occupancy Tax from and to Monterey County. Additionally, PBC is charged with maintaining the delicate balance between habitat, residential use, and visitor serving use under the Land Use Plans applicable to Del Monte Forest, and believes that allowing vacation rentals in residential areas disrupts this balance.

PBC's position on these matters has been communicated to the County of Monterey on numerous occasions, most recently in letters to the Monterey County Planning Department on October 9, 2024, and to the Board of Supervisors dated December 4, 2024. Copies of those letters are attached.

We regret any inconvenience this may have caused and thank you for your understanding.

Sincerely,
PEBBLE BEACH COMPANY

NSimon

Nikki Simon
Del Monte Forest
Architectural Review Manager

Copy:

Melanie Beretti, Chief of Planning, County of Monterey: BerettiM@countyofmonterey.gov
Stacy Giles, Assistant Planner, County of Monterey: giless@countyofmonterey.gov
Kelly Donlon, Chief Assistant County Counsel, County of Monterey: DonlonKL@countyofmonterey.gov
Zoning Administrator, County of Monterey: zahearingcomments@co.monterey.ca.us
Monterey County Board of Supervisors:
- Luis Alejo: district1@co.monterey.ca.us
- Glenn Church: district2@co.monterey.ca.us
- Chris Lopez: district3@co.monterey.ca.us
- Wendy Askew: district4@co.monterey.ca.us
- Kate Daniels: district5@co.monterey.ca.us

PEBBLE BEACH
COMPANY

December 4, 2024

Supervisor Glenn Church, Chair
Monterey County Board of Supervisors
168 W. Alisal Street
Salinas, CA 93901

RE: 12/4/24 Item #35, Vacation Rental Study Session

Dear Chair Church,

Pebble Beach Company has repeatedly opposed commercial vacation rentals and unlimited vacation rentals of any kind in Del Monte Forest. We write to emphasize the Company's opposition to Commercial Vacation Rentals and Homestays in Del Monte Forest and request the County prohibit Commercial Vacation Rentals and Homestays throughout the Del Monte Forest by incorporating the prohibition in both the Del Monte Forest Land Use Plan and the Greater Monterey Peninsula Land Use Plan.

At the invitation of Housing and Community Development staff, Pebble Beach Company has submitted to the County a letter objecting to Commercial Vacation Rentals and Homestays within Del Monte Forest. The attached letter sets forth the various legal arguments that support our position.

The Del Monte Forest Land Use plans are written to protect a delicate balance between residential, visitor serving and habitat of the 5,3000 acres of the Del Monte Forest. 1,335 acres of the Forest are conserved as open space, and the remaining acreage is divided between visitor serving and residential. The Company is charged with maintaining this balance between conservation, visitor-serving and protecting the residential character of the Forest. Allowing commercial uses in our residentially zoned areas disrupts this balance and negatively impacts community character as well as our available housing and rental stock.

If the County decides to not prohibit vacation rentals in the Del Monte Forest, Pebble Beach Company reiterates our request that the cap of 4% of vacation rental units apply to the entire Del Monte Forest. As written, the Del Monte Forest is bisected into two different land use plans each with a 4% cap. This creates the potential for a higher density of up to 8% vacation rentals, more than any other planning area in Monterey County, and in a geographic area that already has a high number of visitor serving units. The staff report notes that it may be appropriate to place a 4% cap within the entirety of the Del Monte Forest to minimize clustering of allowable vacation rentals. If the Board decides not to prohibit vacation rentals in the Forest, please direct staff to amend the cap to 4% for the entire Del Monte Forest, both inland and coastal zoning.

Pebble Beach Company is opposed to allowing long-term renters to apply for a Homestay license. As written, Homestays are virtually indistinguishable from commercial vacation rentals

LEGAL AFFAIRS
Post Office Box 1767, Pebble Beach, California 93953 831-647-7500 telephone 831-625-8411 facsimile

and enforcement will be a significant challenge. The Company is deeply concerned that Pebble Beach Company security will be the de facto enforcement agency and will be put in harm's way when a renter violates the ordinances and/or refuses to be a good neighbor.

Pebble Beach Company respectfully requests that the Board of Supervisors direct staff to ban Commercial Vacation Rentals and Homestays in the Del Monte Forest, that long-term renters not be allowed to apply for a Homestay license and that if Commercial Vacation Rentals and/or Homestays remain in Del Monte Forest, that the 4% cap be applied to the entire Del Monte Forest covering both the inland and coastal areas of the Forest.

Thank you again for your time and consideration,

Sincerely,

Kathleen Lee
Director of Governmental and Community Affairs
Pebble Beach Company

Attachment, October 9, 2024, letter from Pebble Beach Company

Cc:
Sup. Adams
Sup. Lopez
Sup. Alejo
Sup. Root Askew

PEBBLE BEACH
COMPANY

October 9, 2024

Melanie Beretti, AICP
Acting Chief of Planning
Monterey County Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

RE: Objection to Issuance of Vacation Rental Permits in Del Monte Forest

Dear Melanie:

Thank you for meeting with us on September 12, 2024, which as you know was the latest in a years-long series of meetings between County staff and Pebble Beach Company relating to short-term vacation rentals. We again discussed Pebble Beach Company's position that vacation rentals, and in particular, Commercial Vacation Rentals and Homestays (which the vacation rental ordinances recently passed by the Board of Supervisors will allow within Del Monte Forest) constitute commercial use of property in violation of the CC&Rs contained in the deeds on residential properties in Del Monte Forest. You invited us to submit this letter, which constitutes the Company's "blanket objection" to the issuance of such permits.

While not all deeds underlying properties in Del Monte Forest are uniform, to the best of my knowledge, every deed has language that prohibits commercial use of the premises, and California courts have concluded that restrictions on vacation rentals contained in CC&Rs are reasonable and enforceable. The language reproduced below constitutes CC&R language which is representative of the language contained in other Del Monte Forest deeds:

> *No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and if approved in writing by Grantor, a stable for saddle horses.*

The plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest. Arguments to the contrary are entirely unpersuasive. For example, arguing that a use titled "commercial vacation rental" is somehow actually not a commercial use of the property defies logic and would be a problematic position for the County to take. In addition, the fact that commercial vacation rentals operated pursuant to Chapters 7.120 and 7.121 are required to obtain an annual business or operation license and pay transient occupancy taxes makes any such rentals, by definition, a business. Like hotels, vacation rentals are a business conducted for the

LEGAL AFFAIRS
Post Office Box 1767, Pebble Beach, California 93953 831-647-7500 telephone 831-625-8411 facsimile

purpose of making a profit, and are treated as such by federal laws and the County's own code provisions regulating business operations and the income derived therefrom.

Homestays are virtually indistinguishable from commercial vacation rentals. There are no restrictions on the number of rentals allowed by either classification. The permitting process for Homestays will simply be easier and less expensive, and since there is no cap, these will undoubtedly have the most significant impact on the Del Monte Forest residential community, particularly given the County's admitted challenges with regard to enforcement. Accordingly, Pebble Beach Company also objects to Homestays as a prohibited commercial use of property in Del Monte Forest.

There are three commercial land use designations allowed in Del Monte Forest pursuant to the Del Monte Forest Land Use Plan. Visitor-Serving Commercial allows "Major hotel or inn accommodations," defined as The Lodge, The Inn, Poppy Hills, and the Area M hotel site owned by Pebble Beach Company. The other two commercial designations are solely support functions for the uses permitted in those areas zoned as Visitor-Serving Commercial. The remainder of the Forest is zoned residential, which, consistent with the deeds, does not allow for commercial use.

Separately, for the portion of Del Monte Forest located within the Greater Monterey Peninsula Area Plan (GMP LUP), commercial uses are outright prohibited; the entire area is zoned for residential uses or open space/resource conservation.

Accordingly, Pebble Beach Company believes that operation of vacation rentals in Del Monte Forest would violate both the CC&Rs and both the Del Monte Forest LUP and the GMP LUP, and asks the County on this basis to deny applications for commercial and homestay short-term vacation rentals.

Finally, during our meeting, Pebble Beach Company affirmed its intent to require proof of access from applicants pursuant to Chapter 16.80 of the Monterey County Code, and restates that intent here. Del Monte Forest residents are granted right of access to their single family residence on roads privately owned by Pebble Beach Company subject to the payment of an annual road fee (which in many cases is only $25 per year). Since commercial use of the property is specifically prohibited, the access agreement does not cover access for that purpose.

County staff stated that it will not enforce that portion of Chapter 16.80 that explicitly refers to right of access for a specific "Project." We understand the County's position to be effectively "reading out" the law's requirement that "[a]n applicant shall provide . . . [w]ritten permission to use a private road *for the project* from a private road governing structure[.]" Ch. 16.80.040(A)(3) (emphasis added); *see also* Ch. 16.80.040(C)(1)(g); Ch. 16.80.040(D)(6). If the applicant has right of access to the property via the private roads for any purpose (i.e., the right to access a home for residential purposes), the County has told us its position is that it will assume right of access via the private roads for the purposes of running a vacation rental. This position runs contrary to the plain text of the law, and in effect deletes the "for the project" requirement from the text of the law. A change of use from residential to commercial constitutes a specific project under the law; indeed, there would be no need for an "application" if the use did not constitute a "project" under the law. The plain text of both the private roads code chapter and the recently enacted short-term vacation rental ordinances support this common sense reading of both laws. As the owner of the

private roads that will be used to access such commercial projects, the law grants Pebble Beach Company the right to grant or deny access for the purposes of such projects under Chapter 16.80. Pebble Beach Company intends to withhold consent for the use of its privately owned and operated roads for such commercial purposes, and respectfully requests the County to reconsider its position and ensure enforcement of Chapter 16.80 as written.

In summary and in accordance with our longstanding public-private partnership on this short-term rental issue, Pebble Beach Company respectfully submits that the County must deny applications for vacation rentals in Del Monte Forest because, among other reasons, such rentals constitute a prohibited commercial use of a residential property. In addition, as the sole owner and operator of private roads in Del Monte Forest, Pebble Beach Company intends to enforce its statutory rights pursuant to Chapter 16.80 to grant or deny access to its private roads in the Forest, and respectfully requests the County's cooperation in this effort.

Sincerely,

PEBBLE BEACH COMPANY

Diane Goldman
General Counsel

c. Kathleen Lee, Director of Governmental and Community Affairs
Patrick Hovakimian, Chief Legal Officer

From: Christopher Gourlay
To: Mendoza, Jose; 293-zahearingcomments
Subject: Letter of Support- PLN260079 - May 28th 2026
Date: Tuesday, May 19, 2026 9:43:21 AM
Attachments: Monterey Board 3229 17 Mile Drive Support.pdf

This Message Is From an External Sender
[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Jose and Zoning Team,

Please see attached letter of support for PLN260079 currently scheduled for the 5/28 Hearing.

Best,

Chris

Richard Lundquist
3224 17 Mile Drive
Pebble Beach, CA 93953

May 18, 2026

Monterey County Board of Supervisors
168 W. Alisal Street
Salinas, CA 93901

Re: Letter of Support — Short-Term Rental Permit Application, 3229 17 Mile Drive (PLN260079)

Dear Members of the Board of Supervisors,

I am writing in support of the short-term rental permit application for the property at 3229 17 Mile Drive. As the owner of the property directly across the street at 3224 17 Mile Drive, I have firsthand knowledge of the manner in which this property has been operated over the years.

This property has functioned as a short-term rental since 2013. In that time, I have observed no disturbances, complaints, or conduct inconsistent with the standards of this neighborhood. The owners have, by all appearances, exercised careful judgment in selecting their guests, and the property has been maintained in a manner befitting the surrounding community.

I have no reason to believe that the owners have not been diligent in their compliance with applicable governmental regulations and have no reservations in supporting this application and respectfully encourage the Board to approve the permit. Please do not hesitate to contact me should you have any questions.

Sincerely,

Richard C. Lundquist

Richard Lundquist
3224 17 Mile Drive
Pebble Beach, CA 93953
310-415-1879

Introduced: 5/19/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN260064 - MARZANO LOUIS DAVID & HEATHER MARIE TRS

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 2505 2nd Avenue, Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

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

PROJECT INFORMATION

Agent: Tiffany Edwards
Property Owner: Louis David & Heather Marie Marzano Trs
APN: 009-122-025-000
Parcel Size: 0.14 acres
Zoning: Medium Density Residential with a maximum Density of 2 units per acre and a Design Control overlay in the Coastal Zone or "MDR/2-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov; 831-755-3759

SUMMARY/DISCUSSION

The project site is located at 2505 2nd Avenue in Carmel within the Carmel Area Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with a two-story single family dwelling that includes patios, decks, and an attached one car garage. The single family dwelling is near Stevenson School (0.4 miles), the Carmel Gate to 17 Mile Drive (0.6 miles), and is within the sphere of influence of Carmel-by-the-Sea. Within the immediate neighborhood, there

are two other vacation rental operation applications for a commercial vacation rental in an incomplete and applied status.

The existing 2,009 square foot single family dwelling has three bedrooms, three bathrooms, a kitchen, living room, and attached garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Carmel Area Wastewater District (CAWD) will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 26th permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8 minute response time. Cypress Fire Protection District is 7-8 minutes away, and provides advanced life support and a paramedic staff to provide emergency medical services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (3 guest parking spaces), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on

the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the owner, Josh Ohanian of Sanctuary Vacation Rentals, who will reside at the Northwest corner of Mission and 8th Avenue, Carmel-by-the-Sea, CA 93921, which is a 5-minute drive away. Mr. Ohanian's contact information will be provided to the guests of the property, and Mr. Edwards will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Mr. Ohanian's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Access

This property is accessed through 2nd Avenue and Monte Verde Street in the City of Carmel. Both 2nd Avenue and Monte Verde Street are public and County-maintained roads. Therefore, is not subject to Title 16 Chapter 16.80, which regulates private roads in Monterey County pursuant to Title 20 Section 20.64.290.F.4. A non-standard condition (Condition No.6) was added for site visibility to ensure safe access, the property shall have signage indicating the parcel address, in addition to the appropriate driveway entrance and exit listed.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap of 118 on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 26th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Operations Plan
- Site Plan
Exhibit B - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

cc: Front Counter Copy; HCD-Planning; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Louis David & Heather Marie Marzano Trs, Property Owners; Tiffany

Introduced: 5/19/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN260064 - MARZANO LOUIS DAVID & HEATHER MARIE TRS

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 2505 2nd Avenue, Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

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

PROJECT INFORMATION

Agent: Tiffany Edwards
Property Owner: Louis David & Heather Marie Marzano Trs
APN: 009-122-025-000
Parcel Size: 0.14 acres
Zoning: Medium Density Residential with a maximum Density of 2 units per acre and a Design Control overlay in the Coastal Zone or "MDR/2-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov; 831-755-3759

SUMMARY/DISCUSSION

The project site is located at 2505 2nd Avenue in Carmel within the Carmel Area Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with a two-story single family dwelling that includes patios, decks, and an attached one car garage. The single family dwelling is near Stevenson School (0.4 miles), the Carmel Gate to 17 Mile Drive (0.6 miles), and is within the sphere of influence of Carmel-by-the-Sea. Within the immediate neighborhood, there

are two other vacation rental operation applications for a commercial vacation rental in an incomplete and applied status.

The existing 2,009 square foot single family dwelling has three bedrooms, three bathrooms, a kitchen, living room, and attached garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Carmel Area Wastewater District (CAWD) will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 26th permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8 minute response time. Cypress Fire Protection District is 7-8 minutes away, and provides advanced life support and a paramedic staff to provide emergency medical services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (3 guest parking spaces), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on

the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the owner, Josh Ohanian of Sanctuary Vacation Rentals, who will reside at the Northwest corner of Mission and 8th Avenue, Carmel-by-the-Sea, CA 93921, which is a 5-minute drive away. Mr. Ohanian's contact information will be provided to the guests of the property, and Mr. Edwards will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Mr. Ohanian's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Access

This property is accessed through 2nd Avenue and Monte Verde Street in the City of Carmel. Both 2nd Avenue and Monte Verde Street are public and County-maintained roads. Therefore, is not subject to Title 16 Chapter 16.80, which regulates private roads in Monterey County pursuant to Title 20 Section 20.64.290.F.4. A non-standard condition (Condition No.6) was added for site visibility to ensure safe access, the property shall have signage indicating the parcel address, in addition to the appropriate driveway entrance and exit listed.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap of 118 on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 26th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Operations Plan
- Site Plan
Exhibit B - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

cc: Front Counter Copy; HCD-Planning; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Louis David & Heather Marie Marzano Trs, Property Owners; Tiffany

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:
MARZANO LOUIS DAVID & HEATHER MARIE TRS (PLN260064)

RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN2600
64 MARZANO LOUIS DAVID & HEATHER MARIE TRS, 2505 2nd Avenue, Carmel (Assessor's Parcel Number 009-122-025-000), Carmel Area Land Use Plan, Coastal Zone]

The MARZANO LOUIS DAVID & HEATHER MARIE TRS application (PLN260064) came on for a public hearing before the County of Monterey Zoning Administrator on May 28, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 County of Monterey General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project. The project is located at 2505 2nd Avenue, a County maintained road, in Carmel, subject to the Carmel Area Land Use Plan (CAR LUP). The site is developed with an existing 2,009 square foot single family

dwelling consisting of three bedrooms, three bathrooms, a kitchen, a living room, and an attached garage. The single family dwelling is near Stevenson School (0.4 miles), the Carmel Gate to 17 Mile Drive (0.6 miles), and is within the sphere of influence of Carmel-by-the-Sea. On April 30, 2026, the applicant submitted an application seeking to use their single family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The Applicant/Owner is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time.

c) Allowed Use. The property is located at 2505 2nd Avenue in Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 009-152-002-000). The subject parcel is zoned Medium Density Residential, 2 acres per unit with a Design Control, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property [APN: 009-122-025-000] is identified as Lot 14, as shown in its current size and configuration and described in the 1923 Cities and Towns map, Volume 3, Page 22. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License (Condition No. 5), the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the

response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the Sphere of Influence for the City of Carmel-By-The-Sea; ; therefore, is subject to the 5-8 minute response time. Cypress Fire Protection District is 7-8 minutes away and provides advanced life support and a paramedic staff to provide emergency medical services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the owner, Josh Ohanian of Sanctuary Vacation Rentals, who will reside at the Northwest corner of Mission and 8th Avenue, Carmel-by-the-Sea, CA 93921, which is a 5-minute drive away (0.7-mile drive) from the subject property. The contact information is included as required in the informational signage that must be posted within six feet of the front door, pursuant to Title 7 Section 7.120.040.L.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-122-025-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through 2nd Avenue and Monte Verde Street, County maintained, public roads, and therefore is not subject to Title 16 Chapter 16.80, which regulates private roads in Monterey County pursuant to Title 20 Section 20.64.290.F.4. A non-standard condition

(Condition No.6) was added for site visibility to ensure safe access, the property shall have signage indicating the parcel address, in addition to the appropriate driveway entrance and exit listed.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260064.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260064.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has public road access from 2nd Avenue and Monte Verde Street. Alterations to this access are required for the use (see evidence "n" in Finding 1).

d) Potable water and wastewater will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will be provided by Carmel Area Wastewater District.

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260064.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260064.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. This Commercial Vacation Rental does not exceed the 118 Commercial Vacation Rental cap in the Carmel Area Land Use Plan as it would be the 26th Commercial Vacation Rental in this area. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

g) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 1.1 miles east of the property (5-6 minutes). However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

i) The project would not damage any historical resources.

j) The Final Environmental Impact Report (FEIR) disclosed that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses and limits such nuisances with which the applicant/operator must comply. Additionally, cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed. There is no evidence suggesting that implementing the regulations would result in significant or unavoidable environmental impacts.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260064.

6. FINDING: **PUBLIC ACCESS**- The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260064.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1) Find that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of May 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN260064

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260064) allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 2505 2nd Avenue, Carmel (Assessor's Parcel Number 009-122-025-000), Carmel Area Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-122-025-000 on May 28, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is May 28, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

6. NON-STANDARD CONDITION SITE VISIBILITY ACCESS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The property has two access points from 2nd Avenue and Monte Verde Street. The most southern access point has visibility issues, so the property shall have signage indicating the parcel address a at the western access point (2nd Avenue) and southern access point (Monte Verde Street).

This condition is to mitigate access concerns in regards to health and safety.

The entrance sign will not be within the Cal Trans right-of-way.

Compliance or Monitoring Action to be Performed: Submit a signage plan for review and approval to HCD-Planning and HCD-Engineering Services. The applicant will add signage to the entrance driveway off of 2nd Avenue and Monte Verde Street, provide HCD-Planning and HCD-Engineering Services photographic evidence of the signs to ensure that their placement does not encroach on the right-of-way, and update the property site plans with the driveway entrance and exit listed. The applicant will also provide renters directions for accessing the property.

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Application Summary Sheet

Record Number: VR250144
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 10/25/2025
Parcel Number: 009-122-025-000
Project Name: MARZANO LOUIS DAVID & HEATHER MARIE TRS
Assigned To: Stacy Giles
Initiated by Product: ACA

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The property is located at 2505 2nd Avenue, Carmel (Assessor's Parcel Number 009-122-025-000), Carmel Land Use Plan, Coastal Zone.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		2505		2ND	AVE					CARMEL	CA	93923	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		MARZANO LOUIS DAVID & HEATHER MARIE TRS	140 15TH AVE	KIRKLAND WA 98033-5510				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Applicant	MARZANO, HEATHER			tiffany@weatherbyconsulting.com		2505 2ND AVE	CARMEL CA 93923			
Property Manager	OHANIAN, JOSH			josh@sanctuaryvacationrentals.com		PO BOX X	CARMEL BY THE SEA CA 93921			
Operator	OHANIAN, JOSH			josh@sanctuaryvacationrentals.com		PO BOX X	CARMEL BY THE SEA CA 93921			

Custom Fields

Field Name	Field Value
# of bathrooms	3
# of bedrooms	3
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	11
Maximum Overnight Occupancy	7
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	6th Avenue, Carmel, CA 93923
Nearest Fire Station Name	Carmel Fire Department
Nearest Fire Station Phone	8316202030
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940

Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula
Nearest Hospital Emergency Room Phone	831-624-5311
Nearest Police Station Address	Junipero Avenue & 4th Ave, Carmel, CA 93923
Nearest Police Station Name	Carmel Police Department
Nearest Police Station Phone	8316246403
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	2
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Shared driveway	No
Transient Occupancy Tax (TOT) Number	1344
VR on a public sewer	Yes
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	UNCHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	UNCHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	UNCHECKED
For applicants that reside within the Del Monte Forest, it is the applicant's responsibility at the	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will,	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector be	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable firepl	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shal	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter us	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addr	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to c	CHECKED

The applicant proceeds at their own risk by pursuing	CHECKED
County of Monterey permits/licenses for a vacat	
To sign this application, please type your name	Josh Ohanian

Custom Tables

Documents

Category	Name	Entity Type	Source	Group
ACA VISIBLE - VR OPERATIONS PLAN	OperationsPlanFillableForm_V1_20260427_123744.pdf	CAP	ADS	VACATION RENTAL
ACA VISIBLE - VR OPERATIONS PLAN	OperationsPlanFillableForm_V1_20260430_151307.pdf	CAP	ADS	VACATION RENTAL
License Documents	VROL_APP_VR250144	CAP	ADS	VACATION RENTAL

Fees

Fee Item	Assessed Amount	Assessed Date	Invoiced Amount	Invoice Number	Balance	Account Code	Allocation	Allo. Type
Document Storage/Scanning	18.62	10/25/2025	18.62	219030	0.00	001-3100-8543-4230-DOC		NONE
General Plan Implementation	96.50	10/25/2025	96.50	219030	0.00	001-3100-8543-4260-GPU		NONE
Technology Fee	72.28	10/25/2025	72.28	219030	0.00	001-3100-8543-4230-TEC		NONE
Vacation Rental Operator's License	965.00	10/25/2025	965.00	219030	0.00	001-3100-8543-4260		NONE
Totals:	**1,152.40**		**1,152.40**		**0.00**			

Payments

Payment Date	Payment Amount	Payment Status	Fee Item	Fee Amount	Tran Amount	Tran Date	Invoice Number	Account Code	Allocation	Allo. Type
10/25/2025	1,152.40	Paid	VROL1	965.00	965.00	10/25/2025	219030	001-3100-8543-4260		NONE
10/25/2025	1,152.40	Paid	TECH	72.28	72.28	10/25/2025	219030	001-3100-8543-4230-TEC		NONE
10/25/2025	1,152.40	Paid	DOC	18.62	18.62	10/25/2025	219030	001-3100-8543-4230-DOC		NONE
10/25/2025	1,152.40	Paid	GPUI	96.50	96.50	10/25/2025	219030	001-3100-8543-4260-GPU		NONE
Totals:				**1,152.40**	**1,152.40**					

Workflow

Workflow Task	Status Date	Task Status	Action By	Assigned To
Application Review and Routing	3/4/2026	Accepted	Stacy Giles	Stacy Giles
Planning Review		Comment	Stacy Giles	Stacy Giles
Health Review		Plan Review Start		Connor Cappi
Fire Review				
Code Enforcement Review				
Completeness Review				
Treasurer/Tax Collector Review				Jaqueline Morales
Compliance				

Inspections

Inspection Type	Scheduled Date	Completed Date	Status	Inspector

Inspection Guidesheets

Inspection Date	Inspection Type	Guidesheet Type

Order	Text	Comment	Status	Visible

Comments

Comment Date	Comment Type	Comment Text

Conditions

Description	Type	Condition Comment	Effective Date	Issued By	Status	Status Date
Approved Land Use Permit	Planning	Approved Land Use Permit	10/25/2025	System Admin	Not Met	10/25/2025

2505 2nd Ave, Carmel, CA 93923

Site and Floor Plan

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Exhibit B

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Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the circumference or area of a circle on the ground
Radius: 500.09 Feet
Area: 782,270.81 Square Feet
Circumference: 3,136.78 Feet
Mouse Navigation
Save
Clear
2505 2nd Ave
17 Mile Dr
Carmel Way
Redondo Real Trail
2nd Ave
Monte Verde St
Lincoln St
Dolores St
3rd Ave
Google Earth

17 Mile Dr
Peascadero Rd
Stevenson School (PK - 8th Grade)
Vista Ave
Dolores St
Bella Kitchen
1st Ave
Wecomber Dr
Little Cloud coffee.CARMEL
Forest Hill Park
2505 2nd Ave
Lincoln St
2nd Ave
Carmel Way
Redondo Real Trail
Monte Verde St
San Carlos St
Camino Del Monte
3rd Ave
Carmel Country Inn
Google Earth
Imagery Date: 9/6/2022 36°33'43.71" N 121°55'39.02" W elev 0 ft eye alt 2147 ft

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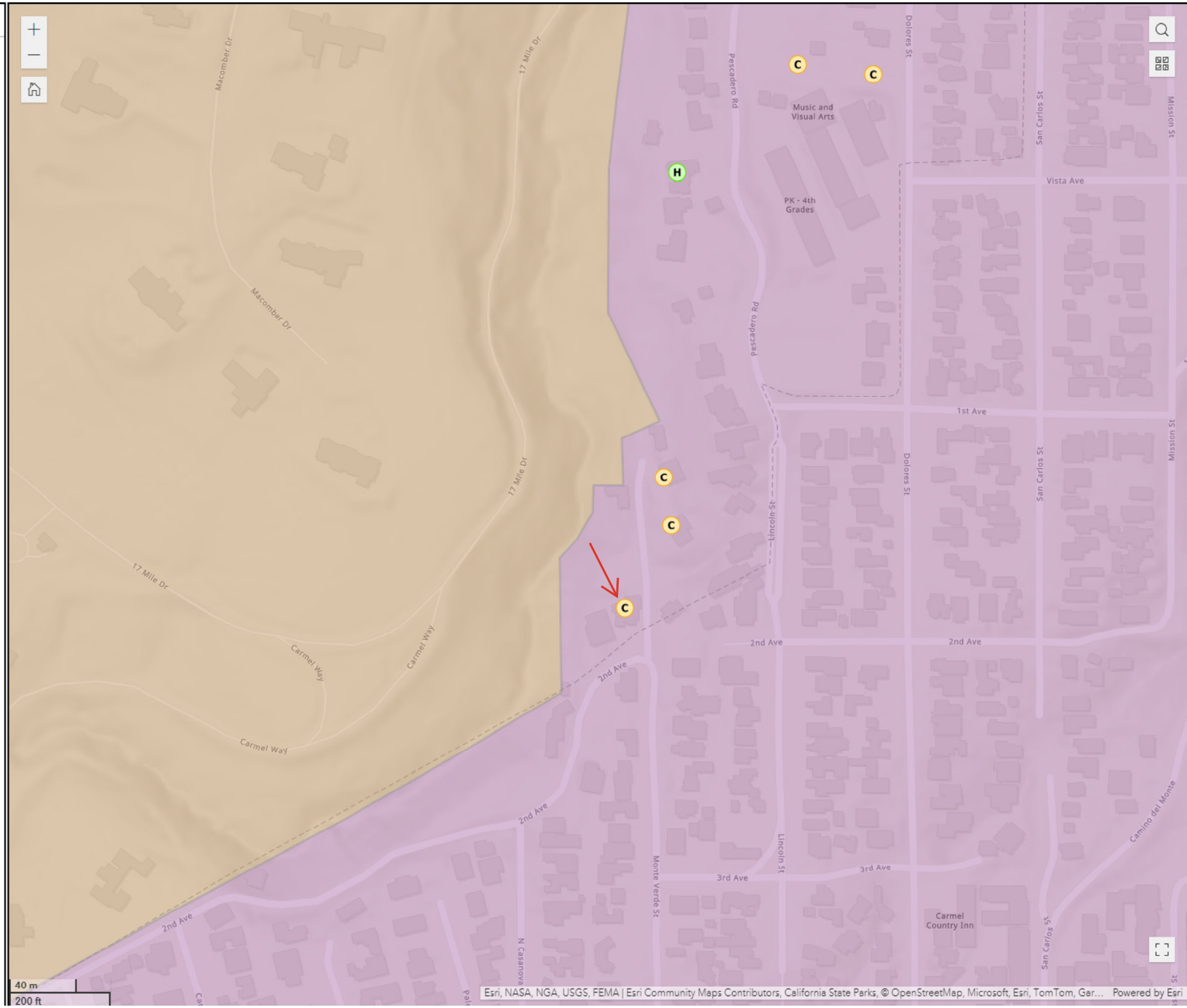
2505 2ND AVE, CARMEL, CA 93923

APNFormat	009122025000
ADDRESS	2505 2ND AVE, CARMEL, CA 93923
Assessors Parcel Number	009122025000
Owner/Operator Email	JOSH@SANCTUARYVACATIONRENTALS.COM
Owner/Operator Name	MARZANO LOUIS DAVID & HEATHER MARIE TRS
Planning Area	Carmel LUP
RECORD STATUS	APPLIED
VR TYPE	Commercial
VR Type/Status	Commercial/Pending
VROL #	VR250144



Vacation Rentals Dashboard

< 171 of 336 >

2505 2ND AVE, CARMEL, CA 93923

APNFormat	009122025000
ADDRESS	2505 2ND AVE, CARMEL, CA 93923
Assessors Parcel Number	009122025000
Owner/Operator Email	JOSH@SANCTUARYVACATIONRENTALS.COM
Owner/Operator Name	MARZANO LOUIS DAVID & HEATHER MARIE TRS
Planning Area	Carmel LUP
RECORD STATUS	APPLIED
VR TYPE	Commercial
VR Type/Status	Commercial/Pending
VROL #	VR250144

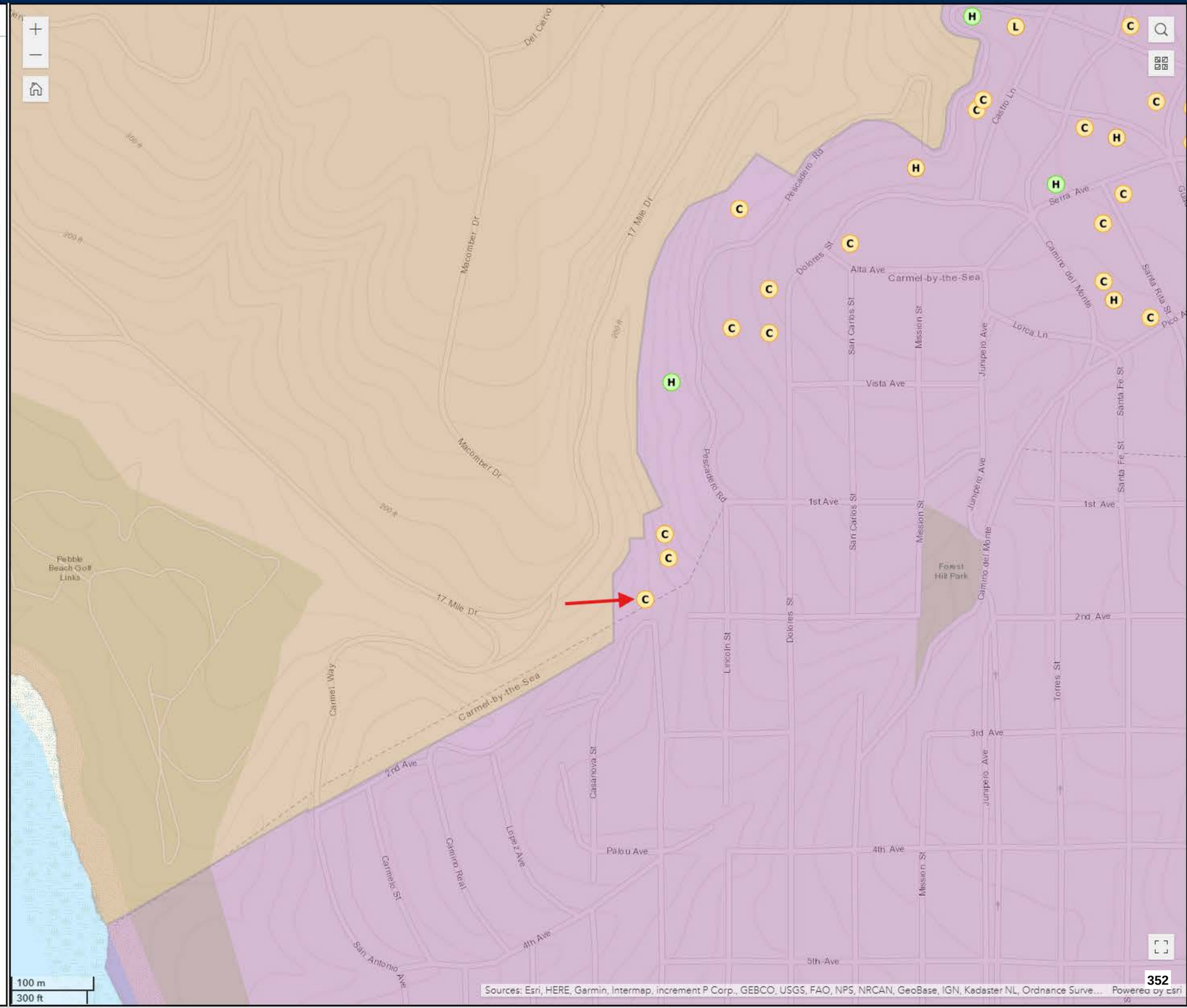


Exhibit C

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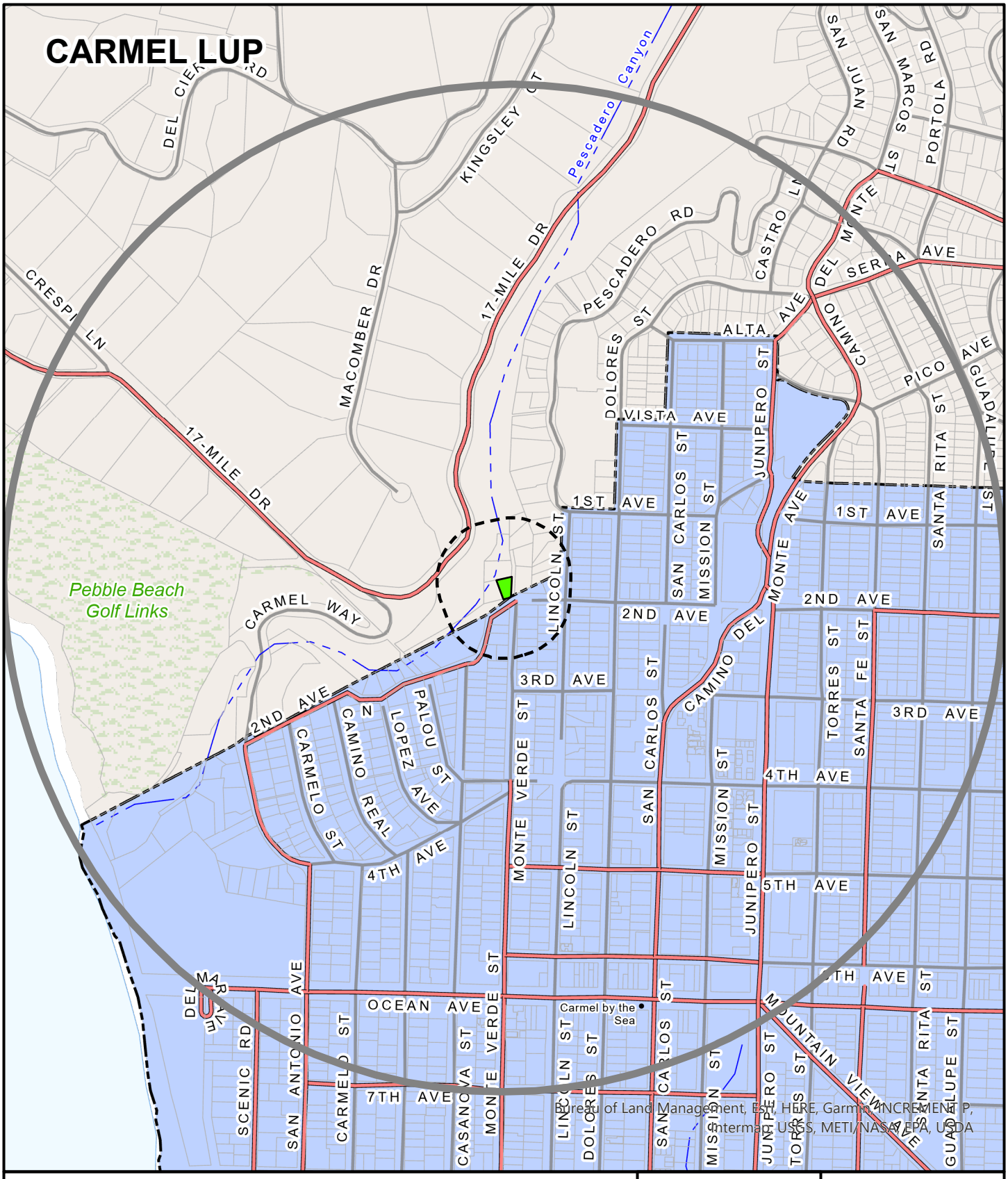

APPLICANT: MARZANO LOUIS DAVID & HEATHER MARIE TRS

APN: 009122025000 **FILE #** PLN260064

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASOI

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Exhibit D

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HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

☐ Have your Vacation Rental Operation Application number ready.

☐ Vacation Rental Address and Unit/Suite/Apt # 2505 2nd Avenue

☐ Total number of bedrooms

☐ Total number of onsite parking spaces (e.g. garage, driveway)

Interior Inspection

☑ Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.

☑ Every sleeping room has a functional smoke alarm.

☑ Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.

☑ All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.

☑ Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.

☑ Other heating equipment is in safe operating condition and placed in an approved location..

☑ There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.

☑ The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

☑ There is no evidence of infestation, garbage, and debris at the site.

☑ The property has active garbage pick-up service.

☑ If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.

☑ Property is in an overall safe and sanitary condition.

☑ Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

☑ Passed

☐ Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

Pillar to Post Home Inspectors

☐ California Contractors State License Board License Classification Type B

☐ California Contractors State License Board License Classification Type B-2

☐ California Contractors State License Board License Classification Type C-47

☐ California Real Estate Inspection Association

☑ American Society of Home Inspectors 523274 - Sebastian Quinones

☐ International Code Council

☐ International Association of Certified Home Inspectors

Please check the relevant certification agency and write your License/Certification number below:

Date: 8/7/2025

Click 'Print' at the top of this page and save as a PDF.