

County of Monterey

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



Meeting Agenda - Final

Thursday, August 13, 2026

9:30 AM

County of Monterey Zoning Administrator

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

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

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

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

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

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

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

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

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

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

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
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- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 927 7145 8150 when prompted.

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

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

email.

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

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

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

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

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

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

[https://montereycty.zoom.us/j/927 7145 8150](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)
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- + 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 July 30, 2026, County of Monterey Zoning Administrator Meeting Minutes.

Attachments: [Draft Minutes 07-30-26](#)

9:30 A.M. - SCHEDULED ITEMS

1. PLN250326 - STUART WELLS C TR
Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 1441 Riata Road, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Aerial Image & Surrounding Neighborhood](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Home Inspection Checklist](#)
 [Exhibit E - Public Comment](#)

2. PLN250315 - SCHONEFELD ROBERT S TR & SAPUPPO MICHAEL P TR
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: 3245 Cabrillo Rd, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

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

3. PLN250339 - AHLUWALIA HARDEEP S & JENNIFER L RAGAZZO TRS
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: 26301 Carmelo St, Carmel, Ca 93923
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

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

4. PLN250316 - JACOBSON MICHAEL

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 a Code Enforcement Case (26CE00116).

Project Location: 1322 Chamisal Way, Pebble Beach, CA 93953

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

Attachments:

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Aerial Image and Surrounding Neighborhood](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Home Inspection Checklist](#)

[Exhibit E - Public Comment](#)

5. PLN250319 - RAMAN RENUKANTHAN N & VIDHYA KRISHNAMURTHI TRS

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: 4168 Sunset Lane, Pebble Beach, CA 93953

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

Attachments:

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Aerial Image & Surrounding Neighborhood](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Home Inspection Checklist](#)

[Exhibit E - Public Comment](#)

6. PLN260135 - CHANG CHUN-PO & HSU HSIN-I 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: 24790 Lower Tail, Carmel, CA 93923

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

Attachments:

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Aerial Image and Surrounding Neighborhood](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Home Inspection Checklist](#)

[Exhibit E - Public Comment](#)

OTHER MATTERS

ADJOURNMENT



County of Monterey

Board Report

Legistar File Number: MIN 26-051

Item No.

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

August 13, 2026

Introduced: 8/5/2026

Version: 1

Current Status: Agenda Ready

Matter Type: Minutes

Acceptance of July 30, 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, July 30, 2026

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:32 am

ROLL CALL

Mike Novo, Zoning Administrator

Kyler Asato, Environmental Health

Arlen Blanca and Bora Akkaya, Public Works

Jess Barreras, Environmental Services

PUBLIC COMMENT

Constituent had a comment regarding Accela system and documentation not being able to upload and she believes Accela is compromised. She also thinks that allowing Airbnb is creating illegal Airbnb's.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there was correspondence for the following items:

Agenda item #1 PLN260088, agenda # 5 – PLN250317 and an errata memo from staff on agenda item #4 – PLN250317. These were distributed to the Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

- A. Acceptance of July 09, 2026, County of Monterey Zoning Administrator Meeting Minutes.**

The Zoning Administrator accepted the June 25, 2026, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN260088 - BAUER EMILY YANG TR

Public hearing to consider assemblages of people at a residential property, consisting of up to 150 people for an annual event during "Monterey Car Week", not to exceed 10 consecutive days, and not involving the construction of permanent facilities.

Project Location: 1062 Spyglass Woods Drive, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Categorically Exempt per Section 15304 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Marlene Garcia, Project Planner, presented the item.

Public Comment: Kehoe Cooper, agent; Sarah Tubi, agent; Mr. Coop; Dan Wurtz; Ross Shapiro; Sarah Tubi responded to public comments; Peter Brown, Pebble Beach Co.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines, and none of the exceptions from Section 15300.2 apply to the project; and approved a Coastal Development Permit to

allow assemblages of up to 150 people for an annual event during the “Monterey Car Week” not to exceed 10 consecutive days and not involving the construction of permanent facilities. The Zoning Administrator included staff recommended changes, non-substantive changes to the resolution, more clarity on Condition 5 text, deleting the reference to “public comment” in Condition 6, and a revised condition to only allow this to be a one-year permit, noting that any application should return with less intensity if they propose to use the property in future years due to potential impacts on the neighborhood.

2. PLN240173 - SCHERER RICHARD J & MELANIE D TRS

Public hearing to consider assemblages of people at a residential property, consisting of up to 125 people for an annual event during “Monterey Car Week”, not to exceed 10 consecutive days, and not involving the construction of permanent facilities.

Project Location: 22 Poppy Lane, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2.

Jade Mason, Project Planner, presented the item and some errata.

Public Comment: Fransiska Weckesser, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2; and approved a Coastal Development Permit to allow assemblages of up to 125 people for an annual event during “Monterey Car Week” not to exceed 10 consecutive days and not involving the construction of permanent facilities. The Zoning Administrator included changes and errata requested by staff, included some non-substantive changes to the resolution, required more clarity on Condition 5 text, added a new condition to amend the operations plan to be consistent with the permit approval, noted that the evacuation plan needs to be coordinated with first responders prior to this year’s event, and deleted the reference to “public comment” in Condition 4.

3. PLN240172 - ALLEN TIMOTHY K AND LYNN M

Public hearing to consider assemblages of people at a residential property, consisting of up to 150 people for an annual event during “Monterey Car Week”, not to exceed 10 consecutive days, and not involving the construction of permanent facilities.

Project Location: 28 Poppy Lane, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15304, and that there are no exceptions pursuant to Section 15300.2.

Jade Mason, Project Planner, presented the item and some errata.

Public Comment: Ashley Zorn; Trish Cosant; Peter Brown.

The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines Section 15304, and none of the exceptions pursuant to Section 15300.2 apply to the project; and approved a Coastal Development Permit to allow assemblages of up to 150 people for an annual event during “Monterey Car Week” not to exceed 10 consecutive days and not involving the construction of permanent facilities. The Zoning Administrator included changes requested by staff, some non-substantive changes to the resolution, required more clarity on Condition 5 text, noted that the evacuation plan needs to be coordinated with first responders prior to this year’s event, and deleted the reference to “public comment” in Condition 4.

4. PLN240216 - CHAGARIS GREGORY P & STRATIGOS ANTHEA C TRS

Public hearing to consider assemblages of people at a residential property, consisting of up to 150 people for an annual event during “Monterey Car Week”, not to exceed 10 consecutive days, and not involving the construction of permanent facilities.

Project Location: 32 Poppy Lane, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15304, and that there are no exceptions pursuant to Section 15300.2.

Jordan Evans-Pollockow, Project Planner, presented the item and an errata memorandum.

Public Comment: Donya Diamond, agent

The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2; and approved a Coastal Development Permit to allow assemblages of up to 150 people for an annual event during “Monterey Car Week” not to exceed 10 consecutive days and not involving the construction of permanent facilities. The Zoning Administrator included changes requested by staff, some non-substantive changes to the resolution, required more clarity on Condition 6 text, noted that the evacuation plan needs to be coordinated with first responders prior to this year’s event, required a new Emergency Plan be prepared, and deleted the reference to “public comment” in Condition 4.

5. PLN250317 - AULAKH AMARDEEP S & KAUR JASPREET

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: 4041 Los Altos Dr, 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.

Jacquelyn Nickerson, Project Planner, presented the item and recommended a

change to condition 6 (to 60 days).

Public Comment: Paul Minnick, agent; Kathleen Lee, Pebble Beach Co.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included the change to condition #6 recommended by staff and included some non-substantive changes to the resolution.

6. PLN260053 - BROMLEY PAUL A & JUNE TRS

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

Project Location: 2691 15th Avenue, Carmel, CA 93923

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

Jacquelyn Nickerson, Project Planner, presented the item.

Public Comment: Paul Bromley, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included corrections recommended by staff.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 11:37 am



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 26-086

August 13, 2026

Introduced: 8/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250326 - STUART WELLS C TR

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

Project Location: 1441 Riata Road, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan

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:

- 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
- Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Katie Mcalister

Property Owner: Stuart Wells

APN: 008-331-030-000

Parcel Size: 0.78 acres

Zoning: Low Density Residential with a gross density of 1.5 acres per unit with a Design Control Overlay within the Coastal Zone or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: N/A

Project Planner: Imani Harrigan

harrigan@countyofmonterey.gov; 831-755-5845

SUMMARY/DISCUSSION

The project site is located at 1441 Riata Road, Pebble Beach, within the Del Monte Forest Land Use Plan area. The owner submitted an application seeking to use their existing single-family dwelling located in residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with a single-family dwelling, and an attached garage. The surrounding area is developed with single-family dwellings and the Pebble Beach Golf Academy (**Exhibit B**).

The existing single dwelling is approximately 3,482 square feet with five bedrooms, five bathrooms, a kitchen, living room, and an attached garage (**Exhibit B**). The owner is proposing that the single-family dwelling be occupied by a maximum of 10 people overnight and 15 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Pebble Beach Community Services District will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services from the Pebble Beach Community Services District. Within the immediate neighborhood, there are a total of two other applications for a vacation rental license: one applied limited and one applied commercial vacation rental (**Exhibit B**). If approved, the granting of this Coastal Development Permit would allow the establishment of the 4th permitted vacation rental in the Del Monte Forest Land Use Plan out of a maximum of 57 Commercial Vacation Rentals that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.d.

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), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF 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 Low Density Residential, 1.5 acres per unit with a Design Control Overlay, or "LDR/1.5-D(CZ)". Title 20 Section 20.14.050.EE 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 is within the Pebble Beach community area; therefore, it is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 3 minutes away and provides 24-hour emergency medical and fire response services. The Community Hospital of the Monterey Peninsula is 10 minutes away. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces of 5 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, Carmel Realty Company, is located at 7 Dolores Street, Carmel, CA 93923, which is approximately 10-minute (2.7-miles) drive away. Contact information for Carmel Realty Company will be provided to the guests of the property, and they will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 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 10 overnight guests and 15 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

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

Private Road Access

The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2542.

The deed contains two restrictions: one related to the "Maintenance of Road" and the second related

to “Covenants and Conditions”. The first deed under “Covenants and Conditions” restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that *“no trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants’ cottages (without cooking facilities), greenhouse, garage, and, if approved in writing by Grantor, a stable for saddle horses.”* The restriction under “Maintenance of Road” states that the, *“Grantee, his family and servants and his tenants and his guests occupying or visiting said premises shall be entitled to the use of all roads and bridle paths now or hereafter owned by Grantor and to free access to Del Monte Forest. Grantor reserves the right to change, abandon or close any of said roads or bridle paths but agree to leave open a road from said premises to the nearest public highway. As long as Grantor shall keep such a road in repair the owner of said premises shall be obligated to pay Grantor the sum of \$25.00 on each January 1st hereafter, which sum shall be a lien and charge on said premises.”* The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each January 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company received notification of the proposed project on July 27, 2026. The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that *“...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest.”* **(Exhibit E)**

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 (Condition No. 6) to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved within 60 days from the date ending the appeal period. 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.

Violation

There are no open violations attributed to the subject property.

CEQA:

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

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the 4th Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Imani Harrigan, Assistant Planner

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operations Plan
- Site Plan

Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Imani Harrigan, Planner; Jacquelyn Nickerson, Principal Planner; Stuart Wells, Property Owners; Katie Mcalister, 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 PLN250326



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 26-086

August 13, 2026

Introduced: 8/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250326 - STUART WELLS C TR

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

Project Location: 1441 Riata Road, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan

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:

- 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
- Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Katie Mcalister

Property Owner: Stuart Wells

APN: 008-331-030-000

Parcel Size: 0.78 acres

Zoning: Low Density Residential with a gross density of 1.5 acres per unit with a Design Control Overlay within the Coastal Zone or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: N/A

Project Planner: Imani Harrigan

harrigani@countyofmonterey.gov; 831-755-5845

SUMMARY/DISCUSSION

The project site is located at 1441 Riata Road, Pebble Beach, within the Del Monte Forest Land Use Plan area. The owner submitted an application seeking to use their existing single-family dwelling located in residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with a single-family dwelling, and an attached garage. The surrounding area is developed with single-family dwellings and the Pebble Beach Golf Academy (**Exhibit B**).

The existing single dwelling is approximately 3,482 square feet with five bedrooms, five bathrooms, a kitchen, living room, and an attached garage (**Exhibit B**). The owner is proposing that the single-family dwelling be occupied by a maximum of 10 people overnight and 15 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Pebble Beach Community Services District will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services from the Pebble Beach Community Services District. Within the immediate neighborhood, there are a total of two other applications for a vacation rental license: one applied limited and one applied commercial vacation rental (**Exhibit B**). If approved, the granting of this Coastal Development Permit would allow the establishment of the 4th permitted vacation rental in the Del Monte Forest Land Use Plan out of a maximum of 57 Commercial Vacation Rentals that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.d.

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), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF 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 Low Density Residential, 1.5 acres per unit with a Design Control Overlay, or "LDR/1.5-D(CZ)". Title 20 Section 20.14.050.EE 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 is within the Pebble Beach community area; therefore, it is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 3 minutes away and provides 24-hour emergency medical and fire response services. The Community Hospital of the Monterey Peninsula is 10 minutes away. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces of 5 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, Carmel Realty Company, is located at 7 Dolores Street, Carmel, CA 93923, which is approximately 10-minute (2.7-miles) drive away. Contact information for Carmel Realty Company will be provided to the guests of the property, and they will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 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 10 overnight guests and 15 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

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

Private Road Access

The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2542.

The deed contains two restrictions: one related to the “Maintenance of Road” and the second related to “Covenants and Conditions”. The first deed under “Covenants and Conditions” restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that *“no trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants’ cottages (without cooking facilities), greenhouse, garage, and, if approved in writing by Grantor, a stable for saddle horses.”* The restriction under “Maintenance of Road” states that the, *“Grantee, his family and servants and his tenants and his guests occupying or visiting said premises shall be entitled to the use of all roads and bridle paths now or hereafter owned by Grantor and to free access to Del Monte Forest. Grantor reserves the right to change, abandon or close any of said roads or bridle paths but agree to leave open a road from said premises to the nearest public highway. As long as Grantor shall keep such a road in repair the owner of said premises shall be obligated to pay Grantor the sum of \$25.00 on each January 1st hereafter, which sum shall be a lien and charge on said premises.”* The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each January 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company received notification of the proposed project on July 27, 2026. The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that *“...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest.”* **(Exhibit E)**

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 (Condition No. 6) to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved within 60 days from the date ending the appeal period. 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.

Violation

There are no open violations attributed to the subject property.

CEQA:

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

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the 4th Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Imani Harrigan, Assistant Planner

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

- Operations Plan
- Site Plan
- Exhibit B - Aerial Image and Surrounding Neighborhood
- Exhibit C - Vicinity Map
- Exhibit D - Home Inspection Checklist
- Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Imani Harrigan, Planner; Jacquelyn Nickerson, Principal Planner; Stuart Wells, Property Owners; Katie Mcalister, 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 PLN250326

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

STUART WELLS C TR

(PLN250326)

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 there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN250326, STUART WELLS C TR, 1441 Riata Road, Pebble Beach, CA, (APN: 008-331-030-000)]

The STUART WELLS C TR application (PLN250326) came on for a public hearing before the County of Monterey Zoning Administrator on August 13, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

- the 1982 Monterey County General Plan (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP);
- Monterey County Code Chapter 7.120;
- Private Roads (Monterey County Code Chapter 16.80); and
- Monterey County Zoning Ordinance (Title 20).

Conflicts were found to exist. An objection letter was received for the use of the private road (see Finding 1, evidence “n”). No further communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project is located at 1441 Riata Road, Pebble Beach,

within the Del Monte Forest Land Use Plan, Coastal Zone. The site is developed with an existing 3,482 square foot single-family dwelling and an attached garage. The surrounding area is developed with single-family dwellings and nearby the Pebble Beach Golf Academy. The applicant submitted an application seeking to use their existing 3,482 single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The applicant is proposing that the residence be occupied by a maximum of 10 people overnight and 15 people during daytime hours at the property at a time.

- c) Allowed Use. The property is located at 1441 Riata Road, Pebble Beach, within the Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-331-030-000). The subject parcel is zoned Low Density Residential, 1.5 acres per unit with a Design Control, or "LDR/1.5-D(CZ)". Title 20 Section 20.14.050.EE 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 (0.78 acres in size), APN: 008-331-030-000, is identified in its current configuration and under separate ownership in both the 1964 and 1972 Assessor's Parcel Map as shown on Page 33 of Book 8. 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 Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.
- h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License (Condition No.5), the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

- i) Adequate Emergency Response Time. The 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 is within the Pebble Beach community area; therefore, it is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 3 minutes away and provides 24-hour emergency medical and fire response services. The Community Hospital of the Monterey Peninsula is 10 minutes away. 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 Carmel Realty Company, which is located at 7 Dolores Street, Carmel, approximately a 10 minute drive away. Carmel Realty Company will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.
- j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces of 5 guest parking spaces, which exceeds the minimum requirements as illustrated in the attached plans.
- k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 008-331-030-000).
- 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 within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2542.

The deed contains two restrictions: one related to the "Maintenance of Road" and the second related to "Covenants and Conditions", respectively, the second restriction and first deed covenant. The first covenant under "Maintenance of Road" states that the "*Grantee, his family and servants and his tenants and his guests occupying or visiting said premises shall be entitled to the use of all roads and bridle paths now or hereafter owned by Grantor and to free access to Del Monte Forest. Grantor reserves the right to change, abandon or close any of said roads or bridle paths but agree to leave open a road from said premises to the nearest public highway. As long as Grantor shall keep such a road in repair the owner of said premises shall be obligated to pay Grantor the sum of \$25.00 on each January 1st hereafter, which sum shall be a lien and charge on said premises.*" The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each January 1st. The first deed restriction under "Covenants and Conditions" restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that "*No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and, if approved in writing by Grantor, a stable for saddle horses.* 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 submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that "*...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest*

[Pebble Beach Company managed portion of the Greater Monterey Peninsula].” (Exhibit E)

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 (Condition) Number 6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

- o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250326.

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 PLN250326.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the

project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
- c) The property has road access to Riata Road, a private road. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1).
- d) Potable water will continue be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Pebble Beach Community Services District.
- e) Solid waste (garbage) collection service is and will continue to be provided by Pebble Beach Community Services District.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250326.

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 current violation 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 PLN250326.
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 Del Monte Forest Land Use Plan is 57. This application is the 4th 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 Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the fourth Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.
- 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, which is approximately 3.3 miles east of the property. The property is not visible from Highway 1 due to distance, intervening structures and vegetation. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
- i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.
- j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250326.

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

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as

described in Section 20.147.130 of the Del Monte Forest Coastal Implementation Plan can be demonstrated.

- b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Del Monte Forest, Figure 8 and Figure 3) Major Public Access & Recreational Facilities).
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250326.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator’s decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.
 - b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2;
2. Approve 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.

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 13 day of August 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. 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

PLN250326

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250326) allows the use, by any person, of a 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 1441 Riata Road, Pebble Beach (Assessor's Parcel Number 008-331-030-000), Del Monte Forest Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 008-331-030-000 on August 13, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use and issuance of a vacation rental operation license, the Applicant/Owner/Operator 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 August 13, 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. 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 or continuation of use, the Applicant/Owner/Operator shall obtain an issued Vacation Rental Operation License. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

6. PDSP001 - USE OF PRIVATE ROAD

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The project requires use of a private road, as defined by Monterey County Code Chapter 16.80. The property is subject to a [private road agreement and/or private road maintenance agreement], as defined in 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 the private road dispute has been satisfactorily resolved in accordance with Chapter 16.80. Adequate documentation and proof of access, as defined in Chapter 16.80, 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. The dispute shall be satisfactorily resolved prior to issuance of the required Vacation Rental Operation License and prior to commencement and/or continued use of the property as a Commercial Vacation Rental. If this condition is not satisfied within 30 days of project approval, the pending Vacation Rental Operation License (Condition PD031) shall be denied and may be reapplied for when necessary documents are obtained. Denial of a Vacation Rental Operation License does not affect the terms of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of required licenses and prior to the commencement or continuation of use, the Applicant/Owner/Operator shall provide adequate documentation to HCD-Planning for review and approval satisfying the requirements of this condition. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

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:

6-10

Fire Station Name

Pebble Beach Fire Station 22

Street Address

3101 Forest Lake Rd

City

Pebble Beach

State/Province/Region

CA

Postal/ZIP Code

93953

Fire Station Phone

(831) 375-4204

Local Police Station Name

N/A - Unincorporated area; served by Monterey County Sheriff's Office

Street Address

1200 Aguajito Road Room #002

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Phone:

(831) 647-7702

Local Sheriff

1200 Aguajito Road Room #002, Monterey, CA, 93940; Phone: (831) 647-7702

Hospital Emergency Room

Community Hospital of the Monterey Peninsula

Street Address

23625 Holman Hwy

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Hospital Phone

(831) 624-5311

24-hour Clinic Name

Community Hospital of the Monterey Peninsula - Emergency Room

Street Address

23625 Holman Hwy

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

24-hour Clinic Phone

(831) 624-5311

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc):
0

Property Manager Information

First and Last Name:

Katie McAlister

Phone Number

(831) 622-1000

Email:

Street Address

Dolores St, South of Seventh

City/State/Province/Region

Carmel-By-The-Sea, CA

Postal/ZIP Code

93921

Maximum Overnight and Daytime Occupancy

Overnight: 11 / Daytime: 16

The maximum number of overnight occupants is two per bedroom plus one total, not counting infants (0 – 12 months). For example, a Vacation Rental with three bedrooms could have a maximum overnight occupancy of 7, and a maximum daytime occupancy of 10.5 or 11 (7 * 1.5), not counting infants (0 – 12 months). Shall the number end in a half digit, please round down to the nearest whole digit.

Number of Structures on the Property

1

Number of On-Site Parking Spots

5+

Number of existing Bedrooms / Bathrooms in residence

5 Bedrooms / 4.5 Bathrooms

Number of Bedrooms / Bathrooms to be rented

5 Bedrooms / 4.5 Bathrooms

Water Purveyor

California American Water

Sewer Purveyor

Pebble Beach Community Services District

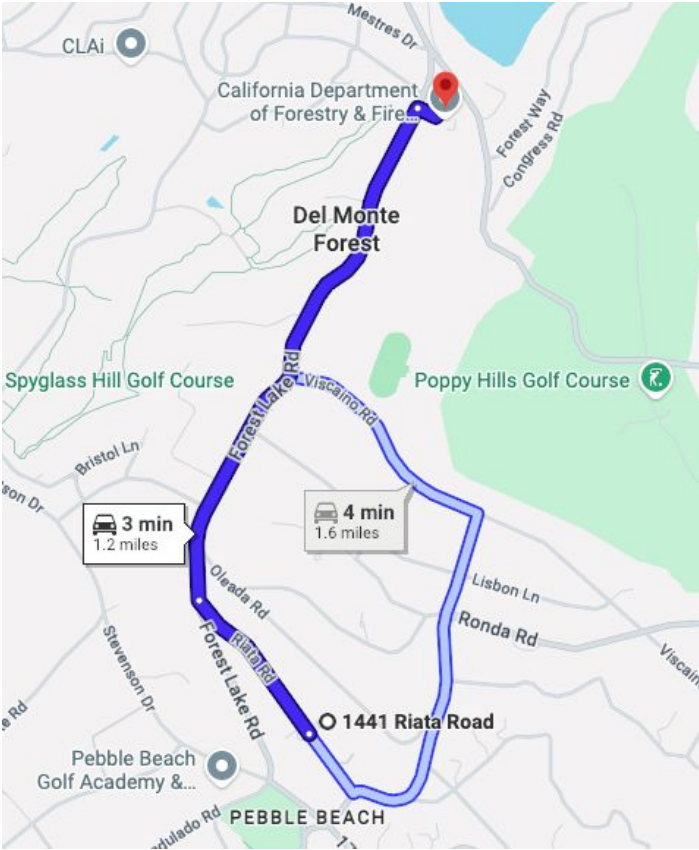
Required Materials to Be Submitted with the Vacation Rental Operation Plan

Evacuation Map(s)

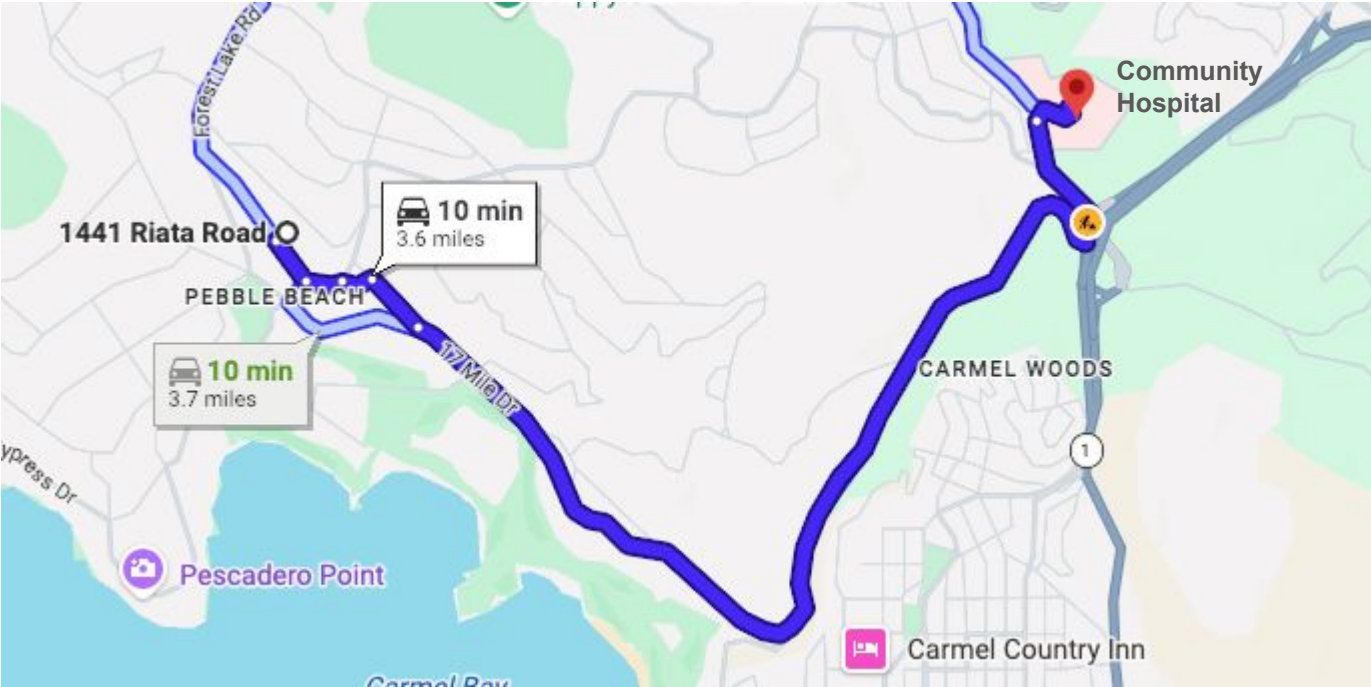
Emergency Response Maps

On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan)

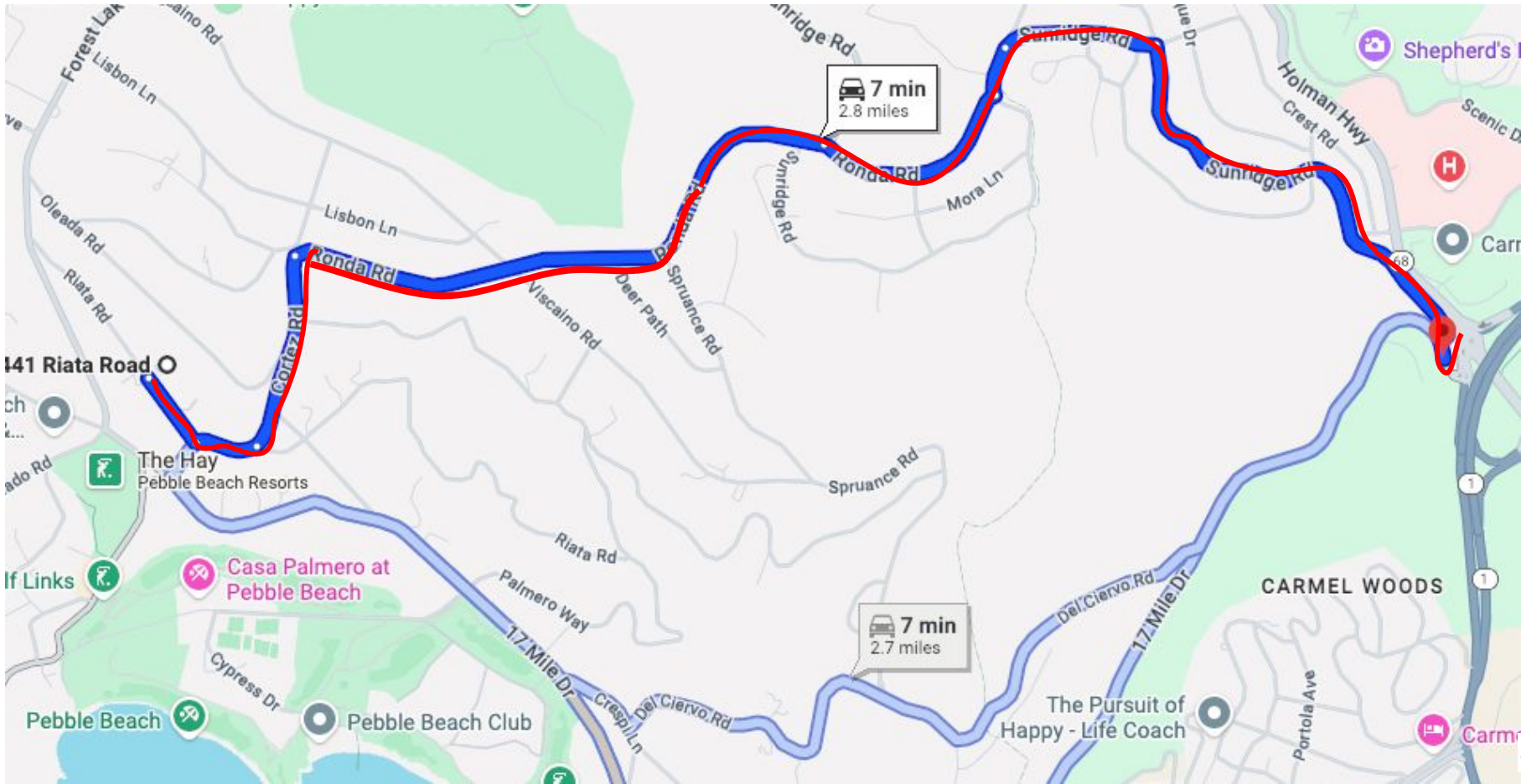
1441 Riata Road Distance to Firestation



1441 Riata Road Distance to ER and 24 Hour Clinic



1441 Riata Road Evacuation Plan



SITE PLAN NOTES

1. THIS SITE PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING A VACATION RENTAL OPERATION LICENSE WITH MONTEREY COUNTY AND IS NOT INTENDED FOR CONSTRUCTION.
2. PROPERTY LINES, BEARINGS AND DISTANCES ARE FROM RECORD OF SURVEY BY NEILL ENGINEERS CORP., DATED MAY 2000.
3. IMPROVEMENTS SHOWN ARE BASED ON AERIAL IMAGERY AND FIELD OBSERVATIONS. DIMENSIONS ARE APPROXIMATE.
4. ALL PARKING IS ON-SITE.

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- ▨ RESIDENCE
- ▩ PAVED SURFACE
- ▤ PATIO / WALK
- TREE / VEGETATION
- ▲ PRIMARY GUEST ENTRANCE
- - - TRASH / RECYCLING STORAGE AREA

PARKING SUMMARY

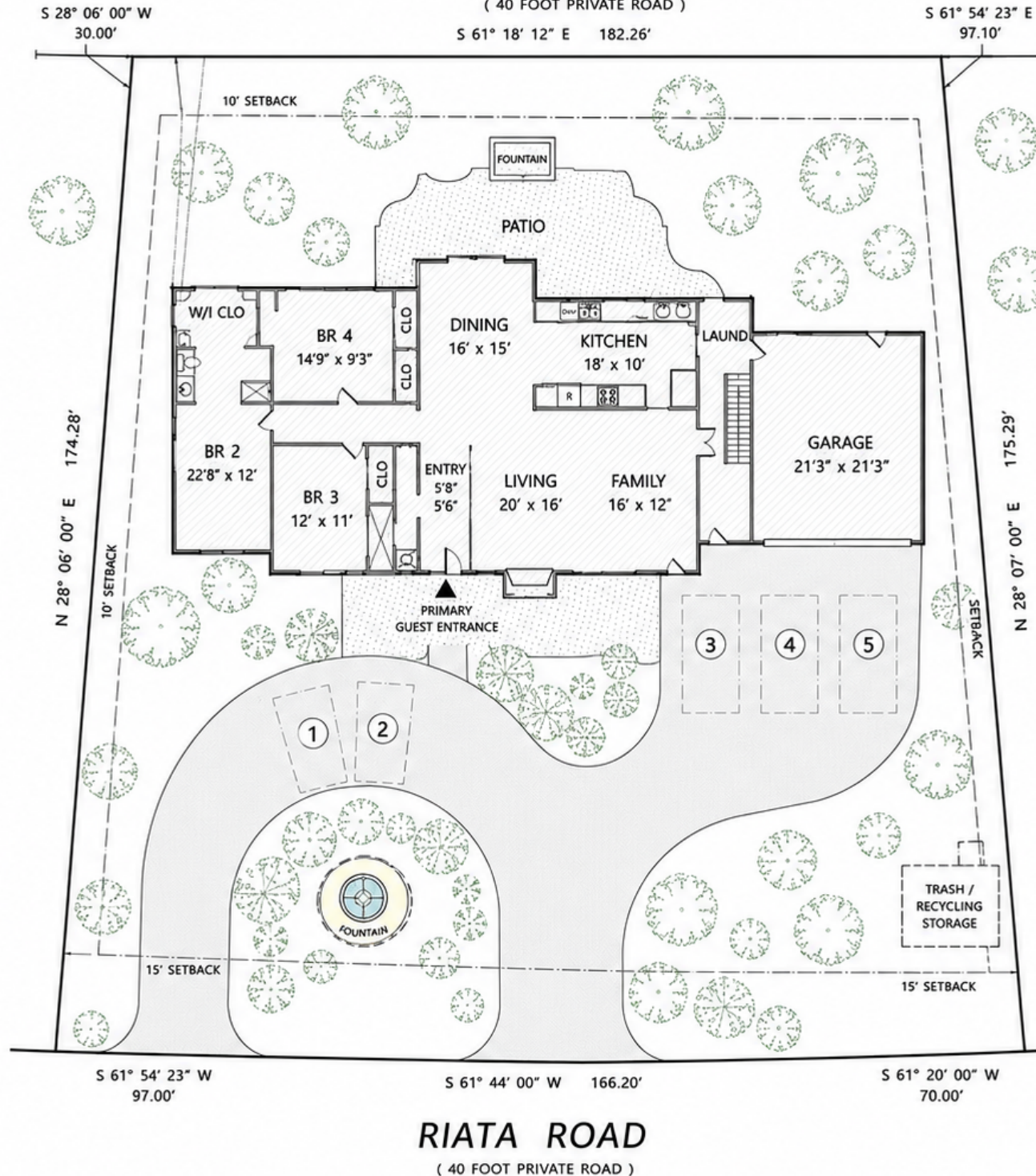
(5) VEHICLE DRIVEWAY PARKING SPACES
PLUS (2) VEHICLE GARAGE SPACES
TOTAL PARKING SPACES: 7

- ① DRIVEWAY SPACE
- ② DRIVEWAY SPACE
- ③ GUEST PARKING SPACE
- ④ GUEST PARKING SPACE
- ⑤ GUEST PARKING SPACE
- ② GARAGE SPACES

ALL VEHICLES PARK COMPLETELY ON-SITE AND OFF THE PUBLIC RIGHT-OF-WAY.

OLEADA ROAD

(40 FOOT PRIVATE ROAD)



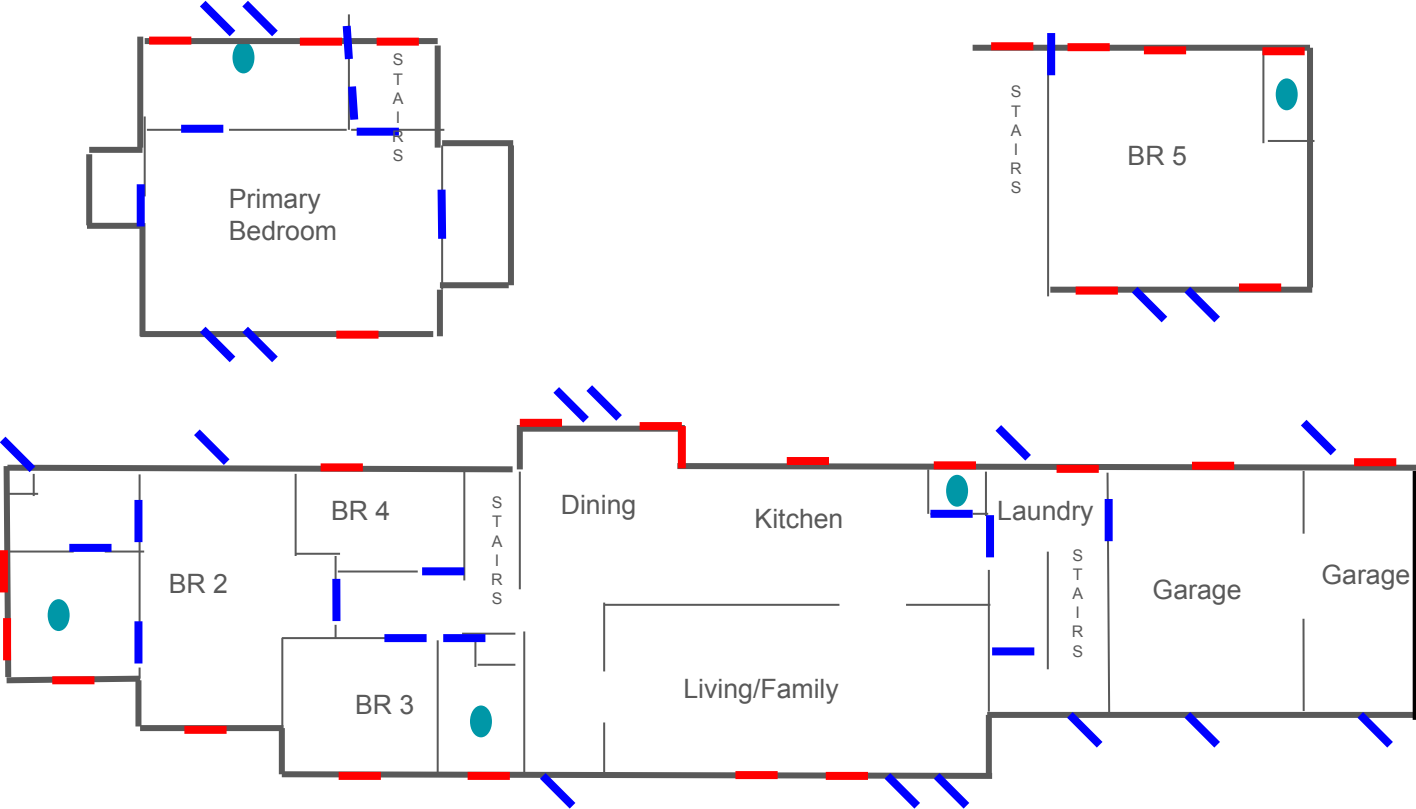
SITE PLAN FOR VACATION RENTAL OPERATION LICENSE

1441 RIATA ROAD
PEBBLE BEACH, CA 93953

APN:
008-331-030-000

LOT AREA:
0.78 ACRES ± (34,063 SQ. FT.)

1441 Riata Road Floor Plan



- Internal Door
- External Door
- Window
- Bathroom

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Exhibit B

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1435

1441 Riata Rd

1440

1445

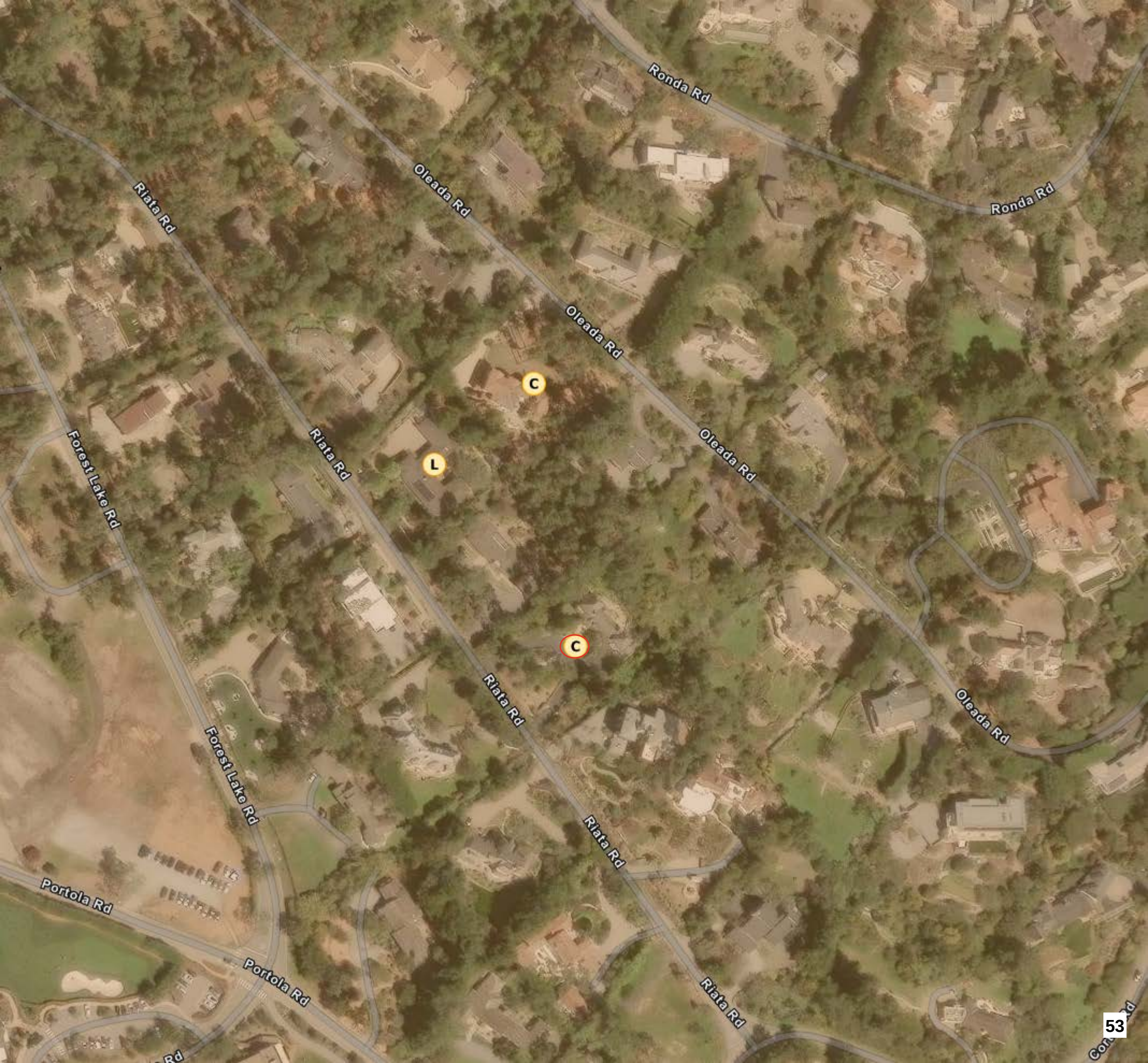
51

1451



1441 Riata Rd

each
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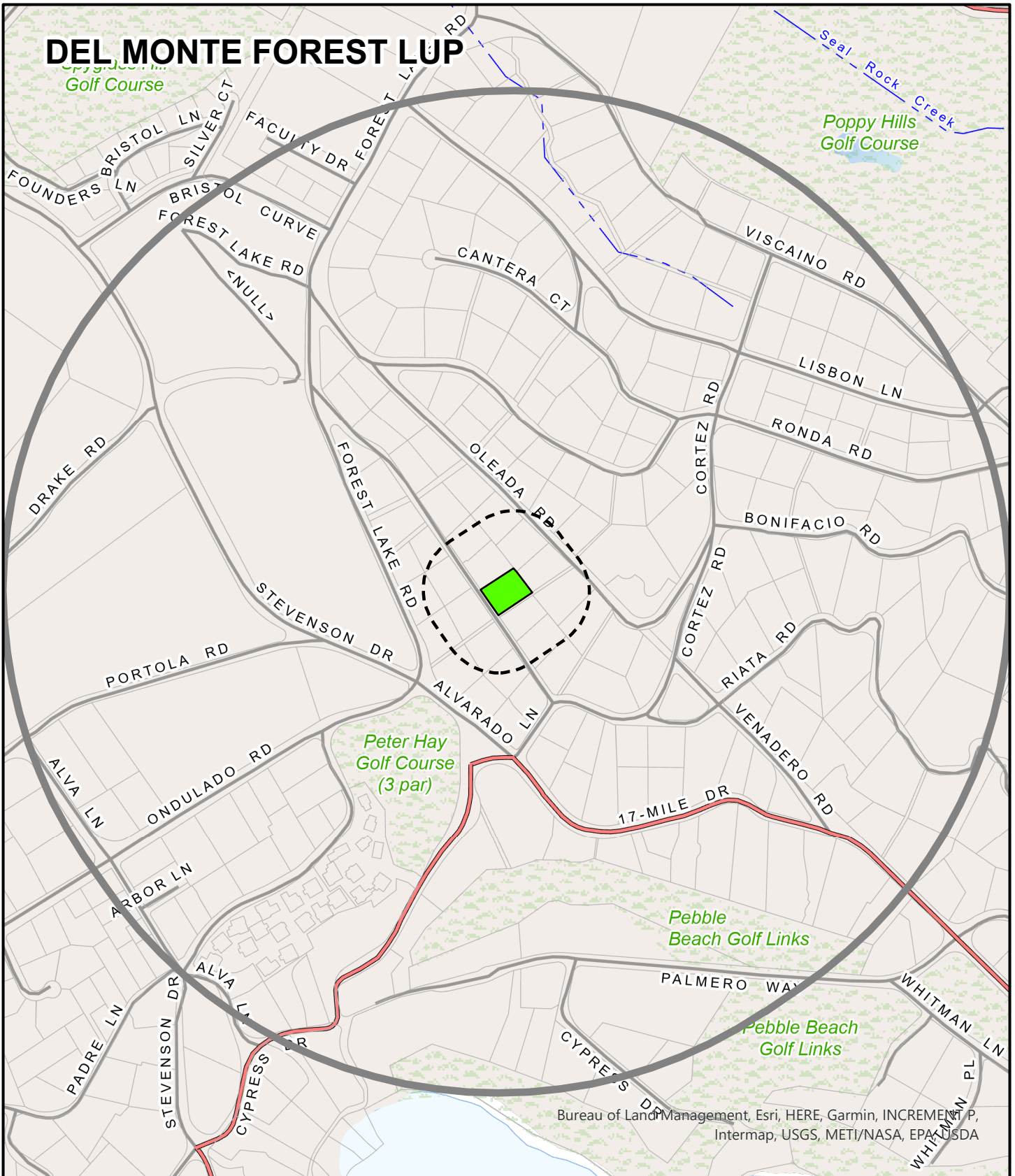


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Exhibit C

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DEL MONTE FOREST LUP



APPLICANT: STUART WELLS C TR

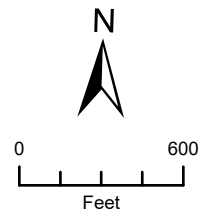
APN: 008331030000

FILE # PLN250326

 Project Site

 300 FT Buffer

 2500 FT Buffer



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Exhibit D

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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 #
- ☒ Total number of bedrooms 5
- ☒ Total number of onsite parking spaces (e.g. garage, driveway) 5

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 is in generally good condition and well maintained showing normal wear and tear for it's age.

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: 10/14/2025

Thomas B Blount/GNB Builders, Inc. CA License 824250



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

1441 Schilling Place

South 2nd Floor

Salinas, CA 93901

831-755-5025

Sitemap

Contact Us



Exhibit E

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PEBBLE BEACH COMPANY

July 27, 2026

PROPERTY OWNER: WELLS, STUART C TR
MAILING ADDRESS: 14800 MONTALVO RD., SARATOGA, CA 95070-6059
LOCATION: **LOT:** 4A **BLOCK:** 160B **SUBDIVISION:** PB
ASSESSORS #: 008-331-030-000
PROPERTY ADDRESS: 1441 RIATA RD., PEBBLE BEACH, CA 93953-2807
PROPOSED PROJECT: DEL MONTE FOREST VACATION RENTAL

Dear WELLS, STUART C TR:

Pebble Beach Company ("PBC") has been advised that you have applied or intend to apply for an application to operate a vacation rental at the above mentioned Del Monte Forest Property (the "Property"). We regret to inform you that the proposed use violates the Covenants, Conditions, and Restrictions ("CC&Rs") for the Property, and PBC does not currently consent to the use of its private road system for this purpose.

The Property's CC&Rs state that this property is restricted to residential use only and that business activities are not permitted. Vacation rentals are considered business activities, as demonstrated by the requirement to obtain a license and payment of Transient Occupancy Tax from and to Monterey County. Additionally, PBC is charged with maintaining the delicate balance between habitat, residential use, and visitor serving use under the Land Use Plans applicable to Del Monte Forest, and believes that allowing vacation rentals in residential areas disrupts this balance.

PBC's position on these matters has been communicated to the County of Monterey on numerous occasions, most recently in letters to the Monterey County Planning Department on October 9, 2024, and to the Board of Supervisors dated December 4, 2024. Copies of those letters are attached.

We regret any inconvenience this may have caused and thank you for your understanding.

Sincerely,

PEBBLE BEACH COMPANY

Nikki Simon
Del Monte Forest
Architectural Review Manager

Copy:

Melanie Beretti, Chief of Planning, County of Monterey

BerettiM@countyofmonterey.gov

Stacy Giles, Assistant Planner, County of Monterey

giless@countyofmonterey.gov

Kelly Donlon, Chief Assistant County Counsel, County of Monterey

DonlonKL@countyofmonterey.gov

Monterey County Board of Supervisors:

- Luis Alejo: district1@co.monterey.ca.us
- Glenn Church: district2@co.monterey.ca.us
- Chris Lopez: district3@co.monterey.ca.us
- Wendy Askew: district4@co.monterey.ca.us
- Kate Daniels: district5@co.monterey.ca.us

DEL MONTE FOREST ARCHITECTURAL REVIEW

P.O. Box 1767, Pebble Beach, California 93953 831-625-8455 telephone 831-625-8440 facsimile

www.pebblebeach.com website



PEBBLE BEACH
COMPANY

December 4, 2024

Supervisor Glenn Church, Chair
Monterey County Board of Supervisors
168 W. Alisal Street
Salinas, CA 93901

RE: 12/4/24 Item #35, Vacation Rental Study Session

Dear Chair Church,

Pebble Beach Company has repeatedly opposed commercial vacation rentals and unlimited vacation rentals of any kind in Del Monte Forest. We write to emphasize the Company's opposition to Commercial Vacation Rentals and Homestays in Del Monte Forest and request the County prohibit Commercial Vacation Rentals and Homestays throughout the Del Monte Forest by incorporating the prohibition in both the Del Monte Forest Land Use Plan and the Greater Monterey Peninsula Land Use Plan.

At the invitation of Housing and Community Development staff, Pebble Beach Company has submitted to the County a letter objecting to Commercial Vacation Rentals and Homestays within Del Monte Forest. The attached letter sets forth the various legal arguments that support our position.

The Del Monte Forest Land Use plans are written to protect a delicate balance between residential, visitor serving and habitat of the 5,3000 acres of the Del Monte Forest. 1,335 acres of the Forest are conserved as open space, and the remaining acreage is divided between visitor serving and residential. The Company is charged with maintaining this balance between conservation, visitor-serving and protecting the residential character of the Forest. Allowing commercial uses in our residentially zoned areas disrupts this balance and negatively impacts community character as well as our available housing and rental stock.

If the County decides to not prohibit vacation rentals in the Del Monte Forest, Pebble Beach Company reiterates our request that the cap of 4% of vacation rental units apply to the entire Del Monte Forest. As written, the Del Monte Forest is bisected into two different land use plans each with a 4% cap. This creates the potential for a higher density of up to 8% vacation rentals, more than any other planning area in Monterey County, and in a geographic area that already has a high number of visitor serving units. The staff report notes that it may be appropriate to place a 4% cap within the entirety of the Del Monte Forest to minimize clustering of allowable vacation rentals. If the Board decides not to prohibit vacation rentals in the Forest, please direct staff to amend the cap to 4% for the entire Del Monte Forest, both inland and coastal zoning.

Pebble Beach Company is opposed to allowing long-term renters to apply for a Homestay license. As written, Homestays are virtually indistinguishable from commercial vacation rentals

LEGAL AFFAIRS

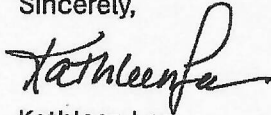
Post Office Box 1767, Pebble Beach, California 93953 831-647-7500 telephone 831-625-8411 facsimile

and enforcement will be a significant challenge. The Company is deeply concerned that Pebble Beach Company security will be the de facto enforcement agency and will be put in harm's way when a renter violates the ordinances and/or refuses to be a good neighbor.

Pebble Beach Company respectfully requests that the Board of Supervisors direct staff to ban Commercial Vacation Rentals and Homestays in the Del Monte Forest, that long-term renters not be allowed to apply for a Homestay license and that if Commercial Vacation Rentals and/or Homestays remain in Del Monte Forest, that the 4% cap be applied to the entire Del Monte Forest covering both the inland and coastal areas of the Forest.

Thank you again for your time and consideration,

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathleen Lee', with a stylized flourish at the end.

Kathleen Lee
Director of Governmental and Community Affairs
Pebble Beach Company

Attachment, October 9, 2024, letter from Pebble Beach Company

Cc:

Sup. Adams

Sup. Lopez

Sup. Alejo

Sup. Root Askew



PEBBLE BEACH
COMPANY

October 9, 2024

Melanie Beretti, AICP
Acting Chief of Planning
Monterey County Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

RE: Objection to Issuance of Vacation Rental Permits in Del Monte Forest

Dear Melanie:

Thank you for meeting with us on September 12, 2024, which as you know was the latest in a years-long series of meetings between County staff and Pebble Beach Company relating to short-term vacation rentals. We again discussed Pebble Beach Company's position that vacation rentals, and in particular, Commercial Vacation Rentals and Homestays (which the vacation rental ordinances recently passed by the Board of Supervisors will allow within Del Monte Forest) constitute commercial use of property in violation of the CC&Rs contained in the deeds on residential properties in Del Monte Forest. You invited us to submit this letter, which constitutes the Company's "blanket objection" to the issuance of such permits.

While not all deeds underlying properties in Del Monte Forest are uniform, to the best of my knowledge, every deed has language that prohibits commercial use of the premises, and California courts have concluded that restrictions on vacation rentals contained in CC&Rs are reasonable and enforceable. The language reproduced below constitutes CC&R language which is representative of the language contained in other Del Monte Forest deeds:

No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and if approved in writing by Grantor, a stable for saddle horses.

The plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest. Arguments to the contrary are entirely unpersuasive. For example, arguing that a use titled "commercial vacation rental" is somehow actually not a commercial use of the property defies logic and would be a problematic position for the County to take. In addition, the fact that commercial vacation rentals operated pursuant to Chapters 7.120 and 7.121 are required to obtain an annual business or operation license and pay transient occupancy taxes makes any such rentals, by definition, a business. Like hotels, vacation rentals are a business conducted for the

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Post Office Box 1767, Pebble Beach, California 93953 831-647-7500 telephone 831-625-8411 facsimile

purpose of making a profit, and are treated as such by federal laws and the County's own code provisions regulating business operations and the income derived therefrom.

Homestays are virtually indistinguishable from commercial vacation rentals. There are no restrictions on the number of rentals allowed by either classification. The permitting process for Homestays will simply be easier and less expensive, and since there is no cap, these will undoubtedly have the most significant impact on the Del Monte Forest residential community, particularly given the County's admitted challenges with regard to enforcement. Accordingly, Pebble Beach Company also objects to Homestays as a prohibited commercial use of property in Del Monte Forest.

There are three commercial land use designations allowed in Del Monte Forest pursuant to the Del Monte Forest Land Use Plan. Visitor-Serving Commercial allows "Major hotel or inn accommodations," defined as The Lodge, The Inn, Poppy Hills, and the Area M hotel site owned by Pebble Beach Company. The other two commercial designations are solely support functions for the uses permitted in those areas zoned as Visitor-Serving Commercial. The remainder of the Forest is zoned residential, which, consistent with the deeds, does not allow for commercial use.

Separately, for the portion of Del Monte Forest located within the Greater Monterey Peninsula Area Plan (GMP LUP), commercial uses are outright prohibited; the entire area is zoned for residential uses or open space/resource conservation.

Accordingly, Pebble Beach Company believes that operation of vacation rentals in Del Monte Forest would violate both the CC&Rs and both the Del Monte Forest LUP and the GMP LUP, and asks the County on this basis to deny applications for commercial and homestay short-term vacation rentals.

Finally, during our meeting, Pebble Beach Company affirmed its intent to require proof of access from applicants pursuant to Chapter 16.80 of the Monterey County Code, and restates that intent here. Del Monte Forest residents are granted right of access to their single family residence on roads privately owned by Pebble Beach Company subject to the payment of an annual road fee (which in many cases is only \$25 per year). Since commercial use of the property is specifically prohibited, the access agreement does not cover access for that purpose.

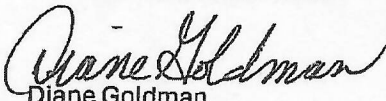
County staff stated that it will not enforce that portion of Chapter 16.80 that explicitly refers to right of access for a specific "Project." We understand the County's position to be effectively "reading out" the law's requirement that "[a]n applicant shall provide . . . [w]ritten permission to use a private road for the project from a private road governing structure[.]" Ch. 16.80.040(A)(3) (emphasis added); see also Ch. 16.80.040(C)(1)(g); Ch. 16.80.040(D)(6). If the applicant has right of access to the property via the private roads for any purpose (i.e., the right to access a home for residential purposes), the County has told us its position is that it will assume right of access via the private roads for the purposes of running a vacation rental. This position runs contrary to the plain text of the law, and in effect deletes the "for the project" requirement from the text of the law. A change of use from residential to commercial constitutes a specific project under the law; indeed, there would be no need for an "application" if the use did not constitute a "project" under the law. The plain text of both the private roads code chapter and the recently enacted short-term vacation rental ordinances support this common sense reading of both laws. As the owner of the

private roads that will be used to access such commercial projects, the law grants Pebble Beach Company the right to grant or deny access for the purposes of such projects under Chapter 16.80. Pebble Beach Company intends to withhold consent for the use of its privately owned and operated roads for such commercial purposes, and respectfully requests the County to reconsider its position and ensure enforcement of Chapter 16.80 as written.

In summary and in accordance with our longstanding public-private partnership on this short-term rental issue, Pebble Beach Company respectfully submits that the County must deny applications for vacation rentals in Del Monte Forest because, among other reasons, such rentals constitute a prohibited commercial use of a residential property. In addition, as the sole owner and operator of private roads in Del Monte Forest, Pebble Beach Company intends to enforce its statutory rights pursuant to Chapter 16.80 to grant or deny access to its private roads in the Forest, and respectfully requests the County's cooperation in this effort.

Sincerely,

PEBBLE BEACH COMPANY


Diane Goldman
General Counsel

- c. Kathleen Lee, Director of Governmental and Community Affairs
Patrick Hovakimian, Chief Legal Officer

Notice of Public Hearing

County of Monterey Zoning Administrator

NOTICE IS HEREBY GIVEN that the **Zoning Administrator of the County of Monterey**, State of California will hold a public hearing to consider taking action on the project described below. The hearing will be held on **Thursday, August 13, 2026** at the hour of **9:30 a.m.** In addition to attending in person, public participation will be available by electronic and/or telephonic means. The agenda for the Zoning Administrator meeting will provide information on how the public may observe and provide testimony telephonically, electronically, or in person in the **Thyme Conference Room, located at the Monterey County Government Center at 1441 Schilling Place, 2nd Floor, Salinas, CA 93901**. At least 72 hours ahead of the meeting, the agenda will be posted at 1441 Schilling Place, Salinas, CA 93901 and on the County website at the following address:

<https://monterey.legistar.com/Calendar.aspx>

Any and all persons interested in participating in the public hearing on the project are encouraged to submit comments via email to zahearingcomments@co.monterey.ca.us by 5:00 p.m. the Wednesday prior to the Zoning Administrator hearing to facilitate distribution of the comments to the Administrator.

Project Name: WELLS STUART C TR
Project File No.: PLN250326
Project Location: 1441 RIATA RD, PEBBLE BEACH, CA 93953
Assessor's Parcel No.: 008-331-030-000
Permit Type: Coastal Development Permit
Planning Area: Del Monte Forest Coastal Land Use Plan
Project Description: Consider action on a Commercial Vacation Rental to allow the use of a single family dwelling for transient lodging for a period of 30 calendar days or fewer.
Proposed CEQA Status: Find the project Categorical Exempt pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2.

Si necesita la traducción de este aviso, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de este aviso.

IF YOU CHALLENGE THIS MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS PUBLIC NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE **ZONING ADMINISTRATOR** AT OR BEFORE THE PUBLIC HEARING.

FOR ADDITIONAL INFORMATION CONTACT:

Imani Harrigan, Assistant Planner
Monterey County Housing and Community Development
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901
(831) 755-5845 or HarriganI@countyofmonterey.gov



**PEBBLE BEACH
COMPANY**

July 30, 2026

Zoning Administrator
County of Monterey
1441 Schilling Place
Salinas, CA 93901

Re: PLN250326, Commercial Vacation Rental License Application for 1441 Riata Road, Pebble Beach

Dear Zoning Administrator,

Pebble Beach Company reiterates its strong opposition to the issuance of commercial vacation rental permits within the Del Monte Forest, including the property at 1441 Riata Road, Pebble Beach.

Based on the prohibition on commercial use of residential property within the Del Monte Forest and the non-consensual use of Pebble Beach Company's private roads in violation of Monterey County Code Chapter 16.80, among other reasons, Pebble Beach Company has filed with the County of Monterey a blanket objection letter for all vacation rental permit applications within the Del Monte Forest, a copy of which is attached here. Pebble Beach Company requests the Zoning Administrator deny the application at 1441 Riata Road, Pebble Beach, on the basis of our objection as well as the direction from the Monterey County Board of Supervisors on January 6, 2026, to revise the vacation rental ordinances to restrict vacation rental licenses in residential areas.

Pebble Beach Company further requests that the Zoning Administrator cease the processing of all vacation rental license applications until such time as the Planning Commission and the Board of Supervisors have an opportunity to vote upon revised vacation rental ordinances. The discussion at the Board of Supervisors hearing on January 6, 2026, makes clear that the Board believes there is significant risk to the County General Fund from potential damages from pending litigation against the County.

The County's practice of continuing to process vacation rental applications in light of the blanket objection from Pebble Beach Company, the direction of the Board of Supervisors to revise the existing ordinances, and the County's memo of December 12, 2025, that

LEGAL AFFAIRS

Zoning Administrator
July 30, 2026
Page 2 of 2

enforcement of alleged vacation rental violations have been suspended, combine to create an untenable situation for both residents and owners within Del Monte Forest.

Pebble Beach Company respectfully requests that the permit application for 1441 Riata Road be denied and respectfully reiterates its request that a moratorium be placed on processing applications for vacation rentals with residential areas such as the Del Monte Forest.

Sincerely,



Kathleen Lee

Director of Community and Governmental Affairs
Pebble Beach Company

Cc: Imani Harrigan, Assistant Planner – HarriganI@countyofmonterey.gov
Attachment



PEBBLE BEACH
COMPANY

October 9, 2024

Melanie Beretti, AICP
Acting Chief of Planning
Monterey County Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

RE: Objection to Issuance of Vacation Rental Permits in Del Monte Forest

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Sincerely,

PEBBLE BEACH COMPANY

A handwritten signature in cursive script, appearing to read "Diane Goldman".

Diane Goldman
General Counsel

- c. Kathleen Lee, Director of Governmental and Community Affairs
Patrick Hovakimian, Chief Legal Officer

From: k.j.andrews@comcast.net
To: [293-zahearingcomments](#)
Cc: [Harrigan, Imani](#); [Giles, Stacy](#); [Beretti, Melanie](#); simonN@pebblebeachcompany.com
Subject: Public Comment for the Record – Opposition to PLN250326 / VR250194 and Associated STR Permit Requests
Date: Sunday, August 2, 2026 2:01:11 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Date: August 2, 2026

I am submitting this comment for inclusion in the administrative record for the August 13, 2026 Zoning Administrator hearing regarding **Project File No. PLN250326 / VR250194 (1441 Riata Road)**.

My name is **Karol J. Andrews**, legal owner of **1435 Riata Road**, a home my family has owned since 1977 and where I will soon return as my full-time residence. The outcome of these applications will directly determine whether my home remains safe and residential or becomes surrounded by a concentrated commercial lodging cluster.

I respectfully request denial of the following short-term rental applications:

- Project File No. **PLN250326 / VR250194 – 1441 Riata Road**
- Permit No. **VR250228 – 1427 Riata Road**
- Project File No. **PLN260105 / VR250238 – 1440 Oleada Road**

1. A Commercial Cluster Surrounding My Home

These applications are not isolated. Together, they form a coordinated commercial lodging cluster encircling my single-family home. This concentration directly violates the regulatory intent of Monterey County's 4% cap, which was enacted to ensure short-term rentals remain dispersed and incidental within residential neighborhoods.

The Zoning Administrator cannot evaluate Project File No. PLN250326 in isolation. Instead, the County must consider the cumulative impact of how the same operator is simultaneously attempting to convert my immediate block, as three of their pending applications directly abut my property lines:

- 1427 Riata Road borders my home on the left
- 1441 Riata Road borders my home on the right
- 1440 Oleada Road borders my rear property line

In addition, the same operator is active on Ronda Road, including 3896 Ronda Road (VR260090) and adjacent 3900 Ronda Road, which appears to be operating without a permit. These additional properties show that the operator's short-term rental activity extends beyond Riata Road and reflects a broader pattern of concentrated commercial lodging in this part of Pebble Beach. While my objection is focused on the three parcels directly surrounding my home, the Ronda Road activity further illustrates the cumulative intensity of STR operations in this residential pocket.

A map screenshot illustrating the proximity and clustering of these parcels is attached for reference.

This dense commercial cluster overwhelms an R-1 block and directly threatens the long-term livability of my home.

2. Sightline Hazards & Overflow Parking Concentrated at My Home

Riata Road has no sidewalks, and residents walk it daily. Fast-moving non-residents already make the road unsafe for pedestrians, and STR-related vehicle activity adds to that risk.

Because my home sits directly between two of the STR applicant properties, any overflow parking pressure concentrates at my frontage. My shoulder area is also the only place on Riata Road where vehicles can pull off the narrow roadway, making it a natural magnet for overflow parking during STR guest activity.

As a result, my property absorbs the full burden of STR parking overflow, creating a recurring and dangerous blind-driveway condition. This is a localized parking and infrastructure issue that directly compromises the access and safety of my property.

This has led to:

- The shoulder in front of my home functioning as a de facto overflow parking lot
- Vehicles parked in my private driveway
- Blocked sightlines creating a blind and hazardous driveway exit
- Pedestrians forced into the roadway due to vehicle overflow

These impacts do not occur evenly across the neighborhood—they occur only at my home, because it is both centrally located between the STR properties and the only place where vehicles can pull off the narrow road. My home does not have the commercial-grade landscaping or buffering needed to withstand this level of transient vehicle activity.

3. Example of Unmanaged Activity and Lack of Oversight

During Car Week in August 2024, a vehicle was left parked in my private driveway all day.

Renters were staying at 1427 Riata Road during this period, and although the owner attempted to get the Realty Company to contact them, the company refused to do so, saying it was not an emergency. The vehicle eventually left on its own.

The owner also explained that the home had been rented about 4–5 times a year over the last couple of years, mostly during busy event weeks, to help with the bills. This pattern of periodic rentals, combined with the Realty Company’s refusal to intervene, illustrates how unmanaged or unmonitored activity can spill over onto neighboring properties.

While I cannot say who parked the vehicle, the incident shows how short-term rental activity—when not actively supervised—can create confusion, boundary issues, and safety concerns. These risks would only increase if multiple STR permits were approved on adjacent parcels.

4. Pebble Beach CC&Rs Prohibit Commercial Use

All parcels on our block are subject to Pebble Beach CC&Rs prohibiting “any trade or business of any description.” Short-term rentals are a commercial lodging use, not a residential one. The

Pebble Beach Company has previously opposed discretionary STR permits in the Del Monte Forest on this basis.

This CC&R restriction applies directly to each of the parcels seeking STR permits.

5. Private Road Jurisdiction & Incorrect Disclosure

The application for PLN250326 / VR250194 (1441 Riata Road) incorrectly states that the parcel is not located on a private road. Riata Road is a restricted private road under Pebble Beach Company jurisdiction. This misclassification bypasses required private-road infrastructure review and fails to disclose that STR activity would require commercial use of a privately controlled road.

Pebble Beach Company prohibits commercial lodging activity on its private roads. STR operators have begun applying directly to the County to bypass Pebble Beach's private-road restrictions, creating a direct regulatory conflict: the County is being asked to authorize commercial activity in an area where the private road authority expressly prohibits it. Applicants should be required to obtain written road-transit consent from the Pebble Beach Company before any STR permit is considered.

Conclusion

These applications do not represent occasional, dispersed STR use. They represent a commercial lodging cluster surrounding a long-standing family home in a quiet R-1 neighborhood.

For the safety, integrity, and long-term residential character of Riata Road, I respectfully request denial of all three pending STR applications surrounding my home.

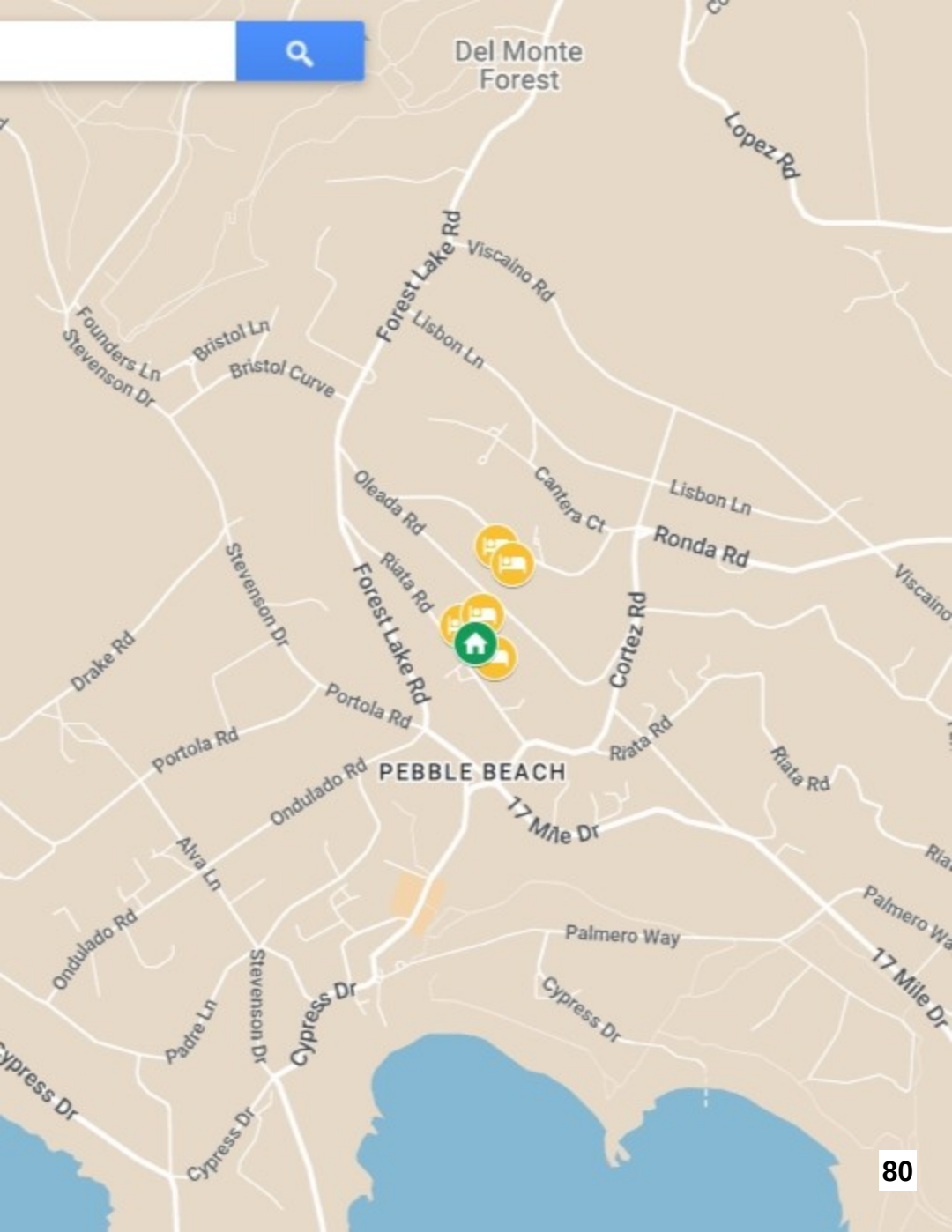
Please include this comment in the official record for all listed project files.

Sincerely,

Karol J. Andrews

1435 Riata Road

Pebble Beach, CA



Del Monte
Forest

Lopez Rd

Forest Lake Rd

Viscaino Rd

Lisbon Ln

Founders Ln
Stevenson Dr

Bristol Ln

Bristol Curve

Oleada Rd

Cartera Ct

Lisbon Ln

Ronda Rd

Viscaino

Drake Rd

Stevenson Dr

Riata Rd

Forest Lake Rd

Cortez Rd

Riata Rd

Riata Rd

PEBBLE BEACH

17 Mile Dr

Portola Rd

Portola Rd

Ondulado Rd

Alva Ln

Ondulado Rd

Padre Ln

Stevenson Dr

Cypress Dr

Palmero Way

Cypress Dr

Palmero Way

17 Mile Dr



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 26-087

August 13, 2026

Introduced: 8/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250315 - SCHONEFELD ROBERT S TR & SAPUPPO MICHAEL P TR

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: 3245 Cabrillo Rd, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan

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:

- 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
- Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (Exhibit A). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Josh Ohanian

Property Owner: Schonefeld Robert S TR & Sapuppo Michael P TR

APN: 008-453-016-000

Parcel Size: 0.997 AC

Zoning: Low Density Residential, 1.5 units per acre with a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest LUP

Flagged and Staked: N/A

Project Planner: Jack Sorensen

SUMMARY/DISCUSSION

The project site is located at 3245 Cabrillo Road, within the Del Monte Forest Land Use Plan area.

The Applicant/Owners, submitted an application seeking to use their existing single-family dwelling located in a residential neighborhood as a Commercial Vacation Rental. The site is developed with an existing 3,000 square foot single-family dwelling consisting of four bedrooms, four bathrooms, a kitchen, dining room, family room and two living rooms. Within the immediate neighborhood, there are no other vacation rental applications that have been applied for. (**Exhibit B**)

The existing single dwelling has four bedrooms, four bathrooms, a kitchen, two living rooms, dining room, and an attached garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of nine people overnight and 13 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Pebble Beach Community Service District will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services to Monterey Peninsula Wastewater Management District, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 5th permitted vacation rental in the Del Monte Forest Land Use Plan out of a maximum of 57 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), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF 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 Low Density Residential, 1.5 units per acre with a Design Control Overlay in the Coastal Zone, or "LDR/1.5-D(CZ)". Title 20 Section 20.64.290.F 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. Pebble Beach is developed with its own community service district and therefore would be subject to the response times for community areas. Pebble Beach Fire Station 22 is six minutes away, which provides 24-hour emergency medical and fire response services. Although Community Hospital of the Monterey Peninsula is 12 minutes away and does not meet the required emergency response time, Pebble Beach Station 22 provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

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

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

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

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the agent, Josh Ohanian, who will reside at NW Corner of Mission and 8th, Carmel, CA 93921, which is a 14-minute drive away. Mr. Ohanian's contact information will be provided to the guests of the property, and Mr. Ohanian will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. Mr. Ohanian's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

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

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 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.

Private Road Access

The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 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 2021079388.

The deed contains two restrictions: one related to the “Covenants and Conditions” and the second related to “Enforcement of Covenant and Conditions”. The first deed restriction under “Covenants and Conditions” restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that *“any trade or business of any description nor shall said premises be used or occupied for any other purpose whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent in writing of the Grantor.”* The second restriction is under “Maintenance of Road” states, *“grantee, his family and servants and his tenants and guests occupying or visiting said premises shall be entitled to the use of all roads and bridle paths now or hereafter owned by Grantor and to free access to Del Monte Forest”*. The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each January 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that *“...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest.”* (Exhibit E)

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 (Condition No. 6) to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

CEQA:

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

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the 5th Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Jack Sorensen, Assistant Planner

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operations Plan
- Site Plan

Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jacquelyn Nickerson, Principal Planner; Robert Schonefeld, Property Owners; Josh Ohanian, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250315



County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 26-087

August 13, 2026

Introduced: 8/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250315 - SCHONEFELD ROBERT S TR & SAPUPPO MICHAEL P TR

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: 3245 Cabrillo Rd, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan

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

RECOMMENDATIONS

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

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

The attached draft resolution includes findings and evidence for consideration (Exhibit A). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Josh Ohanian

Property Owner: Schonefeld Robert S TR & Sapuppo Michael P TR

APN: 008-453-016-000

Parcel Size: 0.997 AC

Zoning: Low Density Residential, 1.5 units per acre with a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest LUP

Flagged and Staked: N/A

Project Planner: Jack Sorensen

SUMMARY/DISCUSSION

The project site is located at 3245 Cabrillo Road, within the Del Monte Forest Land Use Plan area.

The Applicant/Owners, submitted an application seeking to use their existing single-family dwelling located in a residential neighborhood as a Commercial Vacation Rental. The site is developed with an existing 3,000 square foot single-family dwelling consisting of four bedrooms, four bathrooms, a kitchen, dining room, family room and two living rooms. Within the immediate neighborhood, there are no other vacation rental applications that have been applied for. (**Exhibit B**)

The existing single dwelling has four bedrooms, four bathrooms, a kitchen, two living rooms, dining room, and an attached garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of nine people overnight and 13 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Pebble Beach Community Service District will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services to Monterey Peninsula Wastewater Management District, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 5th permitted vacation rental in the Del Monte Forest Land Use Plan out of a maximum of 57 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), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF 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 Low Density Residential, 1.5 units per acre with a Design Control Overlay in the Coastal Zone, or "LDR/1.5-D(CZ)". Title 20 Section 20.64.290.F 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. Pebble Beach is developed with its own community service district and therefore would be subject to the response times for community areas. Pebble Beach Fire Station 22 is six minutes away, which provides 24-hour emergency medical and fire response services. Although Community Hospital of the Monterey Peninsula is 12 minutes away and does not meet the required emergency response time, Pebble Beach Station 22 provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

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

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

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

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the agent, Josh Ohanian, who will reside at NW Corner of Mission and 8th, Carmel, CA 93921, which is a 14-minute drive away. Mr. Ohanian's contact information will be provided to the guests of the property, and Mr. Ohanian will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. Mr. Ohanian's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

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

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 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.

Private Road Access

The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 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 2021079388.

The deed contains two restrictions: one related to the “Covenants and Conditions” and the second related to “Enforcement of Covenant and Conditions”. The first deed restriction under “Covenants and Conditions” restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that *“any trade or business of any description nor shall said premises be used or occupied for any other purpose whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent in writing of the Grantor.”* The second restriction is under “Maintenance of Road” states, *“grantee, his family and servants and his tenants and guests occupying or visiting said premises shall be entitled to the use of all roads and bridle paths now or hereafter owned by Grantor and to free access to Del Monte Forest”*. The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each January 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that *“...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest.”* (Exhibit E)

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 (Condition No. 6) to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

CEQA:

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

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the 5th Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Jack Sorensen, Assistant Planner

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operations Plan
- Site Plan

Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jacquelyn Nickerson, Principal Planner; Robert Schonefeld, Property Owners; Josh Ohanian, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250315

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

PLN250315 - SCHONEFELD ROBERT S TR & SAPUPPO MICHAEL P TR

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 there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN250315, SCHONEFELD ROBERT S TR & SAPUPPO MICHAEL P TR, 3245 Cabrillo Road, Pebble Beach, (APN:008-453-016-000)]

The PROJECT NAME application (PLN250315) came on for a public hearing before the County of Monterey Zoning Administrator on August 13, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Del Monte Forest 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 3245 Cabrillo Road, a privately maintained road in Pebble Beach, subject to the Del Monte Forest Land Use Plan, Coastal Zone. The site is developed with an existing 3,000

square foot single-family dwelling consisting of four bedrooms, four bathrooms, a kitchen, dining room, family room and two living rooms. The applicant submitted an application seeking to use their single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The property has a maximum occupancy of nine overnight guests and 13 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

- c) Allowed Use. The property is located at 3245 Cabrillo Road in Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-453-016-000). The subject parcel is zoned Low Density Residential, 1.5 units per acre with a Design Control in the Coastal Zone, or "LDR/1.5-D(CZ)". Title 20 Section 20.64.290.F 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 (0.99 acres in size), APN: 008-453-016-000, is identified in Map Book 2 of "Cities and Towns", at Page 31, 31A and 31B, Therein, Records of Monterey County, California. 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 Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.
- h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License (Condition No. 5), the

subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

- i) Adequate Emergency Response Time. The 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. Pebble Beach is developed with its own community service district and therefore would be subject to the response times for community areas. Pebble Beach is developed with its own community service district and therefore would be subject to the response times for community areas. Pebble Beach Fire Station 22 is six minutes away, which provides 24-hour emergency medical and fire response services. Although Community Hospital of the Monterey Peninsula is 12 minutes away and does not meet the required emergency response time, Pebble Beach Station 22 provides advanced life support and a paramedic staff to provide emergency medical services, along with 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 agent, Josh Ohanian, who will reside at the NW Corner of Mission and 8th, Carmel, CA 93921, which is a 14-minute drive away. Mr. Ohanian will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. The contact information is required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.
- j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (6 guest parking spaces), which exceeds the minimum requirements as illustrated in the attached plans.
- k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 008-453-016-000).
- 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.10 and do not have any ownership interest in any other Commercial Vacation Rentals in 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 within the Pebble Beach Area, 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 2021079388.

The deed contains two restrictions: one related to the "Covenants and Conditions" and the second related to "Enforcement of Covenants and Conditions". The first condition restricts the usage of the property and states that *any trade or business of any description nor shall said premises be used or occupied for any other purpose whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent in writing of the Grantor.*" The second deed restriction is under "Maintenance of Road". This condition states *"grantee, his family and servants and his tenants and guests occupying or visiting said premises shall be entitled to the use of all roads and bridle paths now or hereafter owned by Grantor and to free access to Del Monte Forest."* The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each January 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that *"...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest*

[Pebble Beach Company managed portion of the Greater Monterey Peninsula].”

The applicant is aware of the objections and restrictions outlined within the CC&R and believes he has right to continue the use of the property for the proposed application of a Commercial Vacation Rental.

The County of Monterey’s regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority “*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved*”. Therefore, staff recommends that Condition of Approval No. 6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

- o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250315.

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 PLN250315.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the

project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
- c) The property has road access to Cabrillo Road, a private road. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1).
- d) Potable water will continue be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Pebble Beach CSD.
- 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 PLN250315.

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 PLN250315.
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 Del Monte Forest Land Use Plan is 57. This application is the 5th 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 Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the fifth Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.
- 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 which is approximately 2.5 miles east of the property. However, the property is not visible from Highway 1 due to distance, intervening vegetation, elevation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
- i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.
- j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250315.

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 (Del Monte Forest, Figure 8, Major Public Access & Recreational Facilities).
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250315.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator’s decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.
 - b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2;
2. Approve the Coastal Development Permit for a Commercial Vacation Rental to allow the use of a 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 13th day of August 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. 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

PLN250315

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250315) allows the use, by any person, of 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 3245 Cabrillo Rd (Assessor's Parcel Number 008-453-016-000, Del Monte Forest 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 on-going basis unless otherwise stated.

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 008-453-016-000 on August 13, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use and issuance of a vacation rental operation license, the Applicant/Owner/Operator 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 August 13, 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 21 Sections 20.74.110 and 20.64.290.F.12.b.

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

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use, the Applicant/Owner/Operator shall obtain an issued Vacation Rental Operation License. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

6. PDSP0001 - 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 Chapter 16.80. The property is subject to a [private road agreement and/or private road maintenance agreement], as defined in 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 the private road dispute has been satisfactorily resolved in accordance with Chapter 16.80. Adequate documentation and proof of access, as defined in Chapter 16.80, 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. The dispute shall be satisfactorily resolved prior to issuance of the required Vacation Rental Operation License and prior to commencement and/or continued use of the property as a Commercial Vacation Rental. If this condition is not satisfied within 30 days of project approval, the pending Vacation Rental Operation License (Condition PD031) shall be denied and may be reapplied for when necessary documents are obtained. Denial of a Vacation Rental Operation License does not affect the terms of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of required licenses and prior to the commencement or continuation of use, the Applicant/Owner/Operator shall provide adequate documentation to HCD-Planning for review and approval satisfying the requirements of this condition. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

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:

CHOOSE ONE

Number of Non-hosted Rentals Per Year:

30

Fire Station Name

Pebble Beach Fire Station 22

Street Address

3101 Forest Lake Road B

City

Pebble Beach

State/Province/Region

California

Postal/ZIP Code

93953

Fire Station Phone

(831) 375-4204

Local Police Station Name

Carmel Junction Unincorporated area; served by Monterey County Sheriff's Office

Street Address

Junipero ave & 4th Avenue

City

Carmel-by-the Sea

State/Province/Region

CA

Postal/ZIP Code

93923

Phone:

(831) 644-7702

Local Sheriff

CHOOSE ONE

Hospital Emergency Room

Community Hospital of the Monterey Peninsula

Street Address

23625 Holman HWY

City

Monterey

State/Province/Region

California

Postal/ZIP Code

93942

Hospital Phone

(831) 624-5311

24-hour Clinic Name

Community Hospital of the Monterey Peninsula - Emergency Room

Street Address

23625 Holman HWY

City

Monterey

State/Province/Region

California

Postal/ZIP Code

93942

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):
0 5

Property Manager Information

First and Last Name:

Katie McAlister

Phone Number

(831) 622-1000

Email:

josh@sanctuaryvacationrentals.com

Street Address

1111 Corner of Mission & 8th
Dolores St, South of Seventh

City/State/Province/Region
Carmel-by-the-Sea, CA

Postal/ZIP Code

93921

Maximum Overnight and Daytime Occupancy

Overnight: 11 / Daytime: 16

The maximum number of overnight occupants is two per bedroom plus one total, not counting infants (0 – 12 months). For example, a Vacation Rental with three bedrooms could have a maximum overnight occupancy of 7, and a maximum daytime occupancy of 10 (7 * 1.5), not counting infants (0 – 12 months). Shall the number end in a half digit, please round down to the nearest whole digit.

Number of Structures on the Property

1

Number of On-Site Parking Spots

4

Number of existing Bedrooms / Bathrooms in residence

4 Bedrooms/3 Full Baths/2 Half Baths

Number of Bedrooms / Bathrooms to be rented

4 Bedrooms/3 Full Baths/2 Half Baths

Water Purveyor

California American Water

Sewer Purveyor

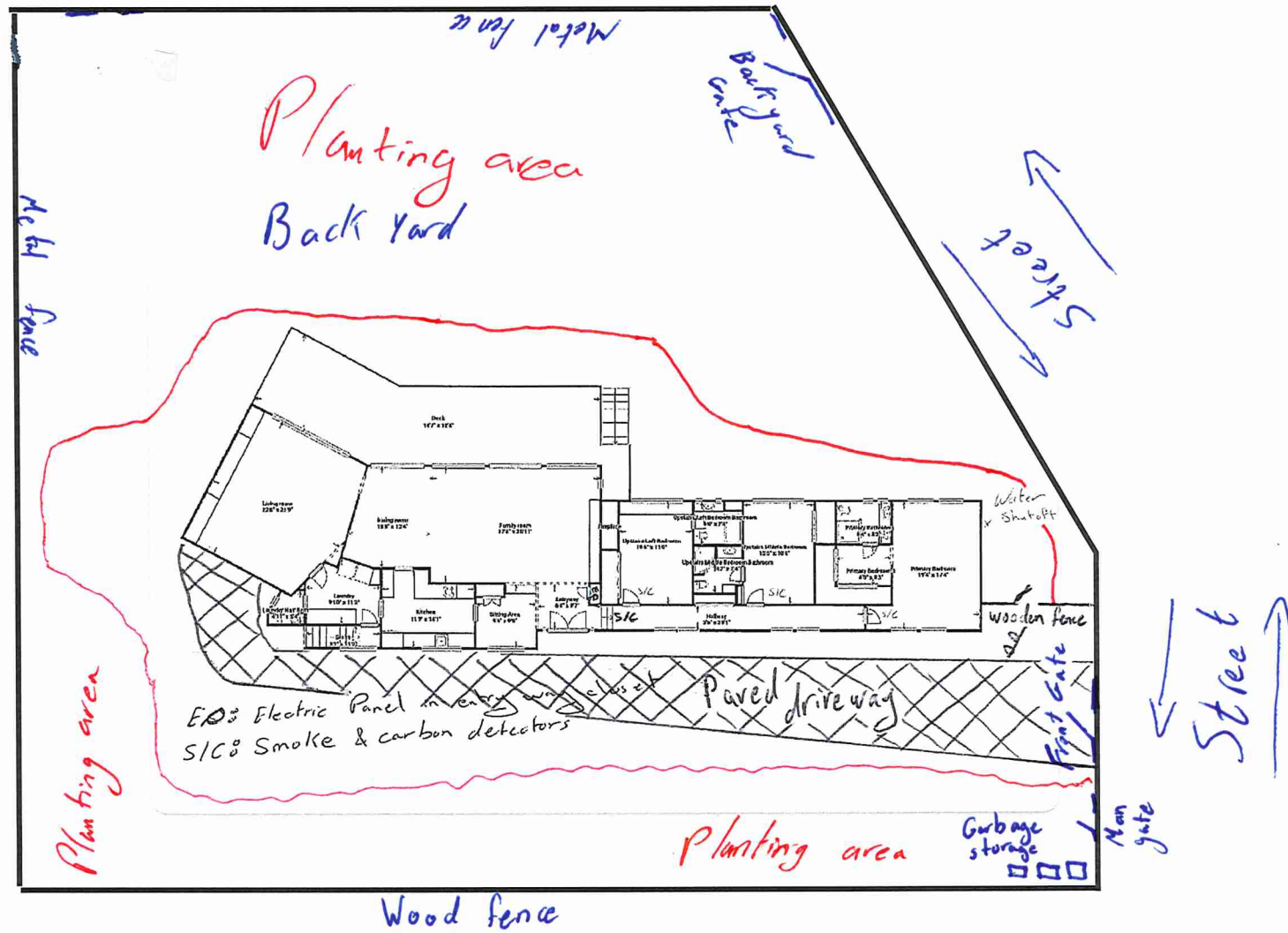
Monterey County

Required Materials to Be Submitted with the Vacation Rental Operation Plan

Evacuation Map(s)

Emergency Response Maps

On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan)



3245 Cabrillo Road Pebble Beach CA 93953: 1st floor



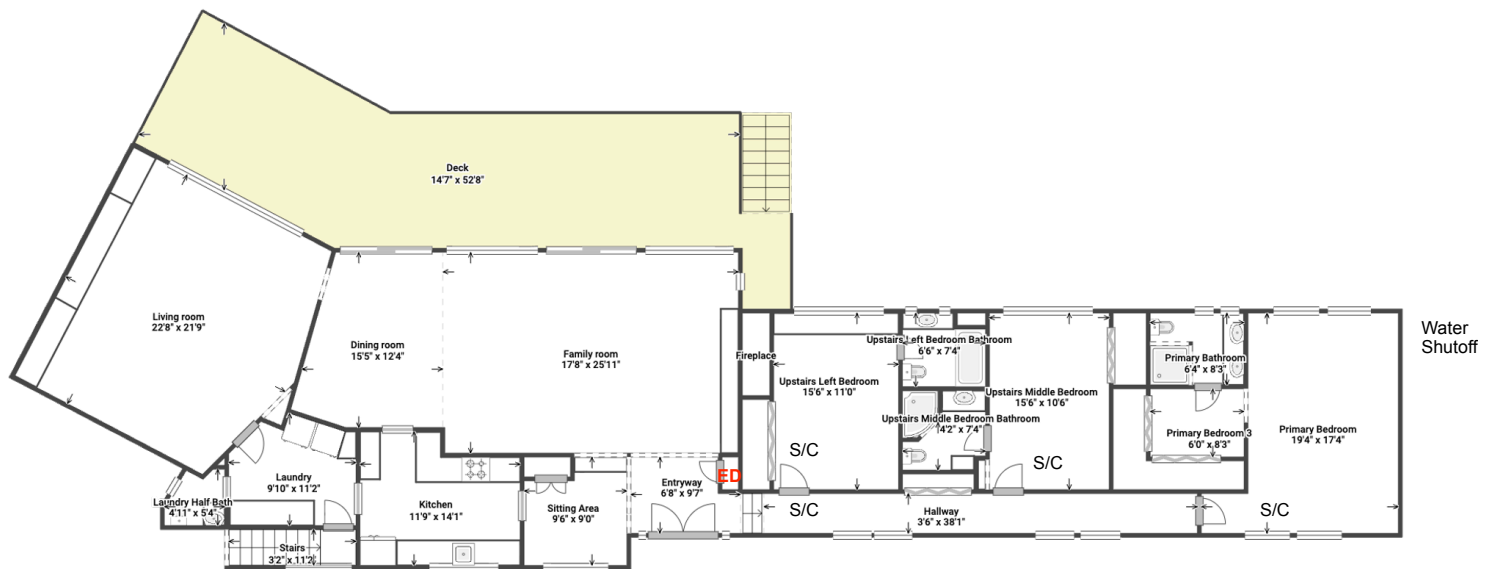
ESP: Electrical Sub Panel
S/C: Smoke & Carbon Monoxide Detectors

No Easement

Disclaimer: the floor plan is for illustrative purposes only. The measurements contained therein are an approximation and may not be exact. While we do not doubt the floor plan's accuracy to within +/- 5%, we make no guarantee or representation and grant no warranty, express or implied, regarding the floor plan or its accuracy or completeness.

You or your advisors must conduct an independent investigation of the property to confirm the accuracy and completeness of the floor plan and to determine if the property is suitable for your space requirements **110**

3245 Cabrillo Road Pebble Beach CA 93953: 2nd floor



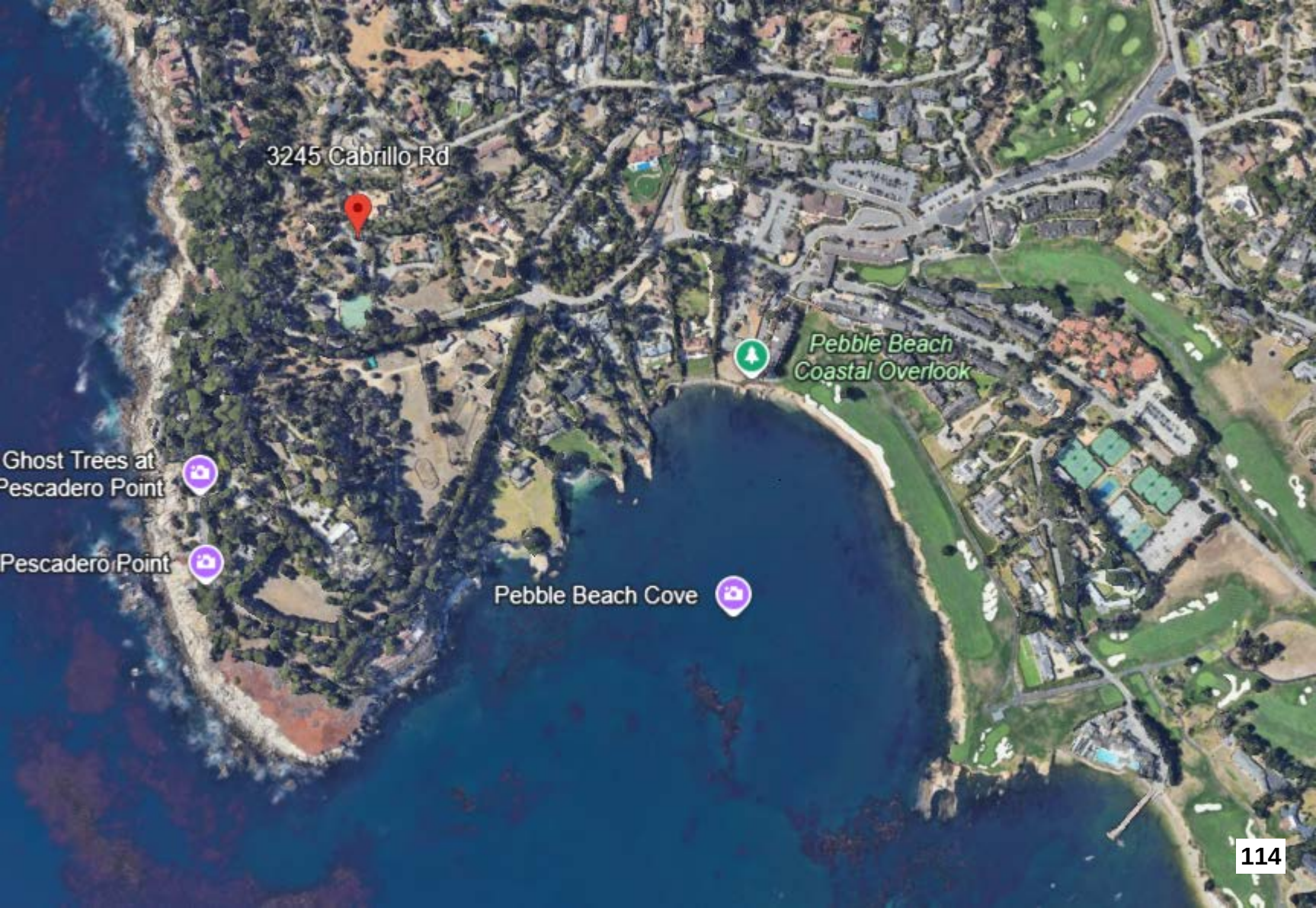
ED: Electric Panel in Entry Way Closet
C/S: Smoke & Carbon Monoxide Detectors

Disclaimer: the floor plan is for illustrative purposes only. The measurements contained therein are an approximation and may not be exact. While we do not doubt the floor plan's accuracy to within +/- 5%, we make no guarantee or representation and grant no warranty, express or implied, regarding the floor plan or its accuracy or completeness.

You or your advisors must conduct an independent investigation of the property to confirm the accuracy and completeness of the floor plan and to determine if the property is suitable for your space requirements **111**

Exhibit B

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3245 Cabrillo Rd

Ghost Trees at
Pescadero Point

Pescadero Point

Pebble Beach Cove

Pebble Beach
Coastal Overlook



3245 Cabrillo Rd

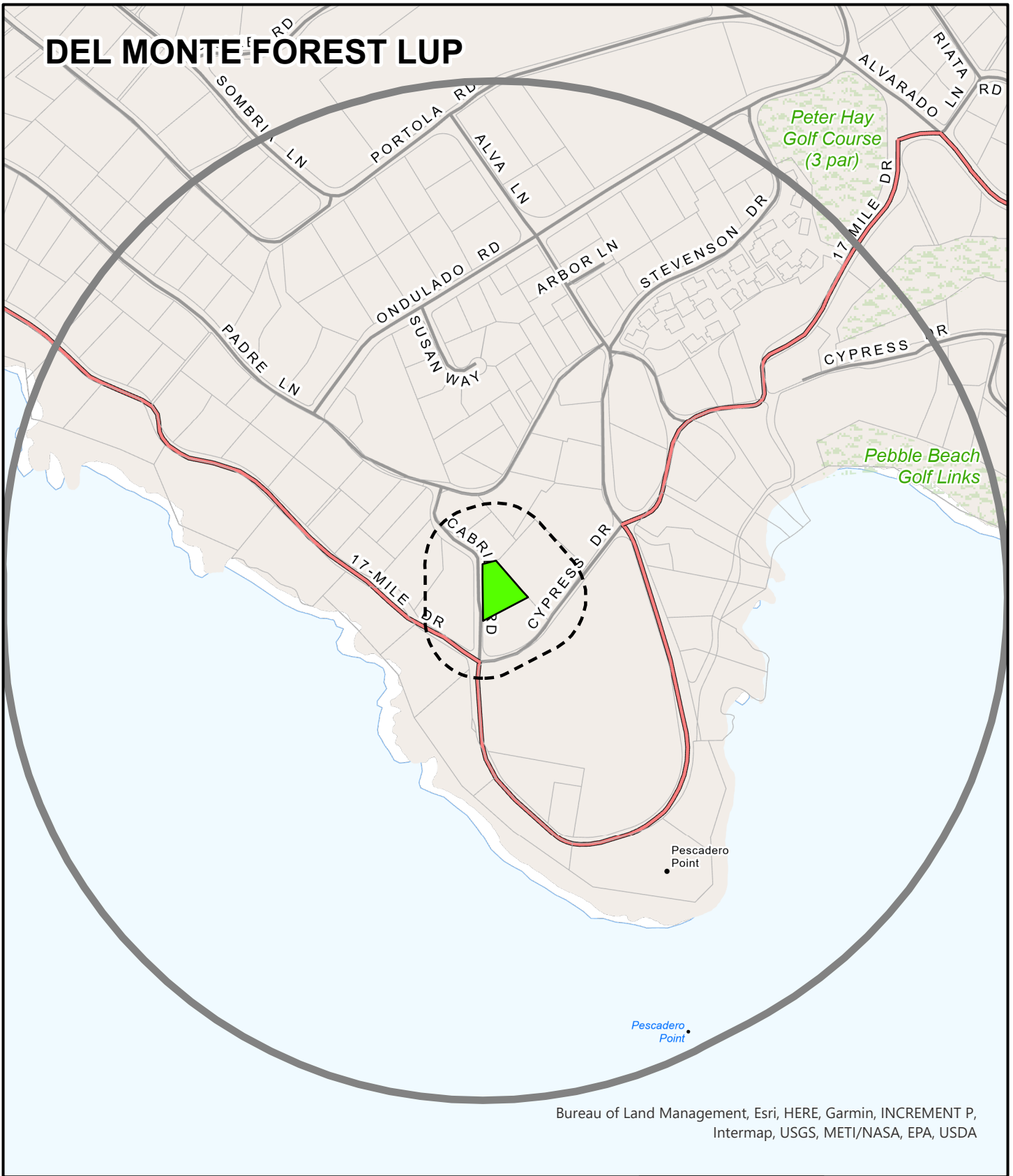


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Exhibit C

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DEL MONTE FOREST LUP



APPLICANT: SCHONEFELD ROBERT S TR & SAPUPPO MICHAEL P TR

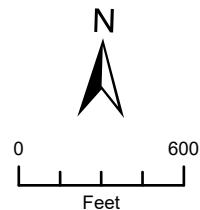
APN: 008453016000

FILE # PLN250315

 Project Site

 300 FT Buffer

 2500 FT Buffer



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Exhibit D

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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 # 3245 Caballo Road Pebble Beach
- ☐ Total number of bedrooms 4
- ☐ 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:

Home Inspector Certification

Affair to Post Home Inspectors

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.

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Exhibit E

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PEBBLE BEACH COMPANY

October 24, 2025

RE: DEL MONTE FOREST VACATION RENTAL

Dear Applicant:

Please be advised that Pebble Beach Company ("PBC") will not consent to an application to operate a vacation rental in Del Monte Forest. This proposed use violates the Covenants, Conditions, and Restrictions ("CC&Rs") recorded against residential properties located in Del Monte Forest, and PBC does not consent to the use of its private road system for vacation rental purposes.

The applicable CC&Rs state that residential properties in Del Monte Forest are restricted to residential use only and that business activities are not permitted. Vacation rentals are considered business activities, as demonstrated by the requirement for applicants to obtain a license from and pay Transient Occupancy Tax to the County of Monterey. Additionally, PBC is charged with maintaining the delicate balance between habitat, residential use, and visitor serving use under the Land Use Plans applicable to Del Monte Forest, and believes that allowing vacation rentals in residential areas disrupts this balance.

PBC's position on these matters has been communicated to the County of Monterey on numerous occasions, most recently in letters to the Monterey County Planning Department on October 9, 2024, and to the Board of Supervisors dated December 4, 2024. Copies of these letters are available for your review.

We regret any inconvenience this may have caused and thank you for your understanding.

Sincerely,
PEBBLE BEACH COMPANY

Nikki Simon
Del Monte Forest
Architectural Review Manager



**PEBBLE BEACH
COMPANY**

July 30, 2026

Zoning Administrator
County of Monterey
1441 Schilling Place
Salinas, CA 93901

Re: PLN250315, Commercial Vacation Rental License Application for 3245 Cabrillo Road, Pebble Beach

Dear Zoning Administrator,

Pebble Beach Company reiterates its strong opposition to the issuance of commercial vacation rental permits within the Del Monte Forest, including the property at 3245 Cabrillo Road, Pebble Beach.

Based on the prohibition on commercial use of residential property within the Del Monte Forest and the non-consensual use of Pebble Beach Company's private roads in violation of Monterey County Code Chapter 16.80, among other reasons, Pebble Beach Company has filed with the County of Monterey a blanket objection letter for all vacation rental permit applications within the Del Monte Forest, a copy of which is attached here. Pebble Beach Company requests the Zoning Administrator deny the application at 3245 Cabrillo Road, Pebble Beach, on the basis of our objection as well as the direction from the Monterey County Board of Supervisors on January 6, 2026, to revise the vacation rental ordinances to restrict vacation rental licenses in residential areas.

Pebble Beach Company further requests that the Zoning Administrator cease the processing of all vacation rental license applications until such time as the Planning Commission and the Board of Supervisors have an opportunity to vote upon revised vacation rental ordinances. The discussion at the Board of Supervisors hearing on January 6, 2026, makes clear that the Board believes there is significant risk to the County General Fund from potential damages from pending litigation against the County.

The County's practice of continuing to process vacation rental applications in light of the blanket objection from Pebble Beach Company, the direction of the Board of Supervisors to revise the existing ordinances, and the County's memo of December 12, 2025, that

LEGAL AFFAIRS

Zoning Administrator
July 30, 2026
Page 2 of 2

enforcement of alleged vacation rental violations have been suspended, combine to create an untenable situation for both residents and owners within Del Monte Forest.

Pebble Beach Company respectfully requests that the permit application for 3245 Cabrillo Road be denied and respectfully reiterates its request that a moratorium be placed on processing applications for vacation rentals with residential areas such as the Del Monte Forest.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathleen Lee".

Kathleen Lee
Director of Community and Governmental Affairs
Pebble Beach Company

Cc: Jake Sorensen, Assistant Planner – SorensenJ@countyofmonterey.gov
Attachment



PEBBLE BEACH
COMPANY

October 9, 2024

Melanie Beretti, AICP
Acting Chief of Planning
Monterey County Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

RE: Objection to Issuance of Vacation Rental Permits in Del Monte Forest

Dear Melanie:

Thank you for meeting with us on September 12, 2024, which as you know was the latest in a years-long series of meetings between County staff and Pebble Beach Company relating to short-term vacation rentals. We again discussed Pebble Beach Company's position that vacation rentals, and in particular, Commercial Vacation Rentals and Homestays (which the vacation rental ordinances recently passed by the Board of Supervisors will allow within Del Monte Forest) constitute commercial use of property in violation of the CC&Rs contained in the deeds on residential properties in Del Monte Forest. You invited us to submit this letter, which constitutes the Company's "blanket objection" to the issuance of such permits.

While not all deeds underlying properties in Del Monte Forest are uniform, to the best of my knowledge, every deed has language that prohibits commercial use of the premises, and California courts have concluded that restrictions on vacation rentals contained in CC&Rs are reasonable and enforceable. The language reproduced below constitutes CC&R language which is representative of the language contained in other Del Monte Forest deeds:

No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and if approved in writing by Grantor, a stable for saddle horses.

The plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest. Arguments to the contrary are entirely unpersuasive. For example, arguing that a use titled "commercial vacation rental" is somehow actually not a commercial use of the property defies logic and would be a problematic position for the County to take. In addition, the fact that commercial vacation rentals operated pursuant to Chapters 7.120 and 7.121 are required to obtain an annual business or operation license and pay transient occupancy taxes makes any such rentals, by definition, a business. Like hotels, vacation rentals are a business conducted for the

LEGAL ¹ AFFAIRS

purpose of making a profit, and are treated as such by federal laws and the County's own code provisions regulating business operations and the income derived therefrom.

Homestays are virtually indistinguishable from commercial vacation rentals. There are no restrictions on the number of rentals allowed by either classification. The permitting process for Homestays will simply be easier and less expensive, and since there is no cap, these will undoubtedly have the most significant impact on the Del Monte Forest residential community, particularly given the County's admitted challenges with regard to enforcement. Accordingly, Pebble Beach Company also objects to Homestays as a prohibited commercial use of property in Del Monte Forest.

There are three commercial land use designations allowed in Del Monte Forest pursuant to the Del Monte Forest Land Use Plan. Visitor-Serving Commercial allows "Major hotel or inn accommodations," defined as The Lodge, The Inn, Poppy Hills, and the Area M hotel site owned by Pebble Beach Company. The other two commercial designations are solely support functions for the uses permitted in those areas zoned as Visitor-Serving Commercial. The remainder of the Forest is zoned residential, which, consistent with the deeds, does not allow for commercial use.

Separately, for the portion of Del Monte Forest located within the Greater Monterey Peninsula Area Plan (GMP LUP), commercial uses are outright prohibited; the entire area is zoned for residential uses or open space/resource conservation.

Accordingly, Pebble Beach Company believes that operation of vacation rentals in Del Monte Forest would violate both the CC&Rs and both the Del Monte Forest LUP and the GMP LUP, and asks the County on this basis to deny applications for commercial and homestay short-term vacation rentals.

Finally, during our meeting, Pebble Beach Company affirmed its intent to require proof of access from applicants pursuant to Chapter 16.80 of the Monterey County Code, and restates that intent here. Del Monte Forest residents are granted right of access to their single family residence on roads privately owned by Pebble Beach Company subject to the payment of an annual road fee (which in many cases is only \$25 per year). Since commercial use of the property is specifically prohibited, the access agreement does not cover access for that purpose.

County staff stated that it will not enforce that portion of Chapter 16.80 that explicitly refers to right of access for a specific "Project." We understand the County's position to be effectively "reading out" the law's requirement that "[a]n applicant shall provide . . . [w]ritten permission to use a private road for the project from a private road governing structure[.]" Ch. 16.80.040(A)(3) (emphasis added); see *also* Ch. 16.80.040(C)(1)(g); Ch. 16.80.040(D)(6). If the applicant has right of access to the property via the private roads for any purpose (i.e., the right to access a home for residential purposes), the County has told us its position is that it will assume right of access via the private roads for the purposes of running a vacation rental. This position runs contrary to the plain text of the law, and in effect deletes the "for the project" requirement from the text of the law. A change of use from residential to commercial constitutes a specific project under the law; indeed, there would be no need for an "application" if the use did not constitute a "project" under the law. The plain text of both the private roads code chapter and the recently enacted short-term vacation rental ordinances support this common sense reading of both laws. As the owner of the

private roads that will be used to access such commercial projects, the law grants Pebble Beach Company the right to grant or deny access for the purposes of such projects under Chapter 16.80. Pebble Beach Company intends to withhold consent for the use of its privately owned and operated roads for such commercial purposes, and respectfully requests the County to reconsider its position and ensure enforcement of Chapter 16.80 as written.

In summary and in accordance with our longstanding public-private partnership on this short-term rental issue, Pebble Beach Company respectfully submits that the County must deny applications for vacation rentals in Del Monte Forest because, among other reasons, such rentals constitute a prohibited commercial use of a residential property. In addition, as the sole owner and operator of private roads in Del Monte Forest, Pebble Beach Company intends to enforce its statutory rights pursuant to Chapter 16.80 to grant or deny access to its private roads in the Forest, and respectfully requests the County's cooperation in this effort.

Sincerely,

PEBBLE BEACH COMPANY

A handwritten signature in cursive script, appearing to read "Diane Goldman".

Diane Goldman
General Counsel

- c. Kathleen Lee, Director of Governmental and Community Affairs
Patrick Hovakimian, Chief Legal Officer

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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 26-084

August 13, 2026

Introduced: 8/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250339 - AHLUWALIA HARDEEP S & JENNIFER L RAGAZZO TRS

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: 26301 Carmelo St, Carmel, Ca 93923

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

RECOMMENDATIONS

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

- 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
- Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

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

PROJECT INFORMATION

Agent: Tiffany Edwards

Property Owner: Ahluwalia Hardeep S & Jennifer L Ragazzo Trs

APN: 009-501-013-000

Parcel Size: approximately 0.14 acres

Zoning: Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay and a structure height limit of 18 feet within the Coastal Zone or "MDR/2--D(18') (CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Not Applicable

Project Planner: Jacquelyn M. Nickerson, Principal Planner

nickersonj@countyofmonterey.gov; (831) 784-5650

SUMMARY/DISCUSSION

The project site is located at 26301 Carmelo Street within the Carmel Area Land Use Plan area. The Applicant 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 2,163 square foot single-family dwelling consisting of four bedrooms, two and half bathrooms, a kitchen, living room, den, a 525 square foot attached garage, and a 276 square

foot basement. (Exhibit B)

The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time. The property will retain its potable water through California American Water and 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. Within the immediate neighborhood, there are nine other vacation rental applications: five approved discretionary permits for commercial vacation rentals, three pending commercial vacation rentals and one pending limited vacation rental. If approved, the granting of this Coastal Development Permit would allow the establishment of the 33rd permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

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

Land Use

The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acre with a Design Control Overlay and a structure height limit of 18 feet within 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, adequate emergency response times 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's Sphere of Influence and is therefore subject to the 5-8-minute adequate response time. Cypress Fire Protection District is 7 minutes away, which provides 24-hour emergency medical response and is located within adequate response distance. While the Community Hospital of the Monterey Peninsula is 12 minutes away, Cypress Fire Protection District provides immediate Advanced Life Support (ALS) paramedic care by delivering critical medical treatment within minutes of an emergency call. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door and in a visible location outside of the structure (Condition No. 5).

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

The subject property complies with the limitation on the number of Commercial Vacation Rentals per

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

As detailed in the draft resolution (Exhibit A), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the owner, Josh Ohanian NW Corner of Mission & 8th, Carmel-by-the-Sea, approximately 5 minutes from the subject property. Josh Ohanian's contact information will be provided to the guests of the property and the property manager, that will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. Josh Ohanian's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

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

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

CEQA:

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

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 33rd Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Jose A. Mendoza, Assistant Planner

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operations Plan
- Site Plan

Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Jose Mendoza, Planner; Jacquelyn M. Nickerson, Principal Planner; Ahluwalia Hardeep S & Jennifer L Ragazzo, Property Owners; Tiffany 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 PLN250339



County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 26-084

August 13, 2026

Introduced: 8/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

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

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cc: Front Counter Copy; HCD-Planning; Jose Mendoza, Planner; Jacquelyn M. Nickerson, Principal Planner; Ahluwalia Hardeep S & Jennifer L Ragazzo, Property Owners; Tiffany 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 PLN250339

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

**AHLUWALIA HARDEEP S & JENNIFER L RAGAZZO TRS
(PLN250339)**

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 there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN250339 Ahluwalia Hardeep S & Jennifer L Ragazzo Trs, 26301 Carmelo St, Carmel (Assessor's Parcel Number 009-501-013-000), Carmel Area Land Use Plan, Coastal Zone]

The AHLUWALIAU application (PLN250339) came on for a public hearing before the County of Monterey Zoning Administrator on August 13, 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 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 26301 Carmelo St, a County-

maintained Road, in Carmel subject to the Carmel Area Land Use Plan, Coastal Zone. The site is developed with an existing 2,163 square foot single family dwelling with a detached 525 square foot garage. The site is developed with medium-density residential use consisting of a single-family home with an attached garage, with internal circulation provided by a single driveway connecting to a main road and is adjacent to other medium-density residential homes. The applicant submitted an application seeking to use their single-family dwelling located in a medium density developed neighborhood as a Commercial Vacation Rental. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time.

- c) Allowed Use. The property is located at 26301 Carmelo St in Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 009-501-013-000). Medium Density Residential with a maximum gross density of 2 units per acres with a De-sign Control Overlay and a structure height limit of 18 feet within 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 (approx. 0.14 acres in size), APN: 009-501-013-000, is identified as Change, as shown in its current size and configuration and described in the 1972 Assessor's Map Book 9, Page 50, Lot 13. Therefore, the County recognizes the property as a legal lot of record.
- e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.
- h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the

issuance of a Vacation Rental Operation License (Condition No. 5), the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

- i) Adequate Emergency Response Time. The 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's Sphere of Influence and is therefore subject to the 5–8-minute adequate response time. Cypress Fire Protection District is 7 minutes away, which provides 24-hour emergency medical response and is located within adequate response distance. While the Community Hospital of the Monterey Peninsula is 12 minutes away, Cypress Fire Protection District provides immediate Advanced Life Support (ALS) paramedic care by delivering critical medical treatment within minutes of an emergency call. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the owner, Josh Ohanian, who will reside at NW Corner of Mission & 8th, Carmel-by-the-Sea, which is a 5-minute drive away. Josh Ohanian will be available 24/7 to respond to guests or neighborhood questions or concerns and has the ability to arrive within 30 minutes. The contact information is required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door.
- j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (2 guest parking spaces), which meets the minimum requirements as illustrated in the attached plans.
- k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-501-013-000).
- l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.10 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 26301 Carmelo St, a County maintained public road. Therefore, the subject property is not subject to the regulations in Title 16 Chapter 16.80. No comments or objections 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 PLN250339.

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 PLN250339.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
 - c) The property has road access to 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 will continue be provided to the parcel by California American Water through the Monterey Peninsula Water Management

District (MPWMD). Sewer service will continue to be provided by American Water.

- e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250339.

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 PLN250339.

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 33rd 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 Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the

Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 33rd Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

- g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
- h) The project would not result to damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1 which is approximately 1.5 west of the property, as Highway 1 is the project site's existing access road that is accessed from the subject property's private driveway. The property is not visible from Highway 1 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 PLN250339.

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 PLN250339.

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

- EVIDENCE:** a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator’s decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.
- b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2;
2. Approve the Coastal Development Permit for a Commercial Vacation Rental to allow the use of a 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 13th day of August 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. 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

PLN250339

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250339) 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 26301 Carmel Street (Assessor's Parcel Number 009-501-013-000), Carmel Area Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-501-013-000 on August 13, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use and prior to the issuance of a Vacation Rental Operation License, 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 August 13, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

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

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

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use, the Applicant/Owner/Operator shall obtain an issued Vacation Rental Operation License. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

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:

Fire Station Name

Cypress FPD Station 25

Street Address

23625 Holman Hwy

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Fire Station Phone

+18316244511

Local Police Station Name

Monterey County Sheriff's

Street Address

23625 Holman Hwy

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Phone:

(831) 647-7702

Local Sheriff

1200 Aguajito Road Room #002, Monterey, CA, 93940; Phone: (831) 647-7702

Hospital Emergency Room

Community Hospital of the Monterey Peninsula

Street Address

23625 Holman Hwy

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Hospital Phone

+18316245311

24-hour Clinic Name

Community Hospital of the Monterey Peninsula

Street Address

23625 Holman Hwy

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

24-hour Clinic Phone

18316245311

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc):
2

Property Manager Information

First and Last Name:
JOSH OHANIAN
Phone Number

Email:
josh@sanctuaryvacationrentals.com
Street Address
CARMEL BY THE SEA CA
City/State/Province/Region
CA
Postal/ZIP Code
93940

Maximum Overnight and Daytime Occupancy

9d 13 n
The maximum number of overnight occupants is two per bedroom plus one total, not counting infants (0 – 12 months). For example, a Vacation Rental with three bedrooms could have a maximum overnight occupancy of 7, and a maximum daytime occupancy of 10.5 or 11 (7 * 1.5), not counting infants (0 – 12 months). Shall the number end in a half digit, please round down to the nearest whole digit.

Number of Structures on the Property

1

Number of On-Site Parking Spots

2

Number of existing Bedrooms / Bathrooms in residence

4/3

Number of Bedrooms / Bathrooms to be rented

4/3

Water Purveyor

California American Water

Sewer Purveyor

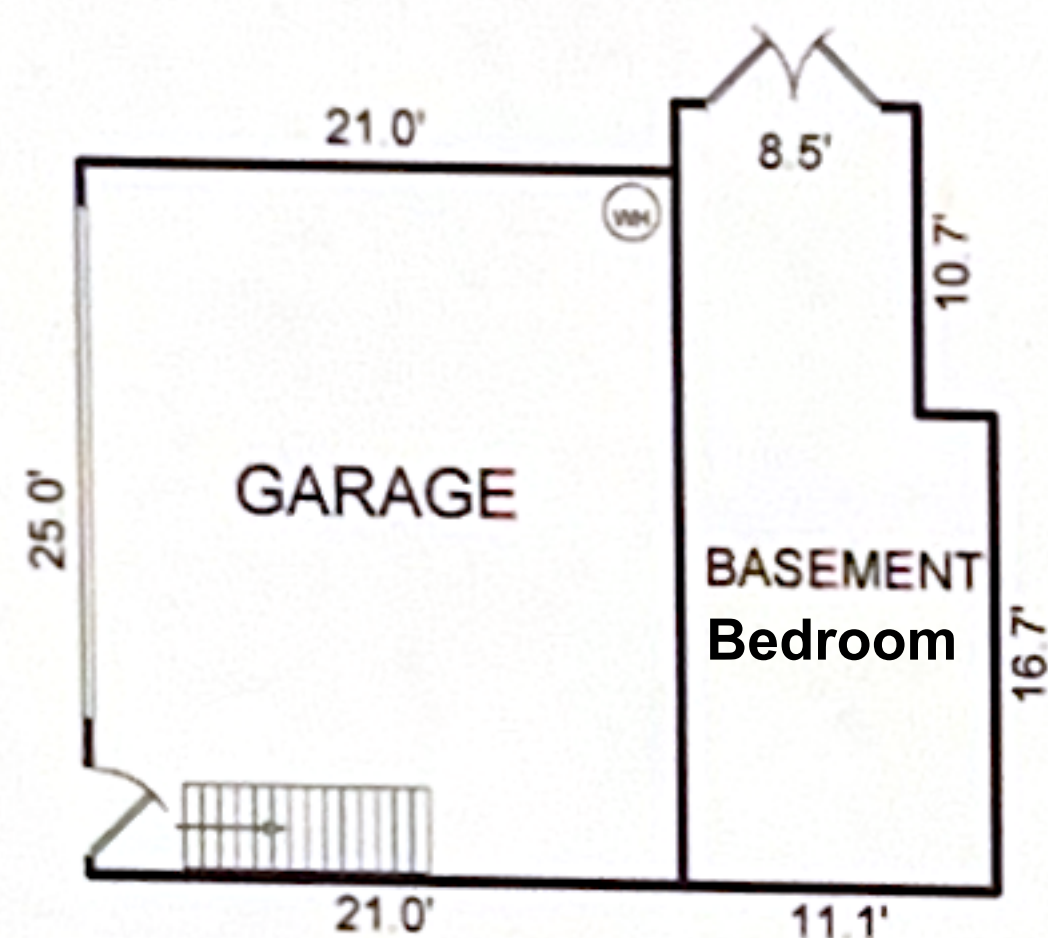
Waste Management

Required Materials to Be Submitted with the Vacation Rental Operation Plan

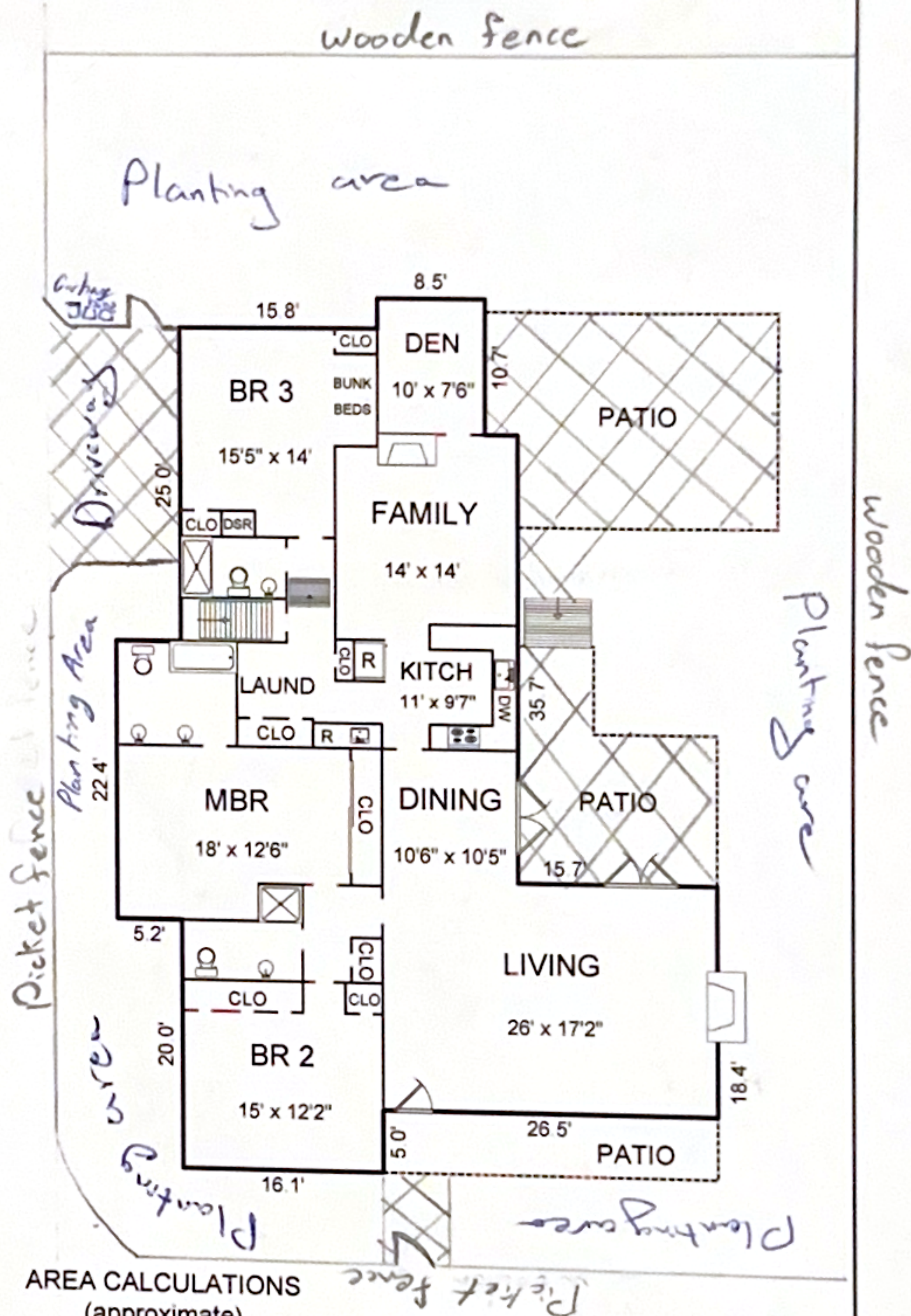
- Evacuation Map(s)
- Emergency Response Maps
- On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan)

3867 Dolce Tempo

26301 CARMELO STREET, CARMEL, CA 93923



Street →



AREA CALCULATIONS
(approximate)

First Floor:	2,163sf
Net Livable Area:	2,163sf
Garage:	525
Basement:	276
Patio:	372
Patio:	230
Patio:	133

Street →

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Exhibit B

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Carmel Mission Basilica

Tennis court



Carmel River
Elementary School



26301 Carmelo St



Carmel River

Carmel River

Carmel River
State Beach





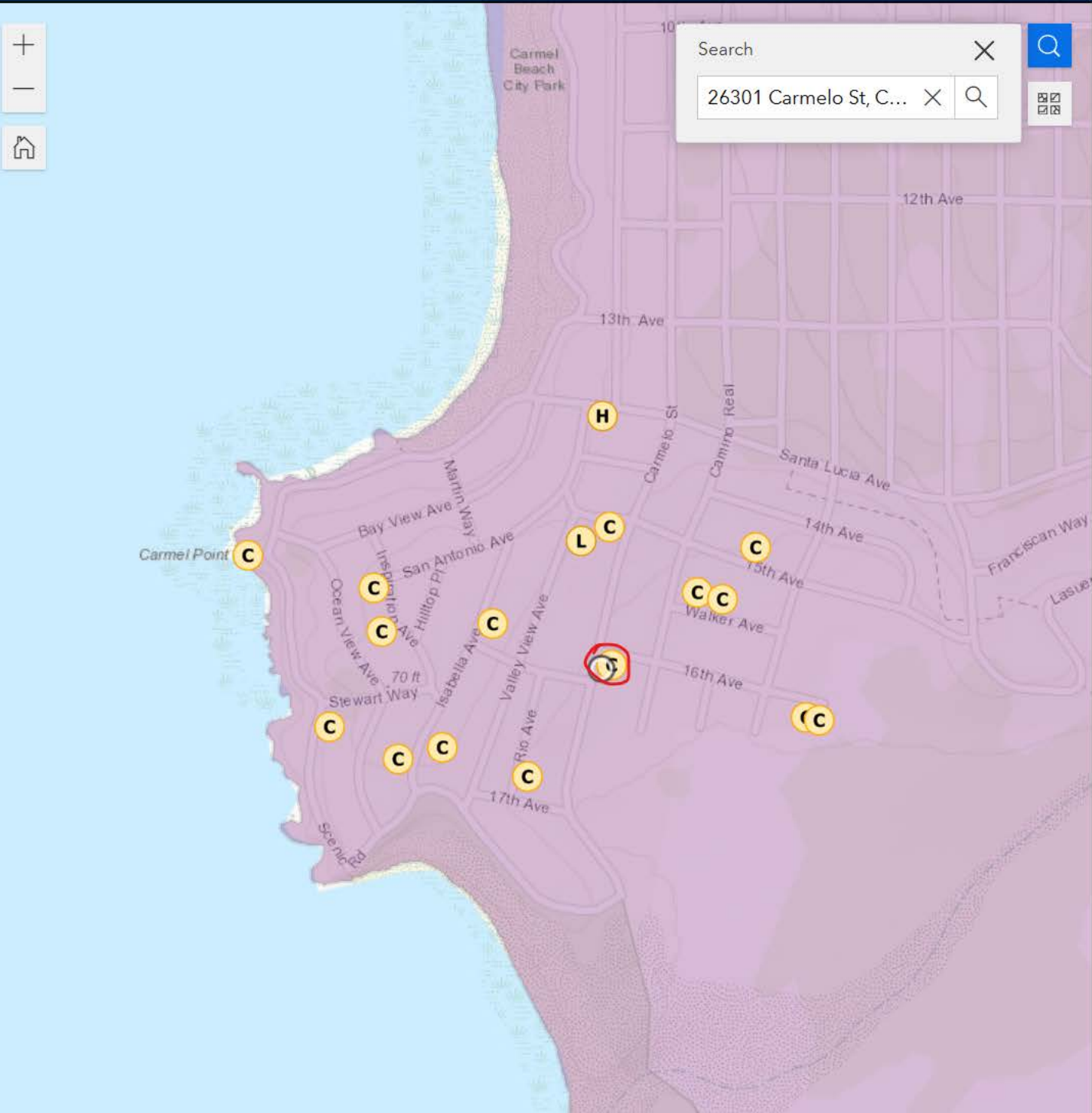
Vacation Rentals Dashboard

< 243 of 334 >



26189 VALLEY VIEW AVE, CARMEL, CA 93923

APNFormat	009403024000
ADDRESS	26189 VALLEY VIEW AVE, CARMEL, CA 93923
Assessors Parcel Number	009403024000
Owner/Operator Email	KMCALISTER@CARMEL REALTYCOMPANY.COM
Owner/Operator Name	FRASIER CLARK P TR
Planning Area	Carmel LUP
RECORD STATUS	INCOMPLETE
VR TYPE	Limited
VR Type/Status	Limited/Pending
VROL #	VR250216



Pending

Homestay	53
Limited	25
Commercial	153

Approved

Homestay	35
Limited	0
Commercial	5

Vacation Rental STR

VR Type/Status

- C Commercial/Approved
- C Commercial/Pending
- H Homestay/Approved
- H Homestay/Pending
- L Limited/Approved
- L Limited/Pending

Page Selection

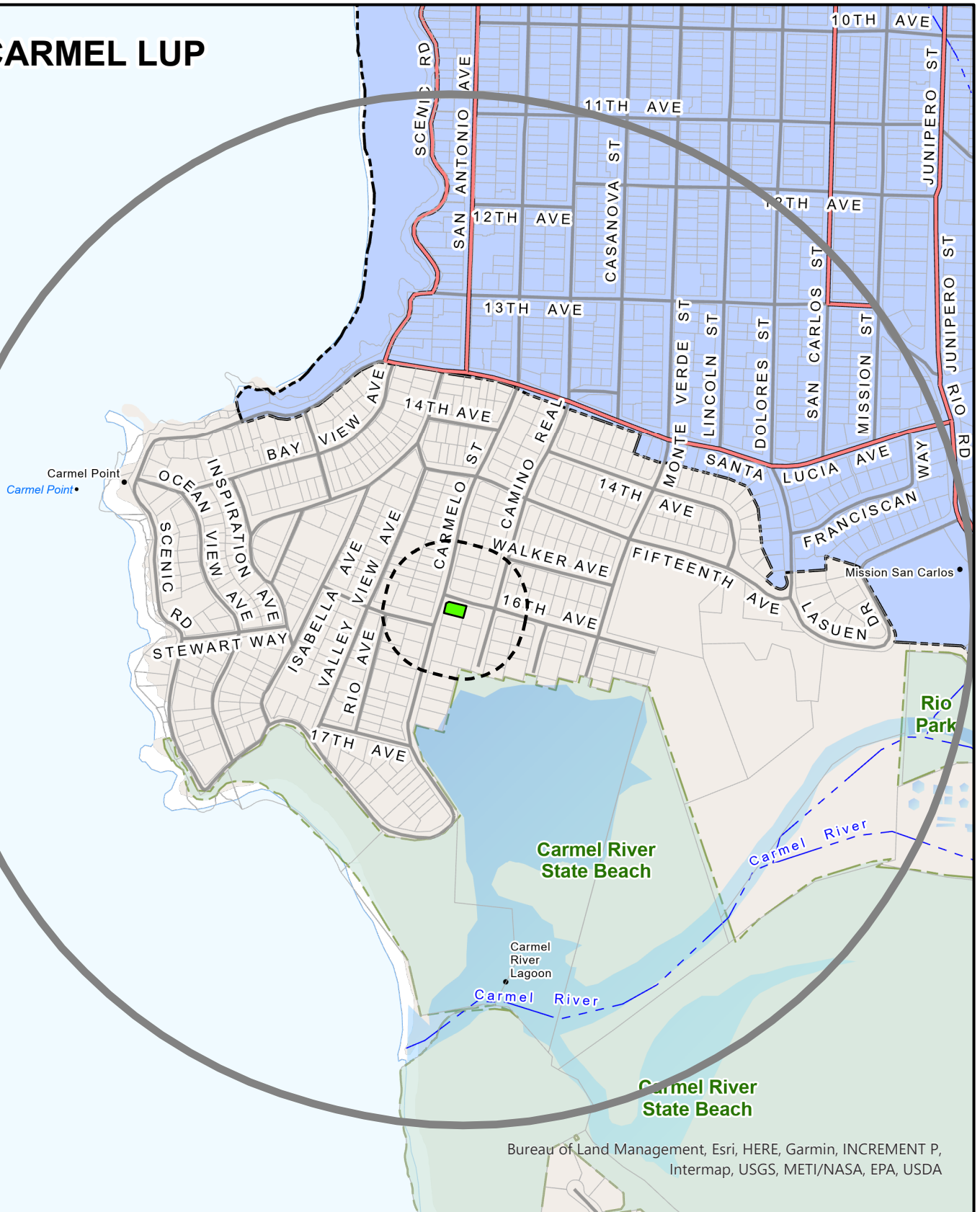
Table Counts

163

Exhibit C

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CARMEL LUP



APPLICANT: AHLUWALIA HARDEEP S & JENNIFER L RAGAZZO TRS

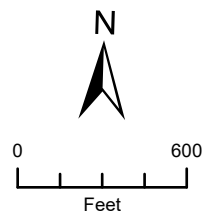
APN: 009501013000

FILE # PLN250339

 Project Site

 300 FT Buffer

 2500 FT Buffer



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Exhibit D

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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 # 26301 Carmelo Street, Carmel

☐ Total number of bedrooms 4

☐ 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

Willar to Post Home Inspectors

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.

☐ California Contractors State License Board License Classification Type B☐ California Contractors State License Board License Classification Type B-2☐ California Contractors State License Board License Classification Type C-47☐ California Real Estate Inspection Association☒ American Society of Home Inspectors

523274 - Sebastian Quinones

☐ International Code Council☐ International Association of Certified Home Inspectors

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

Date: 8/28/25

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

1441 Schilling Place

South 2nd Floor

Salinas, CA 93901

831-755-5025

Sitemap

Contact Us



Exhibit E

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From: Banksy71@pm.me
To: [293-zahearingcomments](#)
Subject: comments on project PLN250339 at 26301 Carmelo St Carmel CA 93923
Date: Sunday, August 2, 2026 1:42:46 PM
Attachments: [Comments on PLN250339 26301 Carmelo ST Carmel CA 93923.pages](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good Morning to whom it may concern,

I am enclosing a letter requesting a denial of permit for short term vacation rental at 26301 Carmelo street. Please confirm receipt.

Thank you for your consideration,

Laura Banks

Sent with [Proton Mail](#) secure email.

Laura Banks
26271 Camino Real
Carmel-by-the-Sea, CA 93923
Banksy71@pm.me

August 2nd, 2026

Monterey County Housing and Community Development
1441 Schilling Place- South, 2nd floor
Salinas CA 93901

RE: Opposition to Permit Application PLN250339 — Short-Term Commercial Vacation Rental (26301 Carmelo St, Carmel, CA 93923)

Dear Members of the Coastal Commission,

I am writing to formally request that the Coastal Commission **deny** the coastal development permit application (Project File Number: **PLN250339**) seeking permission for commercial short-term vacation rentals (fewer than 30 consecutive days) at **26301 Carmelo St, Carmel, CA**. As a resident living in the immediate vicinity of this property, I strongly object to converting a residential home into an unmonitored, commercial lodging operation. Permitting short-term rentals at this location poses significant safety risks, disrupts the peace and character of our residential neighborhood, and undermines the long-term vitality of the local community. I respectfully ask the Commission to deny this permit based on the following critical concerns:

1. Neighborhood Safety and Proximity to Children and Schools

- **Family Security:** As a parent raising a teenage daughter in this neighborhood, the constant turnover of transient, vetting-free commercial guests creates ongoing anxiety regarding neighborhood safety and security.
- **Proximity to School Zone:** The subject property is located just two blocks from an elementary school. Introducing a continuously rotating population of short-term commercial occupants directly into a concentrated walk zone for young children presents unnecessary safety and supervision risks to local families.

2. Historical Nuisance, Noise, and Unmonitored Pets

Previous short-term rental operations in our residential pocket have repeatedly generated significant disruption:

- **Late-Night Disturbance:** Unsupervised guests frequently host loud parties extending well past 10:00 PM, violating local noise standards and disturbing neighborhood residents.

- **Unattended Animals:** Transient occupants frequently leave dogs unattended in backyards for extended periods, resulting in persistent barking that severely degrades the peaceful enjoyment of surrounding homes.
- **Lack of On-Site Oversight:** Commercial vacation rentals lack the immediate accountability of permanent residents or on-site property management.

3. Destruction of Local Workforce Housing and Essential Services

- **Housing Crisis:** Carmel and the surrounding coastal area face a severe shortage of long-term housing for the people who serve our community.
- **Loss of Essential Workers:** Converting single-family residential homes into short-term tourist accommodations directly reduces the housing supply for teachers, police officers, healthcare providers, and municipal workers. Our community has already lost essential workers in droves due to hyper-inflated housing costs and commercial conversions, which directly diminishes the quality and availability of public services in the region.

4. Inconsistency with Neighborhood Character and Coastal Resources

- **Preservation of Residential Integrity:** Carmel's residential zones are intended for long-term residential living, not high-turnover hotel-style lodging. Commercializing this property shifts the primary use from residential housing to commercial enterprise, altering the established residential fabric.
- **Traffic, Parking, and Infrastructure Strain:** Carmelo Street and the surrounding narrow residential roadways are not designed to accommodate the increased vehicular traffic, street parking demand, and frequent turnover associated with short-term commercial rentals. Increased traffic on residential streets poses risks to pedestrians and school children.

Allowing a commercial short-term rental permit at 26301 Carmelo St prioritizes commercial tourist profits over the safety, stability, and housing needs of the local residential community. For all the reasons outlined above, I urge the California Coastal Commission to protect our neighborhood and deny permit application **PLN250339**.

Thank you for your consideration of this matter and your dedication to protecting California's coastal communities.

Sincerely,

Laura Banks



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 26-081

August 13, 2026

Introduced: 7/31/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250316 - JACOBSON MICHAEL

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 a Code Enforcement Case (26CE00116).

Project Location: 1322 Chamisal Way, Pebble Beach, CA 93953

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 an after-the-fact 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 to clear a Code Enforcement Case (26CE00116).

The attached draft resolution includes findings and evidence for consideration (Exhibit A). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Tiffany Edwards

Property Owner: Michael Jacobson

APN: 008-062-025-000

Parcel Size: 0.28 acres

Zoning: Medium Density Residential with a gross density of 4 units per acre with a Design Control Overlay within the Coastal Zone or "MDR/4-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: N/A

Project Planner: Imani Harrigan

SUMMARY/DISCUSSION

The project site is located at 1322 Chamisal Way, Pebble Beach, within the Del Monte Forest Land Use Plan. The owner submitted an application seeking to use their existing single-family dwelling located in residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with a single-family dwelling, and an attached garage. The surrounding area is developed with single-family dwellings and nearby the Community Hospital of Monterey Peninsula (CHOMP)

(Exhibit B).

The existing single dwelling is approximately 2,135 square feet with three bedrooms, three bathrooms, a kitchen, living room, and an attached garage **(Exhibit B)**. The owner is proposing that the single-family dwelling be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Pebble Beach Community Services District will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services from the Pebble Beach Community Services District. Within the immediate neighborhood, there are a total of 4 applications for a vacation rental license, with one incomplete homestay, one submitted homestay, one incomplete commercial vacation rental, and one incomplete limited vacation rental **(Exhibit B)**. If approved, the granting of this after-the-fact Coastal Development Permit would allow the establishment of the 6th permitted vacation rental in the Del Monte Forest Land Use Plan out of a maximum of 57 Commercial Vacation Rentals that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.d.

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), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF 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, 4 units per acre with a Design Control Overlay, or "MDR/4-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 is within the Pebble Beach community area; therefore, it is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 5 minutes away and provides 24-hour emergency medical and fire response services. The Community Hospital of the Monterey Peninsula is 6 minutes away. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces of 5 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, Sanctuary Vacation Rentals, is located at the Northwest corner of Mission and 8th Avenue, Carmel, CA 93923, which is approximately 9-minute (2.8-miles) drive away. Contact information for Sanctuary Vacation Rentals will be provided to the guests of the property, and they will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Sanctuary Vacation Rental's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

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

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 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.

Private Road Access

The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road

agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2405.

The deed contains two restrictions: one related to the “Maintenance of Road” and the second related to “Covenants and Conditions”. The first deed under “Covenants and Conditions” restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that *“No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants’ cottages (without cooking facilities), greenhouse, garage, and, if approved in writing by Grantor, a stable for saddle horses.”* The restriction under “Maintenance of Road” states that the, *“Grantee, his family and servants and his tenants and guests occupying or visiting said premises shall be entitled to the use of all roads and bridle paths now or hereafter owned by Grantor and to free access to Del Monte Forest. Grantor reserves the right to change, abandon or close any of said roads or bridle paths but agree to leave open a road from said premises to the nearest public highway. As long as Grantor shall keep such a road in repair the owner of said premises shall be obligated to pay Grantor the sum of \$25.00 on each January 1st hereafter, which sum shall be a lien and charge on said premises.”* The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each January 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company received notification of the proposed project on July 27, 2026. The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that *“...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest.”* **(Exhibit D)**

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 (Condition No. 6) to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved within 60 days from the date ending the appeal period. 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.

Violation

On November 14, 2025, the Applicant applied for a Coastal Development Permit for a Commercial Vacation Rental Operation to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer. On February 13, 2026, HCD-Code Compliance received a short term rental complaint and opened Code Enforcement Violation No. 26CE00116. With the approval of this permit, the violations would be fully abated and would bring the property into compliance subject to any remaining enforcement fines. No additional complaints have been received.

CEQA:

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

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the 6th Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Imani Harrigan, Assistant Planner

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operations Plan
- Site Plan

Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Imani Harrigan, Planner; Jacqueline Nickerson, Principal Planner; Michael Jacobson, Property Owners; Tiffany 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 PLN250316



County of Monterey

Item No.4

Zoning Administrator

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Staff recommends approval subject to 6 conditions of approval.

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Property Owner: Michael Jacobson

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Peninsula (CHOMP) (**Exhibit B**).

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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), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF 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).

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As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Sanctuary Vacation Rentals, is located at the Northwest corner of Mission and 8th Avenue, Carmel, CA 93923, which is approximately 9-minute (2.8-miles) drive away. Contact information for Sanctuary Vacation Rentals will be provided to the guests of the property, and they will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Sanctuary Vacation Rental's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

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

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 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.

Private Road Access

The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject

to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2405.

The deed contains two restrictions: one related to the “Maintenance of Road” and the second related to “Covenants and Conditions”. The first deed under “Covenants and Conditions” restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that *“No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants’ cottages (without cooking facilities), greenhouse, garage, and, if approved in writing by Grantor, a stable for saddle horses.”* The restriction under “Maintenance of Road” states that the, *“Grantee, his family and servants and his tenants and guests occupying or visiting said premises shall be entitled to the use of all roads and bridle paths now or hereafter owned by Grantor and to free access to Del Monte Forest. Grantor reserves the right to change, abandon or close any of said roads or bridle paths but agree to leave open a road from said premises to the nearest public highway. As long as Grantor shall keep such a road in repair the owner of said premises shall be obligated to pay Grantor the sum of \$25.00 on each January 1st hereafter, which sum shall be a lien and charge on said premises.”* The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each January 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company received notification of the proposed project on July 27, 2026. The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that *“...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest.”* **(Exhibit D)**

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 (Condition No. 6) to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved within 60 days from the date ending the appeal period. 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.

Violation

On November 14, 2025, the Applicant applied for a Coastal Development Permit for a Commercial Vacation Rental Operation to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer. On February 13, 2026, HCD-Code Compliance received a short term rental complaint and opened Code Enforcement Violation No. 26CE00116. With the approval of this permit, the violations would be fully abated and would bring the property into compliance subject to any remaining enforcement fines. No additional complaints have been received.

CEQA:

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

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the 6th Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Imani Harrigan, Assistant Planner

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operations Plan
- Site Plan

Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Imani Harrigan, Planner; Jacqueline Nickerson, Principal Planner; Michael Jacobson, Property Owners; Tiffany 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 PLN250316

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

JACOBSON MICHAEL

(PLN250316)

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 there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an After-the-fact 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 a Code Enforcement Case (26CE00116).

[PLN250316, JACOBSON MICHAEL, 1322
Chamisal Way, Pebble Beach, CA, (APN: 008-062-
025-000)]

The JACOBSON MICHAEL application (PLN250316) came on for a public hearing before the County of Monterey Zoning Administrator on August 13, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Del Monte Forest Coastal Implementation Plan (DMF CIP);
 - Monterey County Code Chapter 7.120;
 - Private Roads (Monterey County Code Chapter 16.80); 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 1322 Chamisal Way, Pebble Beach, within the Del Monte Forest Land Use Plan, Coastal Zone. The

site is developed with an existing 2,135 square foot single-family dwelling and an attached garage. The surrounding area is developed with single-family dwellings and nearby the Community Hospital of Monterey Peninsula (CHOMP). The applicant submitted an application seeking to use their existing 2,135 single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The applicant is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time.

- c) Allowed Use. The property is located at 1322 Chamisal Way, Pebble Beach, within the Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-062-025-000). The subject parcel is zoned Medium Density Residential, 4 units per acre with a Design Control, or "MDR/4-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 (0.28 acres in size), APN: 008-062-025-000, is identified as Lot 25 in Block 3 on a Cities & Towns Map of Tract No. 125, Del Monte Forest No. 1 in Volume 4 Page 95, recorded on August 14, 1946. 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 Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.
- h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License (Condition No.5), the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

- i) Adequate Emergency Response Time. The 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 is within the Pebble Beach community area; therefore, it is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 5 minutes away and provides 24-hour emergency medical and fire response services. The Community Hospital of the Monterey Peninsula is 6 minutes away. 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 Sanctuary Vacation Rentals, which is located at the Northwest corner of Mission and 8th Avenue, approximately a 9 minute drive away. Sanctuary Vacation Rentals will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.
- j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces of 5 guest parking spaces, which exceeds the minimum requirements as illustrated in the attached plans.
- k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 008-062-025-000).
- l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.
- m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the 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 within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2405..

The deed contains two restrictions: one related to the "Maintenance of Road" and the second related to "Covenants and Conditions", respectively, the second and third deed restrictions. The restriction under "Maintenance of Road" states that the *"Grantee, his family and servants and his tenants and guests occupying or visiting said premises shall be entitled to the use of all roads and bridle paths now or hereafter owned by Grantor and to free access to Del Monte Forest. Grantor reserves the right to change, abandon or close any of said roads or bridle paths but agree to leave open a road from said premises to the nearest public highway. As long as Grantor shall keep such a road in repair the owner of said premises shall be obligated to pay Grantor the sum of \$25.00 on each January 1st hereafter, which sum shall be a lien and charge on said premises."* The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each January 1st. The first restriction under "Covenants and Conditions" restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that *"No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and, if approved in writing by Grantor, a stable for saddle horses."* 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 submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that *"...the plain meaning of the CC&R*

language bans short-term vacation rentals in the Del Monte Forest [Pebble Beach Company managed portion of the Greater Monterey Peninsula].” (Exhibit E)

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 (Condition) Number 6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

- o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250316.

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 PLN250316.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
 - c) The property has road access to Chamisal Way, a private road. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1).
 - d) Potable water will continue be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Pebble Beach Community Services District.
 - e) Solid waste (garbage) collection service is and will continue to be provided by Pebble Beach Community Services District.
 - f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250316.

4. **FINDING:** **VIOLATIONS** – The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. A violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is aware of one current violation existing on subject property for a commercial vacation rental (Code Enforcement Case 26CE00116). On February 13, 2026, a complaint was received that the property may possibly be in violation with County Code through the operation of a non-permitted vacation rental and that immediate action shall be taken to bring the property into compliance. The applicant submitted a Coastal Development Permit for an after-the-fact 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. 26CE00116 to bring their property into compliance with the County Code. No additional complaints have been received.
 - b) With the approval of this permit, the violations would be fully abated and would bring the property into compliance subject to any remaining enforcement fines.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250316.

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 Del Monte Forest Land Use Plan is 57. This application is the 6th 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 Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the sixth Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.
- 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, which is approximately 1 miles south of the property. The property is not visible from Highway 1 due to distance, intervening structures and vegetation. The project also does not propose any

physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

- i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.
- j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250316.

- 6. FINDING: PUBLIC ACCESS** - The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Del Monte Forest Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Del Monte Forest, Figure 8, (Figure 3) Major Public Access & Recreational Facilities).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250316.
- 7. FINDING: APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator’s decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.
 - b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2;
2. Approve the after-the-fact 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 to clear a Code Enforcement Case (26CE00116).

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 27 day of August 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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County of Monterey HCD Planning

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

PLN250316

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This after-the-fact Coastal Development Permit (PLN250316) allows the use, by any person, of residential property for transient lodging for a period of 30 consecutive calendar days or fewer to clear a Code Enforcement Case (26CE00116), counting portions of calendar days as full days. This property is located at 1322 Chamisal Way (Assessor's Parcel Number 008-062-025-000), Del Monte Forest Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "An After-the-fact Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 008-062-025-000 on August 13, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use and issuance of a vacation rental operation license, the Applicant/Owner/Operator 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 August 13, 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 after-the-fact 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 an after-the-fact Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use, the Applicant/Owner/Operator shall obtain an issued Vacation Rental Operation License. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

6. PDSP001 - USE OF PRIVATE ROAD

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The project requires use of a private road, as defined by Monterey County Code Chapter 16.80. The property is subject to a private road agreement and private road maintenance agreement, as defined in 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 the private road dispute has been satisfactorily resolved in accordance with Chapter 16.80. Adequate documentation and proof of access, as defined in Chapter 16.80, 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. The dispute shall be satisfactorily resolved prior to issuance of the required Vacation Rental Operation License and prior to commencement and/or continued use of the property as a Commercial Vacation Rental. If this condition is not satisfied within 30 days of project approval, the pending Vacation Rental Operation License (Condition PD031) shall be denied and may be reapplied for when necessary documents are obtained. Denial of a Vacation Rental Operation License does not affect the terms of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of required licenses and prior to the commencement or continuation of use, the Applicant/Owner/Operator shall provide adequate documentation to HCD-Planning for review and approval satisfying the requirements of this condition. If this condition is not satisfied within 60 days of project approval, the pending Vacation

Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

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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:

25

Fire Station Name

Street Address

3101 Forest Lake Road B

City

Pebble Beach

State/Province/Region

California

Postal/ZIP Code

93953

Fire Station Phone

831-375-4204

Local Police Station Name

Carmel Police Department

Street Address

Junipero Avenue & 4th Ave

City

Carmel

State/Province/Region

CA

Postal/ZIP Code

93923

Phone:

831-624-6403

Local Sheriff

1200 Aguajito Road Room #002, Monterey, CA, 93940; Phone: (831) 647-7702

Hospital Emergency Room

Community Hospital of Monterey Peninsula

Street Address

3625 Holman Hwy

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Hospital Phone

831-624-5311

24-hour Clinic Name

Community Hospital of Monterey Peninsula

Street Address

3625 Holman Hwy

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93942

24-hour Clinic Phone

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

5

Property Manager Information

First and Last Name: Josh Ohanian

Phone Number 831-582-7312

Email: josh@sanctuaryvacationrentals.com

Street Address NW Corner of Mission & 8th

City/State/Province/Region Carmel-by-the-Sea, CA

Postal/ZIP Code 93921

Maximum Overnight and Daytime Occupancy 7 overnight/11 daytime

The maximum number of overnight occupants is two per bedroom plus one total, not counting infants (0 – 12 months). For example, a Vacation Rental with three bedrooms could have a maximum overnight occupancy of 7, and a maximum daytime occupancy of 10.5 or 11 (7 * 1.5), not counting infants (0 – 12 months). Shall the number end in a half digit, please round down to the nearest whole digit.

Number of Structures on the Property

One

Number of On-Site Parking Spots

Three

Number of existing Bedrooms / Bathrooms in residence

3 Bed/2.5 Bath

Number of Bedrooms / Bathrooms to be rented

3 Bed/2.5 Bath

Water Purveyor

American California

Sewer Purveyor

Monterey County

Required Materials to Be Submitted with the Vacation Rental Operation Plan

Evacuation Map(s)

Emergency Response Maps

On-site Parking Plan (if not included as a part of the Site Plan or Floor 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 SELF-CERTIFICATION

Vacation Rental Property Manager Requirement

This form must be completed and signed by the property owner or authorized agent to provide information that the physical location of the Property Manager meets section 7.120.040 I.

A. PROJECT TYPE (Select One)

- ☐ Limited Vacation Rental – Non-hosted and rented for not more than three (3) times per 12-month period
☒ Commercial Vacation Rental – Non-hosted and rented for more than three (3) times per 12-month period

B. QUALIFICATION FOR PROPERTY MANAGERS

To ensure all qualifications are met, the project must meet ALL of the following requirements under [MCC Chapter 7.120](#)

Property Manager Name (First, Last):

Josh Ohanian

Property Manager Email Address:

josh@sanctuaryvacationrentals.com

Property Manager Physical Location (Address, City, State, Zip Code):

NW Corner of Mission & 8th, Carmel-by-the-Sea, CA 93921

Property Manager Phone Number:

831-582-7312

I certify that all responses are true and accurate based on the attached map and property conditions.

APN: 008-062-025-000

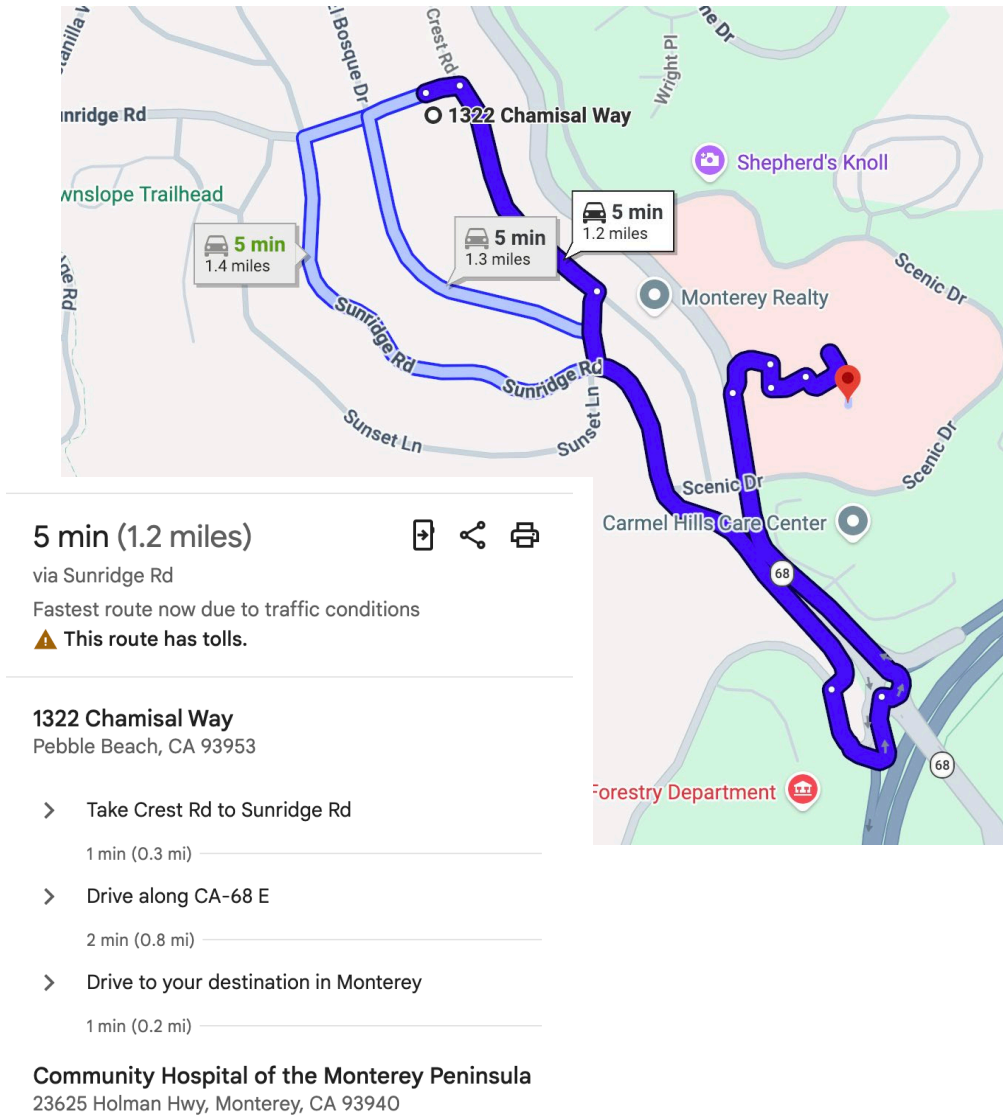
Name: Josh Chanian

Signature: 

Date: 3/16/2026

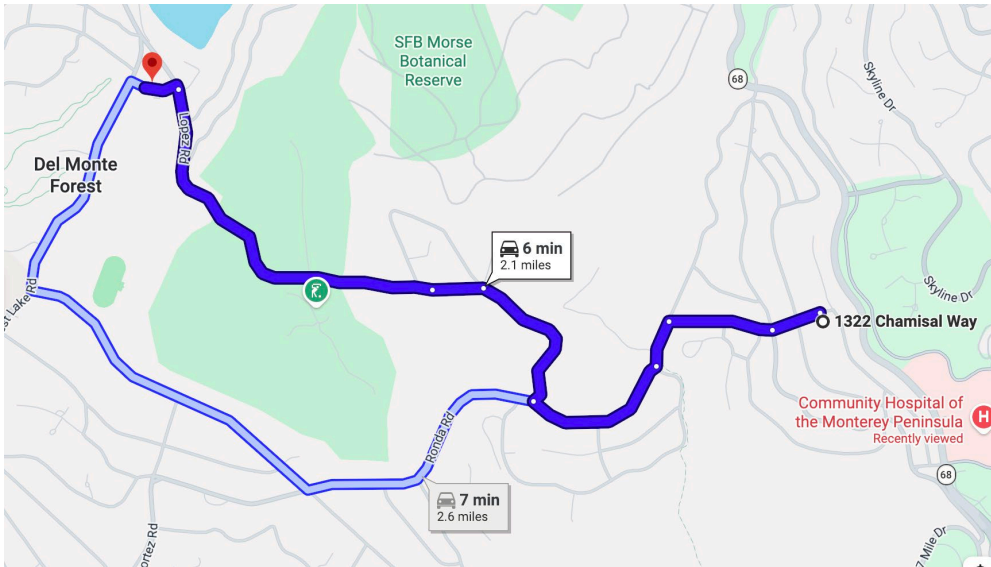
1322 Chamisal Way, Pebble Beach

MAP TO NEAREST EMERGENCY ROOM AND 24-HR CLINIC



1322 Chamisal Way, Pebble Beach

MAP TO NEAREST FIRE STATION



← from 1322 Chamisal Way, Pebble Beach, CA 93953
to Pebble Beach Fire Station 22, 3101 Forest Lak...

6 min (2.1 miles)



via Sunridge Rd and Lopez Rd
Fastest route, the usual traffic

1322 Chamisal Way
Pebble Beach, CA 93953

↑ Head toward El Bosque Dr

32 sec (0.1 mi)

➤ Drive along Ronda Rd, Sunridge Rd and Lopez Rd

5 min (1.9 mi)

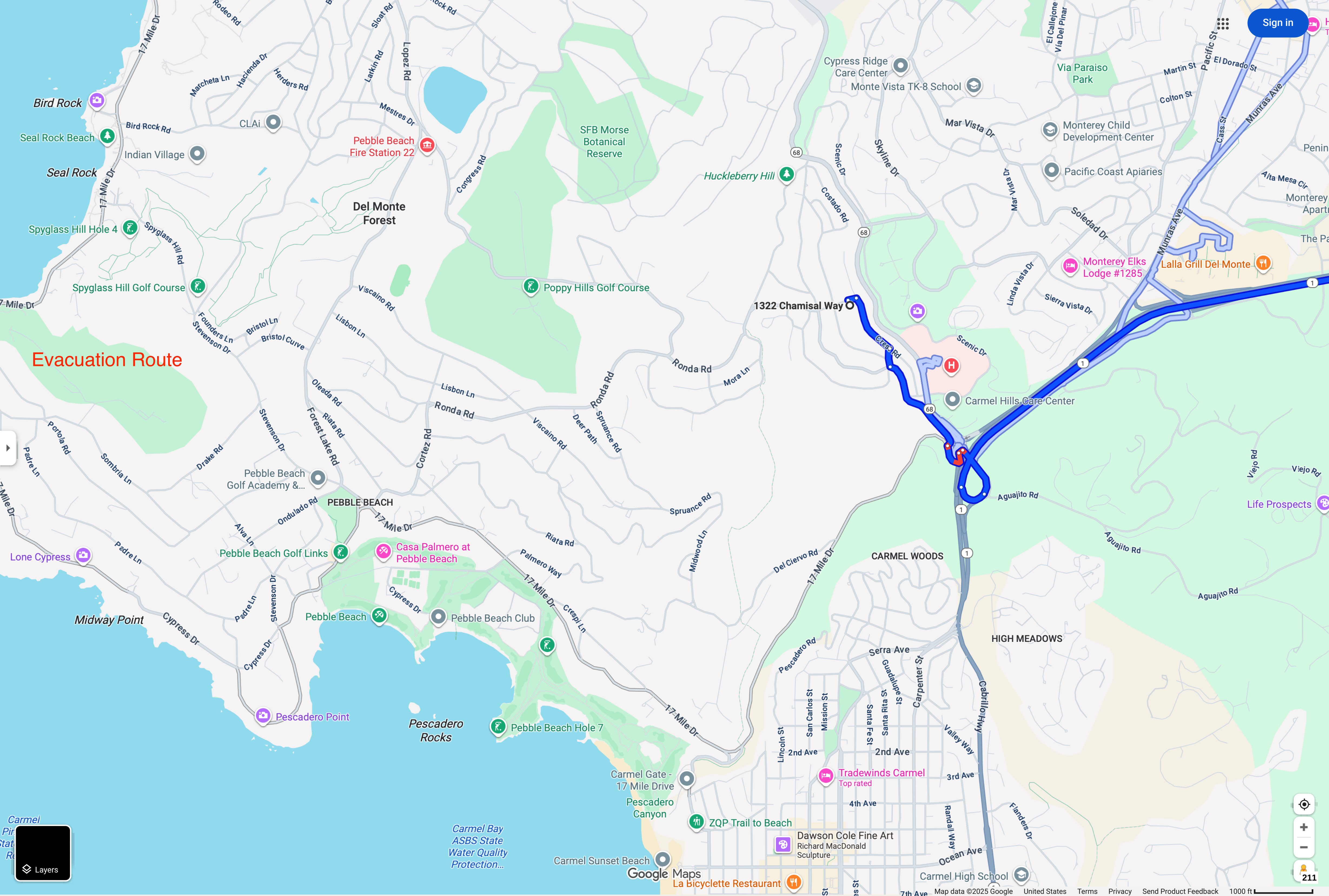
← Turn left

i Destination will be on the right

22 sec (420 ft)



Pebble Beach Fire Station 22
3101 Forest Lake Rd B, Pebble Beach, CA 93953



Evacuation Route

Sign in

Layers

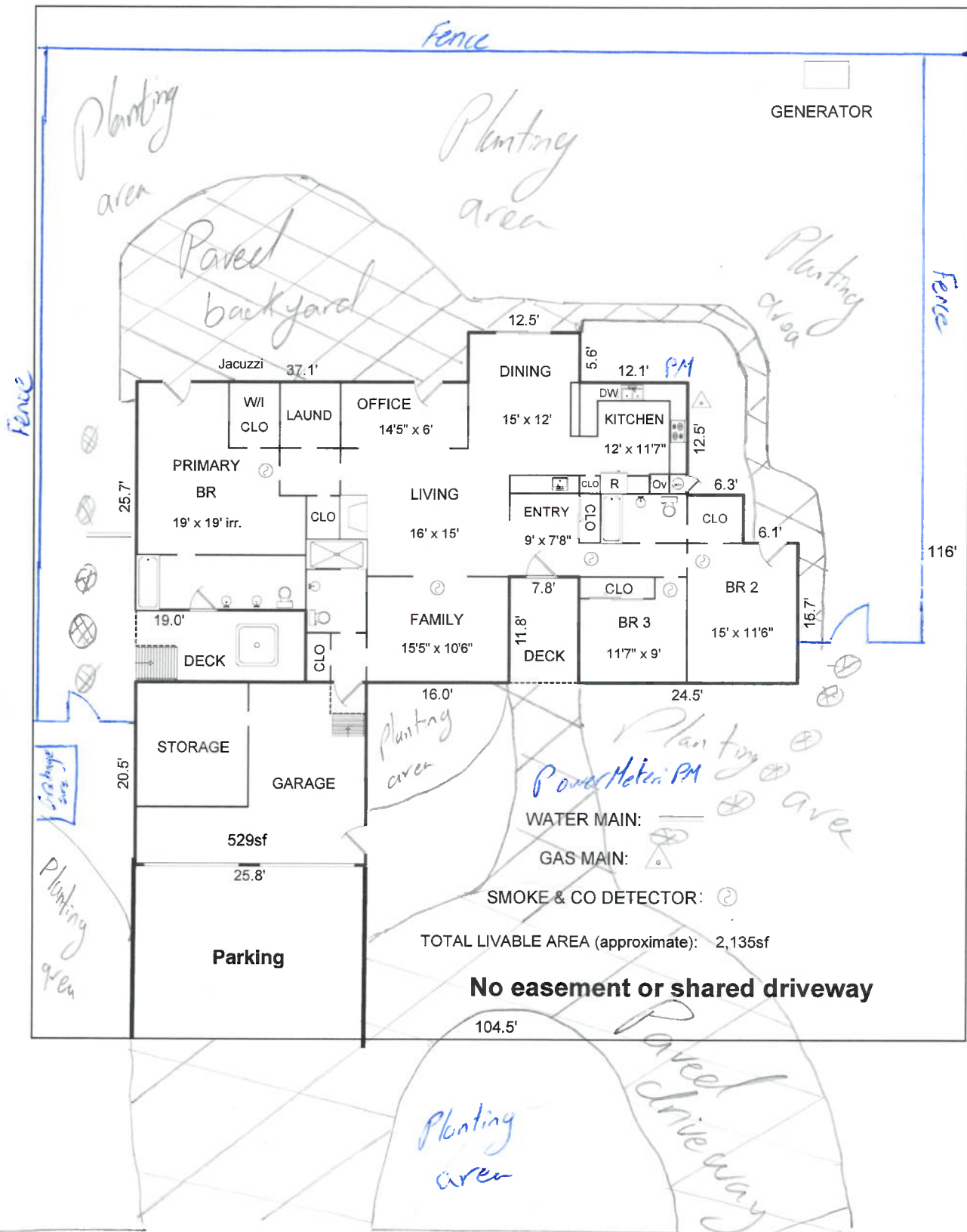


211

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3984 Life of Riley

1322 CHAMISAL WAY, PEBBLE BEACH, CA 93953



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Exhibit B

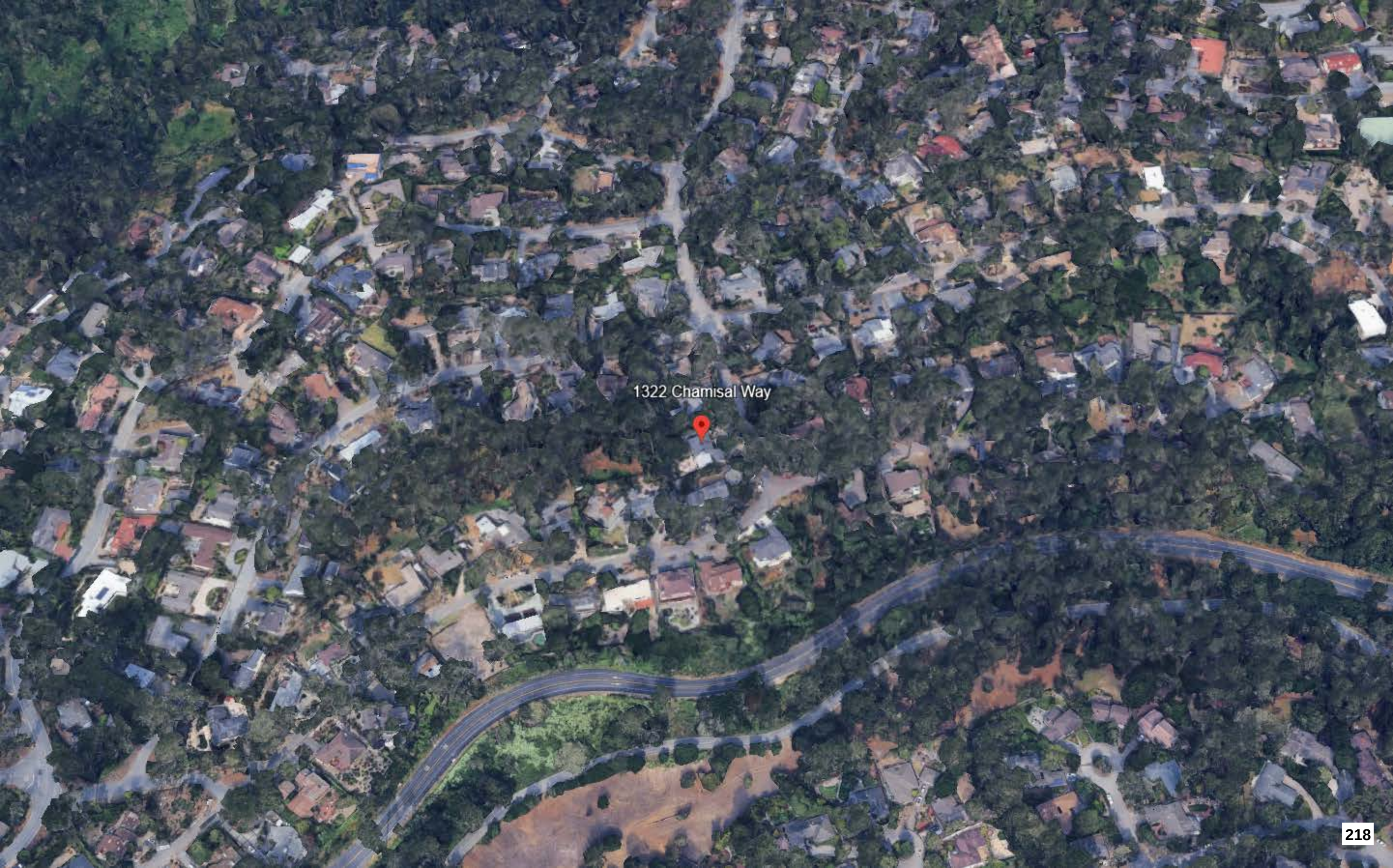
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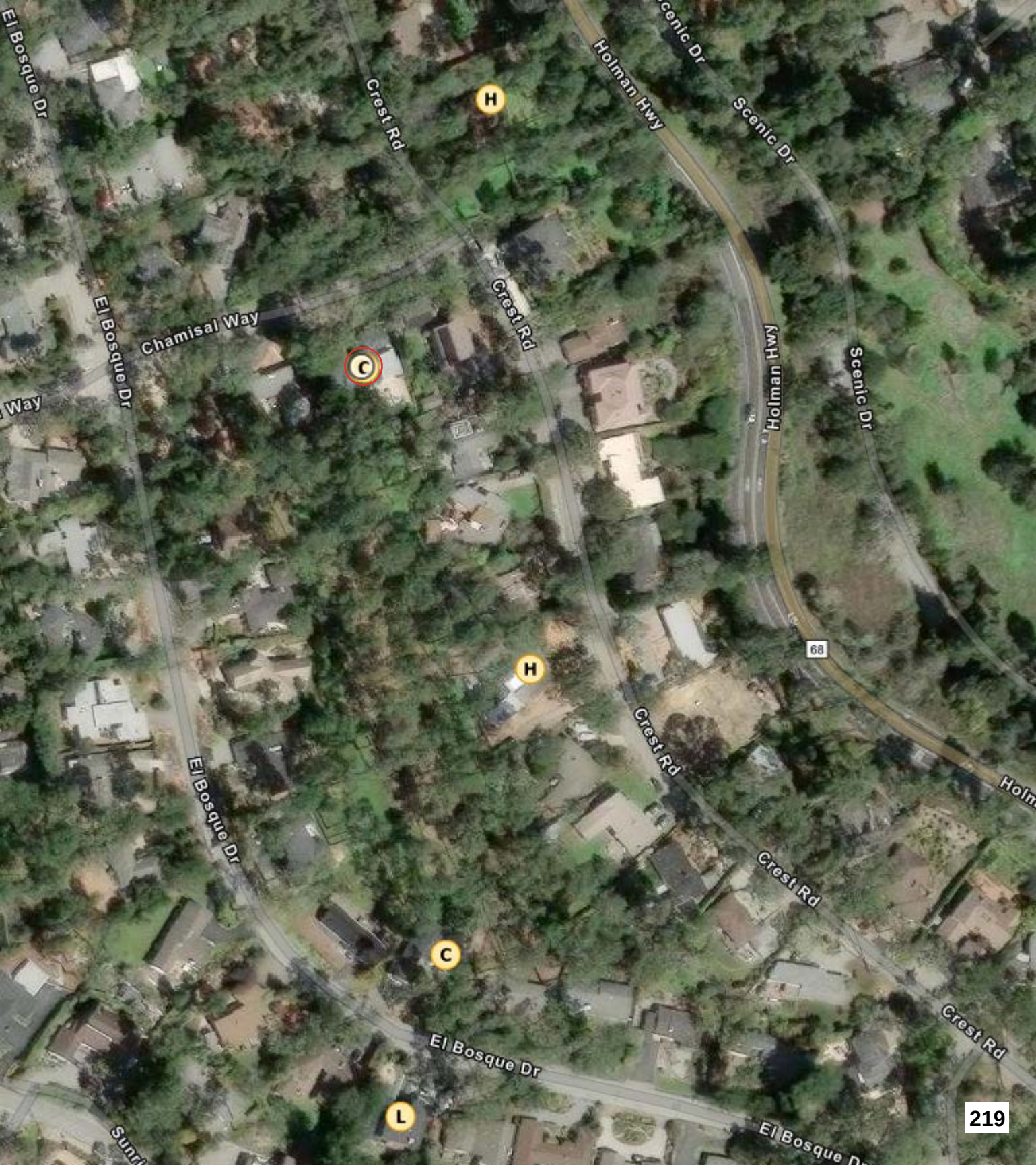
1322 Chamisal Way

1318

4101



1322 Chamisal Way

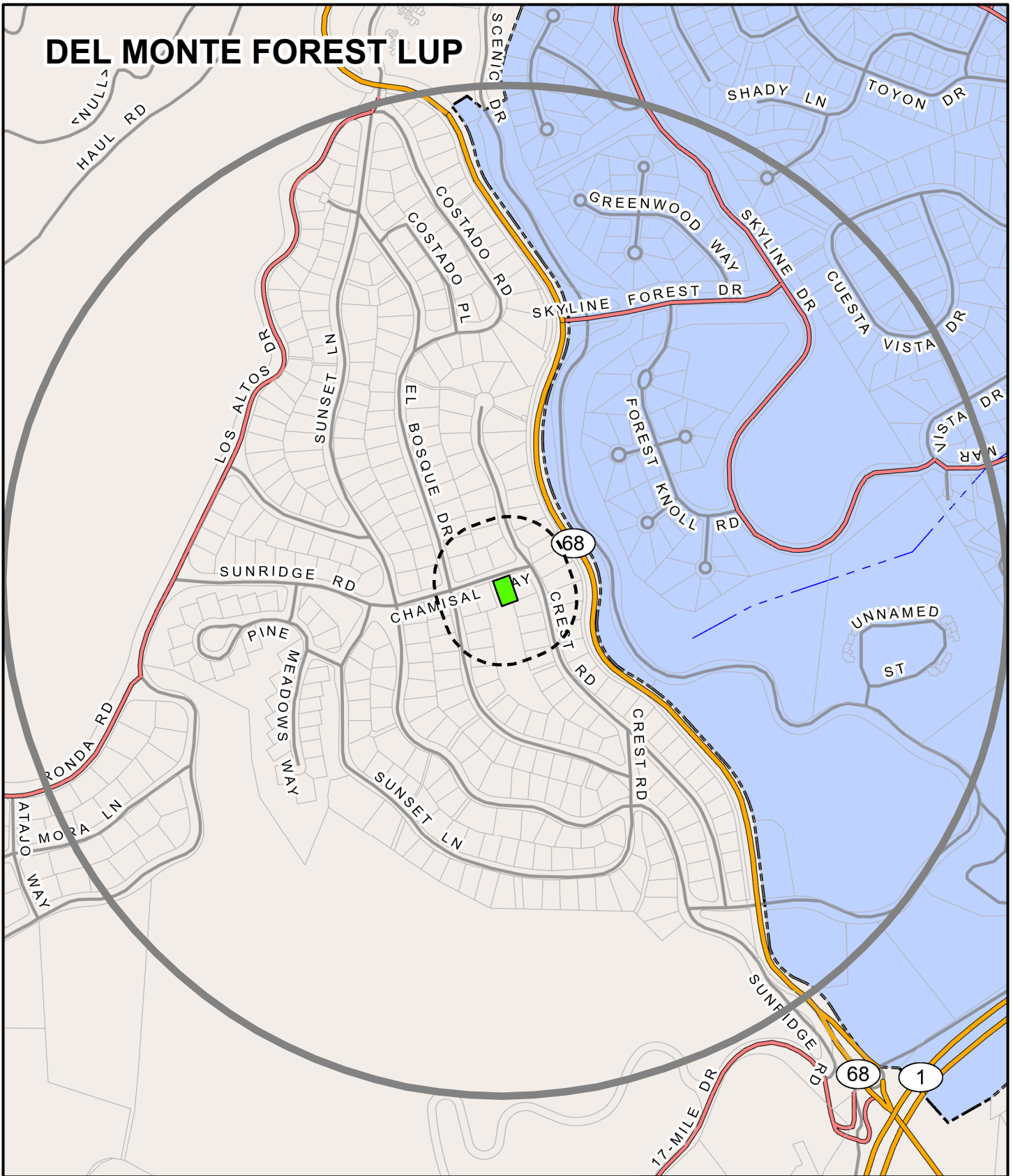


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Exhibit C

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DEL MONTE FOREST LUP



APPLICANT: JACOBSON MICHAEL

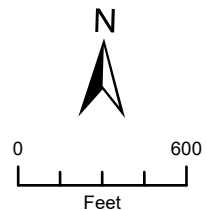
APN: 008062025000

FILE # PLN250316

 Project Site

 300 FT Buffer

 2500 FT Buffer



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Exhibit D

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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 # *1322 Chamisal Way Pebble Beach*
☐ Total number of bedrooms *3*
☐ Total number of onsite parking spaces (e.g. garage, driveway) *5*

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

Pillar to Post Home Inspectors

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.

☐ California Contractors State License Board License Classification Type B☐ California Contractors State License Board License Classification Type B-2☐ California Contractors State License Board License Classification Type C-47☐ California Real Estate Inspection Association☒ American Society of Home Inspectors

523274 Sebastian Quinones

☐ International Code Council☐ International Association of Certified Home Inspectors

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

Date:

10/1/25

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

1441 Schilling Place

South 2nd Floor

Salinas, CA 93901

831-755-5025

Sitemap

Contact Us



Exhibit E

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PEBBLE BEACH COMPANY

July 27, 2026

PROPERTY OWNER: JACOBSON, MICHAEL
MAILING ADDRESS: 1322 CHAMISAL WAY, PEBBLE BEACH, CA 93953
LOCATION: **LOT:** 25 **BLOCK:** 3 **SUBDIVISION:** DMF #1
ASSESSORS #: 008-062-025-000
PROPERTY ADDRESS: 1322 CHAMISAL WAY, PEBBLE BEACH, CA 93953
PROPOSED PROJECT: DEL MONTE FOREST VACATION RENTAL

Dear Mr. Jacobson:

Pebble Beach Company ("PBC") has been advised that you have applied or intend to apply for an application to operate a vacation rental at the above mentioned Del Monte Forest Property (the "Property"). We regret to inform you that the proposed use violates the Covenants, Conditions, and Restrictions ("CC&Rs") for the Property, and PBC does not currently consent to the use of its private road system for this purpose.

The Property's CC&Rs state that this property is restricted to residential use only and that business activities are not permitted. Vacation rentals are considered business activities, as demonstrated by the requirement to obtain a license and payment of Transient Occupancy Tax from and to Monterey County. Additionally, PBC is charged with maintaining the delicate balance between habitat, residential use, and visitor serving use under the Land Use Plans applicable to Del Monte Forest, and believes that allowing vacation rentals in residential areas disrupts this balance.

PBC's position on these matters has been communicated to the County of Monterey on numerous occasions, most recently in letters to the Monterey County Planning Department on October 9, 2024, and to the Board of Supervisors dated December 4, 2024. Copies of those letters are attached.

We regret any inconvenience this may have caused and thank you for your understanding.

Sincerely,

PEBBLE BEACH COMPANY

Nikki Simon

Nikki Simon
 Del Monte Forest
 Architectural Review Manager

Copy:

Melanie Beretti, Chief of Planning, County of Monterey

BerettiM@countyofmonterey.gov

Stacy Giles, Assistant Planner, County of Monterey

giless@countyofmonterey.gov

Kelly Donlon, Chief Assistant County Counsel, County of Monterey

DonlonKL@countyofmonterey.gov

Monterey County Board of Supervisors:

- Luis Alejo: district1@co.monterey.ca.us
- Glenn Church: district2@co.monterey.ca.us
- Chris Lopez: district3@co.monterey.ca.us
- Wendy Askew: district4@co.monterey.ca.us
- Kate Daniels: district5@co.monterey.ca.us

DEL MONTE FOREST ARCHITECTURAL REVIEW

P.O. Box 1767, Pebble Beach, California 93953 831-625-8455 telephone 831-625-8440 facsimile

www.pebblebeach.com website



PEBBLE BEACH
COMPANY

December 4, 2024

Supervisor Glenn Church, Chair
Monterey County Board of Supervisors
168 W. Alisal Street
Salinas, CA 93901

RE: 12/4/24 Item #35, Vacation Rental Study Session

Dear Chair Church,

Pebble Beach Company has repeatedly opposed commercial vacation rentals and unlimited vacation rentals of any kind in Del Monte Forest. We write to emphasize the Company's opposition to Commercial Vacation Rentals and Homestays in Del Monte Forest and request the County prohibit Commercial Vacation Rentals and Homestays throughout the Del Monte Forest by incorporating the prohibition in both the Del Monte Forest Land Use Plan and the Greater Monterey Peninsula Land Use Plan.

At the invitation of Housing and Community Development staff, Pebble Beach Company has submitted to the County a letter objecting to Commercial Vacation Rentals and Homestays within Del Monte Forest. The attached letter sets forth the various legal arguments that support our position.

The Del Monte Forest Land Use plans are written to protect a delicate balance between residential, visitor serving and habitat of the 5,3000 acres of the Del Monte Forest. 1,335 acres of the Forest are conserved as open space, and the remaining acreage is divided between visitor serving and residential. The Company is charged with maintaining this balance between conservation, visitor-serving and protecting the residential character of the Forest. Allowing commercial uses in our residentially zoned areas disrupts this balance and negatively impacts community character as well as our available housing and rental stock.

If the County decides to not prohibit vacation rentals in the Del Monte Forest, Pebble Beach Company reiterates our request that the cap of 4% of vacation rental units apply to the entire Del Monte Forest. As written, the Del Monte Forest is bisected into two different land use plans each with a 4% cap. This creates the potential for a higher density of up to 8% vacation rentals, more than any other planning area in Monterey County, and in a geographic area that already has a high number of visitor serving units. The staff report notes that it may be appropriate to place a 4% cap within the entirety of the Del Monte Forest to minimize clustering of allowable vacation rentals. If the Board decides not to prohibit vacation rentals in the Forest, please direct staff to amend the cap to 4% for the entire Del Monte Forest, both inland and coastal zoning.

Pebble Beach Company is opposed to allowing long-term renters to apply for a Homestay license. As written, Homestays are virtually indistinguishable from commercial vacation rentals

LEGAL AFFAIRS

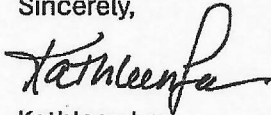
Post Office Box 1767, Pebble Beach, California 93953 831-647-7500 telephone 831-625-8411 facsimile

and enforcement will be a significant challenge. The Company is deeply concerned that Pebble Beach Company security will be the de facto enforcement agency and will be put in harm's way when a renter violates the ordinances and/or refuses to be a good neighbor.

Pebble Beach Company respectfully requests that the Board of Supervisors direct staff to ban Commercial Vacation Rentals and Homestays in the Del Monte Forest, that long-term renters not be allowed to apply for a Homestay license and that if Commercial Vacation Rentals and/or Homestays remain in Del Monte Forest, that the 4% cap be applied to the entire Del Monte Forest covering both the inland and coastal areas of the Forest.

Thank you again for your time and consideration,

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathleen Lee', with a stylized flourish at the end.

Kathleen Lee

Director of Governmental and Community Affairs
Pebble Beach Company

Attachment, October 9, 2024, letter from Pebble Beach Company

Cc:

Sup. Adams

Sup. Lopez

Sup. Alejo

Sup. Root Askew



PEBBLE BEACH
COMPANY

October 9, 2024

Melanie Beretti, AICP
Acting Chief of Planning
Monterey County Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

RE: Objection to Issuance of Vacation Rental Permits in Del Monte Forest

Dear Melanie:

Thank you for meeting with us on September 12, 2024, which as you know was the latest in a years-long series of meetings between County staff and Pebble Beach Company relating to short-term vacation rentals. We again discussed Pebble Beach Company's position that vacation rentals, and in particular, Commercial Vacation Rentals and Homestays (which the vacation rental ordinances recently passed by the Board of Supervisors will allow within Del Monte Forest) constitute commercial use of property in violation of the CC&Rs contained in the deeds on residential properties in Del Monte Forest. You invited us to submit this letter, which constitutes the Company's "blanket objection" to the issuance of such permits.

While not all deeds underlying properties in Del Monte Forest are uniform, to the best of my knowledge, every deed has language that prohibits commercial use of the premises, and California courts have concluded that restrictions on vacation rentals contained in CC&Rs are reasonable and enforceable. The language reproduced below constitutes CC&R language which is representative of the language contained in other Del Monte Forest deeds:

No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and if approved in writing by Grantor, a stable for saddle horses.

The plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest. Arguments to the contrary are entirely unpersuasive. For example, arguing that a use titled "commercial vacation rental" is somehow actually not a commercial use of the property defies logic and would be a problematic position for the County to take. In addition, the fact that commercial vacation rentals operated pursuant to Chapters 7.120 and 7.121 are required to obtain an annual business or operation license and pay transient occupancy taxes makes any such rentals, by definition, a business. Like hotels, vacation rentals are a business conducted for the

LEGAL AFFAIRS

Post Office Box 1767, Pebble Beach, California 93953 831-647-7500 telephone 831-625-8411 facsimile

purpose of making a profit, and are treated as such by federal laws and the County's own code provisions regulating business operations and the income derived therefrom.

Homestays are virtually indistinguishable from commercial vacation rentals. There are no restrictions on the number of rentals allowed by either classification. The permitting process for Homestays will simply be easier and less expensive, and since there is no cap, these will undoubtedly have the most significant impact on the Del Monte Forest residential community, particularly given the County's admitted challenges with regard to enforcement. Accordingly, Pebble Beach Company also objects to Homestays as a prohibited commercial use of property in Del Monte Forest.

There are three commercial land use designations allowed in Del Monte Forest pursuant to the Del Monte Forest Land Use Plan. Visitor-Serving Commercial allows "Major hotel or inn accommodations," defined as The Lodge, The Inn, Poppy Hills, and the Area M hotel site owned by Pebble Beach Company. The other two commercial designations are solely support functions for the uses permitted in those areas zoned as Visitor-Serving Commercial. The remainder of the Forest is zoned residential, which, consistent with the deeds, does not allow for commercial use.

Separately, for the portion of Del Monte Forest located within the Greater Monterey Peninsula Area Plan (GMP LUP), commercial uses are outright prohibited; the entire area is zoned for residential uses or open space/resource conservation.

Accordingly, Pebble Beach Company believes that operation of vacation rentals in Del Monte Forest would violate both the CC&Rs and both the Del Monte Forest LUP and the GMP LUP, and asks the County on this basis to deny applications for commercial and homestay short-term vacation rentals.

Finally, during our meeting, Pebble Beach Company affirmed its intent to require proof of access from applicants pursuant to Chapter 16.80 of the Monterey County Code, and restates that intent here. Del Monte Forest residents are granted right of access to their single family residence on roads privately owned by Pebble Beach Company subject to the payment of an annual road fee (which in many cases is only \$25 per year). Since commercial use of the property is specifically prohibited, the access agreement does not cover access for that purpose.

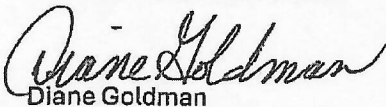
County staff stated that it will not enforce that portion of Chapter 16.80 that explicitly refers to right of access for a specific "Project." We understand the County's position to be effectively "reading out" the law's requirement that "[a]n applicant shall provide . . . [w]ritten permission to use a private road for the project from a private road governing structure[.]" Ch. 16.80.040(A)(3) (emphasis added); see also Ch. 16.80.040(C)(1)(g); Ch. 16.80.040(D)(6). If the applicant has right of access to the property via the private roads for any purpose (i.e., the right to access a home for residential purposes), the County has told us its position is that it will assume right of access via the private roads for the purposes of running a vacation rental. This position runs contrary to the plain text of the law, and in effect deletes the "for the project" requirement from the text of the law. A change of use from residential to commercial constitutes a specific project under the law; indeed, there would be no need for an "application" if the use did not constitute a "project" under the law. The plain text of both the private roads code chapter and the recently enacted short-term vacation rental ordinances support this common sense reading of both laws. As the owner of the

private roads that will be used to access such commercial projects, the law grants Pebble Beach Company the right to grant or deny access for the purposes of such projects under Chapter 16.80. Pebble Beach Company intends to withhold consent for the use of its privately owned and operated roads for such commercial purposes, and respectfully requests the County to reconsider its position and ensure enforcement of Chapter 16.80 as written.

In summary and in accordance with our longstanding public-private partnership on this short-term rental issue, Pebble Beach Company respectfully submits that the County must deny applications for vacation rentals in Del Monte Forest because, among other reasons, such rentals constitute a prohibited commercial use of a residential property. In addition, as the sole owner and operator of private roads in Del Monte Forest, Pebble Beach Company intends to enforce its statutory rights pursuant to Chapter 16.80 to grant or deny access to its private roads in the Forest, and respectfully requests the County's cooperation in this effort.

Sincerely,

PEBBLE BEACH COMPANY



Diane Goldman
General Counsel

- c. Kathleen Lee, Director of Governmental and Community Affairs
Patrick Hovakimian, Chief Legal Officer

Notice of Public Hearing

County of Monterey Zoning Administrator

NOTICE IS HEREBY GIVEN that the **Zoning Administrator of the County of Monterey**, State of California will hold a public hearing to consider taking action on the project described below. The hearing will be held on **Thursday, August 13, 2026** at the hour of **9:30 a.m.** In addition to attending in person, public participation will be available by electronic and/or telephonic means. The agenda for the Zoning Administrator meeting will provide information on how the public may observe and provide testimony telephonically, electronically, or in person in the **Thyme Conference Room, located at the Monterey County Government Center at 1441 Schilling Place, 2nd Floor, Salinas, CA 93901**. At least 72 hours ahead of the meeting, the agenda will be posted at 1441 Schilling Place, Salinas, CA 93901 and on the County website at the following address:

<https://monterey.legistar.com/Calendar.aspx>

Any and all persons interested in participating in the public hearing on the project are encouraged to submit comments via email to zahearingcomments@co.monterey.ca.us by 5:00 p.m. the Wednesday prior to the Zoning Administrator hearing to facilitate distribution of the comments to the Administrator.

Project Name: JACOBSON MICHAEL

Project File No.: PLN250316

Project Location: 1322 CHAMISAL WAY, PEBBLE BEACH, CA 93953

Assessor's Parcel No.: 008-062-025-000

Permit Type: Coastal Development Permit

Planning Area: Del Monte Forest Coastal Land Use Plan

Project Description: Consider action on an after-the-fact Commercial Vacation Rental to allow the use of a single family dwelling for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 26CE00116.

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

Si necesita la traducción de este aviso, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de este aviso.

IF YOU CHALLENGE THIS MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS PUBLIC NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE **ZONING ADMINISTRATOR** AT OR BEFORE THE PUBLIC HEARING.

FOR ADDITIONAL INFORMATION CONTACT:

Imani Harrigan, Assistant Planner

Monterey County Housing and Community Development
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901
(831) 755-5845 or HarriganI@countyofmonterey.gov

From: [E Azevedo](#)
To: [293-zahearingcomments](#)
Subject: Jacobson Michael PLJ250316 Vacation Rental Opposition
Date: Saturday, August 1, 2026 12:40:02 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I strongly oppose the Jacobson Michael Project, Project File No PLN250316. I Oppose allowing the single family home from becoming transient lodging, serving as a vacation rental such as Air B&B, etc. Doing so takes away the security and peace of the neighborhood, brings in transient careless participants to the rental, diminishing safety, quiet hours, cleanliness, and valuation. Chamisal Way, El Bosque, and all roads in Pebble Beach have zero sidewalk structure, nor have roadway parking areas.

Pebble Beach is an unincorporated, strictly residential community that lacks the infrastructure to support commercial hospitality operations. Allowing residential homes to function as unhosted, rotating hotels directly undermines our neighborhood character. Commercial vacation rentals remove critical housing stock from the regional market, worsening the ongoing workforce housing crisis in Monterey County.

Furthermore, Pebble Beach relies on unique private infrastructure, including restricted access gates and private roads managed by the Pebble Beach Company. Our gated checkpoints and narrow residential streets are not designed to handle continuous, unregulated tourist traffic. Transient occupancy presents distinct safety, noise, parking, and wildfire evacuation challenges that the county cannot realistically enforce on a house-by-house basis.

A clean, total ban on rentals under 30 days is the only enforceable solution to preserve our neighborhoods and protect long-term residents. Thank you for your leadership on this issue and your commitment to safeguarding our coastal communities.

Happiness is living life in the great outdoors!

From: [Kathy Naylor](#)
To: [293-zahearingcomments](#)
Subject: Jacobson Michael PLJ250316 Vacation Rental Opposition
Date: Tuesday, August 4, 2026 3:40:19 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To: County of Monterey Zoning Administrator

I am a full-time PB resident and neighbor of Michael Jacobson. I strongly oppose allowing Mr. Jacobson's home on 1322 Chamisal Way, Pebble Beach, CA 93953 to be used as commercial vacation rental for a period of 30 calendar days or fewer.

There are at least six Airbnb rentals on Crest and El Bosque that are within a five-minute walk from this address. This neighborhood is becoming a transient vacation destination like Cannery Row and is not what my neighbors and I should have to deal with. Across from Mr. Jacobson's house was an Airbnb that had constant turnover and loud music and activities going until midnight! Now we must deal with another vacation rental. The Airbnb renters frequently have multiples guests and cars and park their cars on the road. It's becoming an issue as our streets have turned into one-way roads. There should be a limitation on these transient rentals within our small residential community in Upper PB.

Furthermore, these Airbnb's are going to diminish the value of our homes which we also consider investments. Home buyers are looking at Airbnb to see how many properties in that area are rented out. Home buyers don't want to invest in neighborhoods that don't have a proper community and random people coming and going.

I trust you will review our concerns and protect our neighborhood.

Thanks,

Kathy and Phil Naylor

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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 26-085

August 13, 2026

Introduced: 8/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250319 - RAMAN RENUKANTHAN N & VIDHYA KRISHNAMURTHI TRS

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: 4168 Sunset Lane, Pebble Beach, CA 93953

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:

- 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
- Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (Exhibit A). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Josh Ohanian

Property Owner: Raman Renukathan N. & Vidhya Krishnamurthi Trust

APN: 008-073-010-000

Parcel Size: 0.33 acres

Zoning: Medium Density Residential with a maximum gross density of 4 units/acre with a Design Control Overlay in the Coastal Zone or "MDR / 4-D (CZ)"

Plan Area: Del Monte Forest Land Use Area Plan

Flagged and Staked: N/A

Project Planner: Jacquelyn M. Nickerson, Principal Planner

nickersonj@countyofmonterey.gov; (831) 784-5650

SUMMARY/DISCUSSION

The project site is located at 4168 Sunset Lane, a privately maintained road, in Pebble Beach within the Del Monte Forest area of the unincorporated area of the County of Monterey. The Applicant, Josh Ohanian, submitted an application seeking to use the existing single-family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with an existing single-family dwelling and carport. The proposed commercial vacation rental is within the existing 1,908 square foot single-family dwelling and consists of three bedrooms, two and a half

bathrooms, a living room, a dining room, a kitchen, a mezzanine, and a carport. The applicant is proposing that the residence be occupied by a maximum of seven people overnight, 10 people during the daytime hours at the property at a time, and a maximum of two contractors on site at any time consisting of the cleaning crew. The property will retain its domestic water connections to California American Water Company, a public water provider, through the Monterey Peninsula Water Management District, and Pebble Beach Community Services District will continue to provide sewer service. The property will retain its solid waste services to GreenWaste Recovery, LLC, a waste management company.

Within the immediate neighborhood, excluding this application, there are three other vacation rental applications: one commercial vacation rental in an incomplete status with an approved planning discretionary entitlement, and an incomplete limited and commercial vacation rental. If approved, the granting of this Coastal Development Permit would allow the establishment of the 7th permitted vacation rental in the Del Monte Forest Land Use Plan out of a maximum of 57 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.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 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), Monterey County Code Chapter 7.120 (Title 7), Monterey County Code Chapter 16.80 (Title 16), and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential with a maximum gross density of 4 units/acre with a Design Control Overlay in the Coastal Zone or "MDR/4-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 parcel is located on Sunset Lane with a Design District overlay subject to the DMF LUP. However, the project does not propose any physical changes that would have any potential to impact scenic or visual resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed as part of this application.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within Pebble Beach, an established community area; therefore, is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 6 minutes away, which provides fire response services, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of

the informational notice posted within six feet of the front door (Condition No. 5).

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 two spaces/unit. The application includes adequate parking spaces (three 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, Josh Ohanian, who resides at NW Corner of Mission & 8th, Carmel-by-the-Sea, CA 93921 approximately 2.8 miles (8 minutes) from the subject property. Mr. Ohanian'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 30 minutes. Mr. Ohanian's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of seven overnight guests, 10 daytime guests, and two 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 twelve months), with a not to exceed total maximum overnight occupancy of 15 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 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.

Private Road Access

The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement, which is recorded as a deed restriction for the subject property.

The deed contains two restrictions: one related to the “Use of Roads and Bridle Paths” and the second related to “Covenants and Conditions”. The language under “Use of Roads and Bridle Paths” states that the *“Grantee, subject to the provisions hereof, is hereby granted license for the use, by himself, his family, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by Grantor in Del Monte Forest, and to free access to Del Monte Forest; in consideration of which the owner of said premises shall be obligated to pay Grantor the sum of Fifty Dollars (\$50.00) on each January 1st hereafter, the payment of which sum is and shall be secured by a lien and charge on said premises. Grantor, however, reserves the right to change, abandon or close any of said roads and paths, provided that (so far as within the control of Grantor) there shall always be left open a road by means of which and/or of connecting roads access may be had to said premises from the nearest public highway”*. The plain language of this deed restriction gives the property owner access to their property as long as they pay \$50 each January 1st. The other restriction under “Covenants and Conditions” states that *“No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence...”*. Therefore, the project is classified as a Tier 3 category pursuant to Title 16 Chapter 16.80, which means the language identified under the “Use of Roads and Bridle Paths” constitutes a private road agreement.

The Pebble Beach Company submitted a letter on October 9, 2024 and July 27, 2026 to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that *“...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest.”* (**Exhibit D**)

The applicant is aware of the objections and restrictions outlined within the CC&R’s and believes they have the 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 (Condition No. 6) to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

CEQA:

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

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the 7th Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

None

Prepared by: Kyle Benalcazar, Assistant Planner

Reviewed and Approved by: Jacquelyn Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operations Plan
- Site Plan

Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Kyle Benalcazar, Planner; Jacquelyn Nickerson, Principal Planner; Raman Renukathan N & Vidhya Krishnamurthi, Property Owners; John Ohanian, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250319



County of Monterey

Item No.5

Zoning Administrator

Legistar File Number: ZA 26-085

August 13, 2026

Introduced: 8/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250319 - RAMAN RENUKANTHAN N & VIDHYA KRISHNAMURTHI TRS

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: 4168 Sunset Lane, Pebble Beach, CA 93953

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

RECOMMENDATIONS

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

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

The attached draft resolution includes findings and evidence for consideration (Exhibit A). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Josh Ohanian

Property Owner: Raman Renukathan N. & Vidhya Krishnamurthi Trust

APN: 008-073-010-000

Parcel Size: 0.33 acres

Zoning: Medium Density Residential with a maximum gross density of 4 units/acre with a Design Control Overlay in the Coastal Zone or "MDR / 4-D (CZ)"

Plan Area: Del Monte Forest Land Use Area Plan

Flagged and Staked: N/A

Project Planner: Jacquelyn M. Nickerson, Principal Planner

nickersonj@countyofmonterey.gov; (831) 784-5650

SUMMARY/DISCUSSION

The project site is located at 4168 Sunset Lane, a privately maintained road, in Pebble Beach within the Del Monte Forest area of the unincorporated area of the County of Monterey. The Applicant, Josh Ohanian, submitted an application seeking to use the existing single-family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with an existing single-family dwelling and carport. The proposed commercial vacation rental is within the existing 1,908 square foot single-family dwelling and consists of three bedrooms, two and a half

bathrooms, a living room, a dining room, a kitchen, a mezzanine, and a carport. The applicant is proposing that the residence be occupied by a maximum of seven people overnight, 10 people during the daytime hours at the property at a time, and a maximum of two contractors on site at any time consisting of the cleaning crew. The property will retain its domestic water connections to California American Water Company, a public water provider, through the Monterey Peninsula Water Management District, and Pebble Beach Community Services District will continue to provide sewer service. The property will retain its solid waste services to GreenWaste Recovery, LLC, a waste management company.

Within the immediate neighborhood, excluding this application, there are three other vacation rental applications: one commercial vacation rental in an incomplete status with an approved planning discretionary entitlement, and an incomplete limited and commercial vacation rental. If approved, the granting of this Coastal Development Permit would allow the establishment of the 7th permitted vacation rental in the Del Monte Forest Land Use Plan out of a maximum of 57 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.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 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), Monterey County Code Chapter 7.120 (Title 7), Monterey County Code Chapter 16.80 (Title 16), and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential with a maximum gross density of 4 units/acre with a Design Control Overlay in the Coastal Zone or "MDR/4-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 parcel is located on Sunset Lane with a Design District overlay subject to the DMF LUP. However, the project does not propose any physical changes that would have any potential to impact scenic or visual resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed as part of this application.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within Pebble Beach, an established community area; therefore, is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 6 minutes away, which provides fire response services, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of

the informational notice posted within six feet of the front door (Condition No. 5).

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 two spaces/unit. The application includes adequate parking spaces (three 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, Josh Ohanian, who resides at NW Corner of Mission & 8th, Carmel-by-the-Sea, CA 93921 approximately 2.8 miles (8 minutes) from the subject property. Mr. Ohanian'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 30 minutes. Mr. Ohanian's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of seven overnight guests, 10 daytime guests, and two 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 twelve months), with a not to exceed total maximum overnight occupancy of 15 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 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.

Private Road Access

The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement, which is recorded as a deed restriction for the subject property.

The deed contains two restrictions: one related to the “Use of Roads and Bridle Paths” and the second related to “Covenants and Conditions”. The language under “Use of Roads and Bridle Paths” states that the *“Grantee, subject to the provisions hereof, is hereby granted license for the use, by himself, his family, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by Grantor in Del Monte Forest, and to free access to Del Monte Forest; in consideration of which the owner of said premises shall be obligated to pay Grantor the sum of Fifty Dollars (\$50.00) on each January 1st hereafter, the payment of which sum is and shall be secured by a lien and charge on said premises. Grantor, however, reserves the right to change, abandon or close any of said roads and paths, provided that (so far as within the control of Grantor) there shall always be left open a road by means of which and/or of connecting roads access may be had to said premises from the nearest public highway”*. The plain language of this deed restriction gives the property owner access to their property as long as they pay \$50 each January 1st. The other restriction under “Covenants and Conditions” states that *“No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence...”*. Therefore, the project is classified as a Tier 3 category pursuant to Title 16 Chapter 16.80, which means the language identified under the “Use of Roads and Bridle Paths” constitutes a private road agreement.

The Pebble Beach Company submitted a letter on October 9, 2024 and July 27, 2026 to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that *“...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest.”* (**Exhibit D**)

The applicant is aware of the objections and restrictions outlined within the CC&R’s and believes they have the 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 (Condition No. 6) to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

CEQA:

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

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the 7th Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

None

Prepared by: Kyle Benalcazar, Assistant Planner

Reviewed and Approved by: Jacquelyn Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operations Plan
- Site Plan

Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Kyle Benalcazar, Planner; Jacquelyn Nickerson, Principal Planner; Raman Renukathan N & Vidhya Krishnamurthi, Property Owners; John Ohanian, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250319

Exhibit A

DRAFT RESOLUTION

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

In the matter of the application of:

**RAMAN RENUKANTHAN N & VIDHYA KRISHNAMURTHI TRS
(PLN250319)**

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 there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[RAMAN RENUKANTHAN N. & VIDHYA
KRISHNAMURTHI TRS, 4168 Sunset Lane,
Pebble Beach, CA 93953, (Assessor's Parcel
Number: 008-073-010-000), Del Monte Forest Land
Use Plan, Coastal Zone]

The RAMAN RENUKANTHAN N & VIDHYA KRISHNAMURTHI TRS application (PLN250319) came on for a public hearing before the County of Monterey Zoning Administrator on August 13, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 County of Monterey General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Del Monte Forest Coastal Implementation Plan (DMF CIP);
 - Monterey County Code Chapter 7.120 (Title 7);
 - Monterey County Code Chapter 16.80 (Title 16); and
 - Monterey County Coastal 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 site is located at 4168 Sunset Lane, Pebble Beach (Assessor's Parcel Number: 008-073-010-000), a privately maintained road, in Pebble Beach subject to the Greater Monterey Peninsula Area of the unincorporated area of the County of Monterey. The proposed commercial vacation rental is within the existing 1,908 square foot single-family dwelling with a detached carport, and consists of three bedrooms, two and a half bathrooms, a living room, a dining room, a kitchen, a mezzanine, and a carport. The applicant is proposing that the residence be occupied by a maximum of seven people overnight, 10 people during the daytime hours at the property at a time, and a maximum of two contractors on site at any time consisting of the cleaning crew.
- c) Allowed Use. The property is located at 4168 Sunset Lane in Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-073-010-000). The subject parcel is zoned Medium Density Residential with a maximum gross density of 4 units/acre with a Design Control Overlay in the Coastal Zone or "MDR / 4-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 (0.31 acres in size), APN: 008-073-010-000, is identified as Parcel 10 as shown in its current size and configuration and described in the 1972 Assessor's Map Book 8, Page 7. 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 Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.
- h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax

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

- i) Adequate Emergency Response Time. The 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 Pebble Beach, an established community area therefore, is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 6 minutes away, which provides fire response services, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be Josh Ohanian of Sanctuary Vacation Rentals, who will reside at NW Corner of Mission & 8th, Carmel-by-the-Sea, CA 93921, which is an 8-minute drive away. Mr. Ohanian will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.
- j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a single-family detached residential dwelling unit have two spaces/unit. The application includes adequate parking spaces (three guest parking spaces), which exceeds the minimum requirements as illustrated in the attached plans.
- k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 008-073-010-000).
- 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.10 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 within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement, which is recorded as a deed restriction for the subject property.

The deed contains two restrictions: one related to the "Use of Roads and Bridle Paths" and the second related to "Covenants and Conditions". The language under "Use of Roads and Bridle Paths" states that the *"Grantee, subject to the provisions hereof, is hereby granted license for the use, by himself, his family, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by Grantor in Del Monte Forest, and to free access to Del Monte Forest; in consideration of which the owner of said premises shall be obligated to pay Grantor the sum of Fifty Dollars (\$50.00) on each January 1st hereafter, the payment of which sum is and shall be secured by a lien and charge on said premises. Grantor, however, reserves the right to change, abandon or close any of said roads and paths, provided that (so far as within the control of Grantor) there shall always be left open a road by means of which and/or of connecting roads access may be had to said premises from the nearest public highway"*. The plain language of this deed restriction gives the property owner access to their property as long as they pay \$50 each January 1st. The other restriction under "Covenants and Conditions" states that *"No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence..."*. Therefore, the project is classified as a Tier 3 category pursuant to Title 16 Chapter 16.80, which means the language identified under the "Use of Roads and Bridle Paths" constitutes a private road agreement.

The Pebble Beach Company submitted a letter on October 9, 2024 and July 27, 2026 to the County stating that they have a blanket objection to

the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that “...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest.”

The applicant is aware of the objections and restrictions outlined within the CC&R’s and believes they have the 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 (Condition No. 6) to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

- o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250319.

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 PLN250319.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the

project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
- c) The property has road access to Sunset Lane, a private road. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1).
- d) Potable water will continue be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by the Pebble Beach Community Services District.
- 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 County of Monterey HCD-Planning found in Project File PLN250319.

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 PLN250319.
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 Del Monte Forest is 57. This application is the 7th 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 Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the 7th approved Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.
- g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
- h) The project 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 PLN250319.

- 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 (Del Monte Forest Area, Figure 8, Major Public Access & Recreational Facilities). The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in
- d) Project File PLN250319.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator’s decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.
 - b) Coastal Commission. Pursuant to Title 20 Section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2;
2. Approve 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.

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 13th day of August 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. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN250319

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250319) 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 4168 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-073-010-000), Del Monte Forest Land Use Area, Coastal Zone. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 008-073-010-000 on August 13, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use and issuance of a vacation rental operation license, the Applicant/Owner/Operator 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 August 13, 2033, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

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

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

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use, the Applicant/Owner/Operator shall obtain an issued Vacation Rental Operation License. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

6. PDSP001 – USE OF PRIVATE ROAD

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The project requires use of a private road, as defined by Monterey County Code Chapter 16.80. The property is subject to a private road agreement, as defined in 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 the private road dispute has been satisfactorily resolved in accordance with Chapter 16.80. Adequate documentation and proof of access, as defined in Chapter 16.80, 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. The dispute shall be satisfactorily resolved prior to issuance of the required Vacation Rental Operation License and prior to commencement and/or continued use of the property as a Commercial Vacation Rental. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License (Condition PD031) shall be denied and may be reapplied for when necessary documents are obtained. Denial of a Vacation Rental Operation License does not affect the terms of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of required licenses and prior to the commencement or continuation of use, the Applicant/Owner/Operator shall provide adequate documentation to HCD-Planning for review and approval satisfying the requirements of this condition. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

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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:

250

Fire Station Name

Pebble Beach Fire Station 22

Street Address

3101 Forest Lake Rd B

City

Pebble Beach

State/Province/Region

CA

Postal/ZIP Code

93953

Fire Station Phone

831-375-4204

Local Police Station Name

County of Monterey Sheriff

Street Address

1200 Aguajito Rd Room #002

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Phone:

831-647-7702

Local Sheriff

1200 Aguajito Road Room #002, Monterey, CA, 93940; Phone: (831) 647-7702

Hospital Emergency Room

Community Hospital of Monterey Peninsula

Street Address

23625 Holman Highway

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Hospital Phone

831-624-5311

24-hour Clinic Name

Community Hospital of Monterey Peninsula

Street Address

23625 Holman Highway

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

24-hour Clinic Phone

831-624-5311

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc):
6

Property Manager Information

First and Last Name:
Josh Ohanian of Sanctuary Vacation Rentals
Phone Number
831-582-7312
Email:
josh@sanctuaryvacationrentals.com
Street Address
NW Corner of Mission & 8th
City/State/Province/Region
Carmel-by-the-Sea, CA
Postal/ZIP Code
93921

Maximum Overnight and Daytime Occupancy

5 overnight, 7 daytime
The maximum number of overnight occupants is two per bedroom plus one total, not counting infants (0 – 12 months). For example, a Vacation Rental with three bedrooms could have a maximum overnight occupancy of 7, and a maximum daytime occupancy of 10.5 or 11 (7 * 1.5), not counting infants (0 – 12 months). Shall the number end in a half digit, please round down to the nearest whole digit.

Number of Structures on the Property

2 - SFR and carport

Number of On-Site Parking Spots

3

Number of existing Bedrooms / Bathrooms in residence

3 / 2.5

Number of Bedrooms / Bathrooms to be rented

3 / 2.5

Water Purveyor

Monterey Peninsula Water Management District

Sewer Purveyor

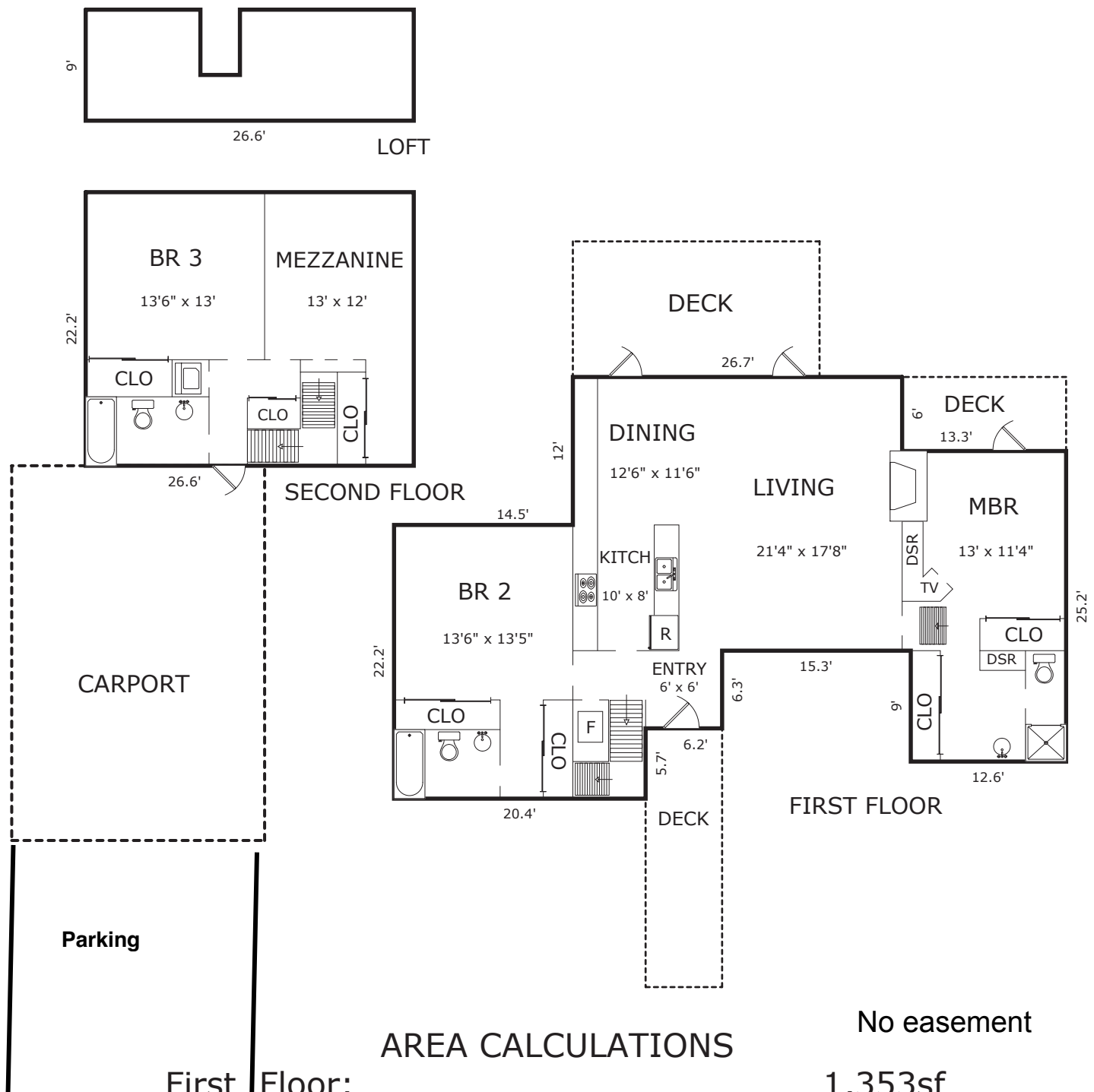
Pebble Beach Community Services District

Required Materials to Be Submitted with the Vacation Rental Operation Plan

- Evacuation Map(s)
- Emergency Response Maps
- On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan)

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4168 SUNSET LANE, PEBBLE BEACH, CA 93953



AREA CALCULATIONS

No easement

First Floor:	1,353sf
Second Floor:	555
Net Livable Area:	1,908sf

Loft:			222
Carport:	623	Deck:	220
Deck:	130	Deck:	80

Exhibit B



Sunset Ln

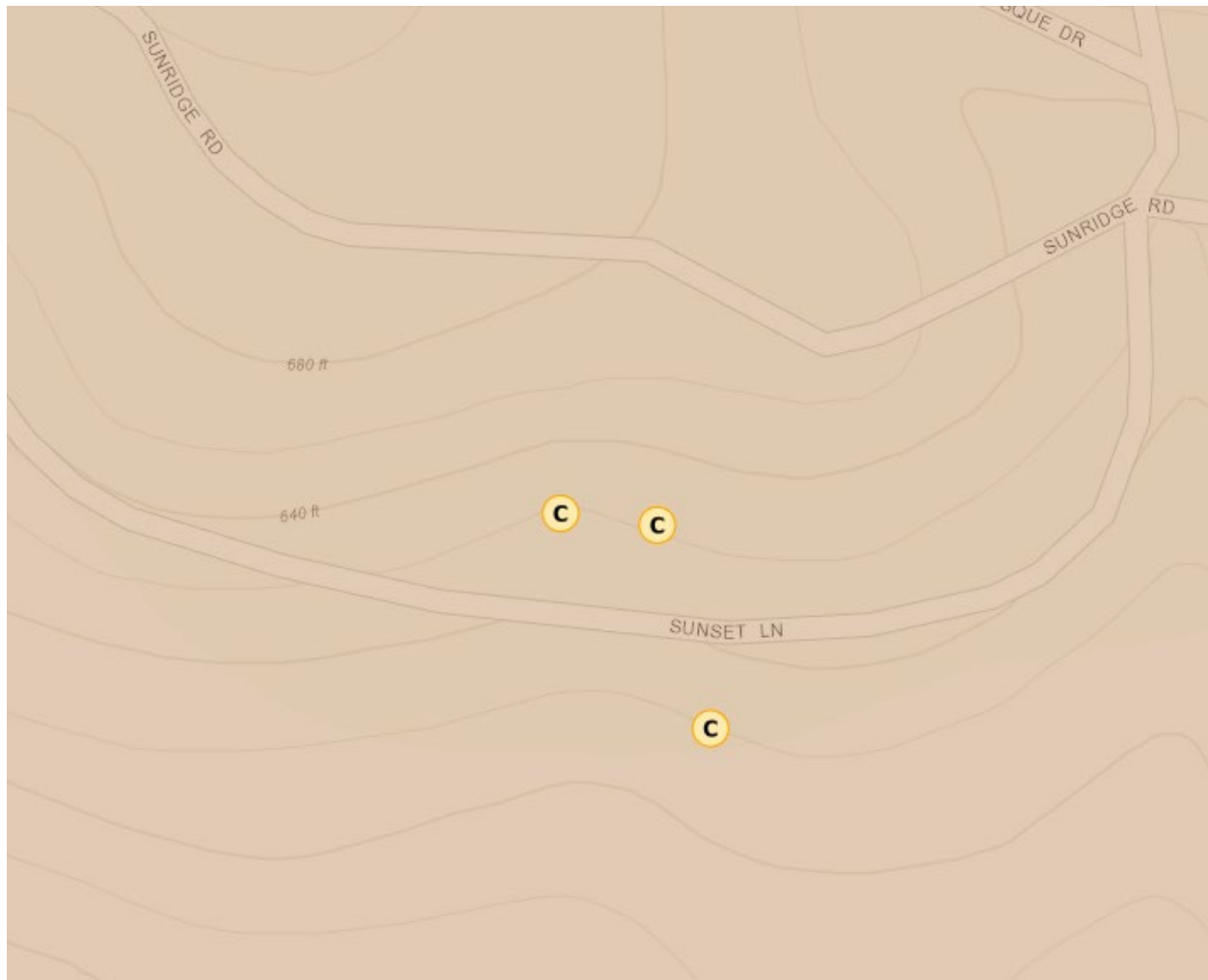
An aerial photograph of a suburban neighborhood. A street, labeled 'Sunset Ln', runs horizontally across the middle of the image. The area is densely populated with green trees and several houses with various roof colors (brown, grey, red). A specific house is highlighted with a red arrow and labeled '4168 Sunset Ln'. The house has a dark roof and is partially obscured by trees. The overall scene is a typical residential street view from above.

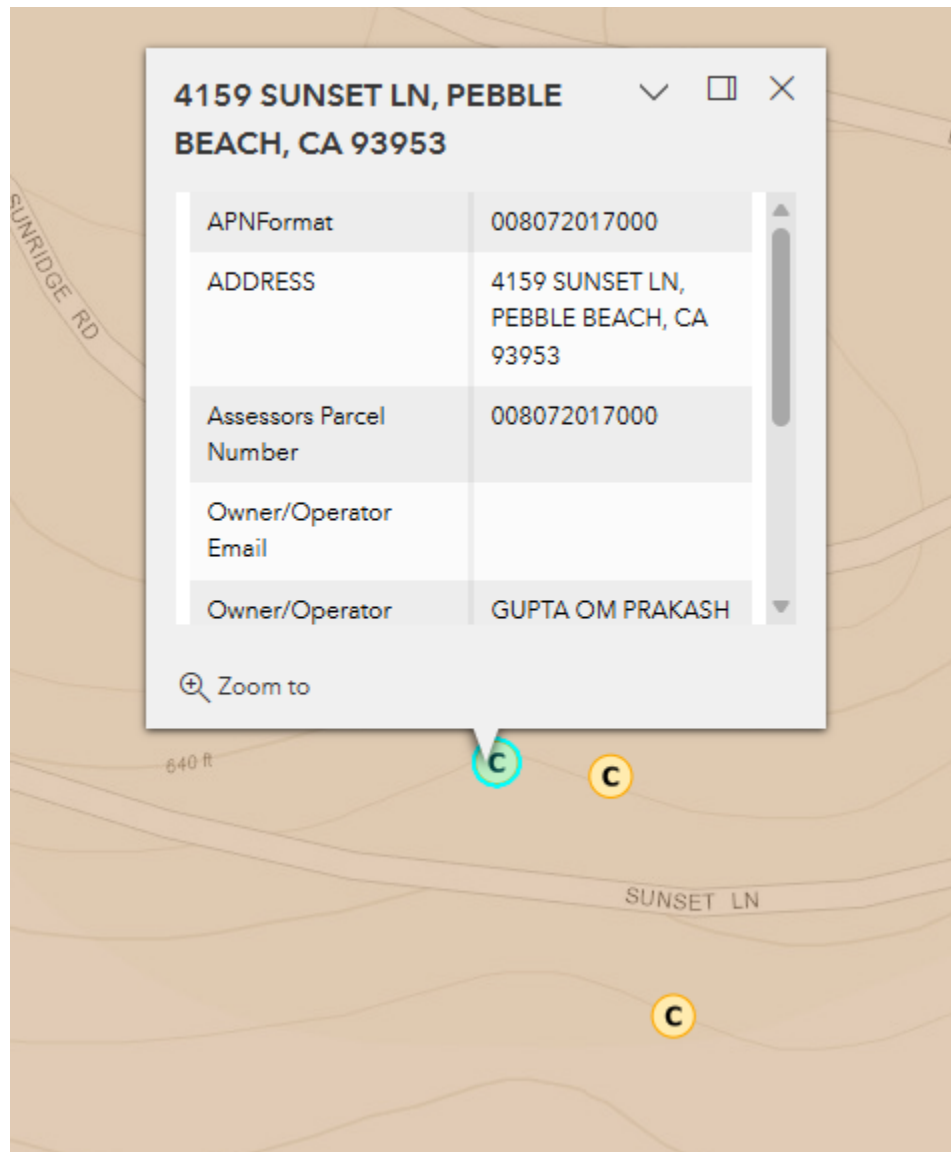
4168 Sunset Ln

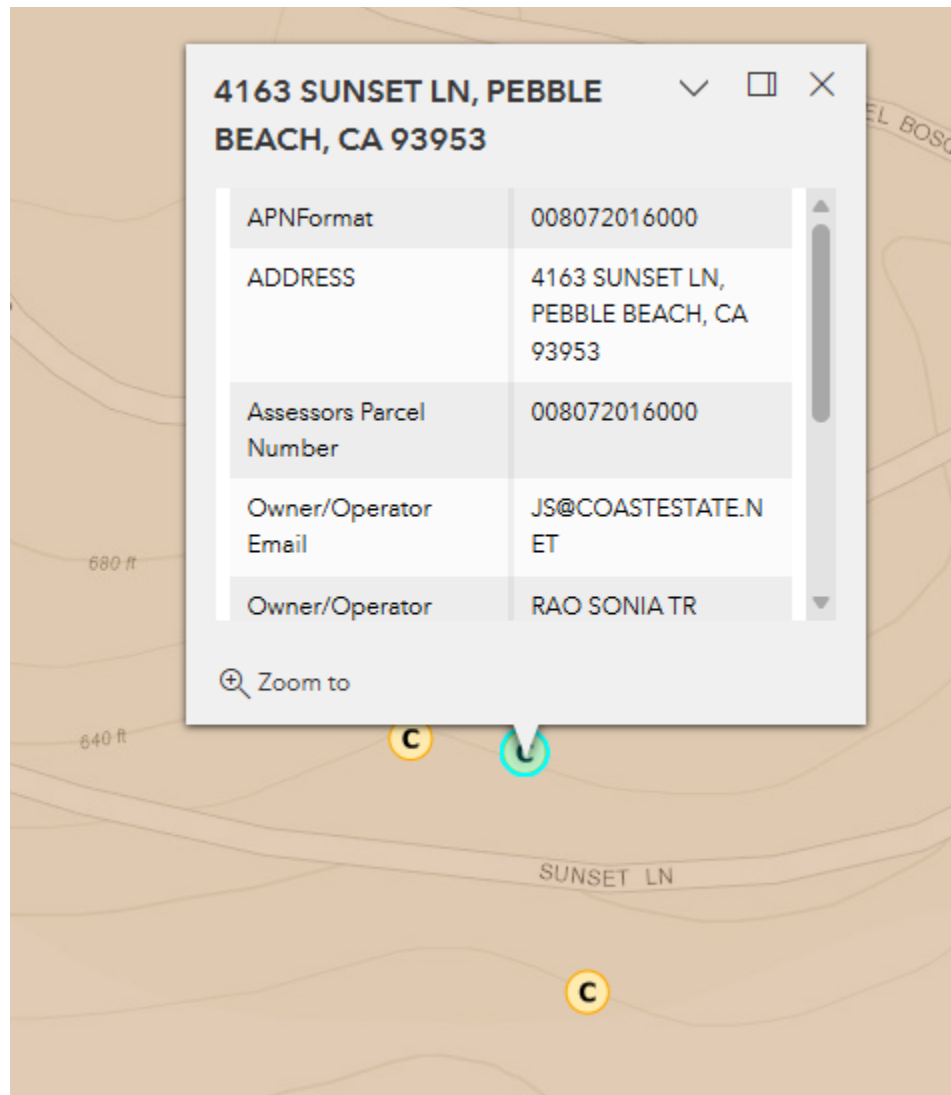
Vacation Rental STR

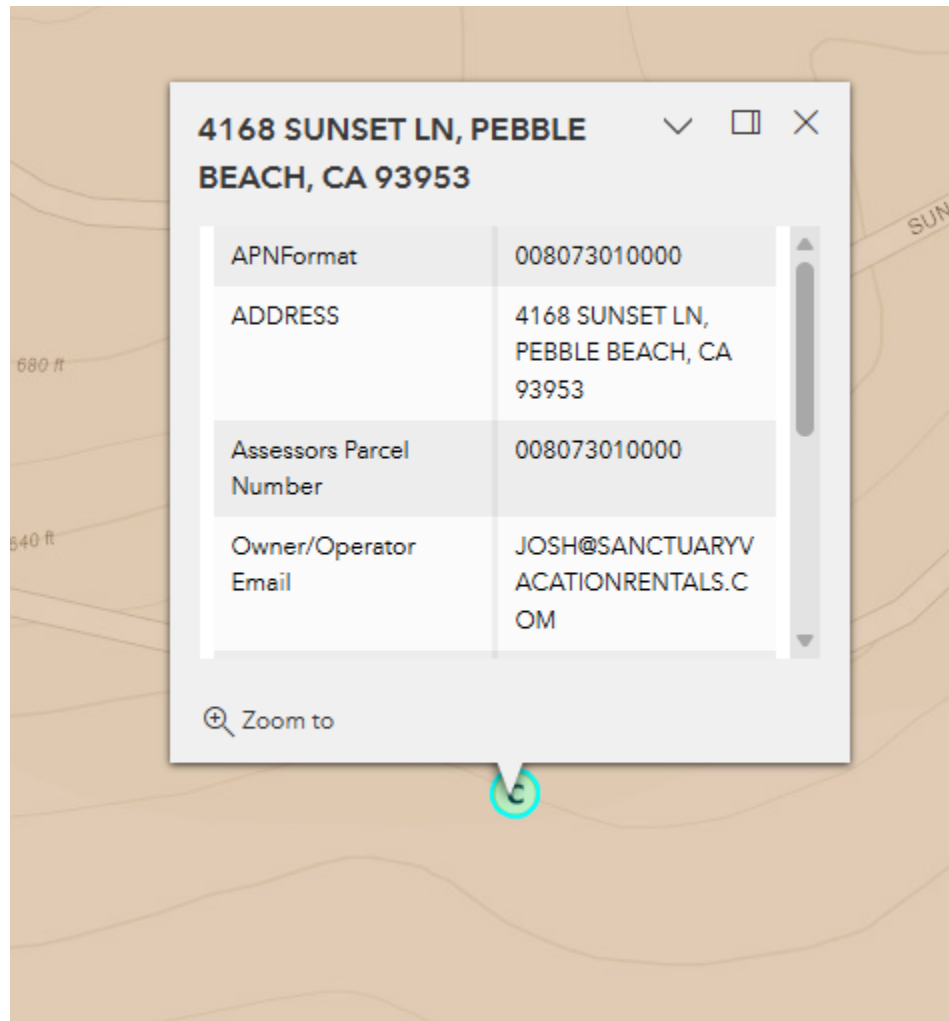
VR Type/Status

- C** Commercial/Approved
- C** Commercial/Pending
- H** Homestay/Approved
- H** Homestay/Pending
- L** Limited/Approved
- L** Limited/Pending





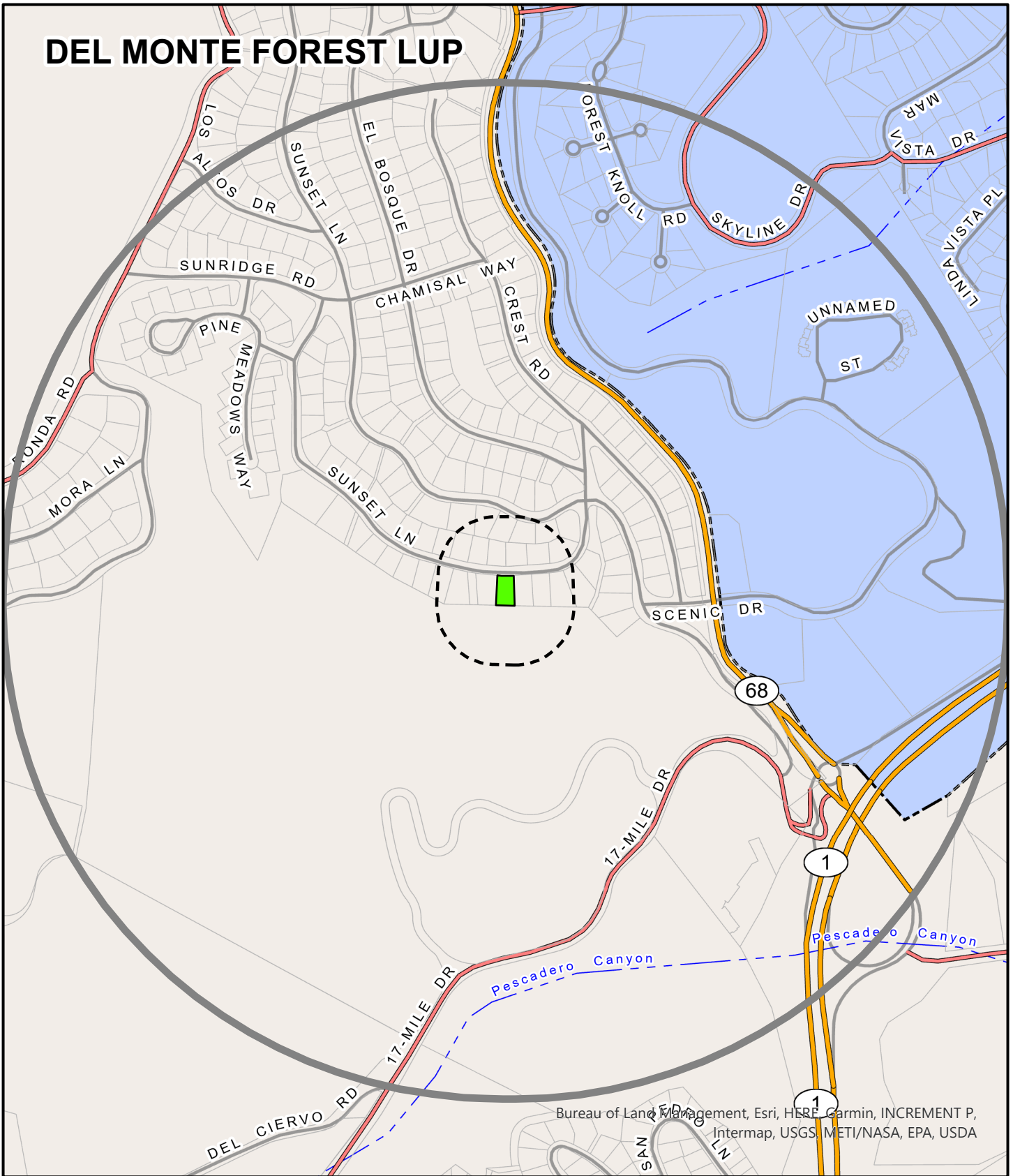




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Exhibit C

DEL MONTE FOREST LUP



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

APPLICANT: RAMAN RENUKANTHAN N & VIDHYA KRISHNAMURTHI TRS

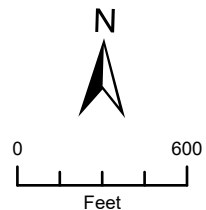
APN: 008073010000

FILE # PLN250319

 Project Site

 300 FT Buffer

 2500 FT Buffer

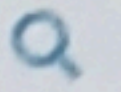


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Exhibit D



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 # 4168 Sunset Lane, Pebble Beach
- ☐ Total number of bedrooms 3
- ☐ Total number of onsite parking spaces (e.g. garage, driveway) 3

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

Pillar to Post Home Inspectors

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.

- ☐ 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

267558 - Andrew Compston

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

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

Date: 8/27/25

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

1441 Schilling Place

South 2nd Floor

Salinas, CA 93901

831-755-5025

Sitemap

Contact Us



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Exhibit E

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PEBBLE BEACH COMPANY

July 27, 2026

PROPERTY OWNER: RAMAN RENUKANTHAN N & VIDHYA KRISHNAMURTHI TRS

MAILING ADDRESS: 962 TERRACE DR., LOS ALTOS, CA 94024

LOCATION: **LOT:** 14 **BLOCK:** 9 **SUBDIVISION:** DMF #1

ASSESSORS #: 008-073-010-000

PROPERTY ADDRESS: 4168 SUNSET LN., PEBBLE BEACH, CA 93953

PROPOSED PROJECT: DEL MONTE FOREST VACATION RENTAL

Dear RAMAN RENUKANTHAN N & VIDHYA KRISHNAMURTHI TRS:

Pebble Beach Company ("PBC") has been advised that you have applied or intend to apply for an application to operate a vacation rental at the above mentioned Del Monte Forest Property (the "Property"). We regret to inform you that the proposed use violates the Covenants, Conditions, and Restrictions ("CC&Rs") for the Property, and PBC does not currently consent to the use of its private road system for this purpose.

The Property's CC&Rs state that this property is restricted to residential use only and that business activities are not permitted. Vacation rentals are considered business activities, as demonstrated by the requirement to obtain a license and payment of Transient Occupancy Tax from and to Monterey County. Additionally, PBC is charged with maintaining the delicate balance between habitat, residential use, and visitor serving use under the Land Use Plans applicable to Del Monte Forest, and believes that allowing vacation rentals in residential areas disrupts this balance.

PBC's position on these matters has been communicated to the County of Monterey on numerous occasions, most recently in letters to the Monterey County Planning Department on October 9, 2024, and to the Board of Supervisors dated December 4, 2024. Copies of those letters are attached.

We regret any inconvenience this may have caused and thank you for your understanding.

Sincerely,

PEBBLE BEACH COMPANY

Nikki Simon
Del Monte Forest
Architectural Review Manager

Copy:

Melanie Beretti, Chief of Planning, County of Monterey

BerettiM@countyofmonterey.gov

Stacy Giles, Assistant Planner, County of Monterey

giless@countyofmonterey.gov

Kelly Donlon, Chief Assistant County Counsel, County of Monterey

DonlonKL@countyofmonterey.gov

Monterey County Board of Supervisors:

- Luis Alejo: district1@co.monterey.ca.us
- Glenn Church: district2@co.monterey.ca.us
- Chris Lopez: district3@co.monterey.ca.us
- Wendy Askew: district4@co.monterey.ca.us
- Kate Daniels: district5@co.monterey.ca.us

DEL MONTE FOREST ARCHITECTURAL REVIEW

P.O. Box 1767, Pebble Beach, California 93953 831-625-8455 telephone 831-625-8440 facsimile

www.pebblebeach.com website

Notice of Public Hearing

County of Monterey Zoning Administrator

NOTICE IS HEREBY GIVEN that the **Zoning Administrator of the County of Monterey**, State of California will hold a public hearing to consider taking action on the project described below. The hearing will be held on **Thursday, August 13, 2026** at the hour of **9:30 a.m.** In addition to attending in person, public participation will be available by electronic and/or telephonic means. The agenda for the Zoning Administrator meeting will provide information on how the public may observe and provide testimony telephonically, electronically, or in person in the **Thyme Conference Room, located at the Monterey County Government Center at 1441 Schilling Place, 2nd Floor, Salinas, CA 93901**. At least 72 hours ahead of the meeting, the agenda will be posted at 1441 Schilling Place, Salinas, CA 93901 and on the County website at the following address:

<https://monterey.legistar.com/Calendar.aspx>

Any and all persons interested in participating in the public hearing on the project are encouraged to submit comments via email to zahearingcomments@co.monterey.ca.us by 5:00 p.m. the Wednesday prior to the Zoning Administrator hearing to facilitate distribution of the comments to the Administrator.

Project Name: RAMAN RENUKANTHAN N & VIDHYA
KRISHNAMURTHI TRS

Project File No.: PLN250319

Project Location: 4168 SUNSET LN, PEBBLE BEACH, CA 93953

Assessor's Parcel No.: 008-073-010-000

Permit Type: Coastal Development Permit

Planning Area: Del Monte Forest Coastal Land Use Plan

Project Description: Consider an 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.

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

Si necesita la traducción de este aviso, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de este aviso.

IF YOU CHALLENGE THIS MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS PUBLIC NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE **ZONING ADMINISTRATOR** AT OR BEFORE THE PUBLIC HEARING.

FOR ADDITIONAL INFORMATION CONTACT:

Jacquelyn Nickerson, Principal Planner

Monterey County Housing and Community Development
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901
(831) 784-5650 or Nickersonj@countyofmonterey.gov



**PEBBLE BEACH
COMPANY**

July 30, 2026

Zoning Administrator
County of Monterey
1441 Schilling Place
Salinas, CA 93901

Re: PLN250319, Commercial Vacation Rental License Application for 4168 Sunset Lane, Pebble Beach

Dear Zoning Administrator,

Pebble Beach Company reiterates its strong opposition to the issuance of commercial vacation rental permits within the Del Monte Forest, including the property at 4168 Sunset Lane, Pebble Beach.

Based on the prohibition on commercial use of residential property within the Del Monte Forest and the non-consensual use of Pebble Beach Company's private roads in violation of Monterey County Code Chapter 16.80, among other reasons, Pebble Beach Company has filed with the County of Monterey a blanket objection letter for all vacation rental permit applications within the Del Monte Forest, a copy of which is attached here. Pebble Beach Company requests the Zoning Administrator deny the application at 4168 Sunset Lane, Pebble Beach, on the basis of our objection as well as the direction from the Monterey County Board of Supervisors on January 6, 2026, to revise the vacation rental ordinances to restrict vacation rental licenses in residential areas.

Pebble Beach Company further requests that the Zoning Administrator cease the processing of all vacation rental license applications until such time as the Planning Commission and the Board of Supervisors have an opportunity to vote upon revised vacation rental ordinances. The discussion at the Board of Supervisors hearing on January 6, 2026, makes clear that the Board believes there is significant risk to the County General Fund from potential damages from pending litigation against the County.

The County's practice of continuing to process vacation rental applications in light of the blanket objection from Pebble Beach Company, the direction of the Board of Supervisors to revise the existing ordinances, and the County's memo of December 12, 2025, that

LEGAL AFFAIRS

Zoning Administrator
July 30, 2026
Page 2 of 2

enforcement of alleged vacation rental violations have been suspended, combine to create an untenable situation for both residents and owners within Del Monte Forest.

Pebble Beach Company respectfully requests that the permit application for 4168 Sunset Lane be denied and respectfully reiterates its request that a moratorium be placed on processing applications for vacation rentals with residential areas such as the Del Monte Forest.

Sincerely,



Kathleen Lee

Director of Community and Governmental Affairs
Pebble Beach Company

Cc: Jacquelyn Nickerson, Principal Planner – NickersonJ@countyofmonterey.gov
Attachment



PEBBLE BEACH
COMPANY

October 9, 2024

Melanie Beretti, AICP
Acting Chief of Planning
Monterey County Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

RE: Objection to Issuance of Vacation Rental Permits in Del Monte Forest

Dear Melanie:

Thank you for meeting with us on September 12, 2024, which as you know was the latest in a years-long series of meetings between County staff and Pebble Beach Company relating to short-term vacation rentals. We again discussed Pebble Beach Company's position that vacation rentals, and in particular, Commercial Vacation Rentals and Homestays (which the vacation rental ordinances recently passed by the Board of Supervisors will allow within Del Monte Forest) constitute commercial use of property in violation of the CC&Rs contained in the deeds on residential properties in Del Monte Forest. You invited us to submit this letter, which constitutes the Company's "blanket objection" to the issuance of such permits.

While not all deeds underlying properties in Del Monte Forest are uniform, to the best of my knowledge, every deed has language that prohibits commercial use of the premises, and California courts have concluded that restrictions on vacation rentals contained in CC&Rs are reasonable and enforceable. The language reproduced below constitutes CC&R language which is representative of the language contained in other Del Monte Forest deeds:

No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and if approved in writing by Grantor, a stable for saddle horses.

The plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest. Arguments to the contrary are entirely unpersuasive. For example, arguing that a use titled "commercial vacation rental" is somehow actually not a commercial use of the property defies logic and would be a problematic position for the County to take. In addition, the fact that commercial vacation rentals operated pursuant to Chapters 7.120 and 7.121 are required to obtain an annual business or operation license and pay transient occupancy taxes makes any such rentals, by definition, a business. Like hotels, vacation rentals are a business conducted for the

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purpose of making a profit, and are treated as such by federal laws and the County's own code provisions regulating business operations and the income derived therefrom.

Homestays are virtually indistinguishable from commercial vacation rentals. There are no restrictions on the number of rentals allowed by either classification. The permitting process for Homestays will simply be easier and less expensive, and since there is no cap, these will undoubtedly have the most significant impact on the Del Monte Forest residential community, particularly given the County's admitted challenges with regard to enforcement. Accordingly, Pebble Beach Company also objects to Homestays as a prohibited commercial use of property in Del Monte Forest.

There are three commercial land use designations allowed in Del Monte Forest pursuant to the Del Monte Forest Land Use Plan. Visitor-Serving Commercial allows "Major hotel or inn accommodations," defined as The Lodge, The Inn, Poppy Hills, and the Area M hotel site owned by Pebble Beach Company. The other two commercial designations are solely support functions for the uses permitted in those areas zoned as Visitor-Serving Commercial. The remainder of the Forest is zoned residential, which, consistent with the deeds, does not allow for commercial use.

Separately, for the portion of Del Monte Forest located within the Greater Monterey Peninsula Area Plan (GMP LUP), commercial uses are outright prohibited; the entire area is zoned for residential uses or open space/resource conservation.

Accordingly, Pebble Beach Company believes that operation of vacation rentals in Del Monte Forest would violate both the CC&Rs and both the Del Monte Forest LUP and the GMP LUP, and asks the County on this basis to deny applications for commercial and homestay short-term vacation rentals.

Finally, during our meeting, Pebble Beach Company affirmed its intent to require proof of access from applicants pursuant to Chapter 16.80 of the Monterey County Code, and restates that intent here. Del Monte Forest residents are granted right of access to their single family residence on roads privately owned by Pebble Beach Company subject to the payment of an annual road fee (which in many cases is only \$25 per year). Since commercial use of the property is specifically prohibited, the access agreement does not cover access for that purpose.

County staff stated that it will not enforce that portion of Chapter 16.80 that explicitly refers to right of access for a specific "Project." We understand the County's position to be effectively "reading out" the law's requirement that "[a]n applicant shall provide . . . [w]ritten permission to use a private road for the project from a private road governing structure[.]" Ch. 16.80.040(A)(3) (emphasis added); see *also* Ch. 16.80.040(C)(1)(g); Ch. 16.80.040(D)(6). If the applicant has right of access to the property via the private roads for any purpose (i.e., the right to access a home for residential purposes), the County has told us its position is that it will assume right of access via the private roads for the purposes of running a vacation rental. This position runs contrary to the plain text of the law, and in effect deletes the "for the project" requirement from the text of the law. A change of use from residential to commercial constitutes a specific project under the law; indeed, there would be no need for an "application" if the use did not constitute a "project" under the law. The plain text of both the private roads code chapter and the recently enacted short-term vacation rental ordinances support this common sense reading of both laws. As the owner of the

private roads that will be used to access such commercial projects, the law grants Pebble Beach Company the right to grant or deny access for the purposes of such projects under Chapter 16.80. Pebble Beach Company intends to withhold consent for the use of its privately owned and operated roads for such commercial purposes, and respectfully requests the County to reconsider its position and ensure enforcement of Chapter 16.80 as written.

In summary and in accordance with our longstanding public-private partnership on this short-term rental issue, Pebble Beach Company respectfully submits that the County must deny applications for vacation rentals in Del Monte Forest because, among other reasons, such rentals constitute a prohibited commercial use of a residential property. In addition, as the sole owner and operator of private roads in Del Monte Forest, Pebble Beach Company intends to enforce its statutory rights pursuant to Chapter 16.80 to grant or deny access to its private roads in the Forest, and respectfully requests the County's cooperation in this effort.

Sincerely,

PEBBLE BEACH COMPANY



Diane Goldman
General Counsel

- c. Kathleen Lee, Director of Governmental and Community Affairs
Patrick Hovakimian, Chief Legal Officer



PEBBLE BEACH
COMPANY

December 4, 2024

Supervisor Glenn Church, Chair
Monterey County Board of Supervisors
168 W. Alisal Street
Salinas, CA 93901

RE: 12/4/24 Item #35, Vacation Rental Study Session

Dear Chair Church,

Pebble Beach Company has repeatedly opposed commercial vacation rentals and unlimited vacation rentals of any kind in Del Monte Forest. We write to emphasize the Company's opposition to Commercial Vacation Rentals and Homestays in Del Monte Forest and request the County prohibit Commercial Vacation Rentals and Homestays throughout the Del Monte Forest by incorporating the prohibition in both the Del Monte Forest Land Use Plan and the Greater Monterey Peninsula Land Use Plan.

At the invitation of Housing and Community Development staff, Pebble Beach Company has submitted to the County a letter objecting to Commercial Vacation Rentals and Homestays within Del Monte Forest. The attached letter sets forth the various legal arguments that support our position.

The Del Monte Forest Land Use plans are written to protect a delicate balance between residential, visitor serving and habitat of the 5,3000 acres of the Del Monte Forest. 1,335 acres of the Forest are conserved as open space, and the remaining acreage is divided between visitor serving and residential. The Company is charged with maintaining this balance between conservation, visitor-serving and protecting the residential character of the Forest. Allowing commercial uses in our residentially zoned areas disrupts this balance and negatively impacts community character as well as our available housing and rental stock.

If the County decides to not prohibit vacation rentals in the Del Monte Forest, Pebble Beach Company reiterates our request that the cap of 4% of vacation rental units apply to the entire Del Monte Forest. As written, the Del Monte Forest is bisected into two different land use plans each with a 4% cap. This creates the potential for a higher density of up to 8% vacation rentals, more than any other planning area in Monterey County, and in a geographic area that already has a high number of visitor serving units. The staff report notes that it may be appropriate to place a 4% cap within the entirety of the Del Monte Forest to minimize clustering of allowable vacation rentals. If the Board decides not to prohibit vacation rentals in the Forest, please direct staff to amend the cap to 4% for the entire Del Monte Forest, both inland and coastal zoning.

Pebble Beach Company is opposed to allowing long-term renters to apply for a Homestay license. As written, Homestays are virtually indistinguishable from commercial vacation rentals

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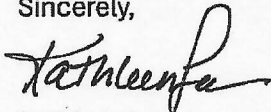
Post Office Box 1767, Pebble Beach, California 93953 831-647-7500 telephone 831-625-8411 facsimile

and enforcement will be a significant challenge. The Company is deeply concerned that Pebble Beach Company security will be the de facto enforcement agency and will be put in harm's way when a renter violates the ordinances and/or refuses to be a good neighbor.

Pebble Beach Company respectfully requests that the Board of Supervisors direct staff to ban Commercial Vacation Rentals and Homestays in the Del Monte Forest, that long-term renters not be allowed to apply for a Homestay license and that if Commercial Vacation Rentals and/or Homestays remain in Del Monte Forest, that the 4% cap be applied to the entire Del Monte Forest covering both the inland and coastal areas of the Forest.

Thank you again for your time and consideration,

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathleen Lee', written over a horizontal line.

Kathleen Lee
Director of Governmental and Community Affairs
Pebble Beach Company

Attachment, October 9, 2024, letter from Pebble Beach Company

Cc:

Sup. Adams

Sup. Lopez

Sup. Alejo

Sup. Root Askew



PEBBLE BEACH
COMPANY

October 9, 2024

Melanie Beretti, AICP
Acting Chief of Planning
Monterey County Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

RE: Objection to Issuance of Vacation Rental Permits in Del Monte Forest

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Separately, for the portion of Del Monte Forest located within the Greater Monterey Peninsula Area Plan (GMP LUP), commercial uses are outright prohibited; the entire area is zoned for residential uses or open space/resource conservation.

Accordingly, Pebble Beach Company believes that operation of vacation rentals in Del Monte Forest would violate both the CC&Rs and both the Del Monte Forest LUP and the GMP LUP, and asks the County on this basis to deny applications for commercial and homestay short-term vacation rentals.

Finally, during our meeting, Pebble Beach Company affirmed its intent to require proof of access from applicants pursuant to Chapter 16.80 of the Monterey County Code, and restates that intent here. Del Monte Forest residents are granted right of access to their single family residence on roads privately owned by Pebble Beach Company subject to the payment of an annual road fee (which in many cases is only \$25 per year). Since commercial use of the property is specifically prohibited, the access agreement does not cover access for that purpose.

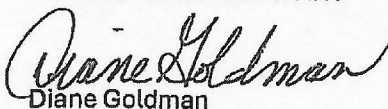
County staff stated that it will not enforce that portion of Chapter 16.80 that explicitly refers to right of access for a specific "Project." We understand the County's position to be effectively "reading out" the law's requirement that "[a]n applicant shall provide . . . [w]ritten permission to use a private road for the project from a private road governing structure[.]" Ch. 16.80.040(A)(3) (emphasis added); see also Ch. 16.80.040(C)(1)(g); Ch. 16.80.040(D)(6). If the applicant has right of access to the property via the private roads for any purpose (i.e., the right to access a home for residential purposes), the County has told us its position is that it will assume right of access via the private roads for the purposes of running a vacation rental. This position runs contrary to the plain text of the law, and in effect deletes the "for the project" requirement from the text of the law. A change of use from residential to commercial constitutes a specific project under the law; indeed, there would be no need for an "application" if the use did not constitute a "project" under the law. The plain text of both the private roads code chapter and the recently enacted short-term vacation rental ordinances support this common sense reading of both laws. As the owner of the

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In summary and in accordance with our longstanding public-private partnership on this short-term rental issue, Pebble Beach Company respectfully submits that the County must deny applications for vacation rentals in Del Monte Forest because, among other reasons, such rentals constitute a prohibited commercial use of a residential property. In addition, as the sole owner and operator of private roads in Del Monte Forest, Pebble Beach Company intends to enforce its statutory rights pursuant to Chapter 16.80 to grant or deny access to its private roads in the Forest, and respectfully requests the County's cooperation in this effort.

Sincerely,

PEBBLE BEACH COMPANY



Diane Goldman
General Counsel

- c. Kathleen Lee, Director of Governmental and Community Affairs
Patrick Hovakimian, Chief Legal Officer



County of Monterey

Item No.6

Board Report

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

Legistar File Number: ZA 26-082

August 13, 2026

Introduced: 8/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN260135 - CHANG CHUN-PO & HSU HSIN-I 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: 24790 Lower Tail, Carmel, CA 93923

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

RECOMMENDATIONS

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

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

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

PROJECT INFORMATION

Property Owner/Applicant: Chang Chun-Po & Hsu Hsin-I Trs

APN: 009-073-033-000

Parcel Size: 0.09 AC

Zoning: Medium Density Residential with a maximum gross density of 2 units/acre with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: N/A

Project Planner: Jacquelyn M. Nickerson, Principal Planner
nickersonj@countyofmonterey.gov; (831) 784-5650

SUMMARY/DISCUSSION

The project site is located at 24790 Lower Trail, a publicly maintained road, within the Carmel area of the unincorporated area of the County of Monterey. The Applicant, Hsin-I Hsu, submitted an application seeking to use the existing single-family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with an existing single-family dwelling and attached garage. The proposed commercial vacation rental is within the existing 2,076 square foot single-family two-story dwelling with an attached garage, and consists of five bedrooms, three bathrooms, two living rooms, two dining rooms, a kitchen, a utility/laundry room, a storage

room, and a basement. The applicant is proposing that the residence be occupied by a maximum of 10 people overnight, 15 people during the daytime hours at the property at a time, and a maximum of 12 contractors on site at any time consisting of the cleaning crew. The property will retain its domestic water connections to California American Water Company, a public water provider, through the Monterey Peninsula Water Management District, and Carmel Area Waste Water District will continue to provide sewer service. The property will retain its solid waste services to USA Waste of California, Inc., a waste management company.

Within the immediate neighborhood, excluding this application, there are 10 applied applications for a Commercial Vacation Rental, one of which has an approved discretionary permit. If approved, the granting of this Coastal Development Permit would allow the establishment of the 34th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Use Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

DISCUSSION:

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 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Coastal Implementation Plan (CAR LUP), Monterey County Code Title 7 Chapter 7.120 (Title 7), and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential with a maximum gross density of 2 units/acre with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Title 20 Section 20.12.050.DD allows for 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 parcel is located on Lower Trail with a Design District overlay subject to the CAR LUP. However, the project does not propose any physical changes that would have any potential to impact scenic or visual resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed as part of this application.

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 is within the Sphere of Influence for Carmel-by-the-Sea; therefore, it is subject to the 5-8 minutes response time. The subject property is within a 7-minute drive from Cypress Fire Protection District 25, which provides fire response services. The Community Hospital of the Monterey Peninsula is 8-minutes away, which provides 24-hour emergency medical services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes a total of one parking space, which does not comply with parking requirements. The single-family dwelling was built in 1980 and conformed to the zoning regulations from the time the house was built thus making it legal nonconforming to current parking regulations.

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, Brady Bergeron, resides at 11 Lilac St, Monterey, CA 93940 approximately 4.8 miles (8 minutes) from the subject property. Mr. Bergeron'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 30 minutes. Mr. Bergeron'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 10 overnight guests, 15 daytime guests, and 12 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 twelve months), with a not to exceed total maximum overnight occupancy of 15 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 rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development

Permit, the permit may be revoked for non-compliance.

Access

The property is accessed through Lower Trail, a public County-maintained road. Lower Trail is accessible from Highway 1 through several other public County-maintained roads. Therefore, policies and regulations pertaining to the use of private roads in Monterey County Code Title 16 Chapter 16.80 are not applicable.

Violation

There are no open violations attributed to the subject property.

CEQA:

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

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 34th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

None

Prepared by: Kyle Benalcazar, Assistant Planner

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operations Plan
- Site and Floor Plan

Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

Exhibit E - Public Comment

cc: Front Counter Copy; Kyle Benalcazar, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Chang Chun-Po & Hsu Hsin-I Trs, Property Owners; Hsin-I Hsu, Agent; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260135.



County of Monterey

Item No.6

Zoning Administrator

Legistar File Number: ZA 26-082

August 13, 2026

Introduced: 8/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN260135 - CHANG CHUN-PO & HSU HSIN-I 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: 24790 Lower Tail, Carmel, CA 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 Coastal Development Permit for a Commercial Vacation Rental to allow the use a residential property for transient lodging for a period of 30 calendar days or fewer.

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

PROJECT INFORMATION

Property Owner/Applicant: Chang Chun-Po & Hsu Hsin-I Trs

APN: 009-073-033-000

Parcel Size: 0.09 AC

Zoning: Medium Density Residential with a maximum gross density of 2 units/acre with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: N/A

Project Planner: Jacquelyn M. Nickerson, Principal Planner

nickersonj@countyofmonterey.gov; (831) 784-5650

SUMMARY/DISCUSSION

The project site is located at 24790 Lower Trail, a publicly maintained road, within the Carmel area of the unincorporated area of the County of Monterey. The Applicant, Hsin-I Hsu, submitted an application seeking to use the existing single-family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with an existing single-family dwelling and attached garage. The proposed commercial vacation rental is within the existing 2,076 square foot single-family two-story dwelling with an attached garage, and consists of five bedrooms, three bathrooms, two living rooms, two dining rooms, a kitchen, a utility/laundry room, a storage

room, and a basement. The applicant is proposing that the residence be occupied by a maximum of 10 people overnight, 15 people during the daytime hours at the property at a time, and a maximum of 12 contractors on site at any time consisting of the cleaning crew. The property will retain its domestic water connections to California American Water Company, a public water provider, through the Monterey Peninsula Water Management District, and Carmel Area Waste Water District will continue to provide sewer service. The property will retain its solid waste services to USA Waste of California, Inc., a waste management company.

Within the immediate neighborhood, excluding this application, there are 10 applied applications for a Commercial Vacation Rental, one of which has an approved discretionary permit. If approved, the granting of this Coastal Development Permit would allow the establishment of the 34th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Use Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

DISCUSSION:

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 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Coastal Implementation Plan (CAR LUP), Monterey County Code Title 7 Chapter 7.120 (Title 7), and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential with a maximum gross density of 2 units/acre with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Title 20 Section 20.12.050.DD allows for 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 parcel is located on Lower Trail with a Design District overlay subject to the CAR LUP. However, the project does not propose any physical changes that would have any potential to impact scenic or visual resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed as part of this application.

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 is within the Sphere of Influence for Carmel-by-the-Sea; therefore, it is subject to the 5-8 minutes response time. The subject property is within a 7-minute drive from Cypress Fire Protection District 25, which provides fire response services. The Community Hospital of the Monterey Peninsula is 8-minutes away, which provides 24-hour emergency medical services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes a total of one parking space, which does not comply with parking requirements. The single-family dwelling was built in 1980 and conformed to the zoning regulations from the time the house was built thus making it legal nonconforming to current parking regulations.

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, Brady Bergeron, resides at 11 Lilac St, Monterey, CA 93940 approximately 4.8 miles (8 minutes) from the subject property. Mr. Bergeron'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 30 minutes. Mr. Bergeron'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 10 overnight guests, 15 daytime guests, and 12 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 twelve months), with a not to exceed total maximum overnight occupancy of 15 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 rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development

Permit, the permit may be revoked for non-compliance.

Access

The property is accessed through Lower Trail, a public County-maintained road. Lower Trail is accessible from Highway 1 through several other public County-maintained roads. Therefore, policies and regulations pertaining to the use of private roads in Monterey County Code Title 16 Chapter 16.80 are not applicable.

Violation

There are no open violations attributed to the subject property.

CEQA:

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

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 34th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

None

Prepared by: Kyle Benalcazar, Assistant Planner

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operations Plan
- Site and Floor Plan

Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

Exhibit E - Public Comment

cc: Front Counter Copy; Kyle Benalcazar, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Chang Chun-Po & Hsu Hsin-I Trs, Property Owners; Hsin-I Hsu, Agent; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260135.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

CHANG CHUN-PO & HSU HSIN-I TRS (PLN260135)

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.

[CHANG CHUN-PO & HSU HSIN-I TRS, 24790 Lower Trail, Carmel (Assessor's Parcel Number 009-073-033-000), Carmel Area Land Use Plan, Coastal Zone]

The CHANG CHUN-PO & HSU HSIN-I TRS application (PLN260135) came on for a public hearing before the County of Monterey Zoning Administrator on August 13, 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 project is located at 24790 Lower Trail, Carmel (Assessor's Parcel Number: 009-073-033-000), a publicly maintained road, within the Carmel Area of the unincorporated area of the County of

Monterey. The Applicant submitted an application seeking to use their existing single-family dwelling, located in a medium density residential neighborhood, as a Commercial Vacation Rental. The site is developed with an existing single-family dwelling and attached garage. The proposed commercial vacation rental is within the existing 2,076 square foot single-family two-story dwelling with an attached garage, and consists of five bedrooms, three bathrooms, two living rooms, two dining rooms, a kitchen, a utility/laundry room, a storage room, and a basement. The applicant is proposing that the residence be occupied by a maximum of 10 people overnight, 15 people during the daytime hours at the property at a time, and a maximum of 12 contractors on site at any time consisting of the cleaning crew.

- c) Allowed Use. The parcel is zoned Medium Density Residential with a maximum gross density of two units/acre with a Design Control Overlay within 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 property is shown in its current configuration (0.09 acres) as Lot 2 of Block 167 on a Final Map entitled “La Loma Terrace”, recorded on April 6, 1925 (Volume 3, Cities & Towns, Page 25). Therefore, the County recognizes the subject property as legal lot of record.
- e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel/Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- g) Business License. The applicant is required to obtain a Business License and provide documentation to prove they comply with all the requirements of the Business License pursuant to Title 7 Section 7.02.060.C. The subject property is required to ensure they always have an active Business License.
- h) Transient Occupancy Tax. The applicant is required to 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 to ensure the payment of Transient

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

- i) Adequate Emergency Response Time. The subject property complies 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 is within the Sphere of Influence for Carmel-by-the-Sea; therefore, it is subject to the 5-8 minutes response time. The subject property is within a 7-minute drive from Cypress Fire Protection District 25, which provides fire response services. The Community Hospital of the Monterey Peninsula is a 8-minute drive away, which provides 24-hour emergency medical services. Additionally, the applicant provided the property manager, Brady Berguson, will be available 24/7 to arrive within 30 minutes to any concerns on the property. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.
- j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes a total of one parking space, which does not comply with parking requirements. The single-family dwelling was built in 1980 and conformed to the zoning regulations from the time the house was built thus making it legal nonconforming to current parking regulations.
- 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 (Assessor's Parcel Number: 009-073-033-000).
- 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 21, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

- n) Access. The property is accessed through Lower Trail, a public County-maintained road. Lower Trail is accessible from Highway 1 through several other public County-maintained roads. Therefore, policies and regulations pertaining to the use of private roads in Monterey County code Title 16 Chapter 16.80 are not applicable.
- o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260135.

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 this department/agency 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 Project File PLN260135.

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 agency has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
 - c) The property has road access from Lower Trail, a County maintained public road. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1).
 - d) Potable water will continue to be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Carmel Area Waste Water District.

- e) Solid waste (garbage) collection service is and will continue to be provided by USA Waste of California, Inc.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260135.
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 PLN260135.
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. 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 of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any

significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 34th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts. There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

- g) The project 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 PLN260135.

6. 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 13th day of August 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE BOARD OF SUPERVISORS 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.

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County of Monterey HCD Planning

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

PLN260135

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260135) 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 24790 Lower Trail, Carmel (Assessor's Parcel Number 009-073-033-000), Carmel Area Land Use Plan, Coastal Zone. 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 on-going basis unless otherwise stated.

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-073-033-000 on August 13, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use and issuance of a vacation rental operation license, the Applicant/Owner/Operator 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 August 13, 2033, 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. 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 or continuation of use, the Applicant/Owner/Operator shall obtain an issued Vacation Rental Operation License. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

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:

200

Fire Station Name

Cypress Fire Protection District 25

Street Address

3775 Rio rd

City

Carmel

State/Province/Region

CA

Postal/ZIP Code

93923

Fire Station Phone

(831) 624-4511

Local Police Station Name

County of Monterey Sheriff

Street Address

1200 Aguajito Rood Room #002

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Phone:

831-647-7702

Local Sheriff

1200 Aguajito Road Room #002, Monterey, CA, 93940; Phone: (831) 647-7702

Hospital Emergency Room

Community Hospital of the Monterey Peninsula

Street Address

23625 Holman Hwy

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Hospital Phone

831-624-5311

24-hour Clinic Name

Community Hospital of the Monterey Peninsula

Street Address

23625 Holman Hwy

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

24-hour Clinic Phone

831-624-5311

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc):
12

Property Manager Information

First and Last Name:
Brady Bergeron
Phone Number
701-361-1656
Email:
bdberger20@icloud.com
Street Address
11 Lilac Street
City/State/Province/Region
Monterey/CA
Postal/ZIP Code
93940

Maximum Overnight and Daytime Occupancy

11 overnight, 15 daytime
The maximum number of overnight occupants is two per bedroom plus one total, not counting infants (0 – 12 months). For example, a Vacation Rental with three bedrooms could have a maximum overnight occupancy of 7, and a maximum daytime occupancy of 10.5 or 11 (7 * 1.5), not counting infants (0 – 12 months). Shall the number end in a half digit, please round down to the nearest whole digit.

Number of Structures on the Property

1

Number of On-Site Parking Spots

1

Number of existing Bedrooms / Bathrooms in residence

5 / 3

Number of Bedrooms / Bathrooms to be rented

5 / 3

Water Purveyor

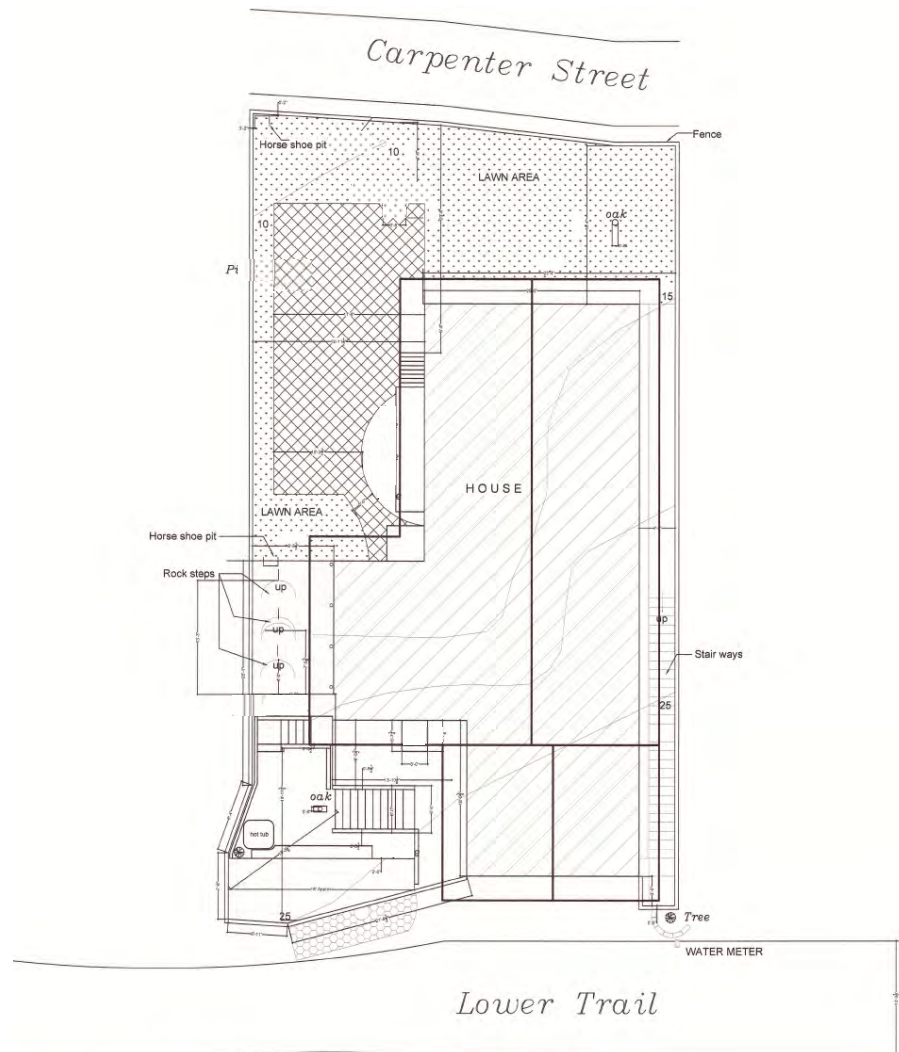
California American Water

Sewer Purveyor

Carmel Area Wastewater District

Required Materials to Be Submitted with the Vacation Rental Operation Plan

- Evacuation Map(s)
- Emergency Response Maps
- On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan)



LOWER TRAIL

LEGAL DESCRIPTION :
 LOT # 2 BLOCK # 167, LA LOMA TERRACE
 COUNTY OF MONTEREY, CALIFORNIA
 FIELD FOR RECORD APRIL 6 1925
 PAGE 25, VOLUME 3 OF MAPS
 "CITIES & TOWNS".

PLOT PLAN

Site Plan

1/8"=1'-0"

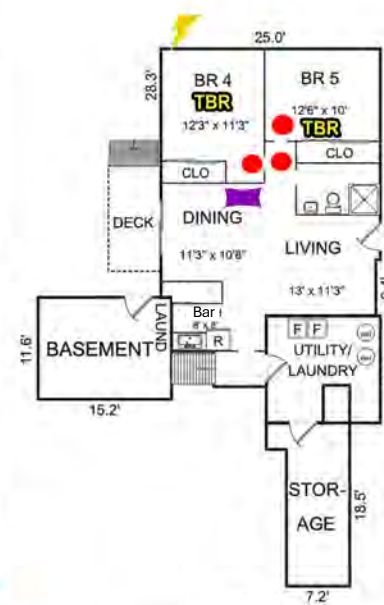


Exhibit B

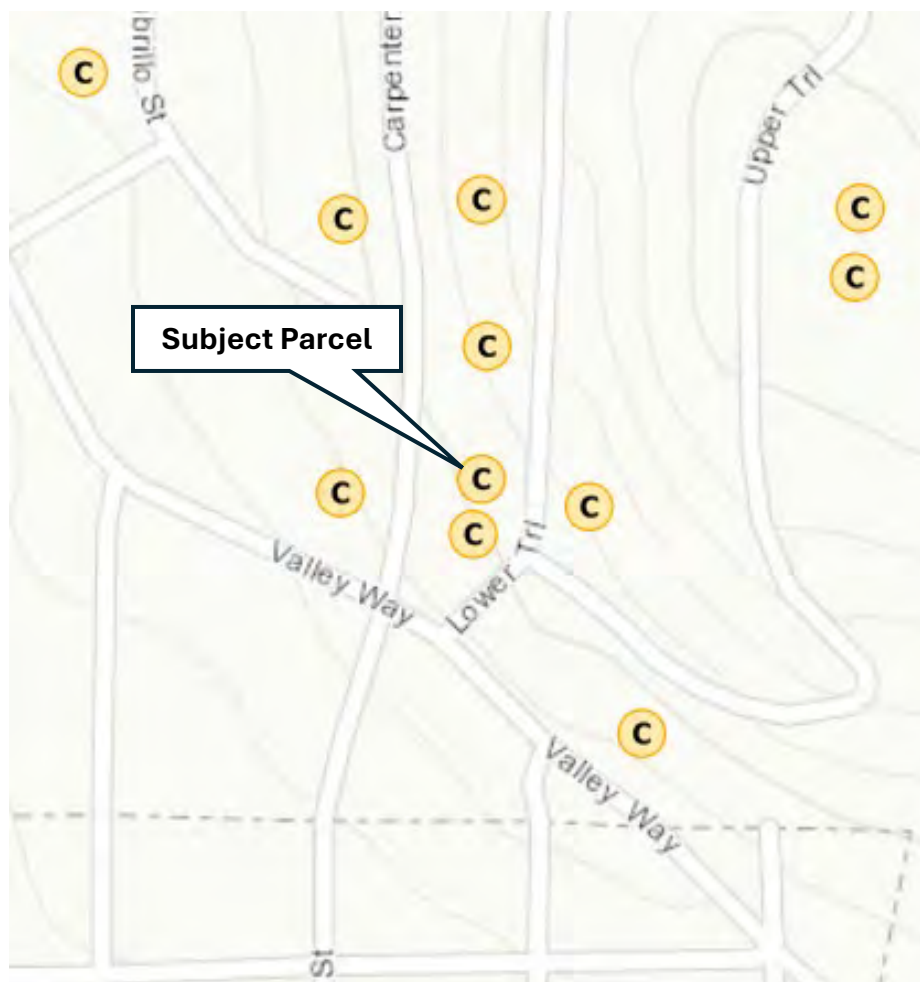
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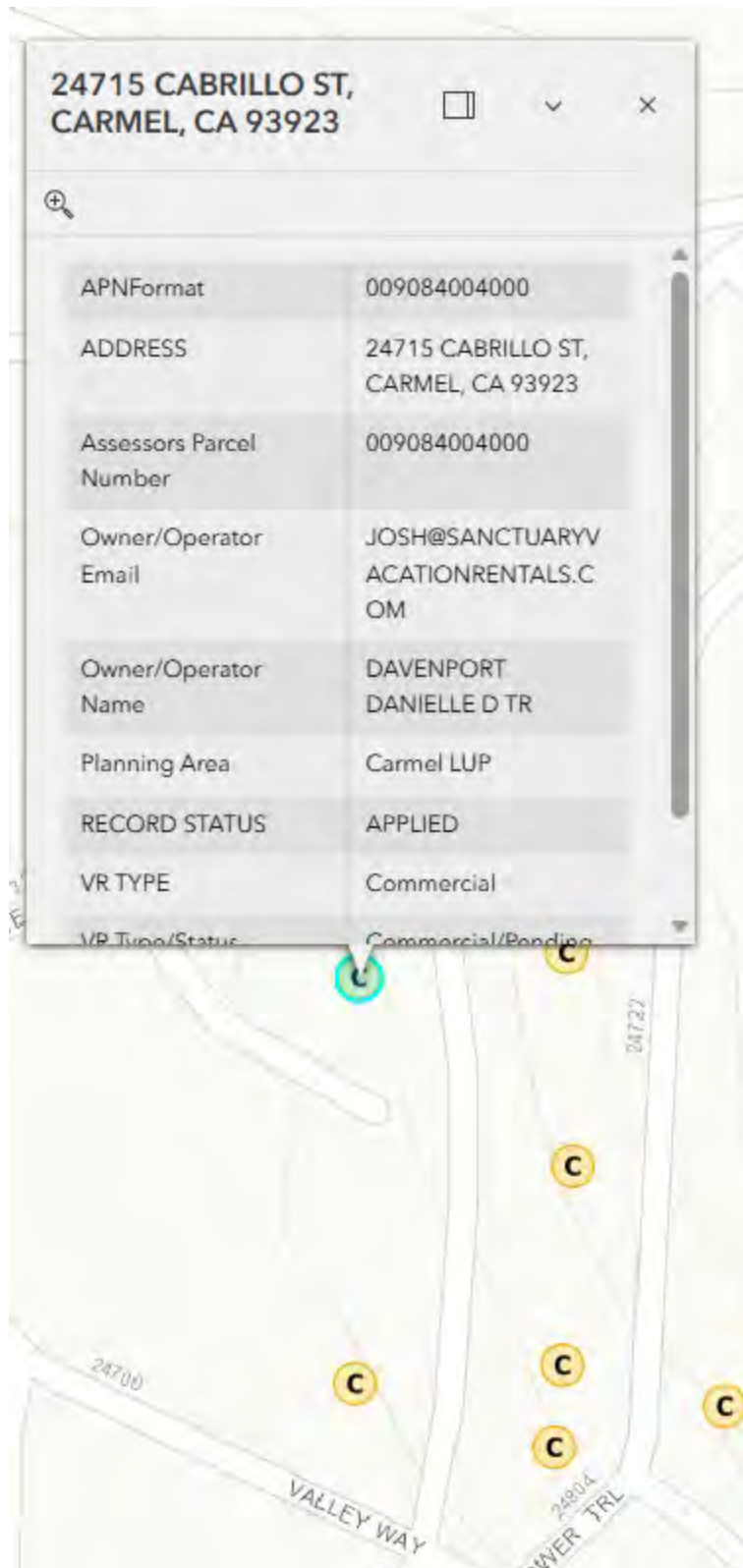
An aerial photograph of a suburban neighborhood. A two-lane road with yellow double lines runs diagonally from the bottom left towards the top center. The road is highlighted with a semi-transparent yellow overlay. On the right side of the road, there are several houses with brown and grey roofs, surrounded by lush green trees. A small blue location pin icon is placed on the road. The text '24790 Lower Trail' is overlaid in the center of the image. In the bottom right corner, there is a small white box with the number '329' inside.

24790 Lower Trail

Vacation Rental STR

- C Commercial/Approved
- C Commercial/Pending
- H Homestay/Approved
- H Homestay/Pending
- L Limited/Approved
- L Limited/Pending





24760 LOWER TRAIL,
CARMEL, CA 93923

+

✖

+

✖

+

✖

+

✖

APNFormat	009073009000
ADDRESS	24760 LOWER TRAIL, CARMEL, CA 93923
Assessors Parcel Number	009073009000
Owner/Operator Email	JOSH@SANCTUARYV ACATIONRENTALS.C OM
Owner/Operator Name	ZACK JAMES WILLIAM & LISA STEPHANI DE VITO TRS
Planning Area	Carmel LUP
RECORD STATUS	APPLIED
VR TYPE	Commercial

C

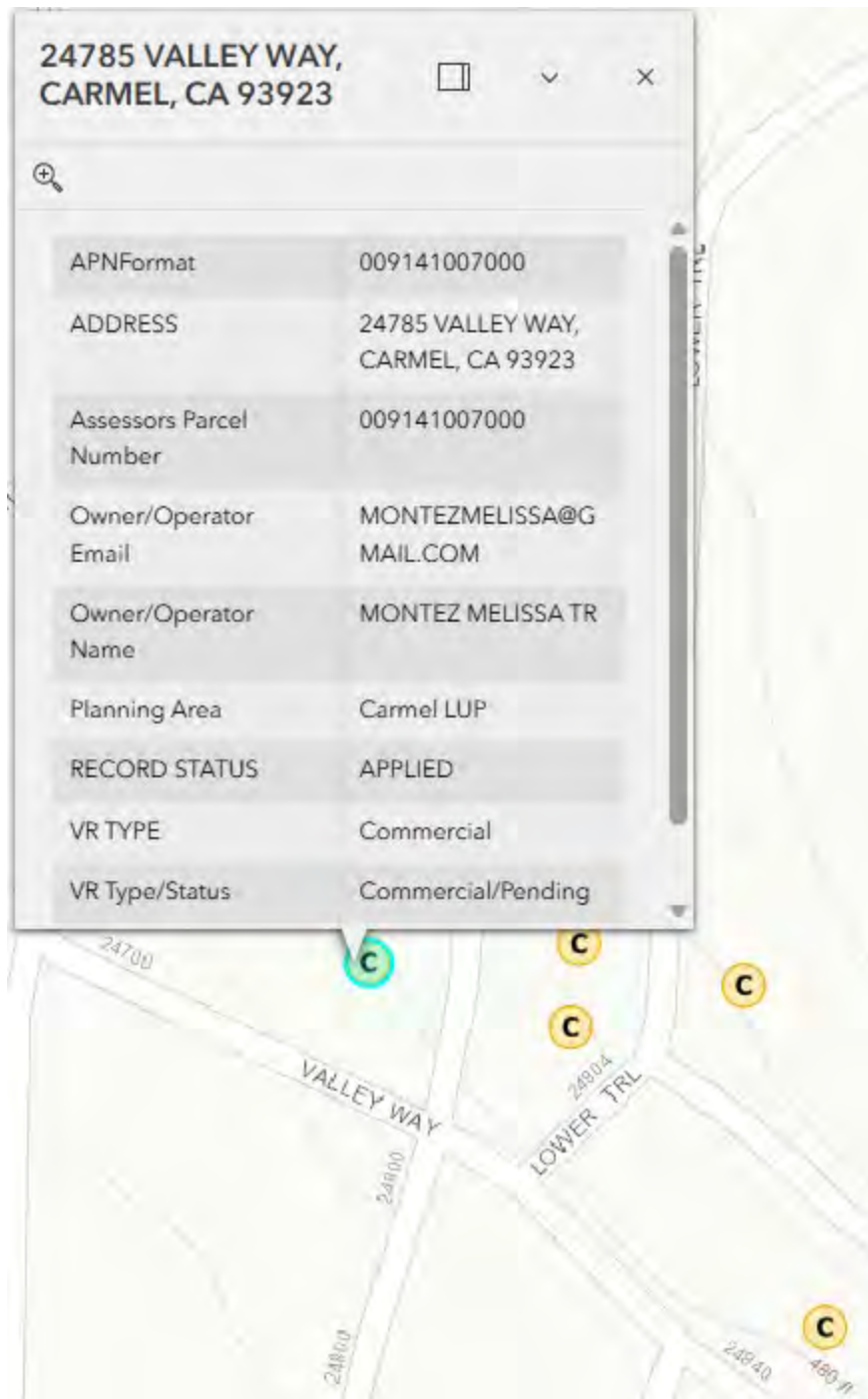
C

C

C

C

VALLEY WAY
24800
24904
LOWER TRAIL
24800
24904
40



24805 LOWER TRAIL,
CARMEL, CA 93923

+

APNFormat	009072015000
ADDRESS	24805 LOWER TRAIL, CARMEL, CA 93923
Assessors Parcel Number	009072015000
Owner/Operator Email	AMAY.PORIA8@GMAIL.COM
Owner/Operator Name	PORIA AMAY BHARAT
Planning Area	Carmel LUP
RECORD STATUS	INCOMPLETE
VR TYPE	Commercial
VR Type/Status	Commercial/Pending

LEY WAY
24800
24804
LOWER TRAIL
24840
460 ft
520 ft

24800 LOWER TRAIL,
CARMEL, CA 93923

✓

✕

APNFormat	009073032000
ADDRESS	24800 LOWER TRAIL, CARMEL, CA 93923
Assessors Parcel Number	009073032000
Owner/Operator Email	RLAU18@GMAIL.COM
Owner/Operator Name	LAU WEYMAN DAI COME & CHE YIM TRS
Planning Area	Carmel LUP
RECORD STATUS	APPLIED
VR TYPE	Commercial
VR Type/Status	Commercial/Pending

VALLEY WAY

24800

24804
LOWER TRL

C

C

**24763 UPPER TRAIL,
CARMEL, CA 93923**

APNFormat 009142006000

ADDRESS 24763 UPPER TRAIL,
CARMEL, CA 93923

Assessors Parcel
Number 009142006000

Owner/Operator
Email ROBERT@RJ-
CONSTRUCTION.NET

Owner/Operator
Name TRAN TO & AN
NGUYEN TRS

Planning Area Carmel LUP

RECORD STATUS INCOMPLETE

VR TYPE Commercial

VR Type/Status Commercial/Pending



**24673 UPPER TRAIL,
CARMEL, CA 93923**

APNFormat 009071005000

ADDRESS 24673 UPPER TRAIL,
CARMEL, CA 93923

Assessors Parcel
Number 009071005000

Owner/Operator
Email JS@COASTESTATE.NE
T

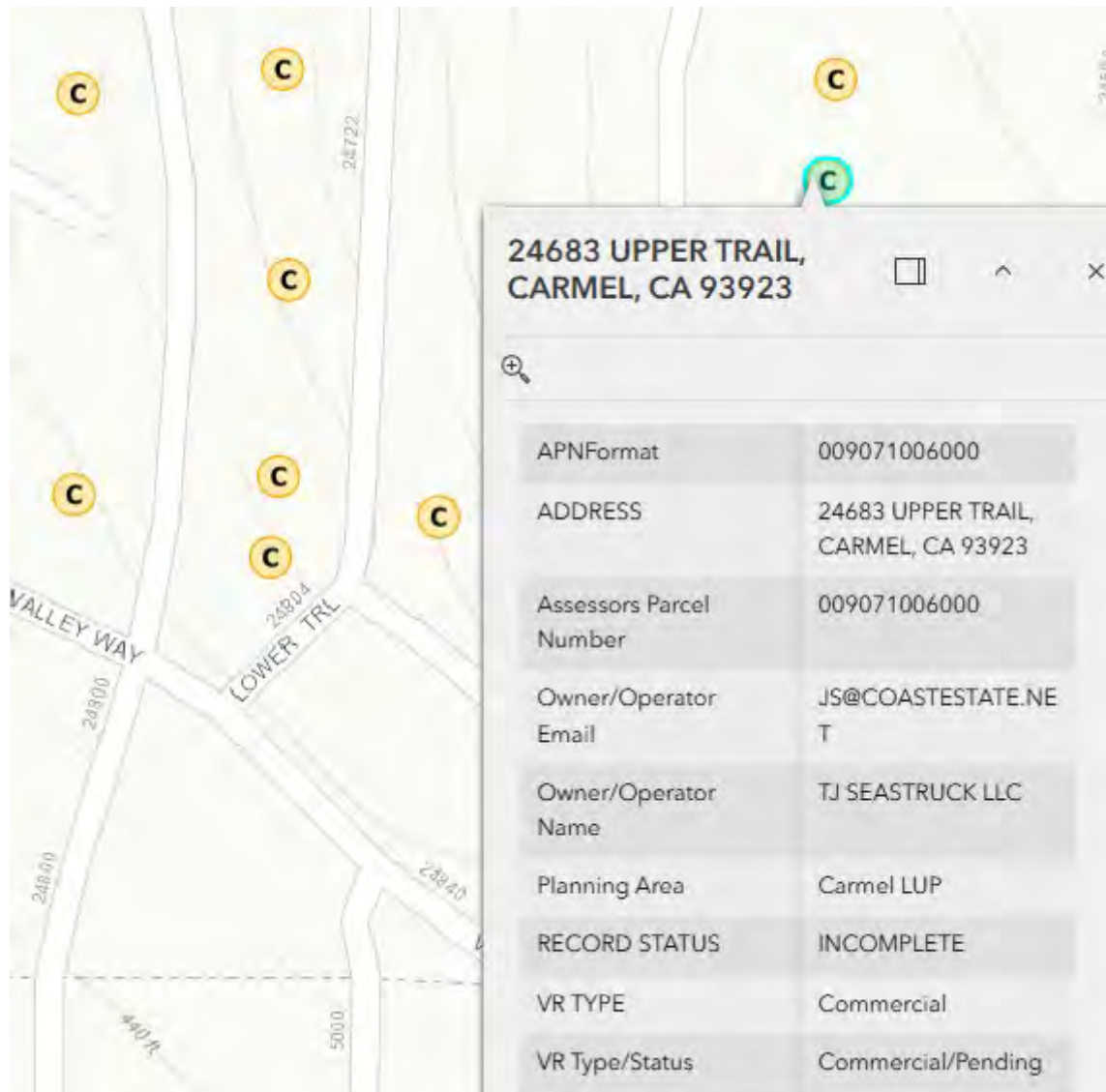
Owner/Operator
Name ROUSSET ANDREA
CHAN & ROBI

Planning Area Carmel LUP

RECORD STATUS APPLIED

VR TYPE Commercial

VR Type/Status Commercial/Pending



**24683 UPPER TRAIL,
CARMEL, CA 93923**

APNFormat 009071006000

ADDRESS 24683 UPPER TRAIL,
CARMEL, CA 93923

Assessors Parcel
Number 009071006000

Owner/Operator
Email JS@COASTESTATE.NE
T

Owner/Operator
Name TJ SEASTRUCK LLC

Planning Area Carmel LUP

RECORD STATUS INCOMPLETE

VR TYPE Commercial

VR Type/Status Commercial/Pending

< > 1 of 2

**24672 CABRILLO ST, CARMEL,
CA 93923**

Zoom to

APNFormat	009083004000
ADDRESS	24672 CABRILLO ST, CARMEL, CA 93923
Assessors Parcel Number	009083004000
Owner/Operator Email	STEVE@CCPROPERTYCARE .COM
Owner/Operator Name	LAWRENCE ROBERT M & TILDEN-LAWRENCE LEONA W
Planning Area	Carmel LUP

Exhibit C

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A detailed map of the Carmel Local Use Plan (LUP) area. The map shows a grid of streets including Dolores St, San Carlos St, Mission St, Junipero St, Alta Ave, Monte Ave, 1st Ave, 2nd Ave, 3rd Ave, 4th Ave, 5th Ave, 6th Ave, Ocean Ave, Santa Fe St, Santa Rita St, Guadalupe St, Carpenter St, Pico St, Rita St, Cabrillo St, Serra Ave, Camino del Monte, Handley Dr, Valley Way, Carmel Hills Dr, Flanders Dr, and Whitman Cir. A large green square marker is located on the map, surrounded by a dashed circle. The marker is situated near the intersection of Pico St and Rita St. The map also shows the Pescadero Canyon and the 17-Mile Dr. The title 'CARMEL LUP' is prominently displayed at the top left.

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Exhibit D

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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 # *24790 Lower Trail, Carmel CA 93923*
- ☐ Total number of bedrooms *5*
- ☐ Total number of onsite parking spaces (e.g. garage, driveway) *3*

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: **ICC# 0874217**

Date: **01/11/2026** **Charles J. Baker**

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

1441 Schilling Place

South 2nd Floor

Salinas, CA 93901

831-755-5025

Sitemap

Contact Us



Exhibit E

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Date: 5/5/2026

To: Monterey County Housing & Community Development / Permit Center

Re: Letter of Support for Short-Term Rental Permit at 24790 Lower Trail

To Whom It May Concern:

My name is Frank, and I reside at 24785 Lower Trail, which is located directly across the street from the property at 24790 Lower Trail. I am writing to formally express my support for the owners, Hsin-I Hsu and Chun-po (Jerry) Chang, in their application for a Short-Term Vacation Rental permit.

Since purchasing their home in 2023, Hsin-I and Jerry have been wonderful, communicative neighbors. It's obvious to us that they genuinely care for and respect the neighborhood and the people.

I am fully comfortable supporting their application because of how proactive and hands-on they are. They have already given me their direct cell phone numbers and made it clear that I can reach them 24/7 if any issues ever arise, and so far, there has not been a single issue. It brings great peace of mind knowing they are prioritizing the quiet nature of our street and are fully committed to following the county's regulations.

I have no objections to their property being utilized as a short-term rental under their direct management. I believe they are responsible owners who care deeply about Carmel, and I respectfully support the approval of their permit application.

Please feel free to contact me if you have any further questions.

Sincerely,

Frank Lawrie



5/5/2026

frank.lawrie@sbcglobal.net

(831)915-3336

Date: 5/6/2026

To: Monterey County Housing & Community Development / Permit Center

Re: Letter of Support for Short-Term Rental Permit at 24790 Lower Trail

To Whom It May Concern:

My family and I live just a short walk away on Upper Trail, and I am writing to express my complete support for Hsin-I Hsu and Chun-po (Jerry) Chang to operate a short-term rental at their home.

Getting to know Hsin-I, Jerry and their son this past year has been a joy. They are genuinely kind neighbors who care deeply about our street. Recently, they even opened their home to host our out-of-town family, which has been incredibly convenient and provided our relatives with a quiet, comfortable place to stay nearby. Additionally, they help to advertise my business and other local shops to their guests. It is wonderful to see them driving local economic growth and showing such a genuine investment in the people who live and work here.

As neighbors, we have had zero complaints or issues regarding their property or their guests. I know them to be highly reliable homeowners who take their responsibilities seriously. If anything ever needed attention, I am confident they would resolve it without delay.

They have my full backing for this permit. Please let me know if you need any additional information.

Sincerely,

Jessica Beauchamp



5/6/2026

soulrisinghealing@gmail.com

831-293-9542

Date: 5/6/2026

To: Monterey County Housing & Community Development / Permit Center

Re: Letter of Support for Short-Term Rental Permit at 24790 Lower Trail

To Whom It May Concern:

As the immediate next-door neighbor residing at 24800 Lower Trail, I am writing to express my full support for Hsin-I Hsu and Chun-po (Jerry) Chang's application for a Short-Term Vacation Rental permit at 24790 Lower Trail.

Since meeting Hsin-I and Jerry in 2024, they have been nothing but respectful, friendly, and communicative. They are great neighbors who actively care about the well-being of our street.

We have never had a single issue with them or their guests. They are highly responsible homeowners, and I know without a doubt that they would immediately address and correct any concerns if they were to come up.

Please feel free to contact me if you have any further questions.

Sincerely,

Ray Lau



5/6/2026

rlau18@gmail.com

(408)823-3819

Support for Application PLN260135 – Hsin-I Hsu & Jerry Chang

From Jenn Cesario <jenn@realcgroup.com>

Date Fri 7/10/2026 7:10 AM

To Benalcazar, Kyle <BenalcazarK@countyofmonterey.gov>

Cc 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Mr. Benalcazar,

I am writing in support of Application No. PLN260135 for Hsin-I Hsu and Jerry Chang, regarding their property at 24790 Lower Trail, Carmel, CA 93923, which is scheduled for the Zoning Administrator Hearing on August 13, 2026.

As both a longtime full-time Carmel resident and a local Realtor who is actively involved in our community, I have had the opportunity to know Hsin-I and Jerry personally. They are an exceptional family who genuinely values the character and integrity of Carmel and Monterey County.

Hsin-I and Jerry are responsible, conscientious homeowners who take excellent care of their property, respect their neighbors, and consistently strive to follow all applicable rules and regulations. They understand the importance of preserving the unique qualities of our community and have always demonstrated that commitment through their actions.

Most importantly, their long-term goal is to make Carmel their permanent home and raise their family here. Their property is not simply an investment—it represents their future in this community. The requested approval will allow them to responsibly maintain ownership of their home until their circumstances allow them to relocate to Carmel full-time.

I respectfully ask that you give favorable consideration to their application. I believe they exemplify the type of homeowners who contribute positively to our community, and I am confident they will continue to do so for many years to come.

Thank you for your time and consideration.

Sincerely,

Jennifer Cesario
The C Group
Longtime Full-Time Carmel Resident

From: [Amay Poria](#)
To: [Benalcazar, Kyle](#)
Cc: [293-zahearingcomments](#)
Subject: Letter of Support - Application PLN260135
Date: Sunday, July 26, 2026 5:33:10 PM

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Letter of Support for Short-Term Rental Permit at 24790 Lower Trail

To Whom It May Concern:

I'm Amay Poria, and I live at **24805 Lower Trail**, directly across from Hsin-I Hsu and Jerry Chang's property at **24790 Lower Trail**.

I am writing to support Hsin-I and Jerry's application for a Short-Term Vacation Rental Permit. They have always been friendly, thoughtful, and respectful neighbors, and my experience with them and their property has been entirely positive.

Hsin-I and Jerry genuinely care about our neighborhood and the peaceful character of our street. I trust them to manage their home responsibly and to make sure their guests are considerate of the people who live nearby. I also think it's lovely that visitors will have the opportunity to experience Carmel as part of a local neighborhood and enjoy this special area as much as I do.

I have no objection to their permit being granted and am very happy to support their application.

Please feel free to contact me if any additional information is needed.

Sincerely,
Amay Poria

Address:
24805 Lower Trail
Carmel, CA 93923
Telephone: 408-893-1207
Email: amay.poria8@gmail.com

--

Amay Poria
(408)-893-1207

From: [Mark Mammel MD](#)
To: [Benalcazar, Kyle](#)
Cc: zahearingcomments@countyofmonterey.go
Subject: Permit
Date: Saturday, August 1, 2026 7:15:54 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am writing this letter in support of the commercial short-term rental permit for Hsin-Hsu and Jerry Chang, 24790 Lower Trail, Carmel, CA 93923, Application No: PLN260135. I am writing as a Carmel resident. This property provides needed opportunity for visitors to our region who prefer a stay longer than a weekend and need a location with the amenities of a real home. The renters often return, and local neighbors have had no issues or problems. I encourage you to approve this permit, as well as the many others coming forward. Hotels are great, but in no way can provide the infrastructure for everyone wanting to visit here. Visitors support local business and rentals provide occupancy taxes to support our community.

Please do not hesitate to contact me if you have questions.

Sincerely,

Mark C Mammel, MD

Carmel resident

Mark C Mammel

From: [Fred Faltersack](#)
To: [Benalcazar, Kyle](#); [293-zahearingcomments](#)
Subject: Support for Hsin-I Hsu and Jerry Chang PLN 260135
Date: Sunday, August 2, 2026 8:09:49 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Zoning Administrator,

By way of this email I wish to show my support for the approval of the STR permit applicants Hsin-I Hsu and Jerry Chang.

I am a big proponent of Short Term Rentals providing additional options for families to enjoy access to the coastal regions of California.

My hope is that you approve this application.

Applicants: Hsin-I Hsu & Jerry Chang
Address: 24790 Lower Trail Carmel CA 93923
Application No: PLN260135
Zoning Administrator Hearing Date: August 13, 2026

Regards,
Fred Faltersack
fred@faltersack.com
(408) 666-1234

From: [Michael Moeller](#)
To: [293-zahearingcomments](#)
Subject: 24790 Lower Trail Commercial Vacation Rental Permit
Date: Monday, August 3, 2026 11:15:49 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

This property has been a source of noise and parking issues for years as we waited for a vacation rental ordinance. They have continued to rent after the ordinance was passed and enforcement began. This weekend was an example of what our neighborhood has had to put up with.

(1) No on site parking. Host was explaining to guest where to park at on the corner of Lower Trail and Upper Trail. Blocks the line of sight for residents as well as making emergency access difficult or impossible. Property has space for at least 11 people with all their vehicles, often at least 4 large SUVs, vans causing congestion.

(2) Hot tub has no safety barriers for child protection. Unknown as to permitting.

(3) Fire pits are not allowed. At 10:30 p.m. Sunday night fire pit was blazing with conversation noise.

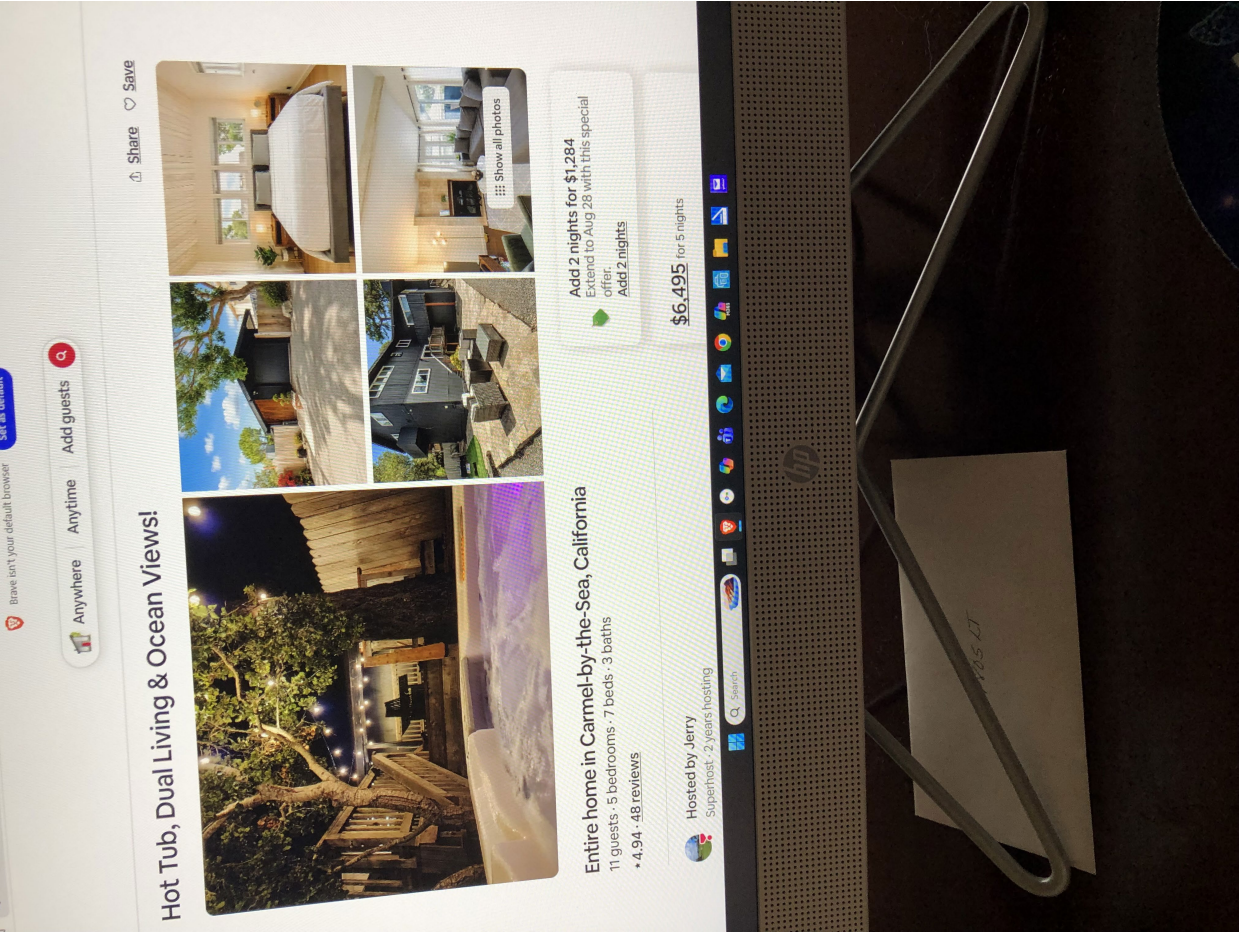
(4) Short term vacation rentals are disruptive to neighborhoods and should be limited to 4% and not within 300 feet of another STR.

Strongly recommend denying this permit. Please help us save our neighborhood.

Michael and Pat Moeller

From: Marilyn Francesco
To: 231-zahearingcomments
Subject: Project File no. PLN260135
Date: Wednesday, August 5, 2026 2:13:07 PM

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







24790 Lower Trail Commercial Vacation Rental Permit

Hello,
We have been residence of 24773 Upper Trail Carmel since 2013.

As far back as we remember, this property has been rented out. Recently, the property was sold and the new owners are continuing to rent the property on AIRBNB, accommodating up to 11 guests.

We have attached photos of the AIRBNB listing (definitely a "Party House") and the parking congestion this past weekend.

1. Often there is noise.
2. Frequently, there is parking congestion on both Lower Trail, in front of the property and at the corner of Upper and Lower Trail. As a result of the parking at the corner, the view is obstructed. This past weekend, I was almost in a "head on" collision because of the obstructed view. There is barely enough room for one car to pass. An emergency vehicle would definitely not be able to pass.
3. The hot tub out front does not have security or safety fencing.
4. There is a fire pit, according to the many reviews of the property by renters. This is surprising to me, as we are in a high fire danger area in Carmel Woods.
5. There is already a short term rental up the street from this property. Seems like this is in excess of the 4%, 300 feet rule, but we did not get out a measuring stick to check.

Basically, these property owners have been in violation for years and taking advantage of our neighborhood. They are not on location, should the fire pit go over or there be an accident because of the parking congestion.

We urge you not to grant these property owners a permit.

Unfortunately, we cannot attend the meeting next week.

We thank you in advance for your attention to our concerns.

Paul Askounis and Marilyn Francesco

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