

County of Monterey

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



Meeting Agenda - Final

Thursday, July 30, 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:

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

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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.

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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 09, 2026, County of Monterey Zoning Administrator Meeting Minutes.

Attachments: [Draft Minutes 07-09-26](#)

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.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Aerial Image and Surrounding Neighborhood](#)
 [Exhibit C - Vicinity Map](#)

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 Categorical Exempt pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2.

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

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 Categorical Exempt pursuant to CEQA Guidelines section 15304, and that there are no exceptions pursuant to Section 15300.2.

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

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.

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

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 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](#)

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.

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

OTHER MATTERS

ADJOURNMENT



County of Monterey

Item No.A

Board Report

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

Legistar File Number: MIN 26-045

July 30, 2026

Introduced: 7/16/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Minutes

Acceptance of July 09, 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 9, 2026

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

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

ROLL CALL

Mike Novo, Zoning Administrator

Kyler Asato, Environmental Health

Arlen Blanca and Bora Akkaya, Public Works

Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

Agenda item #1 – PLN260017, Agenda item #2 – PLN240357, and Agenda item #4 – PLN260080, which was distributed to Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

- A. Acceptance of June 25, 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. PLN260017 - SHEN YUAN

Public hearing to consider action on the demolition of a 4,252 square foot single family dwelling and the construction of a 6,651 square foot two-story single family dwelling with an attached 789 square foot garage; the construction of an 851 square foot accessory dwelling unit with an attached 264 square foot garage; associated site improvements including the removal of one (1) protected Coast live oak tree.

Project Location: 1651 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project qualifies for a Class 1 and 3 Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to Section 15300.2.

Taylor Price, Project Planner, presented the item.

Public Comment: Jun Sillano, agent

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow for the demolition of a 4,525 square foot single family

dwelling and construction of a 6,651 square foot two-story single family dwelling with an attached 789 square foot garage and associated site improvements; Coastal Administrative Permit and Design Approval to allow for the construction of an 861 square foot accessory dwelling unit with an attached 264 square foot garage; and Coastal Development Permit to allow the removal of one (1) protected Coast live oak tree. The Zoning Administrator included some non-substantive changes to the resolution.

2. PLN240357 - FREEMAN SHONE & JOSIE DOMINICA TRS

Public hearing to consider action on after-the-fact Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 23CE00459.

Project Location: 1047 Laurel 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.

Jade Mason, Project Planner, presented the item.

Public Comment: Shone Freeman, applicant; Dave Caneer; Jack Knutson; Lynn Anderson; Kathleen Lee; Robines Singh.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and approved an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer clear Code Enforcement Case 23CE00459. The Zoning Administrator added a condition that the operations plan (or by other means) state rules on fire pit regulations and included some non-substantive changes to the resolution.

3. PLN250329 - ALEXANDER JAMES M & CAROL A TRS

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

Project Location: 25691 N. Mesa Drive, Carmel

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

Marlene Garcia, Project Planner, presented the item.

Public Comment: James Alexander, applicant; Dave Caneer.

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 single family dwelling for transient lodging

for a period of 30 calendar days or fewer. The Zoning Administrator included some non-substantive changes to the resolution.

4. PLN260080 - SEABURST LLC

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

Project Location: 26200 Scenic Road, 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.

Jade Mason, Project Planner, presented the item.

Public Comment: Chris Gourlay, agent; Katie McAlister, property manager

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

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:39 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 26-079

July 30, 2026

Introduced: 7/21/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

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.

RECOMMENDATIONS

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

- a. Find the project Categorically Exempt per Section 15304 of the CEQA Guidelines, and none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve 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 attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Cooper Kehoe

Property Owner: BAUER EMILY YANG TR

APN: 008-023-003-000

Parcel Size: approximately 0.81 acres

Zoning: Medium Density Residential with a maximum gross density of 2 units per acre with a Building Site 6, Design Control Overlay, within the Coastal Zone and Resource Conservation in a Design Control zoning district overlay within the Coastal Zone or “MDR/2-B-6-D(CZ)/RC-D(CZ)”

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: N/A

Project Planner: Marlene Garcia, Assistant Planner

garciam19@countyofmonterey.gov; 831-755-5114

SUMMARY/DISCUSSION

The project site is located at 1062 Spyglass Woods Drive in Pebble Beach, within the Del Monte Forest Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow the assemblages of up to 150 people for an annual event during the “Monterey Car Week”, not to exceed 10 consecutive days. The event is an invitation-only consumer event spanning no more than 10 days. The project proposal comprises ongoing test drives, daytime hospitality, culinary experiences, and reception events. Onsite overnight accommodation is not offered with this application. The site is developed with an existing 4,303 square foot two-story single-family dwelling inclusive of 4 bedrooms upstairs and 4.5 bathrooms, a kitchen, a living room, and an attached garage, a 425 square foot detached guest house, and a 1,073 square foot detached ADU. Therefore, the project is an allowed land use for this site, subject to the granting of a Coastal Development Permit to allow Assemblages of people in a private home. Staff recommends the granting of this Coastal Development Permit, subject to a condition of approval that limits this permit’s term to two years (through July 30, 2028; therefore, only allowing three annual events). Should the permit be granted, this condition would allow for future extensions of the term limit to be considered by the appropriate authority, subject to supplemental review of the application and any potential changes in circumstances.

The property will retain its potable water through California American Water, and wastewater will be provided through the Carmel Area Wastewater District (CAWD). The property will retain its solid waste services with Waste Management, a waste management company.

Based on staff’s analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal Zoning Ordinance (Title 20).

Breakdown of Proposed Events

The project site is an existing single family dwelling located at 1062 Spyglass Woods Drive, within Pebble Beach. The assemblage(s) of people will not require or involve any construction or alteration to any of the on-site existing structures or increase in demand of existing public facilities (water and sewer) on an ongoing basis, as on-site portable restrooms will be provided for each event day. Should the facilities of the existing structure be utilized, the existing residence has adequate wastewater and water connections. The project was reviewed by HCD-Planning, the Pebble Beach Community Fire Protection Services District (PBC FPD), and the County of Monterey Sheriff’s Department for consistency, site suitability, and public health and safety concerns. No County department found inconsistencies or a risk to public health and/or safety. PBC FPD and Sheriff’s Department deemed the project complete without a recommendation for conditions, as the site is adequately developed and emergency access exists.

The applicant submitted a Special Event Questionnaire to host a similar series of Car Week events as proposed in this project in 2025. This event was processed under Special Event No. 25SE00170. In 2026, the applicant submitted the same request (26SE00132), demonstrating their intent to have ongoing assemblages of people during the annual car week special event. Hosting recurring public

events on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the subject Coastal Development Permit application was applied for consistent with the requirements of Title 20.

Under this application, the Applicant/Owner is proposing that the private residence host previews of new vehicles during Monterey Car Week (typically occurring early August). In 2026, this proposal would involve the residence being occupied from August 13 to August 16, 2026, with up to 150 people at the property at various times of the day. This 2026 event would support the preview of the new Maison BUGATTI vehicle. Typical events would have up to 30 guests, while the Saturday night event would have up to 150 people. No overnight accommodation is offered. Several events for the residence are proposed for the dates, such as extended test drives, culinary dinners, and reception events. For five days prior to and two days following the series of proposed events, the residence's event would be set up or broken down (vehicles taken on and off-site, residence cleaned, furniture and artwork removal or re-installation, load-in & out of equipment, etc.).

The proposed annual "Monterey Car Week" assemblage of people would consist of the following (see also Exhibit A.2):

- Average of 30 guests at a time during Thursday through Sunday and an average of 150 guests at a time Saturday evening:
- 50 reserved parking spaces at the Equestrian Center via PBC sponsorship.
- On-site catering for all guests provided by private catering companies.
- On-site executive restrooms (portable) for all guests.
- No on-site or street parking is allowed. Guests will utilize shuttles provided by the Pebble Beach Equestrian Center.
- Seven days of set up/break down. Four days of on-site events.
 - For August 2026, the following would occur:
 - Saturday (August 8): Access to house and walkthroughs (12pm-1pm), furniture and artwork removal (1pm-6pm), load-in (12pm-10pm)
 - Sunday - Tuesday (August 9-11): Load-in (8am-8pm)
 - Wednesday (August 12): Load-in finalization (8am-2pm), vehicle load-in (12pm-2pm), Bugatti walkthrough (4pm-5pm)
 - Thursday (August 13): Bugatti previews, appointments, tours (9am-7pm), cleaning (7pm-9pm)
 - Friday (August 14): Bugatti previews, appointments, tours (9am-7pm), cleaning (7pm-9pm)
 - Saturday (August 15): Bugatti previews, appointments, tours (9am-6pm), cocktail reception (7pm-10pm), cleaning (10pm-11pm)
 - Sunday (August 16): Bugatti previews, appointments, tours (9am-6pm), vehicle load-out (6pm-8pm)
 - Monday (August 17): Load-out and cleaning (8am-8pm)
 - Tuesday (August 18): Furniture and artwork installation (7am-12pm)

Staff has received no comments from the public regarding the proposed project and does not anticipate any impacts to the surrounding community, beyond those already experienced during the

existing golf events.

As conditioned, this permit would only be valid through July 30, 2029 (subject to a separate discretionary extensions and/or amendments) and therefore would only allow events to occur in early August of 2026 2027, and 2028. Events proposed to be held in 2027 and 2028 may have different event hosts or showcased vehicles (e.g., Bugatti in 2026) and therefore will be required to comply with a non-standard condition of approval that requires the Applicant/Owner to submit a Special Events Development Plan at least 60 days prior to commencement of the event. This Special Events Development Plan will be reviewed by County departments to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit and must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

Emergency Evacuation and Site Plan Safety

The subject property will have adequate emergency response times with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 2 minutes away, and the Community Hospital of the Monterey Peninsula (CHOMP) is 10-12 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and paramedic staff to provide emergency medical services, along with fire response services. An evacuation map is provided in the attached Operations Plan (Exhibit A.3). In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely. The secondary assembly area is located at the Golf Course tee box. After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determine that the property is safe and authorize re-entry.

Noise

The proposed assemblages of people 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. The event includes live music and audible noise but will be restricted to comply with the noise regulations, and event hours as outlined in the operations plan. As detailed in the attached operations plan, all live music will stop at 9pm. There will be 24/7 security guards to help enforce this requirement.

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. 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 are recorded as a deed restriction for the subject property. Pebble Beach Company has been notified and has agreed to allow the applicant to use such property and other facilities to support the event once a year, not exceeding 10 (ten) consecutive days.

Parking

Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate secure parking spaces in a lot at the Equestrian Center at Pebble Beach, located approximately one mile from the home, which will provide 50 parking spaces during the span of the events, from 8:00 am to 11:00 pm. Guests will use valet only service that will provide a drop-off and retrieval service from the subject property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people is similar to Recreational Enterprises use which requires 1 space/4 occupants capacity. As proposed, the fifty (50) parking spaces provided at the Equestrian Center will accommodate a maximum of 200 guests, plenty to accommodate the maximum expected 150 guests.

Solid Waste/Recycling, Food Preparation & Bathroom Facilities

Solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed special event. When food is prepared or sold during a public event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. This is a private event, and therefore no temporary food facility permit is required. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms may be provided to special event guests, there would be no public health risk if onsite utilities were utilized. In accordance with the newly adopted Monterey County Local Area Management Plan (LAMP), Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to, but no more than, 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15304. This exemption applies to the operation of existing private structures, involving minor temporary use of land having no permanent effects on the environment. The Applicant/Owner proposes to use a residential single-family dwelling for the assemblages of people on an annual basis. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site. No exceptions pursuant to Section 15300.2 apply.

OTHER AGENCY INVOLVEMENT

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

- HCD-Planning
- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- County of Monterey Sheriff's Department

Pebble Beach Community Fire Protection District

Prepared by: Marlene Garcia, Assistant Planner x5114

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 and Floor Plans
- Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Marlene Garcia, Planner; Jacquelyn M. Nickerson, Principal Planner; Bauer Emily Yang Tr, Property Owners; Cooper Kehoe, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); LandWatch (Executive Director); Planning File PLN260088.



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 26-079

July 30, 2026

Introduced: 7/21/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

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.

RECOMMENDATIONS

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

- a. Find the project Categorically Exempt per Section 15304 of the CEQA Guidelines, and none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve 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 attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Cooper Kehoe

Property Owner: BAUER EMILY YANG TR

APN: 008-023-003-000

Parcel Size: approximately 0.81 acres

Zoning: Medium Density Residential with a maximum gross density of 2 units per acre with a Building Site 6, Design Control Overlay, within the Coastal Zone and Resource Conservation in a Design Control zoning district overlay within the Coastal Zone or “MDR/2-B-6-D(CZ)/RC-D(CZ)”

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: N/A

Project Planner: Marlene Garcia, Assistant Planner

garciam19@countyofmonterey.gov; 831-755-5114

SUMMARY/DISCUSSION

The project site is located at 1062 Spyglass Woods Drive in Pebble Beach, within the Del Monte Forest Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow the assemblages of up to 150 people for an annual event during the “Monterey Car Week”, not to exceed 10 consecutive days. The event is an invitation-only consumer event spanning no more than 10 days. The project proposal comprises ongoing test drives, daytime hospitality, culinary experiences, and reception events. Onsite overnight accommodation is not offered with this application. The site is developed with an existing 4,303 square foot two-story single-family dwelling inclusive of 4 bedrooms upstairs and 4.5 bathrooms, a kitchen, a living room, and an attached garage, a 425 square foot detached guest house, and a 1,073 square foot detached ADU. Therefore, the project is an allowed land use for this site, subject to the granting of a Coastal Development Permit to allow Assemblages of people in a private home. Staff recommends the granting of this Coastal Development Permit, subject to a condition of approval that limits this permit’s term to two years (through July 30, 2028; therefore, only allowing three annual events). Should the permit be granted, this condition would allow for future extensions of the term limit to be considered by the appropriate authority, subject to supplemental review of the application and any potential changes in circumstances.

The property will retain its potable water through California American Water, and wastewater will be provided through the Carmel Area Wastewater District (CAWD). The property will retain its solid waste services with Waste Management, a waste management company.

Based on staff’s analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal Zoning Ordinance (Title 20).

Breakdown of Proposed Events

The project site is an existing single family dwelling located at 1062 Spyglass Woods Drive, within Pebble Beach. The assemblage(s) of people will not require or involve any construction or alteration to any of the on-site existing structures or increase in demand of existing public facilities (water and sewer) on an ongoing basis, as on-site portable restrooms will be provided for each event day. Should the facilities of the existing structure be utilized, the existing residence has adequate wastewater and water connections. The project was reviewed by HCD-Planning, the Pebble Beach Community Fire Protection Services District (PBC FPD), and the County of Monterey Sheriff’s Department for consistency, site suitability, and public health and safety concerns. No County department found inconsistencies or a risk to public health and/or safety. PBC FPD and Sheriff’s Department deemed the project complete without a recommendation for conditions, as the site is adequately developed and emergency access exists.

The applicant submitted a Special Event Questionnaire to host a similar series of Car Week events as proposed in this project in 2025. This event was processed under Special Event No. 25SE00170. In 2026, the applicant submitted the same request (26SE00132), demonstrating their intent to have ongoing assemblages of people during the annual car week special event. Hosting recurring public

events on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the subject Coastal Development Permit application was applied for consistent with the requirements of Title 20.

Under this application, the Applicant/Owner is proposing that the private residence host previews of new vehicles during Monterey Car Week (typically occurring early August). In 2026, this proposal would involve the residence being occupied from August 13 to August 16, 2026, with up to 150 people at the property at various times of the day. This 2026 event would support the preview of the new Maison BUGATTI vehicle. Typical events would have up to 30 guests, while the Saturday night event would have up to 150 people. No overnight accommodation is offered. Several events for the residence are proposed for the dates, such as extended test drives, culinary dinners, and reception events. For five days prior to and two days following the series of proposed events, the residence's event would be set up or broken down (vehicles taken on and off-site, residence cleaned, furniture and artwork removal or re-installation, load-in & out of equipment, etc.).

The proposed annual "Monterey Car Week" assemblage of people would consist of the following (see also Exhibit A.2):

- Average of 30 guests at a time during Thursday through Sunday and an average of 150 guests at a time Saturday evening:
- 50 reserved parking spaces at the Equestrian Center via PBC sponsorship.
- On-site catering for all guests provided by private catering companies.
- On-site executive restrooms (portable) for all guests.
- No on-site or street parking is allowed. Guests will utilize shuttles provided by the Pebble Beach Equestrian Center.
- Seven days of set up/break down. Four days of on-site events.
 - For August 2026, the following would occur:
 - Saturday (August 8): Access to house and walkthroughs (12pm-1pm), furniture and artwork removal (1pm-6pm), load-in (12pm-10pm)
 - Sunday - Tuesday (August 9-11): Load-in (8am-8pm)
 - Wednesday (August 12): Load-in finalization (8am-2pm), vehicle load-in (12pm-2pm), Bugatti walkthrough (4pm-5pm)
 - Thursday (August 13): Bugatti previews, appointments, tours (9am-7pm), cleaning (7pm-9pm)
 - Friday (August 14): Bugatti previews, appointments, tours (9am-7pm), cleaning (7pm-9pm)
 - Saturday (August 15): Bugatti previews, appointments, tours (9am-6pm), cocktail reception (7pm-10pm), cleaning (10pm-11pm)
 - Sunday (August 16): Bugatti previews, appointments, tours (9am-6pm), vehicle load-out (6pm-8pm)
 - Monday (August 17): Load-out and cleaning (8am-8pm)
 - Tuesday (August 18): Furniture and artwork installation (7am-12pm)

Staff has received no comments from the public regarding the proposed project and does not anticipate any impacts to the surrounding community, beyond those already experienced during the

existing golf events.

As conditioned, this permit would only be valid through July 30, 2029 (subject to a separate discretionary extensions and/or amendments) and therefore would only allow events to occur in early August of 2026 2027, and 2028. Events proposed to be held in 2027 and 2028 may have different event hosts or showcased vehicles (e.g., Bugatti in 2026) and therefore will be required to comply with a non-standard condition of approval that requires the Applicant/Owner to submit a Special Events Development Plan at least 60 days prior to commencement of the event. This Special Events Development Plan will be reviewed by County departments to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit and must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

Emergency Evacuation and Site Plan Safety

The subject property will have adequate emergency response times with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 2 minutes away, and the Community Hospital of the Monterey Peninsula (CHOMP) is 10-12 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and paramedic staff to provide emergency medical services, along with fire response services. An evacuation map is provided in the attached Operations Plan (Exhibit A.3). In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely. The secondary assembly area is located at the Golf Course tee box. After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determine that the property is safe and authorize re-entry.

Noise

The proposed assemblages of people 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. The event includes live music and audible noise but will be restricted to comply with the noise regulations, and event hours as outlined in the operations plan. As detailed in the attached operations plan, all live music will stop at 9pm. There will be 24/7 security guards to help enforce this requirement.

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. 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 are recorded as a deed restriction for the subject property. Pebble Beach Company has been notified and has agreed to allow the applicant to use such property and other facilities to support the event once a year, not exceeding 10 (ten) consecutive days.

Parking

Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate secure parking spaces in a lot at the Equestrian Center at Pebble Beach, located approximately one mile from the home, which will provide 50 parking spaces during the span of the events, from 8:00 am to 11:00 pm. Guests will use valet only service that will provide a drop-off and retrieval service from the subject property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people is similar to Recreational Enterprises use which requires 1 space/4 occupants capacity. As proposed, the fifty (50) parking spaces provided at the Equestrian Center will accommodate a maximum of 200 guests, plenty to accommodate the maximum expected 150 guests.

Solid Waste/Recycling, Food Preparation & Bathroom Facilities

Solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed special event. When food is prepared or sold during a public event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. This is a private event, and therefore no temporary food facility permit is required. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms may be provided to special event guests, there would be no public health risk if onsite utilities were utilized. In accordance with the newly adopted Monterey County Local Area Management Plan (LAMP), Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to, but no more than, 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15304. This exemption applies to the operation of existing private structures, involving minor temporary use of land having no permanent effects on the environment. The Applicant/Owner proposes to use a residential single-family dwelling for the assemblages of people on an annual basis. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site. No exceptions pursuant to Section 15300.2 apply.

OTHER AGENCY INVOLVEMENT

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

- HCD-Planning
- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- County of Monterey Sheriff's Department

Pebble Beach Community Fire Protection District

Prepared by: Marlene Garcia, Assistant Planner x5114

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 and Floor Plans
- Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Marlene Garcia, Planner; Jacquelyn M. Nickerson, Principal Planner; Bauer Emily Yang Tr, Property Owners; Cooper Kehoe, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); LandWatch (Executive Director); Planning File PLN260088.

Exhibit A

**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:

BAUER EMILY YANG TR (PLN260088)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding the project Categorically Exempt per Section 15304 of the CEQA Guidelines, and none of the exceptions from Section 15300.2 apply to the project; and
- 2) Approving 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.

[PLN260088, BAUER EMILY YANG TR, 1062
Spyglass Woods, Pebble Beach, (APN: 008-023-
003-000), Del Monte Forest Land Use Plan, Coastal
Zone]

The BAUER EMILY YANG TR application (PLN260088) came on for a public hearing before the County of Monterey Zoning Administrator on July 30, 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); 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 1062 Spyglass Woods Drive in Pebble Beach subject to the Del Monte Forest Land Use Plan, Coastal Zone. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow Assemblages of People for an annual special event during Monterey Car Week, an invitation-only consumer event space spanning several days. Events would include ongoing test drives, daytime hospitality, culinary experiences, and reception/cocktail events. On-site overnight accommodation is not offered, nor authorized with this Coastal Development Permit. The site is developed with an existing 4,303 square foot two-story single-family dwelling inclusive of 4 bedrooms upstairs and 4.5 bathrooms, a kitchen, a living room, and attached garage; a 425 square foot detached guest house; and a 1,073 square foot detached ADU. As conditioned, the car week special events will occur for multiple days (no more than consecutive 10 days) on an annual basis for three years (2026, 2027, 2028). Car week typically occurs during early to mid-August. For 2026, the residence will be occupied from August 13 to August 16 by an estimated 30-150 people at the property at various times of the day. The Applicant/Owner is proposing that the private residence host private previews of a new vehicle (Maison BUGATTI). Future annual events may feature different vehicles or have different event hosts but will not exceed 150 persons, 10 consecutive days, or include overnight accommodations. A condition has been applied to require that the Applicant/Owner submit a Special Events Development Plan at least 60 days prior to the commencement of future annual events. A Special Events Development Plan (Special Events Questionnaire) was submitted for 2026 annual event and is incorporated by reference. The future Special Events Development Plans for 2027 and 2028 events will be reviewed by County departments and the Special Events Task Force to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit. The Special Events Development Plan must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.
- c) Allowed Use. The property is located at 1062 Spyglass Woods Drive, Pebble Beach, within the Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-023-003-000). The subject parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acre with a Building Site 6, Design Control Overlay, within the Coastal Zone and Resource Conservation in a Design Control zoning district overlay within the Coastal Zone or "MDR/2-B-6-D(CZ)/ RC-D(CZ)". Hosting recurring public events (including invite-only), also known as Assemblages of People, on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.12.050.R. Therefore, the proposed use is allowed.
- d) Lot Legality. The subject property (0.26 acres in size), APN: 008-023-003-000, is identified as Lot 3, "tract No. 1534, Del Monte Forest Plan - Spyglass 3" filed March 16, 2018, in Volume 24, Maps of "Cities &

Towns”, Page 56. 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) Noise. The proposed assemblages of people use 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. The event includes live music and audible noise but will be restricted to comply with the noise regulations and event hours as outlined in the operations plan. All live music will stop at 9 PM consistent with County requirements. 24/7 security will be on-site to enforce this and other safety measures.
- g) Emergency Evacuation and Site Plan Safety. The subject property will have adequate emergency response times with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 2 minutes away and the Community Hospital of the Monterey Peninsula (CHOMP) is 10-12 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services. See Finding No. 3, Evidence “g”.
- h) Permit Expiration. Condition No. 6 applies a 3-year expiration to the granting this Coastal Development Permit. This allows for the hosting of three annual events (August 2026, 2027, 2028). Should the Applicant wish to extend the term of this Coastal Development Permit, an Extension shall be filed in accordance with Title 20 section 20.70.110. Should changes in use be proposed, or changes in circumstances occur (including but not limited to public opposition), an Amendment shall be filed Amendment shall be filed in accordance with Title 20 Section 20.70.105. The purpose of the term limit condition is to provide adequate ongoing review of the use to assure that the nature of the area has not changed sufficiently to cause the use to be detrimental to the area, and to review the conditions of this Coastal Development Permit to determine its continuing adequacy.
- i) Access and Parking. The property is accessed through Spyglass Woods Drive, a private road, to the residence’s driveway on the property. Therefore, the application is subject to requirements outlined in Title 16, Chapter 16.80. No comments or objections have been received, and no further documentation or condition is required of the applicant. Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate secure parking spaces in a lot at the Equestrian Center at Pebble Beach, located approximately one mile from the home, which will provide 50 parking spaces during the span of the

events, from 8:00 am to 11:00 pm. Guests will use a valet-only service that will provide a drop-off and retrieval service from the subject property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people are similar to Recreational Enterprises use, which requires 1 space/4 occupants capacity. As proposed, the fifty (50) parking spaces provided at the Equestrian Center will accommodate a maximum of 200 guests, plenty to accommodate the maximum expected 150 guests.

- j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260088.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, County of Monterey Sheriff's Department and the Pebble Beach Community Fire Protection District. 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 PLN260088.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, County of Monterey Sheriff's Department and the Pebble Beach Community Fire Protection District. 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 access through Spyglass Woods Drive, through an existing driveway. No alterations to the driveway or access are required for the use.
 - 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 Carmel Area Wastewater District (CAWD).

- e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management. The proposed use is for assemblages of people, and development of permanent public facilities is not required for the proposed use on the existing residentially zoned property. A solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed annual special event. When food is prepared or sold during an event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms will be provided to special event guests, there would be no public health risk if onsite utilities were utilized. In accordance with Monterey County LAMP, Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.
- f) Sufficient access & parking for the events will be provided and managed by Pebble Beach Security staff. There is no on-site parking. However, guests will be able to park off-site at the Pebble Beach Equestrian Center and be shuttled to the site. The project has been conditioned to ensure that a parking management plan is provided to the Monterey County Special Events Task Force and Public Works for review and approval when there are multiple large events taking place concurrently and using the same parking facilities.
- g) The project provides an emergency vehicle access route and an evacuation route for each proposed scenario as shown in the attached plans. In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely. The secondary assembly area is located at the Golf Course tee box. After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determine that the property is safe and authorize re-entry. A condition has been applied to the project to ensure each annual event is reviewed by HCD-Planning staff to ensure it complies with the attached operations plan and is consistent with required regulations.
- h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260088.

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 are 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 PLN260088.

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 15304 Categorically Exempts the minor temporary use of land having no permanent effects on the environment. Examples of this include carnivals, sales of Christmas trees, etc. (Section 15304(e)).
 - b) The project proposed to allow the use of an existing single-family dwelling located in a residentially zoned neighborhood to allow Assemblages of People for an annual special event lasting no more than 10 days during Monterey Car Week. On-site overnight accommodation is not proposed. 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) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
 - e) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 2.3 miles east of the property (6-7 minutes). However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
 - f) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code. There are no mapped or listed sensitive resources or habitats on-site. Further, there are no historical (cultural or structural) resources on-site.
 - g) 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 PLN260088.

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

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Del Monte Forest, Figure 8, 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 PLN260088.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the 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 the 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 qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304, and there are no exceptions pursuant to Section 15300.2; and
2. Approve 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.

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 30th day of July 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 as outlined above.

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County of Monterey HCD Planning

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

PLN260088

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260088) allows assemblages of people (maximum of 150 guests) for no more than 10 days per calendar year per event to occur during the Monterey Car Week. The project involves no construction or changes to the existing structures. The property is located at 1062 Spyglass Woods Drive, Pebble Beach (Assessor's Parcel Number 008-023-003-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by County of Monterey Zoning Administrator for Assessor's Parcel Number 008-023-003-000 on July 30, 2026. The permit was granted subject to 6 conditions of approval. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

4. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

5. PDSP001(NON-STANDARD) - SPECIAL EVENT DEVELOPMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit annually, a Special Events Development Plan at least 60 days prior to commencement of the event to RMA -Planning for inter-agency review and approval. The Special Events Development Plan shall include specific information of the event to demonstrate compliance with the Coastal Development Permit including but not limited to:

1) Traffic & Parking Management Plan. This Plan will include logistics for management of site access and on-site parking, attendance shuttle program, and any proposed parking and/or vehicle prohibitions. Implementation of this plan should reduce the volume of vehicles traveling to the site and minimize the number of vehicles queuing into the private road from Aguajito Road/Highway 1.

2) Schedule of Events. The Schedule will be reviewed by all applicable agencies. It must adhere to the events allowed outlined in the Operations Plan.

3) Number of attendees (including staff, vendors and participants). HCD-Planning will review the proposed number of attendees to ensure it complies with the maximum number allowed per the Operations Plan.

4) Event Layout Plan. The event layout plan will be reviewed by all applicable agencies. All proposed temporary facilities must be shown and details of all proposed temporary facilities such as restrooms must be provided.

5) Live Music & Audible Noise Program/Schedule. HCD-Planning will review the program/schedule to ensure compliance with the allowed times per the Operations Plan and with Chapter 10.60 – Noise Control of the Monterey County Code. Program/schedule must comply with the required noise decibels outlined in County Code regardless of event schedule.

6) Emergency Evacuation Plan. HCD-Engineering Services, Fire Department and County Sheriff's Office will review the proposed plan.

7) A list of issues that arose from past events and how these issues will be addressed/resolved for the current event (if applicable). All applicable agencies will review the listed issues and the proposed recommendations for resolution.

8) A Lighting Plan. The lighting plan will be reviewed by HCD-Planning.

9) A Signage Plan. All applicable agencies will review the proposed event signage plan.

10) Solid waste & recycling management plan. A plan is required to be submitted to Environmental Health Bureau (EHB) for each proposed special event.

The Special Event Development Plan will be sent to the County of Monterey Special Events Task Force for their review and discussed at a Special Events Task Force Meeting before the commencement of the event.

Compliance or Monitoring Action to be Performed: At least 60 days prior to the commencement of the event, the applicant shall submit a Special Events Development Plan to HCD-Planning for inter-agency review.

Prior to commencement of the event, the Special Events Development Plan must be approved from the applicable reviewing agencies. If the special event occurs without an approved Special Events Development Plan, the event will be in non-compliance with the Coastal Development Permit and may result in modification or revocation of this permit and subsequent code enforcement and/or legal action.

6. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit is valid for three years from the granting date. The owner/operator may file an application for extension of the permit in accordance with the Monterey County Code Title 20 Section 20.70.110. Should there be substantive project changes and/or public comments, the owner/operator shall file an application for an amendment of the permit in accordance with the Monterey County Code Title 20 Section 20.70.105.

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 Chief of Planning. Any request for an extension or amendment must be received by HCD-Planning at least 30 days prior to the expiration date.

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MAISON BUGATTI MONTEREY CAR WEEK 2026

BUGATTI

24.06.

26

41

MAISON BUGATTI
ACTIVATION OVERVIEW

WHAT Customer hosting and private previews of a new vehicle in a private home (Maison BUGATTI). No overnight accommodations offered.

WHERE 1062 Spyglass Woods Drive, Pebble Beach, CA 93953

WHEN Thursday, August 13 — Sunday, August 16

GUESTS Thursday-Sunday average: 30 guests at a time | Saturday evening average: 150 guests

SECURITY 4-5 security guards on premise 24/7

ACCESS
Daytime: valet (parking at Pebble Beach Equestrian Center) / Saturday evening: parking at Pebble Beach Equestrian Center with shuttle to house
50 spots reserved at Equestrian Center via PBC sponsorship

ENTERTAINMENT DJ or live musician during Saturday evening cocktail reception / music through speakers during daytime.

EB All music will cease by 9:00 pm

MAISON BUGATTI PARKING



Sean Jacobs <SJacobs@pebblebeachconcou

To ● Tupi, Sarah

Cc ○ Sean Jacobs



Reply



Reply All



Forward



Thu 4/2/2026 4:28 PM



Internal



You replied to this message on 4/23/2026 1:15 PM.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Sarah,

Thank you for the follow-up and for sharing the details of the private home—this is very helpful as we assess traffic flow and guest access.

Regarding parking, we have a secure lot available at the **Equestrian** Center at Pebble Beach, located approximately one mile from the home (about a 3–5 minute drive or shuttle ride). We're able to reserve 50 spaces in this lot for Bugatti for the week.

H. Parking. PBC will provide Sponsor with fifty (50) general parking passes in an assigned lot for use from Tuesday, August 11 through Sunday, August 16. PBC shall issue all parking passes directly to Sponsor.

MAISON BUGATTI
 SCHEDULE AS OF 5/21/26

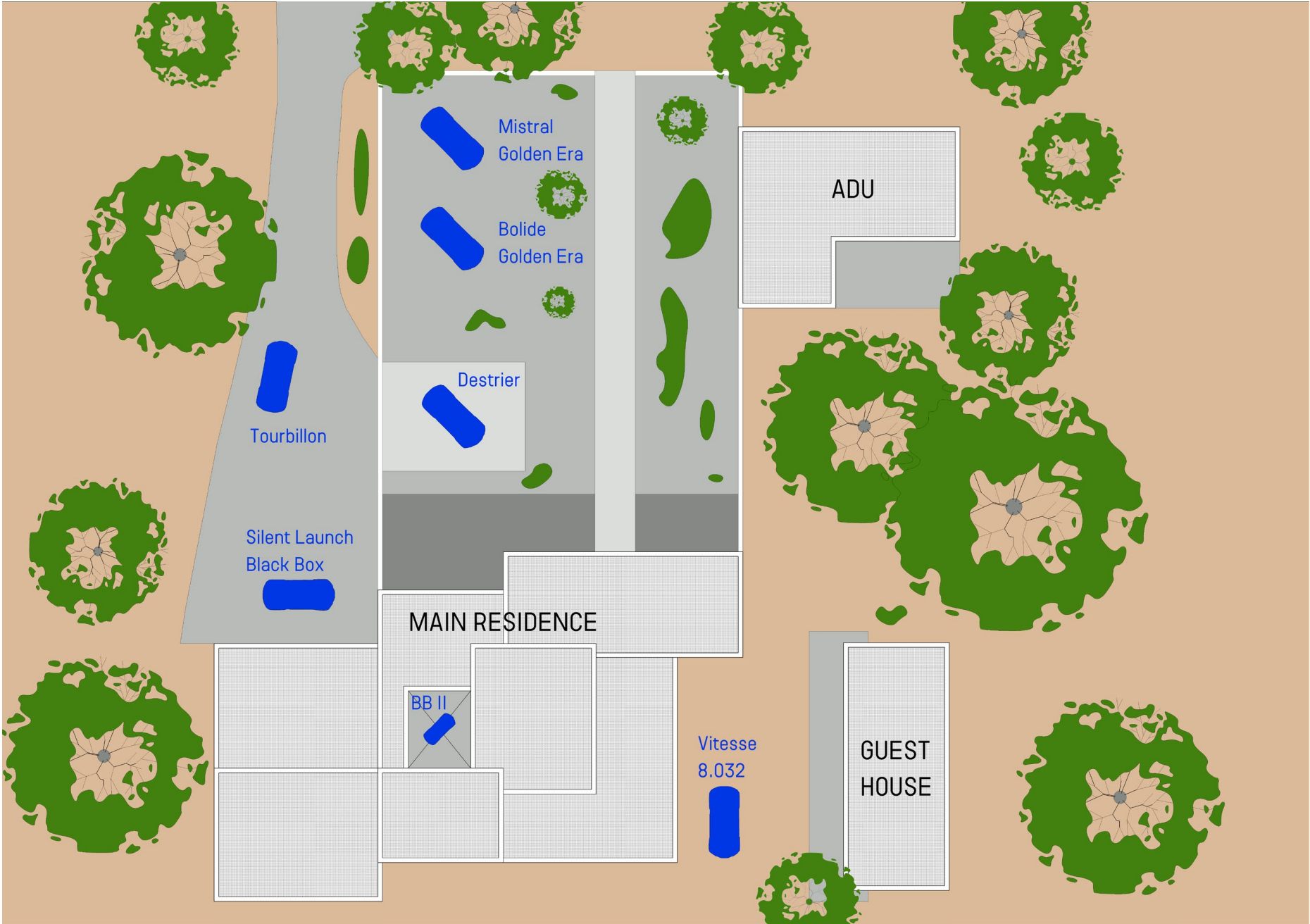
SATURDAY, AUGUST 8	SUNDAY, AUGUST 9	MONDAY, AUGUST 10	TUESDAY, AUGUST 11	WEDNESDAY, AUGUST 12	THURSDAY, AUGUST 13	FRIDAY, AUGUST 14	SATURDAY, AUGUST 15	SUNDAY, AUGUST 16	MONDAY, AUGUST 17	TUESDAY, AUGUST 18
Access to the house & walkthrough 12:00 pm — 1:00 pm Furniture & artwork removal 1:00 pm — 6:00 pm Load in 12:00 pm — 10:00 pm	Load in 8:00 am — 8:00 pm	Load in 8:00 am — 8:00 pm	Load in 8:00 am — 8:00 pm	Load in finalization 8:00 am — 2:00 pm Vehicle load in (4x) 12:00 pm — 2:00 pm BUGATTI walkthrough & approval 4:00 pm — 5:00 pm	Maison BUGATTI customer hospitality & Silent Launch appointments 9:00 am — 6:00 pm Post-Petit Tour gathering 5:00 pm — 7:00 pm Cleaning 7:00 pm — 9:00 pm	Maison BUGATTI customer hospitality & Silent Launch appointments 9:00 am — 6:00 pm Private meeting 10:00 am — 1:00 pm Cleaning 7:00 pm — 9:00 pm	Maison BUGATTI customer hospitality & Silent Launch appointments 9:00 am — 6:00 pm Annual cocktail reception 7:00 pm — 10:00 pm Cleaning 10:00 pm — 11:00 pm	Cleaning 7:00 am — 8:30 am Maison BUGATTI customer hospitality & Silent Launch appointments 9:00 am — 6:00 pm Vehicle load out (4x) 6:00 pm — 8:00 pm	Load out incl. cleaning 8:00 am — 8:00 pm	Furniture & artwork installation / final cleaning 7:00 am — 12:00 pm Property handover & walkthrough 12:00 pm



MAISON BUGATTI
FLOORPLAN

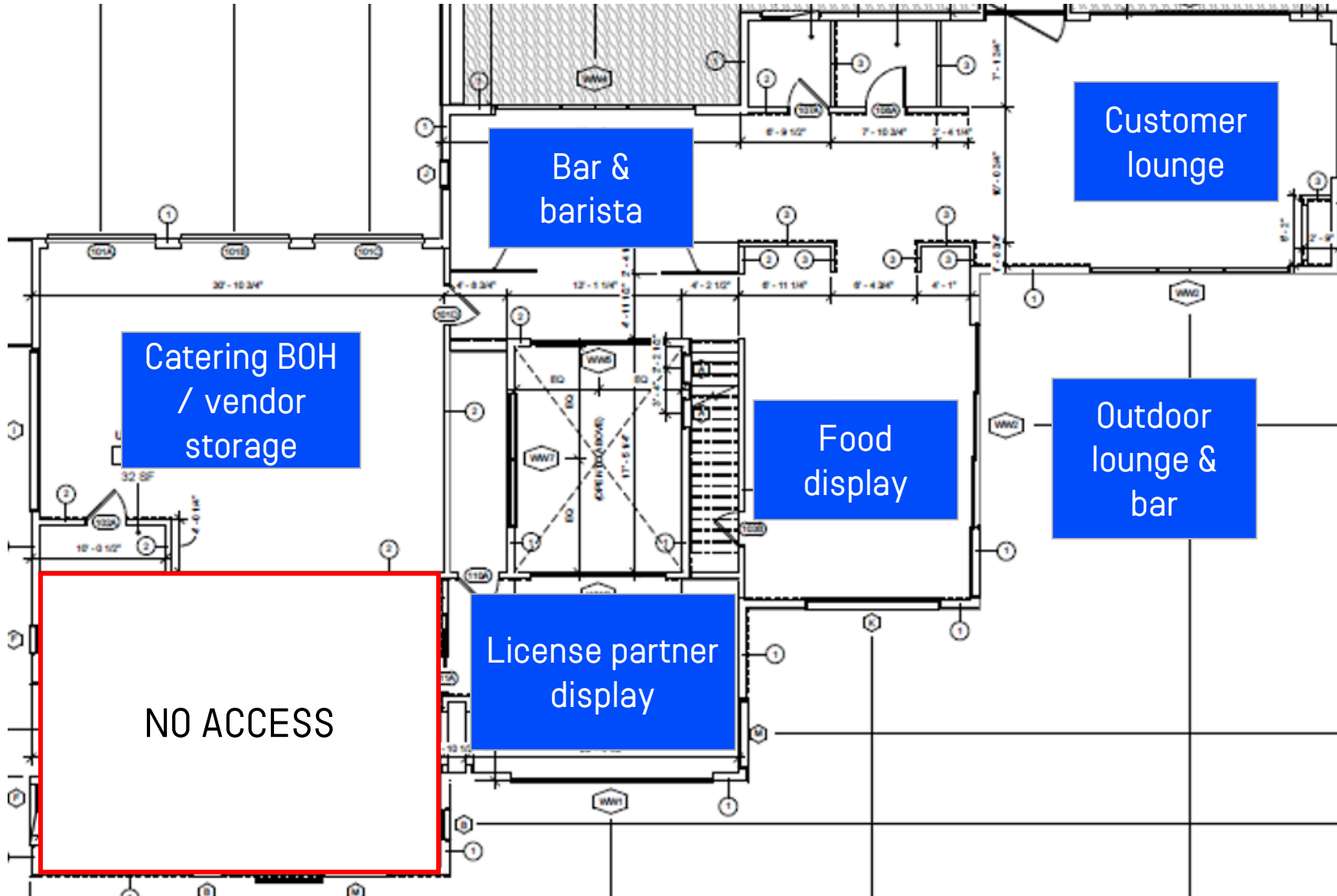
NOTE: Car position TBC
based on landscaping;
all cars will be on
platforms

Guest check-in outside
front courtyard entrance



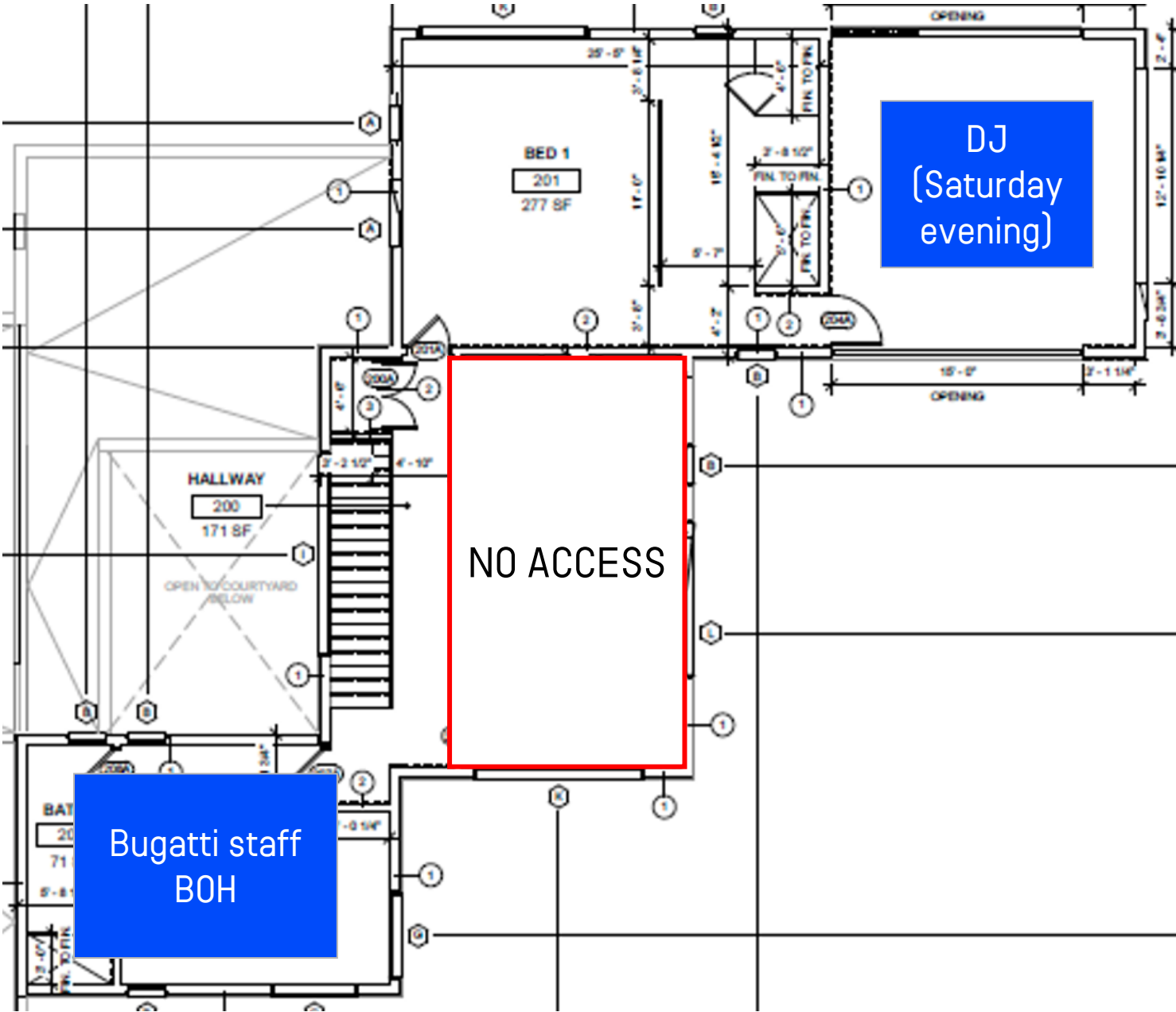
MAISON BUGATTI

FLOORPLAN



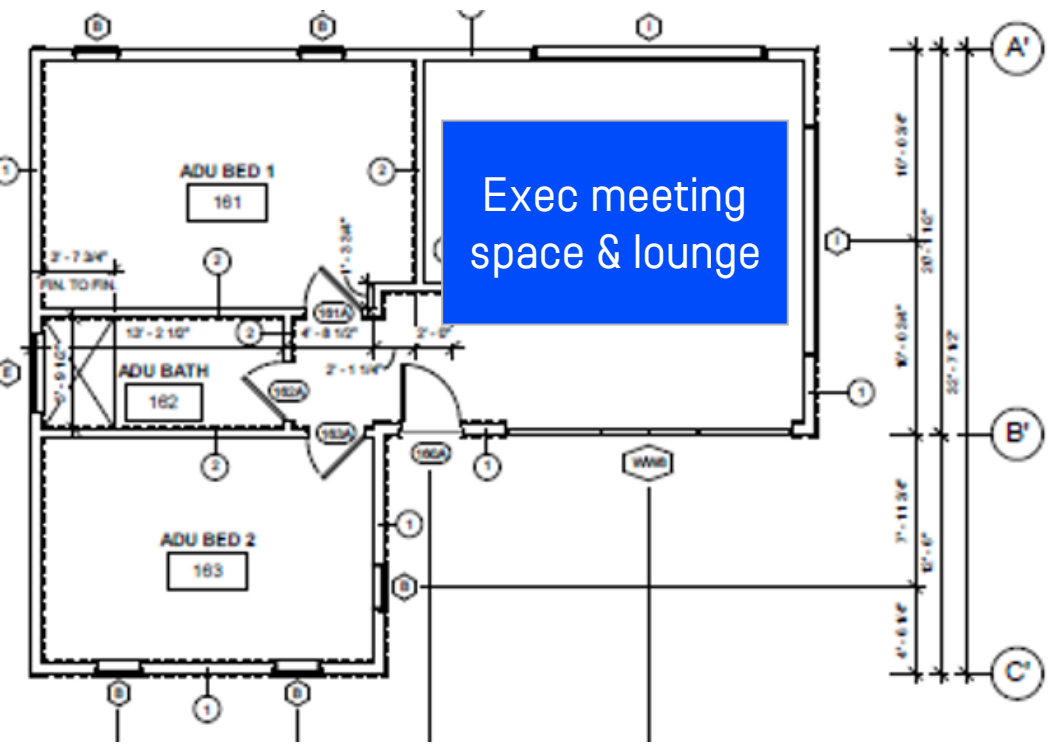
MAISON BUGATTI
FLOORPLAN

Note: no guest
access to upstairs

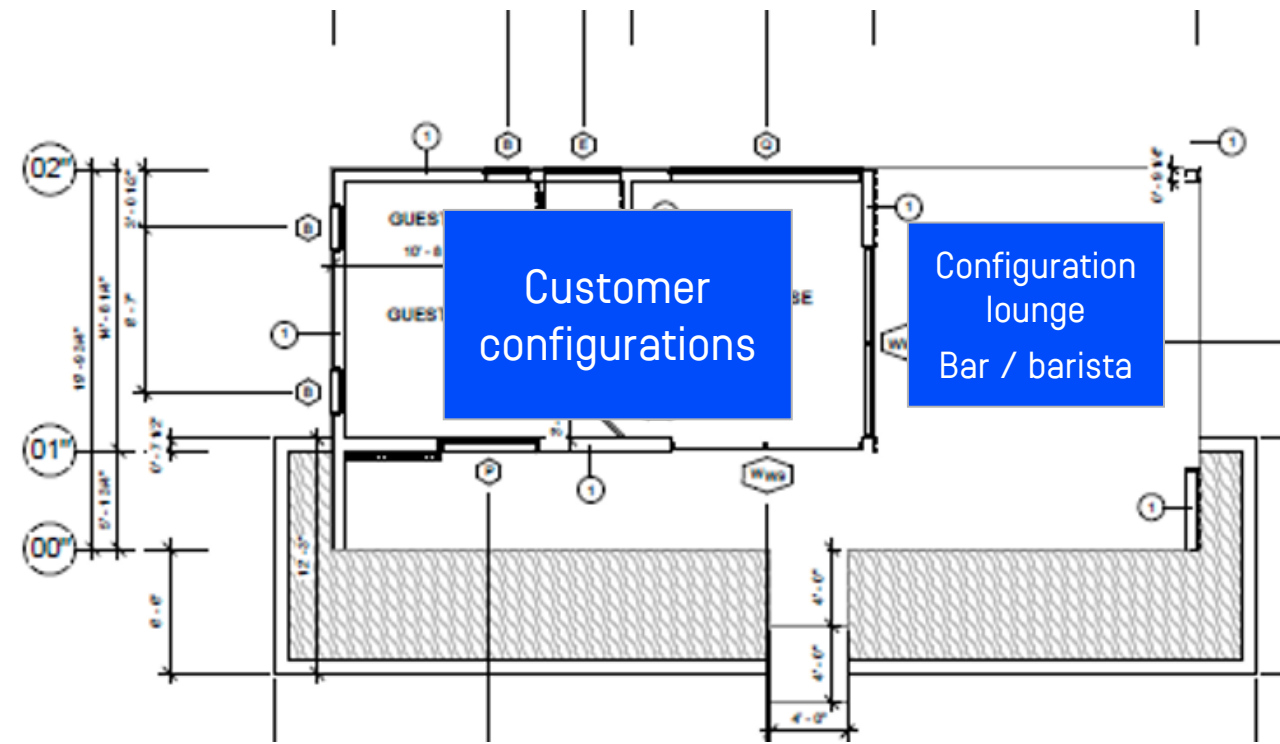


MAISON BUGATTI
FLOORPLAN

ADU



TEA HOUSE



1062 Spyglass Woods Property Attendance & Safety Summary

Property / Address	1062 Spyglass Woods Dr.
Date / Event	Event days will be August 13 - Aug 16, 2026
Proposed Attendance	Thursday-Sunday average: 30 guests at a time Saturday evening average: 150 guests
Prepared By	BUGATTI of the Americas

1. Site Capacity

The property's usable areas can accommodate the proposed attendance of 150 people. Guest areas include the entry courtyard, first-floor living and kitchen area (with full sliding doors to the back courtyard for easy egress and ingress), back courtyard, guest house, and ADU.

Areas not used by guests include upstairs bedrooms and bathrooms, the master bedroom, and the bathroom.

2. Circulation & Access

Guests will enter and exit primarily through the entry courtyard double doors, circled in red. Additional access points may include the top-of-driveway viewing platform area and the side ADU access. Walkways, gates, and primary routes will remain open and unobstructed at all times. Staff will be positioned as needed to direct guests and prevent crowding.



3. Emergency Access

Emergency vehicle access will remain available through the driveway, street, and side fire road on the right side of the property, noted in the picture with green arrows. This dirt path reaches the back of the house, and the trees have been cleared to maintain access.

No vehicles, tables, tents, or equipment will block emergency routes at any time. The site contacts during the event are Sarah Tupi and Brad Hackleman. Phone numbers can be provided if necessary.



4. Safety Measures

Safety measures include staffing, lighting, signage, barriers, first aid, fire extinguishers, and security (3-4). Any restricted or unsafe areas will be marked or blocked off.

5. Shuttle/ Parking / Drop-Off

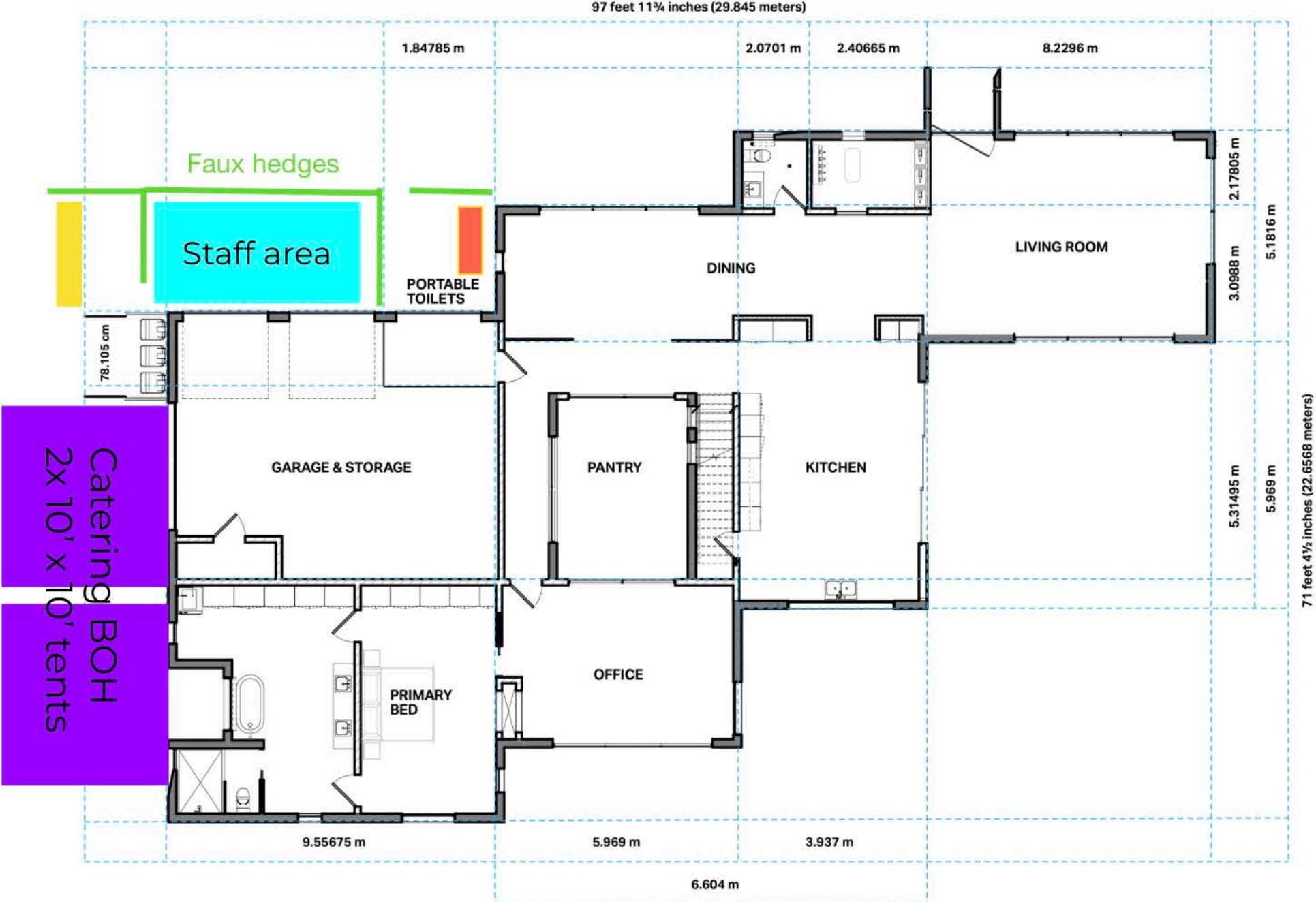
Shuttle, parking, and drop-off will be managed at the bottom of the driveway. Vehicles will not block public roads, neighboring driveways, fire lanes, or emergency access routes.

6. Conclusion

Based on the site layout and the measures above, the property can safely accommodate the proposed attendance, provided the described controls are followed.

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Main residence



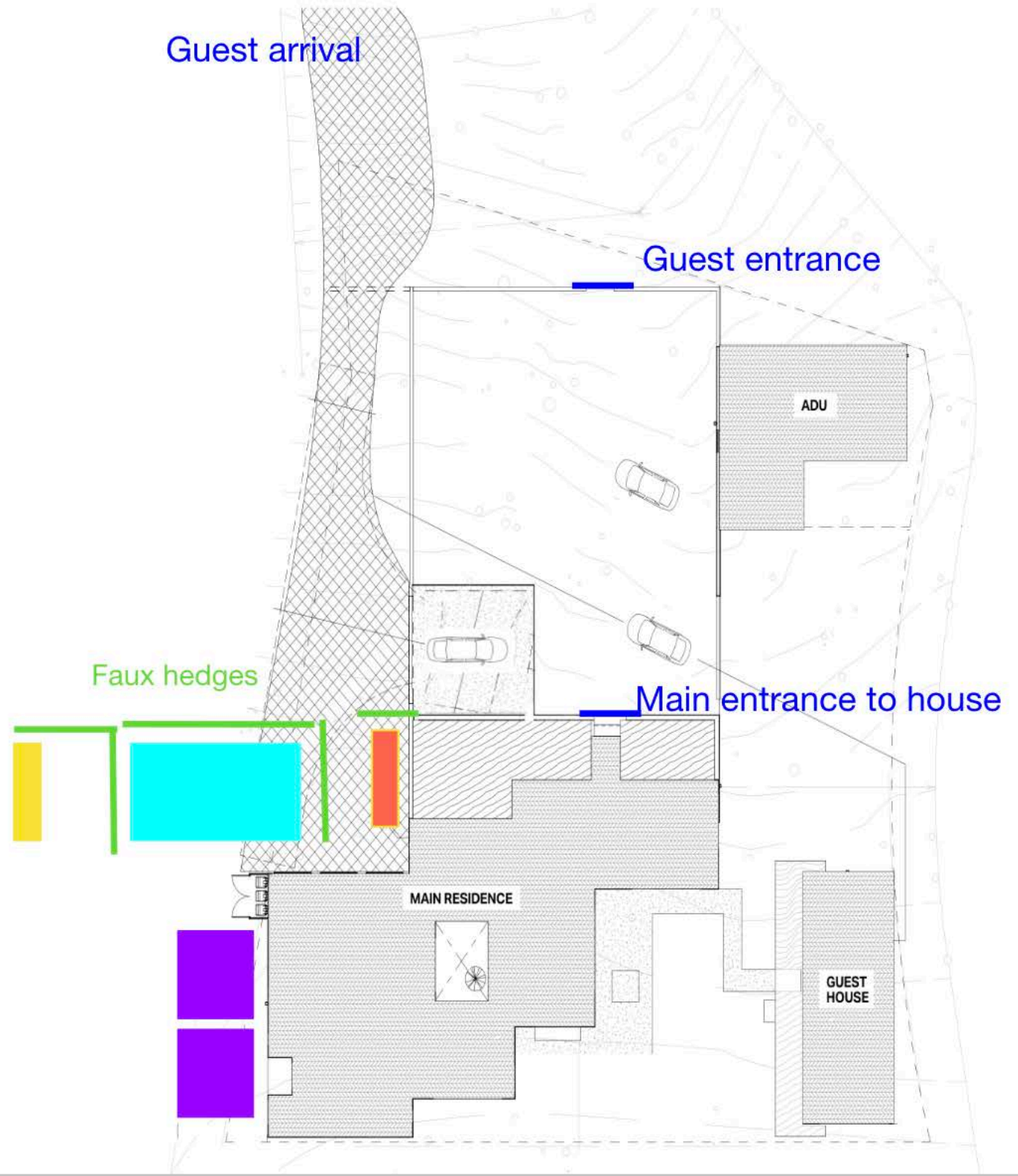
AV hardware Positions

Notes about area:

- **Green** dots are potential speaker locations.
- **Dark blue** dots are potential lighting fixture positions for the cars. Please propose slim lighting poles, no large trussing allowed.
- **Light blue** dots are uplight positions
- **Pink dot** - Gobo of logo

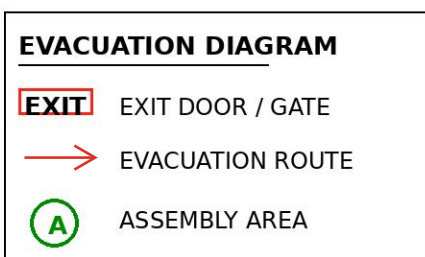


Overall plot



Spyglass site / floor plan

Exit towards street or golf course



Golf Course Tee Box

EVACUATION MEETING SITES

After evacuating the premises, proceed to one of the designated meeting sites shown below.
Use the closest safe route and remain at the meeting site until everyone is accounted for.
Do not re-enter the property until emergency personnel or the person in charge confirms it is safe.



Designated post-evacuation meeting sites are circled in red.

Exhibit B

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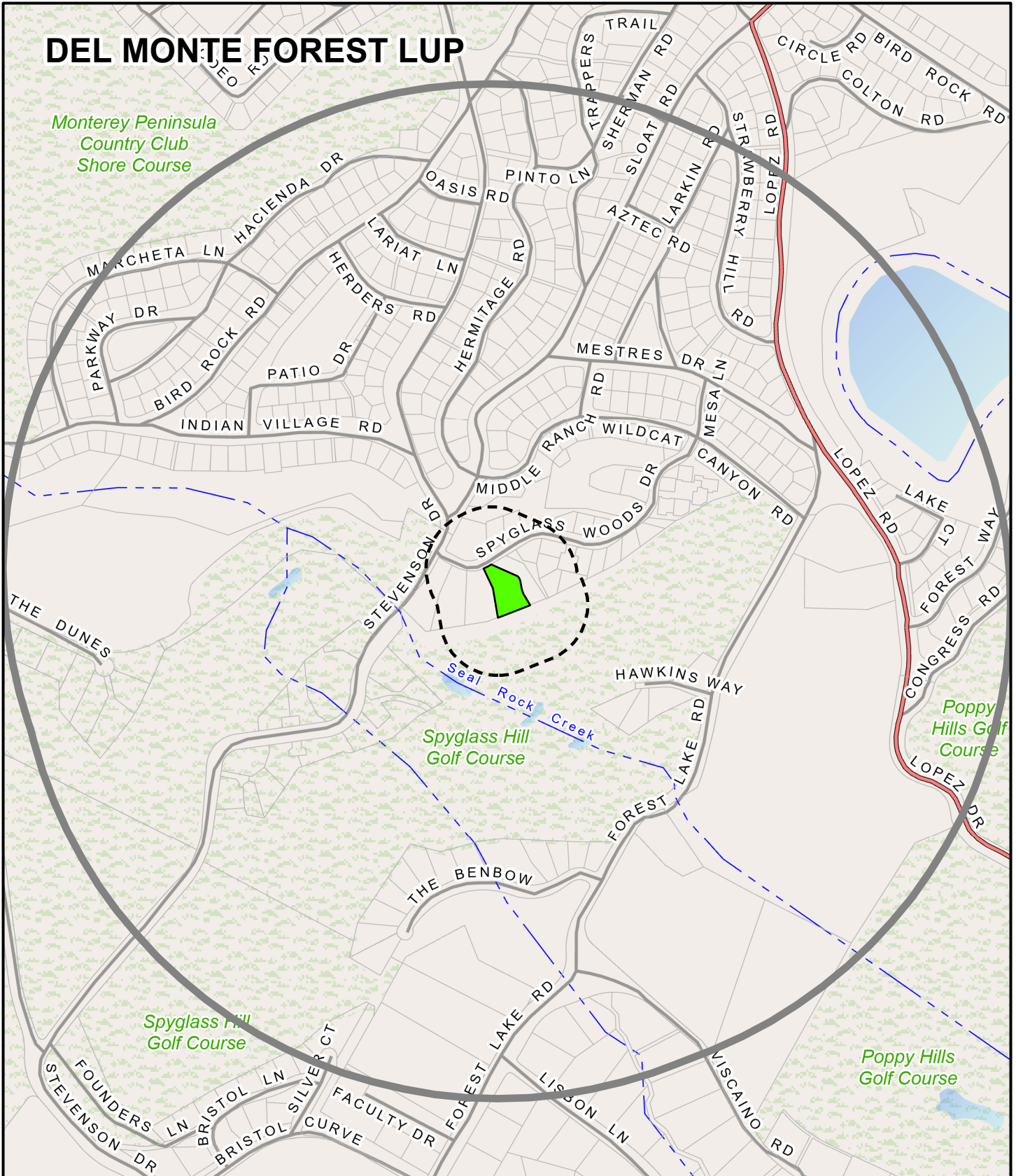
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Exhibit C

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DEL MONTE FOREST LUP

Monterey Peninsula
Country Club
Shore Course



APPLICANT: BAUER EMILY YANG TR

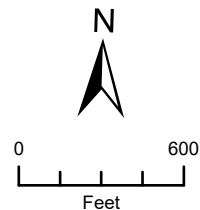
APN: 008023003000

FILE # PLN260088

 Project Site

 300 FT Buffer

 2500 FT Buffer



PLANNER: MARLENE GARCIA

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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 26-077

July 30, 2026

Introduced: 7/21/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

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.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 4 Categorical Exemption from CEQA Guidelines Section 15304, and none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve 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 attached draft resolution includes findings and evidence for consideration (Exhibit A). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Cooper Kehoe

Property Owner: Richard J & Melanie D Scherer Trs

APN: 008-032-009-000

Parcel Size: 1.03 acres

Zoning: Low Density Residential with a Building Site 8 overlay and a Design Control overlay in the Coastal Zone or “LDR/B-8--D(CZ)”

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: N/A

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov; 831-755-3759

SUMMARY/DISCUSSION

The project site is located at 22 Poppy Lane in Pebble Beach, within the Del Monte Forest Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow the assemblages of up to 125 people for an annual event during the “Monterey Car Week”, not to exceed 10 consecutive days. The event is

an invitation-only consumer event spanning no more than 10 days. The project proposal comprises ongoing test drives, daytime hospitality, culinary experiences, and reception events. Onsite overnight accommodation is not offered with this application. The site is developed with an existing 4,539 square foot single dwelling inclusive of five bedrooms, five and a half bathrooms, a kitchen, a living room, and an attached garage; and the detached 1,159 square foot accessory dwelling unit. Therefore, the project is an allowed land use for this site, subject to the granting of a Coastal Development Permit to allow Assemblages of people in a private home. Staff recommends the granting of this Coastal Development Permit, subject to a condition of approval that limits this permit's term to two years (through July 30, 2028; therefore, only allowing three annual events). Should the permit be granted, this condition would allow for future extensions of the term limit to be considered by the appropriate authority, subject to supplemental review of the application and any potential changes in circumstances.

The property will retain its potable water through California American Water, and wastewater will be provided through the Carmel Area Wastewater District (CAWD). The property will retain its solid waste services with GreenWaste, a waste management company.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Implementation Plan (DMF CIP), applicable sections of the Monterey County Coastal Zoning Ordinance (Title 20), Monterey County Noise Ordinance (Chapter 10.60) and Monterey County Private Road Regulations (Chapter 16.80).

Breakdown of Proposed Events

The project site is an existing single-family dwelling located at 22 Poppy Lane, within Pebble Beach. The assemblage(s) of people will not require or involve any construction or alteration to any of the on-site existing structures or increase in demand of existing public facilities (water and sewer) on an ongoing basis, as on-site portable restrooms will be provided for each event day. Should the facilities of the existing structure be utilized, the existing residence has adequate wastewater and water connections. The project was reviewed by HCD-Planning, the Pebble Beach Community Fire Protection Services District (PBC FPD), and the County of Monterey Sheriff's Department for consistency, site suitability, and public health and safety concerns. No County department found inconsistencies or a risk to public health and/or safety. PBC FPD and Sheriff's Department deemed the project complete without a recommendation for conditions, as the site is adequately developed and emergency access exists.

The applicant submitted a Special Event Questionnaire to host a similar series of Car Week events as proposed in this project in 2024. This event was processed under Special Event No. 24SE00066. In 2026, the applicant submitted the same request (26SE00123), demonstrating their intent to have ongoing assemblages of people during the annual car week special event. Hosting recurring public events on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the subject Coastal Development Permit application was applied for consistent with the requirements of Title 20.

Under this application, the Applicant/Owner is proposing that the private residence host previews of new vehicles during Monterey Car Week (typically occurring early August). In 2026, this proposal would involve the residence being occupied from August 7 to August 21, 2026, with up to 125 people at the property at various times of the day. This 2026 event would support the preview of Aston Martin vehicles. Typical events would have up to 125 guests. No overnight accommodation is offered. Several events for the residence are proposed for the dates, such as extended test drives, culinary dinners, and reception events. For five days prior to and two days following the series of proposed events, the residence's event would be set up or broken down (vehicles taken on and off-site, residence cleaned, furniture and artwork removal or re-installation, load-in & out of equipment, etc.).

The proposed annual "Monterey Car Week" assemblage of people would consist of the following (see also Exhibit A.2):

- Average of 125 guests at a time during Thursday through Sunday:
- 70 reserved parking spaces at the Poppy Hills Golf Course via PBC sponsorship.
- On-site catering for all guests provided by private catering companies.
- On-site executive restrooms (portable) for all guests.
- No on-site or street parking is allowed. Guests will utilize shuttles from Poppy Hills Golf Course to 22 Poppy Lane.
- Seven days of set up/break down. Four days of on-site events.
 - For August 2026, the following would occur:
 - Friday (August 7): Initial pre-event walkthroughs (8-9 AM) and professional moving company pack & storage (9 AM - 6 PM)
 - Saturday (August 8): Professional moving company pack & storage (9 AM - 6 PM)
 - Sunday (August 9): Professional moving company pack & storage, load-in of fabrication company, and pre-event cleaning (9 AM - 6 PM)
 - Monday (August 10): Load-in of fabrication company and arrival of Aston Martin team (9 AM - 6 PM)
 - Tuesday (August 11): Fabrication, load-in & craning cars, and rental delivery (9 AM - 6 PM)
 - Wednesday (August 12): Final touches to interior and prep, final rental delivery, and executive walkthrough (9 AM - 6 PM)
 - Thursday-Saturday (August 13-15): House of Aston Martin Live (10 AM - 6 PM), Possible VIP dinner (7-10 PM), daily cleaning (10 AM - 7 PM)
 - Sunday (August 16): House of Aston Martin Live (10 AM - 4 PM), Load out starts at 4 PM
 - Monday (August 17): Final load-out and cleaning (8 AM - 8 PM)
 - Tuesday - Thursday (August 18-21): Furniture and artwork installation (9 AM - 6 PM)

Staff has received no comments from the public regarding the proposed project and does not anticipate any impacts to the surrounding community, beyond those already experienced during the existing golf events.

As conditioned, this permit would only be valid through July 30, 2029 (subject to a separate discretionary extensions and/or amendments) and therefore would only allow events to occur in early August of 2026, 2027, and 2028. Events proposed to be held in 2027 and 2028 may have different event hosts or showcased vehicles (e.g., Bugatti in 2026) and therefore will be required to comply with a non-standard condition of approval that requires the Applicant/Owner to submit a Special Events Development Plan at least 60 days prior to commencement of the event. This Special Events Development Plan will be reviewed by County departments to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit and must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

Emergency Evacuation and Site Plan Safety

The subject property will have adequate emergency response times, with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 2 minutes away, and the Community Hospital of the Monterey Peninsula (CHOMP) is 9-12 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and paramedic staff to provide emergency medical services, along with fire response services. An evacuation map is provided in the attached Operations Plan (Exhibit A.2). In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely. The secondary assembly areas are located at the corner of Poppy Lane and Lopez Road, and the Poppy Hills Golf Course (near hole 16). After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determines that the property is safe and authorizes re-entry.

Noise

The proposed assemblages of people is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00 PM and 7:00 AM. 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. The event includes live music and audible noise but will be restricted to comply with the noise regulations and event hours as outlined in the operations plan. Although the attached operations plan details the event to conclude at 10:00 PM, all live music/outdoor noise will stop at 9:00 PM. There will be 24/7 security guards to help enforce this requirement. A non-standard condition (Condition No. 6) has been added to ensure that outdoor music/noise must cease at 9:00 PM and comply with Chapter 10.60.

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. 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 are recorded as a deed restriction for the subject property, and therefore would be considered a Tier 4 project. Pebble Beach Company has been notified and has agreed to allow the applicant to use such property and other facilities to support the event once a year, not exceeding 10 (ten) consecutive days.

Parking

Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes secure parking spaces in a lot at the Poppy Hills Golf Course, located approximately 0.2 miles from the home, which will provide 60 parking spaces in the larger area and 10 parking spaces in a separate lot, totaling 70 parking spaces, during the span of the events, from 7:00 AM to 11:00 PM. Guests will use a valet-only service that will provide a drop-off and retrieval service from the subject property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people is similar to Recreational Enterprises use, which requires 1 space/4 occupants capacity. As proposed, the seventy (70) parking spaces provided at the Poppy Hills Golf Course will accommodate a maximum of 200 guests, plenty to accommodate the maximum expected 125 guests.

Staff is aware of additional events, not related to this application, taking place on Poppy Lane at the time this event is proposed, that will also have offsite parking at Poppy Hills Golf Course. Poppy Hills Golf Course has a capacity of 200 parking spaces; this application proposes 70 spaces to be used during Monterey Car Week, and, in addition, the concurrent events will require 60 spaces (PLN240172) and 45 spaces (PLN240216), totaling 175 spaces to be used during these events. As proposed, offsite parking at Poppy Hills Golf Course will not exceed its 200 parking space capacity.

Solid Waste/Recycling, Food Preparation & Bathroom Facilities

Solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed special event. When food is prepared or sold during a public event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. This is a private event, and therefore no temporary food facility permit is required. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms may be provided to special event guests, there would be no public health risk if onsite utilities were utilized. In accordance with the newly adopted Monterey County Local Area Management Plan (LAMP), Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to, but no more than, 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15304. This exemption applies to the operation of existing private structures, involving minor temporary use of land having no permanent effects on the environment. The Applicant/Owner proposes to use a residential single-family dwelling for the assemblages of people on an annual basis. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site. No exceptions pursuant to

Section 15300.2 apply.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
County of Monterey Sheriff's Department
Pebble Beach Community Fire Protection District

Prepared by: Jade Mason, Assistant Planner
Reviewed by: Taylor Price, Senior Planner
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 and Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Richard J & Melanie D Scherer Trs, Property Owners; Cooper Kehoe, 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 (Executive Director); Planning File PLN240173.



County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 26-077

July 30, 2026

Introduced: 7/21/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

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.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 4 Categorical Exemption from CEQA Guidelines Section 15304, and none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve 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 attached draft resolution includes findings and evidence for consideration (Exhibit A).

Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Cooper Kehoe

Property Owner: Richard J & Melanie D Scherer Trs

APN: 008-032-009-000

Parcel Size: 1.03 acres

Zoning: Low Density Residential with a Building Site 8 overlay and a Design Control overlay in the Coastal Zone or "LDR/B-8--D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: N/A

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov; 831-755-3759

SUMMARY/DISCUSSION

The project site is located at 22 Poppy Lane in Pebble Beach, within the Del Monte Forest Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow the assemblages of up to 125 people for an annual event during the "Monterey Car Week", not to exceed 10 consecutive days. The event is an invitation-only consumer event spanning no more than 10

days. The project proposal comprises ongoing test drives, daytime hospitality, culinary experiences, and reception events. Onsite overnight accommodation is not offered with this application. The site is developed with an existing 4,539 square foot single dwelling inclusive of five bedrooms, five and a half bathrooms, a kitchen, a living room, and an attached garage; and the detached 1,159 square foot accessory dwelling unit. Therefore, the project is an allowed land use for this site, subject to the granting of a Coastal Development Permit to allow Assemblages of people in a private home. Staff recommends the granting of this Coastal Development Permit, subject to a condition of approval that limits this permit's term to two years (through July 30, 2028; therefore, only allowing three annual events). Should the permit be granted, this condition would allow for future extensions of the term limit to be considered by the appropriate authority, subject to supplemental review of the application and any potential changes in circumstances.

The property will retain its potable water through California American Water, and wastewater will be provided through the Carmel Area Wastewater District (CAWD). The property will retain its solid waste services with GreenWaste, a waste management company.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Implementation Plan (DMF CIP), applicable sections of the Monterey County Coastal Zoning Ordinance (Title 20), Monterey County Noise Ordinance (Chapter 10.60) and Monterey County Private Road Regulations (Chapter 16.80).

Breakdown of Proposed Events

The project site is an existing single-family dwelling located at 22 Poppy Lane, within Pebble Beach. The assemblage(s) of people will not require or involve any construction or alteration to any of the on-site existing structures or increase in demand of existing public facilities (water and sewer) on an ongoing basis, as on-site portable restrooms will be provided for each event day. Should the facilities of the existing structure be utilized, the existing residence has adequate wastewater and water connections. The project was reviewed by HCD-Planning, the Pebble Beach Community Fire Protection Services District (PBC FPD), and the County of Monterey Sheriff's Department for consistency, site suitability, and public health and safety concerns. No County department found inconsistencies or a risk to public health and/or safety. PBC FPD and Sheriff's Department deemed the project complete without a recommendation for conditions, as the site is adequately developed and emergency access exists.

The applicant submitted a Special Event Questionnaire to host a similar series of Car Week events as proposed in this project in 2024. This event was processed under Special Event No. 24SE00066. In 2026, the applicant submitted the same request (26SE00123), demonstrating their intent to have ongoing assemblages of people during the annual car week special event. Hosting recurring public events on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the subject Coastal Development Permit application was applied for consistent with the requirements of Title 20.

Under this application, the Applicant/Owner is proposing that the private residence host previews of new vehicles during Monterey Car Week (typically occurring early August). In

2026, this proposal would involve the residence being occupied from August 7 to August 21, 2026, with up to 125 people at the property at various times of the day. This 2026 event would support the preview of Aston Martin vehicles. Typical events would have up to 125 guests. No overnight accommodation is offered. Several events for the residence are proposed for the dates, such as extended test drives, culinary dinners, and reception events. For five days prior to and two days following the series of proposed events, the residence's event would be set up or broken down (vehicles taken on and off-site, residence cleaned, furniture and artwork removal or re-installation, load-in & out of equipment, etc.).

The proposed annual "Monterey Car Week" assemblage of people would consist of the following (see also Exhibit A.2):

- Average of 125 guests at a time during Thursday through Sunday:
- 70 reserved parking spaces at the Poppy Hills Golf Course via PBC sponsorship.
- On-site catering for all guests provided by private catering companies.
- On-site executive restrooms (portable) for all guests.
- No on-site or street parking is allowed. Guests will utilize shuttles from Poppy Hills Golf Course to 22 Poppy Lane.
- Seven days of set up/break down. Four days of on-site events.
 - For August 2026, the following would occur:
 - Friday (August 7): Initial pre-event walkthroughs (8-9 AM) and professional moving company pack & storage (9 AM - 6 PM)
 - Saturday (August 8): Professional moving company pack & storage (9 AM - 6 PM)
 - Sunday (August 9): Professional moving company pack & storage, load-in of fabrication company, and pre-event cleaning (9 AM - 6 PM)
 - Monday (August 10): Load-in of fabrication company and arrival of Aston Martin team (9 AM - 6 PM)
 - Tuesday (August 11): Fabrication, load-in & craning cars, and rental delivery (9 AM - 6 PM)
 - Wednesday (August 12): Final touches to interior and prep, final rental delivery, and executive walkthrough (9 AM - 6 PM)
 - Thursday-Saturday (August 13-15): House of Aston Martin Live (10 AM - 6 PM), Possible VIP dinner (7-10 PM), daily cleaning (10 AM - 7 PM)
 - Sunday (August 16): House of Aston Martin Live (10 AM - 4 PM), Load out starts at 4 PM
 - Monday (August 17): Final load-out and cleaning (8 AM - 8 PM)
 - Tuesday - Thursday (August 18-21): Furniture and artwork installation (9 AM - 6 PM)

Staff has received no comments from the public regarding the proposed project and does not anticipate any impacts to the surrounding community, beyond those already experienced during the existing golf events.

As conditioned, this permit would only be valid through July 30, 2029 (subject to a separate discretionary extensions and/or amendments) and therefore would only allow events to occur in early August of 2026, 2027, and 2028. Events proposed to be held in 2027 and 2028 may have different event hosts or showcased vehicles (e.g., Bugatti in 2026) and therefore will be

required to comply with a non-standard condition of approval that requires the Applicant/Owner to submit a Special Events Development Plan at least 60 days prior to commencement of the event. This Special Events Development Plan will be reviewed by County departments to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit and must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

Emergency Evacuation and Site Plan Safety

The subject property will have adequate emergency response times, with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 2 minutes away, and the Community Hospital of the Monterey Peninsula (CHOMP) is 9-12 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and paramedic staff to provide emergency medical services, along with fire response services. An evacuation map is provided in the attached Operations Plan (Exhibit A.2). In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely. The secondary assembly areas are located at the corner of Poppy Lane and Lopez Road, and the Poppy Hills Golf Course (near hole 16). After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determines that the property is safe and authorizes re-entry.

Noise

The proposed assemblages of people is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00 PM and 7:00 AM. 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. The event includes live music and audible noise but will be restricted to comply with the noise regulations and event hours as outlined in the operations plan. Although the attached operations plan details the event to conclude at 10:00 PM, all live music/outdoor noise will stop at 9:00 PM. There will be 24/7 security guards to help enforce this requirement. A non-standard condition (Condition No. 6) has been added to ensure that outdoor music/noise must cease at 9:00 PM and comply with Chapter 10.60.

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. 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 are recorded as a deed restriction for the subject property, and therefore would be considered a Tier 4 project. Pebble Beach Company has been notified and has agreed to allow the applicant to use such property and other facilities to support

the event once a year, not exceeding 10 (ten) consecutive days.

Parking

Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes secure parking spaces in a lot at the Poppy Hills Golf Course, located approximately 0.2 miles from the home, which will provide 60 parking spaces in the larger area and 10 parking spaces in a separate lot, totaling 70 parking spaces, during the span of the events, from 7:00 AM to 11:00 PM. Guests will use a valet-only service that will provide a drop-off and retrieval service from the subject property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people is similar to Recreational Enterprises use, which requires 1 space/4 occupants capacity. As proposed, the seventy (70) parking spaces provided at the Poppy Hills Golf Course will accommodate a maximum of 200 guests, plenty to accommodate the maximum expected 125 guests.

Staff is aware of additional events, not related to this application, taking place on Poppy Lane at the time this event is proposed, that will also have offsite parking at Poppy Hills Golf Course. Poppy Hills Golf Course has a capacity of 200 parking spaces; this application proposes 70 spaces to be used during Monterey Car Week, and, in addition, the concurrent events will require 60 spaces (PLN240172) and 45 spaces (PLN240216), totaling 175 spaces to be used during these events. As proposed, offsite parking at Poppy Hills Golf Course will not exceed its 200 parking space capacity.

Solid Waste/Recycling, Food Preparation & Bathroom Facilities

Solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed special event. When food is prepared or sold during a public event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. This is a private event, and therefore no temporary food facility permit is required. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms may be provided to special event guests, there would be no public health risk if onsite utilities were utilized. In accordance with the newly adopted Monterey County Local Area Management Plan (LAMP), Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to, but no more than, 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15304. This exemption applies to the operation of existing private structures, involving minor temporary use of land having no permanent effects on the environment. The Applicant/Owner proposes to use a residential single-family dwelling for the assemblages of people on an annual basis. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site. No exceptions pursuant to Section 15300.2 apply.

OTHER AGENCY INVOLVEMENT

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

- HCD-Planning
- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- County of Monterey Sheriff's Department
- Pebble Beach Community Fire Protection District

Prepared by: Jade Mason, Assistant Planner

Reviewed by: Taylor Price, Senior Planner

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 and Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Richard J & Melanie D Scherer Trs, Property Owners; Cooper Kehoe, 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 (Executive Director); Planning File PLN240173.

Exhibit A

**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:

SCHERER RICHARD J & MELANIE D TRS (PLN240173)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving 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.

[PLN240173, SCHERER RICHARD J &
MELANIE D TRS, 22 Poppy Lane, Pebble Beach,
(APN: 008-032-009-000), Del Monte Forest Land
Use Plan, Coastal Zone]

The SCHERER RICHARD J & MELANIE D TRS application (PLN240173) came on for a public hearing before the County of Monterey Zoning Administrator on July 30, 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 Zoning Ordinance (Title 20);
 - Monterey County Noise Ordinance (Chapter 10.60); and
 - Monterey County Private Road Regulations (Chapter 16.80).
- 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 22 Poppy Lane in Pebble Beach subject to the Del Monte Forest Land Use Plan, Coastal Zone. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow Assemblages of People for an annual special event during Monterey Car Week, an invitation-only consumer event space spanning several days. Events would include ongoing test drives, daytime hospitality, culinary experiences, and reception/cocktail events. On-site overnight accommodation is not offered, nor authorized with this Coastal Development Permit. The site is developed with an existing 6,447 square foot, two-story single-family dwelling consisting of four bedrooms, five and a half bathrooms, a kitchen, living room, and an attached garage; and the detached 1,159 square foot accessory dwelling unit.

As conditioned, the car week special events will occur for multiple days (no more than consecutive 10 days) on an annual basis for three years (2026, 2027, 2028). Car week typically occurs during early to mid-August. For 2026, the residence will be occupied from August 12 to August 15 of 2026 by an estimated 75-125 people at the property at various times of the day. The Owner/Applicant is proposing that the private residence host private previews of Aston Martin vehicles. Future annual events may feature different vehicles or have different event hosts but will not exceed 125 persons, 10 consecutive days, or include overnight accommodations. A condition has been applied to require that the Applicant/Owner submit a Special Events Development Plan at least 60 days prior to the commencement of future annual events. A Special Events Development Plan (Special Events Questionnaire) was submitted for 2026 annual event and is incorporated by reference. The future Special Events Development Plans for 2027 and 2028 events will be reviewed by County departments and the Special Events Task Force to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit. The Special Events Development Plan must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

- c) Allowed Use. The property is located at 22 Poppy Lane in Pebble Beach, within the Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-032-009-000). The subject parcel is zoned Low Density Residential with a Building Site 8 overlay and a Design Control overlay in the Coastal Zone or "LDR/B-8-D(CZ)". Hosting recurring public events (including invite-only), also known as Assemblages of People, on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the proposed use is allowed.
- d) Lot Legality. The subject property (1.03 acres in size), APN: 008-032-009-000, is shown in its current configuration and under separate ownership as Lot 2 in "Tract No. 1515, Del Monte Forest Plan- Poppy 1 (Area F-2)" filed July 16, 2014 in Volume 24, Maps of "Cities and Towns", at Page 36. 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) Noise. The proposed assemblages of people use is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00 PM and 7:00 AM. 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. The event includes live music and audible noise but will be restricted to comply with the noise regulations and event hours as outlined in the operations plan. All live music will stop at 9:00 PM consistent with County requirements. 24/7 security will be on-site to enforce this and other safety measures.
- g) Emergency Evacuation and Site Plan Safety. The subject property will have adequate emergency response times with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 2 minutes away and the Community Hospital of the Monterey Peninsula (CHOMP) is 10-12 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services See Finding No. 3, Evidence "g".
- h) Permit Expiration. Condition No. 6 applies a 3-year expiration to the granting this Coastal Development Permit. This allows for the hosting of three annual events (August 2026, 2027, 2028). Should the Applicant wish to extend the term of this Coastal Development Permit, an Extension shall be filed in accordance with Title 20 section 20.70.110. Should changes in use be proposed, or changes in circumstances occur (including but not limited to public opposition), an Amendment shall be filed Amendment shall be filed in accordance with Title 20 Section 20.70.105. The purpose of the term limit condition is to provide adequate ongoing review of the use to assure that the nature of the area has not changed sufficiently to cause the use to be detrimental to the area, and to review the conditions of this Coastal Development Permit to determine its continuing adequacy.
- i) Access and Parking. The property is accessed through Poppy Lane, a private road, to the residence's driveway on the property. Therefore, the application is subject to requirements outlined in Title 16, Chapter 16.80. No comments or objections have been received, and no further documentation or condition is required of the applicant.

Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate secure parking spaces in a lot at the Poppy Hills Golf Course, located approximately one mile from the home, which will provide 70 parking spaces during the span of the events, from 7:00 AM to 11:00 PM. Guests will use a valet-only service that will provide a drop-off and retrieval service from the subject

property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people are similar to Recreational Enterprises use, which requires 1 space/4 occupants capacity. As proposed, the fifty (70) parking spaces provided at the Poppy Hills Golf Course will accommodate a maximum of 200 guests, plenty to accommodate the maximum expected 125 guests.

- j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240173.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, County of Monterey Sheriff's Department and the Pebble Beach Community Fire Protection District. 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 PLN240173.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, County of Monterey Sheriff's Department and the Pebble Beach Community Fire Protection District. 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 access through Poppy Lane, through an existing driveway. No alterations to the driveway or access are required for the use.
 - 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 Carmel Area Wastewater District (CAWD).
 - e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management. The proposed use is for assemblages

of people, and development of permanent public facilities is not required for the proposed use on the existing residentially zoned property. A solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed annual special event. When food is prepared or sold during an event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms will be provided to special event guests, there would be no public health risk if onsite utilities were utilized. In accordance with Monterey County LAMP, Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.

- f) Sufficient access & parking for the events will be provided and managed by Pebble Beach Security staff. There is no on-site parking. However, guests will be able to park off-site at the Poppy Hills Golf Course and be shuttled to the site. The project has been conditioned to ensure that a parking management plan is provided to the Monterey County Special Events Task Force and HCD-Engineering Services for review and approval when there are multiple large events taking place concurrently and using the same parking facilities.
- g) The project provides an emergency vehicle access route and an evacuation route for each proposed scenario as shown in the attached plans. In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely. The secondary assembly areas are located at the corner of Poppy Lane and Lopez Road, and the Poppy Hills Golf Course (near hole 16). After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determine that the property is safe and authorize re-entry. A condition has been applied to the project to ensure each annual event is reviewed by HCD-Planning staff to ensure it complies with the attached operations plan and is consistent with required regulations.
- h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240173.

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 are 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 PLN240173.

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 15304 Categorically Exempts the minor temporary use of land having no permanent effects on the environment. Examples of this include carnivals, sales of Christmas trees, etc. (Section 15304(e)).
- b) The project proposed to allow the use of an existing single-family dwelling located in a residentially zoned neighborhood to allow Assemblages of People for an annual special event lasting no more than 10 days during Monterey Car Week. On-site overnight accommodation is not proposed. 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 “f”.
- d) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
- e) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 2.3 miles east of the property (6-7 minutes). However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
- f) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code. There are no mapped or listed sensitive resources or habitats on-site. Further, there are no historical (cultural or structural) resources on-site.
- g) 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 PLN240173.

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 DMF CIP Section 20.147.130. There is an existing 25 foot

wide equestrian & pedestrian trail easement boarding the western property line which will not be impacted and continue to maintain its access.

- 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 (Figure 8, DMF LUP).
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240173.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the 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 the 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 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304, and there are no exceptions pursuant to Section 15300.2;
2. Approve 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.

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 30th day of July 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 as outlined above.

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County of Monterey HCD Planning

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

PLN240173

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN240173) allows the assemblages of people not exceeding ten (10) days per year and not involving construction of permanent facilities. The property is located at 22 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-009-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-032-009-000 on July 30, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

4. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit is valid for three years from the granting date. The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Section 20.70.110. Should there be substantive changes and/or public comments, the owner/operator shall file an application for an amendment of the permit in accordance with the Monterey County Code Title 20 Section 20.70.105.

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 Chief of Planning. Any request for an extension or amendment must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PDSP001(NON-STANDARD) - SPECIAL EVENT DEVELOPMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit annually, a Special Events Development Plan at least 60 days prior to commencement of the event to RMA -Planning for inter-agency review and approval. The Special Events Development Plan shall include specific information of the event to demonstrate compliance with the Coastal Development Permit including but not limited to:

1) Traffic & Parking Management Plan. This Plan will include logistics for management of site access and on-site parking, attendance shuttle program, and any proposed parking and/or vehicle prohibitions. Implementation of this plan should reduce the volume of vehicles traveling to the site and minimize the number of vehicles queuing into the private road.

2) Schedule of Events. The Schedule will be reviewed by all applicable agencies. It must adhere to the events allowed outlined in the Operations Plan.

3) Number of attendees (including staff, vendors and participants). HCD-Planning will review the proposed number of attendees to ensure it complies with the maximum number allowed per the Operations Plan.

4) Event Layout Plan. The event layout plan will be reviewed by all applicable agencies. All proposed temporary facilities must be shown and details of all proposed temporary facilities such as restrooms must be provided.

5) Live Music & Audible Noise Program/Schedule. HCD-Planning will review the program/schedule to ensure compliance with the allowed times per the Operations Plan and with Chapter 10.60 – Noise Control of the Monterey County Code. Program/schedule must comply with the required noise decibels outlined in County Code regardless of event schedule.

6) Emergency Evacuation Plan. HCD-Engineering Services, Fire Department and County Sheriff's Office will review the proposed plan.

7) A list of issues that arose from past events and how these issues will be addressed/resolved for the current event (if applicable). All applicable agencies will review the listed issues and the proposed recommendations for resolution.

8) A Lighting Plan. The lighting plan will be reviewed by HCD-Planning.

9) A Signage Plan. All applicable agencies will review the proposed event signage plan.

10) Solid waste & recycling management plan. A plan is required to be submitted to Environmental Health Bureau (EHB) for each proposed special event.

The Special Event Development Plan will be sent to the County of Monterey Special Events Task Force for their review and discussed at a Special Events Task Force Meeting before the commencement of the event.

Compliance or Monitoring Action to be Performed: At least 60 days prior to the commencement of the event, the applicant shall submit a Special Events Development Plan to HCD-Planning for inter-agency review.

Prior to commencement of the event, the Special Events Development Plan must be approved from the applicable reviewing agencies. If the special event occurs without an approved Special Events Development Plan, the event will be in non-compliance with the Coastal Development Permit and may result in modification or revocation of this permit and subsequent code enforcement and/or legal action.

6. PDSP001(NON-STANDARD) - NOISE CONTROL PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure that the safety/security of attendees as well as the public is maintained to the maximum extent feasible HCD-Planning will review the program/schedule to ensure compliance with the allowed times of events per the Operations Plan and with Chapter 10.60 – Noise Control of the Monterey County Code. Program/schedule must comply with the required noise decibels (65 dBA for daytime and 45 dBA for nighttime) outlined in County Code regardless of event schedule.

Compliance or Monitoring Action to be Performed: Prior to the commencement of the event, the applicant shall submit a Special Events Development Plan which includes a Live Music & Audible Noise Program/Schedule to HCD-Planning for inter-agency review.

Prior to commencement of the event, the Special Events Development Plan must be approved from the applicable reviewing agencies. If the special event occurs without an approved Special Events Development Plan, the event will be in non-compliance with the Coastal Development Permit and may result in modification or revocation of this permit and subsequent code enforcement and/or legal action.

7. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

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Aston Martin

Monterey Car Week 2026

EVENT DETAILS

Private Event Overview

August 8–16, 2026 | Pebble Beach, California
Monterey Car Week 2026

- Car Activation and hospitality experience in a private home
- Event location – 22 Poppy Ln
- Live Event hours:
 - 10 am – 6 pm, Thurs-Sat
 - 10 am – 4 pm, Sun
 - 7 pm – 10 pm (music cut at 10 pm), VIP dinner, 30 guests - Thursday – Sat
- Test Drives – Five vehicles (daytime only) (6-8 display vehicles)
- Entertainment – DJ (Not to exceed 85 dBA at anytime)
- Guest count: 125 on a flow
- Security – 2 guards roaming 24/7
- Golf cart shuttle service to manage guest flow from Poppy Hills golf course
 - Off-side parking lot at Poppy Golf Course

Week at a glance

Friday	Saturday	Sunday
August 7	August 8	August 9
Initial pre-event walkthrough 8 – 9 am	Professional moving company pack & storage 9 am – 6 pm	Professional moving company pack & storage 9 am – 6 pm
Professional moving company pack & storage 9 am – 6 pm		Start load in of fabrication company
		Pre-event cleaning

Week at a glance

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
August 10	August 11	August 12	August 13	August 14	August 15	August 16
Load in of Fabrication	Fabrication	Final touches to interior and prep	House of Aston Martin LIVE 10 am – 6 pm	House of Aston Martin LIVE 10 am – 6 pm	House of Aston Martin LIVE 10 am – 6 pm	House of Aston Martin LIVE 10 am – 4 pm
Arrival full AM team	Load in & craning cars	Final rental delivery	Possible VIP dinner 7 – 10 pm	Possible VIP dinner 7 – 10 pm	Possible VIP dinner 7 – 10 pm	Daily cleaning 10 am – 7 pm
	Rental delivery	Executive walkthrough	Daily cleaning 10 am – 7 pm	Daily cleaning 10 am – 7 pm	Daily cleaning 10 am – 7 pm	Load out starts at 4 pm

Week at a glance

Monday	Tuesday	Wednesday	Thursday
August 18	August 19	August 20	August 21
Final load out of AV, fabrication, rentals done	Final cleaning done	Professional moving Unload 9 am – 6 pm	Professional moving Unload 9 am – 6 pm
Partial cleaning done			

The House of Aston Martin

Address:

22 Poppy Ln.
Pebble Beach, CA 93953

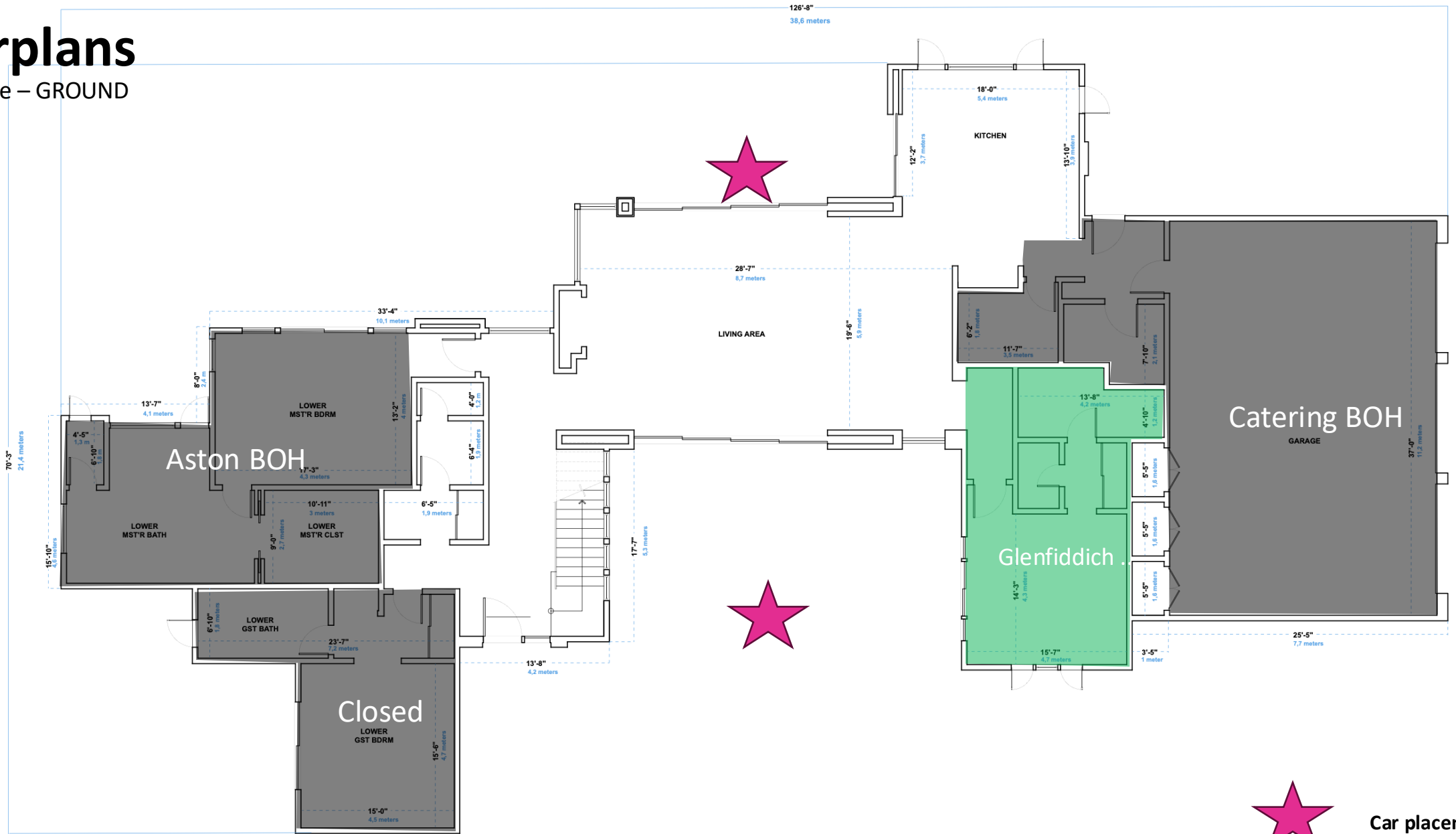


Car placement



Floorplans

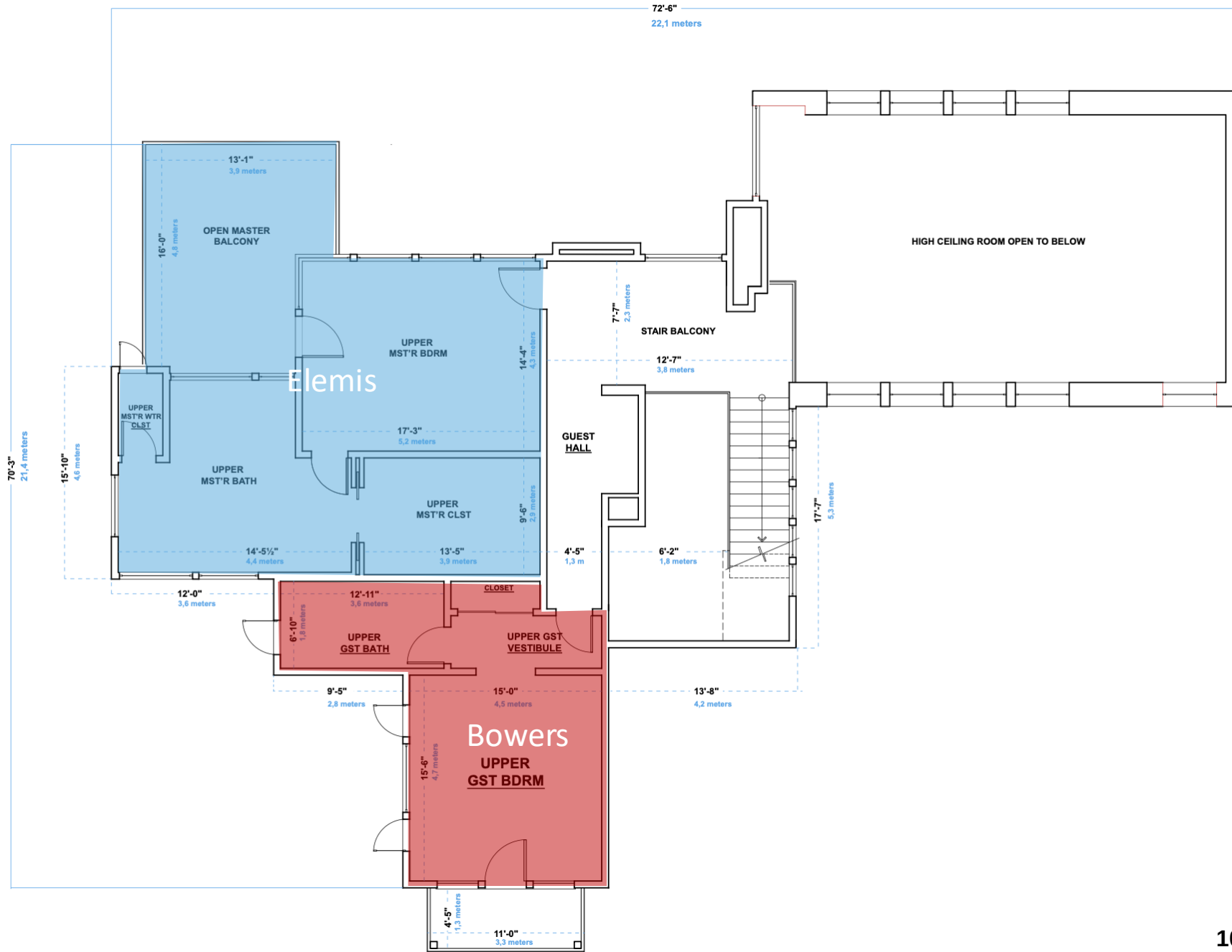
Main House – GROUND FLOOR



Car placement₉₉

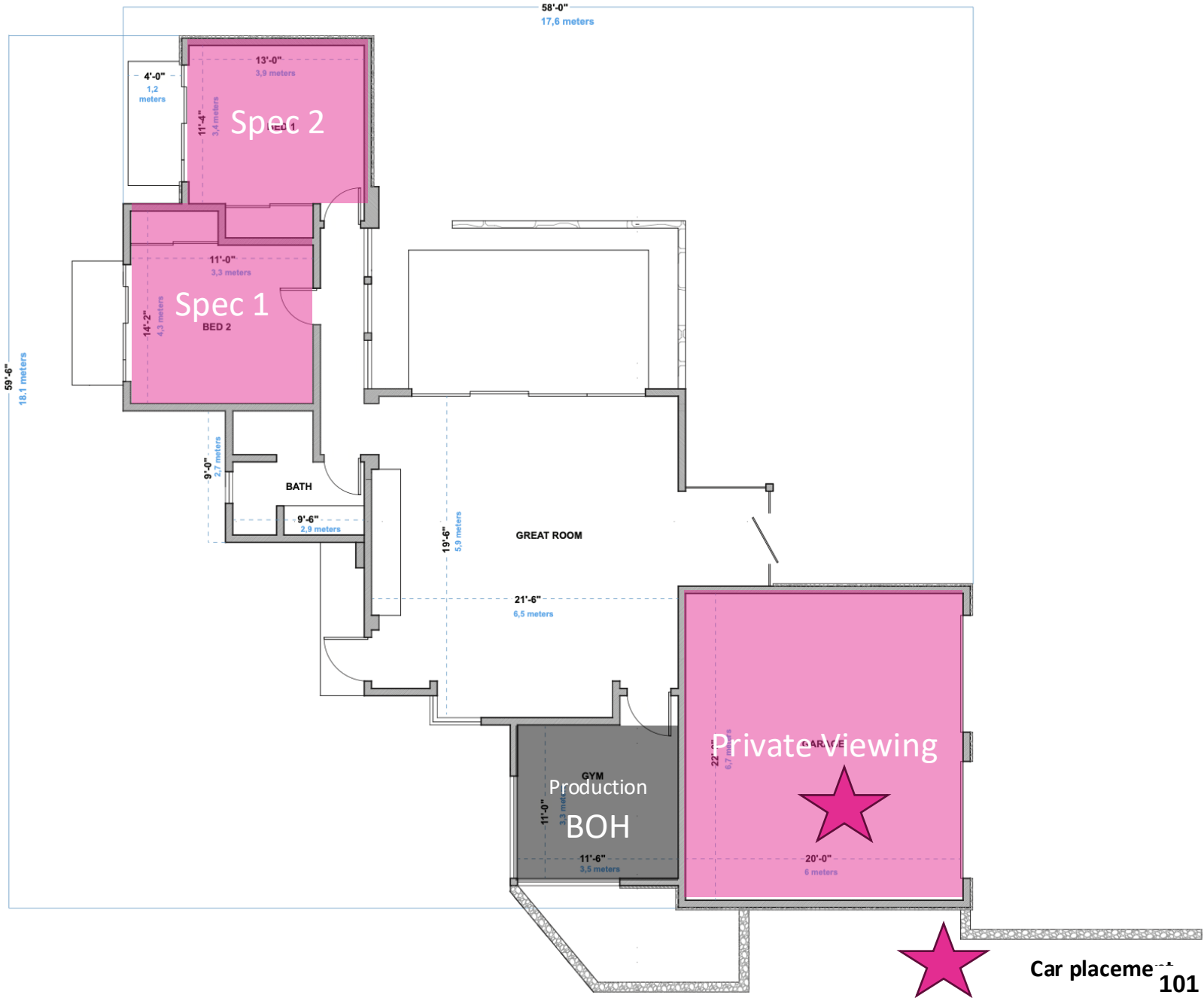
Floorplans

Main House –
FIRST FLOOR



Floorplans

ADU / SEPARATE BUILDING



Poppy Hills Golf Course Parking lot

Parking lot info

- August 13th – 16th, 2026
- Shared with Lamborghini
- Separate parking lot with 10 parking spaces
- Larger parking space for 60 parking spaces

Location

- Situated at Poppy Hills Golf Course - 3200 Lopez Rd, Pebble Beach, CA 93953

Extra info

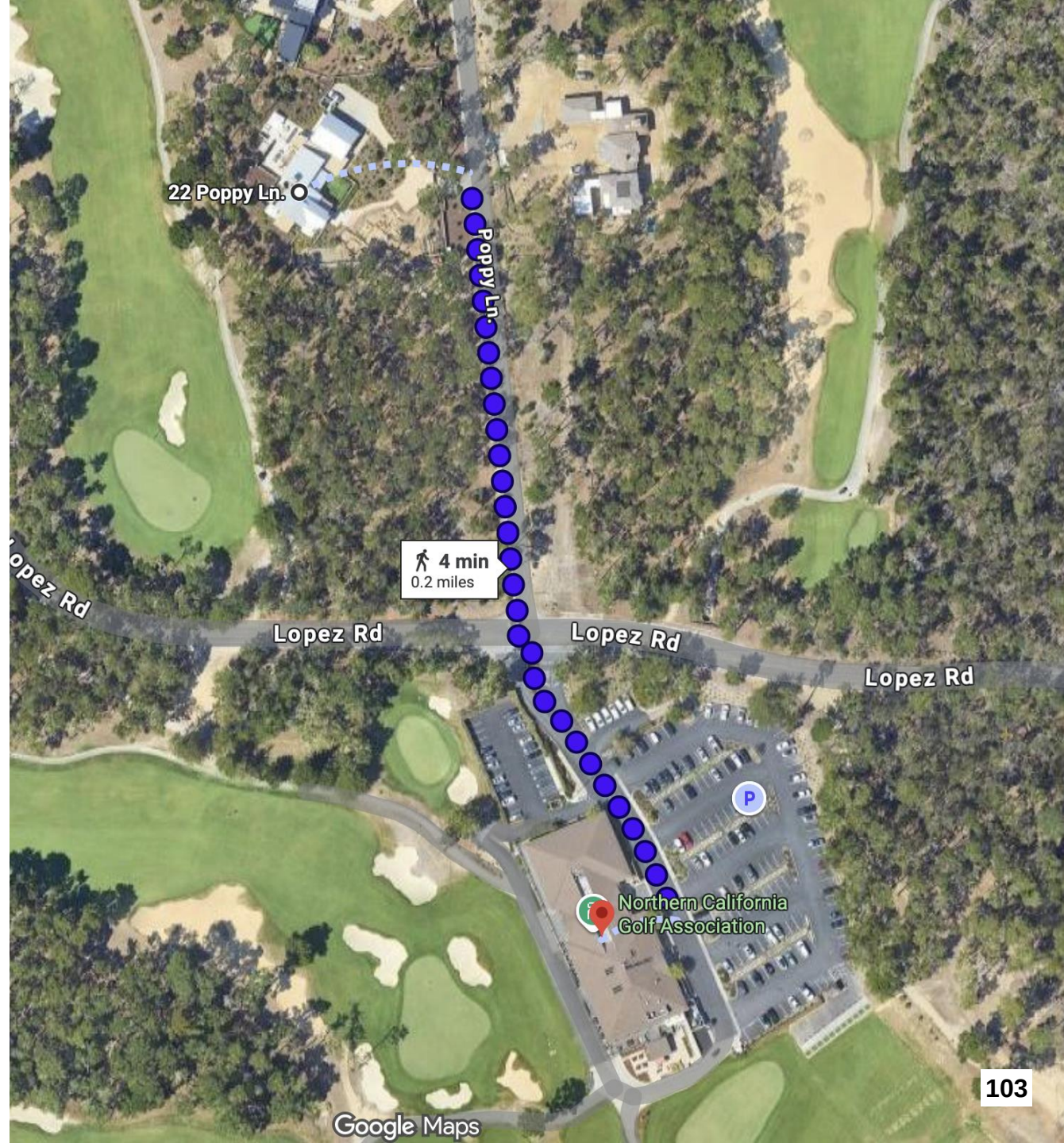
- 3 Golf carts will bring guests from and to the parking lot and the house
- Valet stand will be here and areas will be



22 Poppy Ln house



Distance from parking lot to 22 Poppy Ln



TEST DRIVE ROUTE

TEST DRIVE ROUTE

TEST DRIVE ROUTE

Test Drive Route Proposal

- Pending Pebble Beach Company approval
- Approx. 20-25 min / 7 miles
- Unique features – 17 mile drive, gorgeous lookout points and driving by two iconic golf courses.
- All guests will be accompanied by a professional driver who will ensure all speed limits are adhered to.
- No guests will be driving unaccompanied, and this is promoted as a street drive not a track experience.

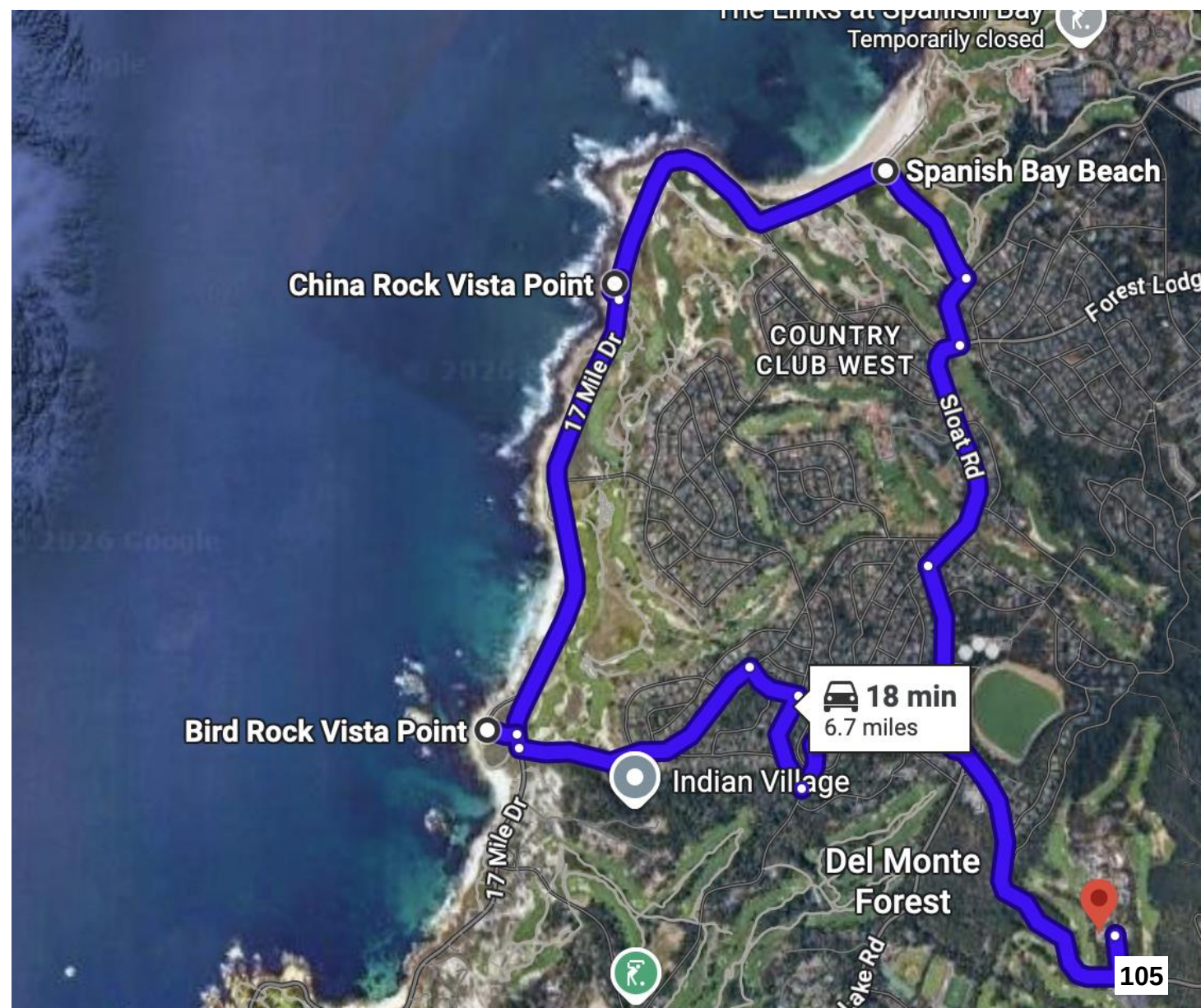
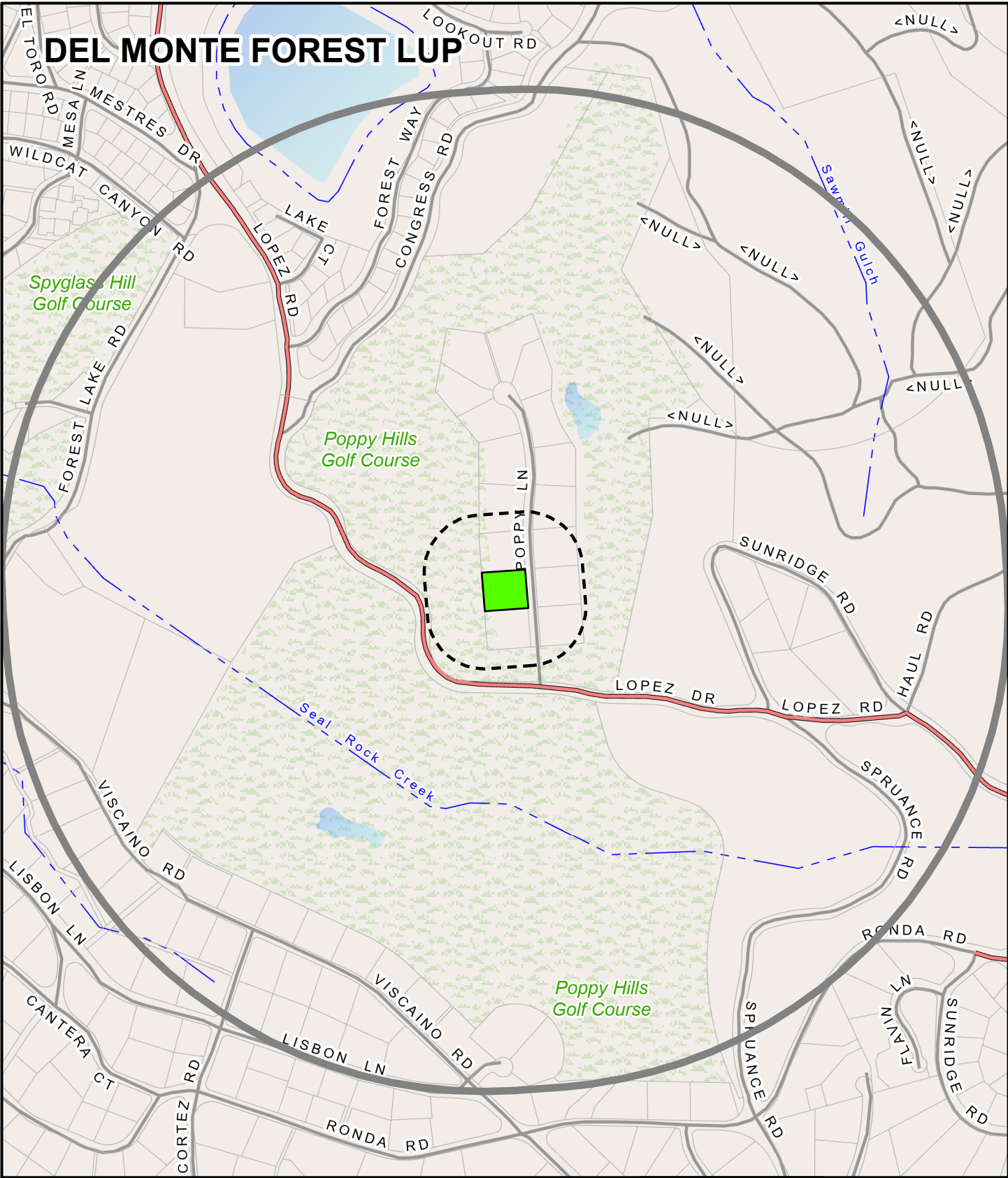




Exhibit B

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APPLICANT: SCHERER RICHARD J & MELANIE D TRS

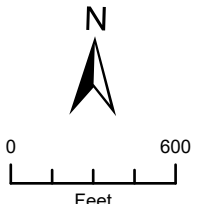
APN: 008032009000

FILE # PLN240173

 Project Site

 300 FT Buffer

 2500 FT Buffer



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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 26-078

July 30, 2026

Introduced: 7/21/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

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.

RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304, and none of the exceptions pursuant to Section 15300.2 apply to the project; and
- b. Approve 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 attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Ashley Zorn

Property Owner: Timothy K Allen & Lynn M Allen Trs

APN: 008-032-012-000

Parcel Size: 1.32 acres

Zoning: Low Density Residential with a Building Site 8 overlay and a Design Control overlay in the Coastal Zone or "LDR/B-8--D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: N/A

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov; 831-755-3759

SUMMARY/DISCUSSION

The project site is located at 28 Poppy Lane in Pebble Beach, within the Del Monte Forest Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow the assemblages of up to 150 people

for an annual event during the “Monterey Car Week”, not to exceed 10 consecutive days. The event is an invitation-only consumer event spanning no more than 10 days. The project proposal comprises ongoing test drives, daytime hospitality, culinary experiences, and reception events. On-site overnight accommodation is not offered with this application. The site is developed with an existing 6,447 square foot two-story single-family dwelling inclusive of four bedrooms, five and a half bathrooms, a kitchen, a living room, an attached garage, a pool, a putting green, and a detached accessory building for an office and art studio. Therefore, the project is an allowed land use for this site, subject to the granting of a Coastal Development Permit to allow Assemblages of people in a private home. Staff recommends the granting of this Coastal Development Permit, subject to a condition of approval that limits this permit’s term to three years (through July 30, 2029; therefore, only allowing three annual events). Should the permit be granted, this condition would allow for future extensions of the term limit to be considered by the appropriate authority, subject to supplemental review of the application and any potential changes in circumstances.

The property will retain its potable water through California American Water, and wastewater will be provided through the Carmel Area Wastewater District (CAWD). The property will retain its solid waste services with GreenWaste, a waste management company.

Based on staff’s analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Implementation Plan (DMF CIP), applicable sections of the Monterey County Coastal Zoning Ordinance (Title 20), Monterey County Noise Ordinance (Chapter 10.60) and Monterey County Private Road Regulations (Chapter 16.80).

Breakdown of Proposed Events

The project site is an existing single-family dwelling located at 28 Poppy Lane, within Pebble Beach. The assemblage(s) of people will not require or involve any construction or alteration to any of the on-site existing structures or increase in demand of existing public facilities (water and sewer) on an ongoing basis, as on-site portable restrooms will be provided for each event day. Should the facilities of the existing structure be utilized, the existing residence has adequate wastewater and water connections. The project was reviewed by HCD-Planning, the Pebble Beach Community Fire Protection Services District (PBC FPD), and the County of Monterey Sheriff’s Department for consistency, site suitability, and public health and safety concerns. No County department found inconsistencies or a risk to public health and/or safety. PBC FPD and Sheriff’s Department deemed the project complete without a recommendation for conditions, as the site is adequately developed and emergency access exists.

The applicant had previously applied for four (4) Special Events Questionnaires to host a similar series of Car Week events as proposed in this project in 2022, 2024, and 2025. These events were processed under the following: 22SE00062 in 2022, which is in ‘Review Complete’ status; 24SE00046 in 2024, and the event was deemed complete; and 25SE00183 in 2025, which received the permit, and the event has been completed. In 2026, the applicant submitted the same request (26SE00084), demonstrating their intent to have ongoing assemblages of people during the annual car week special event. Hosting recurring public events on private residential property requires the

granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the subject Coastal Development Permit application was applied for consistent with the requirements of Title 20.

Under this application, the Applicant/Owner is proposing that the private residence host previews of new vehicles during Monterey Car Week (typically occurring early August). In 2026, this proposal would involve the residence being occupied from Wednesday, August 12 to Saturday, August 15 of 2026 with up to 150 people at the property at various times of the day. This 2026 event would support the preview of the new BMW vehicle. Typical events would have between 40 and up to 150 people per event. No overnight accommodation is offered. Several events for the residence are proposed for the dates, such as extended test drives, culinary dinners, and reception events. For six days prior to and four days following the series of proposed events, the residence's event would be set up or broken down (vehicles taken on and off-site, residence cleaned, furniture and artwork removal or re-installation, load-in & out of equipment, etc.).

The proposed annual "Monterey Car Week" assemblage of people would consist of the following (see also Exhibit A):

- Average of up to 150 guests at a time during Thursday through Saturday.
- 60 reserved parking spaces at the Poppy Hills Golf Course via PBC sponsorship.
- On-site catering for all guests provided by private catering companies.
- On-site executive restrooms (portable) for all guests.
- No on-site or street parking is allowed.
 - Guests will utilize the valet parking with staff that will be driving vehicles back and forth to drop-off/retrieve at the offsite Poppy Hills Golf Course reserved parking.
- Ten days of set up/break down. Four days of on-site events.
- For August 2026, the following would occur:
 - Wednesday (August 12): 9:00 AM to 6:00 PM;
 - Thursday (August 13): 9:00 AM to 9:30 PM;
 - Friday (August 14): 9:00 AM to 9:30 PM;
 - Saturday (August 15): 9:00 AM to 10:00 PM;
 - Load-in and cleaning will operate from 8:00 AM to 8:00 PM.

Staff has received no comments from the public regarding the proposed project and does not anticipate any impacts to the surrounding community, beyond those already experienced during the existing golf events.

As conditioned, this permit would only be valid through July 30, 2029 (subject to a separate discretionary extensions and/or amendments) and therefore would only allow events to occur in early August of 2026, 2027, and 2028. Events proposed to be held in 2027 and 2028 may have different event hosts or showcased vehicles (e.g., Bugatti in 2026) and therefore will be required to comply with a non-standard condition of approval that requires the Applicant/Owner to submit a Special Events Development Plan at least 60 days prior to commencement of the event. This Special Events Development Plan will be reviewed by County departments to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit and must detail parking

management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

Emergency Evacuation and Site Plan Safety

The subject property will have adequate emergency response times with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 2 minutes away, and the Community Hospital of the Monterey Peninsula (CHOMP) is 9-12 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services. An evacuation map is provided in the attached Operations Plan (**Exhibit A.2**). In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely. The secondary assembly area is located at the valet desk, at the front of the property. After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determine that the property is safe and authorize re-entry.

Noise

The proposed assemblages of people is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00 PM and 7:00 AM. 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. The event includes live music and audible noise but will be restricted to comply with the noise regulations and event hours as outlined in the operations plan. Although the attached operations plan details the event to conclude at 10:00 PM, all live music/outdoor noise will stop at 9:00 PM. There will be 24/7 security guards to help enforce this requirement. A non-standard condition (Condition No. 6) has been added to ensure that outdoor music/noise must cease at 9:00 PM and comply with Chapter 10.60.

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. 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 are recorded as a deed restriction for the subject property. Pebble Beach Company has been notified and has agreed to allow the applicant to use such property and other facilities to support the event once a year, not exceeding 10 (ten) consecutive days.

Parking

Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate secure parking spaces,

as Poppy Hills Golf Course will provide 60 parking spaces during the span of the events, from 7:00 AM to 11:00 PM. Guests will use a valet-only service that will provide a drop-off and retrieval service from the subject property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people is similar to Recreational Enterprises use, which requires 1 space/4 occupants capacity. As proposed, the fifty (60) parking spaces provided at the Poppy Hills Golf Course will accommodate a maximum of 240 guests, plenty to accommodate the maximum expected 150 guests.

Staff is aware of additional events, not related to this application, taking place on Poppy Lane at the time this event is proposed, that will also have offsite parking at Poppy Hills Golf Course. Poppy Hills Golf Course has a capacity of 200 parking spaces; this application proposes 60 spaces to be used during Monterey Car Week, and, in addition, the concurrent events will require 70 spaces (PLN240173) and 45 spaces (PLN240216), totaling 175 spaces to be used during these events. As proposed, offsite parking at Poppy Hills Golf Course will not exceed its 200 parking space capacity.

Solid Waste/Recycling, Food Preparation & Bathroom Facilities

Solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed special event. When food is prepared or sold during a public event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. This is a private event, and therefore no temporary food facility permit is required. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms may be provided to special event guests, there would be no public health risk if onsite utilities were utilized. In accordance with the newly adopted Monterey County Local Area Management Plan (LAMP), Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to, but no more than, 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15304. This exemption applies to the operation of existing private structures, involving minor temporary use of land having no permanent effects on the environment. The Applicant/Owner proposes to use a residential single-family dwelling for the assemblages of people on an annual basis. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site. No exceptions pursuant to Section 15300.2 apply.

OTHER AGENCY INVOLVEMENT

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

- HCD-Planning
- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Pebble Beach Community Fire Protection District
- County of Monterey Sheriff's Department

Prepared by: Jade Mason, Assistant Planner
Reviewed by: Taylor Price, Senior Planner
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 and Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Allen Timothy K & Allen Lynn M Trs, Property Owners; Ashley Zorn, 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 (Executive Director); Planning File PLN240172.



County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 26-078

July 30, 2026

Introduced: 7/21/2026

Version: 1

Current Status: Agenda Ready

Matter Type: Zoning Administrator

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.

RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304, and none of the exceptions pursuant to Section 15300.2 apply to the project; and
- b. Approve 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 attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Ashley Zorn

Property Owner: Timothy K Allen & Lynn M Allen Trs

APN: 008-032-012-000

Parcel Size: 1.32 acres

Zoning: Low Density Residential with a Building Site 8 overlay and a Design Control overlay in the Coastal Zone or “LDR/B-8--D(CZ)”

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: N/A

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov; 831-755-3759

SUMMARY/DISCUSSION

The project site is located at 28 Poppy Lane in Pebble Beach, within the Del Monte Forest Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow the assemblages of up to 150 people for an annual event during the “Monterey Car Week”, not to exceed 10

consecutive days. The event is an invitation-only consumer event spanning no more than 10 days. The project proposal comprises ongoing test drives, daytime hospitality, culinary experiences, and reception events. On-site overnight accommodation is not offered with this application. The site is developed with an existing 6,447 square foot two-story single-family dwelling inclusive of four bedrooms, five and a half bathrooms, a kitchen, a living room, an attached garage, a pool, a putting green, and a detached accessory building for an office and art studio. Therefore, the project is an allowed land use for this site, subject to the granting of a Coastal Development Permit to allow Assemblages of people in a private home. Staff recommends the granting of this Coastal Development Permit, subject to a condition of approval that limits this permit's term to three years (through July 30, 2029; therefore, only allowing three annual events). Should the permit be granted, this condition would allow for future extensions of the term limit to be considered by the appropriate authority, subject to supplemental review of the application and any potential changes in circumstances.

The property will retain its potable water through California American Water, and wastewater will be provided through the Carmel Area Wastewater District (CAWD). The property will retain its solid waste services with GreenWaste, a waste management company.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Implementation Plan (DMF CIP), applicable sections of the Monterey County Coastal Zoning Ordinance (Title 20), Monterey County Noise Ordinance (Chapter 10.60) and Monterey County Private Road Regulations (Chapter 16.80).

Breakdown of Proposed Events

The project site is an existing single-family dwelling located at 28 Poppy Lane, within Pebble Beach. The assemblage(s) of people will not require or involve any construction or alteration to any of the on-site existing structures or increase in demand of existing public facilities (water and sewer) on an ongoing basis, as on-site portable restrooms will be provided for each event day. Should the facilities of the existing structure be utilized, the existing residence has adequate wastewater and water connections. The project was reviewed by HCD-Planning, the Pebble Beach Community Fire Protection Services District (PBC FPD), and the County of Monterey Sheriff's Department for consistency, site suitability, and public health and safety concerns. No County department found inconsistencies or a risk to public health and/or safety. PBC FPD and Sheriff's Department deemed the project complete without a recommendation for conditions, as the site is adequately developed and emergency access exists.

The applicant had previously applied for four (4) Special Events Questionnaires to host a similar series of Car Week events as proposed in this project in 2022, 2024, and 2025. These events were processed under the following: 22SE00062 in 2022, which is in 'Review Complete' status; 24SE00046 in 2024, and the event was deemed complete; and 25SE00183 in 2025, which received the permit, and the event has been completed. In 2026, the applicant submitted the same request (26SE00084), demonstrating their intent to have ongoing assemblages of people during the annual car week special event. Hosting recurring public events on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the subject Coastal Development Permit

application was applied for consistent with the requirements of Title 20.

Under this application, the Applicant/Owner is proposing that the private residence host previews of new vehicles during Monterey Car Week (typically occurring early August). In 2026, this proposal would involve the residence being occupied from Wednesday, August 12 to Saturday, August 15 of 2026 with up to 150 people at the property at various times of the day. This 2026 event would support the preview of the new BMW vehicle. Typical events would have between 40 and up to 150 people per event. No overnight accommodation is offered. Several events for the residence are proposed for the dates, such as extended test drives, culinary dinners, and reception events. For six days prior to and four days following the series of proposed events, the residence's event would be set up or broken down (vehicles taken on and off-site, residence cleaned, furniture and artwork removal or re-installation, load-in & out of equipment, etc.).

The proposed annual "Monterey Car Week" assemblage of people would consist of the following (see also Exhibit A):

- Average of up to 150 guests at a time during Thursday through Saturday.
- 60 reserved parking spaces at the Poppy Hills Golf Course via PBC sponsorship.
- On-site catering for all guests provided by private catering companies.
- On-site executive restrooms (portable) for all guests.
- No on-site or street parking is allowed.
 - Guests will utilize the valet parking with staff that will be driving vehicles back and forth to drop-off/retrieve at the offsite Poppy Hills Golf Course reserved parking.
- Ten days of set up/break down. Four days of on-site events.
- For August 2026, the following would occur:
 - Wednesday (August 12): 9:00 AM to 6:00 PM;
 - Thursday (August 13): 9:00 AM to 9:30 PM;
 - Friday (August 14): 9:00 AM to 9:30 PM;
 - Saturday (August 15): 9:00 AM to 10:00 PM;
 - Load-in and cleaning will operate from 8:00 AM to 8:00 PM.

Staff has received no comments from the public regarding the proposed project and does not anticipate any impacts to the surrounding community, beyond those already experienced during the existing golf events.

As conditioned, this permit would only be valid through July 30, 2029 (subject to a separate discretionary extensions and/or amendments) and therefore would only allow events to occur in early August of 2026, 2027, and 2028. Events proposed to be held in 2027 and 2028 may have different event hosts or showcased vehicles (e.g., Bugatti in 2026) and therefore will be required to comply with a non-standard condition of approval that requires the Applicant/Owner to submit a Special Events Development Plan at least 60 days prior to commencement of the event. This Special Events Development Plan will be reviewed by County departments to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit and must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

Emergency Evacuation and Site Plan Safety

The subject property will have adequate emergency response times with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 2 minutes away, and the Community Hospital of the Monterey Peninsula (CHOMP) is 9-12 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services. An evacuation map is provided in the attached Operations Plan (**Exhibit A.2**). In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely. The secondary assembly area is located at the valet desk, at the front of the property. After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determine that the property is safe and authorize re-entry.

Noise

The proposed assemblages of people is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00 PM and 7:00 AM. 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. The event includes live music and audible noise but will be restricted to comply with the noise regulations and event hours as outlined in the operations plan. Although the attached operations plan details the event to conclude at 10:00 PM, all live music/outdoor noise will stop at 9:00 PM. There will be 24/7 security guards to help enforce this requirement. A non-standard condition (Condition No. 6) has been added to ensure that outdoor music/noise must cease at 9:00 PM and comply with Chapter 10.60.

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. 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 are recorded as a deed restriction for the subject property. Pebble Beach Company has been notified and has agreed to allow the applicant to use such property and other facilities to support the event once a year, not exceeding 10 (ten) consecutive days.

Parking

Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate secure parking spaces, as Poppy Hills Golf Course will provide 60 parking spaces during the span of

the events, from 7:00 AM to 11:00 PM. Guests will use a valet-only service that will provide a drop-off and retrieval service from the subject property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people is similar to Recreational Enterprises use, which requires 1 space/4 occupants capacity. As proposed, the fifty (60) parking spaces provided at the Poppy Hills Golf Course will accommodate a maximum of 240 guests, plenty to accommodate the maximum expected 150 guests.

Staff is aware of additional events, not related to this application, taking place on Poppy Lane at the time this event is proposed, that will also have offsite parking at Poppy Hills Golf Course. Poppy Hills Golf Course has a capacity of 200 parking spaces; this application proposes 60 spaces to be used during Monterey Car Week, and, in addition, the concurrent events will require 70 spaces (PLN240173) and 45 spaces (PLN240216), totaling 175 spaces to be used during these events. As proposed, offsite parking at Poppy Hills Golf Course will not exceed its 200 parking space capacity.

Solid Waste/Recycling, Food Preparation & Bathroom Facilities

Solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed special event. When food is prepared or sold during a public event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. This is a private event, and therefore no temporary food facility permit is required. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms may be provided to special event guests, there would be no public health risk if onsite utilities were utilized. In accordance with the newly adopted Monterey County Local Area Management Plan (LAMP), Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to, but no more than, 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15304. This exemption applies to the operation of existing private structures, involving minor temporary use of land having no permanent effects on the environment. The Applicant/Owner proposes to use a residential single-family dwelling for the assemblages of people on an annual basis. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site. No exceptions pursuant to Section 15300.2 apply.

OTHER AGENCY INVOLVEMENT

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

- HCD-Planning
- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Pebble Beach Community Fire Protection District
- County of Monterey Sheriff's Department

Prepared by: Jade Mason, Assistant Planner
Reviewed by: Taylor Price, Senior Planner
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 and Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Allen Timothy K & Allen Lynn M Trs, Property Owners; Ashley Zorn, 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 (Executive Director); Planning File PLN240172.

Exhibit A

**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:

ALLEN TIMOTHY K & ALLEN LYNN M TRS (PLN240172)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304, and none of the exceptions pursuant to Section 15300.2 apply to the project; and
- 2) Approving 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.

[PLN240172, ALLEN TIMOTHY K & ALLEN LYNN M TRS, 28 Poppy Lane, Pebble Beach, (APN: 008-032-012-000), Del Monte Forest Land Use Plan, Coastal Zone]

The ALLEN TIMOTHY K & ALLEN LYNN M TRS application (PLN240172) came on for a public hearing before the County of Monterey Zoning Administrator on July 30, 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 Zoning Ordinance (Title 20);
 - Monterey County Noise Ordinance (Chapter 10.60); and
 - Monterey County Private Road Regulations (Chapter 16.80).

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 28 Poppy Lane in Pebble Beach subject to the Del Monte Forest Land Use Plan, Coastal Zone. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow Assemblages of People for an annual special event during Monterey Car Week, an invitation-only consumer event space spanning several days. Events would include ongoing test drives, daytime hospitality, culinary experiences, and reception/cocktail events. On-site overnight accommodation is not offered, nor authorized with this Coastal Development Permit. The site is developed with an existing 7,027 square foot two-story single-family dwelling inclusive of 5 bedrooms and 7 bathrooms, a kitchen, a living room, and an attached garage, a driveway to the garage, a driveway to a motor court, a pool, a putting green, and a detached accessory building for an office and art studio.

As conditioned, the car week special events will occur for multiple days (no more than consecutive 10 days) on an annual basis for three years (2026, 2027, 2028). Car week typically occurs during early to mid-August. For 2026, the residence will be occupied from August 12 to August 15 of 2026 by an estimated 75-150 people at the property at various times of the day. The Owner/Applicant is proposing that the private residence host private previews of a new vehicle (BMW). Future annual events may feature different vehicles or have different event hosts but will not exceed 150 persons, 10 consecutive days, or include overnight accommodations. A condition has been applied to require that the Applicant/Owner submit a Special Events Development Plan at least 60 days prior to the commencement of future annual events. A Special Events Development Plan (Special Events Questionnaire) was submitted for the 2026 annual event and is incorporated by reference. The future Special Events Development Plans for 2027 and 2028 events will be reviewed by County departments and the Special Events Task Force to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit. The Special Events Development Plan must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

- c) Allowed Use. The property is located at 28 Poppy Lane in Pebble Beach, within the Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-032-012-000). The subject parcel is zoned Low Density Residential with a Building Site 8 overlay and a Design Control overlay in the Coastal Zone or "LDR/B-8-D(CZ)". Hosting recurring public events (including invite-only), also known as Assemblages of People, on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the proposed use is allowed.

- d) Lot Legality. The subject property (1.32 acres in size), APN: 008-032-012-000, is shown in its current configuration and under separate ownership as Lot 5 in “Tract No. 1515, Del Monte Forest Plan- Poppy 1 (Area F-2)” filed July 16, 2014 in Volume 24, Maps of “Cities and Towns”, at Page 36. 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) Noise. The proposed assemblages of people use is subject to Monterey County’s Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00 PM and 7:00 AM. 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. The event includes live music and audible noise but will be restricted to comply with the noise regulations and event hours as outlined in the Operations Plan. All live music will stop at 9:00 PM consistent with County requirements. 24/7 security will be on-site to enforce this and other safety measures.
- g) Emergency Evacuation and Site Plan Safety. The subject property will have adequate emergency response times with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 2 minutes away, and the Community Hospital of the Monterey Peninsula (CHOMP) is 10-12 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services. See Finding No. 3, Evidence “g”.
- h) Permit Expiration. Condition No. 6 applies a 3-year expiration to the granting this Coastal Development Permit. This allows for the hosting of three annual events (August 2026, 2027, 2028). Should the Applicant wish to extend the term of this Coastal Development Permit, an Extension shall be filed in accordance with Title 20 section 20.70.110. Should changes in use be proposed, or changes in circumstances occur (including but not limited to public opposition), an Amendment shall be filed in accordance with Title 20 Section 20.70.105. The purpose of the term limit condition is to provide adequate ongoing review of the use to assure that the nature of the area has not changed sufficiently to cause the use to be detrimental to the area, and to review the conditions of this Coastal Development Permit to determine its continuing adequacy.
- i) Access and Parking. The property is accessed through Poppy Lane, a private road, to the residence’s driveway on the property. Therefore, the application is subject to requirements outlined in Title 16, Chapter 16.80. No comments or objections have been received, and no further documentation or condition is required of the applicant. Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-

Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate secure parking spaces in a lot at the Poppy Hills Golf Course, located approximately one mile from the home, which will provide 60 parking spaces during the span of the events, from 8:00 am to 11:00 pm. Guests will use a valet-only service that will provide a drop-off and retrieval service from the subject property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people are similar to Recreational Enterprises use, which requires 1 space/4 occupants capacity. As proposed, the fifty (60) parking spaces provided at the Poppy Hills Golf Course will accommodate a maximum of 240 guests, plenty to accommodate the maximum expected 150 guests.

- j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240172.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, County of Monterey Sheriff's Department, and the Pebble Beach Community Fire Protection District. 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 PLN240172.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, County of Monterey Sheriff's Department, and the Pebble Beach Community Fire Protection District. 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 access through Poppy Lane, through an existing driveway. No alterations to the driveway or access are required for the use.

- 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 Wastewater District (CAWD).
- e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management. The proposed use is for assemblages of people, and development of permanent public facilities is not required for the proposed use on the existing residentially zoned property. A solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed annual special event. When food is prepared or sold during an event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms will be provided to special event guests, there would be no public health risk if onsite utilities were utilized. In accordance with Monterey County LAMP, Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.
- f) Sufficient access & parking for the events will be provided and managed by Pebble Beach Security staff. There is no on-site parking. However, guests will be required to use the valet-only service that utilizes off-site parking at the Poppy Hills Golf Course. The project has been conditioned to ensure that a parking management plan is provided to the Monterey County Special Events Task Force and HCD-Engineering Services for review and approval when multiple large events take place concurrently and use the same parking facilities.
- g) The project provides an emergency vehicle access route and an evacuation route for each proposed scenario as shown in the attached plans. In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely. The secondary assembly area is located at the valet desk, at the front of the property. After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determine that the property is safe and authorize re-entry. A condition has been applied to the project to ensure each annual event is reviewed by HCD-Planning staff to ensure it complies with the attached operations plan and is consistent with required regulations.
- h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240172.

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 are not aware of any violations existing on the 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 PLN240172.
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 15304 Categorically Exempts the minor temporary use of land having no permanent effects on the environment. Examples of this include carnivals, sales of Christmas trees, etc. (Section 15304(e)).
- b) The project proposed to allow the use of an existing single-family dwelling located in a residentially zoned neighborhood to allow Assemblages of People for an annual special event lasting no more than 10 days during Monterey Car Week. On-site overnight accommodation is not proposed. 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 “f”.
- d) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
- e) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 2.3 miles east of the property (6-7 minutes). However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
- f) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code. There are no mapped or listed sensitive resources or habitats on-site. Further, there are no historical (cultural or structural) resources on-site.
- g) 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 PLN240172.
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, is described in DMF CIP Section 20.147.130. There is an existing 25-foot-wide equestrian & pedestrian trail easement bordering the western property line, which will not be impacted and will continue to maintain its access.
 - 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 (Figure 8, DMF LUP).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240172.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the 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 the 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 qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304, and none of the exceptions pursuant to Section 15300.2 apply to the project; and
- 2) Approve 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.

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 30th day of July 2026.

Mike Novo, AICP

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 as outlined above.

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County of Monterey HCD Planning

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

PLN240172

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN240172) allows the assemblages of people not exceeding ten (10) days per year and not involving construction of permanent facilities. The property is located at 28 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-012-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-032-012-000 on July 30, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

4. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit is valid for three years from the granting date. The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Section 20.70.110. Should there be substantive changes and/or public comments, the owner/operator shall file an application for an amendment of the permit in accordance with the Monterey County Code Title 20 Section 20.70.105.

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 Chief of Planning. Any request for an extension or amendment must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PDSP001(NON-STANDARD) - SPECIAL EVENT DEVELOPMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit annually, a Special Events Development Plan at least 60 days prior to commencement of the event to RMA -Planning for inter-agency review and approval. The Special Events Development Plan shall include specific information of the event to demonstrate compliance with the Coastal Development Permit including but not limited to:

1) Traffic & Parking Management Plan. This Plan will include logistics for management of site access and on-site parking, attendance shuttle program, and any proposed parking and/or vehicle prohibitions. Implementation of this plan should reduce the volume of vehicles traveling to the site and minimize the number of vehicles queuing into the private road.

2) Schedule of Events. The Schedule will be reviewed by all applicable agencies. It must adhere to the events allowed outlined in the Operations Plan.

3) Number of attendees (including staff, vendors and participants). HCD-Planning will review the proposed number of attendees to ensure it complies with the maximum number allowed per the Operations Plan.

4) Event Layout Plan. The event layout plan will be reviewed by all applicable agencies. All proposed temporary facilities must be shown and details of all proposed temporary facilities such as restrooms must be provided.

5) Live Music & Audible Noise Program/Schedule. HCD-Planning will review the program/schedule to ensure compliance with the allowed times per the Operations Plan and with Chapter 10.60 – Noise Control of the Monterey County Code. Program/schedule must comply with the required noise decibels outlined in County Code regardless of event schedule.

6) Emergency Evacuation Plan. HCD-Engineering Services, Fire Department and County Sheriff's Office will review the proposed plan.

7) A list of issues that arose from past events and how these issues will be addressed/resolved for the current event (if applicable). All applicable agencies will review the listed issues and the proposed recommendations for resolution.

8) A Lighting Plan. The lighting plan will be reviewed by HCD-Planning.

9) A Signage Plan. All applicable agencies will review the proposed event signage plan.

10) Solid waste & recycling management plan. A plan is required to be submitted to Environmental Health Bureau (EHB) for each proposed special event.

The Special Event Development Plan will be sent to the County of Monterey Special Events Task Force for their review and discussed at a Special Events Task Force Meeting before the commencement of the event.

Compliance or Monitoring Action to be Performed: At least 60 days prior to the commencement of the event, the applicant shall submit a Special Events Development Plan to HCD-Planning for inter-agency review.

Prior to commencement of the event, the Special Events Development Plan must be approved from the applicable reviewing agencies. If the special event occurs without an approved Special Events Development Plan, the event will be in non-compliance with the Coastal Development Permit and may result in modification or revocation of this permit and subsequent code enforcement and/or legal action.

6. PDSP001(NON-STANDARD) - NOISE CONTROL PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure that the safety/security of attendees as well as the public is maintained to the maximum extent feasible HCD-Planning will review the program/schedule to ensure compliance with the allowed times of events per the Operations Plan and with Chapter 10.60 – Noise Control of the Monterey County Code. Program/schedule must comply with the required noise decibels (65 dBA for daytime and 45 dBA for nighttime) outlined in County Code regardless of event schedule.

Compliance or Monitoring Action to be Performed: Prior to the commencement of the event, the applicant shall submit a Special Events Development Plan which includes a Live Music & Audible Noise Program/Schedule to HCD-Planning for inter-agency review.

Prior to commencement of the event, the Special Events Development Plan must be approved from the applicable reviewing agencies. If the special event occurs without an approved Special Events Development Plan, the event will be in non-compliance with the Coastal Development Permit and may result in modification or revocation of this permit and subsequent code enforcement and/or legal action.

7. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

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The Ultimate Driving Machine®



50 YEARS
7 GENERATIONS
BMW 3 SERIES



1ST GENERATION BMW 3 SERIES
E21
1975-1982



2ND GENERATION BMW 3 SERIES
E23
1982-1991



3RD GENERATION BMW 3 SERIES
E30
1982-1991



4TH GENERATION BMW 3 SERIES
E36
1994-2000

2026 BMW VILLA.

SITE PLAN.

2026 BMW MONTEREY CAR WEEK. BMW VILLA OVERVIEW.



OVERVIEW

In 2026, BMW North America will return to 28 Poppy Lane during Monterey Car Week to activate the BMW VILLA, transforming a private Pebble Beach residence into BMW's invitation-only consumer experience.

The BMW VILLA serves as a premium hub designed to engage guests through a curated mix of automotive and hospitality programming.

Program Dates: Wednesday, August 12 – Saturday, August 15, 2026

Location: 28 Poppy Lane, Pebble Beach, CA

PROGRAM HIGHLIGHTS

- Aug 12–16 (Wed-Sat): Ongoing test drives, daytime hospitality, networking, and brand immersion
- Aug 13 (Thurs): BMW x Rudd Estate seated culinary dinner, multi-course with wine pairings
- Aug 14 (Fri): VIP Consumer Reception
- Aug 15 (Sat): KITH seated dinner, for Ronnie Fieg Friends & Family

NOTE: NO overnight accommodations will be offered at the property.

2026 MONTEREY CAR WEEK.

SCHEDULE OF EVENTS.

WEDNESDAY, AUGUST 12	THURSDAY, AUGUST 13	FRIDAY, AUGUST 14	SATURDAY, AUGUST 15
ALWAYS-ON TEST DRIVES & HOSPITALITY AT BMW VILLA 9:00 AM – 3:00 PM Est. 75-150 Guests Note: Guests will be coming on a flow. All guests will be pre-registered for a morning or afternoon time block			
TBD EXTENDED TEST DRIVES & HOSPITALITY AT VILLA (opportunity for partner integration) 3:00 PM – 6:00 PM	BMW VIP CULINARY DINNER AT VILLA Seated, multi-course dinner with wine partner, Rudd Estate, and Michelin-starred chef, Philip Tessier. 40 Guests 6:30 PM – 9:30 PM	BMW VIP CONSUMER RECEPTION AT VILLA Reception-style evening event surrounding a hero vehicle. 150 Guests 6:30 PM – 9:30 PM	KITH CULINARY DINNER AT VILLA Seated multi-course dinner for a small group of KITH / Ronnie Fieg's friends and family. Pre-Dinner Discussion/Panel Reception TBC - 60 Guests Dinner - 40 Guests TBC 7:30 PM-10:00 PM

NOTE: NO overnight accommodations will be offered at the property.

2026 MONTEREY CAR WEEK. BMW OFFSITE PARKING (VALET ONLY).

- From Wednesday-Sunday from 7am-11pm, we have secured parking from Poppy Hills Golf Course on their driving range (60 spots)
- Only our valet team and staff will be driving vehicles back and forth to drop-off/retrieve



2026 MONTEREY CAR WEEK. TEST DRIVE VEHICLES.



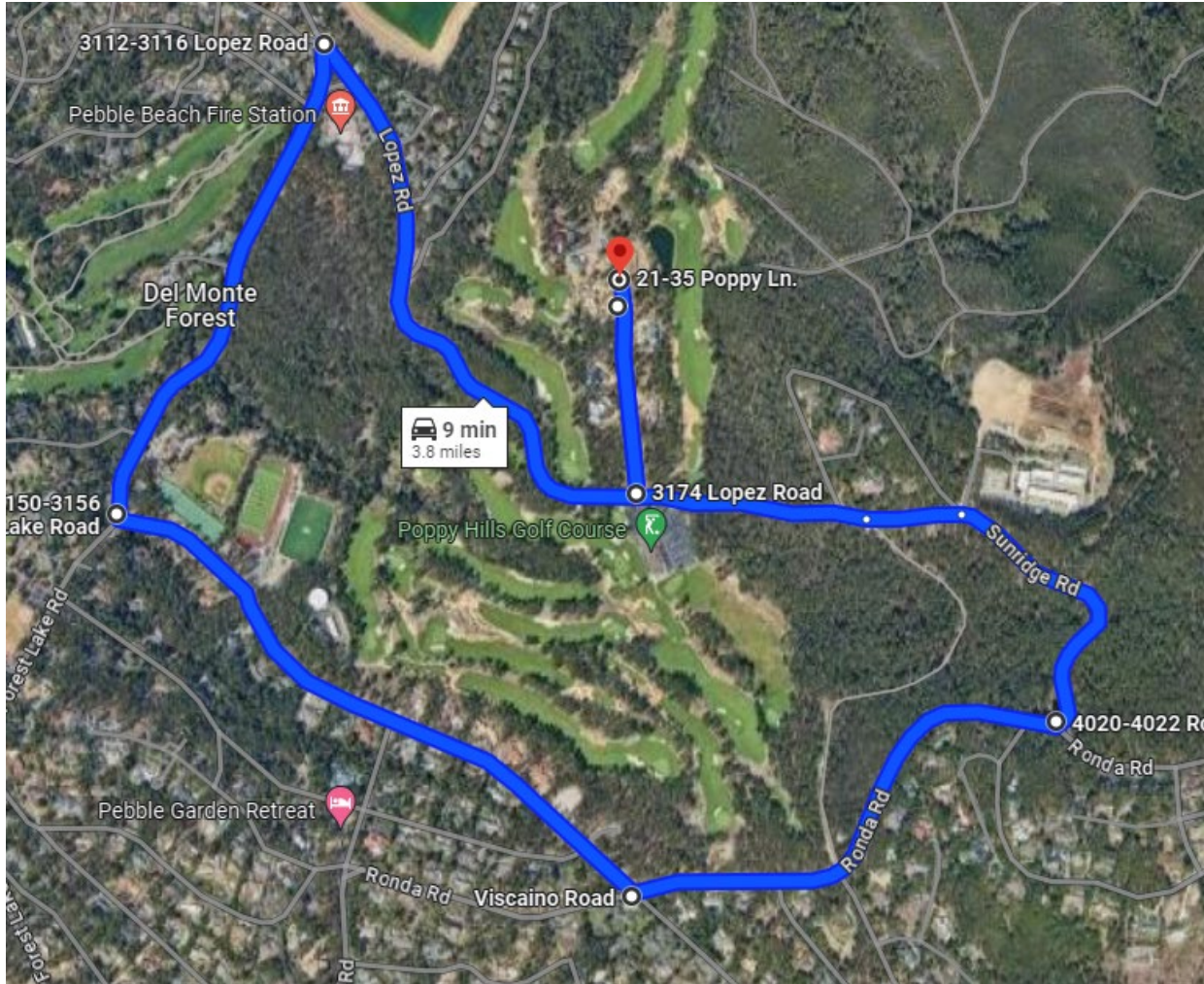
- Test drive vehicles will be parked on the grassy area **on the property** at the top of the driveway
- Space measures approximately 170'. Can accommodate about 14 vehicles

Photo from 2025



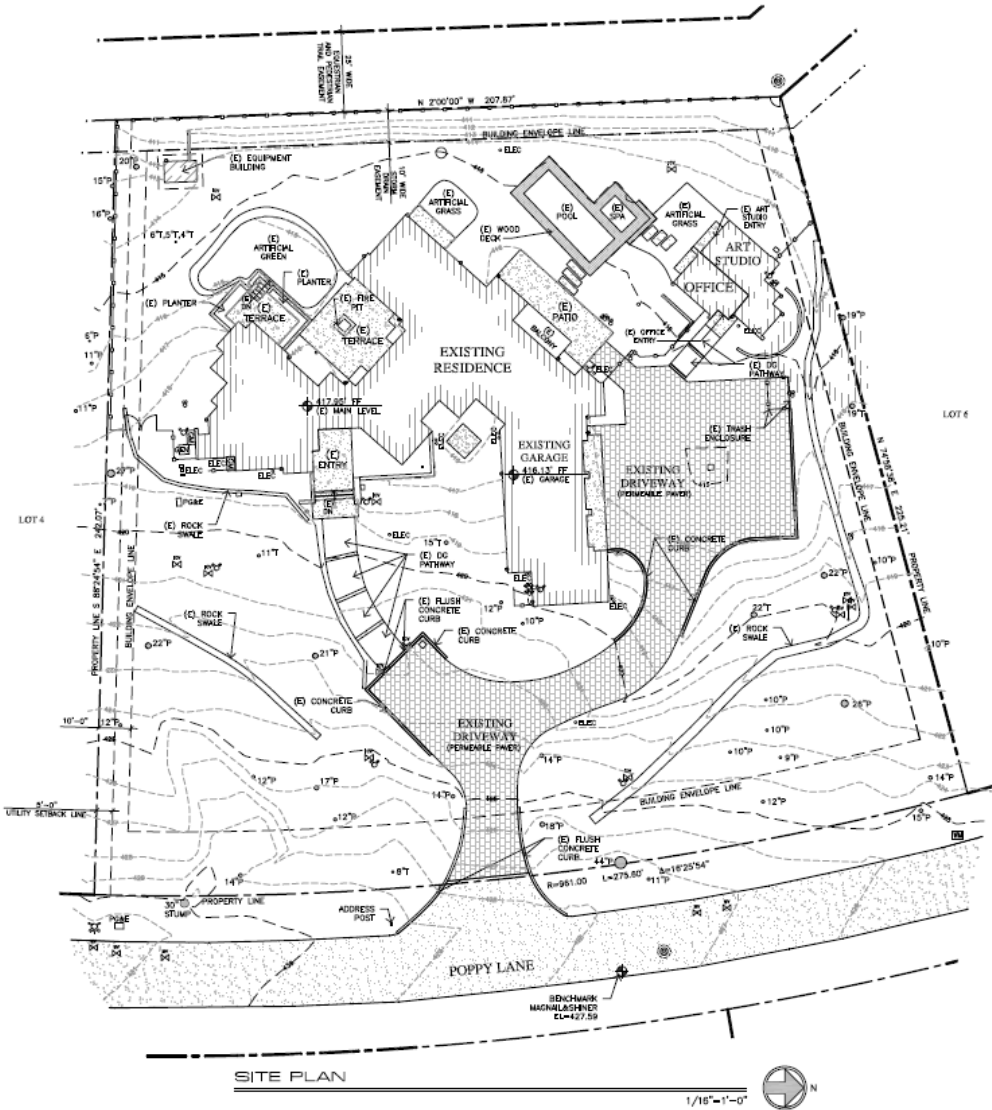
2026 MONTEREY CAR WEEK. TEST DRIVE ROUTE.

***APPROVED BY PEBBLE BEACH COMPANY**



- Route takes approximately 8 minutes with no traffic. We estimate this will increase to about 12 minutes during MCW
- Pebble Beach Company recommends and approves of this route
- Only two left turns makes it easier for guests to navigate the route

PROPERTY PLAN.



PLANNING INFO.

- PROPERTY OWNER:
TIM ALLEN
P.O. BOX 350
CARROLL, CA 93921
PH: (831) 836-2221
- PROJECT ADDRESS:
28 POPPY LANE
PEBBLE BEACH, CA 93953
- OCCUPANCY: R-3, U
APN: 008-032-012
ZONE: LDR/B-6-0(CZ) 1 OR/B-6-0(CZ)
GRADING: NONE
TREE REMOVAL: NONE
TOPOGRAPHY: SLOPING
LOT AREA: 97,915 S.F. (1.32 AC.)
- LOT COVERAGE CALCULATIONS:
- | | EXISTING |
|-----------------|----------|
| BUILDING | 6483 |
| BALCONY | 132 |
| TERRACE | 225 |
| EQUIPMENT (SHE) | 67 |
| TOTAL | 6927 |
- LOT COVERAGE ALLOWED 6,927 SF (100%)
LOT COVERAGE EXISTING 6,927 SF (100%)
F.A.R. CALCULATIONS:
- | | EXISTING |
|-------------|----------|
| MAIN HOUSE | 4535 |
| UPPER LEVEL | 1920 |
| GARAGE | 1325 |
| ART STUDIO | 425 |
| OFFICE | 211 |
| TOTAL | 8392 |
- F.A.R. ALLOWED: 11,503 SF (200%)
F.A.R. EXISTING: 8,392 SF (14.8%)
PESCADERO CALCULATIONS:
- | | EXISTING |
|-----------------|----------|
| BUILDING | 6483 sqm |
| DRIVEWAY | 202 sqm |
| BALCONY | 132 sqm |
| TERRACE | 780 sqm |
| PATIOS | 44 sqm |
| STEPPING STONES | 77 sqm |
| POOL/SPA | 387 sqm |
| EQUIPMENT (SHE) | 67 sqm |
| TOTAL | 8571 |
- PESCADERO LIMITATIONS: 9,000 SF
PESCADERO EXISTING: 8,571 SF
PARKING COUNTS: 3 COVERED MAX, 6 UNCOVERED MIN.

VICINITY MAP



JUN A. BILLARD, AIA

IDG

701 LIGHTHOUSE AVE
PACIFIC GROVE, CA
93950

PH: (831) 848-1201
FAX: (831) 848-1203
WWW: info@idg.com
WEB: idg.com

DISCLAIMER:
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS PLAN IS THE PROPERTY OF JUN A. BILLARD, AIA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING.

STAMP:

PROJECT/CLIENT:
TIM ALLEN
RESIDENCE

PROJECT ADDRESS:
28 POPPY LANE
PEBBLE BEACH, CA
93953

APN: 008-032-012

DATE: JUNE 10, 2024
PLANNING DEPT.

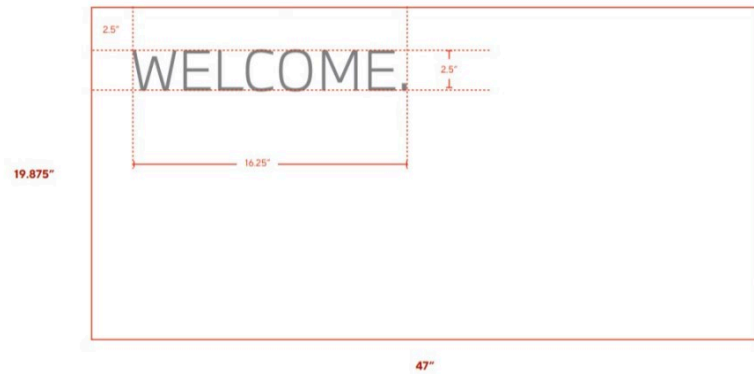
REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR PERMITTING

SITE PLAN

SHEET NO. A1.0





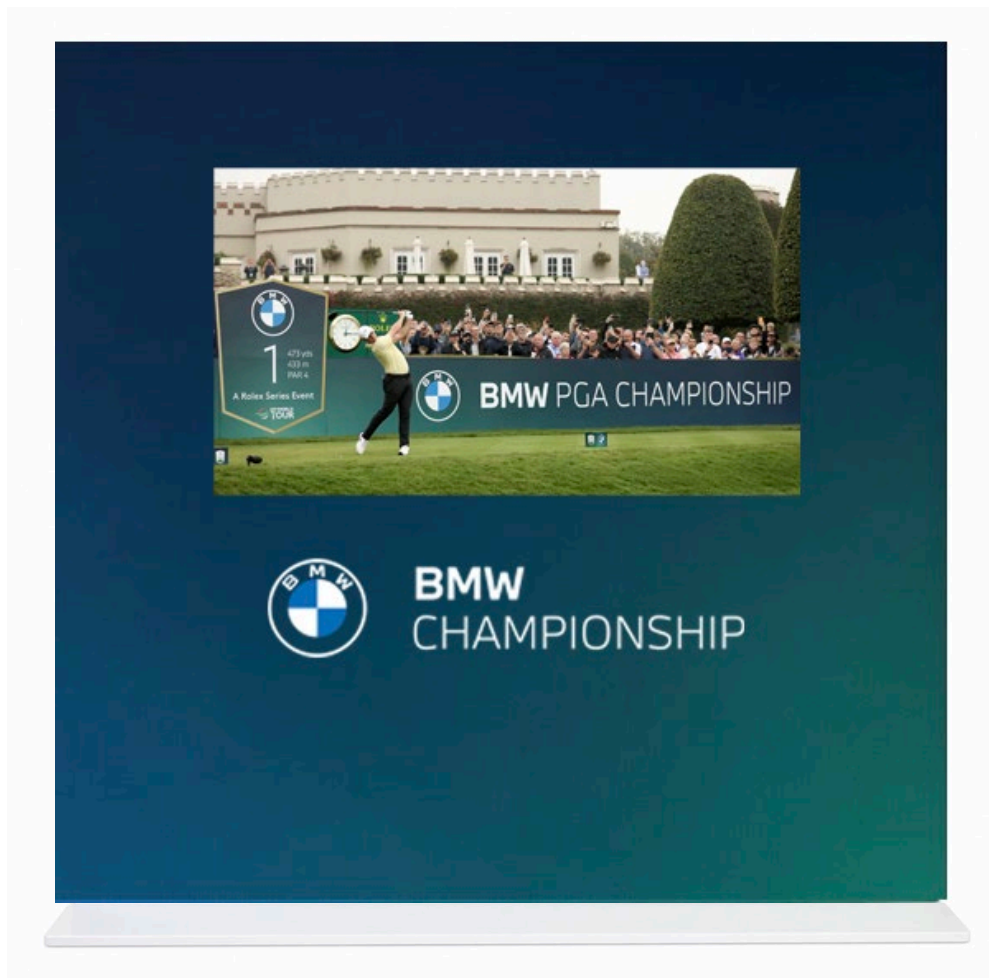
Bronze Edge Car Platform

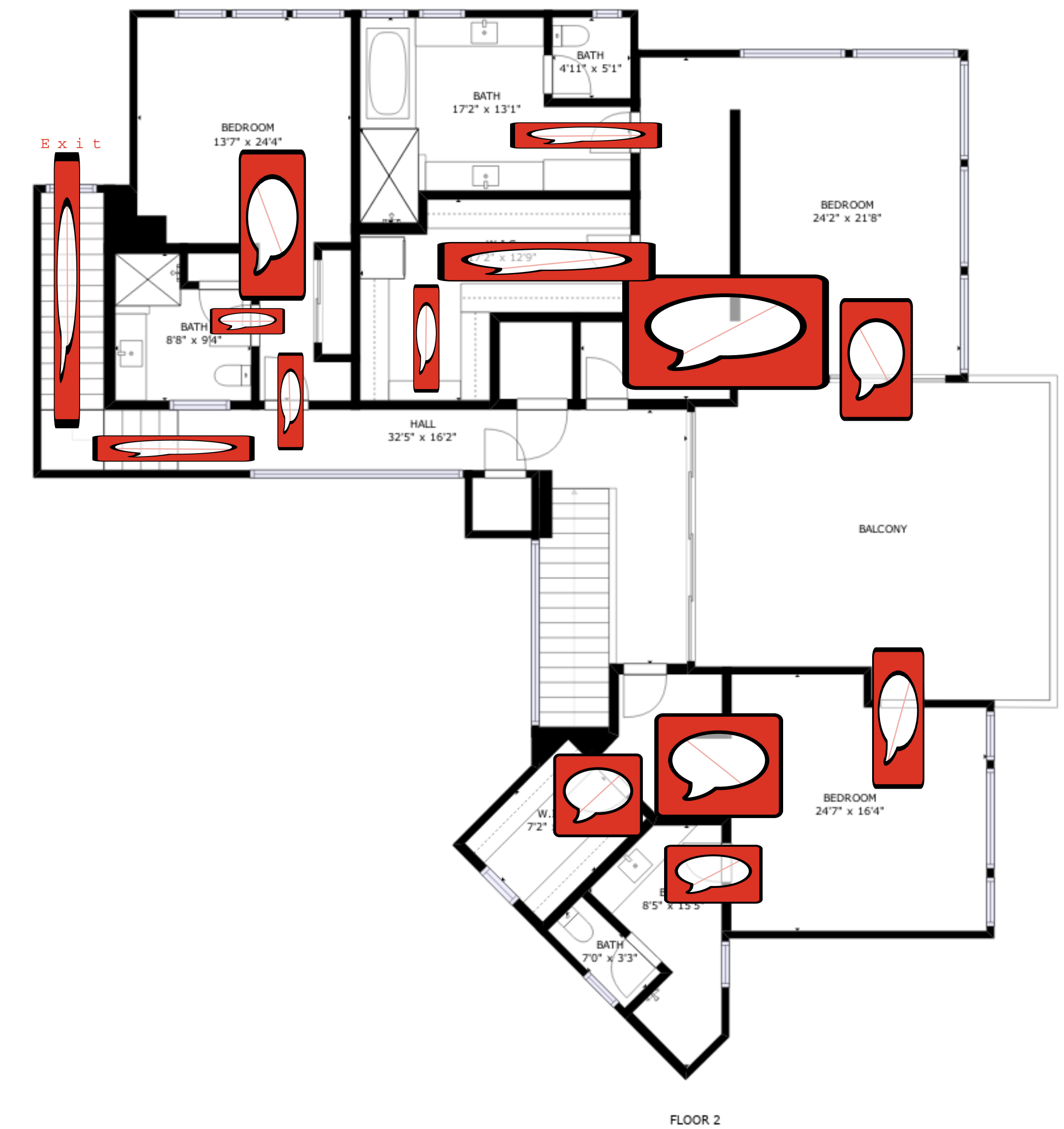
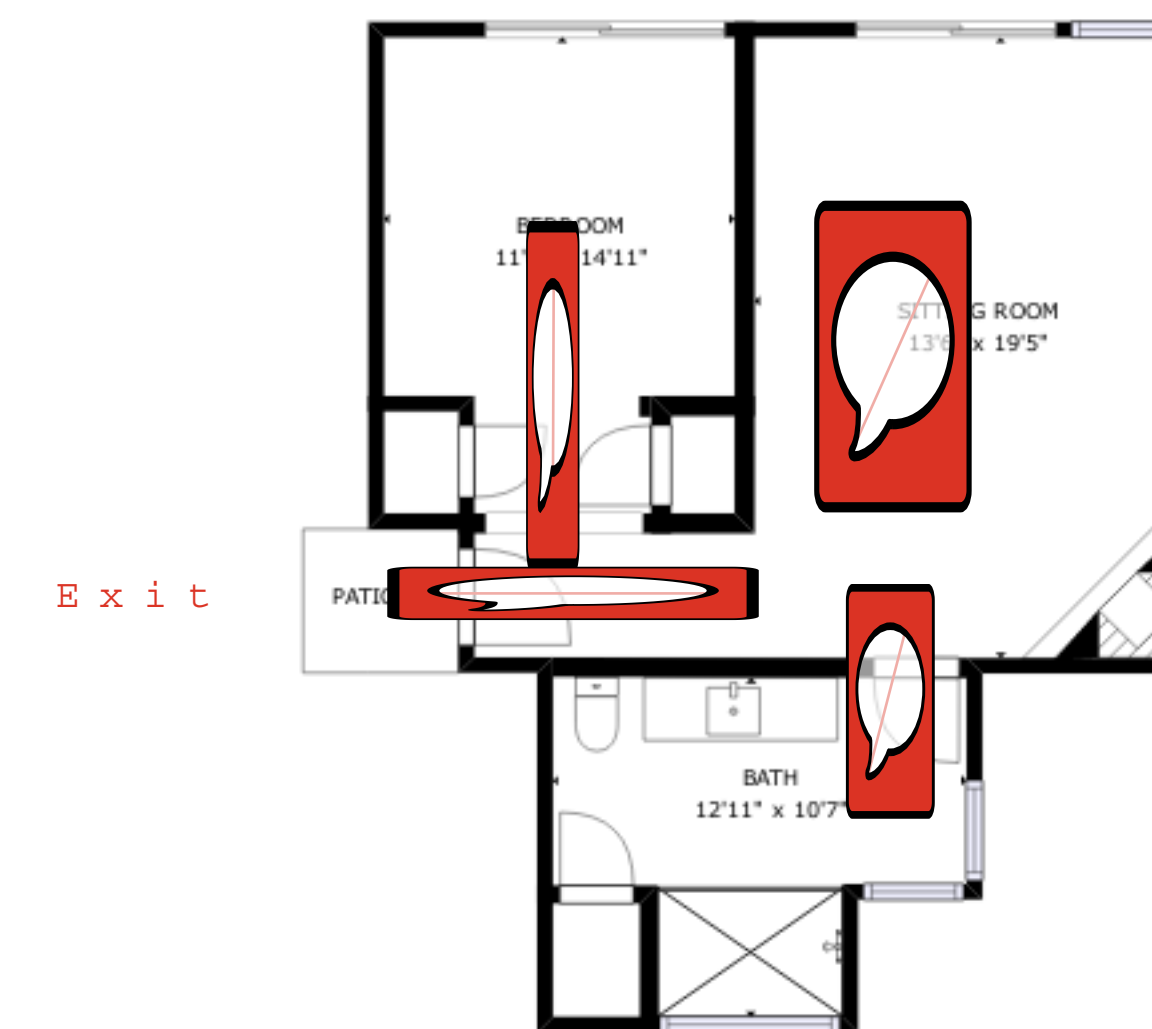
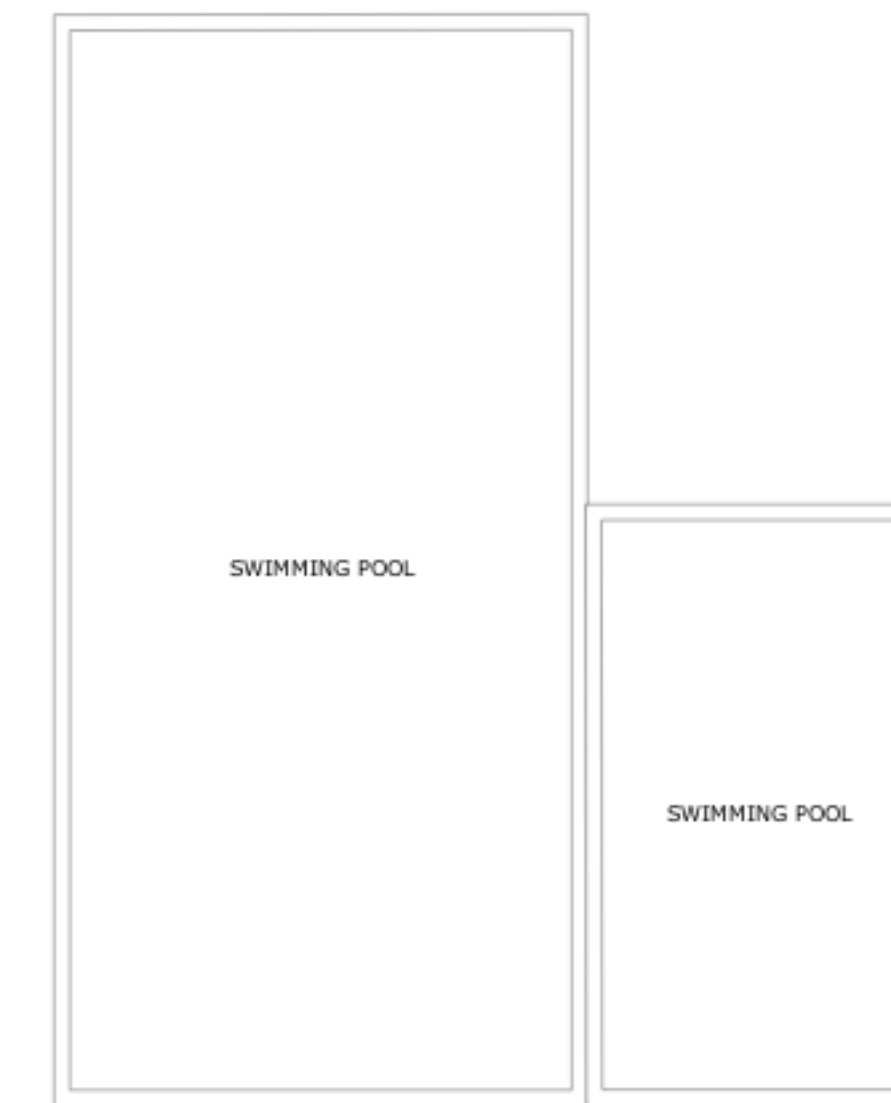
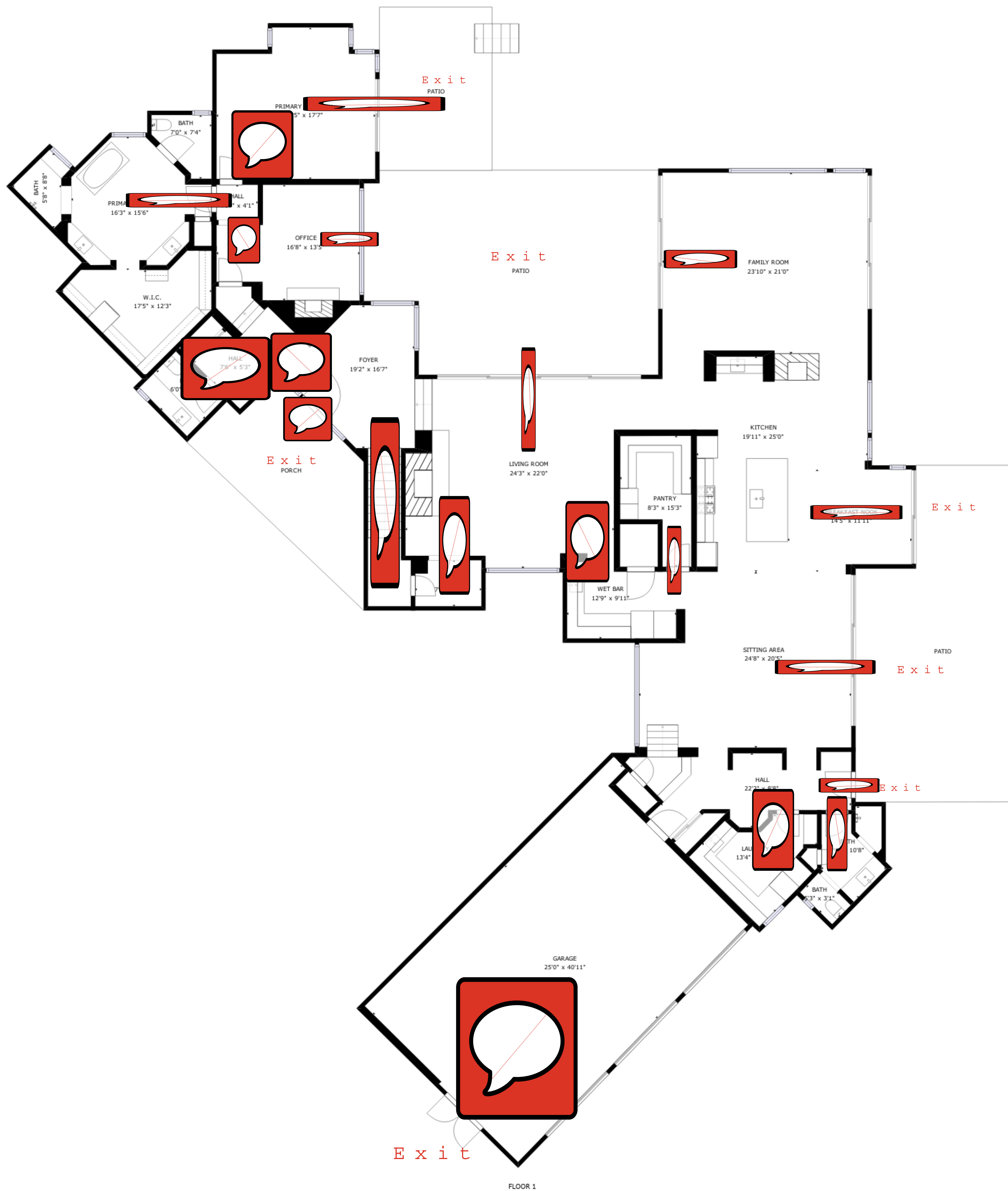












GROSS INTERNAL AREA
 FLOOR 1: 4902 sq. ft, FLOOR 2: 2125 sq. ft
 EXCLUDED AREAS: , GARAGE: 973 sq. ft
 PATIO: 1677 sq. ft, PORCH: 269 sq. ft
 BALCONY: 429 sq. ft
 TOTAL: 7027 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Hospitality Area

Car Display #4 and #5

Car Display #3

Guest
Check-in
Desk

Valet
Desk

28 Poppy Ln.
Recently viewed

Car Display #2

Car Display #1
(non-interactive)

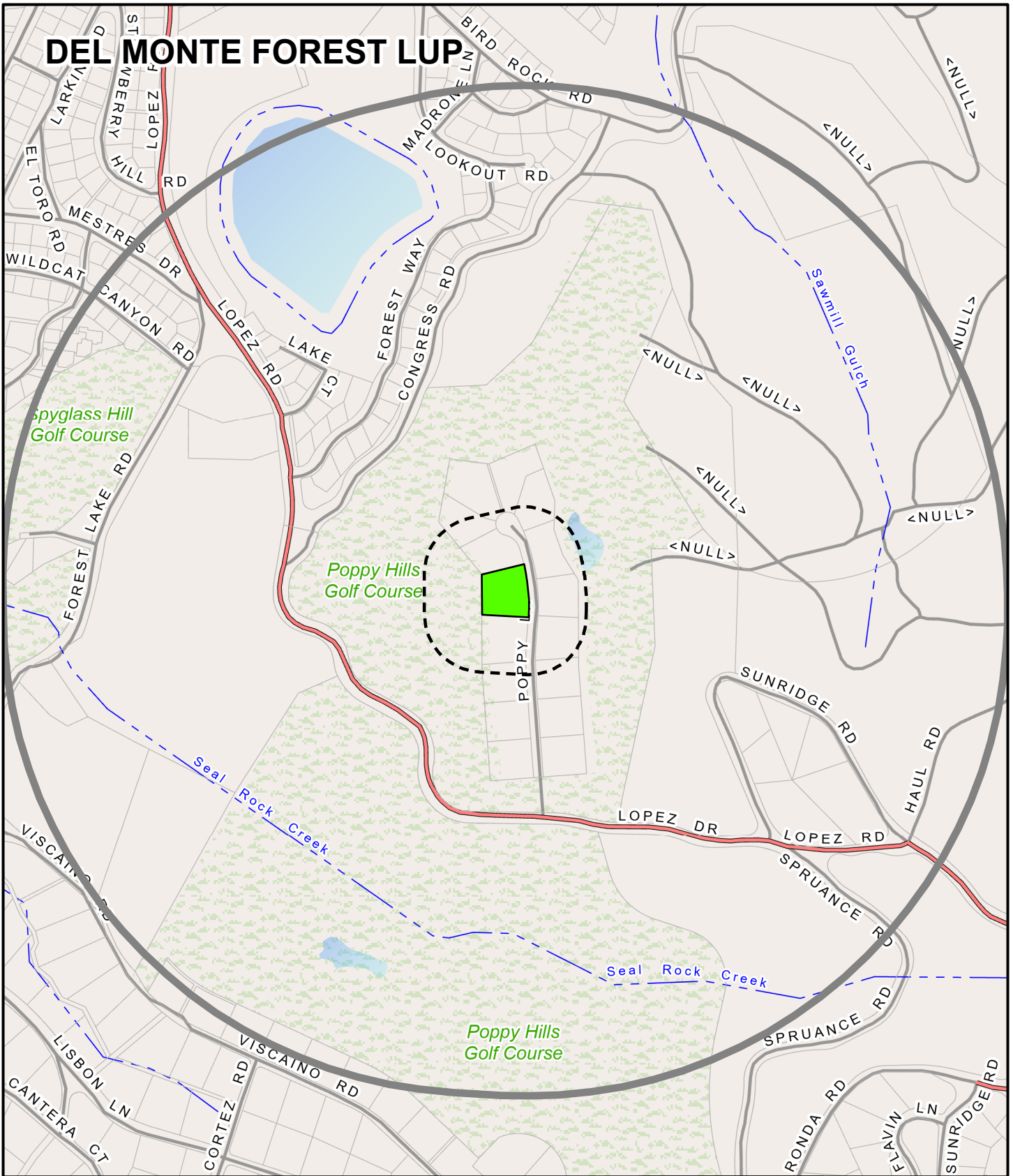
7-Bathroom
Restroom
Trailer

152

Exhibit B

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DEL MONTE FOREST LUP



APPLICANT: ALLEN TIMOTHY K AND LYNN M

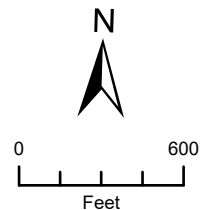
APN: 008032012000

FILE # PLN240172

 Project Site

 300 FT Buffer

 2500 FT Buffer



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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 26-080

July 30, 2026

Introduced: 7/22/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

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 Categorically Exempt pursuant to CEQA Guidelines section 15304, and that there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304, and none of the exceptions pursuant to Section 15300.2 apply to the project; and
- b. Approve 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 attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Michael O'Connor

Property Owner: Chagaris Gregory P & Stratigos Anthea C Trs

APN: 008-032-014-000

Parcel Size: 1.02 acres

Zoning: Low Density Residential with a Building Site 8 overlay and a Design Control overlay in the Coastal Zone or “LDR/B-8-D(CZ)”

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: N/A

Project Planner: Jordan Evans-Polockow, Assistant Planner x7065

SUMMARY/DISCUSSION

The project site is located at 32 Poppy Lane in Pebble Beach, within the Del Monte Forest Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow the assemblages of up to 150 people for an annual event during the “Monterey Car Week”, not to exceed 10 consecutive days. The event is

an invitation-only consumer event spanning no more than 10 days. The project proposal comprises ongoing test drives, daytime hospitality, culinary experiences, and reception events. On-site overnight accommodation is not offered with this application. The site is developed with 4,630 square foot single dwelling, inclusive of three bedrooms, three and a half bathrooms, a kitchen, a living room, a 820 square foot attached garage, and a 424 square foot detached guesthouse, and a pool. Therefore, the project is an allowed land use for this site, subject to the granting of a Coastal Development Permit to allow Assemblages of people in a private home. Staff recommends the granting of this Coastal Development Permit, subject to a condition of approval that limits this permit's term to three years (through July 30, 2029; therefore, only allowing three annual events). Should the permit be granted, this condition would allow for future extensions of the term limit to be considered by the appropriate authority, subject to supplemental review of the application and any potential changes in circumstances.

The property will retain its potable water through California American Water, and wastewater will be provided through the Carmel Area Wastewater District (CAWD). The property will retain its solid waste services with GreenWaste, a waste management company.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Implementation Plan (DMF CIP), applicable sections of the Monterey County Coastal Zoning Ordinance (Title 20), Monterey County Noise Ordinance (Chapter 10.60) and Monterey County Private Road Regulations (Chapter 16.80).

Breakdown of Proposed Events

The project site is an existing single-family dwelling located at 32 Poppy Lane, within Pebble Beach. The assemblage(s) of people will not require or involve any construction or alteration to any of the on-site existing structures or increase in demand of existing public facilities (water and sewer) on an ongoing basis, as the event will be utilizing the existing on-site restrooms of the parcels single-family dwelling for each event day. Should the facilities of the existing structure be utilized, the existing residence has adequate wastewater and water connections. The project was reviewed by HCD-Planning, the Pebble Beach Community Fire Protection Services District (PBC FPD), and the County of Monterey Sheriff's Department for consistency, site suitability, and public health and safety concerns. No County department found inconsistencies or a risk to public health and/or safety. PBC FPD and Sheriff's Department deemed the project complete without a recommendation for conditions, as the site is adequately developed and emergency access exists.

The applicant submitted a Special Event Questionnaire to host a similar series of Car Week events as proposed in this project in 2024; the application was initially submitted in 2024 for that year, but was not processed until 2026. In 2026, the applicant submitted the same request (26SE00126), demonstrating their intent to have ongoing assemblages of people during the annual car week special event. Hosting recurring public events on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the subject Coastal Development Permit application that was applied for is consistent with the requirements of Title 20.

Under this application, the Applicant/Owner is proposing that the private residence host previews of new vehicles during Monterey Car Week (typically occurring early August). In 2026, this proposal would involve the residence being occupied from August 12 to August 15, 2026, with up to 150 people at the property at various times of the day. This 2026 event would support the preview of new Cadillac vehicles. Typical events would have between 35 and up to 150 people per event. No overnight accommodation is offered.

Several events for the residence are proposed for the dates, such as extended test drives, culinary dinners, and reception events. For four days prior to and three days following the series of proposed events, the residence's event would be set up or broken down (vehicles taken on and off-site, residence cleaned, furniture and artwork removal or re-installation, load-in and out of equipment, etc.).

The proposed annual "Monterey Car Week" assemblage of people would consist of the following (see also Exhibit A.2):

- ☐ Average of 36 guests at a time during Wednesday through Saturday and a maximum of 150 guests at a time Saturday evening.
- ☐ 55 reserved parking spaces between two different sites: 30 Poppy Lane will be providing 25 parking spots, 34 Poppy Lane will provide 30 parking spaces during the span of the events.
- ☐ On-site catering for all guests provided by private catering companies.
- ☐ On-site executive restrooms for all guests.
- ☐ No on-site or street parking is allowed.
 - Guests will utilize the valet parking with staff that will be driving vehicles back and forth to drop-off/retrieve at the offsite Poppy Lane properties.
- ☐ Seven days of set up/break down. Four days of on-site events.
 - For August 2026, the following would occur:
 - Saturday - Tuesday (August 8-11): Scenic Load In (8am-6pm)
 - Wednesday (August 12): Crew Onsite (8am-7:30pm), Opening Dinner (7:30pm-9:30pm), End of Day Clean-Up (9:30-10pm)
 - Thursday (August 13): Crew Onsite (8am-7:30pm), Client Dinner (7:30pm-9:30pm), End of Day Clean-Up (9:30-10pm)
 - Friday (August 14): Crew Onsite (8am-7:30pm), Daytime hospitality (10am-5pm), Dinner Flip (5pm-7pm), Dinner (7:30pm-9:30pm), End of Day Clean-Up (9:30pm-10pm)
 - Saturday (August 15): Crew Onsite (8am-7:30pm), Daytime hospitality (10am-5pm), Closing Cocktails Flip (5pm-7pm), Cocktail Reception (8pm-9:30pm), End of Day Clean-Up (9:30-10pm)
 - Sunday-Tuesday (August 16-18): Strike Load-out and cleaning (8am-6pm)

Staff has received no comments from the public regarding the proposed project and does not anticipate any impacts to the surrounding community, beyond those already experienced during the existing golf events.

As conditioned, this permit would only be valid through July 30, 2029 (subject to a separate discretionary extensions and/or amendments) and therefore would only allow events to occur in early August of 2026, 2027, and 2028. Events proposed to be held in 2027 and 2028 may have different event hosts or showcased vehicles (e.g., Bugatti in 2026) and therefore will be required to comply with a non-standard condition of approval that requires the Applicant/Owner to submit a Special Events Development Plan at least 60 days prior to commencement of the event. This Special Events Development Plan will be reviewed by County departments to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit and must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

Emergency Evacuation and Site Plan Safety

The subject property will have adequate emergency response times, with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 4 minutes away, and the Community Hospital of the Monterey Peninsula (CHOMP) is 12-14 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services. An evacuation map is provided in the attached Operations Plan (Exhibit A.2). In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely.

The secondary assembly area is located in the backyard of the property. After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determine that the property is safe and authorize re-entry.

Noise

The proposed assemblages of people is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00 pm and 7:00 am. 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. The event includes live music and audible noise but will be restricted to comply with the noise regulations and event hours as outlined in the operations plan. Although the attached operations plan details the event to conclude between 10:00-11:00 PM, all live music/outdoor noise will stop at 9:00 pm. There will be 24/7 security guards to help enforce this requirement. A non-standard condition (Condition No. 5) has been added to ensure that outdoor music/noise must cease at 9:00 pm and comply with Chapter 10.60.

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. 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 are recorded as a deed restriction for the subject property. Pebble Beach Company has been notified and has agreed to allow the applicant to use such property and other facilities to support the event once a year, not exceeding 10 (ten) consecutive days.

Parking

Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate secure parking spaces, as the next-door neighbor's property at 30 Poppy Lane will be providing 25 parking spots; another neighboring property located at 34 Poppy Lane will provide 30 parking spaces during the span of the events, from 10:00 AM to 11:00 PM. Guests will use a valet-only service that will provide a drop-off and retrieval service from the subject property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people is similar to Recreational Enterprises use, which requires 1 space/4 occupants capacity. As proposed, the fifty-five (55) parking spaces provided between 30 Poppy Lane and 34 Poppy Lane will accommodate a maximum of 220 guests, plenty to accommodate the maximum expected 150 guests

Solid Waste/Recycling, Food Preparation & Bathroom Facilities

Solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed special event. When food is prepared or sold during a public event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. This is a private event, and therefore no temporary food facility permit is required. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms may be provided to special event guests, there would be no public health risk if onsite utilities were utilized. In accordance with the newly adopted Monterey County Local Area Management Plan (LAMP), Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to, but no more than, 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15304. This exemption applies to the operation of existing private structures, involving minor temporary use of land having no permanent effects on the environment. The Applicant/Owner proposes to use a residential single-family dwelling for the assemblages of people on an annual basis. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site. No exceptions pursuant to Section 15300.2 apply.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning
HCD-Engineering Services
Environmental Health Bureau

HCD-Environmental Services
County of Monterey Sheriff's Department
Pebble Beach Community Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner
Reviewed by: Taylor Price, Senior Planner
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 - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Allen Timothy K & Allen Lynn M Trs, Property Owners; Michael O'Connor, 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 (Executive Director); Planning File PLN240216.



County of Monterey

Item No.4

Zoning Administrator

Legistar File Number: ZA 26-080

July 30, 2026

Introduced: 7/22/2026

Current Status: Draft

Version: 1

Matter Type: Zoning Administrator

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 Categorically Exempt pursuant to CEQA Guidelines section 15304, and that there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304, and none of the exceptions pursuant to Section 15300.2 apply to the project; and
- b. Approve 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 attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Michael O'Connor

Property Owner: Chagaris Gregory P & Stratigos Anthea C Trs

APN: 008-032-014-000

Parcel Size: 1.02 acres

Zoning: Low Density Residential with a Building Site 8 overlay and a Design Control overlay in the Coastal Zone or “LDR/B-8-D(CZ)”

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: N/A

Project Planner: Jordan Evans-Polockow, Assistant Planner x7065

SUMMARY/DISCUSSION

The project site is located at 32 Poppy Lane in Pebble Beach, within the Del Monte Forest Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow the assemblages of up to 150 people for an annual event during the “Monterey Car Week”, not to exceed 10 consecutive days. The event is

an invitation-only consumer event spanning no more than 10 days. The project proposal comprises ongoing test drives, daytime hospitality, culinary experiences, and reception events. On-site overnight accommodation is not offered with this application. The site is developed with 4,630 square foot single dwelling, inclusive of three bedrooms, three and a half bathrooms, a kitchen, a living room, a 820 square foot attached garage, and a 424 square foot detached guesthouse, and a pool. Therefore, the project is an allowed land use for this site, subject to the granting of a Coastal Development Permit to allow Assemblages of people in a private home. Staff recommends the granting of this Coastal Development Permit, subject to a condition of approval that limits this permit's term to three years (through July 30, 2029; therefore, only allowing three annual events). Should the permit be granted, this condition would allow for future extensions of the term limit to be considered by the appropriate authority, subject to supplemental review of the application and any potential changes in circumstances.

The property will retain its potable water through California American Water, and wastewater will be provided through the Carmel Area Wastewater District (CAWD). The property will retain its solid waste services with GreenWaste, a waste management company.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Implementation Plan (DMF CIP), applicable sections of the Monterey County Coastal Zoning Ordinance (Title 20), Monterey County Noise Ordinance (Chapter 10.60) and Monterey County Private Road Regulations (Chapter 16.80).

Breakdown of Proposed Events

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The applicant submitted a Special Event Questionnaire to host a similar series of Car Week events as proposed in this project in 2024; the application was initially submitted in 2024 for that year, but was not processed until 2026. In 2026, the applicant submitted the same request (26SE00126), demonstrating their intent to have ongoing assemblages of people during the annual car week special event. Hosting recurring public events on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the subject Coastal Development Permit application that was applied for is consistent with the requirements of Title 20.

Under this application, the Applicant/Owner is proposing that the private residence host previews of new vehicles during Monterey Car Week (typically occurring early August). In 2026, this proposal would involve the residence being occupied from August 12 to August 15, 2026, with up to 150 people at the property at various times of the day. This 2026 event would support the preview of new Cadillac vehicles. Typical events would have between 35 and up to 150 people per event. No overnight accommodation is offered.

Several events for the residence are proposed for the dates, such as extended test drives, culinary dinners, and reception events. For four days prior to and three days following the series of proposed events, the residence's event would be set up or broken down (vehicles taken on and off-site, residence cleaned, furniture and artwork removal or re-installation, load-in and out of equipment, etc.).

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 - Sunday-Tuesday (August 16-18): Strike Load-out and cleaning (8am-6pm)

Staff has received no comments from the public regarding the proposed project and does not anticipate any impacts to the surrounding community, beyond those already experienced during the existing golf events.

As conditioned, this permit would only be valid through July 30, 2029 (subject to a separate discretionary extensions and/or amendments) and therefore would only allow events to occur in early

August of 2026, 2027, and 2028. Events proposed to be held in 2027 and 2028 may have different event hosts or showcased vehicles (e.g., Bugatti in 2026) and therefore will be required to comply with a non-standard condition of approval that requires the Applicant/Owner to submit a Special Events Development Plan at least 60 days prior to commencement of the event. This Special Events Development Plan will be reviewed by County departments to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit and must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

Emergency Evacuation and Site Plan Safety

The subject property will have adequate emergency response times, with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 4 minutes away, and the Community Hospital of the Monterey Peninsula (CHOMP) is 12-14 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services. An evacuation map is provided in the attached Operations Plan (Exhibit A.2). In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely.

The secondary assembly area is located in the backyard of the property. After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determine that the property is safe and authorize re-entry.

Noise

The proposed assemblages of people is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00 pm and 7:00 am. 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. The event includes live music and audible noise but will be restricted to comply with the noise regulations and event hours as outlined in the operations plan. Although the attached operations plan details the event to conclude between 10:00-11:00 PM, all live music/outdoor noise will stop at 9:00 pm. There will be 24/7 security guards to help enforce this requirement. A non-standard condition (Condition No. 5) has been added to ensure that outdoor music/noise must cease at 9:00 pm and comply with Chapter 10.60.

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. 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 are recorded as a deed restriction for the subject property. Pebble Beach Company

has been notified and has agreed to allow the applicant to use such property and other facilities to support the event once a year, not exceeding 10 (ten) consecutive days.

Parking

Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate secure parking spaces, as the next-door neighbor's property at 30 Poppy Lane will be providing 25 parking spots; another neighboring property located at 34 Poppy Lane will provide 30 parking spaces during the span of the events, from 10:00 AM to 11:00 PM. Guests will use a valet-only service that will provide a drop-off and retrieval service from the subject property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people is similar to Recreational Enterprises use, which requires 1 space/4 occupants capacity. As proposed, the fifty-five (55) parking spaces provided between 30 Poppy Lane and 34 Poppy Lane will accommodate a maximum of 220 guests, plenty to accommodate the maximum expected 150 guests

Solid Waste/Recycling, Food Preparation & Bathroom Facilities

Solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed special event. When food is prepared or sold during a public event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. This is a private event, and therefore no temporary food facility permit is required. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms may be provided to special event guests, there would be no public health risk if onsite utilities were utilized. In accordance with the newly adopted Monterey County Local Area Management Plan (LAMP), Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to, but no more than, 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15304. This exemption applies to the operation of existing private structures, involving minor temporary use of land having no permanent effects on the environment. The Applicant/Owner proposes to use a residential single-family dwelling for the assemblages of people on an annual basis. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site. No exceptions pursuant to Section 15300.2 apply.

OTHER AGENCY INVOLVEMENT

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

- HCD-Planning
- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- County of Monterey Sheriff's Department

Pebble Beach Community Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner

Reviewed by: Taylor Price, Senior Planner

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 - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Allen Timothy K & Allen Lynn M Trs, Property Owners; Michael O'Connor, 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 (Executive Director); Planning File PLN240216.

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:

CHAGARIS GREGORY P & STRATIGOS

ANTHEA C TRS (PLN240216) RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving 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.

[PLN240216, CHAGARIS GREGORY P &
STRATIGOS ANTHEA C TRS, 32 Poppy Lane,
Pebble Beach, (APN: 008-032-014-000), Del Monte
Forest Land Use Plan, Coastal Zone]

The CHAGARIS GREGORY P & STRATIGOS ANTHEA C TRS application (PLN240216) came on for a public hearing before the County of Monterey Zoning Administrator on July 30, 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 Noise Ordinance (Chapter 10.60);
 - Monterey County Private Road Regulations (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 32 Poppy Lane in Pebble Beach, subject to the Del Monte Forest Land Use Plan, Coastal Zone. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow Assemblages of People for an annual special event during Monterey Car Week, an invitation-only consumer event space spanning several days. Events would include ongoing test drives, daytime hospitality, culinary experiences, and reception/cocktail events. On-site overnight accommodation is not offered, nor authorized with this Coastal Development Permit. The site is developed with an existing 4,630 square foot single-family dwelling consisting of three bedrooms, three and a half bathrooms, a kitchen, a living room, a 820 square foot attached garage, and a 424 square foot detached guesthouse.

As conditioned, the car week special events will occur for multiple days (no more than consecutive 10 days) on an annual basis for three years (2026, 2027, 2028). Car week typically occurs during early to mid-August. For 2026, the residence will be occupied from August 12 to August 15 of 2026 by an estimated 36-150 people at the property at various times of the day. The Applicant/Owner is proposing that the private residence host private previews of multiple Cadillac vehicles. Future annual events may feature different vehicles or have different event hosts but will not exceed 150 persons, 10 consecutive days, or include overnight accommodations. A condition has been applied to require that the Applicant/Owner submit a Special Events Development Plan at least 60 days prior to the commencement of future annual events. A Special Events Development Plan (Special Events Questionnaire) was submitted for 2026 annual event and is incorporated by reference. The future Special Events Development Plans for 2027 and 2028 events will be reviewed by County departments and the Special Events Task Force to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit. The Special Events Development Plan must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

- c) Allowed Use. The property is located at 32 Poppy Lane in Pebble Beach within the Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-032-014-000). The subject parcel is zoned Low Density Residential with a Building Site 8 overlay and a Design Control overlay in the Coastal Zone or "LDR/B-8-D(CZ)". Hosting recurring public events (including invite-only), also known as Assemblages of People, on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the proposed use is allowed.

- d) Lot Legality. The subject property (1.02 acres in size), APN: 008-032-014-000, is shown in its current configuration and under separate ownership as Lot 7 in “Tract No. 1515, Del Monte Forest Plan- Poppy 1 (Area F-2)” filed July 16, 2014, in Volume 24, Maps of “Cities and Towns”, at Page 36. 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) Noise. The proposed assemblages of people use is subject to Monterey County’s Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00 pm and 7:00 am. 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. The event includes live music and audible noise but will be restricted to comply with the noise regulations and event hours as outlined in the operations plan. All live music will stop at 9:00 pm consistent with County requirements. 24/7 security will be on-site to enforce this and other safety measures
- g) Emergency Evacuation and Site Plan Safety. The subject property will have adequate emergency response times, with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 4 minutes away and the Community Hospital of the Monterey Peninsula (CHOMP) is 12-14 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services. See Finding No. 3, Evidence “g”.
- h) Permit Expiration. Condition No. 4 applies a 3-year expiration to the granting this Coastal Development Permit. This allows for the hosting of three annual events (August 2026, 2027, 2028). Should the Applicant wish to extend the term of this Coastal Development Permit, an Extension shall be filed in accordance with Title 20 section 20.70.110. Should changes in use be proposed, or changes in circumstances occur (including but not limited to public opposition), an Amendment shall be filed Amendment shall be filed in accordance with Title 20 section 20.70.105. The purpose of the term limit condition is to provide adequate ongoing review of the use to assure that the nature of the area has not changed sufficiently to cause the use to be detrimental to the area, and to review the conditions of this Coastal Development Permit to determine its continuing adequacy.
- i) Access and Parking. The property is accessed through Poppy Lane, a private road, to the residence’s driveway on the property. 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. Therefore, the application is subject to requirements outlined in Title 16, Chapter 16.80. No comments or objections have been received, and no further documentation or condition is required of the applicant.

Parking requirements outlined in Title 20 section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate secure parking spaces, as the next-door neighboring property of 30 Poppy Lane will be providing 25 parking spots, while 34 Poppy Lane will provide 30 parking spaces during the span of the events, from 10:00 am to 11:00 pm. Guests will use a valet-only service that will provide a drop-off and retrieval service from the subject property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people are similar to Recreational Enterprises use, which requires 1 space/4 occupants capacity. As proposed, the 55 parking spaces provided between 30 Poppy Lane and 34 Poppy Lane have the capacity to accommodate a maximum of 220 guests, plenty to accommodate the maximum expected 150 guests.

- j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240216.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, County of Monterey Sheriff's Department and the Pebble Beach Community Fire Protection District. 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 PLN240216.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, County of Monterey Sheriff's Department, and the Pebble Beach Community Fire Protection District. 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 access through Poppy Lane, through an existing driveway. No alterations to the driveway or access are required for the use.
- 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 Wastewater District (CAWD).
- e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management. The proposed use is for assemblages of people, and development of permanent public facilities is not required for the proposed use on the existing residentially zoned property. A solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed annual special event. When food is prepared or sold during an event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and access to the existing on-site restrooms will be provided to special event guests, there would be no public health risk for onsite utilities being utilized. In accordance with Monterey County LAMP, Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.
- f) Sufficient access & parking for the events will be provided and managed by Pebble Beach Security staff. There is no on-site parking. However, guests will be able to park off-site at either 30 Poppy Lane or 34 Poppy Lane. The project has been conditioned to ensure that a parking management plan is provided to the Monterey County Special Events Task Force and HCD-Engineering Services for review and approval when there are multiple large events taking place concurrently and using the same parking facilities.
- g) The project provides an emergency vehicle access route and an evacuation route for each proposed scenario as shown in the attached plans. In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely.

The secondary assembly area is located in the backyard of the property. After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determine that the property is safe and authorize re-entry. A condition has been applied to the project to ensure each annual event is reviewed by HCD-Planning staff to ensure it complies with the attached operations plan and is consistent with required regulations.

- h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240216.

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 are 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 PLN240216.

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 15304 Categorically Exempts the minor temporary use of land having no permanent effects on the environment. Examples of this include carnivals, sales of Christmas trees, etc. (Section 15304(e)).
 - b) The project proposed to allow the use of an existing single-family dwelling located in a residentially zoned neighborhood to allow Assemblages of People for an annual special event lasting no more than 10 days during Monterey Car Week. On-site overnight accommodation is not proposed. 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 “f”.
 - d) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
 - e) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 2.3 miles east of the property (6-7 minutes). However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

- f) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code. There are no mapped or listed sensitive resources or habitats on-site. Further, there are no historical (cultural or structural) resources on-site.
- g) 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 PLN240216.

- 6. FINDING: PUBLIC ACCESS-** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project, as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan, can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 8, DMF LUP).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240216.
- 7. FINDING: APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and the 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 the 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 qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve 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.

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 30th day of July 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 as outlined above.

County of Monterey HCD Planning

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

PLN240216

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN240216) to assemblages of people at a residential property, consisting 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 property is located at 32 Poppy Lane (Assessor's Parcel Number 008-032-014-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-032-014-000 on July 30th, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

4. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit is valid for three years from the granting date. The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Section 20.70.110. Should there be substantive changes and/or public comments, the owner/operator shall file an application for an amendment of the permit in accordance with the Monterey County Code Title 20 Section 20.70.105.

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 Chief of Planning. Any request for an extension or amendment must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PDSP001(NON-STANDARD) - NOISE CONTROL PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure that the safety/security of attendees as well as the public is maintained to the maximum extent feasible HCD-Planning will review the program/schedule to ensure compliance with the allowed times of events per the Operations Plan and with Chapter 10.60 – Noise Control of the Monterey County Code. Program/schedule must comply with the required noise decibels (65 dBA for daytime and 45 dBA for nighttime) outlined in County Code regardless of event schedule

Compliance or Monitoring Action to be Performed: Prior to the commencement of the event, the applicant shall submit a Special Events Development Plan which includes a Live Music & Audible Noise Program/Schedule to HCD-Planning for inter-agency review.
Prior to commencement of the event, the Special Events Development Plan must be approved from the applicable reviewing agencies. If the special event occurs without an approved Special Events Development Plan, the event will be in non-compliance with the Coastal Development Permit and may result in modification or revocation of this permit and subsequent code enforcement and/or legal action.

6. PDSP001(NON-STANDARD) - SPECIAL EVENT DEVELOPMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit annually, a Special Events Development Plan at least 60 days prior to commencement of the event to RMA -Planning for inter-agency review and approval. The Special Events Development Plan shall include specific information of the event to demonstrate compliance with the Coastal Development Permit including but not limited to:

- 1) Traffic & Parking Management Plan. This Plan will include logistics for management of site access and on-site parking, attendance shuttle program, and any proposed parking and/or vehicle prohibitions. Implementation of this plan should reduce the volume of vehicles traveling to the site and minimize the number of vehicles queuing into the private road.
- 2) Schedule of Events. The Schedule will be reviewed by all applicable agencies. It must adhere to the events allowed outlined in the Operations Plan.
- 3) Number of attendees (including staff, vendors and participants). HCD-Planning will review the proposed number of attendees to ensure it complies with the maximum number allowed per the Operations Plan.
- 4) Event Layout Plan. The event layout plan will be reviewed by all applicable agencies. All proposed temporary facilities must be shown and details of all proposed temporary facilities such as restrooms must be provided.
- 5) Live Music & Audible Noise Program/Schedule. HCD-Planning will review the program/schedule to ensure compliance with the allowed times per the Operations Plan and with Chapter 10.60 – Noise Control of the Monterey County Code. Program/schedule must comply with the required noise decibels outlined in County Code regardless of event schedule.
- 6) Emergency Evacuation Plan. HCD-Engineering Services, Fire Department and County Sheriff's Office will review the proposed plan.
- 7) A list of issues that arose from past events and how these issues will be addressed/resolved for the current event (if applicable). All applicable agencies will review the listed issues and the proposed recommendations for resolution.
- 8) A Lighting Plan. The lighting plan will be reviewed by HCD-Planning.
- 9) A Signage Plan. All applicable agencies will review the proposed event signage plan.
- 10) Solid waste & recycling management plan. A plan is required to be submitted to Environmental Health Bureau (EHB) for each proposed special event. The Special Event Development Plan will be sent to the County of Monterey Special Events Task Force for their review and discussed at a Special Events Task Force

Compliance or Monitoring Action to be Performed: At least 60 days prior to the commencement of the event, the applicant shall submit a Special Events Development Plan to HCD-Planning for inter-agency review. Prior to commencement of the event, the Special Events Development Plan must be approved from the applicable reviewing agencies. If the special event occurs without an approved Special Events Development Plan, the event will be in non-compliance with the Coastal Development Permit and may result in modification or revocation of this permit and subsequent code enforcement and/or legal action.

7. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

				Cadillac House
				Monterey Car Week 2026
Saturday August 8th				
Start Time	End Time	Item	Location	Notes
8am	6pm	Scenic Load in	32 Poppy Ln.	
Sunday August 9th				
Start Time	End Time	Item	Location	Notes
8am	6pm	Scenic Load in	32 Poppy Ln.	
Monday August 10th				
Start Time	End Time	Item	Location	Notes
8am	6pm	Scenic Load in	32 Poppy Ln.	
Tuesday August 11th				
Start Time	End Time	Item	Location	Notes
8am	6pm	Scenic Load in	32 Poppy Ln.	
Wednesday August 12th				
Start Time	End Time	Item	Location	Notes
8am	7:30pm	Crew onsite	32 Poppy Ln.	
7:30pm	9:30pm	Opening Dinner	32 Poppy Ln.	36 Guests
10:00pm		EOD	32 Poppy Ln.	
Thursday August 13th				
Start Time	End Time	Item	Location	Notes
8am	7:30pm	Crew onsite	32 Poppy Ln.	
7:30pm	9:30pm	Client Dinner	32 Poppy Ln.	36 Guests
10:00pm		EOD	32 Poppy Ln.	
Friday August 14th				
Start Time	End Time	Item	Location	Notes
8am	7:30pm	Crew onsite	32 Poppy Ln.	
10:00am	5:00pm	Daytime Hospitality	32 Poppy Ln.	100 Guests
5:00pm	7:00pm	Dinner Flip	32 Poppy Ln.	
7:30pm	9:30PM	Dinner	32 Poppy Ln.	36 Guests
10:00pm		EOD	32 Poppy Ln.	
Saturday August 15th				
Start Time	End Time	Item	Location	Notes
8am	7:30pm	Crew onsite	32 Poppy Ln.	
10:00am	5:00pm	Daytime Hospitality	32 Poppy Ln.	100 Guests
5:00pm	7:00pm	Closing Cocktails Flip	32 Poppy Ln.	
8:00pm	9:30PM	Cocktail Reception	32 Poppy Ln.	100 Guests
10:00pm		EOD	33 Poppy Ln.	
Sunday August 16th				
Start Time	End Time	Item	Location	Notes
8am	6pm	Strike	32 Poppy Ln.	
Monday August 17th				
Start Time	End Time	Item	Location	Notes
8am	6pm	Strike	32 Poppy Ln.	
Tuesday August 18th				
Start Time	End Time	Item	Location	Notes
8am	6pm	Strike	32 Poppy Ln.	

2026
Cadillac House
EMERGENCY PLAN

Table of Contents:

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- 2. Roles and Responsibilities**
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- 4. Weather Readiness**
- 5. Emergency Medical Plan**
- 6. Other Emergency Procedures**
- 7. Appendix**
 - a. Site Map & Evacuation Routes**

1. PURPOSE AND OBJECTIVES

There are a multitude of potential emergencies that can happen at CADILLAC HOUSE , such as accidents, health emergencies, heat exhaustion, fire, severe weather and many other emergencies requiring evacuation. This EEP is intended to communicate the policies and procedures for personnel to follow in an emergency situation. This written plan is available, upon request, to employees, attendees, and their designated representatives by the Safety Coordinator for CADILLAC HOUSE .

Under this plan, employees/emergency personnel will be informed of:

- a. The plan's purpose,
- b. Preferred means of reporting fires and other emergencies,
- c. Emergency escape procedures and route assignments,

- d. Rescue and medical duties for those who perform them.

The Safety Coordinator for CADILLAC HOUSE is Michael O'Connor (917.322.9964) and has overall responsibility for the preparation and implementation of this plan.

The Safety Coordinator will review and update the plan as necessary. Hard copies of this plan can be found in the CADILLAC HOUSE staff office.

2. ROLES AND RESPONSIBILITIES

The Safety Coordinator is responsible for:

- a. Obtaining property maps identifying evacuation routes.
- b. Overseeing the development, communication, implementation and maintenance of the overall EEP.
- c. Ensuring the training of CADILLAC HOUSE personnel and Emergency Personnel and notifying all personnel of changes to the plan.
- d. Maintaining up to date lists of critical operations personnel, Safety Monitors and any other personnel with assigned duties under this plan. Lists are included in the Appendix.
- e. In the event of a medical emergency, fire or other emergency, relaying applicable information to the appropriate emergency authorities.

The Safety Monitors are responsible for:

- a. Familiarization with emergency procedures.
- b. Acting as liaison between Safety Coordinator and emergency providers.
- c. Communicate and ensure that attendees understand the evacuation procedure.
- d. Knowing where the evacuation sites are and communicating this information to attendees.
- e. Ensuring that attendees are assisted in evacuating the property at the designated evacuation point.
- f. Evaluating and reporting problems to the Emergency Coordinator after an emergency event.
- g. Periodically inspecting each evacuation site for accessibility and condition.
- h. Assisting in updating the plan as needed.

Safety Monitors are designated by the Safety Coordinator and will be routed to the emergency scene for ancillary services only such as: site safety monitoring, communication with Emergency Medical Coordinator (EMC) on current conditions, transport / evacuation assistance, by stander / crowd control. Before abandoning the emergency site, the Safety Monitors will arrange for cleanup and assist in the transportation of related parties. In addition, the Safety Monitor will complete an incident report gathering all pertinent information regarding the emergency medical evacuation. The report will be filed in the CADILLAC HOUSE STAFF OFFICE with copies dispersed as needed.

3. IN CASE OF FIRE

- a. In case of a fire, a Safety Monitor will notify the Safety Coordinator. The Safety Coordinator should then contact the local Fire Department. The location of the fire must be identified and extent of fire must be relayed to emergency personnel.
- b. Persons discovering a fire, smoky condition, or explosion should notify a Safety Monitor. Any pertinent fire or rescue information should be conveyed to the Fire Department. All emergency telephone numbers are listed in the Appendix.

4. WEATHER READINESS

Regional and local weather will be monitored by the Safety Coordinator. In the event of inclement weather approaching or in the area the Event Director, Event Manager will be notified.

If winds exceeding 20 MPH are forecasted, weather will be monitored every 30 minutes.

If winds exceeding 30 MPH are forecasted to occur within 30 minutes, weather will be monitored every 10 minutes.

- If wind gusts exceed 30 MPH for 3 seconds
 - o A team shall assemble and be on alert
 - o Event Director, Event Manager, Safety Coordinator

- The team will assemble at rear of house
- Operations team to inspect all structures
- If wind gusts exceed 40 MPH 3 sec gusts
 - Remove any structures or elements that are not secure to the ground
 - Action must be completed in 15 minutes.
 - All staff and guests to be moved indoors.

5. MEDICAL EMERGENCY PLAN

- a. The first responder will follow proper emergency procedures as trained while assessing the safety of the emergency site for himself as well as other emergency personnel and relaying the information to the Safety Coordinator.
- b. Safety Monitors will be routed to the medical emergency location to assist the first responder as an initial priority and communicate to the Safety Coordinator as indicated and reported by the first responder as to the extent of the injury and /or medical condition as well as any other pertinent information regarding location and condition of access / evacuation routes.
- c. The Safety Coordinator will assess the situation based on the information relayed and contact the necessary emergency resources coordinating evacuation from the most efficient/effective route available.
- d. All personnel should know where primary and alternate evacuation routes are located, and be familiar with the various evacuation routes available.
- e. All other safety monitors or CADILLAC HOUSE personnel are to assist in evacuation transport and bystander / crowd control.

General Action plan:

All members of the event staff will be briefed on what to do prior to the actual event.

- a. Deal with the situation first. Provide immediate and appropriate aid for injured. Take measures (if necessary) to prevent further injuries.
- b. Stay calm and remain with the injured person until you are relieved by EMS or other responsible party
- c. Contact injured person's family
- d. Start measures accordingly based on crisis situation (rescue actions, clear accidents, check risks for continuing event, decide to continue or break off etc., offer service for family/friends in case of injury)
- e. Coordinate messages with risk management and compile initial comments for media

6. OTHER EMERGENCY PROCEDURES

General Staff Emergency Procedures

- a. Always consider your personal safety during emergency situations.
- b. Do not risk injury or inclusion in an emergency event.
- c. Remain calm.
- d. Alert Event Director or Safety Coordinator, EMS or Police Dept. in the event of an emergency
- e. Assess situation thoroughly before taking action.
- f. Do not perform rescue actions or medical procedures unless you have proper training.
- g. Consider the safety of the public while assessing the situation.
- h. Report all dangerous, suspicious or hazardous situations to your supervisor immediately.
- i. If unsure of correct course of action, call 911 immediately.
- j. Do not initiate an evacuation without authorization from the Safety Coordinator or local law enforcement
- k. Direct all arriving Police, Fire or First Response Agencies to Safety Coordinator.

A. Animal Nuisance

- a. Alert Safety Coordinator / Police
- b. Do not attempt to apprehend animal.
- c. Alert nearby patrons of danger.

B. Auto Collision/Heavy Equipment Accident

- a. Call 911.
- b. If safe, cordon off affected area.

C. Civil Disturbance

- a. Call 911.
- b. All event activities will be suspended until threat level decreases.
- c. Safety Coordinator alerts command center for internal response needs
- d. If necessary, follow EVACUATION procedures.
- e. If external disturbance, consider shelter in place.
- f. Monitor but do not lock emergency exits.

D. Active Shooter

- a. Alert Police on site or call 911.
- b. Safety Coordinator alerts command center for internal response needs
- c. Do not intervene.

E. Criminal Activity

- a. Alert Police on site or call 911.
- b. Safety Coordinator alerts command center for internal response needs
- c. Do not intervene.

F. Disorderly Conduct

- a. Alert Police on site or call 911.
- b. Do not intervene.

G. Earthquake/Natural Disaster

- a. All activities will be suspended until threat level decreases.
- b. Staff to assess current venue safety. Report hazards to local law enforcement.
- c. If safe, cordon off affected areas.
- d. If necessary, set up simple triage and medical response area. Maintain secure perimeter and access control. Restrict to staff and injured only.
- e. Do not affect evacuation unless situation dictates.
- f. Do not attempt collapse rescue unless trained to do so.
- g. All staff to return to command center for briefing and emergency post assignments and supply distribution.
- h. If necessary, follow EVACUATION procedures.

H. EVACUATION

Do not cause an evacuation without prior authorization from local law enforcement or Safety Coordinator.

All evacuation procedures should be followed unless time and situation dictate otherwise.

- a. If an evacuation is considered, confer with safety coordinator on site.
- b. Institute emergency operations if evacuation is agreed upon.
- c. Ensure the evacuation routes, intended areas of refuge are safe and prepared prior to initiating evacuation.

- d. Position staff to assist patrons with evacuation.
- e. Calmly alert patrons of evacuation and location or direction to evacuate to.
- f. Staff to perform a final venue sweep to ensure facility is clear.
- g. If safe, position staff to prevent patrons from re-entering evacuated area.
- h. Continue to monitor safety of area of refuge. Initiate evacuation scenario above if necessary to move.

I. Fire

- a. If safe, trained staff should extinguish small fires with fire extinguishers.
- b. If fire determined too large to be safely extinguished, call 911.
- c. If safe, staff should cordon off area affected.
- d. All event activities will be suspended until threat level decreases.
- e. If necessary, follow EVACUATION procedures.

J. Flood:

- a. All event activities will be suspended until threat level decreases.
- b. Alert Staff and attendees of closure.
- c. Safety Coordinator alerts command center for internal response needs
- d. If necessary, follow EVACUATION procedures.

K. High Winds:

- a. Identify potential hazards and report to local law enforcement.
- b. Deflate inflatable structures as safety dictates.
- c. Secure all potential hazards (flags, tents, banners, etc.).
- d. All event activities will be suspended until threat level decreases.
- e. If necessary, follow EVACUATION procedures.

L. Power Outage

- a. Event to continue unless determined otherwise.
- b. Program suspended.
- c. Food service requiring electricity suspended.
- d. If threat level increases, all event activities will be suspended.
- e. If necessary, follow EVACUATION procedures.

M. Rain/downpour:

- a. Event continues unless threat level increases.
- b. If threat level increases, all event activities will be suspended.
- c. If necessary, follow EVACUATION procedures.

N. Structural Collapse

- a. Call 911.
- b. Do not attempt rescue operations unless safe.
- c. If safe, staff should cordon off area affected.
- d. All event activities will be suspended until threat level decreases.
- e. If necessary, follow EVACUATION procedures.

O. Suspicious Object

- a. DO NOT TOUCH OR MOVE A SUSPICIOUS OBJECT, DEVICE OR PACKAGE.
- b. DO NOT SEARCH OR ATTEMPT TO DISMANTLE A BOMB OR SUSPICIOUS OBJECT.
- c. Notify Safety Coordinator and nearby police.
- d. If safe, cordon off the immediate area.
- e. If threat level increases, all event activities will be suspended.
- f. If necessary, follow EVACUATION procedures.

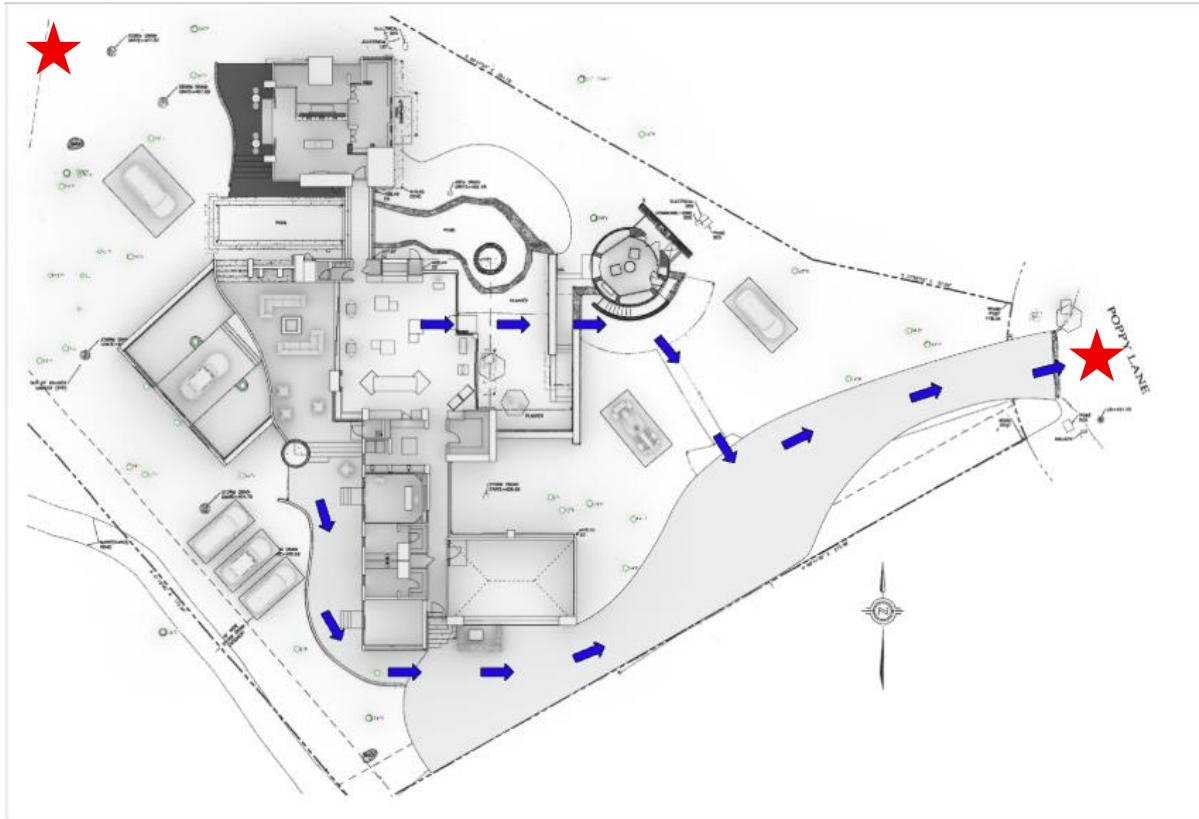
P. Other Emergencies

- a. Assess the situation.
- b. If determined serious, call 911.
- c. Otherwise, follow logical course of action.

7. APPENDIX

a. Exit Points

1. People nearest to any of the rear doors to move toward back yard, moving around the house toward the street.
2. People nearest to any of the front entrances will move through the front of side doors toward the street.
3. There are two evacuation assembly areas, indicated below with red stars. Guests to be directed to one of the assembly areas, whichever is closest or indicated by safety personnel.



INTERLUXE

GROUP

VENUE LICENSE AGREEMENT

THIS VENUE LICENSE AGREEMENT (the “*Agreement*”) is made and entered into the **Monday July 13, 2026** (the “*Effective Date*”), by and between Interluxe Group, Inc. (“*Interluxe*” or “*Licensee*”), and **30 Poppy Lane Enterprises** (“**30 Poppy Lane Enterprises**” or “*Licensor*”) for the utilization of Owner’s property **30 Poppy Lane, Pebble Beach, CA 93953** (the “*Property*”).

WHEREAS, Interluxe desires, from Owner, a license to host an event at the property, on behalf of **General Motors (GM)** (the “*Event*”).

WHEREAS, Owner desires to grant Interluxe a license to host an event at the Property in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual and reciprocal covenants and agreements hereinafter set forth, and for other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the parties hereto intending to be legally bound, do contract and agree as follows:

1. **Grant of License:** Licensor hereby grants to Licensee a limited and revocable license to use the Event Space (as defined below) for the Event (the “*License*”).
2. **Event Space:** Usage of **Driveway and gravel property between east edge of driveway and street.** (the “*Event Space*”).
3. **Event Date and Time:** The Event shall be held in accordance with the schedule attached to Exhibit “A” hereto (the “*Schedule*”). Neither Licensee, nor its employees, vendors, agents, representatives, or invitees, shall have access to the Event Space at any time other than as set forth in the Schedule, unless Licensee receives prior written authorization from Licensor.
4. **Rental Fee:** Licensee agrees to pay Licensor a rental fee of **Twenty Thousand Dollars (US \$20,000.00)** for the use of the Property in accordance with the terms and conditions of this Agreement. The full rental fee shall be due and payable no later than **thirty (30) days prior to the first day of the Event.**
5. **Insurance Requirements:** Licensee must, as a condition precedent to the effectiveness of this Agreement, deliver to Licensor a certificate of insurance evidencing event liability insurance that provides bodily injury and property damage insurance coverage for all bodily injury, property damage, personal injury, and other claims, losses, or damages arising out of or in connection with, in whole or in part, the use or occupancy of the Event Space, by Licensee, and any of Licensee’s employees, vendors, agents, representatives, or invitees of the Event. The insurance required hereunder shall have a single limit liability of not less than Five Million Dollars (\$5,000,000.00) and shall name Licensor as an additional insured. If alcohol is served, the policy shall also include host liquor liability coverage.

INTERLUXE

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6. **Conduct and Noise:** Smoking in the Event Space, loitering, disparaging remarks, physical violence, or illegal activities is not permitted and will not be tolerated. Licensee acknowledges that the Event Space is located in a private area and therefore agrees to control the noise level at the Event such that it shall not create a disturbance. If Licensor reasonably determines that the noise level is excessive, upon request by Licensor, Licensee shall immediately reduce the volume. Conduct deemed disorderly and/or noise levels deemed excessive, at the sole discretion of Licensor, shall be grounds for immediate expulsion from the Event Space and the conclusion of the License.
7. **Compliance with Law:** Licensee shall comply with all applicable laws and obtain any and all required permits and licenses necessary to use the Event Space. Licensee shall not use the Event Space in any manner that would violate local, state, or federal laws or regulations related to Licensee's use of the Event Space.
8. **Indemnification:** Licensee hereby agrees to indemnify, defend, and hold harmless Licensor, its officers, directors, employees, and agents, from any and all damages, liabilities, actions, suits, claims, costs (including reasonable attorneys' fees), penalties, or expenses (collectively, "Claims") arising out of or in connection with, in whole or in part, directly or indirectly: (a) the occupancy or use of the Event Space and other appurtenances to the Event Space, by Licensee or its employees, vendors, agents, representatives, or invitees of the Event; or (b) any acts, errors, or omissions on the part of Licensee, its officers, directors, employees, or agents, including, without limitation, employees, vendors, agents, representatives, or invitees.
9. **Revocation of License:** Licensor shall have the right to revoke the License immediately upon the following occurrence(s): (a) nonpayment of Fees by the applicable due dates; or (b) breach of this Agreement by Licensee.
10. **Other Provisions:**
 1. Licensee shall hire a professional cleaning and or landscaping company to perform a pre-event and post set-up clean up.
 2. Licensee shall notify the Licensor of any identified faults or defects on the property, or any instances of non-compliance with the safety requirements of the Event.
 3. A pre-event walkthrough of the property shall take place to identify any areas of concern or pre-existing damage. During the final walkthrough that will take place upon completion of event load-out, the Licensor shall identify and bring to attention any alleged damage purportedly attributable to Licensee. Costs for damage repairs/replacements exceeding Twenty-Five Thousand Dollars (\$25,000.00) shall require at least two contractor bids and the Licensor shall supply Licensee with a receipt or invoice for the repairs for reimbursements. Licensee shall reimburse Licensor for any costs for repairs/replacements, as a result of the Event, within ten (10) business days after Licensor's submittal of receipt(s) or invoice(s) to Licensee.

INTERLUXE

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4. The Licensor must obtain prior consent from Licensee, which consent Licensee shall not unreasonably withhold (subject to any required third-party consents), to capture photographs or videos before, during or at the conclusion of the event (collectively, the “**Content**”). Subsequently, such Content may only be shared or advertised on social media platforms following the event, subject to prior approval from Licensee, which approval Licensee shall not unreasonably withhold (subject to any necessary third-party approvals). Guest faces are strictly prohibited from appearing in any Content, and the utilization of any Content must obtain prior approval from the Licensee. Furthermore, the **General Motors (GM)** name shall not be employed in conjunction with any other companies in any reference related to partnerships, including communication materials.
5. In preparation for the event, Licensee shall pursue, and Licensor shall cooperate (at no cost/expense to Licensor) with Licensee in its pursuit of, any prior necessary approvals, from the **The Pebble Beach Company or Monterey County, CA**, for Licensee to utilize the property for the Event. For the avoidance of doubt, Licensor makes no representation or warranty whatsoever as to the suitability of the property for the Event—Licensee hereby recognizes and agrees that the License is granted, in accordance with this Agreement, on an absolute WHEREIS AS-IS basis.

11. Standard Clauses:

6. Contacts.
 - i. Licensor’s contact for the Event shall be:
 - 30 Poppy Lane Enterprises
 - Telephone contact: 617-842-2291
 - Email contact: boyd_robyn@hotmail.com
 - ii. Licensee’s contact for the Event shall be:
 - John O’Malley
 - 917-414-4314
 - John.OMalley@interluxegroup.com
7. Assignment: This Agreement may not be assigned by Licensee without the prior written consent of Licensor.
8. Governing Law: This Agreement shall be construed in accordance with, and governed in all respects by, the laws of the State of California, without regard to conflicts of laws principles.
9. Counterparts: This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which, when taken together, shall constitute one agreement.
10. Severability: If any one or more parts of this Agreement shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any provision of this Agreement is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such

INTERLUXE

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provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

11. Entire Agreement: This Agreement constitutes the entire agreement between Licensor and Licensee, and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Agreement.
12. Time of the Essence: Time shall be of the essence of each provision of this Agreement in which time is a factor.

[Signature Page Follows]

INTERLUXE

GROUP

Agreed to and signed by:

INTERLUXE:

Name John O'Malley
Signature *John O'Malley*
Date 07.16.26

30 Poppy Lane Enterprises:

Name Robyn Boyd
Signature *Robyn Boyd*
Date 7-16-26

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Exhibit “A”

“Schedule”

July 2, 2026

Run of Show (as of 7/2/2026)

WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
AUGUST 12	AUGUST 13	AUGUST 14	AUGUST 15
7:30 PM – 10:00 PM (36 PAX) OPENING DINNER	10:00 AM – 5:00 PM (100 PAX on a flow throughout day) DAYTIME HOSPITALITY 7:30 PM – 10:00 PM (36 PAX) CLIENT DINNER	10:00 AM – 5:00 PM (100 PAX on a flow throughout day) DAYTIME HOSPITALITY 5:00 PM HOSPITALITY CLOSES 5:00 PM – 7:00 PM DINNER FLIP 7:30 PM – 10:00 PM (36 PAX) EVENING DINNER (PARTNER OWNED)	10:00 AM – 5:00 PM (100 PAX on a flow throughout day) DAYTIME HOSPITALITY 5:00 PM HOSPITALITY CLOSES 5:00 PM – 7:30 PM CLOSING PARTY PREP 8:00 PM – 11:00 PM (100 PAX on a flow throughout night) CLOSING PARTY

SITE PLAN:

INTERLUXE

GROUP





EVENT LICENSE AGREEMENT

THIS SERVICE AGREEMENT (the “**Agreement**”) is made and entered into the 19 day of July, 2026 (the “**Effective Date**”), by and between Interluxe Group, Inc., a Delaware corporation (“**Interluxe**” or “**Licensee**”), Jeff Langham of Monterey Coast Realty (the “**Broker**” or “**Licensor**”) for the negotiation of lot for parking usage located at 34 Poppy Lane, Pebble Beach, California 93953 (the “**Venue**”).

WHEREAS, Interluxe desires, from Broker, a negotiation to park cars on an existing lot, on behalf of Cadillac House – Monterey Car Week 2026 (the “**Event**”).

NOW, THEREFORE, in consideration of the mutual and reciprocal covenants and agreements hereinafter set forth, and for other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the parties hereto intending to be legally bound, do contract and agree as follows:

1. **Negotiation:** The Broker will negotiate on behalf of Interluxe Group the Use of the land on 34 Poppy Lane only for the use of parking during the dates of August 9th – August 16th 2026. Interluxe agrees to pay the owner of the Venue up to \$10,000.00 for the rental of this land.
2. **Event Space:** The use of the lot to park up to 40 cars during car week and the main days being the 12th – 15th August 2026.
 - (a) Interluxe will be responsible for any clean up and responsible for returning the lot in the same condition it was received in.
3. **Fees:** Licensee shall pay to Licensor the following (collectively, the “**Fees**”) in the following manner:
 - (a) License Fee: Licensee shall pay Licensor Ten Thousand Dollars (\$10,000.00); this will be payable as follows:
 - (i) Ten Thousand (\$10,000.00) payable upon successful contract signing for the Venue for the desired dates during car week.
4. **Compliance with Law:** Licensee shall comply with all applicable laws and obtain any and all required permits and licenses necessary to use the Event Space. Licensee shall not use the Event Space in any manner that would violate local, state, or federal laws or regulations related to Licensee’s use of the Event Space.
5. **Indemnification:** Licensee hereby agrees to indemnify, defend, and hold harmless Licensor, its officers, directors, employees, and agents, from any and all damages, liabilities, actions, suits, claims, costs (including reasonable attorneys’ fees), penalties, or expenses



(collectively, “**Claims**”) arising out of or in connection with, in whole or in part, directly or indirectly: (a) the occupancy or use of the Event Space and other appurtenances to the Event Space, by Licensee or its employees, vendors, agents, representatives, or invitees of the Event; or (b) any acts, errors, or omissions on the part of Licensee, its officers, directors, employees, or agents, including, without limitation, employees, vendors, agents, representatives, or invitees.

6. **Cancellation:** Cancellation by either party is not permissible, for any reason, with the exemption of Force Majeure. Force Majeure is defined as one of the following conditions: natural disaster, act of war or terrorism, riot, labor condition, pandemic, governmental action, and power/internet disturbance that was beyond either party's reasonable control. In the event of Force Majeure, all fees and deposits will be returned in full.

7. **Standard Clauses:**

(a) Contacts.

(i) Licensor’s contact for the negotiation shall be:

- Jeff Langham
- +1 (831) 877-3345
- jeff@langhamproperties.com

(ii) Licensee’s contact for the Event shall be:

- Edward Gwyther
- +1 (858) 900-6822
- edward@interluxegroup.com

- (b) Assignment: This Agreement may not be assigned by Licensee without the prior written consent of Licensor.

- (c) Governing Law: This Agreement shall be construed in accordance with, and governed in all respects by, the laws of the State of California, without regard to conflicts of laws principles.

- (d) Counterparts: This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which, when taken together, shall constitute one agreement.

- (e) Severability: If any one or more parts of this Agreement shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any provision of this Agreement is deemed invalid or unenforceable by



any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

- (f) Entire Agreement: This Agreement was entered into in Monterey County California and constitutes the entire agreement between Licensor and Licensee, and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Agreement.
- (g) Time of the Essence: Time shall be of the essence of each provision of this Agreement in which time is a factor.

[Signature Page Follows]



Agreed to and signed by:

INTERLUXE:

Name Edward Gwyther
Signature 
Date 07/22/2026

BROKER:

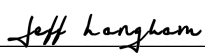
Name Jeff Langham
Signed by:
Signature 
Date 7/23/2026
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Exhibit “A”

“Schedule”

ACCESS DATES: August 9 - 16, 2026

8:00am pre-event walkthrough with homeowner/representative if needed (9th of August only)

6:00 pm – Overnight, unarmed security on site to watch over cars, home, and branded assets. Security officer will stay in the driveway in an unmarked vehicle and will do rounds outside of home throughout the night.

LIVE EVENT DATES: August 12-15, 2026

7:00am – Interluxe on site

10:00am to 6:00pm – Core Live Events (Evening Events TBC – to end by 10pm)

LOAD OUT DATE: August 16, 2026

7:00am – Interluxe on site

8:00am-8:00 pm – Full event breakdown

EXIT DATE: August 16, 2026

4:00 pm – Final walk through with homeowner

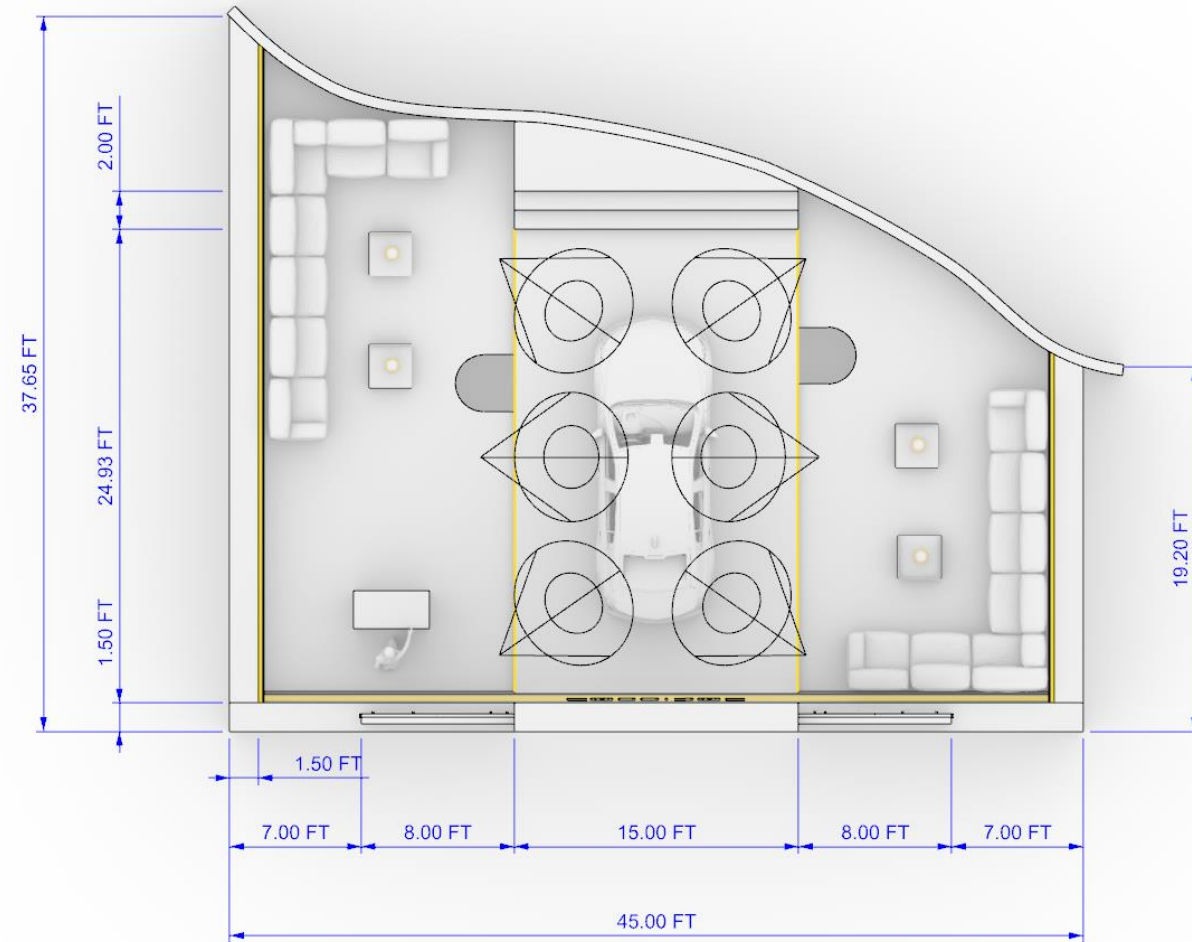
INTERLUXE

GROUP

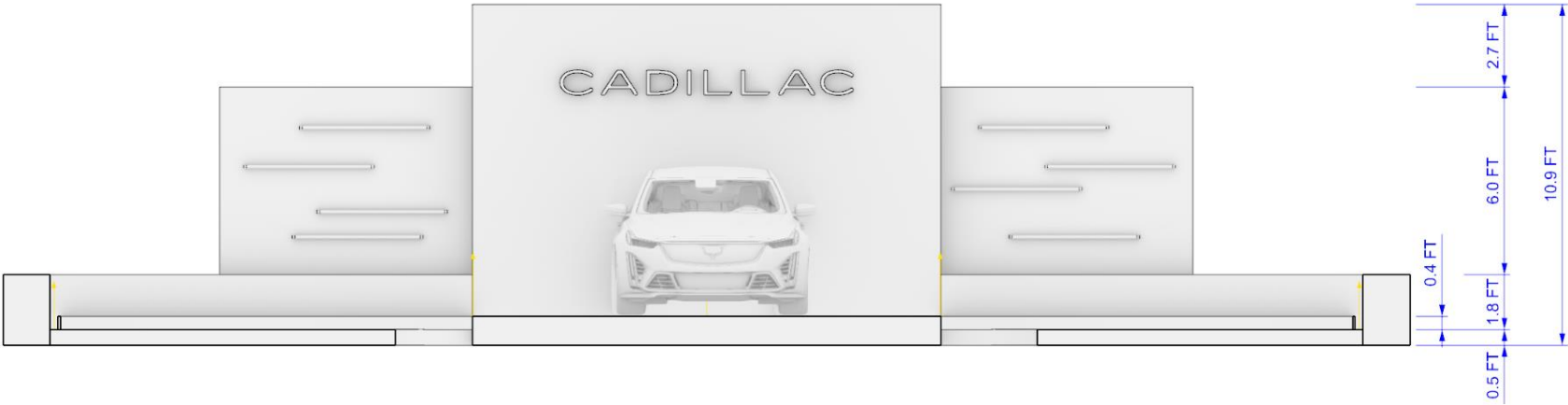
CADILLAC
MONTEREY CAR WEEK



SUNKEN LOUNGE TOP VIEW

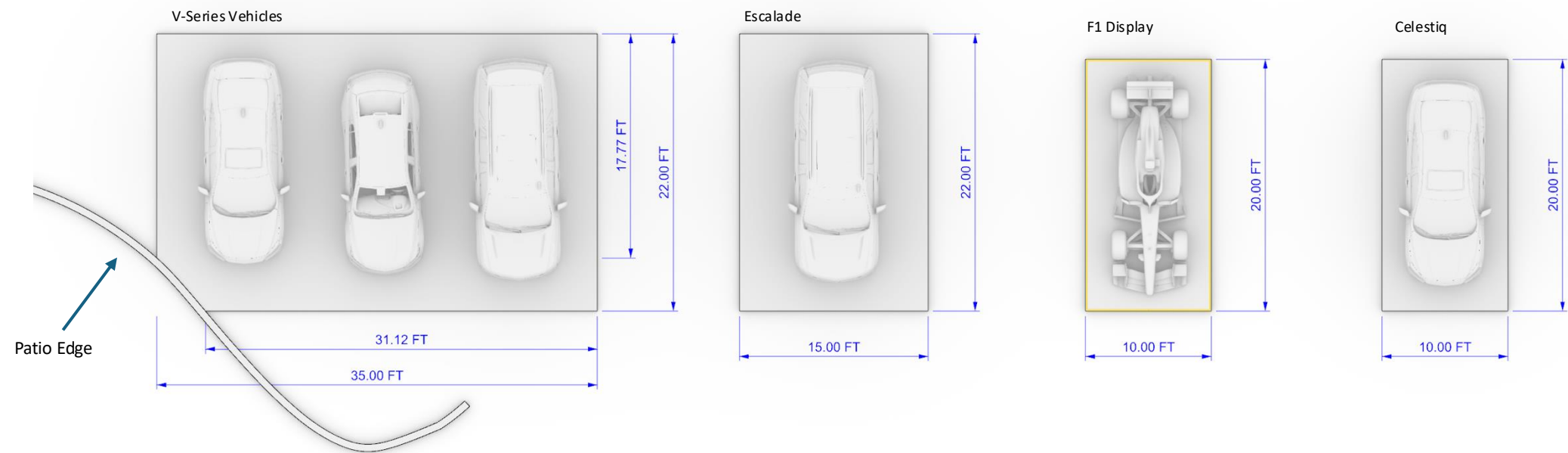


SUNKEN LOUNGE FRONT VIEW

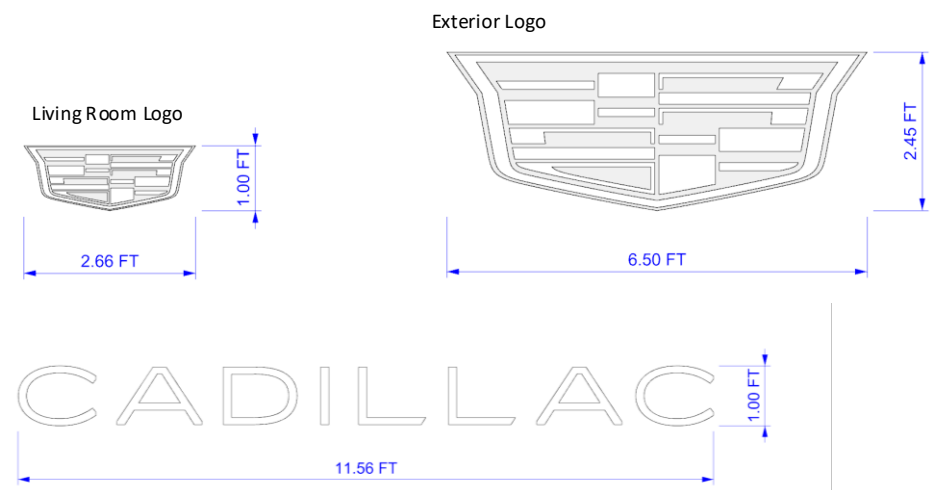




CAR PLATFORMS & LOGOS



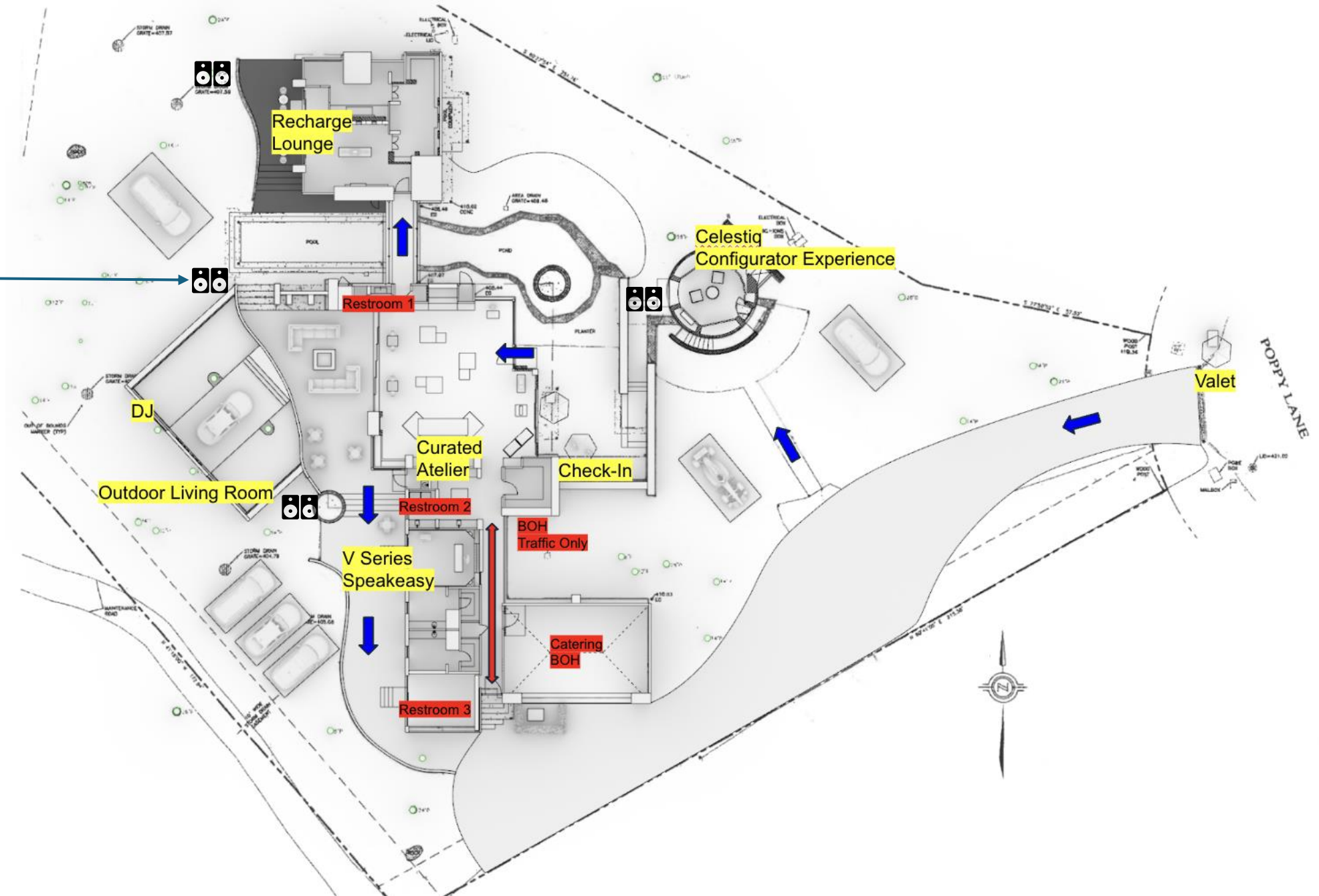
Vehicle Platforms are 6” high.





SITE PLAN

Speakers



PROPOSED PROGRAMMING

SCHEDULE AT A GLANCE

WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
AUGUST 12	AUGUST 13	AUGUST 14	AUGUST 15
7:30 PM – 10:00 PM (36 PAX) OPENING DINNER	10:00 AM – 5:00 PM (100 PAX on a flow throughout day) DAYTIME HOSPITALITY 7:30 PM – 10:00 PM (36 PAX) CLIENT DINNER	10:00 AM – 5:00 PM (100 PAX on a flow throughout day) DAYTIME HOSPITALITY 5:00 PM HOSPITALITY CLOSES 5:00 PM – 7:00 PM DINNER FLIP 7:30 PM – 10:00 PM (36 PAX) EVENING DINNER (PARTNER OWNED)	10:00 AM – 5:00 PM (100 PAX on a flow throughout day) DAYTIME HOSPITALITY 5:00 PM HOSPITALITY CLOSES 5:00 PM – 7:30 PM CLOSING PARTY PREP 8:00 PM – 11:00 PM (150 PAX on a flow throughout night) CLOSING PARTY



PARKING AND VALET PLAN

PARKING AND VALET OPERATIONS

Date	Programming	Valet / Parking Procedure
August 12 August 13 August 14	10:30 – 5:00pm: Daytime hospitality (100 guests on a flow) 7:30 – 9:00pm: Dinner (36 guests)	1. Guests arrive to 32 Poppy Ln. 2. Valet staff parks 25 cars next door at 30 Poppy Ln. 3. Valet staff parks 30 cars next door at 34 Poppys Ln. **(See following slides for parking map)
August 15	10:30 – 5:00pm: Daytime hospitality (100 guests on a flow) 8:00 – 9:30pm: Closing party (100 guests on a flow)	

PARKING LOCATION #1: 30 Poppy Lane



**CADILLAC HOUSE
32 POPPY LANE**

**VALET PARKING SITE #1
30 POPPY LANE
(25 CARS)**

PARKING LOCATION #1: 30 Poppy Lane

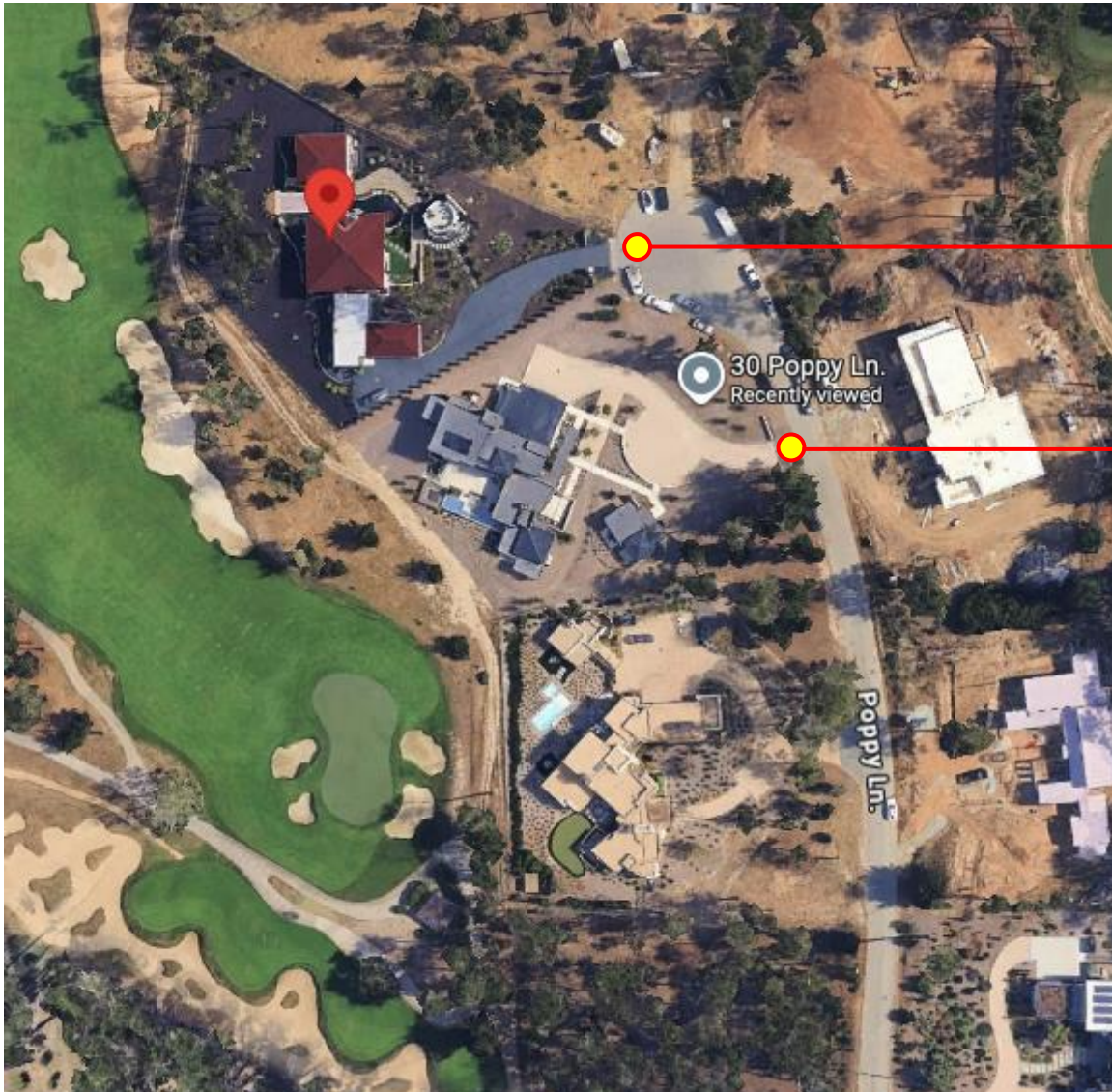


**VALET PARKING SITE #2
34 POPPY LANE
(25 CARS)**

**CADILLAC HOUSE
32 POPPY LANE**

TRAFFIC MANAGEMENT PLAN

PARKING LOCATION #1: 30 Poppy Lane



A two-person traffic management team will be present:

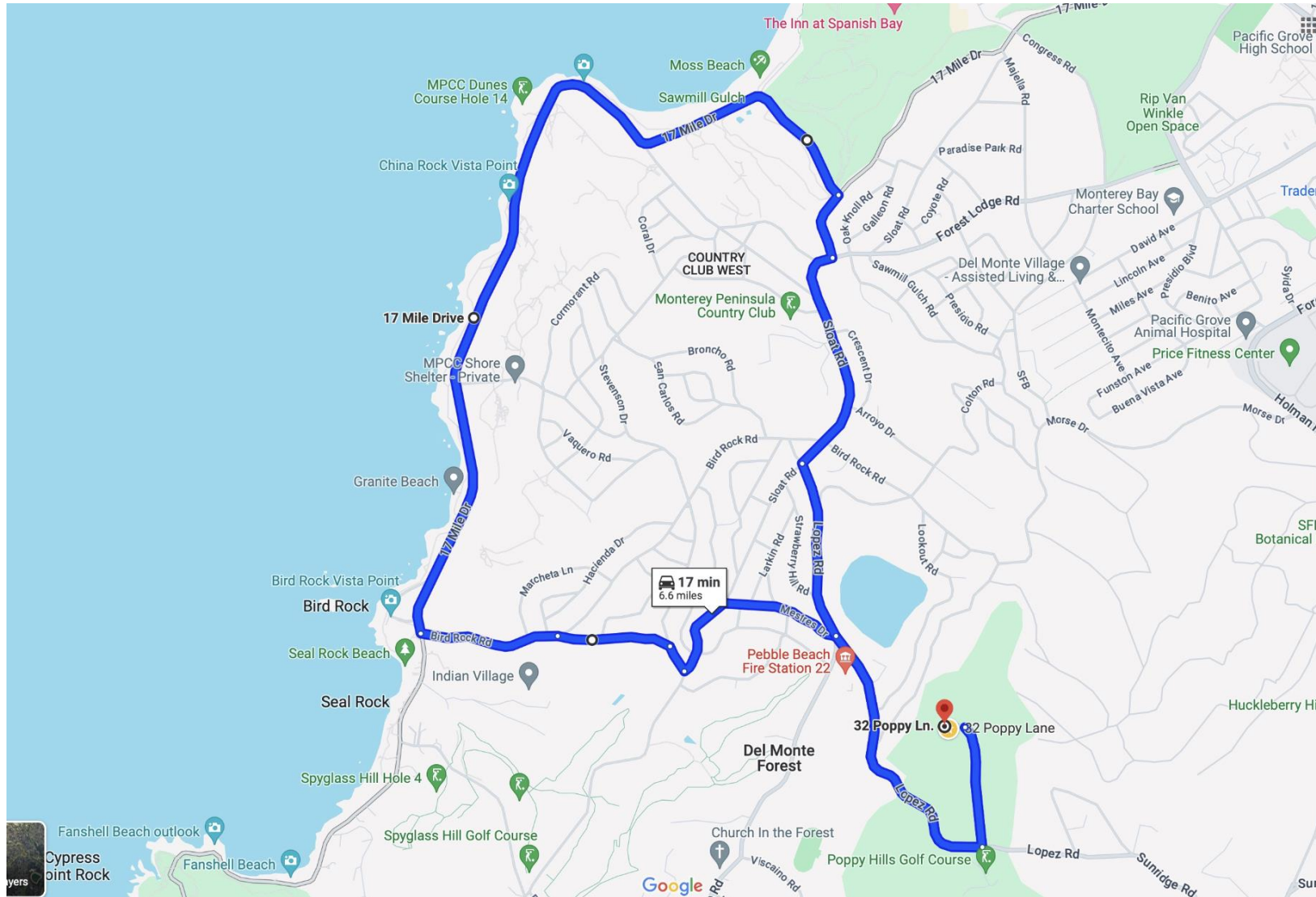
- 1x person in front of 32 Poppy Ln. This team member will direct guests valeting their vehicles to valet stand in order to keep traffic moving.
- 1x person stationed on Poppy Ln to keep traffic moving and direct guests to Cadillac House.

No warning signs, flagger (flutter) signs, directional signs, etc. will be utilized.

No temporary road closures, traffic stoppages, lane closures will be implemented.

PROPOSED TEST DRIVE ROUTE

TEST DRIVE ROUTE



This route will run clockwise to minimize left turns.

All guests to be accompanied by professional driver to maintain speed limits and traffic laws.

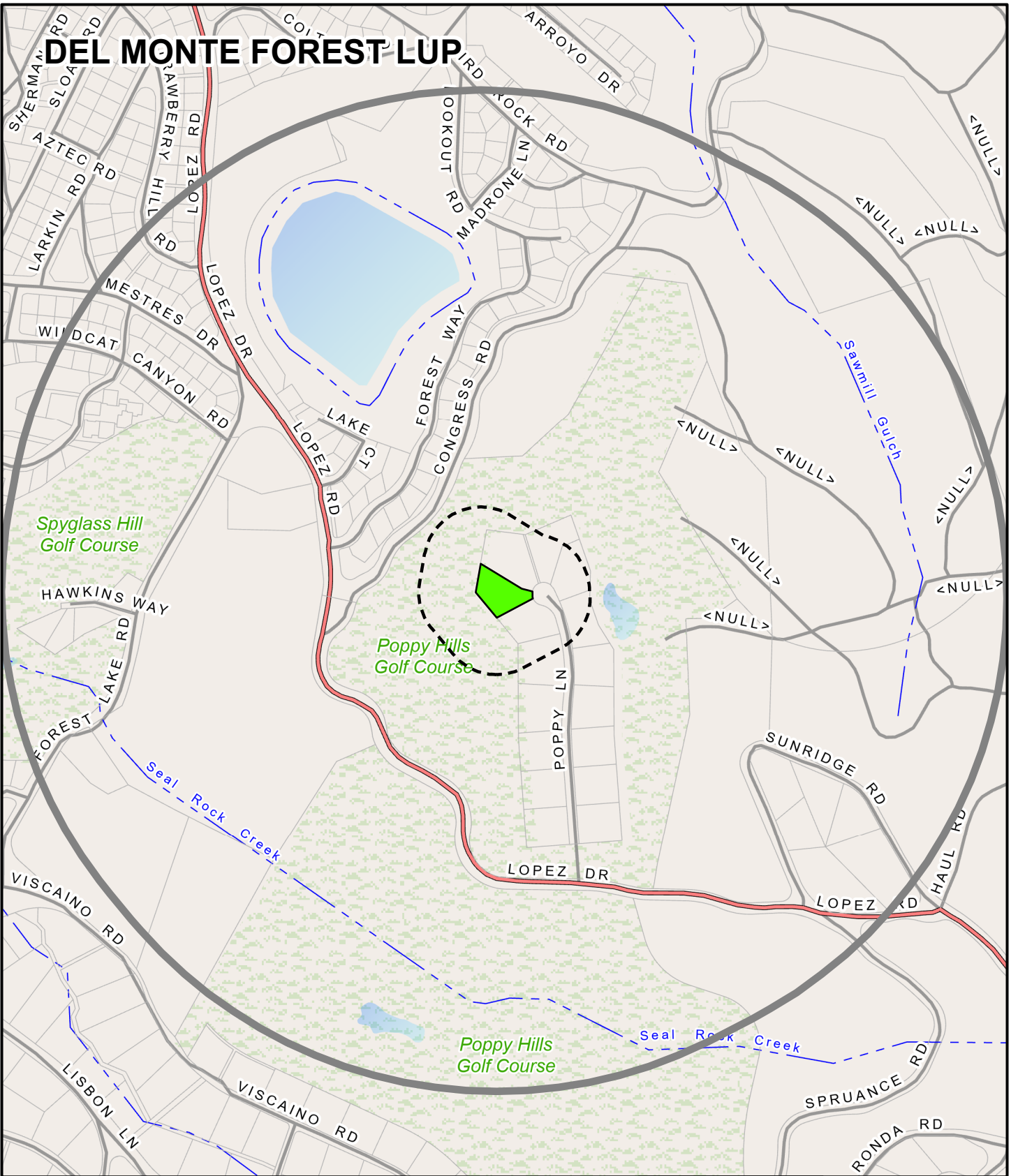


THANK YOU

Exhibit B

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DEL MONTE FOREST LUP



APPLICANT: CHAGARIS GREGORY P & STRATIGOS ANTHEA C TRS

APN: 008032014000

FILE # PLN240216



Project Site



300 FT Buffer



2500 FT Buffer



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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 26-075

July 30, 2026

Introduced: 7/16/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

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 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: Amardeep Aulakh

Property Owner: Amardeep S. Aulakh and Jaspreet Kaur

APN: 008-112-025-000

Parcel Size: 0.30 AC

Zoning: Medium Density Residential with a maximum gross density of 4 units/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: Kyle Benalcazar, Assistant Planner

benalcazark@countyofmonterey.gov; 831-784-5716

SUMMARY/DISCUSSION

The project site is located at 4041 Los Altos, a privately maintained road, within the Del Monte Forest area of the unincorporated area of the County of Monterey. The Applicant, Amardeep Aulakh, 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 3,635 square foot single-family dwelling with an attached garage, and consists of four

bedrooms, three bathrooms, a living room, a kitchen, a dining room, and a laundry room. The applicant is proposing that the residence be occupied by a maximum of nine people overnight, 13 people during the daytime hours at the property at a time, and a maximum of six contractors on site at any time consisting of the cleaning crew and other property management services. The property will retain its domestic water connections to California American Water Company, a public water provider, through the Pebble Beach Community Services 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 two approved applications for a Homestay and one applied application for a Commercial Vacation Rental. 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 57 Use Permits permitted pursuant to Title 20 Section 20.64.290.F.3.d.

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), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), Monterey County Code Title 7 Chapter 7.120 (Title 7), Monterey County Code Title 16 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 within the Coastal Zone or "MDR/4-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 Los Altos Drive 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 under the Community Areas, therefore it is subject to a 5-8 minute response time. The subject property is within a 5-minute drive from Pebble Beach Fire Station 22, which provides fire response services, and a 7-minute drive from the Community Hospital of Monterey Peninsula, 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 adequate parking (at least four 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, Joseph Sennish of Carmel Coast Estate, Inc., resides at 400 Camino Aguajito, Monterey, CA 93940 approximately 4.0 miles (10 minutes) from the subject property. Mr. Sennish'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. Sennish'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, 13 daytime guests, and six 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 restriction for the subject property was recorded as Deed Number 2923 (Reel 424, Page 314 of Official Records).

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 One Hundred Dollars (\$100.00) 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 \$100 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 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. If this condition's requirement is not satisfied within 30 days of project approval (should it be approved), the pending Vacation Rental Operations License request will be denied and the Applicant/Owner may reapply in the future when necessary documentation is obtained.

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

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; Amardeep S. Aulakh and Jaspreet Kaur, Property Owners; Amardeep S. Aulakh, Agent; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250317



County of Monterey

Item No.5

Zoning Administrator

Legistar File Number: ZA 26-075

July 30, 2026

Introduced: 7/16/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

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.

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: Amardeep Aulakh

Property Owner: Amardeep S. Aulakh and Jaspreet Kaur

APN: 008-112-025-000

Parcel Size: 0.30 AC

Zoning: Medium Density Residential with a maximum gross density of 4 units/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: Kyle Benalcazar, Assistant Planner

benalcazark@countyofmonterey.gov; 831-784-5716

SUMMARY/DISCUSSION

The project site is located at 4041 Los Altos, a privately maintained road, within the Del Monte Forest area of the unincorporated area of the County of Monterey. The Applicant, Amardeep Aulakh, 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 3,635 square foot single-family dwelling with an attached garage, and consists of four

bedrooms, three bathrooms, a living room, a kitchen, a dining room, and a laundry room. The applicant is proposing that the residence be occupied by a maximum of nine people overnight, 13 people during the daytime hours at the property at a time, and a maximum of six contractors on site at any time consisting of the cleaning crew and other property management services. The property will retain its domestic water connections to California American Water Company, a public water provider, through the Pebble Beach Community Services 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 two approved applications for a Homestay and one applied application for a Commercial Vacation Rental. 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 57 Use Permits permitted pursuant to Title 20 Section 20.64.290.F.3.d.

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), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), Monterey County Code Title 7 Chapter 7.120 (Title 7), Monterey County Code Title 16 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 within the Coastal Zone or "MDR/4-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 Los Altos Drive 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 under the Community Areas, therefore it is subject to a 5-8 minute response time. The subject property is within a 5-minute drive from Pebble Beach Fire Station 22, which provides fire response services, and a 7-minute drive from the Community Hospital of Monterey Peninsula, 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 adequate parking (at least four 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, Joseph Sennish of Carmel Coast Estate, Inc., resides at 400 Camino Aguajito, Monterey, CA 93940 approximately 4.0 miles (10 minutes) from the subject property. Mr. Sennish'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. Sennish'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, 13 daytime guests, and six 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 restriction for the subject property was recorded as Deed Number 2923 (Reel 424, Page 314 of Official Records).

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 One Hundred Dollars (\$100.00) 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 \$100 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 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. If this condition's requirement is not satisfied within 30 days of project approval (should it be approved), the pending Vacation Rental Operations License request will be denied and the Applicant/Owner may reapply in the future when necessary documentation is obtained.

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

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; Amardeep S. Aulakh and Jaspreet Kaur, Property Owners; Amardeep S. Aulakh, Agent; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250317

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:

AULAKH & KAUR (PLN250317)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning
Administrator:

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

[AULAKH AMARDEEP S. & KAUR JASPREET,
4041 Los Altos Dr, Pebble Beach (Assessor's Parcel
Number 008-112-025-000), Del Monte Forest Land
Use Plan, Coastal Zone]

The AULAKH AMARDEEP S. & KAUR JASPREET application (PLN250317) came on for a public hearing before the County of Monterey Zoning Administrator on July 30, 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 Title 16 Chapter 16.80 (Title 16); 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 4041 Los Altos Dr (Assessor's Parcel Number: 008-112-025-000), a privately maintained road, within the Del Monte Forest 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 3,635 square foot single-family dwelling with an attached garage, and consists of four bedrooms, three bathrooms, a living room, a kitchen, a dining room, and a laundry room. The applicant is proposing that the residence be occupied by a maximum of nine people overnight, 13 people during the daytime hours at the property at a time, and a maximum of six contractors on site at any time consisting of the cleaning crew and other property management services.

- c) Allowed Use. The parcel is zoned Medium Density Residential with a maximum gross density of four units/acre with a Design Control Overlay within 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 (0.30 acres in size), APN: 008-112-025-000, as shown in its current size and configuration and described under separate ownership on the 1972 Assessor’s Parcel Map Book 8, page 11. Therefore, the County recognizes the property as a legal lot of record.
- e) Land Use Advisory Committee (LUAC). This project was not referred to the Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- g) Business License. The applicant 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 falls under the Community Areas, therefore it is subject to a 5-8 minute response time. The subject property is within a 5-minute drive from Pebble Beach Fire Station 22, which provides fire response services, and a 7-minute drive from the Community Hospital of Monterey Peninsula, which provides 24-hour emergency medical services. Additionally, the applicant provided the property manager, Carmel Coast Estate, Inc., 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 at least four parking spaces, which exceeds the minimum requirements.
- 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: 008-112-025-000).
- 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 Use 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 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 restriction for the subject property was recorded as Deed Number 2923 (Reel 424, Page 314 of Official Records).

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 One Hundred Dollars (\$100.00) 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 \$100 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 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 Monterey County HCD-Planning found in Project File PLN250317.

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 in Project File PLN250317.

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 Los Altos Dr, 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 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 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 Monterey County HCD-Planning found in Project File PLN250317.

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 PLN250317.

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 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. 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 PLN250317.

- 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 a residence 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 30th day of July 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 DATE.

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

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

NOTES

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

County of Monterey HCD Planning

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

PLN250317

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250317) 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 4041 Los Altos Dr, Pebble Beach (Assessor's Parcel Number 008-112-025-000), Del Monte Forest LUP. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an 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 008-112-025-000 on July 30, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

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

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is July 30, 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 Use Permit.

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

6. PDSP001 – USE OF PRIVATE ROAD

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The project requires use of a private road, as defined by Monterey County Code 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 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 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 30 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:

365

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 #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:
Joseph Sennish of Carmel Coast Estate, Inc.
Phone Number
831-596-1933
Email:
js@coastestate.net
Street Address
400 Camino Aguajito
City/State/Province/Region
Monterey, CA
Postal/ZIP Code
93940

Maximum Overnight and Daytime Occupancy

9 overnight, 13 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

4

Number of existing Bedrooms / Bathrooms in residence

4 / 3

Number of Bedrooms / Bathrooms to be rented

4 / 3

Water Purveyor

Pebble Beach Community Services 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)

4041 Los Altos Drive, Pebble Beach, CA 93953

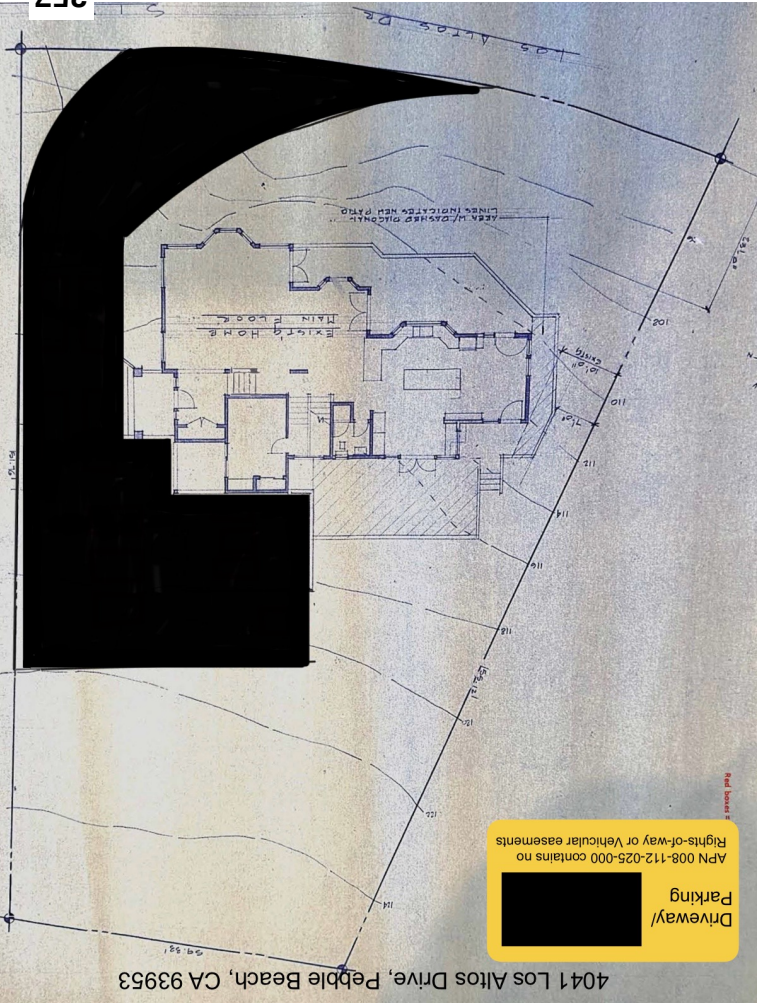
Driveway/
Parking

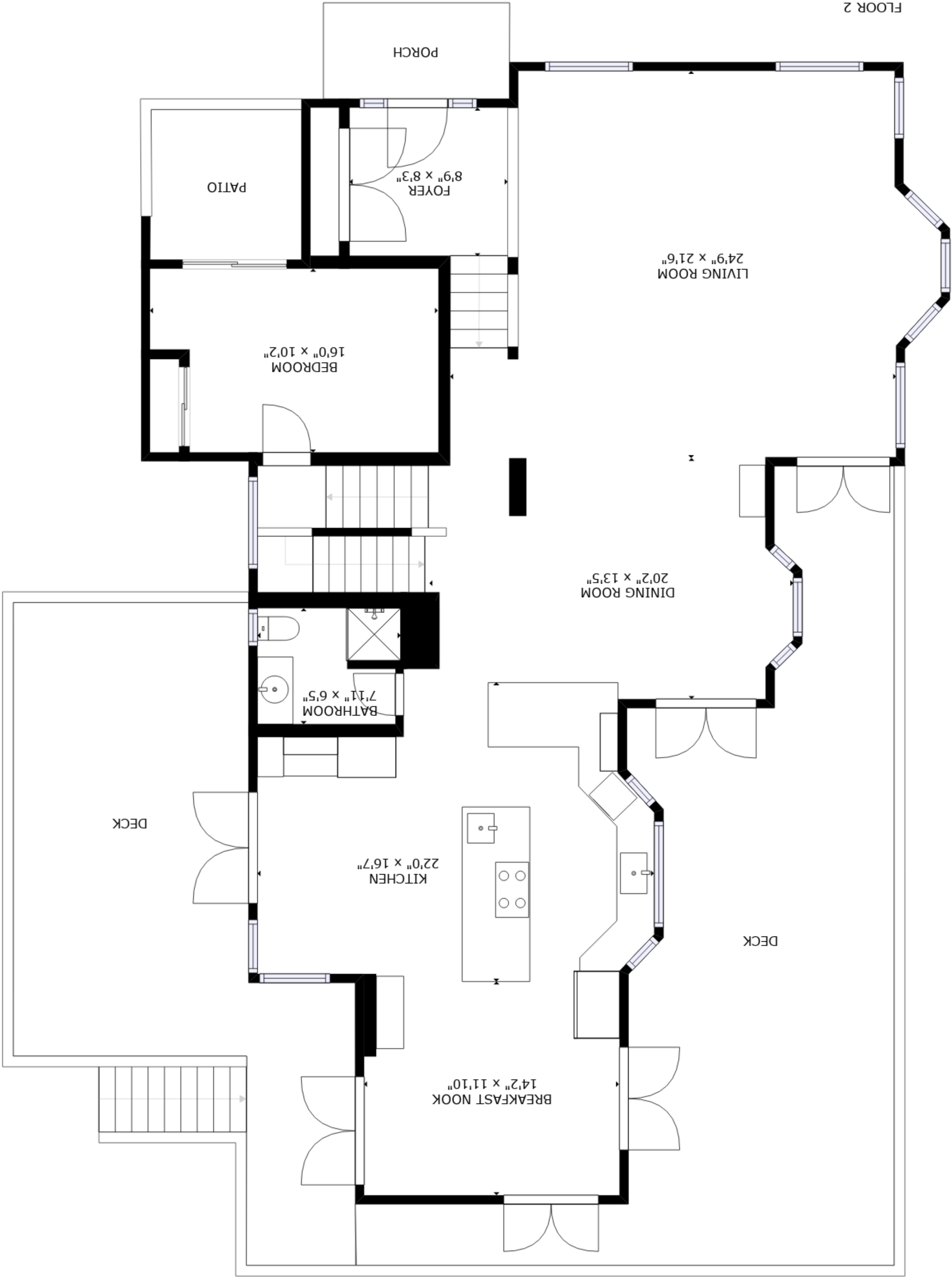
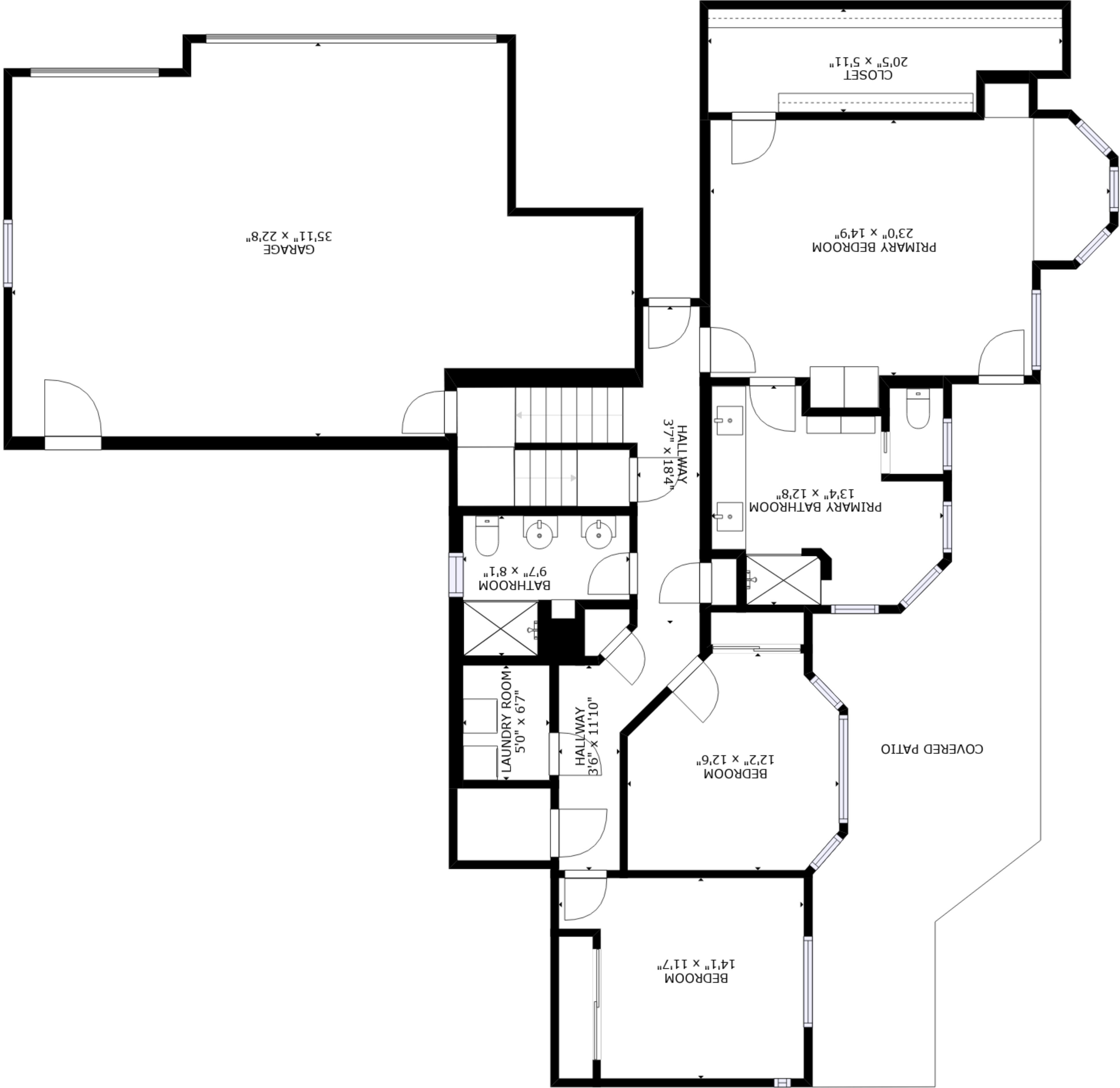
APN 008-112-025-000 contains no
Rights-of-way or Vehicular easements

Red boxes =

AREA W/ DASHED DASHED
LINES INDICATES NEW PATIO

EXIST'G HOME
MAIN FLOOR





GROSS INTERNAL AREA
FLOOR 1: 1293 sq. ft, FLOOR 2: 1663 sq. ft
EXCLUDED AREAS: , GARAGE: 679 sq. ft
PATIO: 411 sq. ft, DECK: 995 sq. ft
PORCH: 55 sq. ft
TOTAL: 2956 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Exhibit B

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Los Altos Dr



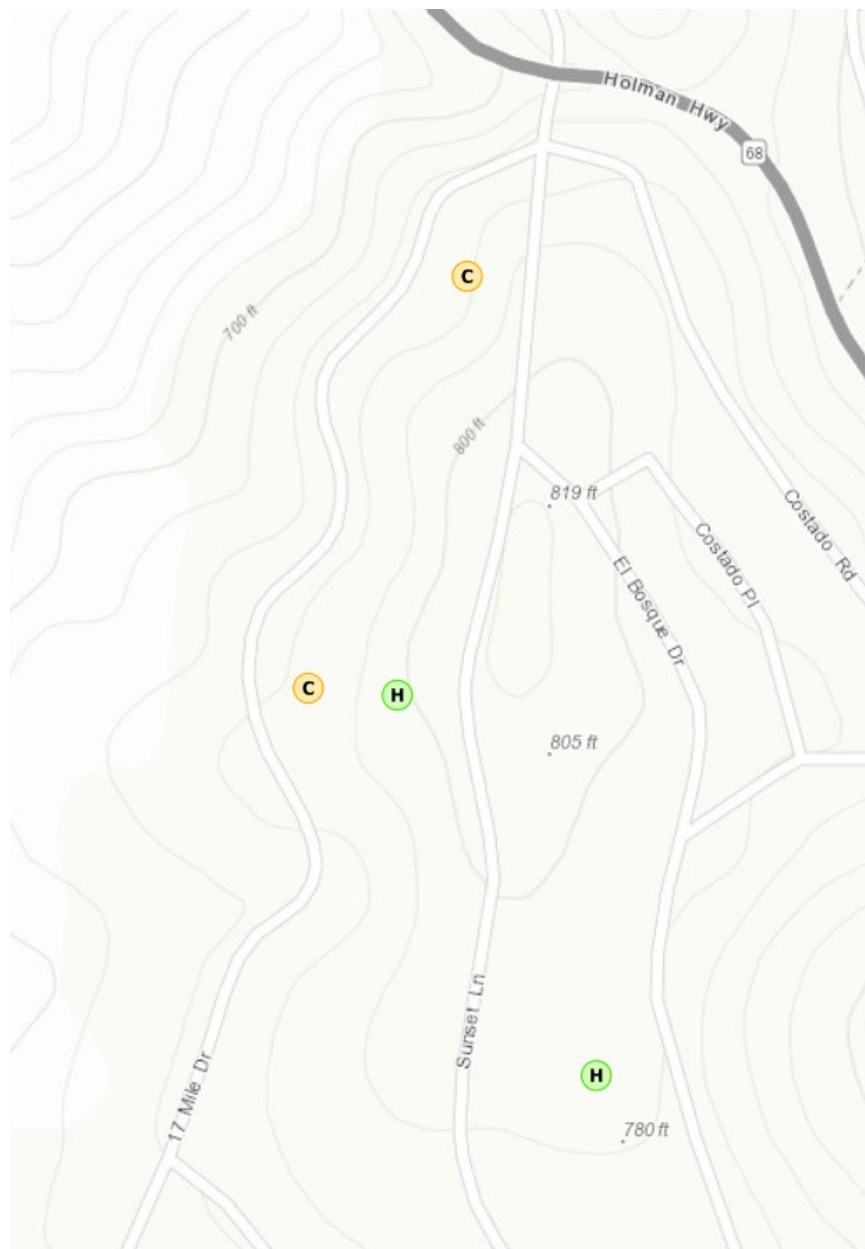
4041 Los Altos Dr

Sunset Ln

Sunset Ln

Vacation Rental STR

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



4041 LOS ALTOS DR, PEBBLE BEACH,
CA 93953



Zoom to

APNFormat	008112025000
ADDRESS	4041 LOS ALTOS DR, PEBBLE BEACH, CA 93953
Assessors Parcel Number	008112025000
Owner/Operator Email	JS@COASTESTATE.NET
Owner/Operator Name	AULAKH AMARDEEP S & KAUR JASPREET
Planning Area	Del Monte Forest LUP
RECORD STATUS	APPLIED
VR TYPE	Commercial
VR Type/Status	Commercial/Pending
VROL #	VR250183



805 ft



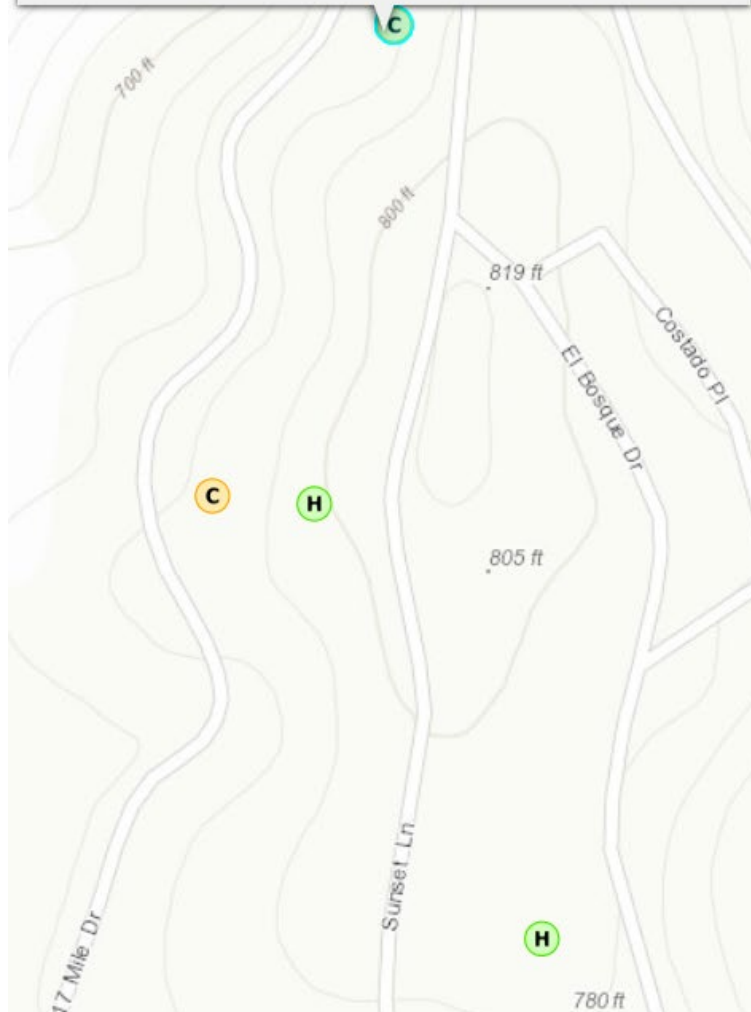
780 ft

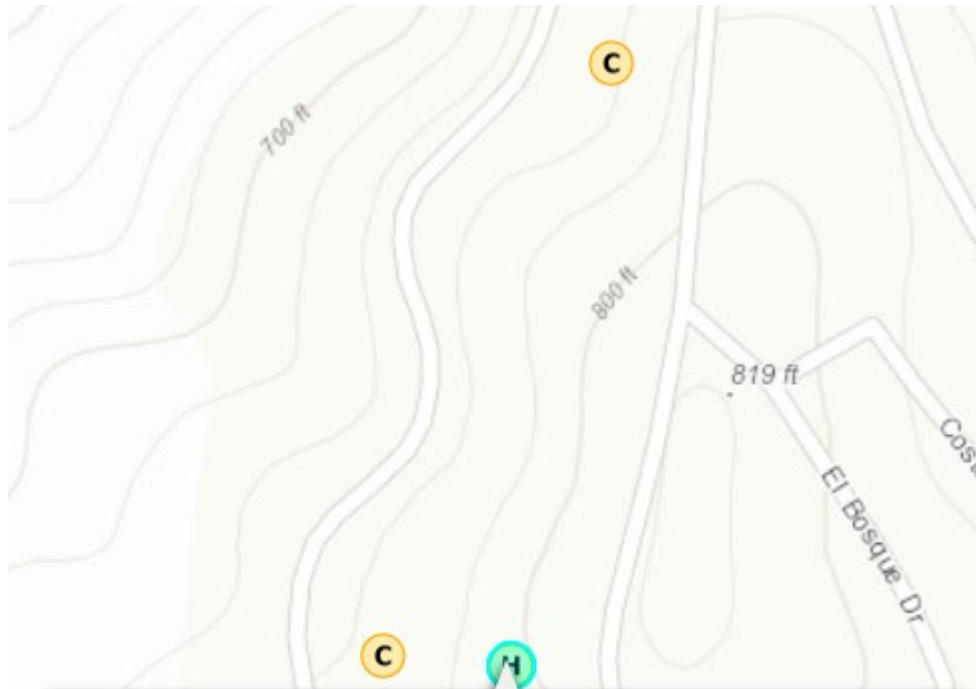
4008 EL BOSQUE DR, PEBBLE BEACH,
CA 93953



Zoom to

APNFormat	008112002000
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Assessors Parcel Number	008112002000
Owner/Operator Email	JS@COASTESTATE.NET
Owner/Operator Name	LYE MARK R TR ET AL
Planning Area	Del Monte Forest LUP
RECORD STATUS	APPLIED
VR TYPE	Commercial
VR Type/Status	Commercial/Pending
VROL #	VR250179

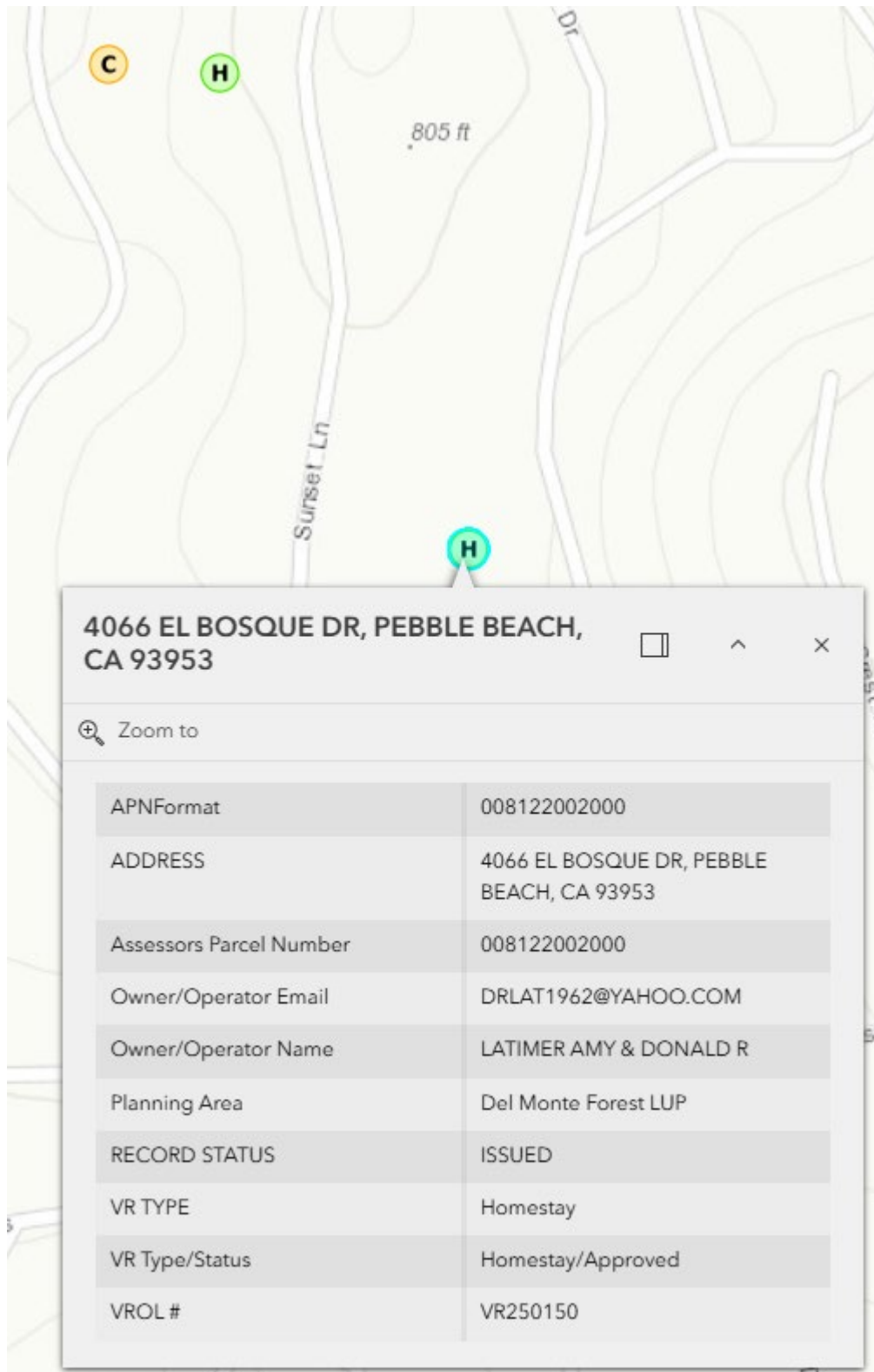




4044 SUNSET LN, PEBBLE BEACH, CA 93953 □ ^ ×

 Zoom to

APNFormat	008112010000
ADDRESS	4044 SUNSET LN, PEBBLE BEACH, CA 93953
Assessors Parcel Number	008112010000
Owner/Operator Email	TERRYHU01@YAHOO.COM
Owner/Operator Name	HUANG STEVEN & BING HU TRS
Planning Area	Del Monte Forest LUP
RECORD STATUS	ISSUED
VR TYPE	Homestay
VR Type/Status	Homestay/Approved
VROL #	VR260050



4066 EL BOSQUE DR, PEBBLE BEACH, CA 93953

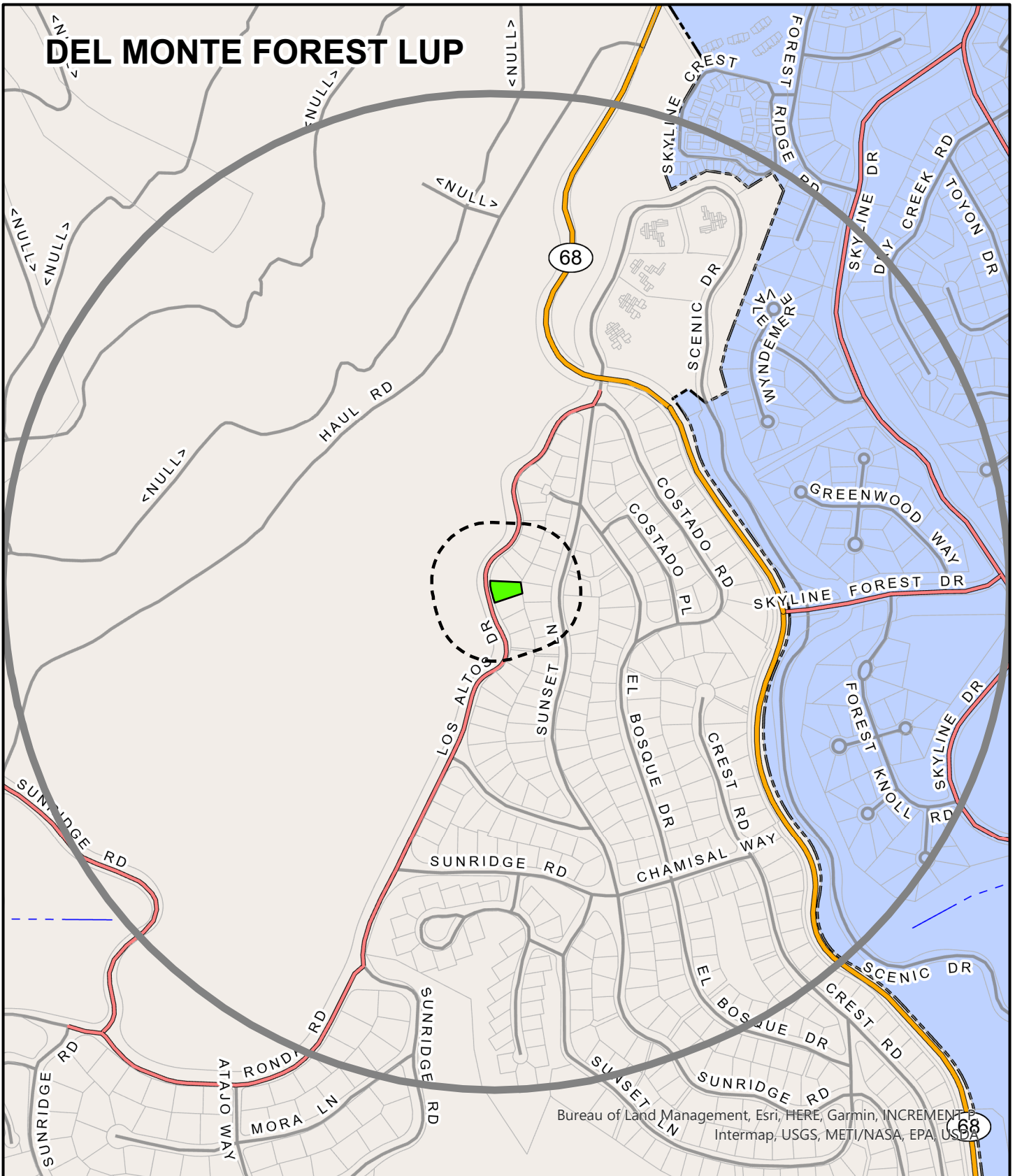
Zoom to

APNFormat	008122002000
ADDRESS	4066 EL BOSQUE DR, PEBBLE BEACH, CA 93953
Assessors Parcel Number	008122002000
Owner/Operator Email	DRLAT1962@YAHOO.COM
Owner/Operator Name	LATIMER AMY & DONALD R
Planning Area	Del Monte Forest LUP
RECORD STATUS	ISSUED
VR TYPE	Homestay
VR Type/Status	Homestay/Approved
VROL #	VR250150

Exhibit C

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DEL MONTE FOREST LUP



APPLICANT: AULAKH AMARDEEP S & KAUR JASPREET

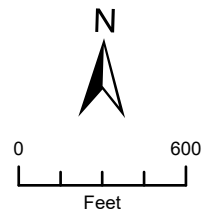
APN: 008112025000

FILE # PLN250317

 Project Site

 300 FT Buffer

 2500 FT Buffer



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Exhibit D

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County of Monterey

Housing and Community Development

Vacation Rental Home Inspection Checklist

Property Information

- ☒ Vacation Rental Address and Unit/Suite/Apt # **4041 Los Altos Drive, Pebble Beach CA 9**
- ☒ 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:

The garage area has been currently converted to a recreation room consisting of sofa/seating area, an electric fireplace and game tables.

Home Inspector Certification

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

Home Inspector or General Contractor Name & Acknowledgement:

- ☐ California Contractors State License Board License Classification Type B
- ☐ California Contractors State License Board License Classification Type B-2
- ☐ California Contractors State License Board License Classification Type C-47
- ☐ California Real Estate Inspection Association
- ☒ American Society of Home Inspectors (ASHI)
- ☐ International Code Council
- ☐ International Association of Certified Home Inspectors

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

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

Date: 11 / 3 / 2025

Signed: Robert Vierra

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

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



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 26-076

July 30, 2026

Introduced: 7/16/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

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.

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

Agent: Paul Bromley

Property Owner: Paul A. & June Bromley Trust

APN: 009-392-005-000

Parcel Size: 0.14 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: Kyle Benalcazar, Assistant Planner

benalcazark@countyofmonterey.gov; 831-784-5716

SUMMARY/DISCUSSION

The project site is located at 2691 15th Ave, a publicly maintained road, within the Carmel area of the unincorporated area of the County of Monterey. The Applicant, Paul Bromley, 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 1,590 square foot single-family dwelling with an attached garage, and consists of two bedrooms, two

bathrooms, a living room, a kitchen, a den and a dining room. The applicant is proposing that the residence be occupied by a maximum of five people overnight, seven people during the daytime hours at the property at a time, and a maximum of six 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 two applied applications for a Commercial Vacation Rental, excluding this application, and one applied application for a Limited Vacation Rental . If approved, the granting of this Coastal Development Permit would allow the establishment of the 32nd 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 15th Avenue 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 6-minute drive from Cypress Fire Protection District 25, which provides fire response services. The Community Hospital of the Monterey Peninsula is 13 minutes away, which provides 24-hour emergency medical services. While the Community Hospital of the Monterey Peninsula is over of the sphere of influence time limit, Cypress Fire Protection District 25 provides immediate Advanced Life Support (ALS) paramedic care by delivering critical medical treatment within the required emergency response times 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 (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 adequate parking (two 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, Rick Ziel of Beach House Caretakers, resides at 1180 Josselyn Canyon Rd, Monterey, CA 93940 approximately 6.9 miles (14 minutes) from the subject property. Mr. Ziel'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. Ziel'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 six 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 15th Ave, a public County-maintained road. 15th Ave 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 32nd 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

cc: Front Counter Copy; Kyle Benalcazar, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Paul A. and June Bromley Trust, Property Owners; Paul Bromley, Agent; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260053



County of Monterey

Item No.6

Zoning Administrator

Legistar File Number: ZA 26-076

July 30, 2026

Introduced: 7/16/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

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.

RECOMMENDATIONS

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

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

PROJECT INFORMATION

Agent: Paul Bromley

Property Owner: Paul A. & June Bromley Trust

APN: 009-392-005-000

Parcel Size: 0.14 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: Kyle Benalcazar, Assistant Planner

benalcazark@countyofmonterey.gov; 831-784-5716

SUMMARY/DISCUSSION

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bathrooms, a living room, a kitchen, a den and a dining room. The applicant is proposing that the residence be occupied by a maximum of five people overnight, seven people during the daytime hours at the property at a time, and a maximum of six 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.

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Access

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Violation

There are no open violations attributed to the subject property.

CEQA:

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board 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 32nd 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

cc: Front Counter Copy; Kyle Benalcazar, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Paul A. and June Bromley Trust, Property Owners; Paul Bromley, Agent; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260053

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:

BROMLEY (PLN260053)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning
Administrator:

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

[PAUL A. AND JUNE BROMLEY TRUST, 2691 15th Avenue, Carmel (Assessor's Parcel Number 009-392-005-000), Carmel Area Land Use Plan, Coastal Zone]

The PAUL A. & JUNE BROMLEY TRUST application (PLN260053) came on for a public hearing before the County of Monterey Zoning Administrator on July 30, 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 2691 15th Avenue (Assessor's Parcel Number: 009-392-005-000), 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 1,590 square foot single-family dwelling with an attached garage, and consists of two bedrooms, two bathrooms, a living room, a kitchen, a den and a dining room. The applicant is proposing that the residence be occupied by a maximum of five people overnight, seven people during the daytime hours at the property at a time, and a maximum of six 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 (0.30 acres in size), APN: 009-392-005-000), as shown in its current size and configuration and described under separate ownership on the 1972 Assessor’s Parcel Map Book 9, page 39. Therefore, the County recognizes the property as a legal lot of record.
- e) Land Use Advisory Committee (LUAC). This project was not referred to the Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- g) Business License. The applicant 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 6-minute drive from Cypress Fire Protection District 25, which provides fire response services. The Community Hospital of the Monterey Peninsula is 13 minutes away, which provides 24-hour emergency medical services. While the Community Hospital of the Monterey Peninsula is over of the sphere of influence time limit, Cypress Fire Protection District 25 provides immediate Advanced Life Support (ALS) paramedic care by delivering critical medical treatment within the required emergency response times of an emergency call. Additionally, the applicant provided the property manager, Carmel Coast Estate, Inc., 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 2 spaces/unit. The application includes adequate parking (two parking spaces), which meets the minimum requirements.
- 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: 009-392-005-000).
- 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 15th Ave, a public County-maintained road. 15th Ave 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 PLN260053.

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 PLN260053.

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 15th Ave, 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 PLN260053.
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 PLN260053.
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 32nd 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 PLN260053.

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 a residence 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 30th day of July 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 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

PLN260053

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260053) 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 2691 15th Ave, Carmel (Assessor's Parcel Number 009-392-005-000), 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 009-392-005-000 on July 30, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

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

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is July 30, 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 of use, HCD will issue the applicant a Vacation Rental Operation License.

County of Monterey Housing and Community Development

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



Vacation Rental Operations Plan

Vacation Rental Type:

Commercial

Number of Non-hosted Rentals Per Year:

25

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 Rd #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:
Rick Ziel of Beach House Caretakers
Phone Number
831-601-7960
Email:
rziel1969@gmail.com
Street Address
1180 Josselyn Canyon Rd
City/State/Province/Region
Monterey, CA
Postal/ZIP Code
93940

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

1

Number of On-Site Parking Spots

2

Number of existing Bedrooms / Bathrooms in residence

2 / 2

Number of Bedrooms / Bathrooms to be rented

2 / 2

Water Purveyor

Monterey Peninsula Water Management District

Sewer Purveyor

Carmel Area Waste Water 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)

2691 15th Av. Carmel 93293

Property is approximately 60ft wide by 100ft deep for a total of 6000sqft

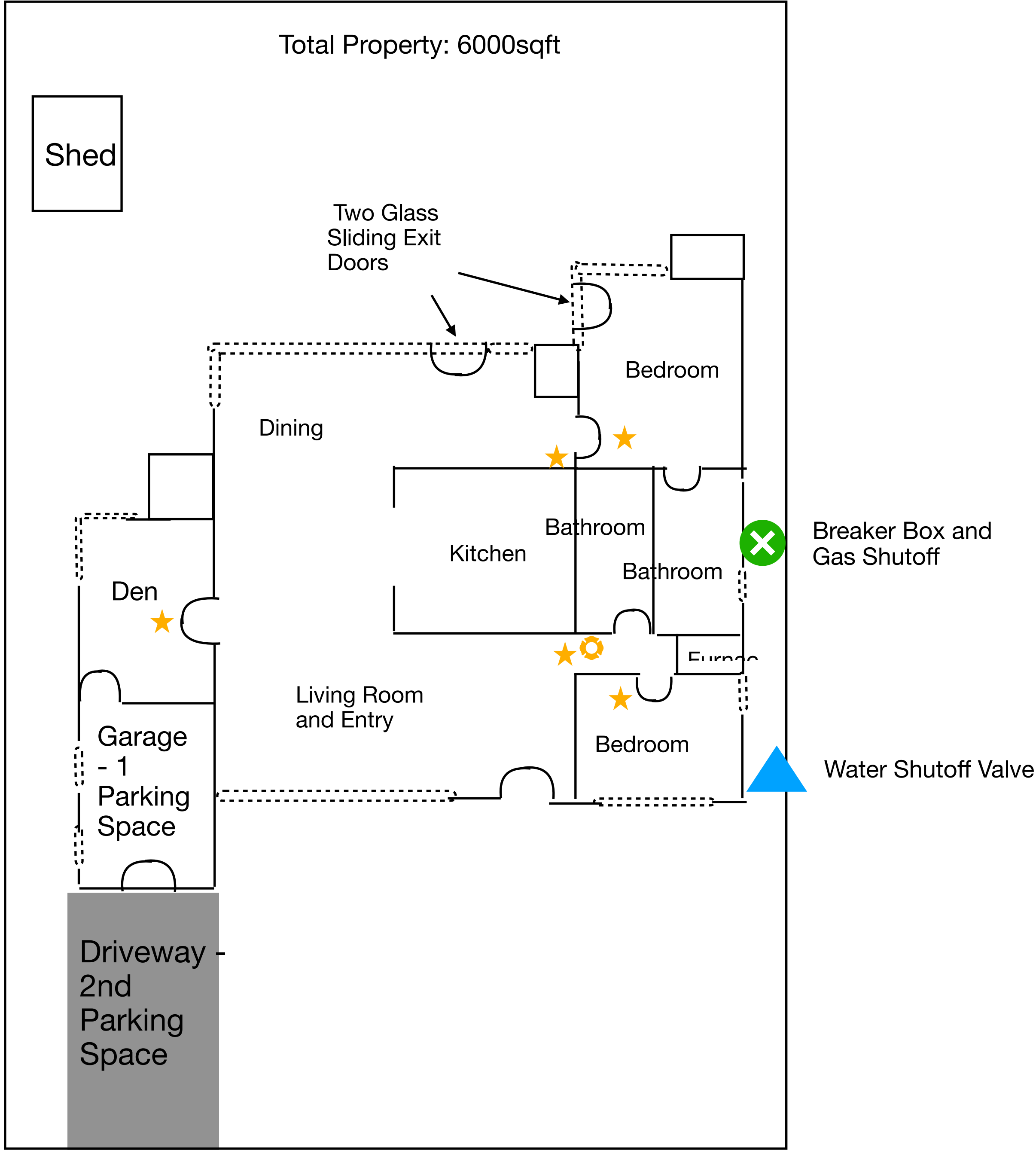
There are no know rights of way or vehicular easements.

The driveway shown is an area of approximately 1.5 cars

The house connects to the city sewer on 15th Avenue

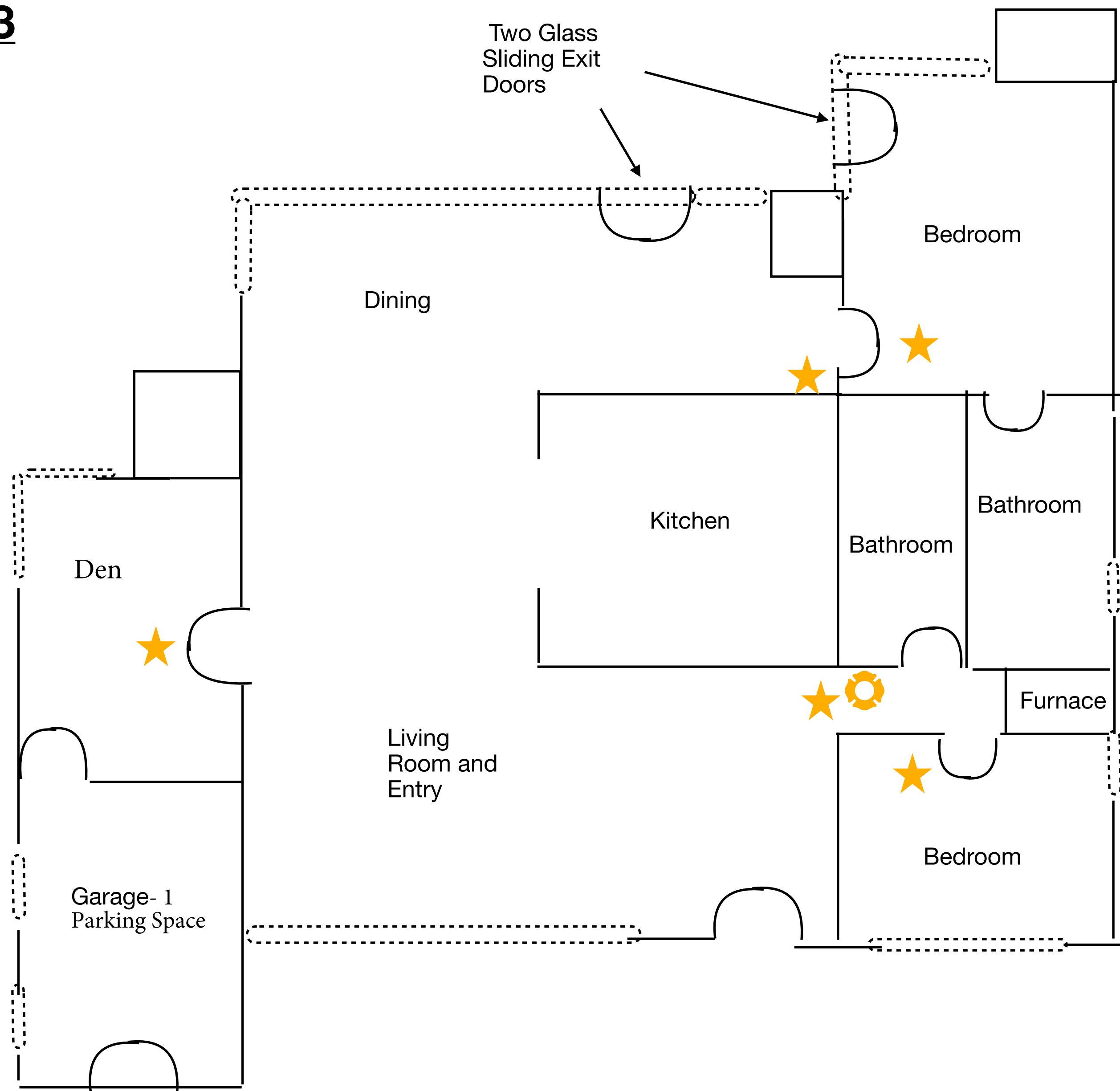
The property is connected to the municipal water supply

The whole home is rented commercially



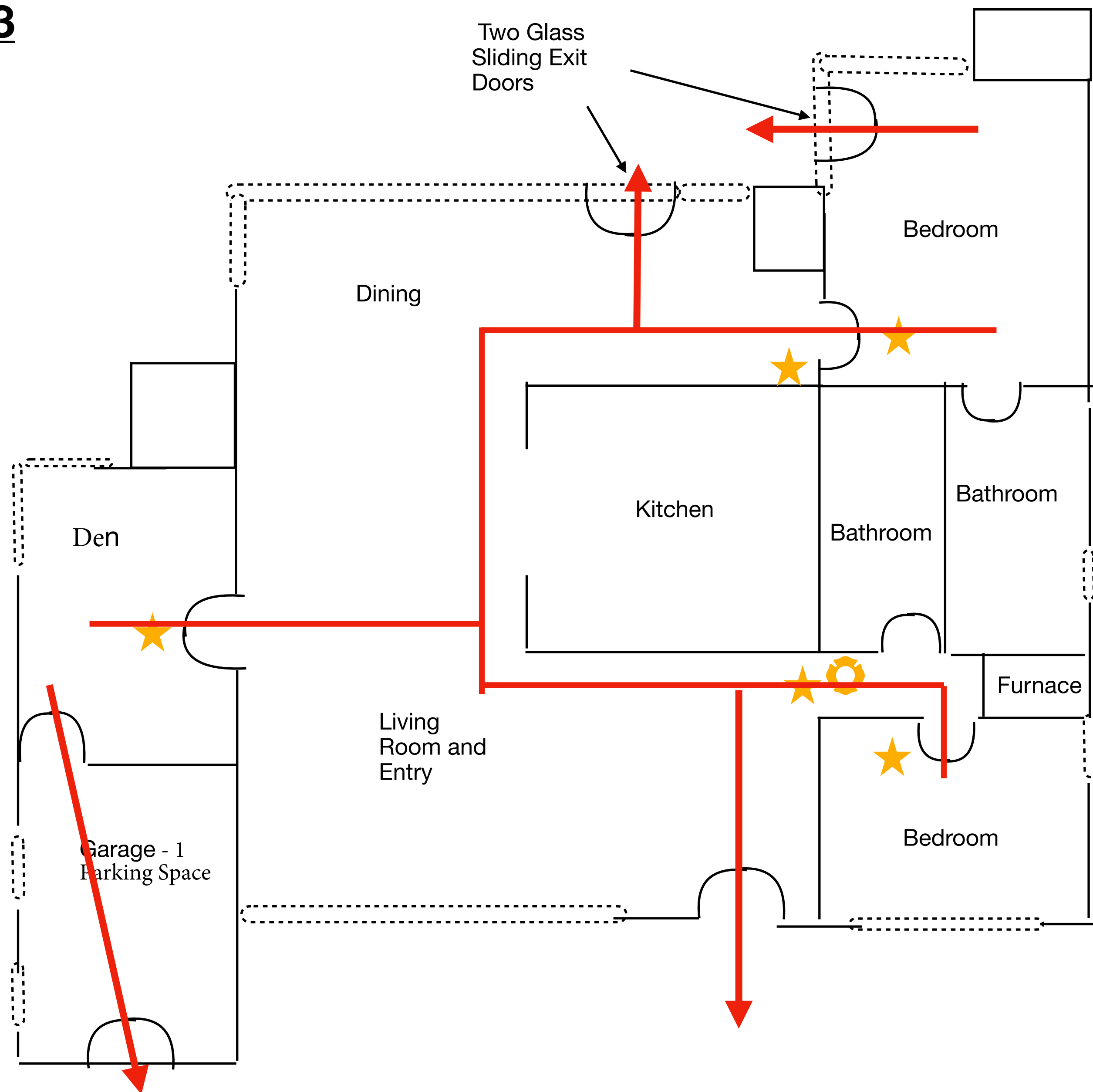
2691 15th Av. Carmel 93293

Internal home Details



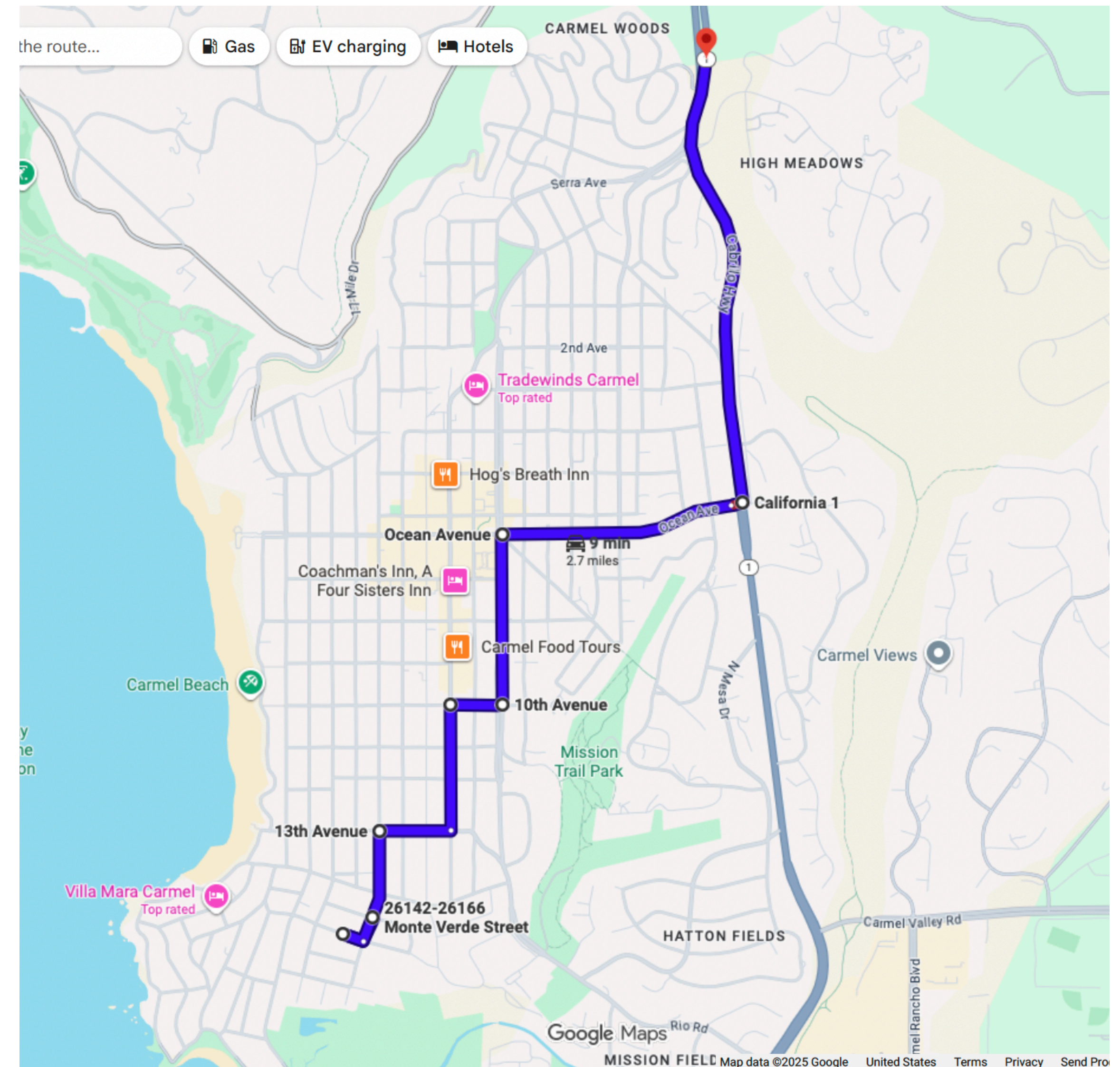
2691 15th Av. Carmel 93293

Evacuation Map



Evacuation Route

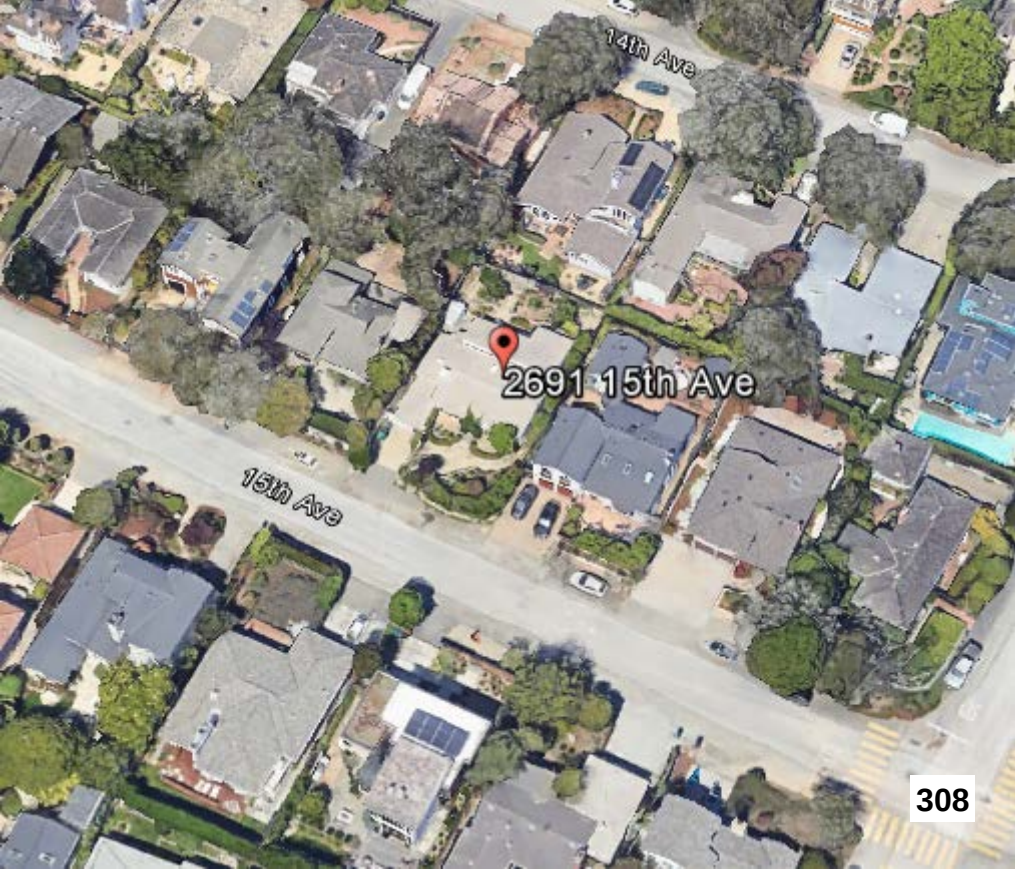
- On 15th go east to Monte Verde
- Straight across intersections until 13th
- After 13th try to turn right (east) until you reach San Carlos
- Head north on San Carlos until Ocean
- Turn right (east) until Hwy 1
- Turn left (north) at Hwy 1 to reach higher ground



2691 15th Avenue Evacuation Route to higher ground

Exhibit B

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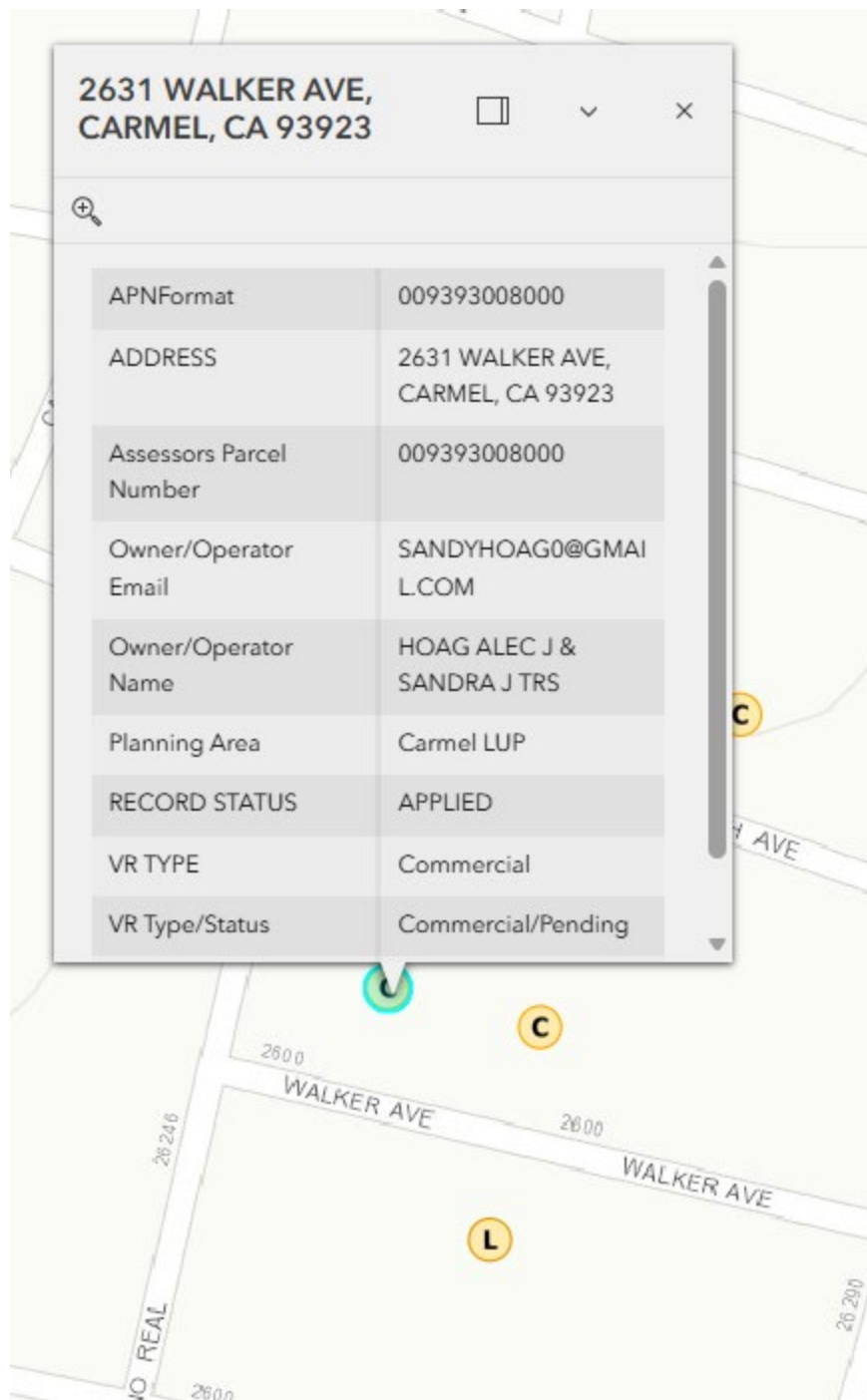


2691 15th Ave

Vacation Rental STR

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





2656 WALKER AVE,
CARMEL, CA 93923

+

APNFormat	009394013000
ADDRESS	2656 WALKER AVE, CARMEL, CA 93923
Assessors Parcel Number	009394013000
Owner/Operator Email	VACATION@CARMEL REALTYCOMPANY.CO M
Owner/Operator Name	ANDERSON DOMINICA C TR
Planning Area	Carmel LUP
RECORD STATUS	SUBMITTED VIA ACA
VR TYPE	Limited
VR Type/Status	Limited/Pending

L

CAMINO REAL

2600

2645

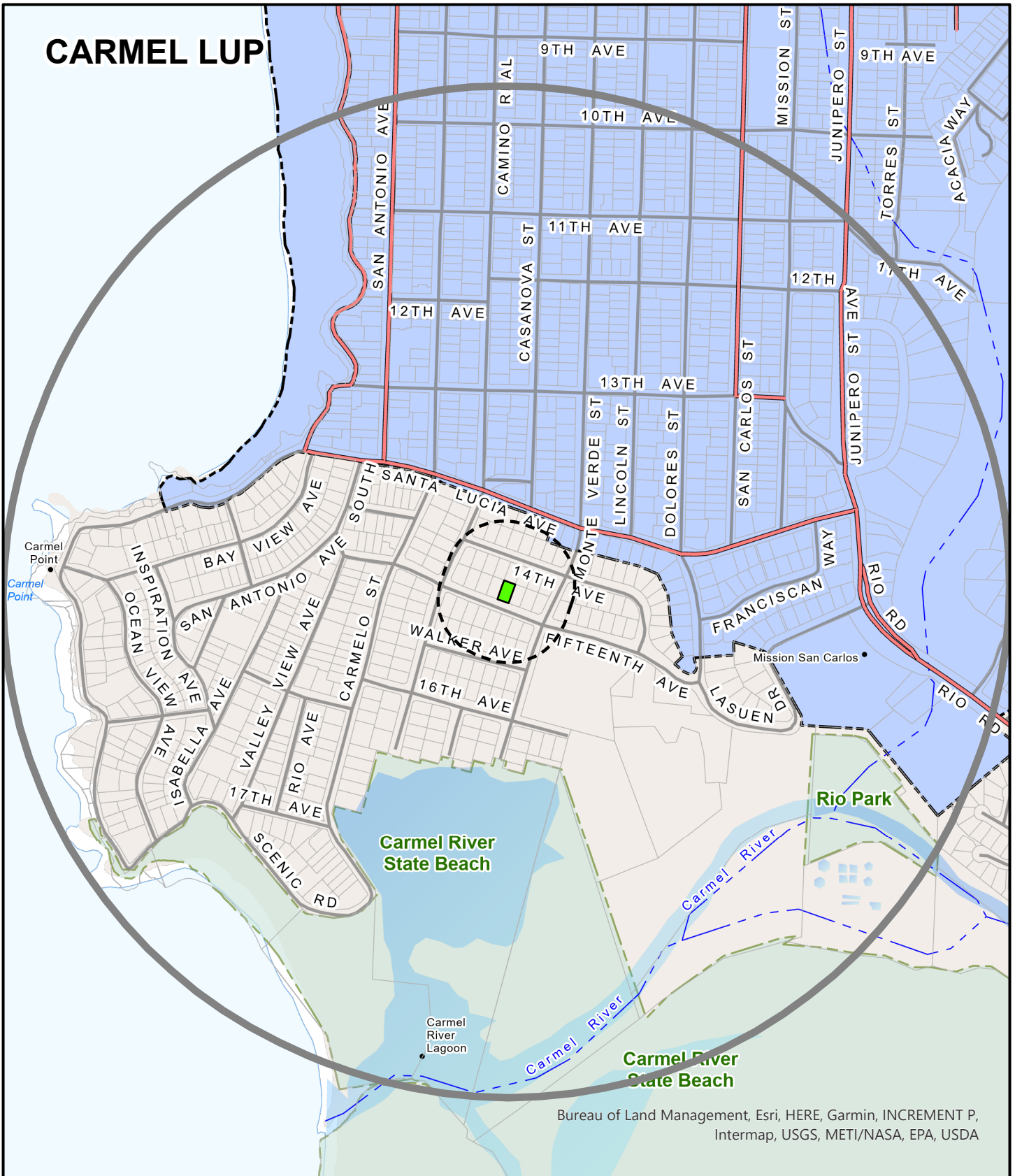
26200

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Exhibit C

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CARMEL LUP



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

APPLICANT: BROMLEY PAUL A & JUNE TRS

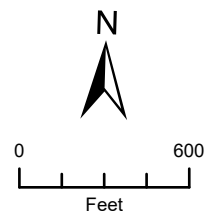
APN: 009392005000

FILE # PLN260053

 Project Site

 300 FT Buffer

 2500 FT Buffer



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Exhibit D

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Vacation Rental Home Inspection Checklist

☒ Vacation Rental Address and Unit/Suite/Apt # **2691 15th Ave, Carmel CA 93923**

✓	Total number of bedrooms	3
---	--------------------------	---

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

☒ 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.

☒ There is no evidence of infestation, garbage, and debris at the site.

☒ The property has active garbage pick-up service.

N/A If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles

☒ Property is in an overall safe and sanitary condition.

☒ Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside.
Other heating equipment is in safe operating condition and placed in an approved location.

✓ Passed

☐ Failed

Remarks/Observations:
The garage area has been converted to a bonus room area at this time and is not available for vehicle parking. However, there was not a combustible floor covering installed

Home Inspector Certification

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

Home Inspector or General Contractor Name & Acknowledgement:

- ☐ California Contractors State License Board License Classification Type B
- ☐ California Contractors State License Board License Classification Type B-2
- ☐ California Contractors State License Board License Classification Type C-47
- ☐ California Real Estate Inspection Association
- ☒ American Society of Home Inspectors (ASHI)
- ☐ International Code Council
- ☐ International Association of Certified Home Inspectors

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

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

Date: 11 / 14 / 2025

Signed: Robert Vierra