

County of Monterey

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



Meeting Agenda - Final

Thursday, March 12, 2026

9:30 AM

County of Monterey Zoning Administrator

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:

PLEASE NOTE: IF THE ZONING ADMINISTRATOR IS PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE ZONING ADMINISTRATOR.

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:

TENGA EN CUENTA: SI EL ADMINISTRADOR DE ZONIFICACIÓN ESTÁ PRESENTE EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL ADMINISTRADOR DE ZONIFICACIÓN.

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

[https://montereycty.zoom.us/j/927 7145 8150](https://montereycty.zoom.us/j/92771458150)

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 the February 26, 2026, County of Monterey Zoning Administrator Meeting Minutes.

Attachments: [Draft Minutes 02-26-26](#)

9:30 A.M. - SCHEDULED ITEMS

1. PLN240262 - EVERS COURTLAND F TRS
Administrative hearing to consider construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.
Project Location: 148 San Benancio Road, Salinas
Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

2. PLN250346 - BEAVER JEREMY T & WHITNEY 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: 3105 Stevenson Dr, Pebble Beach, CA 93953
Proposed CEQA Action: Find the project Categorical Exempt pursuant to section 15301 of the CEQA Guidelines and find that none of the exceptions to the exemptions listed in section 15300.2 can be made.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Vicinity Map](#)

3. PLN250311 - EDWARDS THOMAS & MANGLONA AMBER
Public hearing to consider 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: 25068 Highway 1, Carmel, 93923
Proposed CEQA action: Find the project Categorical 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](#)

4. PLN250335 - IYER SANTOSH & PUSHPITA
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: 24620 Lower Trail, Carmel
Proposed CEQA Action: Find the project Categorical 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 - Vicinity Map](#)

5. PLN250303 - PINKHAM BONNIE C ET AL

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: 26274 Inspiration Ave, Carmel, CA, 93923

Proposed CEQA Action: Find the project Categorical 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 - Vicinity Map](#)

OTHER MATTERS

ADJOURNMENT



County of Monterey

Item No.A

Board Report

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

Legistar File Number: MIN 26-010

March 12, 2026

Introduced: 3/5/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Minutes

Acceptance of the February 26, 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, February 26, 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 a.m.

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 Melissa McDougal informed the Zoning Administrator that there was correspondence for the following items:

Agenda Item #2 PLN250023, Agenda Item #6 PLN250321, and Agenda Item #7 PLN250366, all of which was received and distributed.

ACCEPTANCE OF MINUTES

- A. Acceptance of the February 12, 2026, County of Monterey Zoning Administrator Meeting Minutes.**

The Zoning Administrator accepted the February 12, 2026, Zoning Administrator Meeting Minutes.

9:30 A.M. - SCHEDULED ITEMS

- 1. PLN240024 - S T C RENEWALS AND SERVICES LTD Public hearing to consider the after-the-fact installation of a 5,000-gallon water tank for the purposes of providing emergency service to fire protection district within 100-feet of an environmentally sensitive habitat area.
Project Location: as adjacent to 37013 Palo Colorado Canyon Road, Carmel, Big Sur Coast Land Use Plan, Coastal Zone
Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2**

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

Public Comment: Brittany Schloss

The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines Section 15301, the permitting of existing facilities, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the after-the-fact installation of a 5,000-gallon water tank for the purpose of providing emergency service to fire protection district; and Coastal Development Permit

to allow development within 100 feet of an environmentally sensitive habitat area. The Zoning Administrator included some non-substantive changes to the resolution.

2. PLN250023 - RONDA RD INVESTMENTS LLC

Public hearing to consider action on a 1,374 square foot addition to an existing 9,930 square foot single family dwelling with an attached garage and associated site improvements; and Reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet.

Project Location: 3950 Ronda Rd, Pebble Beach, CA 93953

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

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

Public Comment: Tony Lombardo

The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines Section 15301; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow a 1,374 square foot addition to an existing 9,390 square foot single family dwelling with an attached garage and associated site improvements; and Coastal Development Permit to allow the reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet. The Zoning Administrator included some non-substantive changes to the resolution.

3. PLN250233 - CRONIN MARY & MATTHEW TRS

Public hearing to consider an after-the-fact Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 25CE00699.

Project Location: 17420 Cachagua Road, Carmel Valley, CA 93924

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

Marlene Garcia, Project Planner, presented the item.

Public Comment: Mary Cronin

The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved an after-the-fact Use 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 and abate Code Enforcement Violation No. 25CE00699. The Zoning Administrator included some

non-substantive changes to the resolution.

4. PLN240095 - RUSSELL CAROL TR

Public hearing to consider action on an after-the-fact Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 21CE00504.

Project Location: 503 Corral de Tierra Rd, Salinas, CA 93908

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and find that none of the exceptions to the exemptions listed in section 15300.2 can be made.

Kyle Benalcazar, Project Planner, presented the item.

Public Comment: Anna Russell

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 an after-the-fact Use Permit for Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 21CE00504. The Zoning Administrator noted that there were inconsistencies between the staff report and the Operations Plan and required a new condition that a final Operations Plan reflect seven overnight guests being allowed, consistently describing the number of bedrooms, and the location of emergency services.

5. PLN240091 - CEGLAR JUSTIN & SARAH TRS

Public hearing to consider action on an after-the-fact Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 21CE00505.

Project Location: 505 Corral de Tierra Rd, Salinas, CA 93908

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and find that none of the exceptions to the exemptions listed in section 15300.2 can be made.

Kyle Benalcazar, Project Planner, presented the item.

Public Comment: Anna Russell

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 an after-the-fact Use 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 to clear Code Enforcement Case 21CE00505. The Zoning Administrator included some non-substantive changes

to the resolution.

6. PLN250321 - CHOUINARD JOSEPH L & LEON CARMEN E TRS

Public hearing to consider action on an after-the-fact Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 22CE00333.

Project Location: 24576 Portola Road, Carmel

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

Jade Mason, Project Planner, presented the item.

Public Comment: Joseph Chouinard, Mary Jane, Susan Jones, Joseph Sennish.

The Zoning Administrator found that the project is Categorical 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 residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 22CE00333. The Zoning Administrator included some non-substantive changes to the resolution.

7. PLN250366 - PUCZYNSKI SHARON TR & COHN CRAIG 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: 24571 Portola Road, Carmel

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

Jade Mason, Project Planner, presented the item.

Public Comment: Sharon Puczynski, Susan Jones

The Zoning Administrator found that the project is Categorical 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 some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:42 a.m



County of Monterey

Item No.1

Board Report

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

Legistar File Number: ZA 26-018

March 12, 2026

Introduced: 3/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240262 - EVERS COURTLAND F TRS

Administrative hearing to consider construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

Project Location: 148 San Benancio Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, 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 Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.
- b. Approve a Design Approval to allow construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Darren Davis

Property Owner: Courtland Evers

APN: 416-261-023-000

Parcel Size: 5.24 acres or 228, 254 square feet

Zoning: LDR/5-D or Low Density Residential, 5 acres per unit density, Design Control overlay

Plan Area: Toro Area Plan

Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution.

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
- Monterey County Regional Fire Protection District

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298
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
- Site Plans, Floor Plans & Elevations
- Colors and Materials
- Inland Design Approval Application Form

Exhibit B - Vicinity Map

Exhibit C - LUAC Minutes, dated March 9, 2026

CC: Front Counter Copy; Toro Land Use Advisory Committee; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M Nickerson, Principal Planner; Courtland Evers, Property Owners; Darren Davis, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240262.



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 26-018

March 12, 2026

Introduced: 3/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240262 - EVERS COURTLAND F TRS

Administrative hearing to consider construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

Project Location: 148 San Benancio Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, 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 Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.
- b. Approve a Design Approval to allow construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Darren Davis

Property Owner: Courtland Evers

APN: 416-261-023-000

Parcel Size: 5.24 acres or 228, 254 square feet

Zoning: LDR/5-D or Low Density Residential, 5 acres per unit density, Design Control overlay

Plan Area: Toro Area Plan

Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution.

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
- Monterey County Regional Fire Protection District

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298
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
- Site Plans, Floor Plans & Elevations
- Colors and Materials
- Inland Design Approval Application Form

Exhibit B - Vicinity Map

Exhibit C - LUAC Minutes, dated March 9, 2026

CC: Front Counter Copy; Toro Land Use Advisory Committee; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M Nickerson, Principal Planner; Courtland Evers, Property Owners; Darren Davis, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240262.

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:

EVERS COURTLAND F TR (PLN240262)

RESOLUTION NO. 26

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Design Approval to allow the construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

[PLN240262] [Courtland Evers], [148 San Benancio, Salinas], [Toro Area Plan] (Assessor's Parcel Number 416-261-023-000)]

The EVERS COURTLAND F TRS application (PLN240262) came on for a public hearing before the Monterey County Zoning Administrator on March 12, 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 PLN240262, located at 148 San Benancio Road, Salinas, Toro Area Plan. (APN: 416-261-023-000), is consistent with the policies of the Monterey County 2010 General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Low Density Residential, with 5 acres per unit density, and Design Control overlay which allows for construction of a single-family dwelling and accessory structures, subject to the granting of a Design Approval pursuant to Chapter 21.44;

WHEREAS, as proposed, the project consists of construction to allow a new two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in Monterey County Code (MCC) Section 21.14.060.C and 2010 General Plan Policy LU-2.2, (see attached plans);

WHEREAS, as proposed, the project includes 394 square feet of development on slopes exceeding 25 percent, and the development on slopes does not exceed ten percent (10%), or 500 square feet of the total development footprint (whichever is less), a Use Permit shall not be required, and therefore is consistent with Open Space Policy 3.5 of the 2010 General Plan;

WHEREAS, the proposed colors and materials consist of light cream board and batten siding with brown roofing materials, and natural redwood decking and guardrails. The 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 Toro Area Plan;

WHEREAS, the proposed project does include the removal of 3 Coast Live Oaks (TRM260056) that are within the building footprint, and is consistent with Title 16 section 16.60.040 for the removal of 3 or less protected trees in a one-year period;

WHEREAS, in accordance with 2010 General Plan Policy and MCC Section 21.66.050, a Phase 1 Archaeological Report (LIB260040) was prepared. The Phase 1 Archaeological Report concluded no cultural or archaeological resources were discovered during field pedestrian survey on or about the project site. Therefore, County standard Condition No. 3 has been added to require construction be halted in the event resources are uncovered at the site, to allow an archaeological evaluate and determine appropriate next measures;

WHEREAS, the subject property (5 acres) is identified as Parcel 1 (Document No. 2018040207) of Volume 36 Page 4 in Record of Survey, recorded April 5, 2022, and is therefore recognized by the County as 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, the project was referred to the Toro Land Use Advisory Committee pursuant to Board of Supervisors adopted LUAC Guidelines, on March 9, 2026. The voting outcome and the LUAC minutes will be provided at hearing in a staff errata;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of single-family dwellings and accessory structures, and as proposed the project includes construction of new two-story single-family dwelling with unfinished basement, and attached two-car garage. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303 and none of the exceptions under CEQA Guidelines Section 15300.2 apply to this project; and

WHEREAS, pursuant to MCC Section 21.80.040.B, the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator and the decision of the Planning Commission 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 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow the construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

PASSED AND ADOPTED this 12th day of March, 2026.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 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.

This page intentionally left blank

County of Monterey HCD Planning

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

PLN240262

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN240262) allows construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway. The property is located at 148 San Benancio (Assessor's Parcel Number 416-261-023-000), Toro 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 416-261-023-000 on March 12, 2026. The permit was granted subject to 7 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.

4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

5. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. Fee schedule can be found here: https://www.tamcmonterey.org/files/53eb01ba3/2025-0701Fee_Implementation_Worksheet.xlsx

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

6. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule. The fee schedule can be found here: <https://www.countyofmonterey.gov/home/showpublisheddocument/138985/638884451861730000>

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

DRAINAGE NOTES (SEE SH. C1 FOR GRADING NOTES)

- Roof drain downspouts shall be installed on all roof gutters, and shall discharge onto concrete splash blocks or pavement, and drain away from structure as noted below, or shall connect to a 4 inch dia solid NDS underground conduit per plan. The conduit shall slope at a 1% gradient minimum and discharge into a cobble energy dissipators shown on plan.
- Area Drains to be connected to closed 4" solid NDS conduit and discharged into a cobble energy dissipator shown on plan. Install distribution boxes as needed.
- Foundation sub drains and retaining wall drains shall be installed on the uphill side of foundations in accordance to plan and details. Drain conduit to be a 4" dia perf. NDS pipe or equal, connected to a 4" dia. solid NDS pipe sloping at a 1% gradient minimum and discharge into cobble dissipators shown on plan.
- All finish grades including patios, and driveways shall be contoured to slope away from proposed structures:
 - Site Grading (CRC 401.3):** Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (pavers, etc.) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building.
- All drainage facilities should be checked and maintained periodically to remove obstructions and assure proper function.
- See sheet #C2-C3 for erosion control and BMP's.
- See sheet #C1 for additional grading and drainage notes and details.

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI

BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3

CONSULTANTS

SOILS ENGINEER, SEPTIC ENGINEER: GRICE ENGINEERING
 SAM GRICE, RCE 66857
 FILE #7278-20.08, DATE: OCT 29, 2020
 561-A BRUNKEN AVENUE
 SALINAS, CA 93901
 831 375-1198

FLOOR AREA:	PROPOSED HOUSE	MAIN FLR	1991 S.F.
		LWR FLR	1371 S.F.
		TOTAL	3362 S.F.
	NEW GARAGE		720 S.F.
SITE COVERAGE:	PROPOSED HOUSE		1991 S.F.
	NEW GARAGE		720 S.F.
	COVERED FRONT PORCH		123 S.F.
	UNCOVERED DECK		386 S.F.
	TOTAL COVERAGE		3220 S.F.
	LOT AREA		5 ACRES = > 2%
DEVELOPMENT ON SLOPES EXCEEDING 25%			
	DEVELOPMENT ON SLOPES EXCEEDING 25%		496 S.F.
	FOOTPRINT OF DEVELOPED AREA		
	HOUSE & GARAGE		2711 S.F.
	PORCH & DRIVEWAY		1793 S.F.
	TOTAL		4504 S.F.
	RATIO 496 / 4505 = 11%		

- NOTES:**
- ✕ DENOTES TREES REMOVED: 6", 7", 9" COASTAL LIVE OAKS - SEPARATE PERMIT
 - ⊕ DENOTES DARK SKY EXTERIOR LIGHTS ON MOTION SENSORS

FIRE SAFETY FUEL MANAGEMENT PLAN

"GREEN ZONE": Grassland within 30 feet of house and deck shall be mowed at least once annually in late spring, or more as needed to control fuel hazard.

- All annual grassland should be mowed in late spring to a minimum height of 4 inches during the summer.
- To promote native perennial grasses and wildflower stands which are less flammable, it is best to avoid mowing more frequently than 60 days. Ideal mowing time is shortly after they have set seed.

Flammable shrubs within 30 feet of house and deck shall be removed.

"MANAGEMENT ZONE": Grassland 30 feet to 100 feet from house and deck shall be mowed as follows:

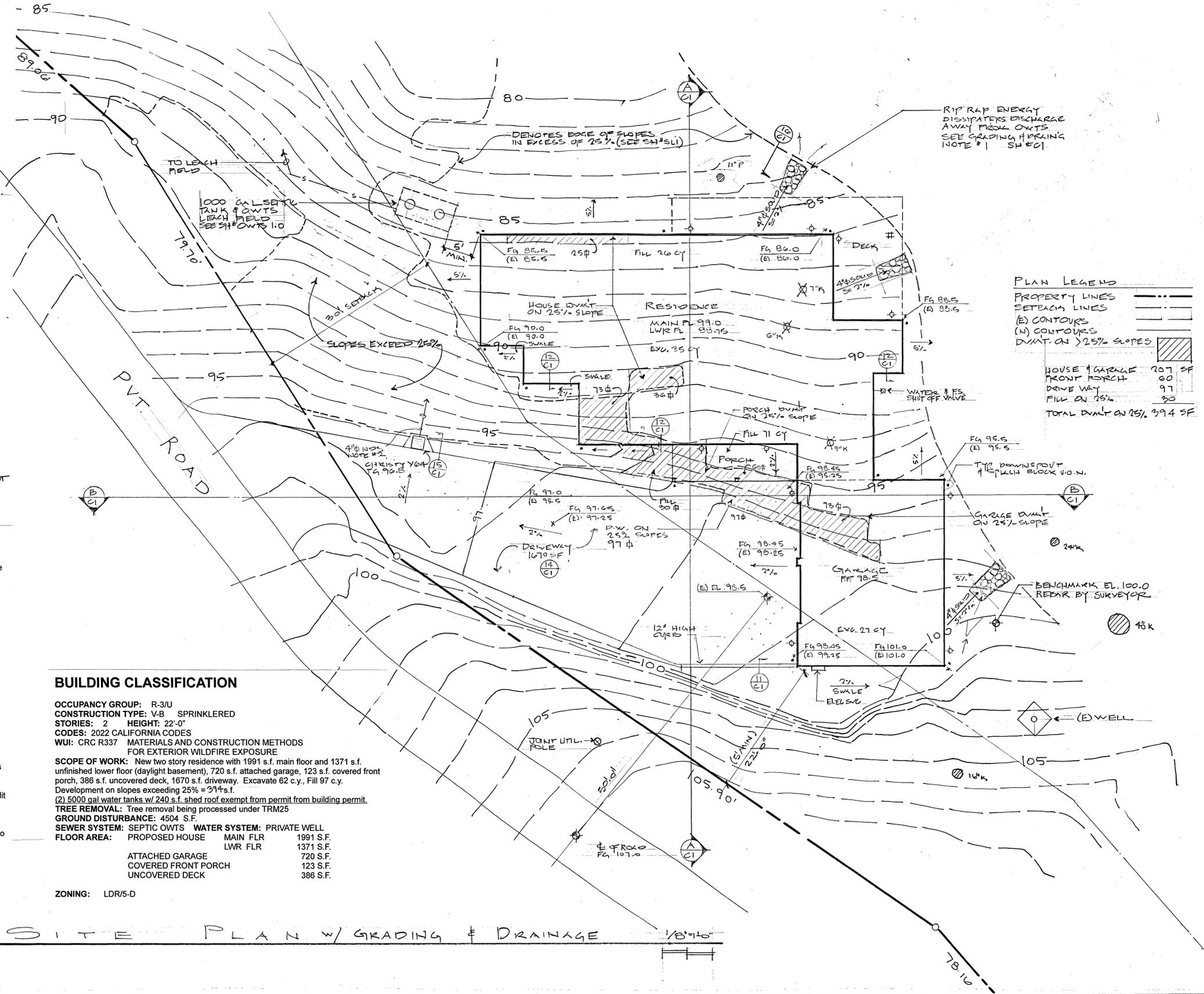
- All grass growing under trees, out to 6 feet beyond the driplines of the trees, should be mowed in early summer to a height of four inches.
- Within 30-100 feet of structures away from trees need not be mowed unless determined by owner or fire marshal.

"TREE PRUNING" Coastal Live Oak Trees within 100 feet of house and deck shall be pruned or maintained to reduce fire hazards as follows:

- All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
- Dead limbs less than 8 feet in height shall be removed.
- Healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to 8 feet above understory plants.
- Tree Service Co. shall determine additional pruning or trimming during maintenance.

Note: Fuel Management requirements are limited to project site within the property lines. No fuel management work is required outside project property lines.

"EMERGENCY VEHICLE ACCESS" Existing private roadway from San Benancio Rd., and proposed chip & seal driveway designed accommodate fire apparatus in accordance with Monterey County Fire Marshal.



PLAN LEGEND

---	PROPERTY LINES
---	SEPARATION LINES
---	(E) CONTOURS
---	(N) CONTOURS
---	DWMT ON >25% SLOPES

HOUSE & GARAGE 207 SF
 FRONT PORCH 60
 DRIVEWAY 97
 DECK 386
TOTAL DWMT ON 25% 394 SF

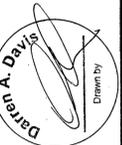
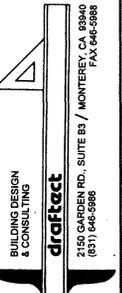
BUILDING CLASSIFICATION

OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B SPRINKLERED
STORIES: 2 **HEIGHT:** 22'-0"
CODES: 2022 CALIFORNIA CODES
WUI: CRC R337 MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE
SCOPE OF WORK: New two story residence with 1991 s.f. main floor and 1371 s.f. unfinished lower floor (daylight basement), 720 s.f. attached garage, 123 s.f. covered front porch, 386 s.f. uncovered deck, 1670 s.f. driveway. Excavate 62 c.y., Fill 97 c.y. Development on slopes exceeding 25% = 314 s.f.
 (2) 5000 gal water tanks w/ 240 s.f. shed roof exempt from permit from building permit.
TREE REMOVAL: Tree removal being processed under TRM25
GROUND DISTURBANCE: 4504 S.F.
SEWER SYSTEM: SEPTIC OWTS **WATER SYSTEM:** PRIVATE WELL
FLOOR AREA: PROPOSED HOUSE MAIN FLR 1991 S.F.
 LWR FLR 1371 S.F.
 ATTACHED GARAGE 720 S.F.
 COVERED FRONT PORCH 123 S.F.
 UNCOVERED DECK 386 S.F.

ZONING: LDR/S-D

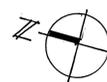
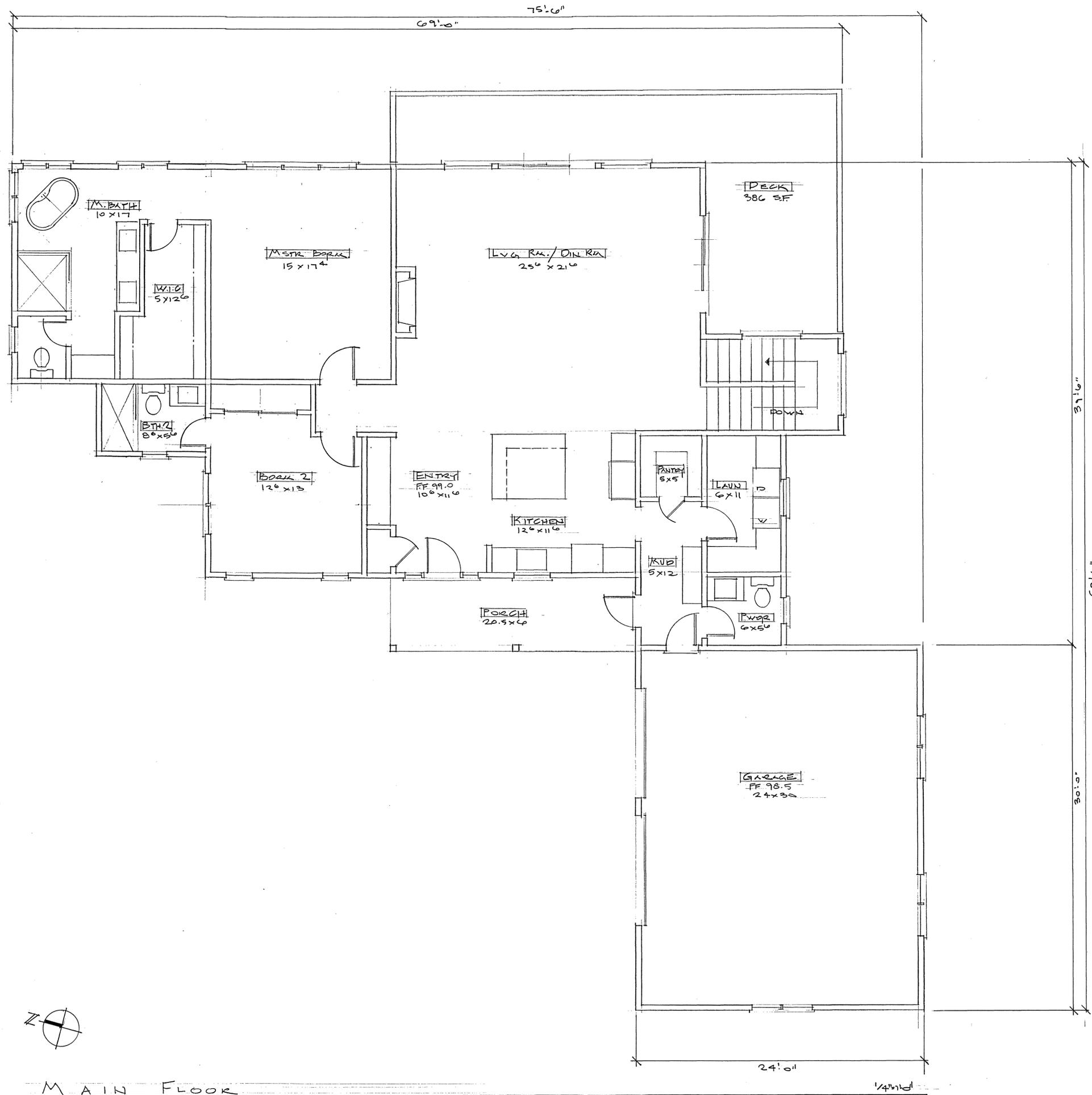
SITE PLAN W/ GRADING & DRAINAGE

REVISIONS	BY
10-10-25	D
10-29-25	D
11-8-25	D
12-3-25	D
12-22-25	D
1-7-26	D
2-22-26	D



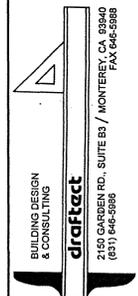
EVERS RESIDENCE
 148 SAN BENANCIO ROAD
 SALINAS, CALIFORNIA 93908
 APN: 416-261-023-000 PH: 831 601-6675

Date	10-6-25
Scale	
Drawn	
Job	33-2025
Sheet	A2
Of	Sheets



MAIN FLOOR

REVISIONS	BY
10-29-25	0
11-8-25	0



EVERS RESIDENCE
 148 SAN BENANCIO ROAD
 SALINAS, CALIFORNIA 93908
 APN: 416-261-023-000 PH: 831 601-6675

Date 10-10-25

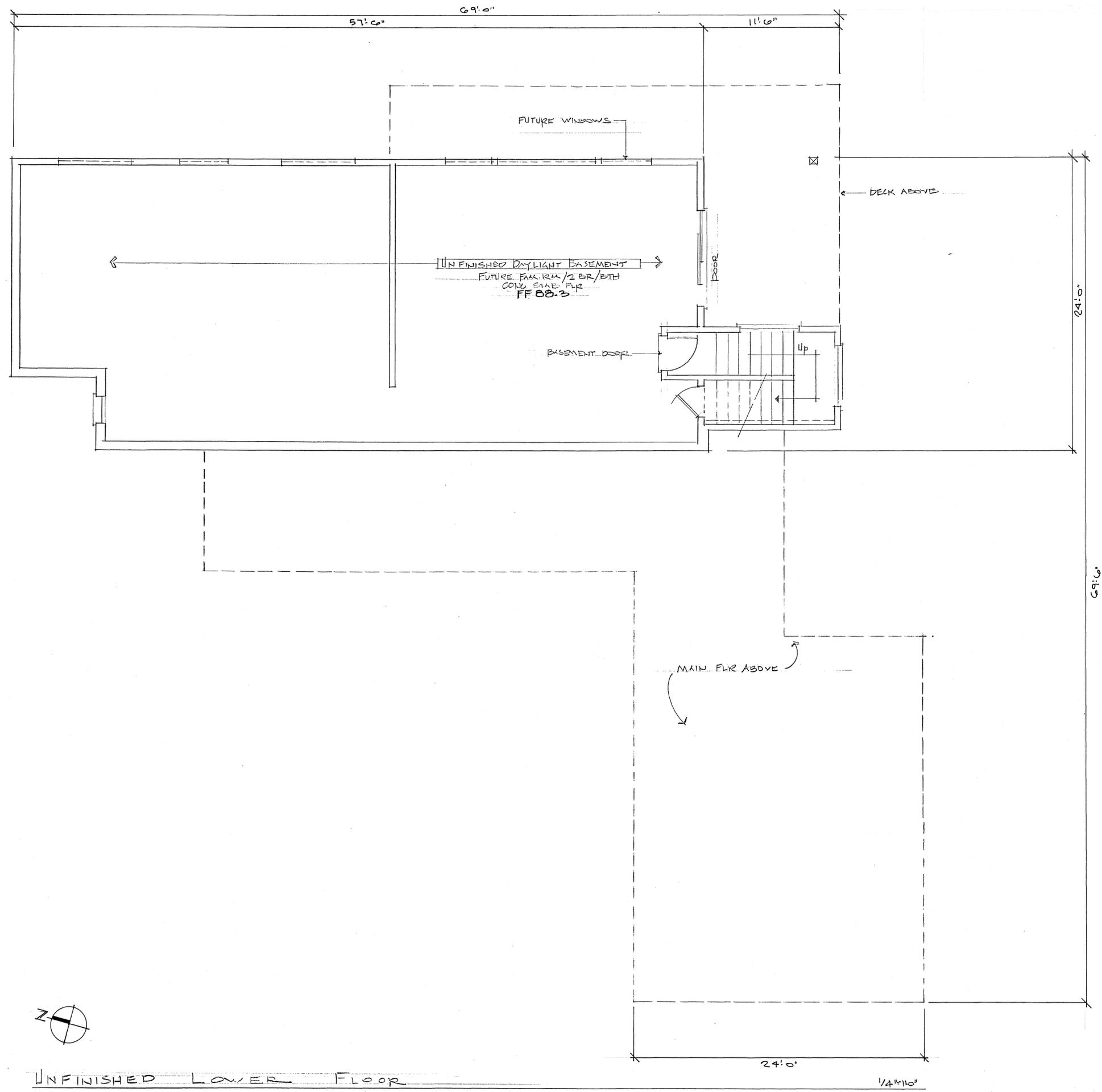
Scale

Drawn

Job 23-2025

Sheet

Of 3 Sheets

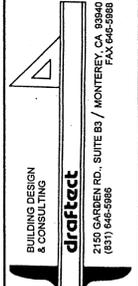


UNFINISHED LOWER FLOOR

24'-0"

1/4"=1'-0"

REVISIONS	BY



EVERS RESIDENCE
 148 SAN BENANCIO ROAD
 SALINAS, CALIFORNIA 93908
 APN: 416-261-023-000 PH: 831 601-6675

Date 11-8-25

Scale

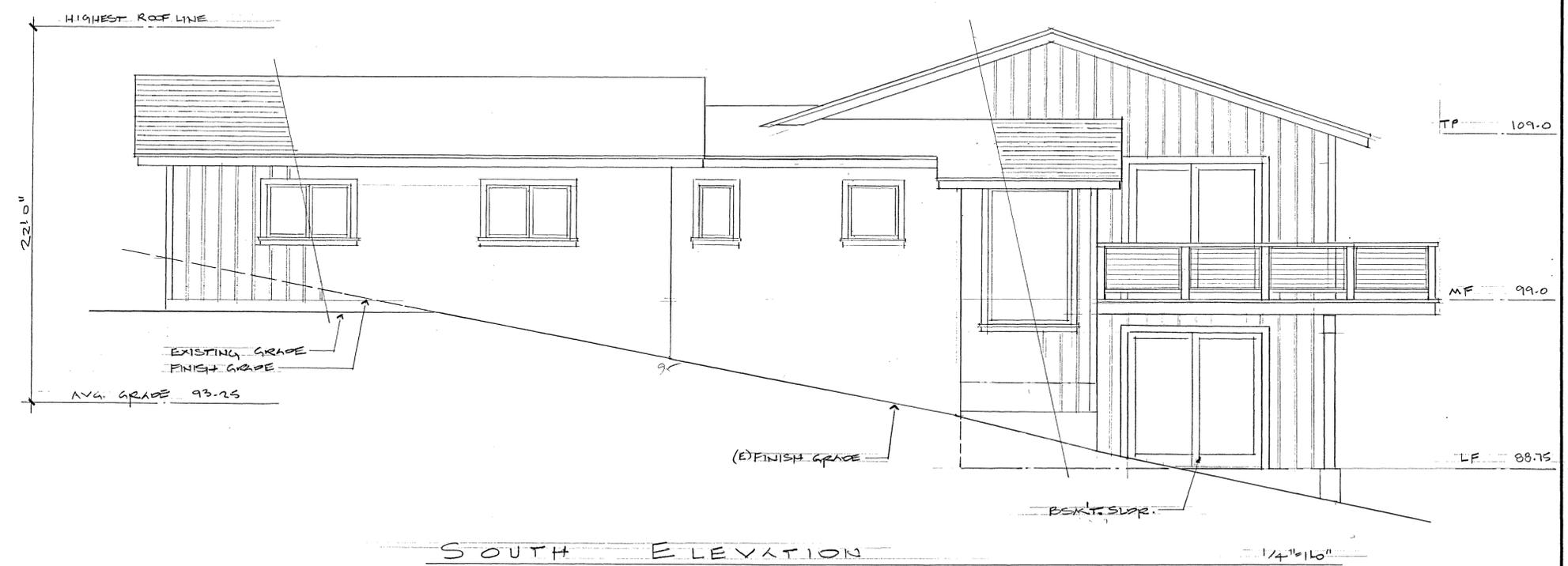
Drawn

Job 33-2025

Sheet

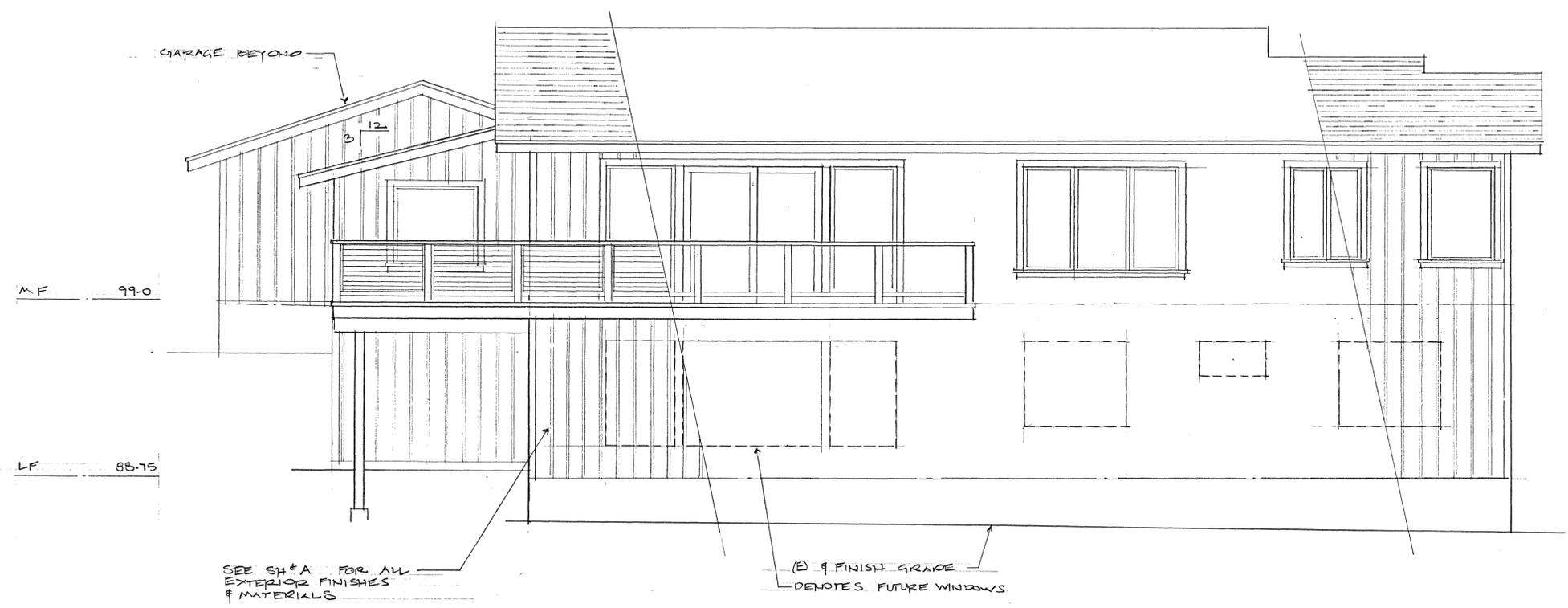
Of 33 Sheets

REVISIONS	BY
11-8-25	0



SOUTH ELEVATION

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI
 BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3
 SEE SHEET FOR SUMMARY AND SCHEMATIC OF EXTERIOR MATERIAL REQUIREMENTS



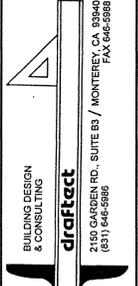
EAST ELEVATION

BUILDING DESIGN & CONSULTING
draft
 2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940
 (831) 646-5988 FAX 646-5988

EVERS RESIDENCE
 148 SAN BENANCIO ROAD
 SALINAS, CALIFORNIA 93908
 APN: 416-261-023-000 PH: 831 601-6675

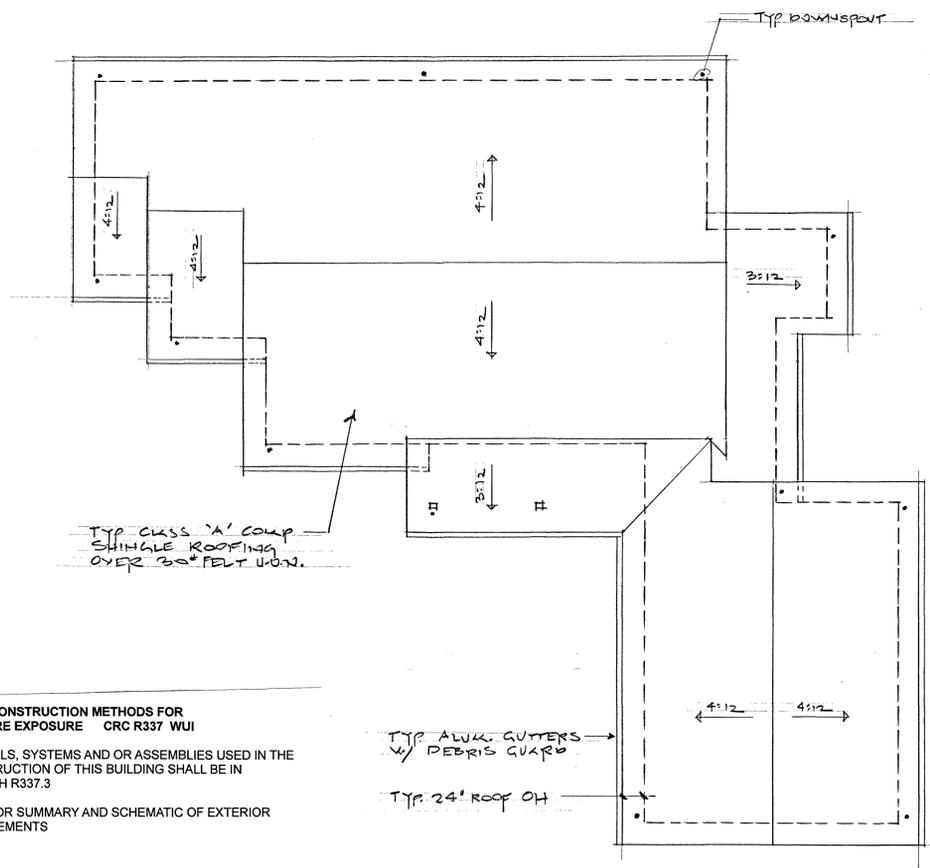
Date 10-29-25
 Scale
 Drawn
 Job 33-2025
 Sheet
 Of 35

REVISIONS	BY
11-8-25	0



EVERS RESIDENCE
 148 SAN BENANCIO ROAD
 SALINAS, CALIFORNIA 93908
 APN: 416-261-023-000 PH: 831 601-6675

Date	10-29-25
Scale	
Drawn	
Job	23-2025
Sheet	A7
Of	Sheets



MATERIALS AND CONSTRUCTION METHODS FOR
 EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI

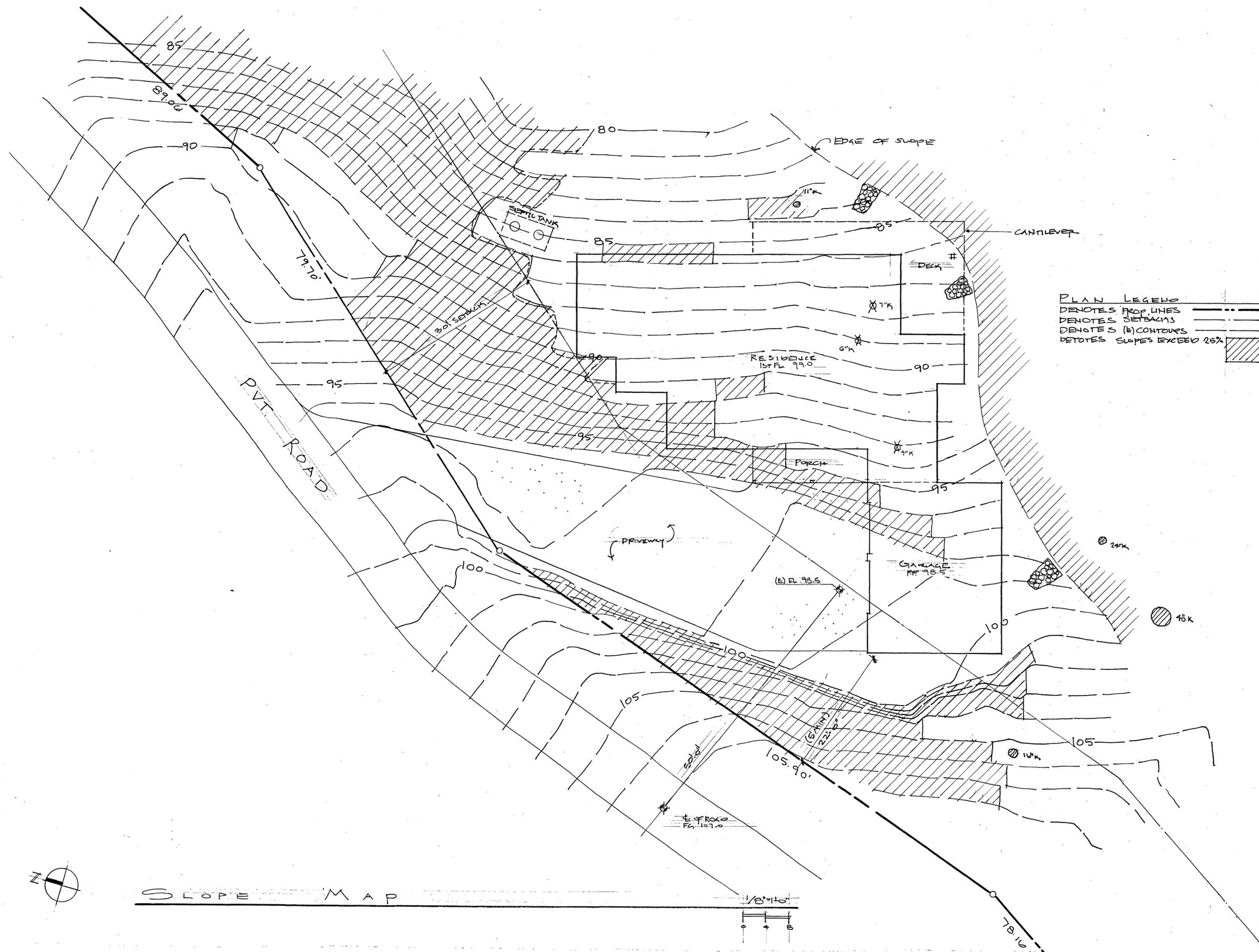
BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE
 EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN
 ACCORDANCE WITH R337.3

SEE SHEET FOR SUMMARY AND SCHEMATIC OF EXTERIOR
 MATERIAL REQUIREMENTS

ROOF PLAN 1/8"=1'-0"

REVISIONS	BY
10-10-25	B
10-29-25	B
11-8-25	B
2-22-26	B

REGISTERED PROFESSIONAL ENGINEER
 & CONSULTANT
draftcraft
 2500 CARIBBEAN RD., SUITE 103 / MONTEREY, CA 93940
 (831) 349-9988



PLAN LEGEND
 DENOTES PROP. LINES
 DENOTES SETBACKS
 DENOTES (E) CONTOURS
 DENOTES SLOPES EXCEED 25%

EVERS RESIDENCE
148 SAN BENANCIO ROAD
SALINAS, CALIFORNIA 93908
APN: 416-261-023-000 PH: 831 601-6675

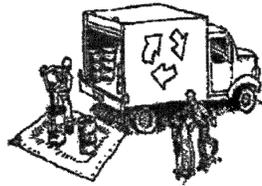
Date	10-6-25
Scale	
Drawn	
Job	33-2025
Sheet	1
Of	37

S L O P E M A P
 1/8" = 1'-0"



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled.
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



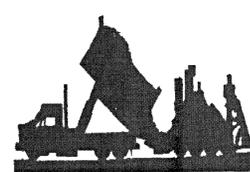
EARTHWORK & CONTAMINATED SOILS

Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

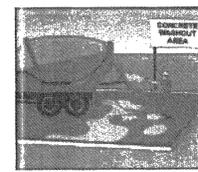


PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.



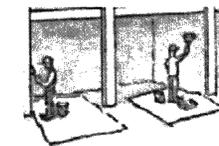
CONCRETE, GROUT & MORTAR APPLICATION

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

To Report a Spill: Call 911 or (831) 394-6811

If you see paint, cement, motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

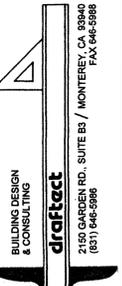
Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea:	(831) 620-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 648-5722
City of Sand City:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4800

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

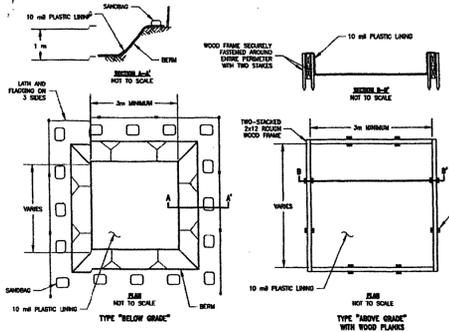
STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

REVISIONS	BY



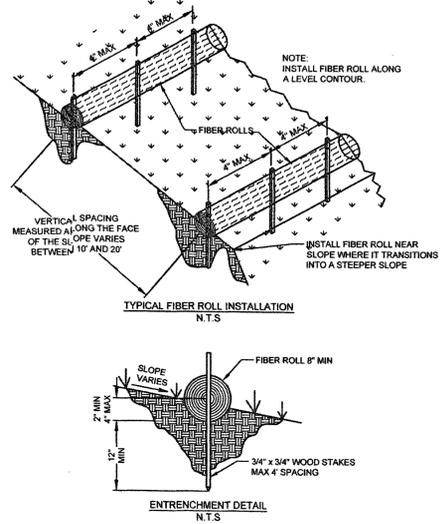
EVERS RESIDENCE
148 SAN BENANCIO ROAD
SALINAS, CALIFORNIA 93908
APN: 416-261-023-000 PH: 831 601-6675

Date	11.20.25
Scale	
Drawn	
Job	33-2025
Sheet	
Of	2 Sheets



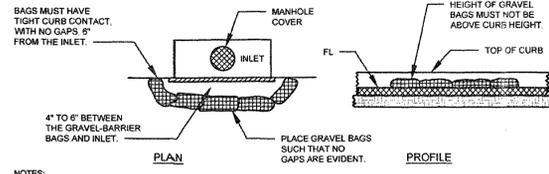
CONCRETE WASTE MANAGEMENT WM-8

5



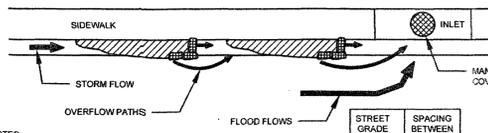
FIBER ROLLS

NTS



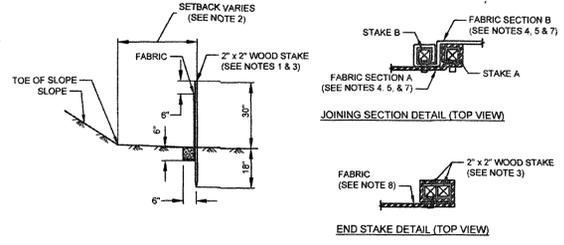
DRAIN INLET BARRIER

NTS



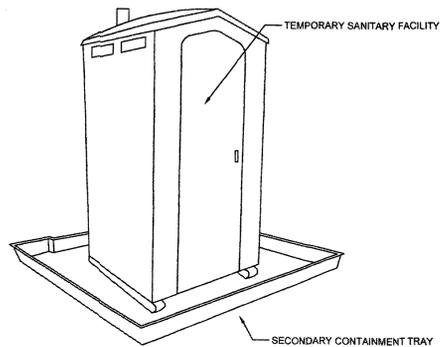
CURB AND GUTTER CONTAINMENT

NTS



SILT FENCE

NTS

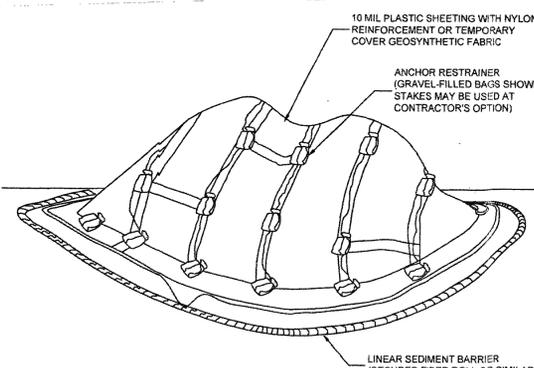


STORAGE AND DISPOSAL PROCEDURES

- TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
- WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
- TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
- ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

SANITARY WASTE MANAGEMENT

NTS



- NOTES:**
- ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
 - STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
 - NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
 - PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
 - DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

TEMPORARY COVER ON STOCKPILE

NTS

7

HCD - ENVIRONMENTAL SERVICES NOTES

- All or part of the construction of this project is expected to occur during the winter season (October 15th through April 15th) ? YES / NO
- All grading shall conform to the Monterey County Grading Ordinance #2535, Erosion Control Ordinance #2806, and California Building Code.
- It shall be the responsibility of the owner and the permittee to ensure that erosion does not occur from an activity during or after project construction. Additional measures, beyond those specified, may be required as deemed necessary to control accelerated erosion (MCC 16.12.100).
- Temporary erosion control to be installed between October 15 and April 15.
- Vegetation removal between October 15 and April 15 shall not precede subsequent grading or construction by more than 15 days. During this period, erosion and sediment control measures shall be in place at the end of each working day.
- During construction the applicant shall schedule an inspection with HCD-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.
- Dust from grading operations must be controlled. The owner or contractor may be required to keep adequate equipment on the grading site to prevent dust problems.
- The Director of Building Inspection (Building Official) shall stop operations during periods of inclement weather if he or she determines that erosion problems are not being controlled adequately.
- Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with HCD-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading and erosion control regulations.

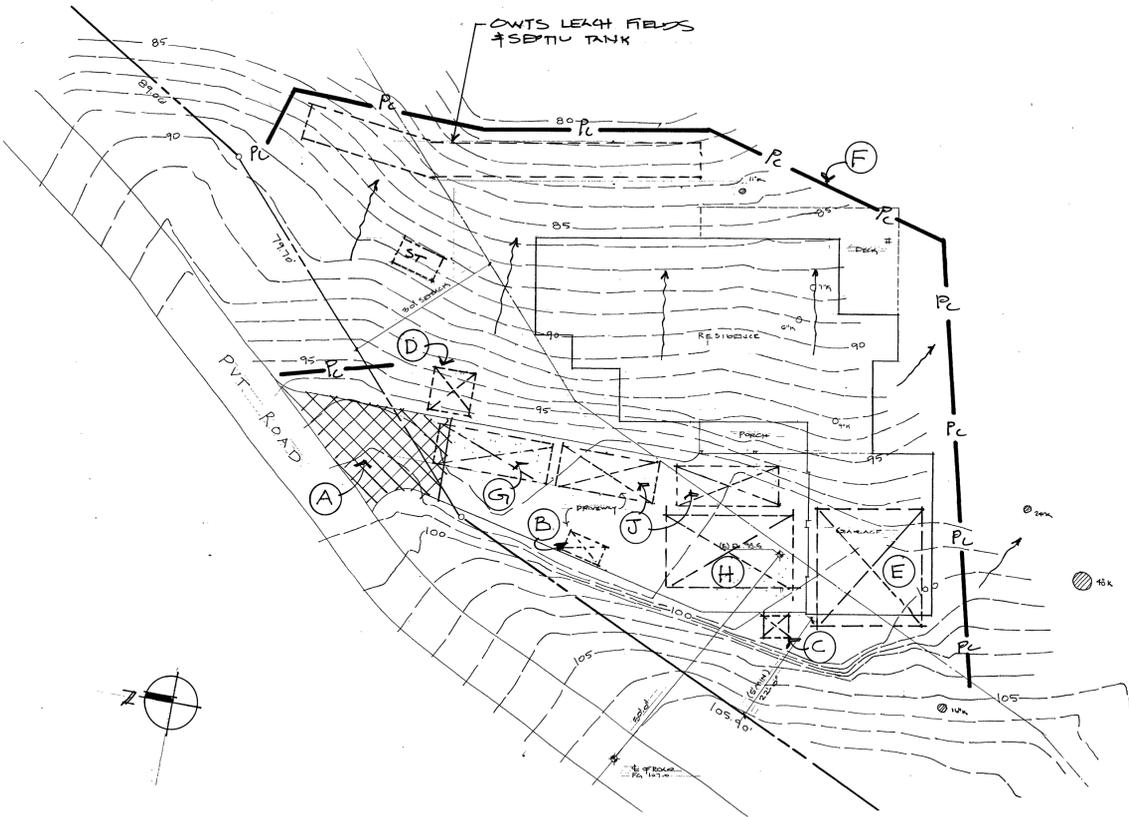
Prior to Building Final:

- Prior to final inspection, the owner/applicant shall schedule and inspection with HCD-Environmental Services to conduct a Final Grading Inspection, collect Final Geotechnical Letter of Conformance, ensure that all disturbed areas have been stabilized and that all temporary erosion and sediment control measures that are no longer needed have been removed.

Erosion Control Legend

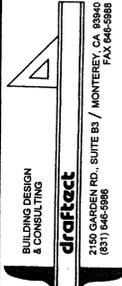
- (A) **Tracking Control:** Prevent tracking dirt offsite. Use gravel and corrugated steel plates or equal to provide a stabilized entrance and exit for vehicles. Clean plates regularly and replace gravel when no longer effective. Maintain dust control and implement street sweeping and vacuuming as needed.
- (B) **Solid Waste Management:** 3 c.y. container with lid
- (C) **Sanitary/Septic Waste Management:** Portable Bathroom w/ containment underneath (WM-9)
- (D) **Concrete Washout (WM-8)**
- (E) **Stockpile Management -** Fiber rolls or gravel bags around with visqueen cover and gravel bags on top to secure visqueen (WM-3).
- (F) **Perimeter Control:** Fiber Rolls or Silt Fencing
- (G) **Earth moving Equipment w/ containment underneath**
- (H) **Material Delivery and Storage, cover when not in use (WM-1)**
- (J) **Crew Parking**

Notes: 1) Earth moving equipment, trailers, and pickup trucks may be parked on shoulder of private easement road as long as 12' clear right-of-way is provided for through traffic to neighboring houses. No parking on public roads. 2) See sheet C1 for BMP's



EROSION CONTROL PLAN

REVISIONS	BY



EVERS RESIDENCE
148 SAN BENANCIO ROAD
SALINAS, CALIFORNIA 93908
APN: 416-261-023-000 PH: 831 601-6675

Date	11-2-25
Scale	
Drawn	
Job	33-2025
Sheet	
Of	

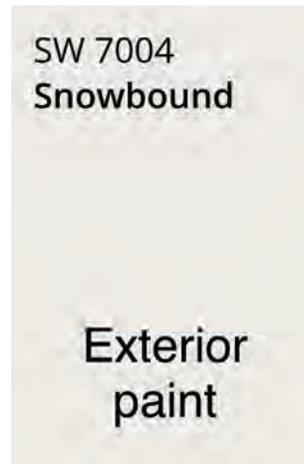
Project: Evers Residence
148 San Benancio Road
Salinas, CA

Colors and Materials

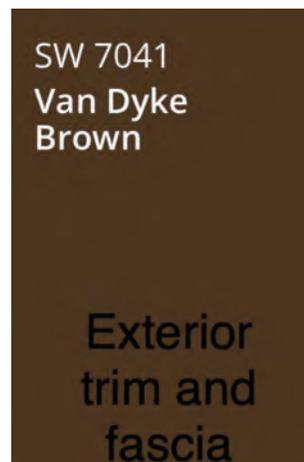
Roofing: GAF Class "A" Comp Shingles
Color: Barkwood



Body: Sherwin-Williams
#SW704 Snowbound



Trim: Sherwin-Williams
#SW 7041 Van Dyke Brown

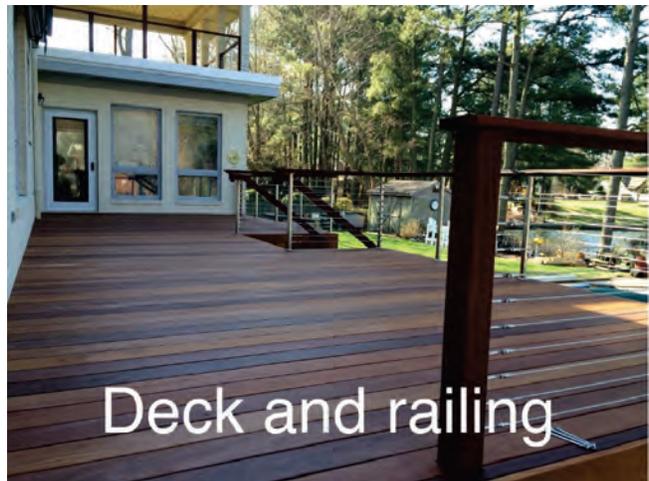


Siding: Hardie Panel Board & Batt
Ignition Resistant Fiber
Cement Siding & Batts



Decking & Guardrail:
Decking - Trex Ignition Resistant
Redwood Color

Guard – Redwood Posts and
Top Rail, stainless steel cables



City Streets 10" Wide Sand Coal Black
Modern LED Outdoor Wall Light



Technical Specifications

Height	7.50 inches
Width	10.00 inches
Weight	1.19 pounds
Max Wattage	8 watts
#of Bulbs	1

Dark Sky listed down light

This page intentionally left blank



**MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT**

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES
1441 Schilling Place, South 2nd Floor (831)755-5025
Salinas, California 93901-4527 www.co.monterey.ca.us

INLAND DESIGN APPROVAL APPLICATION FORM

ASSESSOR'S PARCEL NUMBER: 416-261-023-000

PROJECT ADDRESS: 148 San Benancio Road

PROPERTY OWNER: Courtland Evers Telephone: 831 601-6678
Address: POBox 1749 Fax: _____
City/State/Zip: Monterey, CA 93942 Email: courtlandevers@gmail.com

APPLICANT: Darren Davis Telephone: 831 646-5986
Address: 2150 Garden Road, B3 Fax: _____
City/State/Zip: Monterey, CA 93940 Email: darren@draftect.com

AGENT: same as applicant Telephone: _____
Address: _____ Fax: _____
City/State/Zip: _____ Email: _____

Mail Notices to: Owner Applicant Agent
(Check only one)

PROJECT DESCRIPTION: New 2 story SFD w/ 1991 s.f. main floor, 13711 s.f. unfinished lower floor, 720 sf. Attached garage, 123 s.f. covered front porch, 386 s.f. deck, 1670 s.f. driveway, dvm't on 25% slopes 496 s.f. (11% of development), 2-5000 gal water tanks q/ 240 s.f. shed roof. Cut 62 c.y., Fill 97 c.y.

MATERIALS TO BE USED: Hardie Panel Board and Batt siding, Trex decking, Stainless Steel cable guardrail, Alum Clad windows.

COLORS TO BE USED: Roof: GAF Barkwood, Body: Sherwin Williams #SW704 Snowbound, Trim, Fascia, Windows: Sherwin Williams #SW7041 Van Dyke Brown, Deck: Redwood Trex

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by Onsite Wastewater Treatment System (OWTS), the Environmental Health Bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent Design Approval application and additional fees.

PROPERTY OWNER/AGENT SIGNATURE: [Signature] DATE: 9-3-2024
REV. 12-3-2025

FOR DEPARTMENT USE ONLY

ZONING: _____ AREA PLAN: _____
ADVISORY COMMITTEE: _____ RELATED PERMITS: _____
PLANNER: _____
WITHIN ARCH BUFFER ZONE? YES NO ON SEPTIC SYSTEM (OWTS)? YES NO
LEGAL LOT: _____ YES NO DOES THIS CORRECT A VIOLATION? YES NO

FINDINGS:
 The project is consistent with the 2010 General Plan, the applicable Area Plan, and meets the regulations in Title 21 (Zoning Ordinance-Inland); and
 The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property because: _____

DECISION: OVER-THE-COUNTER ADMINISTRATIVE
ACTION: APPROVED DENIED
CONDITIONS: ATTACHED NONE
APPROVED BY: _____ DATE: _____
COPY TO APPLICANT: IN PERSON OR MAILED DATE: _____

General Plan Policy Consistency Checklist For Design Approvals (Inland Only) To Be Completed By Applicants

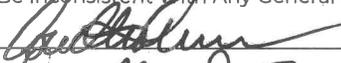
PLN 240262

Land Use Designation: <div style="text-align: center; font-size: 1.2em; font-weight: bold;">LDR/5-D</div>	AD#: 416-261-023-000	Planning Number: <div style="text-align: center; font-size: 1.2em; font-weight: bold;">DA240218</div>
Area Plan: <input type="checkbox"/> Cachagua Area Plan <input type="checkbox"/> Carmel Valley Master Plan <input type="checkbox"/> Central Salinas Valley Area Plan <input type="checkbox"/> Fort Ord Master Plan <input type="checkbox"/> Greater Monterey Peninsula Area Plan <input type="checkbox"/> Greater Salinas Area Plan <input type="checkbox"/> North County Area Plan <input type="checkbox"/> South County Area Plan <input checked="" type="checkbox"/> Toro Area Plan <input type="checkbox"/> Agriculture & Winery Corridor Plan	Project Description: New 2 story SFD w/ 1991 s.f. main floor, 13711 s.f. unfinished lower floor, 720 sf. Attached garage, 123 s.f. covered front porch, 386 s.f. deck, 1670 s.f. driveway, dvm't on 25% slopes 496 s.f. (11% of development), 2- 5000 gal water tanks q/ 240 s.f. shed roof. Cut 62 c.y., Fill 97 c.y.	

Please Answer Each Question Based On The Description Of The Project (See Back Of Questionnaire For Policy References)	
	*The Project Is For: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Public Or Quasi-Public <input type="checkbox"/> Industrial Use
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project Proposes A Cell-Site, Telecom (Digital) Communication Facility/Site?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The Project Includes The Construction Of A New Structure?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project Includes The Enlarging, Altering, Repairing, Moving, Improving, Or Removing Of Existing Structures? If "Yes", Describe _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project Includes Demolition Work? If "Yes", Describe _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project Includes The Use Of Roofing Materials That Are Different In Type and/or Color From The Original Materials?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project Includes Replacement and/or Repair Of (50%) Or More Of The Exterior Walls Of A Structure?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project Includes Historical Structure Or A Structure More Than Fifty (50) Years Old?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project Includes An Accessory Structure(S)? If "Yes", Describe: _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project Includes The Placement Of A Manufactured Home, Mobile Home, Modular Or Prefabricated Unit? <input type="checkbox"/> Private Property <input type="checkbox"/> Park Installation _____ (Mobile Home Park)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project Includes Retaining Walls?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project Involves New, Change Or Modifications To Existing Utilities and/or Power Lines?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project Is Change Or Modification To An Approved Application.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does The Project Propose A Lot Line Adjustment Or Subdivision?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does The Project Include Subdivision Creating Five Or More Lots, Or New Commercial/Industrial Use That Creates Intensity Equal To Or Greater Than Five Residences?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is The Project Located Near An Incorporated Area (City)?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is The Project Located Within A Community Area Or Rural Center?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is The Project Located Within ¼ Mile Of A Public Airport?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is This The First Residence On A Property?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does The Project Propose A Secondary Unit?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would Native Vegetation Be Removed With This Project?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would Proposed Development Occur Within 100 Feet A Creek/Drainage (Including Seasonal) Or River? SEPARATE PERMIT
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does The Project Propose Any Tree Removal? If "Yes" Type _____ Size _____ Number _____
<input type="checkbox"/> Yes <input type="checkbox"/> No	Project Includes Grading, Dirt Importation, Dirt Removal, And/or Drainage Changes.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Would The Project Be Connected To An Existing Well Or Private Water System?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project Includes Constructing, Enlarging, Altering, Repairing, Moving, Improving Or Removing A Well.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project Is Associated With A New Or Improvements To A Water System. _____ Water System _____ Number of Connections
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Does The Project Include A New Individual Or Existing Wastewater System (E.G. Septic)?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The Project Includes Constructing, Enlarging, Altering, Repairing, Moving, Improving Or Removing A Septic Tank/System?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does The Project Propose Development On Slopes Over 25%?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is The Project 50 Feet From A Bluff?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Project Is Located Within 100 Feet Of Seasonal Or Permanent Drainage, Lake, Marsh, Ocean, Pond, Slough, Stream, Wetlands. If "Yes", Describe _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does The Project Include Cultivation Of Land That Is Currently Not Cultivated?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does The Project Propose Non-Agricultural Uses Adjacent To Agricultural Uses?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is The Project Located Within The Winery Corridor?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Would Any Portion Of The Proposed Development Be Visible From A Public Road, Designated Vista Point, Or Public Park? If Yes, Is It Located On A Slope Or Near The Top Of A Hill? Yes _____ No _____

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does The Project Propose Or Require Affordable Housing?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does The Project Require A General Plan Amendment?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is The Project Located Within A Special Treatment Area?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is The Project Located Within A Study Area?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project Involves Or Includes An Existing Or Proposed Trail Or Easement.

I, The Undersigned, Have Authority To Submit Application For A Permit On The Subject Property. I Have Completed This Questionnaire Accurately Based On The Proposed Project Description. It Is My Interpretation That The Project Is Consistent With The 2010 Monterey County General Plan. I Understand That Monterey County May Require Project Changes Or Some Other Permit/Entitlement If The Project Is Found To Be Inconsistent With Any General Plan Policy.

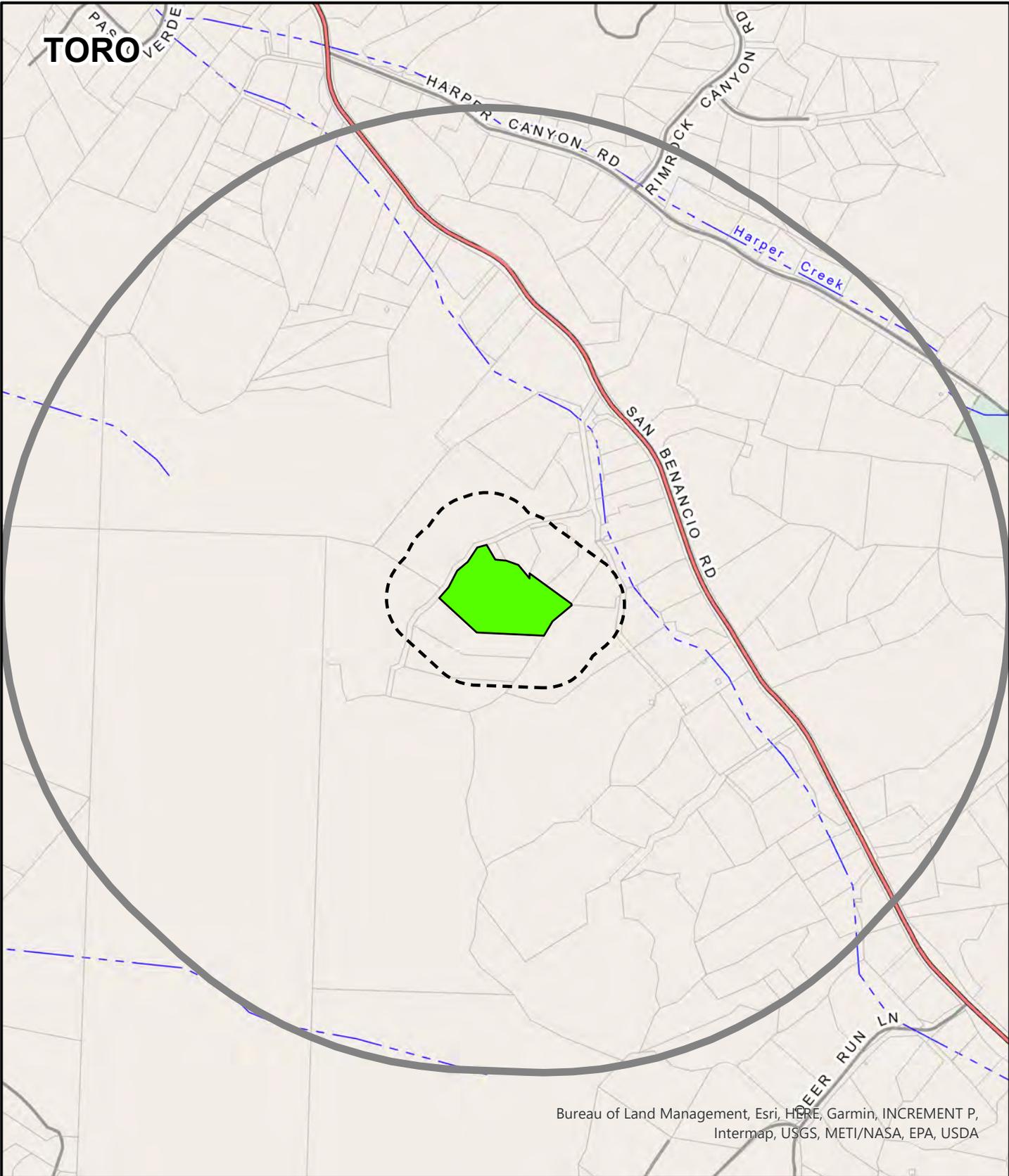
Signature:  OWNER Date: 7/24/2024
 Print Name: Carl Alard Ewers

Please remember to provide photos, colors, and materials, as these are mandatory.

This page intentionally left blank

Exhibit B

This page intentionally left blank.



TORO

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

APPLICANT: COURTLAND EVERS

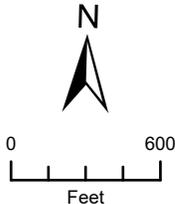
APN: 416261023000

FILE # PLN240262

 Project Site

 300 FT Buffer

 2500 FT Buffer



This page intentionally left blank



County of Monterey

Item No.2

Board Report

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

Legistar File Number: ZA 26-019

March 12, 2026

Introduced: 3/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250346 - BEAVER JEREMY T & WHITNEY 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: 3105 Stevenson Dr, Pebble Beach, CA 93953

Proposed CEQA Action: Find the project Categorical Exempt pursuant to section 15301 of the CEQA Guidelines and find that 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 Use 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 attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Jeremy Beaver

Property Owner: BEAVER JEREMY T & WHITNEY TRS

APN: 007-422-022-000

Parcel Size: 0.27 acres

Zoned: Medium Density Residential, Building Site District-6, Design District, RES District or "MDR/B-6-D-RES."

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: N/A

Project Planner: Kyle Benalcazar, Assistant Planner

benalcazark@countyofmonterey.gov; 831-784-5716

SUMMARY/DISCUSSION:

The project is located at 3105 Stevenson Dr, a privately maintained road, in the Greater Monterey Peninsula Area of the unincorporated area of the County of Monterey. On December 1, 2025, the Applicant, Jeremy T. and Whitney Beaver, submitted an application seeking to use the existing single-family dwelling located on the parcel in a medium density residential neighborhood as a vacation

rental. The site is developed with existing 2,803 square foot single-family dwelling with an attached 315 square foot garage, and a detached guesthouse. The applicant does not propose to include the guesthouse as part of the Commercial Vacation Rental and only proposes to use the single-family dwelling and attached garage. Signage will be posted to ensure the guesthouse is not utilized. The existing single-family dwelling has four bedrooms, three bathrooms, and a kitchen. The Applicant is proposing a maximum occupancy of 9 guests overnight, 14 guests during daytime hours, and a maximum of four contractors on site at any time. The property will retain its domestic water connections to California American Water Company, a public water provider, and Monterey Peninsula Water Management District will continue to provide sewer service. The property will retain its solid waste services to GreenWaste Recovery, LLC, a waste management company. Presently, only one commercial vacation rental has been permitted in the Greater Monterey Peninsula Area Plan under the County's current regulations pursuant to Title 21, Section 21.64.290. If approved, the granting of this Use Permit would allow the establishment of the 25th permitted short-term vacation rental in the Greater Monterey Peninsula Area Plan out of 155 Use Permits that may be issued at any given time, pursuant to Title 21, Section 21.64.290.F.3.d.

Based on staff's review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable the 2010 County of Monterey General Plan (General Plan), Greater Monterey Peninsula Area Plan (GMPAP), Monterey County Code Title 7 Chapter 7.120 (Title 7), Monterey County Code Title 16 Chapter 16.80 (Title 16), and the Monterey County Inland Zoning Ordinance (Title 21).

Land Use

The parcel is zoned Medium Density Residential with a Building Site District-6, Design Control overlay, and Parking and Use of Major Recreational Equipment Storage District overlay or "MDR/B-6-D-RES." Title 21 Section 21.12.050.Y allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.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 parcel is located on Stevenson Dr with a Design District overlay in the Greater Monterey Peninsula Area Plan. However, the project does not propose any physical changes that would have any potential to impact scenic/visual resources. No construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

The property complies with Title 21, Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1. The subject property is within a 5-minute drive from the Pebble Beach Fire Station 22 and a 10-minute drive from the Community Hospital of Monterey Peninsula, which provides 24-hour emergency medical and fire response services. County 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 21 Sections 21.64.290.F.6 and 21.58.040 requires that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes six 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 21 Section 21.64.290.F.7, which only 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 21 Section 21.64.290.F.10, wherein the owner of the subject property is only allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owner of the property does 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 has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Carmel Realty Company, resides at 8th Ave, Carmel-By-The-Sea, CA 93921, approximately 6.5 miles (16 minutes) from the subject property. Carmel Realty Company's contact information will be provided to the guests of the property, and Carmel Realty Company will be available 24/7 to respond to guest or neighborhood questions or concerns. Carmel Realty Company will also ensure that any neighbor or guest complaints are resolved within thirty minutes. Carmel Realty Company'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 nine overnight guests, 14 daytime guests, and five contractors. 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 12 months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property. Title 7 Section 7.120.070.C also limits the maximum daytime occupancy of occupants and visitors to not exceed a count of 1.5 times the maximum overnight occupancy and shall not exceed a total count of 15 persons per unit, no matter how many bedrooms.

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 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 21 section 21.64.290 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 21 section 21.64.280.D.2.h, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Private Road/Access

The property is within the Pebble Beach Company, 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 21 section 21.64.290.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 2025020687.

The deed contains one restriction related to the “Use of Roads and Bridle Paths”, respectively, the fifth deed restriction. The fifth restriction states that the property owner *“shall maintain and keep in repair a road leading from the premises here and described to the nearest public highway, and in consideration thereof, and for the purpose of enabling the Grantor to maintain the roads and the Del Monte Forest (of which the premises herein described are a part), the Grantee personally, and on behalf, of his family, servants and employees, hereby waives the right of free ingress and egress to and from the premises herein described, and hereby agrees to pay the Grantor on the first day of March of each and every year hereafter, the sum of Twenty-Five Dollars (\$25.00); provided, however, that during each time as Grantee is the owner of a Class “A” Membership Certificate in the Monterey Peninsula Country Club”*. The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each March 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.

The Pebble Beach Company has provided the County with a letter of blanket objection for all vacation rentals in the Pebble Beach Area. 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. 9 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 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 would 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 Final Environmental Impact Report (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 avoidable 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 Greater Monterey Peninsula Area Plan. It would be the 25th Commercial Vacation Rental out of a maximum of 155 in the Greater Monterey Peninsula Area 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 as 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 significant or unavoidable environmental impacts.

OTHER AGENCY INVOLVEMENT

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

None

Prepared by: Kyle Benalcazar, Assistant Planner

Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; Kyle Benalcazar, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Jeremy T and Whitney Beaver Tr, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250346.



County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 26-019

March 12, 2026

Introduced: 3/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250346 - BEAVER JEREMY T & WHITNEY 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: 3105 Stevenson Dr, Pebble Beach, CA 93953

Proposed CEQA Action: Find the project Categorical Exempt pursuant to section 15301 of the CEQA Guidelines and find that 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 Use 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 attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Jeremy Beaver

Property Owner: BEAVER JEREMY T & WHITNEY TRS

APN: 007-422-022-000

Parcel Size: 0.27 acres

Zoned: Medium Density Residential, Building Site District-6, Design District, RES District or "MDR/B-6-D-RES."

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: N/A

Project Planner: Kyle Benalcazar, Assistant Planner

benalcazark@countyofmonterey.gov; 831-784-5716

SUMMARY/DISCUSSION:

The project is located at 3105 Stevenson Dr, a privately maintained road, in the Greater Monterey Peninsula Area of the unincorporated area of the County of Monterey. On December 1, 2025, the Applicant, Jeremy T. and Whitney Beaver, submitted an application seeking to use the existing single-family dwelling located on the parcel in a medium density residential neighborhood as a vacation

rental. The site is developed with existing 2,803 square foot single-family dwelling with an attached 315 square foot garage, and a detached guesthouse. The applicant does not propose to include the guesthouse as part of the Commercial Vacation Rental and only proposes to use the single-family dwelling and attached garage. Signage will be posted to ensure the guesthouse is not utilized. The existing single-family dwelling has four bedrooms, three bathrooms, and a kitchen. The Applicant is proposing a maximum occupancy of 9 guests overnight, 14 guests during daytime hours, and a maximum of four contractors on site at any time. The property will retain its domestic water connections to California American Water Company, a public water provider, and Monterey Peninsula Water Management District will continue to provide sewer service. The property will retain its solid waste services to GreenWaste Recovery, LLC, a waste management company. Presently, only one commercial vacation rental has been permitted in the Greater Monterey Peninsula Area Plan under the County's current regulations pursuant to Title 21, Section 21.64.290. If approved, the granting of this Use Permit would allow the establishment of the 25th permitted short-term vacation rental in the Greater Monterey Peninsula Area Plan out of 155 Use Permits that may be issued at any given time, pursuant to Title 21, Section 21.64.290.F.3.d.

Based on staff's review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable the 2010 County of Monterey General Plan (General Plan), Greater Monterey Peninsula Area Plan (GMPAP), Monterey County Code Title 7 Chapter 7.120 (Title 7), Monterey County Code Title 16 Chapter 16.80 (Title 16), and the Monterey County Inland Zoning Ordinance (Title 21).

Land Use

The parcel is zoned Medium Density Residential with a Building Site District-6, Design Control overlay, and Parking and Use of Major Recreational Equipment Storage District overlay or "MDR/B-6-D-RES." Title 21 Section 21.12.050.Y allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.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 parcel is located on Stevenson Dr with a Design District overlay in the Greater Monterey Peninsula Area Plan. However, the project does not propose any physical changes that would have any potential to impact scenic/visual resources. No construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

The property complies with Title 21, Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1. The subject property is within a 5-minute drive from the Pebble Beach Fire Station 22 and a 10-minute drive from the Community Hospital of Monterey Peninsula, which provides 24-hour emergency medical and fire response services. County 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 21 Sections 21.64.290.F.6 and 21.58.040 requires that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes six 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 21 Section 21.64.290.F.7, which only 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 21 Section 21.64.290.F.10, wherein the owner of the subject property is only allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owner of the property does 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 has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Carmel Realty Company, resides at 8th Ave, Carmel-By-The-Sea, CA 93921, approximately 6.5 miles (16 minutes) from the subject property. Carmel Realty Company's contact information will be provided to the guests of the property, and Carmel Realty Company will be available 24/7 to respond to guest or neighborhood questions or concerns. Carmel Realty Company will also ensure that any neighbor or guest complaints are resolved within thirty minutes. Carmel Realty Company'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 nine overnight guests, 14 daytime guests, and five contractors. 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 12 months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property. Title 7 Section 7.120.070.C also limits the maximum daytime occupancy of occupants and visitors to not exceed a count of 1.5 times the maximum overnight occupancy and shall not exceed a total count of 15 persons per unit, no matter how many bedrooms.

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 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 21 section 21.64.290 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 21 section 21.64.280.D.2.h, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Private Road/Access

The property is within the Pebble Beach Company, 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 21 section 21.64.290.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 2025020687.

The deed contains one restriction related to the “Use of Roads and Bridle Paths”, respectively, the fifth deed restriction. The fifth restriction states that the property owner “*shall maintain and keep in repair a road leading from the premises here and described to the nearest public highway, and in consideration thereof, and for the purpose of enabling the Grantor to maintain the roads and the Del Monte Forest (of which the premises herein described are a part), the Grantee personally, and on behalf, of his family, servants and employees, hereby waives the right of free ingress and egress to and from the premises herein described, and hereby agrees to pay the Grantor on the first day of March of each and every year hereafter, the sum of Twenty-Five Dollars (\$25.00); provided, however, that during each time as Grantee is the owner of a Class “A” Membership Certificate in the Monterey Peninsula Country Club*”. The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each March 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.

The Pebble Beach Company has provided the County with a letter of blanket objection for all vacation rentals in the Pebble Beach Area. 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. 9 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 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 would 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 Final Environmental Impact Report (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 avoidable 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 Greater Monterey Peninsula Area Plan. It would be the 25th Commercial Vacation Rental out of a maximum of 155 in the Greater Monterey Peninsula Area 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 as 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 significant or unavoidable environmental impacts.

OTHER AGENCY INVOLVEMENT

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

None

Prepared by: Kyle Benalcazar, Assistant Planner

Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; Kyle Benalcazar, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Jeremy T and Whitney Beaver Tr, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250346.

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:

BEAVER JEREMY T & WHITNEY TRS (PLN250346)

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 Use 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.

[JEREMY T AND WHITNEY BEAVER TRS,
3105 STEVENSON DR, PEBBLE BEACH, CA
93953, GREATER MONTEREY PENINSULA
AREA PLAN (APN: 007-422-022-000)]

The BEAVER JEREMY T & WHITNEY TRS application (PLN250346) came on for a public hearing before the County of Monterey Zoning Administrator on March 12, 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 2010 County of Monterey General Plan;
 - Greater Monterey Peninsula Area Plan (GMPAP);
 - Monterey County Code Chapter 7.120;
 - Roads (Monterey County Code Chapter 16.80); and
 - Monterey County Zoning Ordinance (Title 21).Conflicts were found to exist. Communications were received during the course of review of the project indicating inconsistencies with the text, policies, and regulations in these documents.
 - b) Project Scope. The project is located at 3105 Stevenson Dr, a privately maintained road, in Pebble Beach subject to the Greater Monterey Peninsula Land Use Plan. On December 1, 2025, the applicant submitted an application seeking to use their existing single-family dwelling located on the parcel in a medium density residential neighborhood as a vacation

rental. The site is developed with existing 2,803 square foot single-family dwelling with an attached 315 square foot garage, and a detached guesthouse. The applicant does not propose to include the guesthouse as part of the Commercial Vacation Rental and only proposes to use the single-family dwelling and attached garage.

- c) Allowed Use. The property is located at 3105 Stevenson Dr, Pebble Beach, within the Greater Monterey Peninsula Land Use Plan (APN: 007-422-022-000). The parcel is zoned Medium Density Residential with a Building Site 6 overlay, Design overlay, and a Parking and Use of Major Recreational Equipment Storage in Seaward Zone overlay or “MDR-B-6-D-RES”. Title 21 Section 21.12.050.Y allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.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 (0.27 acres in size), APN: 007-422-022-000, as shown in its current size and configuration and described under separate ownership on the 1964 Assessor’s Parcel Map Book 7, page 42. Therefore, the County recognizes the property as a legal lot of record.
- e) Land Use Advisory Committee (LUAC) Review. This project was not referred to the Del Monte Forest Land Use Advisory Committee 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. 7 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. Condition No. 6 requires that the applicant 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 as conditioned to ensure that they always have an active Business License.
- h) Transient Occupancy Tax. Condition No. 8 requires that the applicant 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. 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. Condition No. 5 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 21 section

21.64.290.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. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. The subject property is within a 5-minute drive from the Pebble Beach Fire Station 22 and a 10-minute drive from the Community Hospital of Monterey Peninsula, which provide 24-hour emergency medical and fire response services. Additionally, the applicant provided the property manager, Carmel Realty Company, will be available 24/7 to respond within the 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.

- j) Parking. Title 21 section 21.64.290.F.6 requires that commercial vacation rentals provide parking in compliance with Title 21 section 21.58.040. Title 21 section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to six total cars for occupants and employees, which exceeds the requirements of Title 21 section 21.58.040.
- k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 007-422-022-000).
- l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.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 Use Permit, pursuant to Title 21 Sub-Section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate on-going 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 21 Section 21.74.110, 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 21 and 2) an opportunity for Planning staff's review for on-going compliance with the conditions of approval.
- n) Private Road/Access. The property is within the Pebble Beach Company, 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 21 section 21.64.290.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 2025020687.

The deed contains one restriction related to the “Use of Roads and Bridle Paths”, respectively, the fifth deed restriction. The fifth restriction states that the property owner “*shall maintain and keep in repair a road leading from the premises here and described to the nearest public highway, and in consideration thereof, and for the purpose of enabling the Grantor to maintain the roads and the Del Monte Forest (of which the premises herein described are a part), the Grantee personally, and on behalf, of his family, servants and employees, hereby waives the right of free ingress and egress to and from the premises herein described, and hereby agrees to pay the Grantor on the first day of March of each and every year hereafter, the sum of Twenty-Five Dollars (\$25.00); provided, however, that during each time as Grantee is the owner of a Class “A” Membership Certificate in the Monterey Peninsula Country Club*”. The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each March 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.

The Pebble Beach Company has provided the County with a letter of blanket objection for all vacation rentals in the Pebble Beach Area. 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. 9 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.

- 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 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 PLN250346.

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 subsequent Evidence “c” through “f”.
 - c) The property has road access to Stevenson Drive, a private road. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1).
 - d) California American Water currently provides potable water service to the subject property, and the existing connection will be retained for the proposed use. Sewer service will be provided by Monterey Peninsula Water Management District (MPWMD).
 - e) Solid waste (garbage) collection service is and will continue to be provided by GreenWaste Recovery, LLC.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250346.

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 PLN250346.

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 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 do not qualify for an exception based on location.
 - e) The County’s regulatory process of Use 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 5422 section 1.F, the requirement for a Use Permit for commercial vacation rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 section 21.64.290 establishes caps on the maximum amount of Use Permits for commercial vacation rentals to ensure that the potential cumulative effects of commercial vacation rentals are minimized. The project is consistent with all the criteria in Title 21 section 21.64.290 and, therefore, would not contribute to a cumulative effect.
 - f) The Final Environmental Impact Report (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. 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 significant or unavoidable environmental impacts. Further, Title 21 section 21.64.290 establishes caps on the maximum amount of Use Permits for commercial vacation rentals to ensure that the potential cumulative effects of commercial vacation rentals are minimized. The granting of this Use Permit would allow the establishment of the 25th permitted vacation rental in the Greater Monterey Peninsula Area Plan out of a maximum of 155 Use Permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.b. The project is consistent with all the criteria in Title 21 section 21.64.290 and, therefore, would not contribute to a cumulative effect.
 - 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 visual resources within view of 17-Mile Drive which is approximately one mile west of the property. The property is not visible from 17-Mile Drive 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) The project would not damage any historical resources.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250346.

6. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Planning Commission. Pursuant to Title 21 section 21.80.040.B, an appeal of the Zoning Administrator’s decision for this project may be made to the Planning Commission by any public agency or person aggrieved by their decision.

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 residential property 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) Approving a Use 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.
- 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 12th day of March 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 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

PLN250346

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN250346) allows the use, by any person, of residential property 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 3105 Stevenson Dr, Pebble Beach (Assessor's Parcel Number 007-422-022-000), Greater Monterey Peninsula Area 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 Use Permit (Resolution Number XXXX) was approved by the Zoning Administrator for Assessor's Parcel Number 007-422-022-000 on March 12, 2026. The permit was granted subject to 9 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 March 12, 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. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

6. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business 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 and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

7. 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.

8. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

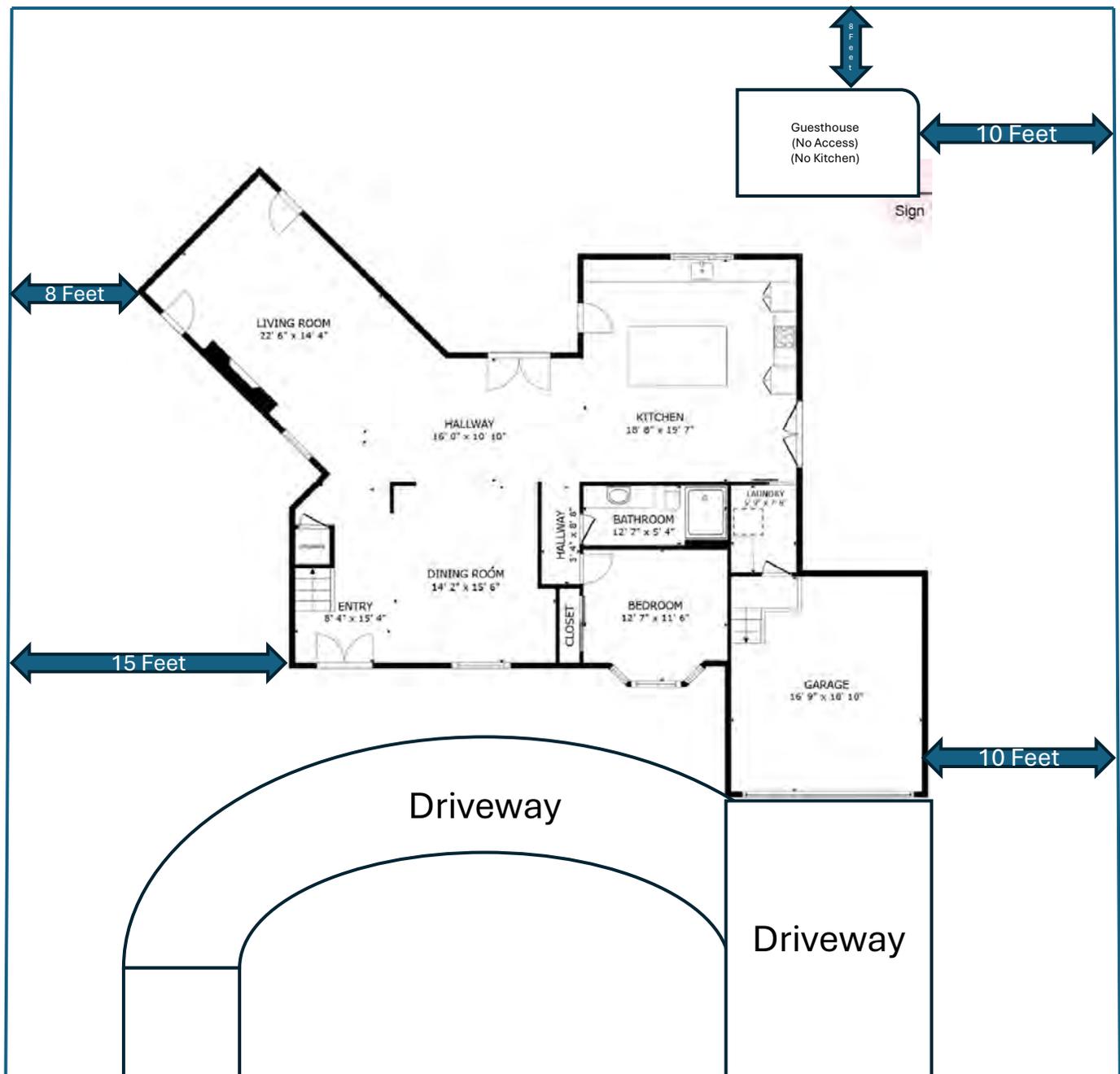
Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

9. 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 resolved; and/or 2) 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. 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.





Primary Exit Doors



Secondary Exit Doors

○ Smoke Detectors

▽ Fire Extinguisher

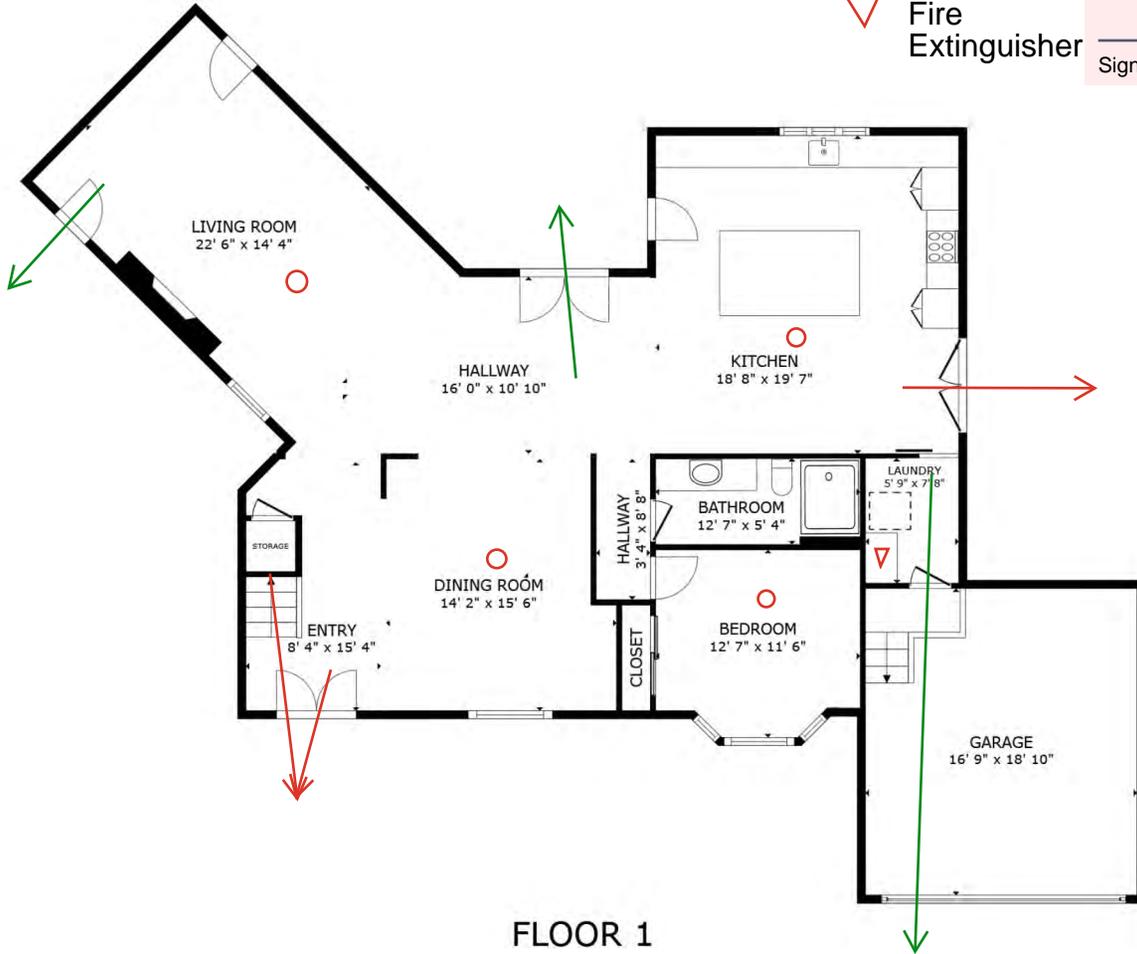
Received 1 - 1 pages

Sign

DATE

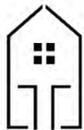
Sign

DATE



GROSS INTERNAL AREA
 FLOOR 1 1,541 sq.ft. FLOOR 2 1,262 sq.ft.
 EXCLUDED AREAS : GARAGE 315 sq.ft.
 TOTAL : 2,803 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





HOUSING AND COMMUNITY DEVELOPMENT

[Announcements](#)

[Development Services](#)

[Planning Services](#)

[Permit Center](#)

[GIS / Maps](#)

[About Us](#)



Vacation Rental Operations Plan

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

Number of Non-hosted Rentals Per Year:

200 characters

Fire Station Name and Address

Street Number and Name

City

State/Province/Region

Postal/ZIP Code

Fire Station Phone

Police Station Name and Address

Street Number and Name

City

State/Province/Region

Postal/ZIP Code

Police Station Phone

Hospital Emergency Room Name and Address

Street Number and Name

City

State/Province/Region

Postal/ZIP Code

Hospital Phone

24-hour Clinic Name and Address

Street Number and Name

City

State/Province/Region

Postal/ZIP Code

24-hour Clinic Phone

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

200 characters

Submit the following documents:

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

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your [Accela Citizen Access](#) account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.

Completion of this form does not start the application process, all necessary forms must be uploaded to your Accela account.

If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".

To receive a copy of your submission, please fill out your email address below and submit.

Email Address

I'm not a robot

reCAPTCHA
[Privacy](#) - [Terms](#)



HOUSING AND COMMUNITY DEVELOPMENT

[Announcements](#)

[Development Services](#)

[Planning
Services](#)

[Permit Center](#)

[GIS / Maps](#)

[About Us](#)



Vacation Rental Home Inspection Checklist

Property Information

- Have your Vacation Rental Operation Application number ready.
- Vacation Rental Address and Unit/Suite/Apt # 3105 Stevenson Drive Pebble
- Total number of bedrooms 5
- Total number of onsite parking spaces (e.g. garage, driveway) 6

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:

The home has passed

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 Contractor Name & Acknowledgement:

Refer to Post Home Inspectors - Andrew Cumpston

- 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 Inspector Association
- American Society of Home Inspectors **269212**
- International Code Council
- International Association of Certified Home Inspectors

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

Date: **8/25/25**

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

Print (Printing Page)

Print (New Page)

Print (All Pages)

Print (Report)

Print

Print (All)



INSPECTION REPORT



Read & Received 1 - 51 pages

Sign _____ DATE

Sign _____ DATE

For the Property at:
3105 STEVENSON DRIVE
PEBBLE BEACH, CA 93953

Prepared for: LUKE WISEMAN
Inspection Date: Monday, May 19, 2025
Prepared by: Danny Duncan



iSPEC Home Inspection
8 El Caminito Road, Suite 101
Carmel Valley, CA 93924
Danny 831-277-3025

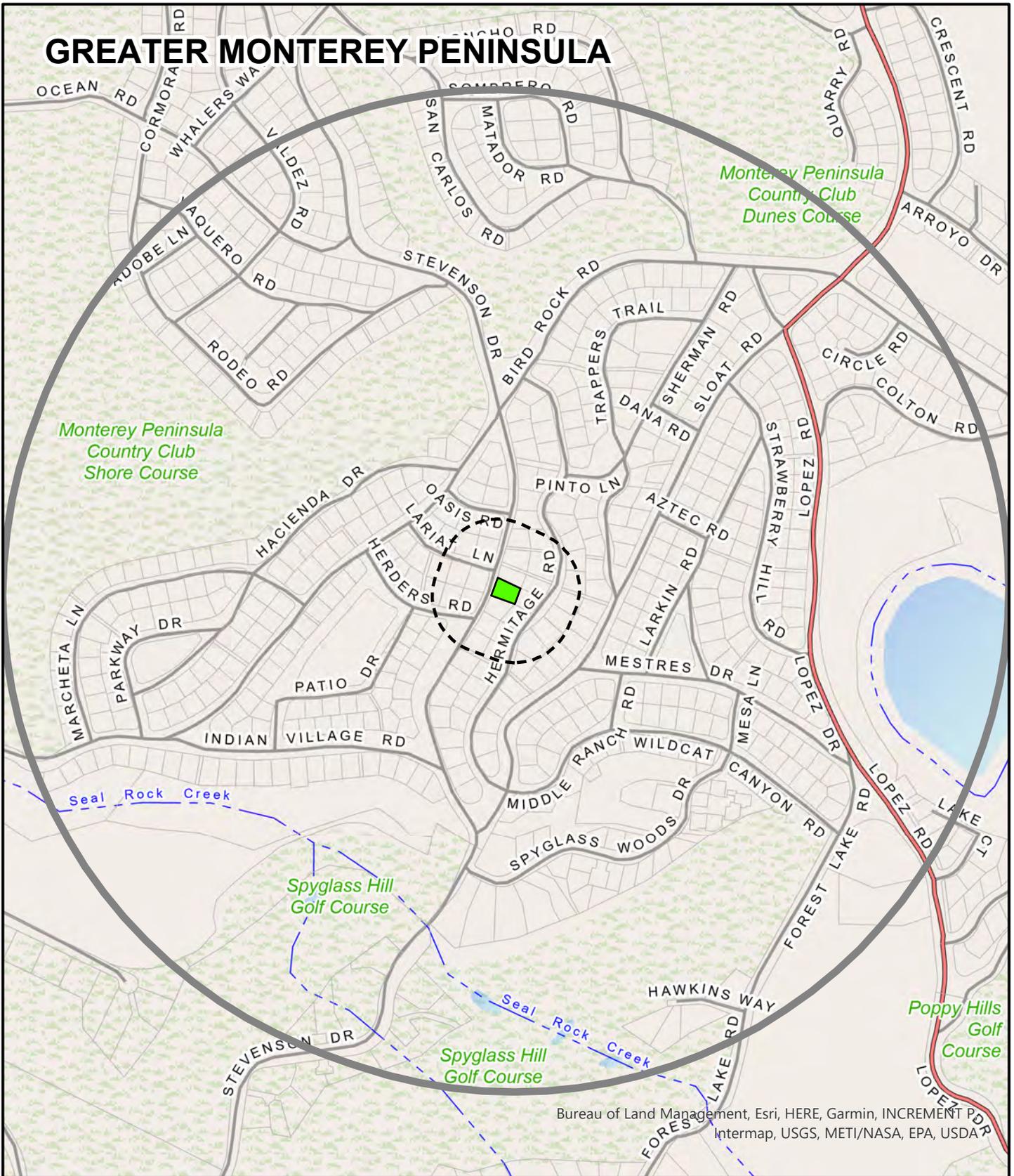
www.ispechomeinspection.com
danny@ispechomeinspection.com

This page intentionally left blank

Exhibit B

This page intentionally left blank.

GREATER MONTEREY PENINSULA



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

APPLICANT: BEAVER JEREMY T & WHITNEY TRS

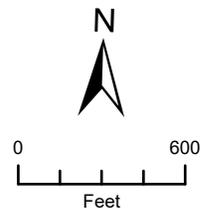
APN: 007422022000

FILE # PLN250346

 Project Site

 300 FT Buffer

 2500 FT Buffer



This page intentionally left blank



County of Monterey

Item No.3

Board Report

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

Legistar File Number: ZA 26-016

March 12, 2026

Introduced: 2/27/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250311 - EDWARDS THOMAS & MANGLONA AMBER

Public hearing to consider 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: 25068 Highway 1, Carmel, 93923

Proposed CEQA action: Find the project Categorical 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 Use 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 9 conditions of approval.

PROJECT INFORMATION

Agent: John Mason

Property Owner: Thomas Edwards & Amber Manglona

APN: 009-152-002-000

Parcel Size: 0.26 acres

Zoning: Medium Density Residential, 2 acres per unit with a Design Control, or "MDR/2-D(CZ)"

Plan Area: Carmel Area Land Use Plan, Coastal Zone

Flagged and Staked: N/A

Project Planner: Jordan Evans-Pollockow, Assistant Planner

Evans-PollockowJ@countyofmonterey.gov, (831)783-7065

SUMMARY/DISCUSSION

The project site is located at 25068 Highway 1 in Carmel, within the Carmel Area Land Use Plan. On November 11, 2025, the Owners, Thomas Edwards and Amber Manglona, 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 2,607 square foot single-family dwelling and a detached two-car garage.

The single dwelling has four bedrooms, four bathrooms, a kitchen, living room, and detached garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 14 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, who 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. The property is on 25068 Highway 1, a scenic highway. If approved, the granting of this Coastal Development Permit would allow the establishment of the second 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, Monterey County Code Chapter 16.80, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential, 2 acres per unit 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 (2 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, Thomas Edwards, who will reside at 3603 Eastfield Road, Carmel, CA 93923, which is a 6-10-minute drive away. Mr. Edwards' 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. Mr. Edwards' 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 14 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.

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 Carmel Area Land Use Plan. It would be the second Commercial Vacation Rental in the Carmel Area 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 environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Jordan Evans-Pollockow, 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
- Site Plans
- Operational Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Jordan Evans-Pollockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Thomas Edwards and Amber Manglona, Property Owners; Thomas Edwards, 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 PLN250311.



Zoning Administrator

Legistar File Number: ZA 26-016

March 12, 2026

Introduced: 2/27/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250311 - EDWARDS THOMAS & MANGLONA AMBER

Public hearing to consider 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: 25068 Highway 1, Carmel, 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 Use 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 9 conditions of approval.

PROJECT INFORMATION

Agent: John Mason

Property Owner: Thomas Edwards & Amber Manglona

APN: 009-152-002-000

Parcel Size: 0.26 acres

Zoning: Medium Density Residential, 2 acres per unit with a Design Control, or "MDR/2-D(CZ)"

Plan Area: Carmel Area Land Use Plan, Coastal Zone

Flagged and Staked: N/A

Project Planner: Jordan Evans-Pollockow, Assistant Planner

Evans-PollockowJ@countyofmonterey.gov, (831)783-7065

SUMMARY/DISCUSSION

The project site is located at 25068 Highway 1 in Carmel, within the Carmel Area Land Use Plan. On November 11, 2025, the Owners, Thomas Edwards and Amber Manglona, 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 2,607 square foot single-family dwelling and a detached two-car garage.

The single dwelling has four bedrooms, four bathrooms, a kitchen, living room, and detached garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 14 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, who 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. The property is on 25068 Highway 1, a scenic highway. If approved, the granting of this Coastal Development Permit would allow the establishment of the second 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, Monterey County Code Chapter 16.80, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential, 2 acres per unit 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 (2 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, Thomas Edwards, who will reside at 3603 Eastfield Road, Carmel, CA 93923, which is a 6-10-minute drive away. Mr. Edwards' 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. Mr. Edwards' 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 14 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.

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 Carmel Area Land Use Plan. It would be the second Commercial Vacation Rental in the Carmel Area 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 as 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 environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Jordan Evans-Pollockow, 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
- Site Plans
- Operational Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Jordan Evans-Pollockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Thomas Edwards and Amber Manglona, Property Owners; Thomas Edwards, 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 PLN250311.

Exhibit A

This page intentionally left blank.

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:

**EDWARDS THOMAS & MANGLONA AMBER
(PLN250311)**

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
- 2) Approving a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN250311 EDWARDS THOMAS &
MANGLONA AMBER, 25068 Highway 1, Carmel,
Carmel Area Land Use Plan, Coastal Zone (APN:
009-152-002-000)]

The EDWARDS THOMAS & MANGLONA AMBER application (PLN250311) came on for a public hearing before the County of Monterey Zoning Administrator on March 12th, 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 2010 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 25068 Highway 1, a state scenic highway, in Carmel subject to the Carmel Area Land Use Plan, Coastal Zone. The site is developed with an existing 2,607 square foot single-family dwelling and a 400 square foot detached garage. On November 13th, 2025, 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 25068 Highway 1 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 (0.26 acres in size), APN: 009-152-002-000, is identified as Parcel 2 in Block 23 on a Cities & Towns Map of Hatton Fields Tract No. 2 in Book 3 Page 32 recorded to recognize a portion of Rancho Canada de la 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. 7 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. Condition No. 6 requires that the applicant 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 as conditioned to ensure that they always have an active Business License.
- h) Transient Occupancy Tax. Condition No. 8 requires that the applicant 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. 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. Condition No. 5 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. 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, and the Community Hospital of the Monterey Peninsula is 4-7 minutes away, which provides 24-hour emergency medical and fire response 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, Thomas Edwards, who will reside at 3603 Eastfield Road, Carmel, CA 93923, which is a 6–10-minute drive away. The contact information is included as required in the informational signage that must be 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: 009-152-002-000).
- 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 state scenic highway known as Highway 1, a public highway, 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. 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 PLN250311.

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 PLN250311.

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 and Environmental Health Bureau. 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 Monterey Highway 1, a scenic highway, 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 and wastewater will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD).
 - 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 PLN250311.

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 PLN250311.

- 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 2nd 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 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 Carmel Area Land Use Plan. It would be the second Commercial Vacation Rental in the Carmel Area 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 significant or unavoidable 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, as Highway 1 is the project site's existing access road that is accessed from the subject property's private driveway. The property is visible from Highway 1 for less than two seconds due to distance, and 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 PLN250311.

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 PLN250311.

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 12th day of March 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

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.

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.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN250311

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250311) allows the use of residential property for transient lodging for a period of 30 calendar days or fewer. The property is located at 25068 Highway 1, Carmel (Assessor's Parcel Number 009-152-002-000), 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 009-152-002-000 on March 12th, 2026. The permit was granted subject to 9 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 March 12th, 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. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

6. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business 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 and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

7. 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.

8. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

9. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

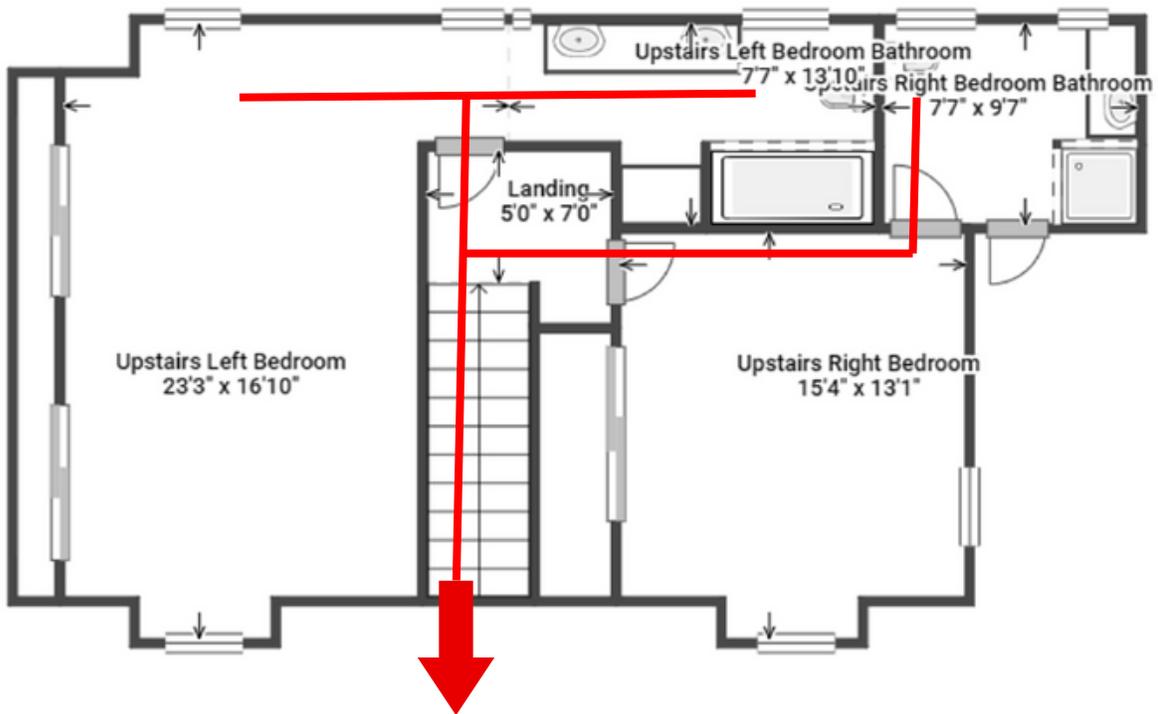
Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

This page intentionally left blank

25068 Highway 1, Carmel, CA

Evacuation Map 2nd Floor



LEGEND:



Site Plan

25068 CA-1, Carmel, CA 93921

1st Floor



LEGEND:

-  Breaker Box
-  Water shut off valve
-  Smoke/Carbon Monoxide

-  Emergency Exit
-  Fire Extinguisher

Site Plan

25068 CA-1, Carmel, CA 93921

2nd Floor



LEGEND:



Breaker Box



Water shut off valve



Smoke/Carbon Monoxide



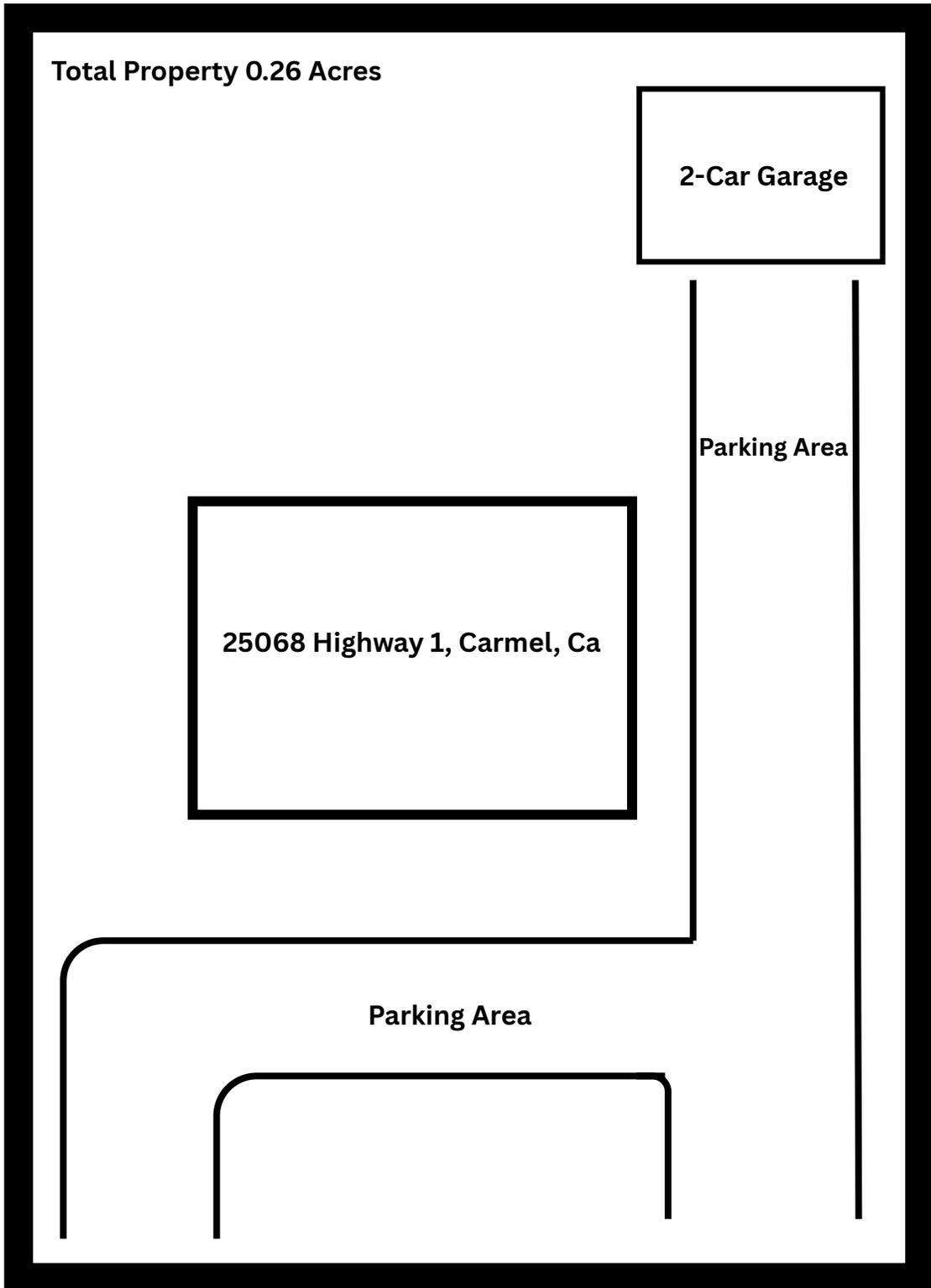
Emergency Exit



Fire Extinguisher

**25068 Highway 1,
Carmel, CA**

Site Plan/ Parking Plan



This page intentionally left blank



HOUSING AND COMMUNITY DEVELOPMENT

- Announcements
- Development Services
- Planning Services
- Permit Center
- GIS / Maps
- About Us
- Q

Vacation Rental Operations Plan

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:

MORE THAN 3 200 characters

Fire Station Name and Address

CARMEL BY THE SEA FIRE DEPARTMENT; SIXTH AV & MISSION ST

Street Number and Name

CARMEL BY THE SEA

City

CA

State/Province/Region

93921

Postal/ZIP Code

Fire Station Phone

() - 831-620-2030

Police Station Name and Address

CARMEL POLICE DEPARTMENT; JUNIPERO AV & 4TH AV

Street Number and Name

CARMEL BY THE SEA

City

CA

State/Province/Region

93921

Postal/ZIP Code

Police Station Phone

() - 831-624-6403

Hospital Emergency Room Name and Address

COMMUNITY HOSPITAL OF THE MONTEREY PENINSULA; 23625 HOLMAN HWY

Street Number and Name

MONTEREY

City

CA

State/Province/Region

93940

Postal/ZIP Code

Hospital Phone

() - 831-624-5311

24-hour Clinic Name and Address

COMMUNITY HOSPITAL OF THE MONTEREY PENINSULA; 23625 HOLMAN HWY

Street Number and Name

MONTEREY

CA

City

State/Province/Region

93940

Postal/ZIP Code

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.):

2

200 characters

Submit the following documents:

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

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your Accela Citizen Access account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.

Completion of this form does not start the application process, all necessary forms must be uploaded to your Accela account.

If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".

To receive a copy of your submission, please fill out your email address below and submit.

Email Address TCE3@HOTMAIL.COM

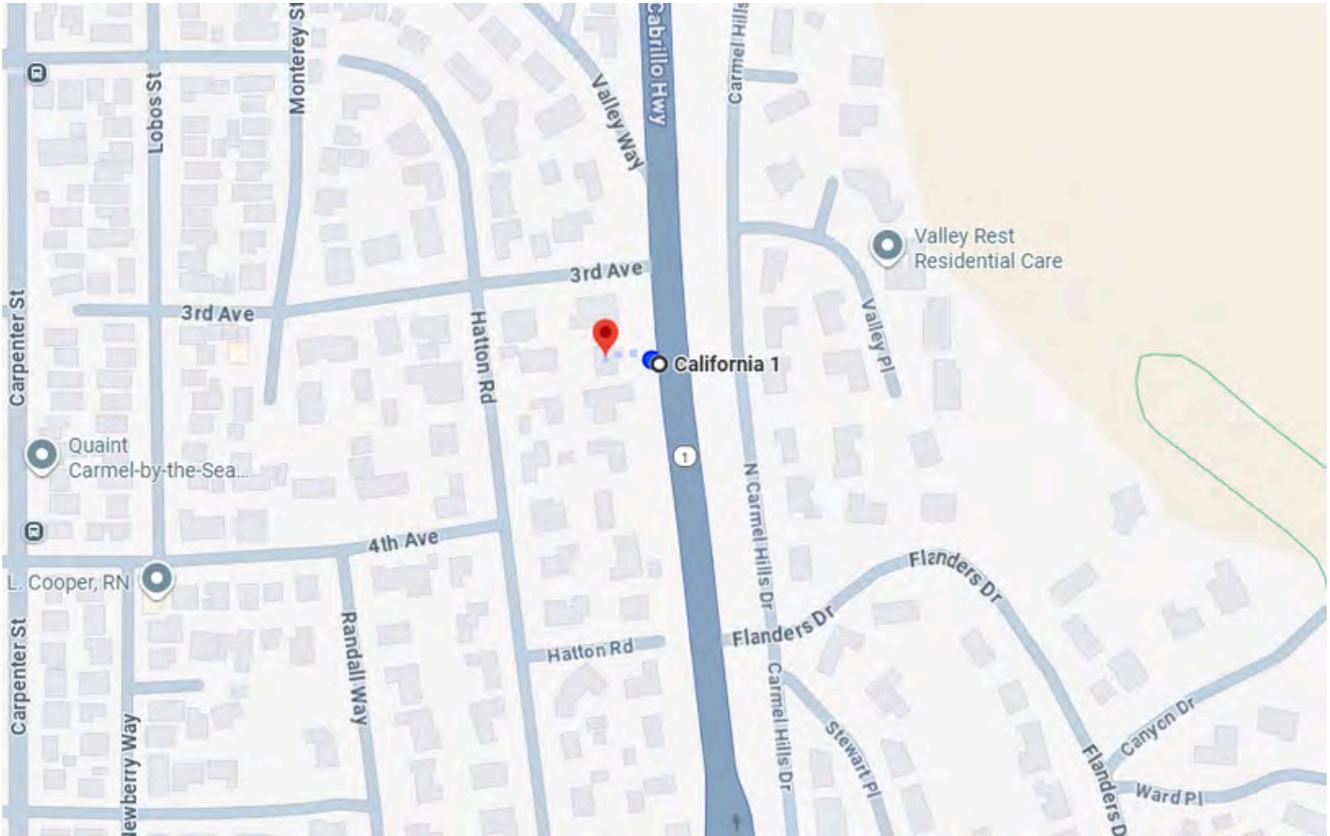
I'm not a robot

reCAPTCHA
Privacy - Terms

Review Print Form

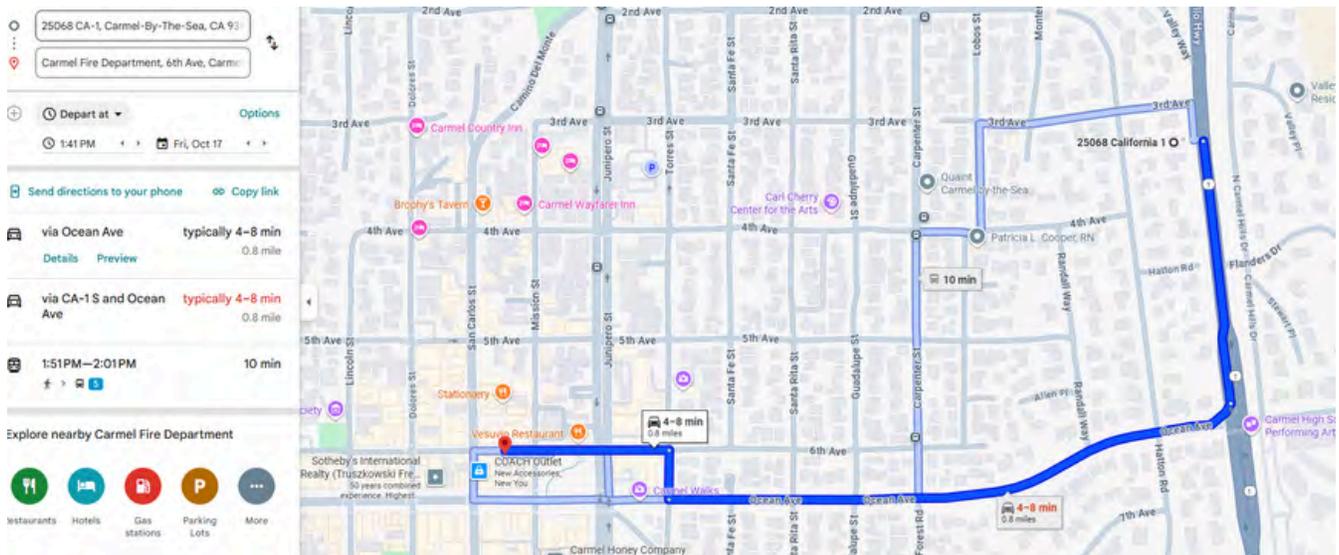
25068 Highway 1, Carmel, CA

Evacuation Map to Nearest Highway



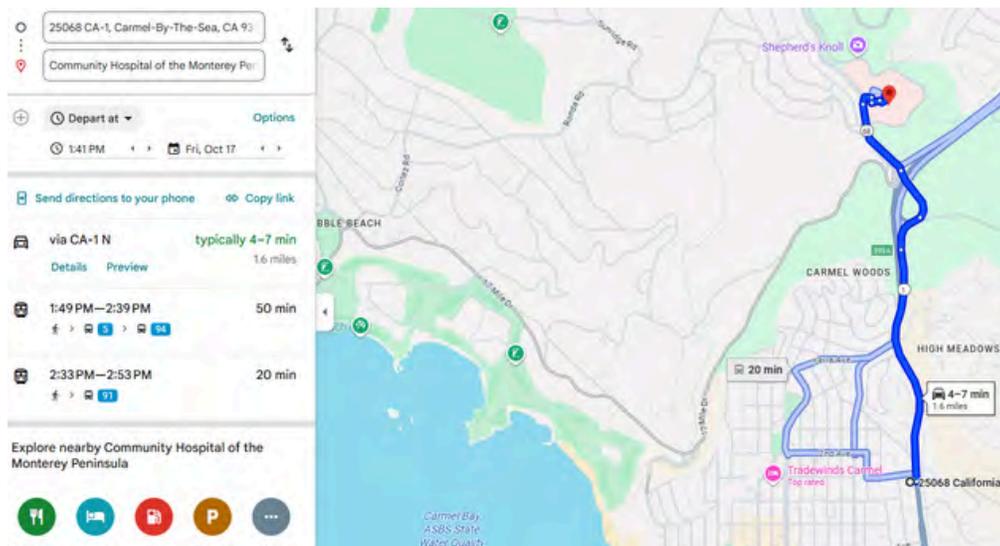
25068 Highway 1, Carmel, CA

Map to Nearest Fire Station
Carmel By The Sea Fire Department
Sixth Ave and San Carlos 0.8 mi.



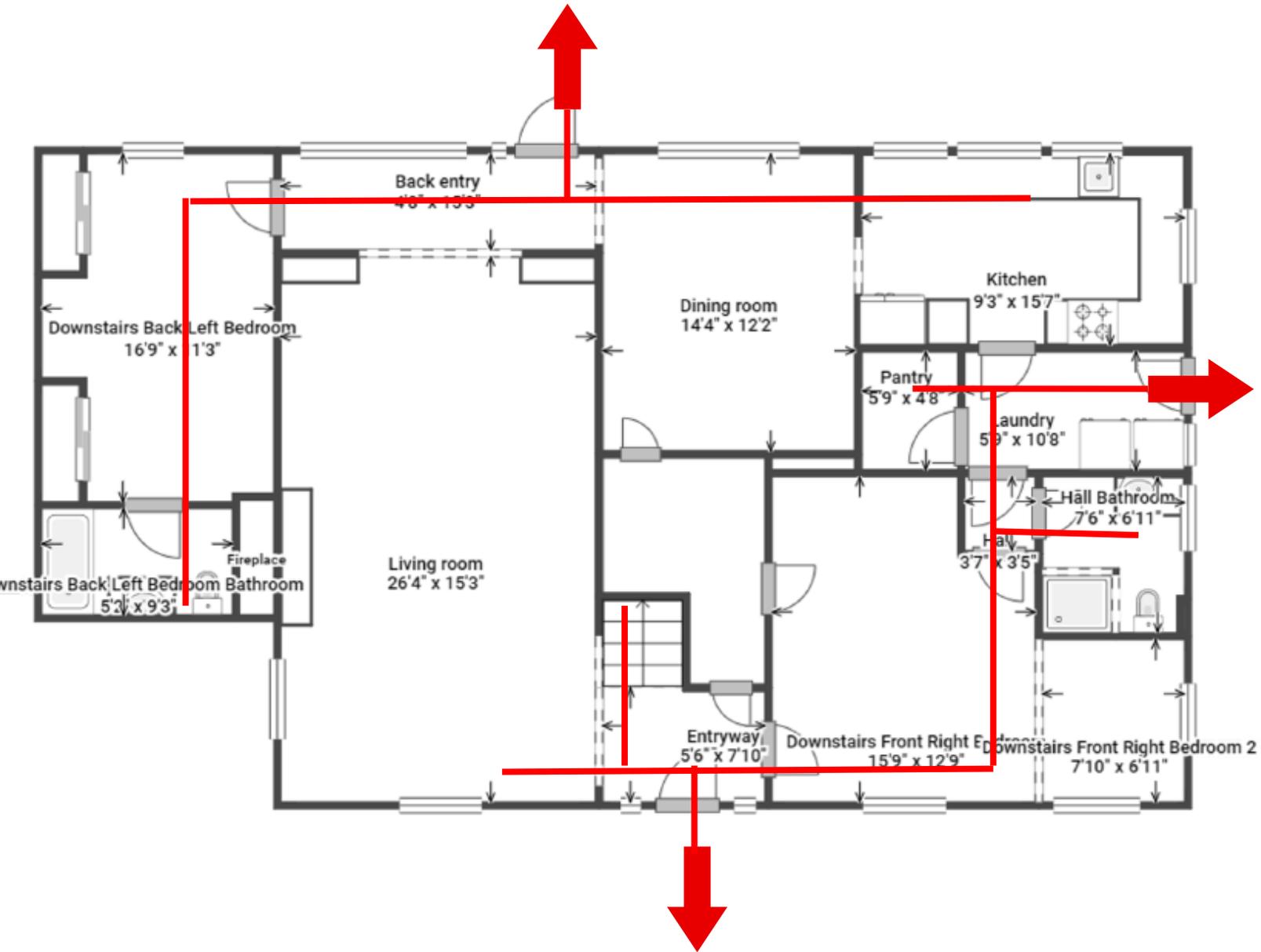
25068 Highway 1, Carmel, CA

Map to Nearest Emergency Room and 24- hour Clinic:
Community of the Monterey Peninsula (CHOMP)
23625 Holman Highway, Monterey, CA 1.6 mi.



25068 Highway 1, Carmel, CA

Evacuation Map 1st Floor



LEGEND:

EXIT 

Route 



HOUSING AND COMMUNITY DEVELOPMENT

[Announcements](#)

[Development Services](#)

[Planning Services](#)

[Permit Center](#)

[GIS / Maps](#)

[About Us](#)



Vacation Rental Home Inspection Checklist

Property Information

- Have your Vacation Rental Operation Application number ready.
- Vacation Rental Address and Unit/Suite/Apt # *25068 California 1 Carmel CA*
- Total number of bedrooms *4*
- Total number of onsite parking spaces (e.g. garage, driveway) *8*

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.
- N/A* 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:

The home has passed

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 Contractor Name & Acknowledgement:

Miller 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 **269212 - Andrew Simpson**

- International Code Council
- International Association of Certified Home Inspectors

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

Date: **9/21/25**

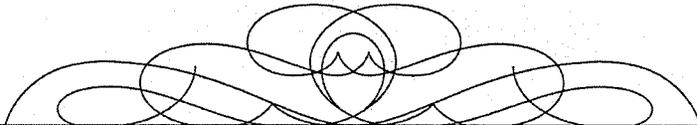
Click 'Print' at the top of this page and save as a PDF.



This page intentionally left blank



ASHI ASSOCIATE



Andrew Cumpston



The AMERICAN SOCIETY OF HOME INSPECTORS hereby certifies that the above has met requirements set forth by ASHI and is henceforth recognized as an ASHI ASSOCIATE, and entitled to all the rights, privileges, and benefits thereof, in accordance with ASHI's bylaws.

JANUARY 31, 2025

This membership is valid for one year after issuance.

A handwritten signature in cursive script, reading "Lisa Alajajian Giroux".

LISA ALAJAJIAN GIROUX
ASHI PRESIDENT



AMERICAN SOCIETY OF
HOME INSPECTORS

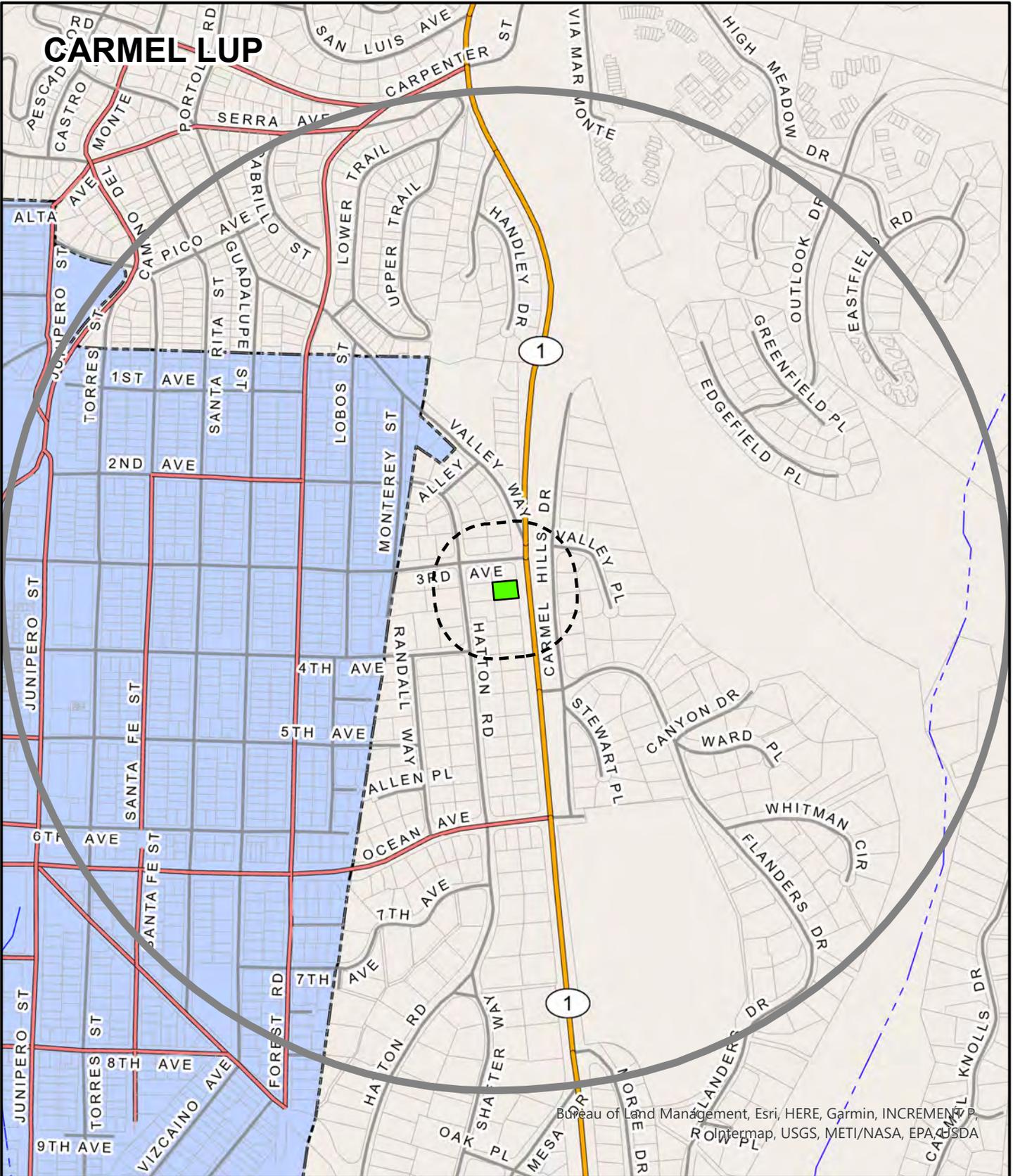


This page intentionally left blank

Exhibit B

This page intentionally left blank.

CARMEL LUP



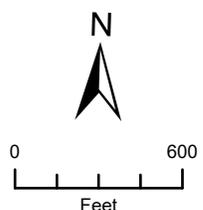
Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Rothermap, USGS, METI/NASA, EPA, USDA

APPLICANT: EDWARDS THOMAS & MANGLONA AMBER

APN: 009152002000

FILE # PLN250311

- Project Site
- 300 FT Buffer
- 2500 FT Buffer



This page intentionally left blank



County of Monterey

Item No.4

Board Report

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

Legistar File Number: ZA 26-017

March 12, 2026

Introduced: 2/27/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250335 - IYER SANTOSH & PUSHPITA

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: 24620 Lower Trail, Carmel

Proposed CEQA Action: Find the project Categorical 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 9 conditions of approval.

PROJECT INFORMATION

Agent: Iyer Santosh

Property Owner: Iyer Santosh & Pushpita

APN: 009-073-014-000

Parcel Size: 0.175 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: Not Applicable

Project Planner: Marlene Garcia, Assistant Planner

garciam19@countyofmonterey.gov; 831-755-5114

SUMMARY:

The project is located at 24620 Lower Trail, a county-maintained road, in Carmel subject to the Carmel Area Land Use Plan. On January 28, 2026, the applicant submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental.

The subject property is an existing 1,500 square foot single-family dwelling with two bedrooms, two bathrooms, and a kitchen. The Applicant/Owner is proposing that the residence be occupied by a maximum of 5 people overnight and 8 people during daytime hours at the property at a time.

The property will retain its domestic water connections to California American Water, a private water provider, and Carmel Area Wastewater District will continue to provide sewer service. 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 third permitted vacation rental in the Carmel Area Land Use Plan out of 218 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

DISCUSSION:

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 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (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 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)". 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 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, it is subject to the 5-8 minute response time for County emergency services. Cypress Fire Protection District is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 6 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, which this application complies with 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, Liliana Jerman, resides at 1057 San Vicente Ave, Salinas, CA 93901, approximately 27 minutes away (20-mile drive) from the subject property. Liliana Jerman's contact information will be provided to the guests of the property and 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 5 overnight guests and 8 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. Title 7 Section 7.120.070.C also limits the maximum daytime occupancy of occupants and visitors to not exceed a count of 1.5 times the maximum overnight occupancy and shall not exceed a total count of 15 persons per unit, no matter how many bedrooms.

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 an 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.

Access

The property is accessed through Lower Trail, a County maintained, public road, 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. The road accessing the subject property is not subject to a private road agreement or a private road maintenance. No comments or objections have been received, and no further documentation or conditions are required of the applicant.

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 Carmel Area Land Use Plan. It would be the 4th Commercial Vacation Rental out of a maximum of 218 in the Carmel Area 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 environmental impacts.

OTHER AGENCY INVOLVEMENT

None

Prepared by: Marlene Garcia, Assistant Planner

Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; Marlene Garcia, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Iyer Santosh & Pushpita, Property Owners; Interested Party List: The Open Monterey

Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250335.



Zoning Administrator

Legistar File Number: ZA 26-017

March 12, 2026

Introduced: 2/27/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250335 - IYER SANTOSH & PUSHPITA

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: 24620 Lower Trail, Carmel

Proposed CEQA Action: Find the project Categorical 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 9 conditions of approval.

PROJECT INFORMATION

Agent: Iyer Santosh

Property Owner: Iyer Santosh & Pushpita

APN: 009-073-014-000

Parcel Size: 0.175 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: Not Applicable

Project Planner: Marlene Garcia, Assistant Planner

garciam19@countyofmonterey.gov; 831-755-5114

SUMMARY:

The project is located at 24620 Lower Trail, a county-maintained road, in Carmel subject to the Carmel Area Land Use Plan. On January 28, 2026, the applicant submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental.

The subject property is an existing 1,500 square foot single-family dwelling with two bedrooms, two bathrooms, and a kitchen. The Applicant/Owner is proposing that the residence be occupied by a maximum of 5 people overnight and 8 people during daytime hours at the property at a time.

The property will retain its domestic water connections to California American Water, a private water provider, and Carmel Area Wastewater District will continue to provide sewer service. 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 third permitted vacation rental in the Carmel Area Land Use Plan out of 218 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

DISCUSSION:

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 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (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 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)". 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 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, it is subject to the 5-8 minute response time for County emergency services. Cypress Fire Protection District is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 6 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, which this application complies with 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, Liliana Jerman, resides at 1057 San Vicente Ave, Salinas, CA 93901, approximately 27 minutes away (20-mile drive) from the subject property. Liliana Jerman's contact information will be provided to the guests of the property and 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 5 overnight guests and 8 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. Title 7 Section 7.120.070.C also limits the maximum daytime occupancy of occupants and visitors to not exceed a count of 1.5 times the maximum overnight occupancy and shall not exceed a total count of 15 persons per unit, no matter how many bedrooms.

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 an 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.

Access

The property is accessed through Lower Trail, a County maintained, public road, 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. The road accessing the subject property is not subject to a private road agreement or a private road maintenance. No comments or objections have been received, and no further documentation or conditions are required of the applicant.

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 Carmel Area Land Use Plan. It would be the 4th Commercial Vacation Rental out of a maximum of 218 in the Carmel Area 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 environmental impacts.

OTHER AGENCY INVOLVEMENT

None

Prepared by: Marlene Garcia, Assistant Planner

Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; Marlene Garcia, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Iyer Santosh & Pushpita, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250335.

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:

IYER SANTOSH & PUSHPITA (PLN250335)

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.

[PLN250335 IYER SANTOSH & PUSHPITA, 24620 Lower Trail, Carmel (Assessor's Parcel Number 009-073-014-000), Carmel Area Land Use Plan, Coastal Zone]

The IYER SANTOSH & PUSHPITA application (PLN250335) came on for a public hearing before the County of Monterey Zoning Administrator on March 12, 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 Scope. The site is developed with an existing 1,500 square foot single family dwelling inclusive of two bedrooms, two bathrooms, and a kitchen. On January 28, 2026, the applicant submitted an application

seeking to use their existing single-family dwelling as a Commercial Vacation Rental.

- c) Allowed Use. The property is located at 24620 Lower Trail, Carmel within the Carmel Area Land Use Plan (APN: 009-073-014-000). The parcel is zoned 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)”. 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 parcel (Assessor’s Parcel Number 009-073-014-000) is shown in its current size and configuration and described in the 1964 and 1972 Assessor’s Map Book 9, Page 7. Therefore, the County recognizes the subject 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) Business License. Condition No. 7 requires that the applicant 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 as conditioned to ensure that they always have an active Business License.
- g) Vacation Rental Operation License. Condition No. 8 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.
- h) Transient Occupancy Tax. Condition No. 9 requires that the applicant 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 residence as a Commercial Vacation Rental. 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. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject 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, it is subject to the 5-8 minute response time for County emergency services. Cypress Fire Protection District is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical and fire response services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. Additionally, the applicant has demonstrated compliance with the regulations for a property manager, Liliana Jerman, residing at 1057 San Vicente Ave, Salinas, CA 93901, approximately 27 minutes away (20-mile drive) from the subject property. Liliana Jerman's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns and can arrive within thirty minutes 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.

- 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: 009-073-014-000).
- 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. 5 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 subject property is accessed by a county-maintained road, therefore 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 Monterey County HCD-Planning found in Project File PLN250335.

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 PLN250335.
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 and the Environmental Health Bureau. 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) The property has road access from Lower Trail, a public road. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1.
- c) California American Water currently provides potable water service to the subject property and the existing connection will be retained for the proposed use. Sewer service will be provided by Carmel Area Wastewater District (CAWD).
- d) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
- e) To address emergency situations, the attached Operations Plan includes an evacuation map which is placed in a location that is easy to access by renters.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250335.
4. **FINDING:** **NO VIOLATIONS** – The subject property shall comply 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 PLN250335.

- 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 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, 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 Carmel Area Land Use Plan. It would be the 4th Commercial Vacation Rental out of a maximum of 218 in the Carmel Area 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 environmental impacts.

- 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 0.30 miles east 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.

- 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 application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250335.

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 PLN250335.

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.

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 12th day of March 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

PLN250335

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250335) 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 24620 Lower Trail (Assessor's Parcel Number 009-073-014-000), 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 - 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 Zoning Administrator for Assessor's Parcel Number 009-073-014-000 on March 12, 2026. The permit was granted subject to 9 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. 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.

5. 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 March 12, 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 20.70.110 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.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to Monterey County Code Title 20 Section 20.64.290.F.5.

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business 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 and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

8. 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.

9. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

This page intentionally left blank

PRELIMINARY - NOT FOR CONSTRUCTION



SITE PLAN

SCALE: 1" = 10'0"

REVISIONS

TALUBAN ENGINEERING, INC.
 talubaneng@jglobal.net
 103 CHURCH STREET
 SALINAS, CALIFORNIA 93901
 P.O. BOX 732, SALINAS, CALIFORNIA, 93902

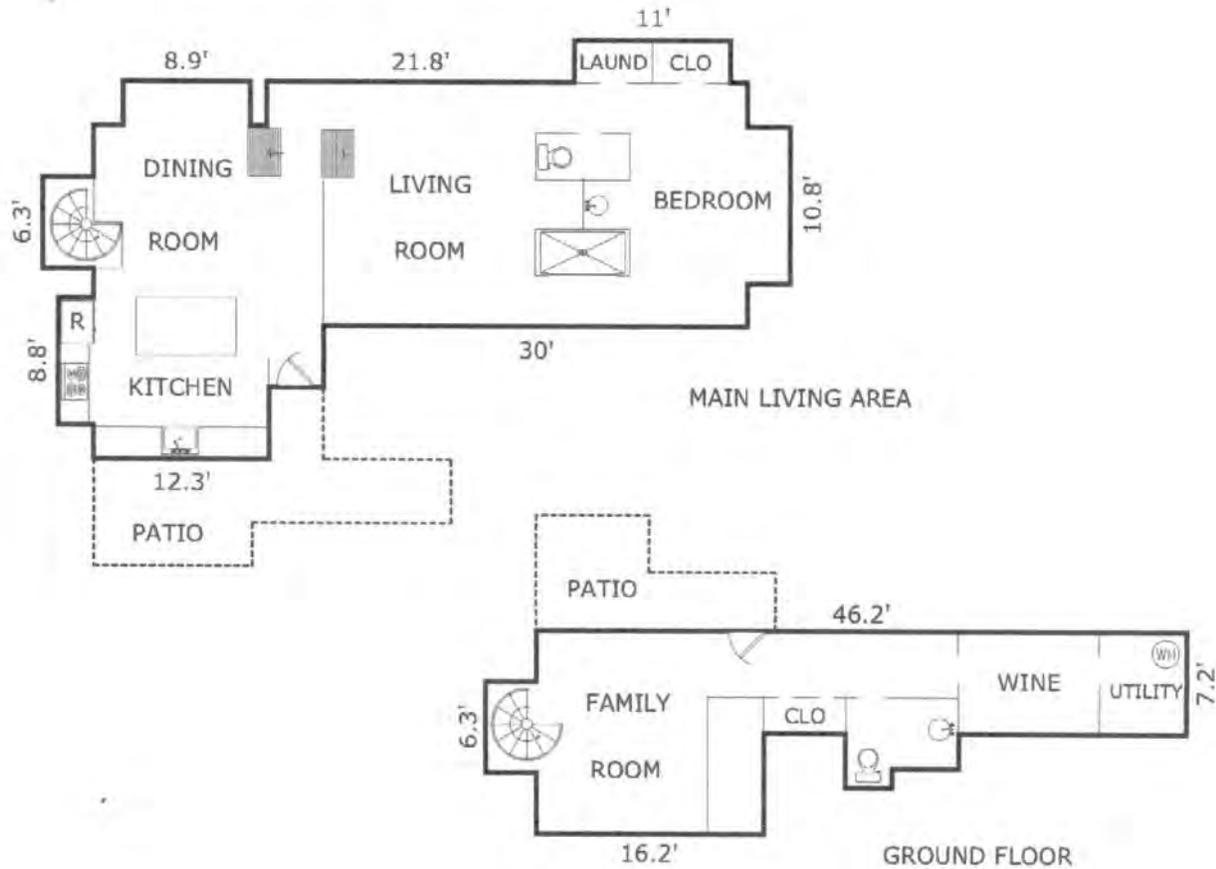


SITE PLAN - PRELIMINARY
 EXISTING RESIDENCE
 24620 LOWER TRAIL
 CARMEL, CALIFORNIA

DATE: 6.12.24
SCALE: AS SHOWN
DRAWN: BT
JOB: 8601
APN: 009-013-014
SHEET C.1 OF SHEETS

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY ARE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. TITLE TO THE DRAWINGS REMAINS WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

24620 LOWER TRAIL, CARMEL, CA 93923



ROOM DIMENSIONS

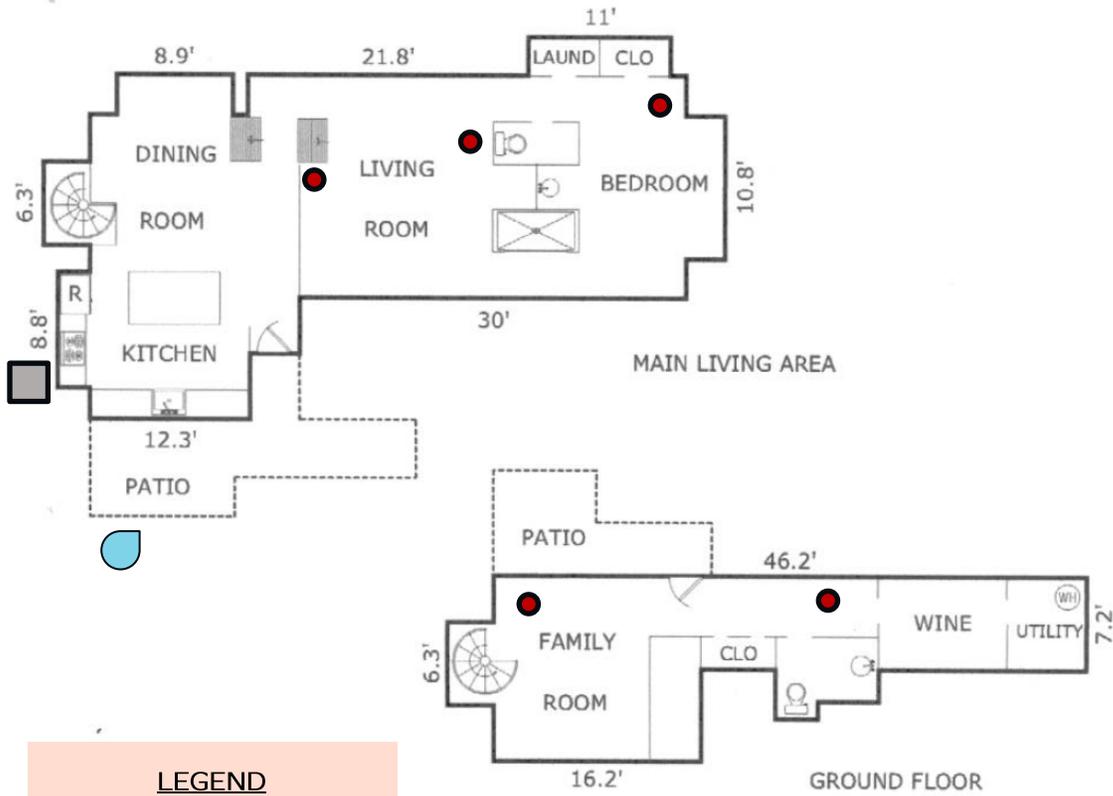
Kitchen:	12'	x	10'4"
Dining Room:	15'	x	12'
Living Room:	16'	x	14'9"
Family Room:	14'9"	x	13'2"
Wine:	9'3"	x	6'3"
Bedroom:	16'	x	10'9"

AREA CALCULATIONS

Main Living Area:	1,008sf
Ground Floor:	492
Net Livable Area:	1,500sf
Patio:	163
Patio:	100

This plan is based on the information provided by the owner. It is not intended to be used for any other purpose without the consent of the architect.

24620 LOWER TRAIL, CARMEL, CA 93923

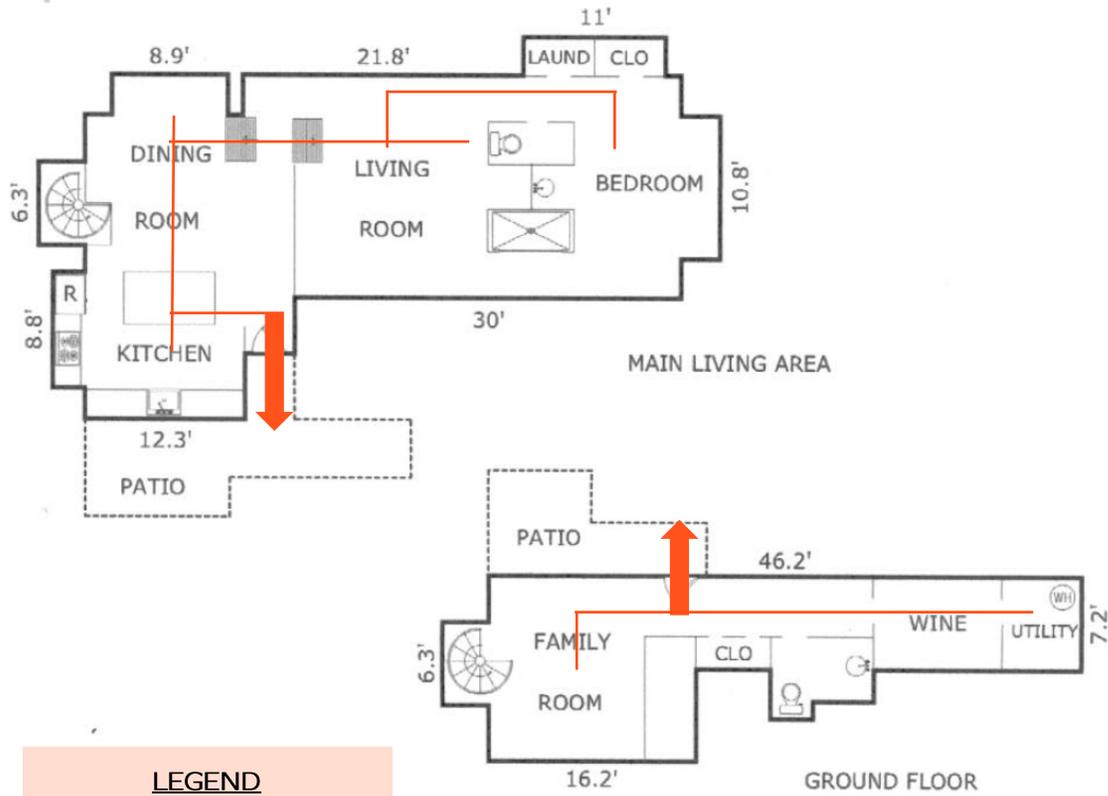


LEGEND

-  Smoke/CO2 Alarm
-  Breaker Box
-  Water Shut Off

EVACUATION MAP

24620 LOWER TRAIL, CARMEL, CA 93923



LEGEND

-  EXIT
-  ROUTE

This page intentionally left blank

County of Monterey

Housing and Community Development

Vacation Rental Home Inspection Checklist

Property Information

Vacation Rental Address and Unit/Suite/Apt # 24620 Lower Trail, Carmel, CA 93923

Total number of bedrooms 2

Total number of onsite parking spaces (e.g. garage, driveway) 2

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 Contractor Name & Acknowledgement:

- 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 (ASHI)
- International Code Council
- International Association of Certified Home Inspectors

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

Inspector Name: Robert Vierra **Certification No#:** ASHI Certified Inspector #250145

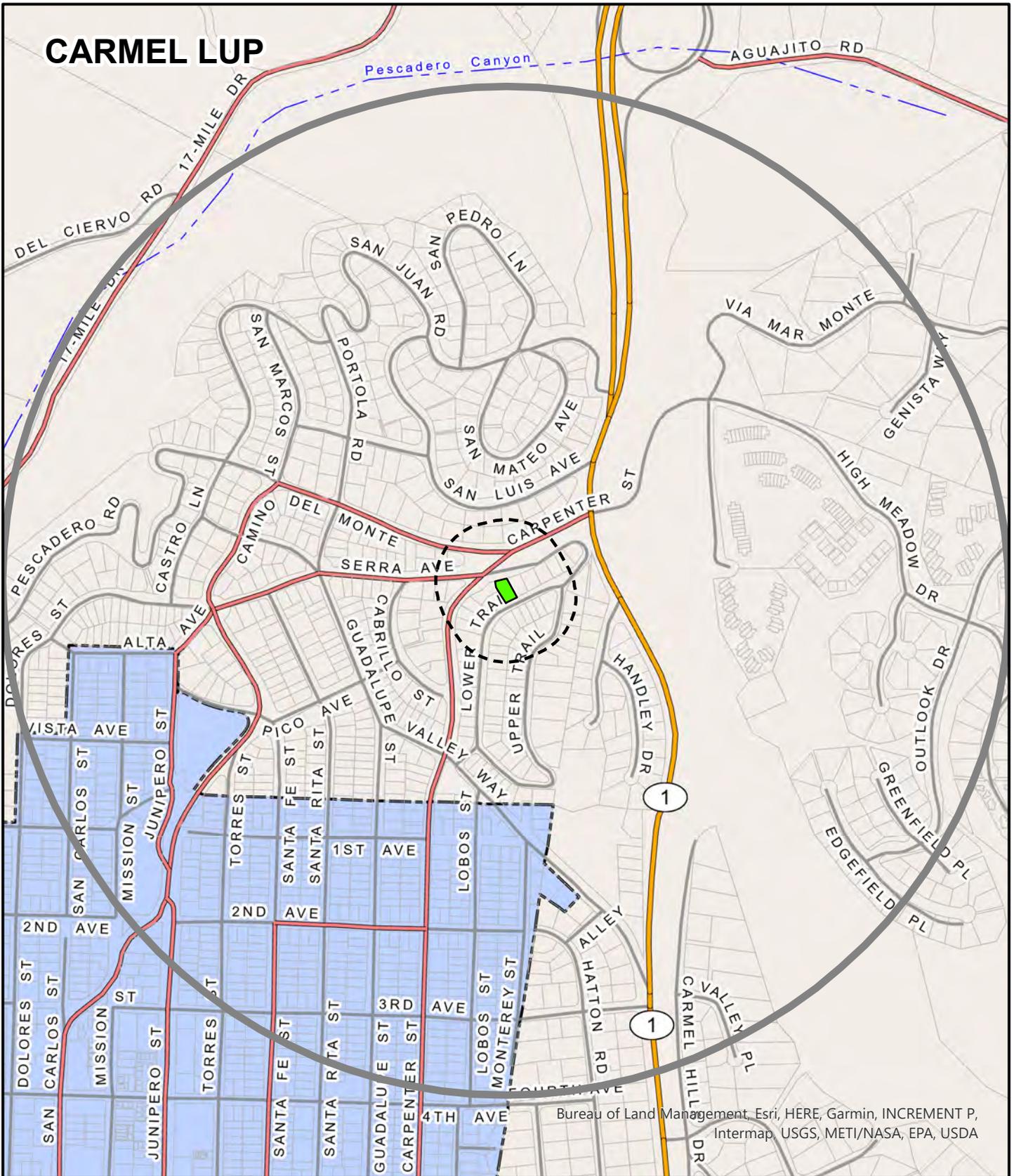
Date: 10 / 20 / 2025

Signed: Robert Vierra

Exhibit B

This page intentionally left blank.

CARMEL LUP



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

APPLICANT: IYER SANTOSH & PUSHPITA

APN: 009073014000

FILE # PLN250335



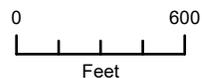
Project Site



300 FT Buffer



2500 FT Buffer



This page intentionally left blank



County of Monterey

Item No.5

Board Report

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

Legistar File Number: ZA 26-020

March 12, 2026

Introduced: 3/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250303 - PINKHAM BONNIE C ET AL

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: 26274 Inspiration Ave, Carmel, CA, 93923

Proposed CEQA Action: Find the project Categorical 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 8 conditions of approval.

PROJECT INFORMATION

Agent: Daniel Pinkham

Property Owner: Bonnie C Pinkham Et Al

APN: 009-431-006-000

Parcel Size: 0.18 acres

Zoning: Medium Density Residential with a maximum Density of 2 units per acre, a Design Control overlay, and a Structure Height limit of 18 feet in the Coastal Zone or "MDR/2-D(18')(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Not Applicable

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov; 831-755-3759

SUMMARY:

The project is located at 26274 Inspiration Avenue, a County maintained road, in Carmel. On October 30, 2025, the agent submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The application materials were deemed complete on January 23, 2026.

The site is developed with an existing 1,612 square foot single-family dwelling with two bedrooms, two bathrooms, and a kitchen. The agent is proposing that the residence be occupied by a maximum of 5 people overnight and 8 people during daytime hours at the property at a time. The property will retain its domestic water connections to California American Water, a public water provider, and Carmel Area Wastewater District will continue to provide sewer service. 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 6th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

DISCUSSION:

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 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (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 Medium Density Residential with a maximum Density of 2 units per acre, a Design Control overlay, and a Structure Height limit of 18 feet in the Coastal Zone or "MDR/2-D(18')(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 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, it is subject to the 5-8 minute response time for County emergency services. Cypress Fire Protection District Station 25 is 7-9 minutes away, the Community Hospital of the Monterey Peninsula is 12-20 minutes away, and MoGo Urgent Care- Carmel is 8-10 minutes away, which provides fire and emergency medical response services. These response times reflect travel times for various times of the day and comply with Title 20 Section 20.64.290.F.5. 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 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with 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, Kristina Bellem of Draper Services, resides at San Carlos Street, Carmel-By-The-Sea, CA 93923, approximately 7 minutes away (1.4-mile drive) from the subject property. Kristina Bellem's contact information will be provided to the guests of the property and 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 5 overnight guests and 8 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. Title 7 Section 7.120.070.C also limits the maximum daytime occupancy of occupants and visitors to not exceed a count of 1.5 times the maximum overnight occupancy and shall not exceed a total count of 15 persons per unit, no matter how many bedrooms.

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.

Access

The property is accessed through Inspiration Avenue, a County maintained, public road, 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. The road accessing the subject property is not subject to a private road agreement or a private road maintenance. No comments or objections have been received, and

no further documentation or conditions are required of the applicant.

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 Final Environmental Impact Report (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 Carmel Area Land Use Plan as it would be the 6th Commercial Vacation Rental in this area. 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 significant or unavoidable 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/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
 - Site Plans and Floor Plans
 - Operations Plan
 - Home Inspection Checklist
- Exhibit B - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Bonnie C Pinkham Et Al, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250303.



County of Monterey

Item No.5

Zoning Administrator

Legistar File Number: ZA 26-020

March 12, 2026

Introduced: 3/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250303 - PINKHAM BONNIE C ET AL

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: 26274 Inspiration Ave, Carmel, CA, 93923

Proposed CEQA Action: Find the project Categorical 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 8 conditions of approval.

PROJECT INFORMATION

Agent: Daniel Pinkham

Property Owner: Bonnie C Pinkham Et Al

APN: 009-431-006-000

Parcel Size: 0.18 acres

Zoning: Medium Density Residential with a maximum Density of 2 units per acre, a Design Control overlay, and a Structure Height limit of 18 feet in the Coastal Zone or "MDR/2-D(18')(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Not Applicable

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov; 831-755-3759

SUMMARY:

The project is located at 26274 Inspiration Avenue, a County maintained road, in Carmel. On October 30, 2025, the agent submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental.

The application materials were deemed complete on January 23, 2026.

The site is developed with an existing 1,612 square foot single-family dwelling with two bedrooms, two bathrooms, and a kitchen. The agent is proposing that the residence be occupied by a maximum of 5 people overnight and 8 people during daytime hours at the property at a time. The property will retain its domestic water connections to California American Water, a public water provider, and Carmel Area Wastewater District will continue to provide sewer service. 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 6th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

DISCUSSION:

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 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (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 Medium Density Residential with a maximum Density of 2 units per acre, a Design Control overlay, and a Structure Height limit of 18 feet in the Coastal Zone or "MDR/2-D(18')(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 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, it is subject to the 5-8 minute response time for County emergency services. Cypress Fire Protection District Station 25 is 7-9 minutes away, the Community Hospital of the Monterey Peninsula is 12-20 minutes away, and MoGo Urgent Care- Carmel is 8-10 minutes away, which provides fire and emergency medical response services. These response times reflect travel times for various times of the day and comply with Title 20 Section 20.64.290.F.5. 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 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with 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, Kristina Bellem of Draper Services, resides at San Carlos Street, Carmel-By-The-Sea, CA 93923, approximately 7 minutes away (1.4-mile drive) from the subject property. Kristina Bellem's contact information will be provided to the guests of the property and 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 5 overnight guests and 8 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. Title 7 Section 7.120.070.C also limits the maximum daytime occupancy of occupants and visitors to not exceed a count of 1.5 times the maximum overnight occupancy and shall not exceed a total count of 15 persons per unit, no matter how many bedrooms.

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.

Access

The property is accessed through Inspiration Avenue, a County maintained, public road, 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. The road accessing the subject property is

not subject to a private road agreement or a private road maintenance. No comments or objections have been received, and no further documentation or conditions are required of the applicant.

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 Final Environmental Impact Report (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 Carmel Area Land Use Plan as it would be the 6th Commercial Vacation Rental in this area. 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 significant or unavoidable 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/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Bonnie C Pinkham Et Al, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250303.

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:

PINKHAM BONNIE C ET AL (PLN250303)

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 residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN250303 PINKHAM BONNIE C ET AL, 26274 Inspiration Avenue, Carmel (Assessor's Parcel Number 009-431-006-000), Carmel Area Land Use Plan, Coastal Zone]

The PINKHAM BONNIE C ET AL application (PLN250303) came on for a public hearing before the County of Monterey Zoning Administrator on March 12, 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 26274 Inspiration Avenue, a County maintained road, in Carmel and the site is developed with an existing 1,612 square foot single-family dwelling containing two bedrooms, two bathrooms, and a kitchen. The applicant proposed transient use of the

residence prior to the County adopting regulations for vacation rentals in the Coastal Zone.

- c) Allowed Use. The parcel is zoned Medium Density Residential with a maximum Density of 2 units per acre, a Design Control overlay, and a Structure Height limit of 18 feet in the Coastal Zone or “MDR/2-D(18’)(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: 009-431-006-000, is identified as Lot 23, as shown in its current size and configuration and described in the Cities and Towns Map Book 2, Page 24. 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. 7 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. Condition No. 6 requires that the applicant 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 as conditioned to ensure that they always have an active Business License.
- h) Transient Occupancy Tax. Condition No. 8 requires that the applicant 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 residence as a Commercial Vacation Rental. 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. Condition No. 5 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. 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, it is subject to the 5-8 minute response time for County

emergency services. Cypress Fire Protection District Station 25 is 7-9 minutes away, the Community Hospital of the Monterey Peninsula is 12-20 minutes away, and MoGo Urgent Care- Carmel is 8-10 minutes away, which provides emergency medical and fire response services. These response times reflect travel times for various times of the day and comply with Title 20 Section 20.64.290.F.5. 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, Kristina Bellem, resides at San Carlos Street, Carmel-By-The-Sea, CA 93923, approximately 7 minutes away (1.4-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: 009-093-002-000).
- 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 Inspiration Avenue, a County maintained, public road, 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. The road accessing the subject property is not subject to a private road agreement or a private road maintenance. No comments or objections have been received, and no further documentation or conditions are required of the applicant.

- o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250303.
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 use. 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 PLN250303.
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 Portola Road, a public road. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1).
 - d) California American Water currently provides potable water service to the subject property, and the existing connection will be retained for the proposed use. 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 PLN250303.
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 PLN250303.

- 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 6th 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) The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The 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.
 - 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 1.25 miles east 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) The project would not damage any historical resources.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250303.

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 PLN250303.

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.
- 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 12th day of March 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.

This page intentionally left blank

County of Monterey HCD Planning

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

PLN250303

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250303) 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 26274 Inspiration Avenue (Assessor's Parcel Number 009-431-006-000), 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 Zoning Administrator for Assessor's Parcel Number 009-431-006-000 on March 12, 2026. The permit was granted subject to 8 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 March 12, 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 20.70.110 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. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate. (Monterey County Code Title 20 Section 20.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

6. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business 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 and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

7. 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.

8. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

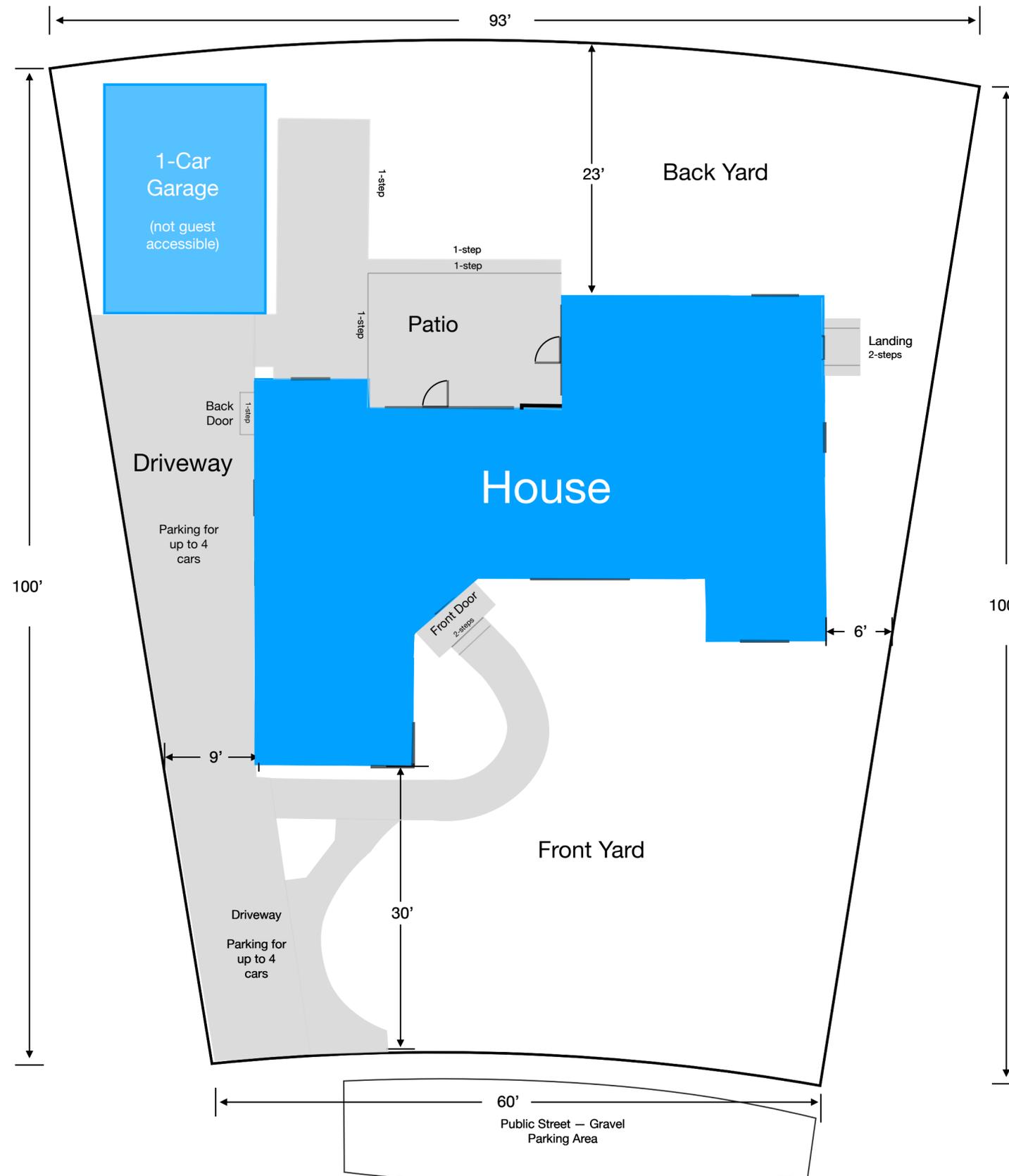
This page intentionally left blank

Site Plan

26274 Inspiration Ave.
Carmel, CA 93923

Lot Size: ~8000 Sq. Ft.
Home Size ~1612 Sq. Ft.

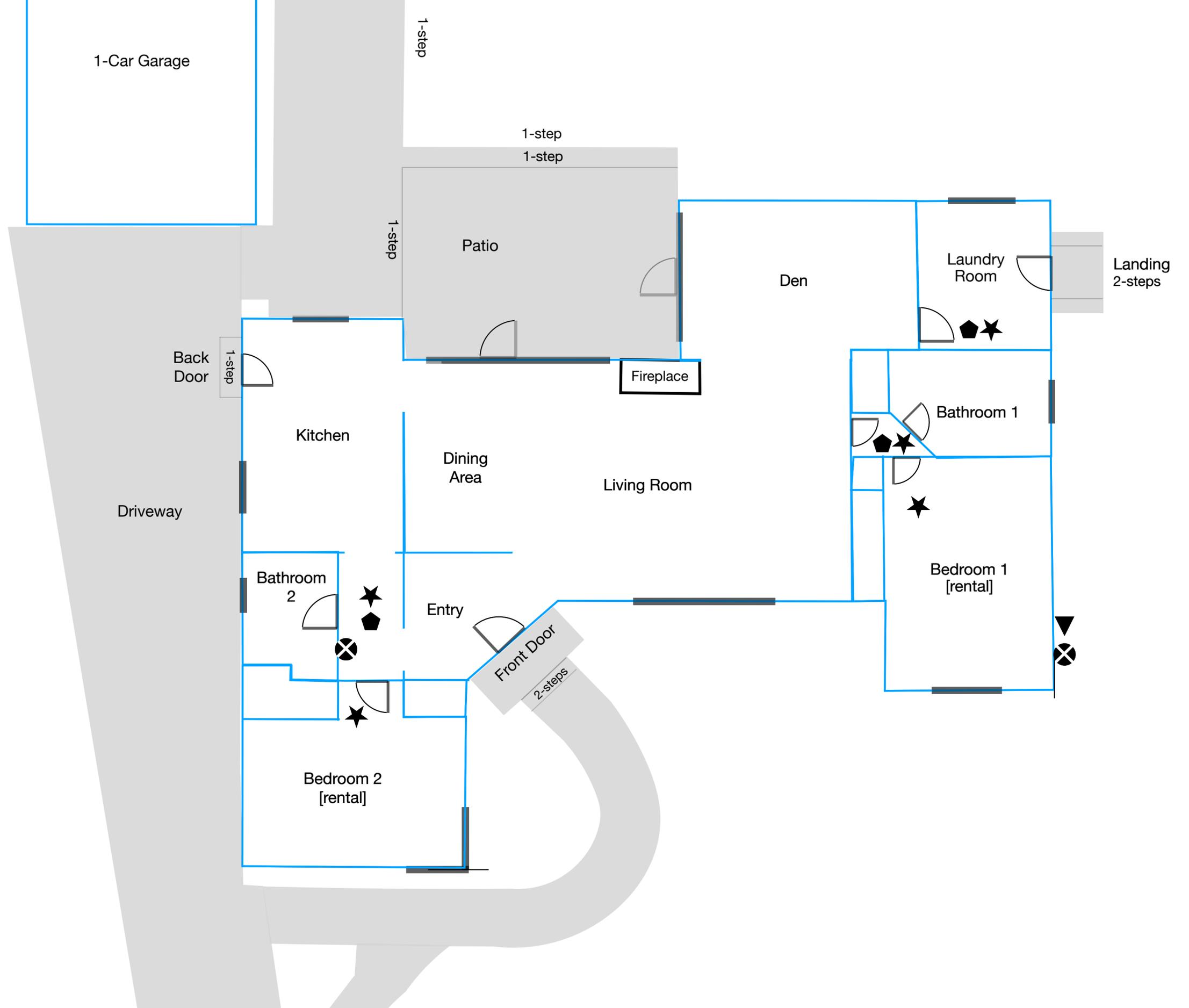
Submitted by:
Daniel Pinkham



Floor Plan

26274 Inspiration Ave.
Carmel, CA 93923

Submitted by:
Daniel Pinkham



Key

- ★ Smoke Detector
- ⊗ Circuit Panel
- ▼ Water & Gas Shut-offs
- ◆ Carbon Monoxide Detector



HOUSING AND COMMUNITY DEVELOPMENT

[Announcements](#)

[Development Services](#)

[Planning Services](#)

[Permit Center](#)

[GIS / Maps](#)

[About Us](#)



Vacation Rental Operations Plan

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

26274 Inspiration Ave., Carmel CA 93923

Vacation Rental Type

Commercial

Number of Non-hosted Rentals Per Year:

approximately 20

200 characters

Fire Station Name and Address

Rio Road Fire Station, 3775 Rio Rd

Street Number and Name

Carmel

City

CA

State/Province/Region

93923

Postal/ZIP Code

Fire Station Phone

831 624 4511

Police Station Name and Address

Carmel Police Department, Junipero Ave & 4th Ave

Street Number and Name

Carmel

City

CA

State/Province/Region

93923

Postal/ZIP Code

Police Station Phone

831 624 6403

Hospital Emergency Room Name and Address

Community Hospital of the Monterey Peninsula, 24625 Holman Hwy

Street Number and Name

Monterey

City

CA

State/Province/Region

93940

Postal/ZIP Code

Hospital Phone

24-hour Clinic Name and Address

Street Number and Name

City

State/Province/Region

Postal/ZIP Code

24-hour Clinic Phone

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

200 characters

Submit the following documents:

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

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your [Accela Citizen Access](#) account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.

Completion of this form does not start the application process, all necessary forms must be uploaded to your Accela account.

If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".

To receive a copy of your submission, please fill out your email address below and submit.

Email Address

I'm not a robot

reCAPTCHA
[Privacy](#) - [Terms](#)



INVOICE

To view your Insert
Click the link below:
[INSERT1](#)

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

8-65213-93000
DOUG PINKHAM
OCT-NOV-DEC SERVICE
10/01/2025
0264622-0527-4

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (800) 321-8226

Your Payment is Due

Due Upon Receipt

If full payment of the invoiced amount is not received within 60 days of the invoice date, you will be charged a monthly late charge of 1.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$131.01

Previous Balance	131.01	+	Payments	(131.01)	+	Adjustments	0.00	+	Current Invoice Charges	131.01	=	Total Account Balance Due	131.01
------------------	--------	---	----------	----------	---	-------------	------	---	-------------------------	--------	---	---------------------------	---------------

IMPORTANT MESSAGES

All billing disputes must be resolved within 60 days of the original invoice. When leaving present address, it is your responsibility to cancel service by calling customer service.

*****Notice regarding personal information** - We collect personal information in conjunction with accounts and processing of payments. Depending upon your applicable state law, you may have certain rights regarding your personal information. To learn more about your rights, visit wm.com/privacy.

*****WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.**

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



USA WASTE OF CALIFORNIA, INC.
CARMEL MARINA CORPORATION
PO BOX 3020
MONROE, WI 53566-8320
(800) 321-8226

Invoice Date	Invoice Number	Customer ID (Include with your payment)
10/01/2025	0264622-0527-4	8-65213-93000
Payment Terms	Total Due	Amount
Due Upon Receipt	\$131.01	

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
Your bank account will be drafted \$131.01.

052700008652139300000264622000001310100000013101 5

I2216R78

DOUG PINKHAM
144 WALDO AVE
PIEDMONT CA 94611-3943

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 541008
LOS ANGELES, CA 90054-1008

530-0048790-0527-2
195



MARY A. ZEEB

COUNTY OF MONTEREY
 TREASURER-TAX COLLECTOR
www.countyofmonterey.gov/taxcollector

Payments
 PO Box 6005
 Whittier, CA 90607

Correspondence
 PO Box 891
 Salinas, CA 93902
 (831) 755-5057

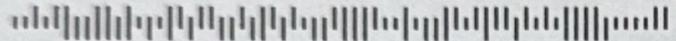
PROPERTY INFORMATION **IMPORTANT MESSAGES**

ASSESSMENT # 009-431-006-000 **TAX RATE AREA** 060-023
FEE NUMBER 009-431-006-000 **ACRES:** 0.00
LOCATION 26274 INSPIRATION AVE
ASSESSED OWNER PINKHAM BONNIE C & J DOUGLAS TRS

Original bill date 09/25/2024
 *****THIS BILL WILL NOT BE SENT TO LENDER*****
 THIS ADDITIONAL BILL IS YOUR RESPONSIBILITY
 CORRECTED BILL



*****AUTO**SCH 5-DIGIT 93921 XA 3905-1/1-P12 T12



PINKHAM BONNIE C & J DOUGLAS TRS
 26274 INSPIRATION AVE
 CARMEL CA 93923-9123

Fiscal Year beginning July 1, 2024 and ending June 30, 2025

2024-2025

Pay Taxes by Credit Card or E-Check
 1-800-491-8003 or www.countyofmonterey.gov/ttc



COUNTY VALUES, EXEMPTIONS AND TAXES

PHONE NUMBERS	VALUE DESCRIPTION	ASSESSED VALUES	X	TAX RATE/100	=	COUNTY TAXES
VALUATIONS (831) 755-5035	LAND	80,362				
TAX RATES (831) 755-5040						
EXEMPTIONS (831) 755-5035						
PAYMENTS (831) 755-5057	STRUCTURAL IMPROVEMENTS	79,339				
PERS PROP (831) 755-5035						
ADDR CHGS (831) 755-5035						
GENERAL INQ (831) 755-5057	H HOMEOWNERS EXEMPTION	-7,000				
NET TAXABLE VALUE		152,701	X	1.000000	=	\$1,527.00

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS

PHONE NUMBERS	TAX CODE	DESCRIPTION	ASSESSED VALUES	X	TAX RATE/100	=	AGENCY TAXES
(831) 624-1546	10900	Carmel USD 10Ref 16Ref	152,701		0.014011		21.38
(831) 646-4040	12100	Monterey Pen CCD 16Ref 20AB	152,701		0.021933		33.48
(831) 796-6038	75000	CSA# 1 Carmel Point					7.08
(831) 624-1248	83000	CarmelAreaWasteWaterDist					952.82
(800) 273-5167	84010	Monterey Peninsula RPD CFD No 2016-01					28.56
(831) 755-5013	93500	CSA74 EMSAmbCountyWide					12.00



WE KEEP LIFE FLOWING™

Service Address:

DANIEL PINKHAM
26274 INSPIRATION AVE NUE
CARMEL, CA 93923-9123

THANK YOU FOR BEING OUR CUSTOMER

Important Account Messages

- Want to get to know us better? Visit www.californiaamwater.com to learn more about the services we provide.
- Thank you for being a long time customer! We work hard every day to deliver water service that is safe, reliable, and affordable -- our customers deserve nothing less.

For more information, visit www.californiaamwater.com

View your account information or pay your bill anytime at: www.amwater.com/MyAccount

Pay by Phone: Pay anytime at 1-855-748-6066

Customer Service: 1-888-237-1333
M-F 7:00am to 7:00pm – Emergencies 24/7

In Person: We have agreements with several authorized payment locations in our service areas. See the reverse side for more information.

CALIFORNIA AMERICAN WATER
PO BOX 7150
PASADENA, CA 91109-7150

▼ Please return bottom portion with your payment. DO NOT send cash. Retain upper portion for your records▼

Statement

Account No. **1015-210020147113**

Total Amount Due:	\$186.83
Payment Due By:	October 29, 2025

Thank you for using AutoPay. Payment will be automatically deducted on the bill due date.

Billing Date: October 07, 2025
Service Period: Sep 06 to Oct 06 (31 Days)
Total Gallons: 6,358

Account Summary – See page 3 for Account Detail

Prior Billing:		\$196.72
Payments - Thank You!	-	\$196.72
Balance Forward:	=	\$0.00
Service Related Charges:	+	\$137.66
Pass Through Charges:	+	\$46.08
Taxes:	+	\$3.09
Total Amount Due:	=	\$186.83



Service to: 26274 INSPIRATION AVE NUE
CARMEL, CA 93923-9123



P.O. BOX 91623
RANTOUL, IL 61866-8623

Account No. **1015-210020147113**

Total Amount Due:	\$186.83
Payment Due By:	October 29, 2025

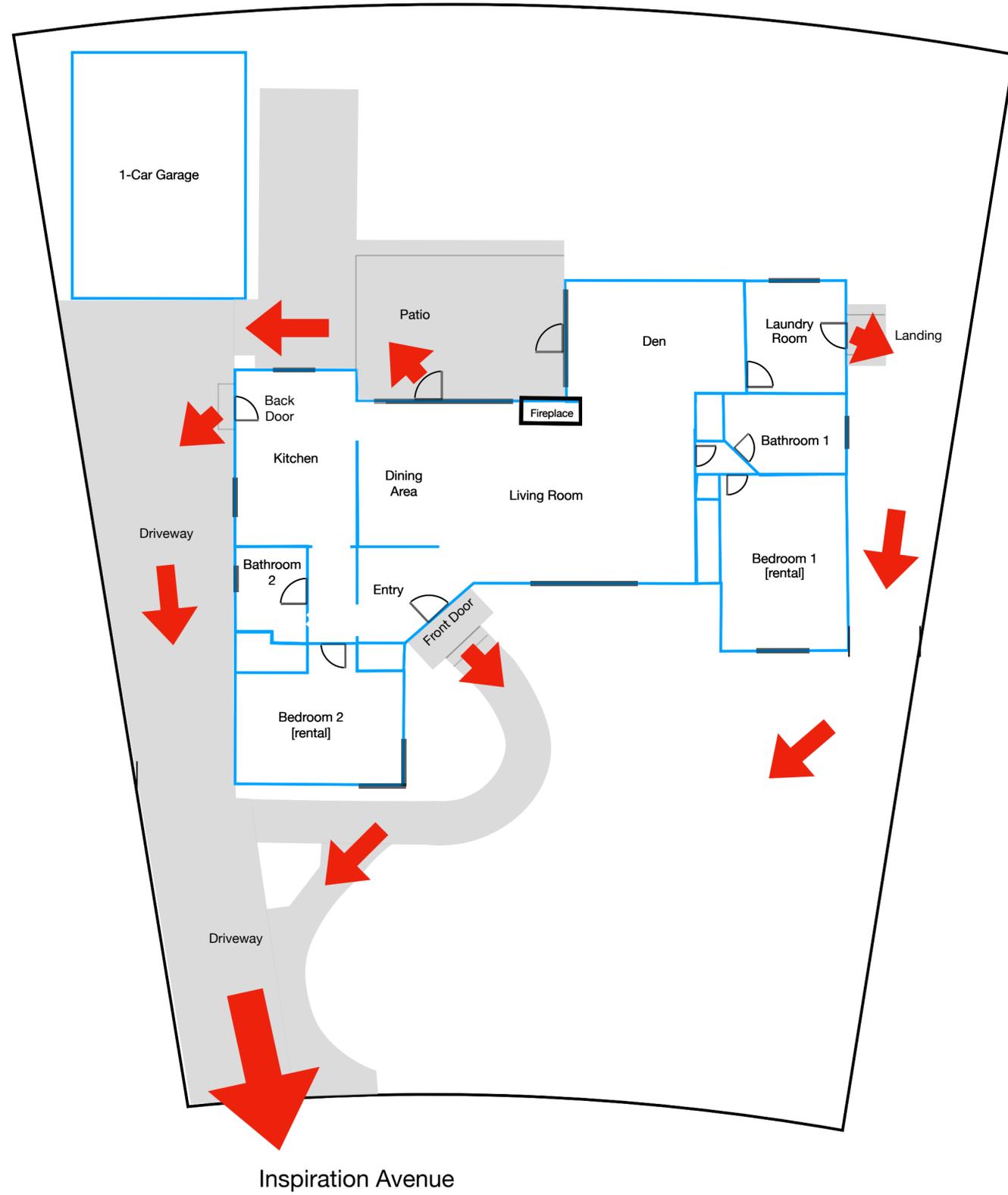
Amount Enclosed \$ **Paid Electronically on Due Date**

DANIEL PINKHAM
144 WALDO AVE
PIEDMONT, CA 94611-3943

CALIFORNIA AMERICAN WATER
PO BOX 7150
PASADENA, CA 91109-7150

Evacuation Map

26274 Inspiration Ave.
Carmel, CA 93923



Route to Nearest Emergency Room & 24-Hour Clinic

13 min (4.6 miles)

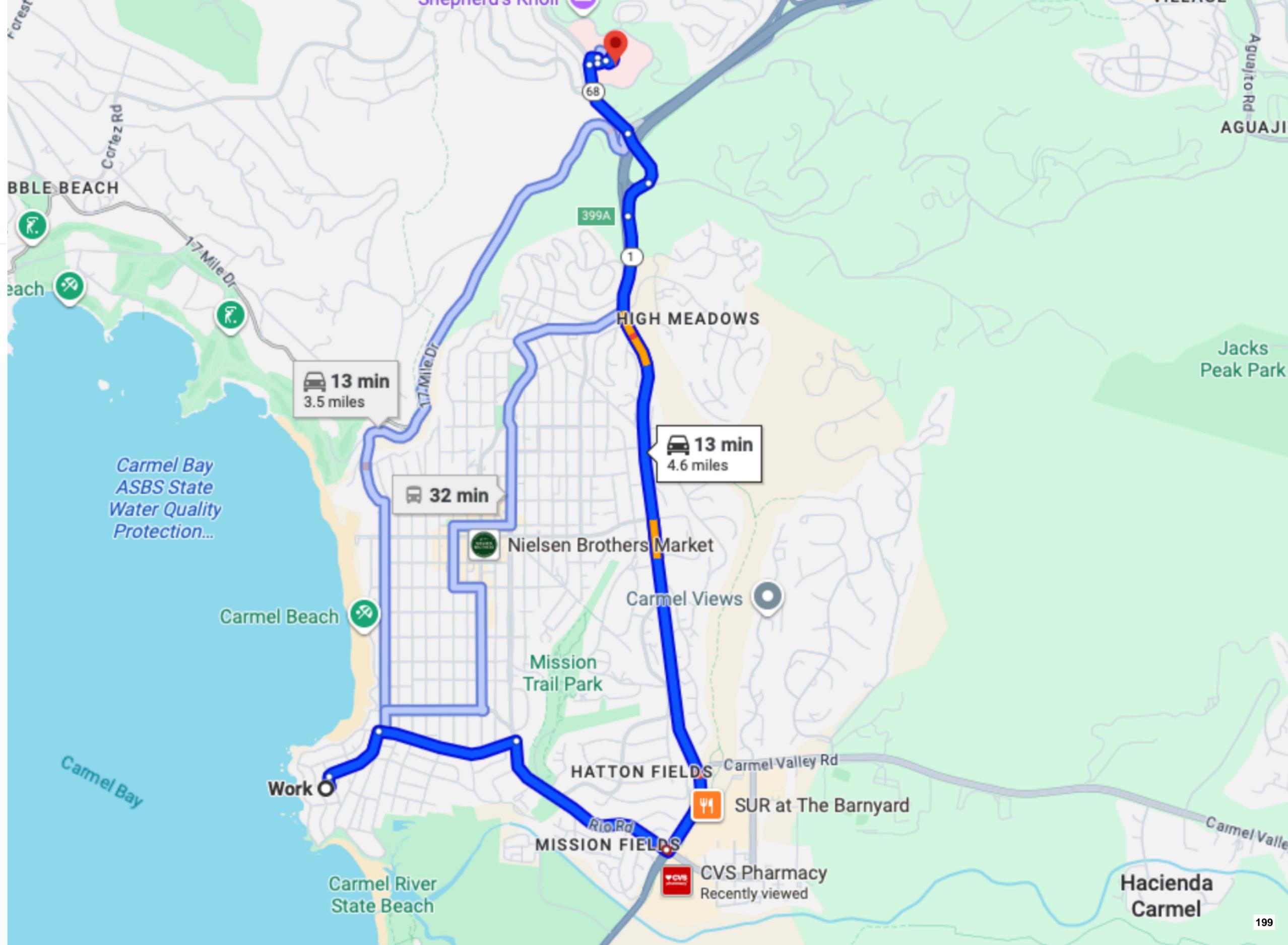
via CA-1 N



26274 Inspiration Ave
Carmel-By-The-Sea, CA 93923

- > Take Santa Lucia Ave to Rio Rd in Carmel-by-the-Sea
4 min (0.8 mi)
- > Drive from CA-1 N to Del Monte Forest
8 min (3.6 mi)
- > Drive to your destination in Monterey
1 min (0.2 mi)

Community Hospital of the Monterey Peninsula
23625 Holman Hwy, Monterey, CA 93940



Route to Nearest Fire Station

9 min (1.9 miles)



via Santa Lucia Ave and Rio Rd
Fastest route

26274 Inspiration Ave

Carmel-By-The-Sea, CA 93923

↑ Head northwest on Inspiration Ave toward San Antonio Ave

194 ft

↪ Turn right onto San Antonio Ave

0.2 mi

↪ Turn right onto Santa Lucia Ave

0.5 mi

↪ Turn right onto Rio Rd

1.0 mi

↶ Turn left onto Via Nona Marie

0.1 mi

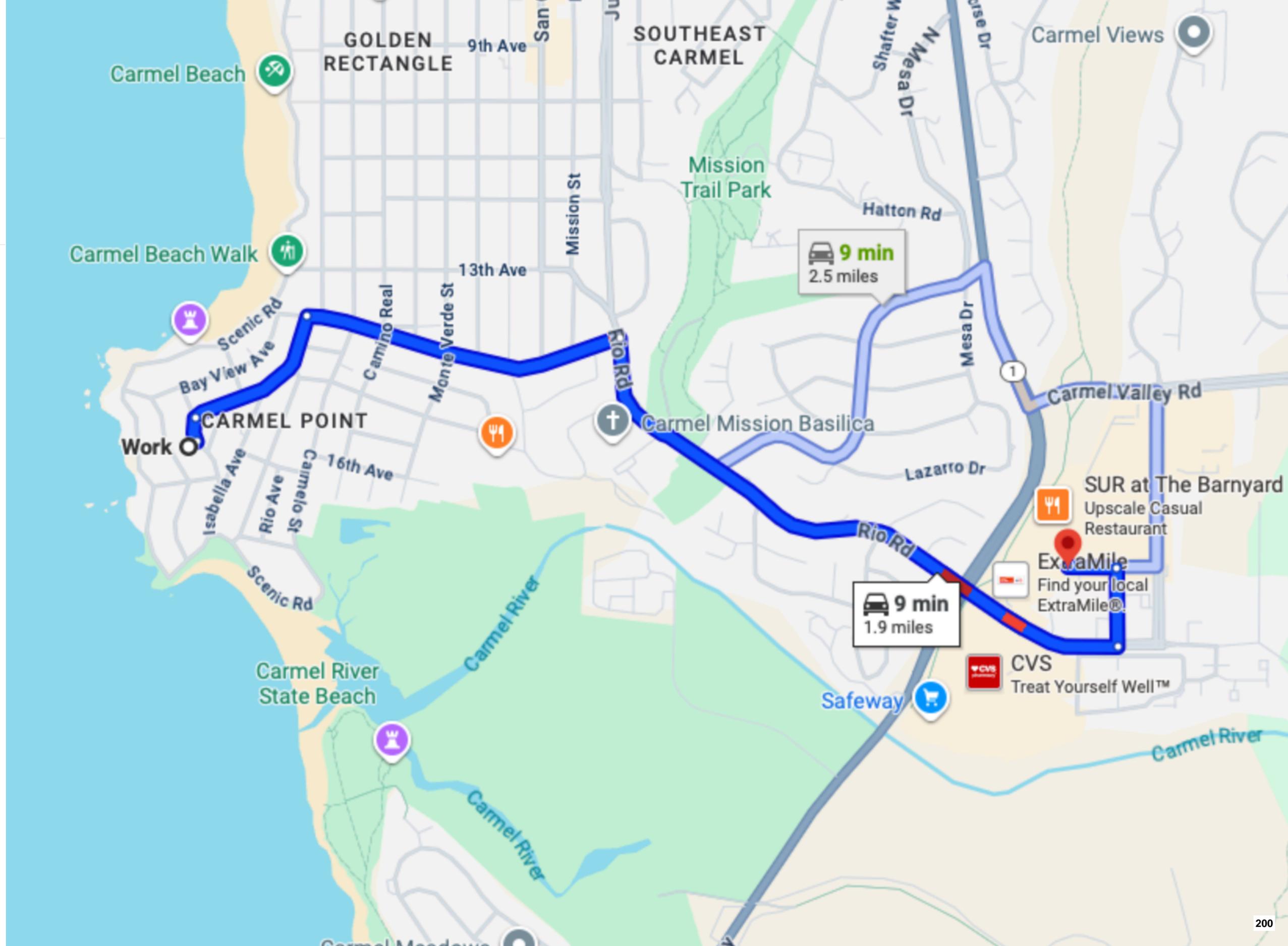
↶ Turn left onto Clock Tower Pl

i Destination will be on the left

390 ft

Rio Road Fire Station

3775 Rio Rd, Carmel-By-The-Sea, CA 93923



Route to Nearest Highway

6 min (1.5 miles)



via Santa Lucia Ave and Rio Rd
Fastest route, the usual traffic

26274 Inspiration Ave
Carmel-By-The-Sea, CA 93923

↑ Head northwest on Inspiration Ave toward San Antonio Ave

194 ft

↘ Turn right onto San Antonio Ave

0.2 mi

↘ Turn right onto Santa Lucia Ave

0.5 mi

↘ Turn right onto Rio Rd

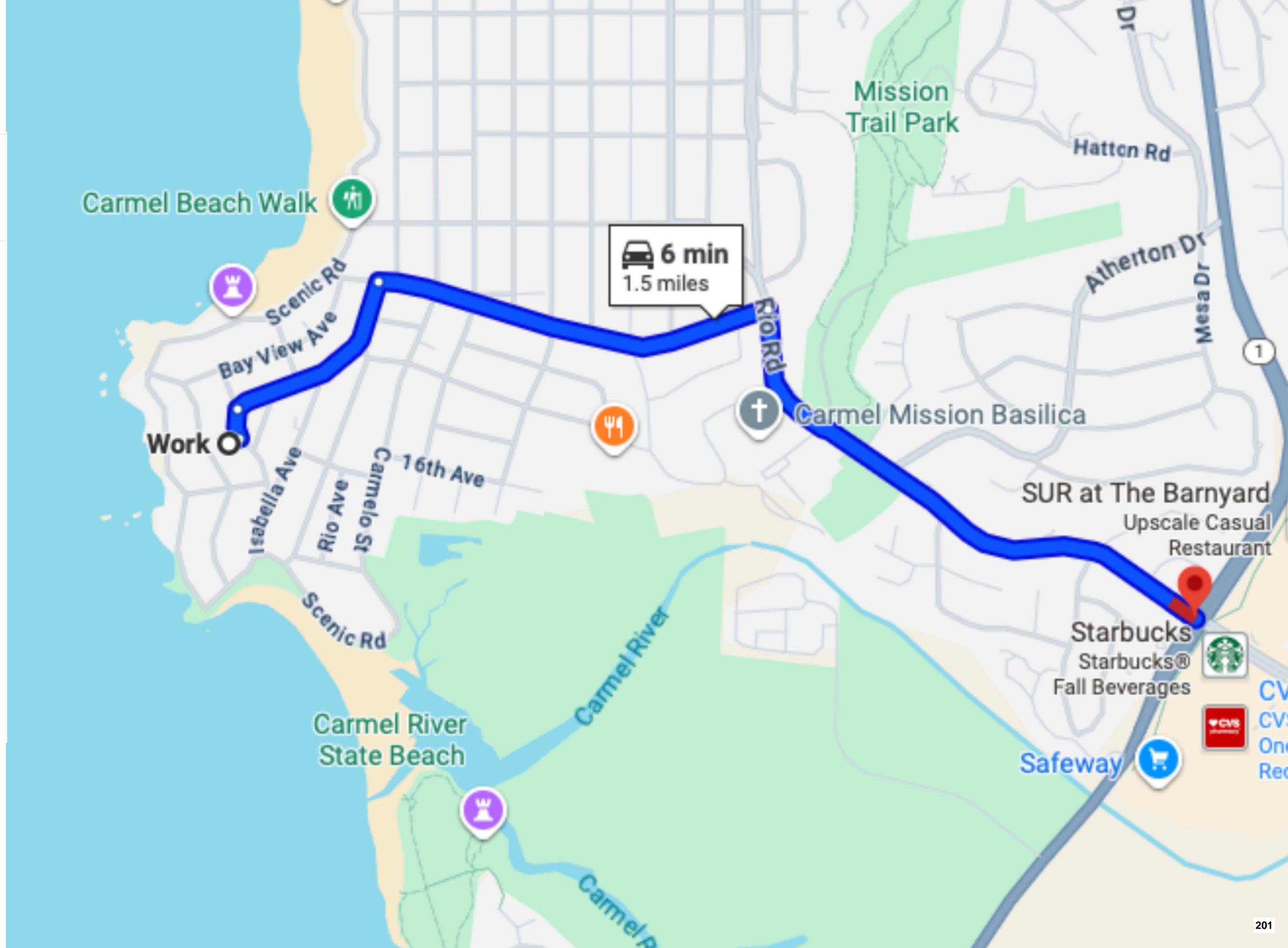
0.7 mi

↘ Turn right onto CA-1 S

i Destination will be on the right

285 ft

Highway 1 / Rio Road
Mission Fields, CA 93923



This page intentionally left blank



HOUSING AND COMMUNITY DEVELOPMENT

[Announcements](#)

[Development Services](#)

[Planning Services](#)

[Permit Center](#)

[GIS / Maps](#)

[About Us](#)



Vacation Rental Home Inspection Checklist

Property Information

- Vacation Rental Address and Unit/Suite/Apt # 26274 Inspiration Av Carmel CA
- Total number of bedrooms 2
- Total number of onsite parking spaces (e.g. garage, driveway) 4

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 Contractor Name & Acknowledgement:

- 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
- International Code Council
- International Association of Certified Home Inspectors

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

Date: 10/28/25 Kevin McDonnell 166774

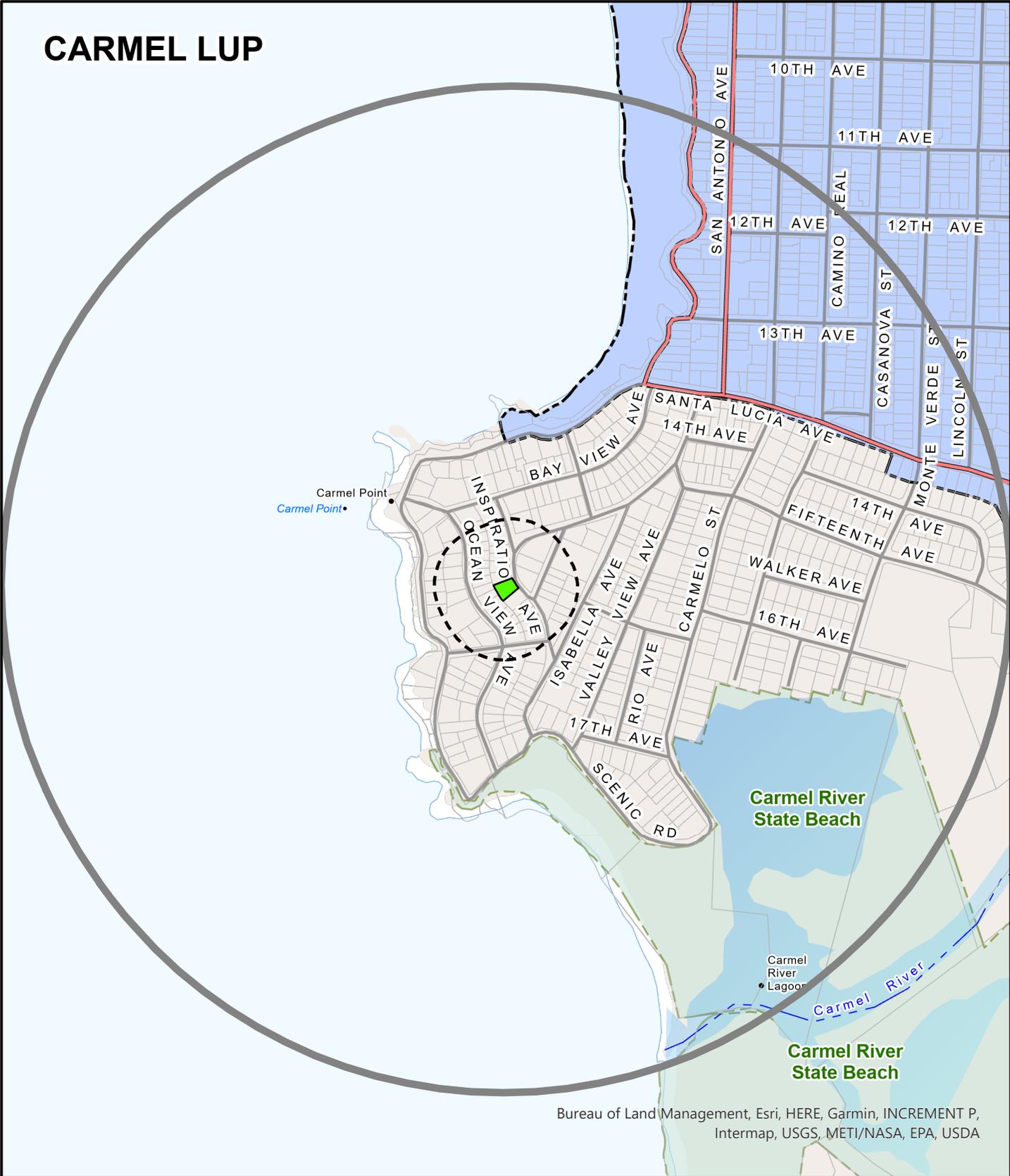
Click "Print" at the top of this page and save as a PDF.



Exhibit B

This page intentionally left blank.

CARMEL LUP



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

APPLICANT: PINKHAM BONNIE C ET AL

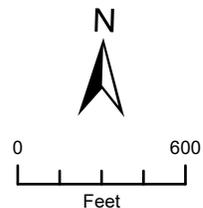
APN: 009431006000

FILE # PLN250303

 Project Site

 300 FT Buffer

 2500 FT Buffer



This page intentionally left blank