

County of Monterey

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



Meeting Agenda - Final

Thursday, February 12, 2026

9:30 AM

County of Monterey Zoning Administrator

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

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

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

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

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

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

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

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

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

Enter this Meeting ID number 927 7145 8150 when prompted.

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

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

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

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

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

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

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

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

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

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- + 1 253 215 8782 US
- + 1 301 715 8592 US

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

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

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

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

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

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

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

Acceptance of the January 29, 2026, County of Monterey Zoning Administrator Meeting Minutes.

Attachments: [Draft Minutes 01-29-26](#)

9:30 A.M. - SCHEDULED ITEMS**1. PLN250211 - MASON JOHN E & CHERYL L TRS**

Public hearing to consider a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 789 Salinas Monterey Hwy, Salinas, 93908

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

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

2. PLN250170 - DIVAKARUNI RENUKA S TR

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

Project Location: 1063 Mission Road, Pebble Beach, 93953

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA

Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Attachments: [Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

[Exhibit C - Public Comments](#)

3. PLN240379 - LESSER MICHAEL B & MC GARR BONNIE J TRS

Public hearing to consider a change of use of an Accessory Dwelling Unit, previously known as a caretaker's unit, to a second single-family dwelling unit, and to allow the use of the residential property for a Commercial Vacation Rental for transient lodging for a period of 30 calendar days or fewer.

Project Location: 32829 East Carmel Valley Rd, Carmel Valley, CA 93924

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA

Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Attachments: [Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

OTHER MATTERS**ADJOURNMENT**



County of Monterey

Board Report

Legistar File Number: MIN 26-003

Item No.

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

February 12, 2026

Introduced: 2/4/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Minutes

Acceptance of the January 29, 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, January 29, 2026

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:30 a.m.

ROLL CALL

Mike Novo, Zoning Administrator

Kyler Asato, Environmental Health

Bora Akkaya and Arlen Blanca, Public Works

Jesse Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Melissa McDougal stated there was correspondence for the following item:

Agenda item #2 PLN250070-correspondence was distributed to the Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

A. Acceptance of the January 15, 2026, County of Monterey Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the January 15, 2026, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS**1. PLN240024 - S T C RENEWALS AND SERVICES LTD**

Public hearing to consider the after-the-fact installation of a 5,000 gallon water tank for the purposes of providing emergency service to fire protection district within 100-feet of an environmentally sensitive habitat area.

Project Location: 37013 Palo Colorado Canyon Road, Carmel, Big Sur Coast Land Use Plan, Coastal Zone

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303

Benjamin Moulton, Project Planner, presented the item with a recommendation to continue the hearing to February 26, 2026.

Public Comment: None

The Zoning Administrator continued the hearing on this item to February 26, 2026, as stated by staff.

2. PLN250070 - HOLLAND GEORGE L & DANA R TRUST

Public hearing to consider the construction of a 1,200 square foot Accessory Dwelling Unit and removal of one Oak tree within 750 feet of known archaeological resources.

Project Location: 3363 17 Mile Drive, Pebble Beach

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

Benjamin Moulton, Project Planner, presented the item.

Public Comment: Jason Diaz, Agent

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15303, construction of new structures, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit & Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit with an attached approximately 375 square foot stone terrace with firepit; Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and Coastal Development Permit to allow the removal of one (1) Oak tree. The Zoning Administrator included some non-substantive changes to the resolution and added a condition for a construction management plan.

3. PLN250060 - CURTIS ALASTAIR STUART & AMANDA JANE

Public hearing to consider construction of 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements; removal of 3 hazardous Monterey Pine trees; and development on slopes in excess of 30%.

Project Location: 3158 Don Lane, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions apply pursuant to section 15300.2.

McKenna Bowling, Project Planner, presented the item and recommended a change to condition 4 related to timing of tree replacement.

Public Comment: Samuel Pitnick, Agent

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 Combined Development Permit consisting of a Coastal

Administrative Permit and Design Approval to allow a 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements; b) Waiver of a Coastal Development Permit to allow the removal of 3 Monterey Pines; and c) Coastal Development Permit to allow development on slopes in excess of 30 percent. The Zoning Administrator included some non-substantive changes to the resolution and a change to condition #4 recommended by staff.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 9:50 a.m.



County of Monterey

Board Report

Item No.1

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

Legistar File Number: ZA 26-006

February 12, 2026

Introduced: 2/5/2026

Version: 1

Current Status: Agenda Ready

Matter Type: Zoning Administrator

PLN250211 - MASON JOHN E & CHERYL L TRS

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

Project Location: 789 Salinas Monterey Hwy, Salinas, 93908

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

RECOMMENDATIONS

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

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

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: John Mason

Property Owner: John & Cheryl Mason

APN: 161-641-005-000

Parcel Size: 1.689 acres

Zoning: Low Density Residential, 1 acre per unit with a Visual Sensitivity overlay and a structure height limit of 20 feet, or "LDR/1-VS (20')"

Plan Area: Toro Area Plan

Flagged and Staked: N/A

Project Planner: Jordan Evans-Polockow, Assistant Planner

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

SUMMARY/DISCUSSION

The project site is located at 789 Salinas Monterey Highway in Salinas, a privately maintained road, within the Toro Area Plan. On January 18, 2025, the Owners, John and Cheryl Mason, submitted an application seeking to use their existing single-family dwelling located in low density residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with an existing 3,096 square foot single-family dwelling and Accessory Dwelling Unit. The application does not include the Accessory Dwelling Unit.

The single dwelling is four bedrooms, four bathrooms, a kitchen, living room, game room, and garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 14 people during daytime hours at the property at a time. The property will retain its water connections to an onsite well, and the onsite septic system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. The property is on Salinas Monterey Highway, a scenic highway. If approved, the granting of this Use Permit would allow the establishment of the second permitted vacation rental in the Toro Area Plan out of a maximum of 173 Use Permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.d.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Toro Area Plan (TAP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and applicable sections of the Monterey County Inland zoning ordinance (Title 21).

Land Use

The parcel is zoned Low Density Residential, 1 acre per unit with a Visual Sensitivity Overlay, and a structure height limit of 20 feet, or "LDR/1-VS (20)". Title 21 Section 21.14.050.EE allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 21 Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1safe.1 and Table PS-1. The subject property is within 4-15 minutes of the Monterey County Regional Fire Station and Salinas Valley Health Medical Center, which provide 24-hour emergency medical and fire response services for structural coverage. Staff incorporated **Condition No. 5** to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door (**Exhibit A**).

Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (10 guest parking spaces), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.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 21 Section 21.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial

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

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the owner, John Mason, who will reside at 791 Monterey Salinas Highway, Salinas, CA 93908, next door to the subject property which is less than 30 minutes away. Mr. Mason's contact information will be provided to the guests of the property, and Mr. Mason will be available 24/7 to respond to guest or neighborhood questions or concerns. Mr. Mason's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 9 overnight guests and 14 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 section 21.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 section 21.64.280.D.2.h, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Private Road/Access

The property is accessed through a privately owned easement from Salinas Monterey Highway, a scenic highway, and pursuant to Title 21 Section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. Additionally, the property is accessed through a private easement that traverses over neighboring properties. The access easement serves a total of 5 adjacent properties including the subject property for the commercial vacation rental. A private road maintenance agreement was not found on file; therefore, this application would be considered a Tier 1 as defined in Chapter 16.80. Property owners with access through the private road have been notified of the proposed project on January 29, 2026. No comments or objectives have been received and no further documentation or condition is required of the applicant.

CEQA:

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

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that “the cumulative impact of successive projects of the same type in the same place, over time is significant.” Additionally, an action is a “project” only when it is either “directly undertaken by any public agency,” “supported, in whole or in part” by financial or other forms of assistance from a public agency or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR 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 Toro Area Plan. It would be the second Commercial Vacation Rental in the Toro Area Plan.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans
- Operational Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Protection District; HCD-Environmental

Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; John & Cheryl Mason, Property Owner; John Mason, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250211.



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 26-006

February 12, 2026

Introduced: 2/5/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250211 - MASON JOHN E & CHERYL L TRS

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The property complies with Title 21 Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1safe.1 and Table PS-1. The subject property is within 4-15 minutes of the Monterey County Regional Fire Station and Salinas Valley Health Medical Center, which provide 24-hour emergency medical and fire response services for structural coverage. Staff incorporated **Condition No. 5** to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door (**Exhibit A**).

Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (10 guest parking spaces), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.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 21 Section 21.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial

Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the owner, John Mason, who will reside at 791 Monterey Salinas Highway, Salinas, CA 93908, next door to the subject property which is less than 30 minutes away. Mr. Mason's contact information will be provided to the guests of the property, and Mr. Mason will be available 24/7 to respond to guest or neighborhood questions or concerns. Mr. Mason's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 9 overnight guests and 14 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 section 21.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 section 21.64.280.D.2.h, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Private Road/Access

The property is accessed through a privately owned easement from Salinas Monterey Highway, a scenic highway, and pursuant to Title 21 Section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. Additionally, the property is accessed through a private easement that traverses over neighboring properties. The access easement serves a total of 5 adjacent properties including the subject property for the commercial vacation rental. A private road maintenance agreement was not found on file; therefore, this application would be considered a Tier 1 as defined in Chapter 16.80. Property owners with access through the private road have been notified of the proposed project on January 29, 2026. No comments or objectives have been received and no further documentation or condition is required of the applicant.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures,

involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that “the cumulative impact of successive projects of the same type in the same place, over time is significant.” Additionally, an action is a “project” only when it is either “directly undertaken by any public agency,” “supported, in whole or in part” by financial or other forms of assistance from a public agency or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR 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 Toro Area Plan. It would be the second Commercial Vacation Rental in the Toro Area Plan.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans
- Operational Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow,

Planner; Jacquelyn M. Nickerson, Principal Planner; John & Cheryl Mason, Property Owner; John Mason, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250211.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

MASON JOHN E & CHERYL L TRS (PLN250211)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning
Administrator:

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

[PLN250211 JOHN E & CHERYL L TRS, 789
Salinas Monterey Highway, Salinas, Toro Area Plan
(APN: 161-641-005-000)]

The MASON JOHN E & CHERYL L TRS application (PLN250211) came on for a public hearing before the County of Monterey Zoning Administrator on February 12th, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

- 1. FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan (General Plan);
 - Toro Area Plan (TAP);
 - Monterey County Code Chapter 7.120; and
 - Monterey County Zoning Ordinance (Title 21).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 789 Salinas Monterey Highway, a scenic highway, in Salinas subject to the Toro Area Plan. The site is developed with an existing 3,096 square foot single-family dwelling and Accessory Dwelling Unit. The application does not include the Accessory Dwelling Unit. On July 18th, 2025, the applicant submitted an application seeking to use their single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental.
- c) **Allowed Use.** The property is located at 789 Salinas Monterey Highway

in Salinas, Toro Area Plan (Assessor's Parcel Number: 161-641-005-000). The subject parcel is zoned Low Density Residential, 1 acre per unit with a Visual Sensitivity overlay and a structure height limit of 20 feet, or "LDR/1-VS (20')". Title 21 Section 21.14.050.EE allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

- d) Lot Legality. The subject property (1.689 acres in size), APN: 161-641-005-000, is identified as "Parcel A" on a Record of Survey recorded to recognize a road and utility right-of-way, recorded on July 14th, 1967, Volume X-4 of Surveys Page 132. 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 Toro LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- f) Vacation Rental Operation License. Condition No. 7 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- g) Business License. Condition No. 6 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.
- h) Transient Occupancy Tax. Condition No. 8 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.
- i) Adequate Emergency Response Time. Condition No. 5 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 21 Section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. The subject property is within 4-15 minutes of structural coverage from the Monterey County Regional Fire Station and Salinas Valley Health

Medical Center, which provide 24-hour emergency medical and fire response services within its response area. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the owner, John Mason, who will reside at 791 Monterey Salinas Highway, Salinas, CA 93908, the Accessory Dwelling Unit on the subject property which is less than 30 minutes away. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

- j) Parking. Title 21 Section 21.64.290.F.6 requires that Commercial Vacation Rentals provide parking in compliance with Title 21 Section 21.58.040. Title 21 Section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to ten total cars for occupants and employees, which exceeds the requirements of Title 21 Section 21.58.040
- k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 Section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 420-262-030-000).
- l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County
- m) Access. The property is accessed through a privately owned easement from Salinas Monterey Highway, a scenic highway, and pursuant to Title 21 Section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. Additionally, the property is accessed through a private easement that traverses over neighboring properties. The access easement serves a total of 5 adjacent properties including the subject property for the commercial vacation rental. A private road maintenance agreement was not found on file; therefore this application would be considered a Tier 1 as defined in Chapter 16.80. Property owners with access through the private road have been notified of the proposed project on January 29, 2026. No comments or objectives have been received and no further documentation or condition is required of the applicant.
- n) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250211.

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, and Environmental Health

Bureau. 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 PLN250211.

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

EVIDENCE: a) The project was reviewed by HCD-Planning and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
c) The property has road access to Salinas Monterey Highway, a scenic highway, through a road easement. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1).
d) The residence is connected to an existing Onsite Wastewater Treatment System (OWTS). A performance evaluation on the OWTS was provided to Environmental Health Bureau (EHB), dated July 21, 2022, and was subsequently deemed complete on April 4, 2023. Based on the evidence provided, EHB found that the OWTS was in good working order and functioning properly and that the system was installed in the form and manner as required by the County, satisfying the requirements of Title 21 section 21.64.290.F.8-9.
e) Potable water is served by a private well and is treated quarterly and inspected annually by EHB.
f) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250211.

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

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

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250211.

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

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
- b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
- c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence “d” through “i”.
- d) Class 1 exemptions are not qualified for an exception by their location.
- e) The County’s regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5422 Section 1.F, the requirement for a Use Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 Section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Toro Area Plan is 173. This application is the 2nd approved. The project is consistent with all the criteria in Title 21 Section 21.64.290 and, therefore, would not contribute to a cumulative effect.
- f) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
- g) The project would not result to damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Salinas Monterey Highway 68, which is approximately miles southeast of the property, as Salinas Monterey Highway 68 is the project site’s existing access road that is accessed through an easement through a shared dirt road on a neighboring parcel. However, the property is visible from Highway 68 for less than one second due to distance and intervening vegetation. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
- 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) 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 PLN250211.

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

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.80.040.B the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;
2. Approve the 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.

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

PASSED AND ADOPTED this 12th day of February 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN250211

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use permit (PLN250211) allows Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The property is located at 789 Salinas Monterey Highway, Salinas (Assessor's Parcel Number 161-641-005-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 161-641-005-000 on February 12th, 2026. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD008 - NO EVENTS ALLOWED

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

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

Responsible Department:	Planning
Condition/Mitigation Monitoring Measure:	This permit shall be valid for 7 years from the date of permit approval, which is February 12th, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.
Compliance or Monitoring Action to be Performed:	The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

5. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department:	Planning
Condition/Mitigation Monitoring Measure:	To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).
Compliance or Monitoring Action to be Performed:	On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

6. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

7. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

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

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

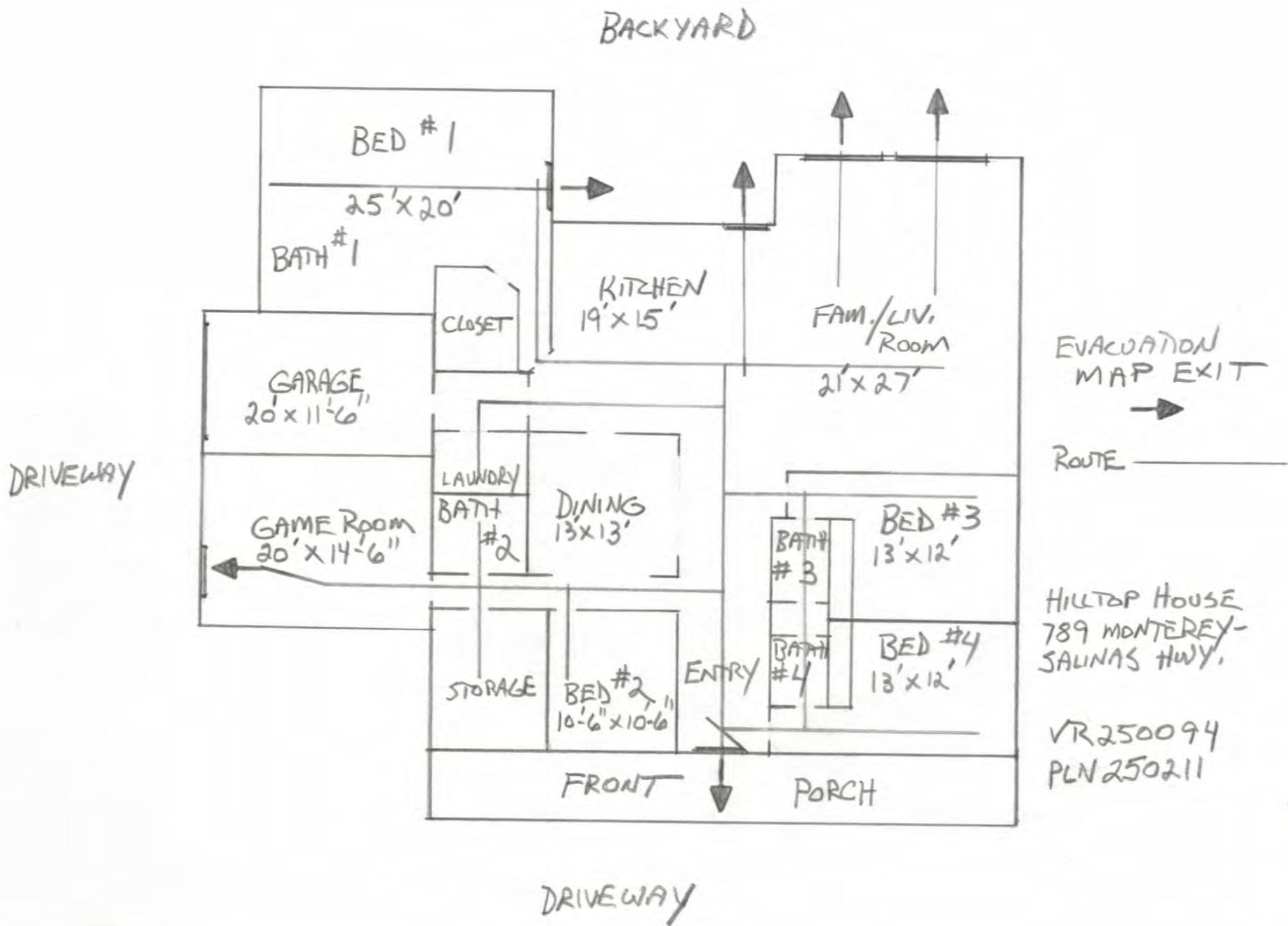
8. PD053 - TOT REGISTRATION

Responsible Department: Planning

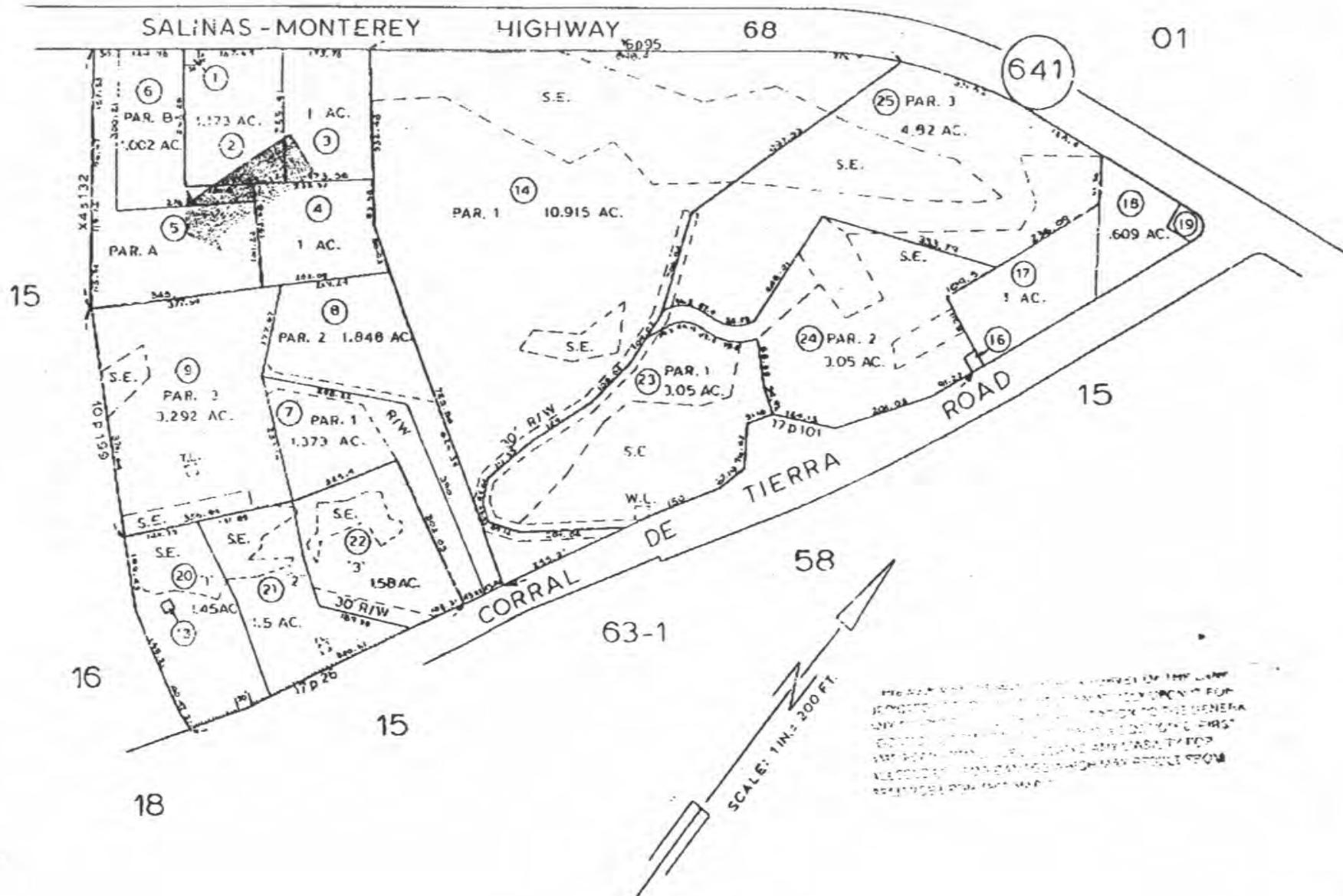
Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for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

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

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Q1



JUDGE → DE GREGORIO, TYLER →
KOTZEL/HOFFMAN (20)

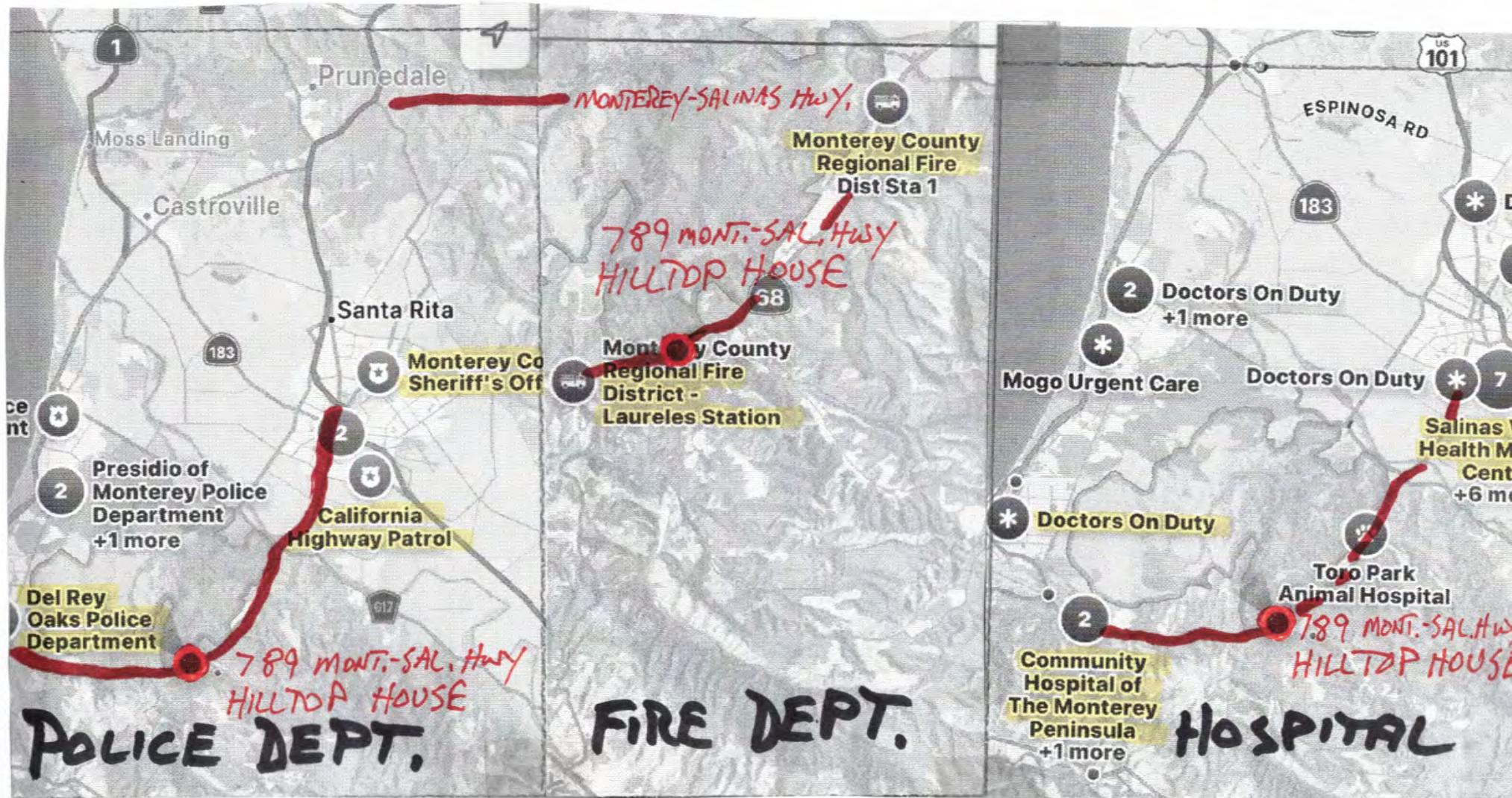
KOZEL HOFFMAN (2019)

Linda Millerick
751 Monterey Salinas Hwy
Salinas, CA 93908-8953

This Diagram is not a survey of the land, and is furnished for reference only.

751 Monterey Salinas Hwy
Salinas, CA 93908-8953

May 2





HOUSING AND COMMUNITY DEVELOPMENT

[Announcements](#)
[Development Services](#)
[Planning Services](#)
[Permit Center](#)
[GIS / Maps](#)
[About Us](#)

[Vacation Rental Operations Plan](#)

County of Monterey Housing and Community Development

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


[Vacation Rental Operations Plan](#)
Vacation Rental Type

COMMERCIAL VACATION RENTAL

Number of Non-hosted Rentals Per Year:

UNLIMITED

200 characters

Fire Station Name and Address

31 LAURELES GRADE RD. MCRFD - LAURELES STATION

Street Number and Name

SALINAS

City

CA.

State/Province/Region

93908

Postal/ZIP Code

Fire Station Phone

831-484-1197

Police Station Name and Address

DEL REY OAKS POLICE DEPT.

Street Number and Name

650 CANYON DEL REY BLVD

State/Province/Region

DEL REY OAKS CA.

City

93940

Postal/ZIP Code

Police Station Phone

831-375-8525

Hospital Emergency Room Name and Address

SALINAS VALLEY MEMORIAL

Street Number and Name

450 E. ROMIE LN.

SALINAS

CA.

State/Province/Region

93901

Postal/ZIP Code

Hospital Phone**24-hour Clinic Name and Address**

Street Number and Name

City	State/Province/Region
Postal/ZIP Code	

State/Province/Region

24-hour Clinic Phone**Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):**

200 characters

Submit the following documents:

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

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

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

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

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

Email Address

<input type="checkbox"/> I'm not a robot	reCAPTCHA <small>Privacy + Terms</small>	Review	Print Form			
1441 Schilling Place	South 2nd Floor	Salinas, CA 93901	831-755-5025	Sitemap	Contact Us	



HOUSING AND COMMUNITY DEVELOPMENT

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[About Us](#)


Vacation Rental Home Inspection Checklist

Property Information

Vacation Rental Address and Unit/Suite/Apt # **789 MONTEREY SALINAS HWY. SALINAS CA. 93908**

Total number of bedrooms **4**

Total number of onsite parking spaces (e.g. garage, driveway) **10**

Interior Inspection

Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.

Every sleeping room has a functional smoke alarm.

Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.

All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.

Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.

Other heating equipment is in safe operating condition and placed in an approved location.

There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.

The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

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

The property has active garbage pick-up service.

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

Property is in an overall safe and sanitary condition.

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

Home Inspection Results

Passed

Failed

Remarks/Observations:

Home Inspector Certification

John Mason JOHN MASON JK CONSTRUCTION INC, B492530

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

Home Inspector or General Contractor Name & Acknowledgement:

California Contractors State License Board License Classification Type B

California Contractors State License Board License Classification Type B-2

California Contractors State License Board License Classification Type C-47

California Real Estate Inspection Association

American Society of Home Inspectors

International Code Council

International Association of Certified Home Inspectors

Please check the relevant certification agency and write your license/certificate number below:

Date: **6-8-25**

John Mason JK CONSTRUCTION INC, B492530

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

Print | Back to Form | Email to Friend | Print to PDF | Print to Word | Print to Excel

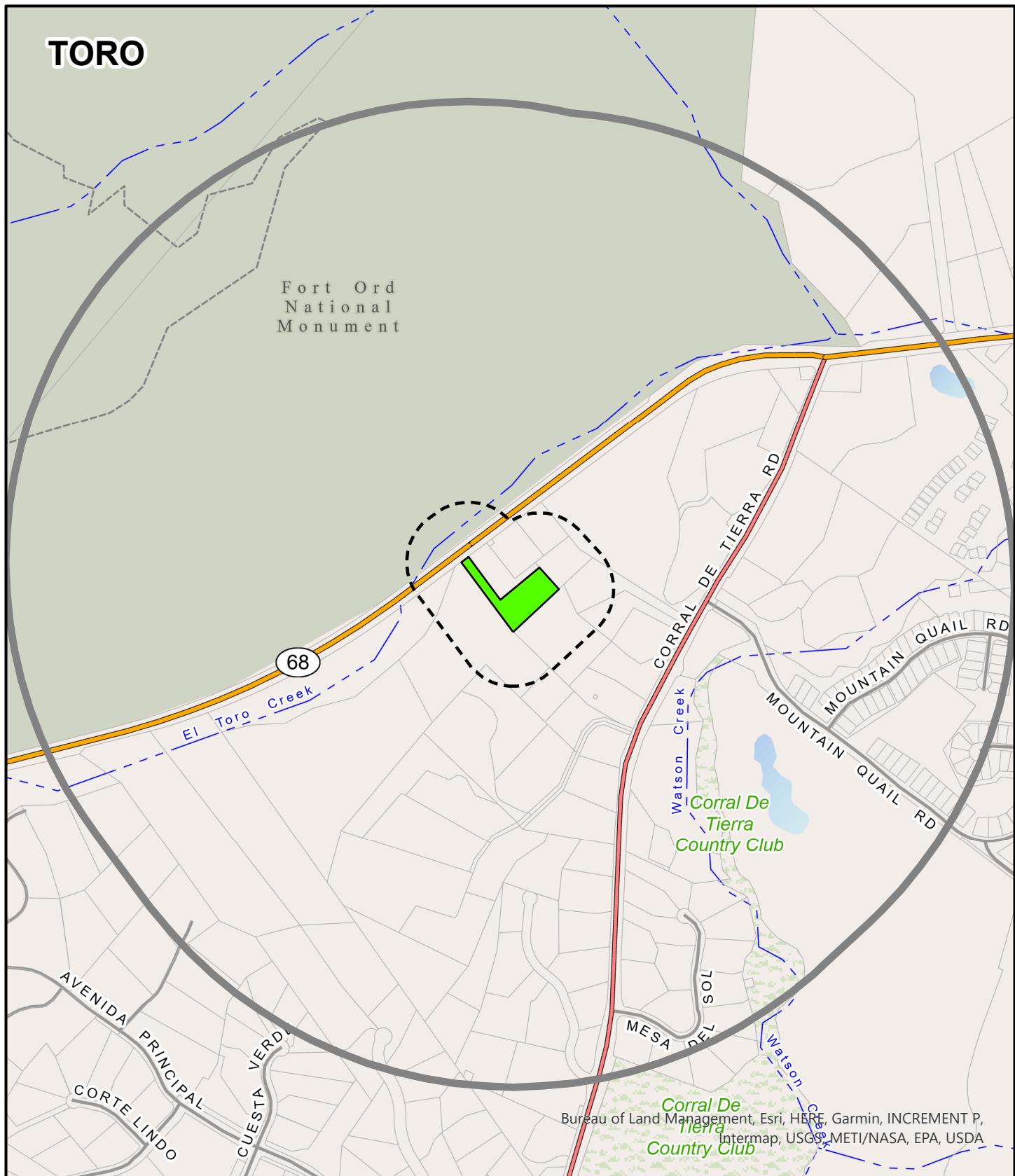


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Exhibit B

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TORO



APPLICANT: MASON JOHN E & CHERYL L TRS

APN: 161641005000

FILE # PLN250211



0 600
Feet

Project Site

300 FT Buffer

2500 FT Buffer

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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 26-007

February 12, 2026

Introduced: 2/5/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250170 - DIVAKARUNI RENUKA S TR

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

Project Location: 1063 Mission Road, Pebble Beach, 93953

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

- a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
- b. Approving a Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Robbie Hunter

Property Owner: Renuka S Divakaruni Tr

APN: 007-211-017-000

Parcel Size: 0.23

Zoning: Medium Density Residential with a Building Site 6 overlay, Design overlay, and Parking and Use of Major Recreational Equipment Storage in Seaward Zone overlay or “MDR-B-6-D-RES”

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Not Applicable

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov; 831-755-3759

SUMMARY:

The project is located at 1063 Mission Road, a privately maintained road, in Pebble Beach. On July 8, 2025, the Owner submitted an application seeking to use their existing single-family dwelling located in residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with an existing 3,876 square foot single family dwelling with six bedrooms,

five bathrooms, and a kitchen. The Owner is proposing that the residence be occupied by a maximum of 10 people overnight and 15 people during daytime hours at the property at a time. The property will retain its domestic water connections to California American Water, a private water provider, and Monterey Peninsula Water Management District will continue to provide sewer service. The property will retain its solid waste services to GreenWaste, a waste management company. The property is on Mission Road, a private road. If approved, the granting of this Use Permit would allow the establishment of the 3rd permitted vacation rental in the Greater Monterey Peninsula Area Plan out of a maximum of 155 Use Permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.f.

DISCUSSION:

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 County of Monterey General Plan (General Plan), Greater Monterey Peninsula Area Plan (GMPAP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and the Monterey County Zoning Ordinance (Title 21).

Land Use

The parcel is zoned Medium Density Residential with a Building Site 6 overlay, Design overlay, and Parking and Use of Major Recreational Equipment Storage in Seaward Zone overlay or "MDR-B-6-D-RES". Title 21 Section 21.12.050.Y allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 21 Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1. The subject property is within 4-9 minutes of the Community Hospital of Monterey Peninsula and Pebble Beach Fire Station 22, which provide 24-hour emergency medical and fire response services for structural coverage. Staff incorporated Condition No. 5 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door (**Exhibit A**).

Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (8 guest parking spaces), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.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 21 Section 21.64.290.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, Robbie Hunter, resides at 3 Monte Verde Street, Pebble Beach, 93953, approximately a 5-mile drive from the subject property. Mr. Hunter's contact information will be provided to the guests of the property, and Mr. Hunter will be available 24/7 to respond to guest or neighborhood questions or concerns. Mr. Hunter will also ensure that any neighbor or guest complaints are resolved within thirty minutes. Mr. Hunter's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 10 overnight guests and 15 daytime guests. The proposed occupancy meets the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property. Title 7 Section 7.120.070.C also limits the maximum daytime occupancy of occupants and visitors to not exceed a count of 1.5 times the maximum overnight occupancy and shall not exceed a total count of 15 persons per unit, no matter how many bedrooms.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be used as an event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 section 21.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 section 21.64.280.D.2.h, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Private Road/Access

The property is within the Pebble Beach Company, the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 21 section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2019028887.

The deed contains two restrictions: one related to the "Use of Roads and Bridle Paths" and the second related to "Covenants and Conditions", respectively, the fifth and first deed restrictions. The first restriction states that the property owner is "*subject to the provisions hereof, is hereby*

granted a 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 the 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 the Grantor the sum of Twenty-five (\$25) on each March 1st hereafter, the payment of which sum is and shall be secured by a lien and charge on said premises." The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each March 1st. The second deed restriction restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that "*no trade, business or profession of any of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and, if approved in writing by the Grantor, a stable for saddle horses.*" Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

On January 29, 2026, the Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that "...*the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest [Pebble Beach Company managed portion of the Greater Monterey Peninsula].*"

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

The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved*". Therefore, staff recommends that Condition of Approval (Condition) Number 9 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

CEQA:

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

tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that “the cumulative impact of successive projects of the same type in the same place, over time is significant.” Additionally, an action is a “project” only when it is either “directly undertaken by any public agency,” “supported, in whole or in part” by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR 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 Greater Monterey Peninsula Area Plan. It would be the 3rd Commercial Vacation Rental in the Greater Monterey Peninsula Area Plan.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau

Prepared by: Jade Mason, Assistant Planner

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

Exhibit B - Vicinity Map

Exhibit C- Public Comments

cc: Front Counter Copy; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Renuka S Divakaruni Tr, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250170.



County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 26-007

February 12, 2026

Introduced: 2/5/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250170 - DIVAKARUNI RENUKA S TR

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

Project Location: 1063 Mission Road, Pebble Beach, 93953

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

- a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Robbie Hunter

Property Owner: Renuka S Divakaruni Tr

APN: 007-211-017-000

Parcel Size: 0.23

Zoning: Medium Density Residential with a Building Site 6 overlay, Design overlay, and Parking and Use of Major Recreational Equipment Storage in Seaward Zone overlay or “MDR-B-6-D-RES”

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Not Applicable

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov; 831-755-3759

SUMMARY:

The project is located at 1063 Mission Road, a privately maintained road, in Pebble Beach. On July 8, 2025, the Owner submitted an application seeking to use their existing single-family dwelling located in residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with an existing 3,876 square foot single family dwelling with six bedrooms, five bathrooms, and a kitchen. The

Owner is proposing that the residence be occupied by a maximum of 10 people overnight and 15 people during daytime hours at the property at a time. The property will retain its domestic water connections to California American Water, a private water provider, and Monterey Peninsula Water Management District will continue to provide sewer service. The property will retain its solid waste services to GreenWaste, a waste management company. The property is on Mission Road, a private road. If approved, the granting of this Use Permit would allow the establishment of the 3rd permitted vacation rental in the Greater Monterey Peninsula Area Plan out of a maximum of 155 Use Permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.f.

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Private Road/Access

The property is within the Pebble Beach Company, the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 21 section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2019028887.

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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 the 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 the Grantor the sum of Twenty-five (\$25) on each March 1st hereafter, the payment of which sum is and shall be secured by a lien and charge on said premises." The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each March 1st. The second deed restriction restricts the usage of the property and states that "*no trade, business or profession of any of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and, if approved in writing by the Grantor, a stable for saddle horses.*" Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

On January 29, 2026, the Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that "*...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest [Pebble Beach Company managed portion of the Greater Monterey Peninsula].*"

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

The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved*". Therefore, staff recommends that Condition of Approval (Condition) Number 9 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

CEQA:

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

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

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that “the cumulative impact of successive projects of the same type in the same place, over time is significant.” Additionally, an action is a “project” only when it is either “directly undertaken by any public agency,” “supported, in whole or in part” by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR 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 Greater Monterey Peninsula Area Plan. It would be the 3rd Commercial Vacation Rental in the Greater Monterey Peninsula Area Plan.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau

Prepared by: Jade Mason, Assistant Planner

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

Exhibit B - Vicinity Map

Exhibit C- Public Comments

cc: Front Counter Copy; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Renuka S Divakaruni Tr, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250170.

Exhibit A

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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:

DIVAKARUNI RENUKA S TR (PLN250170)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning
Administrator:

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

[PLN250170 DIVAKARUNI RENUKA S TR, 1063
MISSION RD, PEBBLE BEACH, CA 93953,
Greater Monterey Peninsula Area Plan (APN: 007-
211-017-000)]

The DIVAKARUNI RENUKA S TR application (PLN250170) came on for a public hearing before the County of Monterey Zoning Administrator on February 12, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 County of Monterey General Plan (General Plan);
 - Greater Monterey Peninsula Area Plan (GMPAP);
 - Monterey County Code Chapter 7.120; and
 - Monterey County Zoning Ordinance (Title 21).Objections were received for the application during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Project. The project is located at 1063 Mission Road, a privately maintained road, in Pebble Beach and the site is developed with an existing 3,876 square foot single family dwelling with six bedrooms, five bathrooms, and a kitchen. The Owner is proposing transient lodging

that will be occupied by a maximum of 10 people overnight and 15 people during daytime hours at the property at a time

c) Allowed Use. The property is located at 1063 Mission Road, Pebble Beach within the Greater Monterey Peninsula Area Plan (APN: 007-211-017-000). The parcel is zoned Medium Density Residential with a Building Site 6 overlay, Design overlay, and a Parking and Use of Major Recreational Equipment Storage in Seaward Zone overlay or “MDR-B-6-D-RES”. Title 21 Section 21.12.050.Y allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.23 acres in size), APN: 007-211-017-000, is identified as Lot 10, which is a portion of the Monterey Peninsula County Club Subdivision 1, as shown in its current size and configuration and described on the 1972 Assessor’s Parcel Map Book 7, page 21. 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. 7 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. Condition No. 6 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

h) Transient Occupancy Tax. Condition No. 8 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. Condition No. 5 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 21 Section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency

medical. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. Response times are 7-10 minutes of structural coverage from the Community Hospital of Monterey Peninsula, which provides 24-hour emergency medical services, and within 4-6 minutes of structural coverage from the Pebble Beach Fire Station 22, within its response area. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental, Robbie Hunter, resides at 3 Monte Verde Street, Pebble Beach, 93953, approximately a 5-mile drive from the subject property. The contact information is included as required in the informational signage that must be posted within six feet of the front door, pursuant to Title 7 Section 7.120.040.L.

- j) Parking. Title 21 Section 21.64.290.F.6 requires that Commercial Vacation Rentals provide parking in compliance with Title 21 Section 21.58.040. Title 21 Section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to eight total cars for occupants and employees, which exceeds the requirements of Title 21 Section 21.58.040.
- k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 Section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 007-211-017-000).
- l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.
- m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 Sub-Section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate on-going review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.74.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21 and 2) an opportunity for Planning staff's review for on-going compliance with the conditions of approval.
- n) Private Road/Access. The property is within the Pebble Beach Company, the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters

regarding the private road. Pursuant to Title 21 section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2019028887.

The deed contains two restrictions: one related to the “Use of Roads and Bridle Paths” and the second related to “Covenants and Conditions”, respectively, the fifth and first deed restrictions. The first restriction states that the property owner is *“subject to the provisions hereof, is hereby granted a 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 the 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 the Grantor the sum of Twenty-five (\$25) on each March 1st hereafter, the payment of which sum is and shall be secured by a lien and charge on said premises.”* The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each March 1st. The second deed restriction restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that *“no trade, business or profession of any of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants’ cottages (without cooking facilities), greenhouse, garage, and, if approved in writing by the Grantor, a stable for saddle horses.”* Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

On January 29, 2026, the Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that *“...the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest [Pebble Beach Company managed portion of the Greater Monterey Peninsula].”*

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

The County of Monterey’s regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate

Authority “*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved*”. Therefore, staff recommends that Condition of Approval (Condition) Number 9 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provide to 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 PLN250170.

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

EVIDENCE:

- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
- b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250170.

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

EVIDENCE:

- a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
- c) The property has road access to Mission Road, a private road. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1).
- d) California American Water currently provides potable water service to the subject property and the existing connection will be retained for the proposed use. Sewer service will be provided by Monterey Peninsula Water Management District (MPWMD).

- e) Solid waste (garbage) collection service is and will continue to be provided by GreenWaste.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250170.

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 PLN250170.

5. FINDING: **CEQA (Exempt)** – The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".
d) Class 1 exemptions are not qualified for an exception by their location.
e) The County's regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5422 Section 1.F, the requirement for a Use Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 Section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The Greater Monterey Peninsula Area Plan limits Commercial Vacation Rental uses to a total of 155 permits; this will be the third application approved for the area. The project is consistent with all the criteria in Title 21 Section 21.64.290 and, therefore, would not contribute to a cumulative effect.
f) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

- g) The project would not result to damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1 which is approximately 2.55 miles southeast of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
- h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.
- i) The project would not damage any historical resources.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250170.

6. FINDING:

APPEALABILITY – The decision on this project may be appealed to the Planning Commission.

EVIDENCE:

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

DECISION

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

- 1) Find that the project, allowing the use of an existing residential property for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
- 2) Approve a Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 12th day of February 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTES

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

County of Monterey HCD Planning

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

PLN250170

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN250170) 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 1063 Mission Road, Pebble Beach (Assessor's Parcel Number 007-211-017-000), Greater Monterey Peninsula Area Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 007-211-017-000 on February 12, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD008 - NO EVENTS ALLOWED

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

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

Responsible Department:	Planning
Condition/Mitigation Monitoring Measure:	This permit shall be valid for 7 years from the date of permit approval which is February 12, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.
Compliance or Monitoring Action to be Performed:	The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

5. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department:	Planning
Condition/Mitigation Monitoring Measure:	To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).
Compliance or Monitoring Action to be Performed:	On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

6. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

7. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

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

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

8. PD053 - TOT REGISTRATION

Responsible Department: Planning

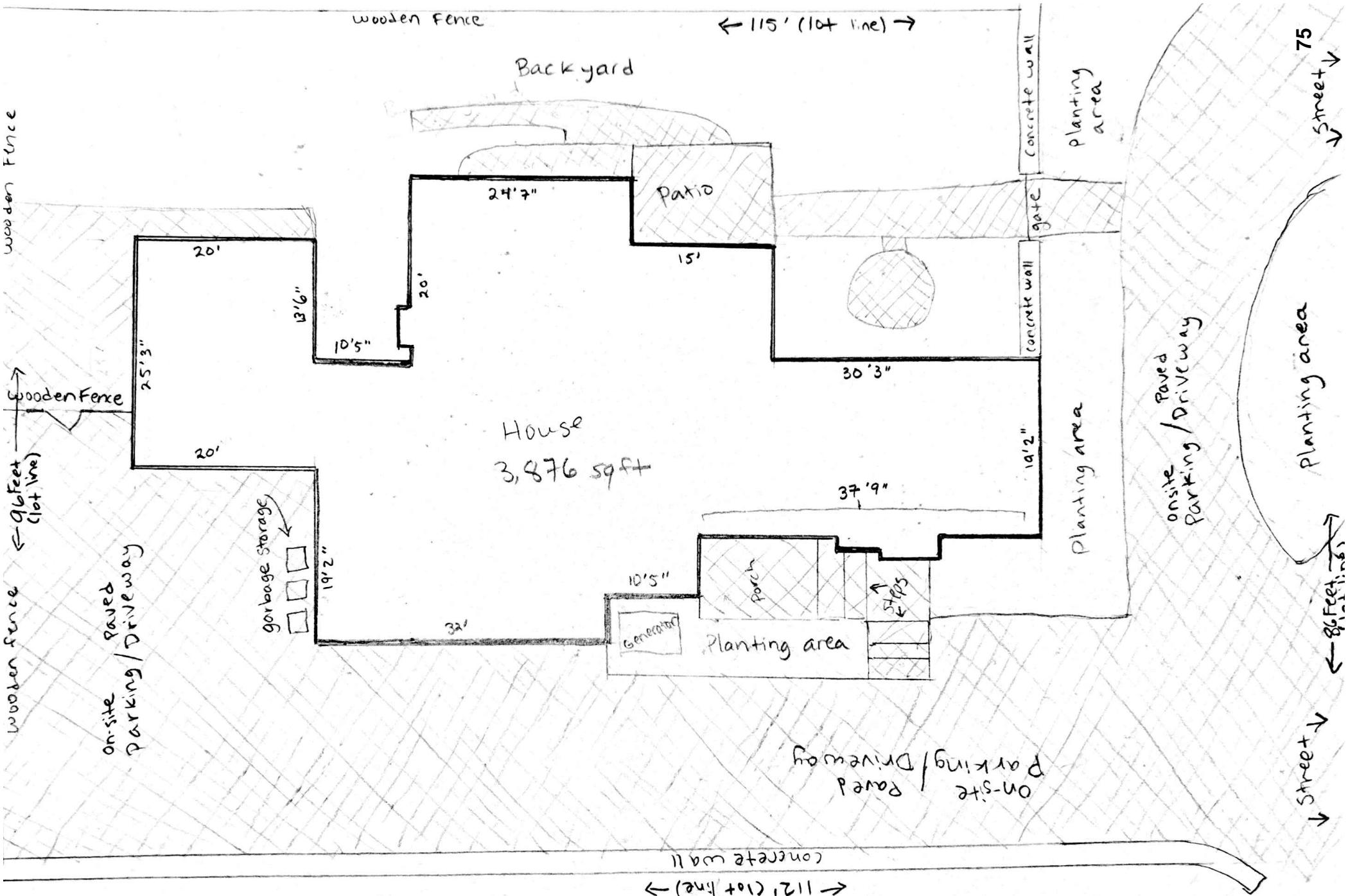
Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for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

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

9. PDSP001 – USE OF PRIVATE ROAD

Responsible Department: Planning

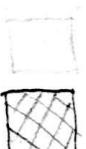
Condition/Mitigation Monitoring Measure:	The project requires use of a private road, as defined by Monterey County Code (MCC) Chapter 16.80, which is owned by the Pebble Beach Company. There is a deed restriction on the subject property that meets the definition of a private road agreement and private road maintenance agreement under MCC Chapter 16.80. There is substantial evidence that a substantive dispute exists over the use of the private road for the project. The applicant/Owner/Operator shall provide HCD-Planning with proof of access and adequate documentation demonstrating that: 1) the private road dispute has been satisfactorily resolved; and/or 2) the use of the property as a Commercial Vacation Rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement. Adequate documentation may include: written withdrawal of objections; a final settlement or final judicial determination; or written permission from the legally established private road governing structure such as a homeowners' association or similar organization where said governing structure is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road.
Compliance or Monitoring Action to be Performed:	Prior to the commencement of use, the Applicant/Owner/Operator shall provide adequate documentation to HCD-Planning for review and approval satisfying the requirements of this condition.



Site Map

1063 Mission Road
Pebble Beach, CA 93953

.23 acres total lot size



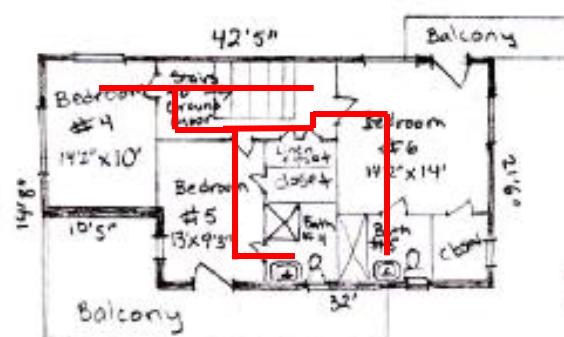
Paved
surface

EVACUATION MAP

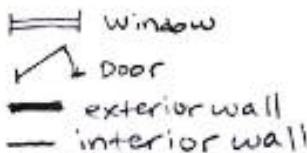
1063 Mission Road
Pebble Beach, CA 93953

—
Route

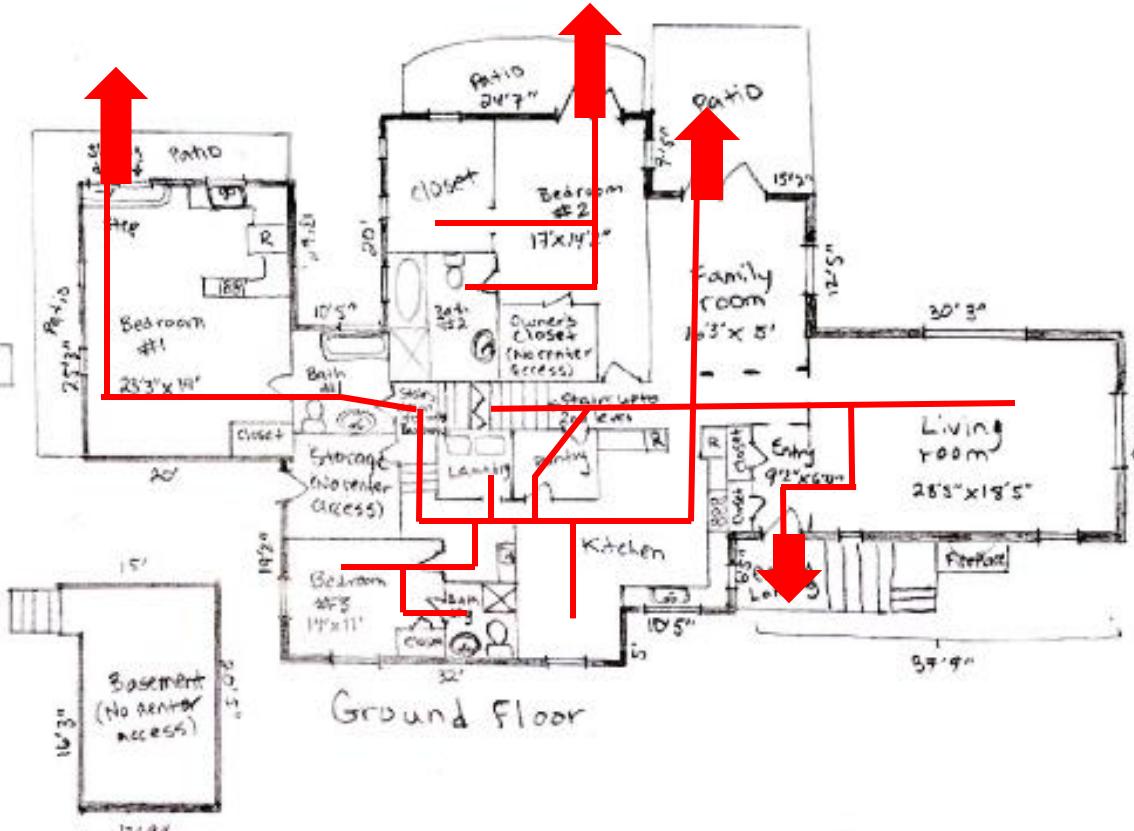
→
Exit



2nd level

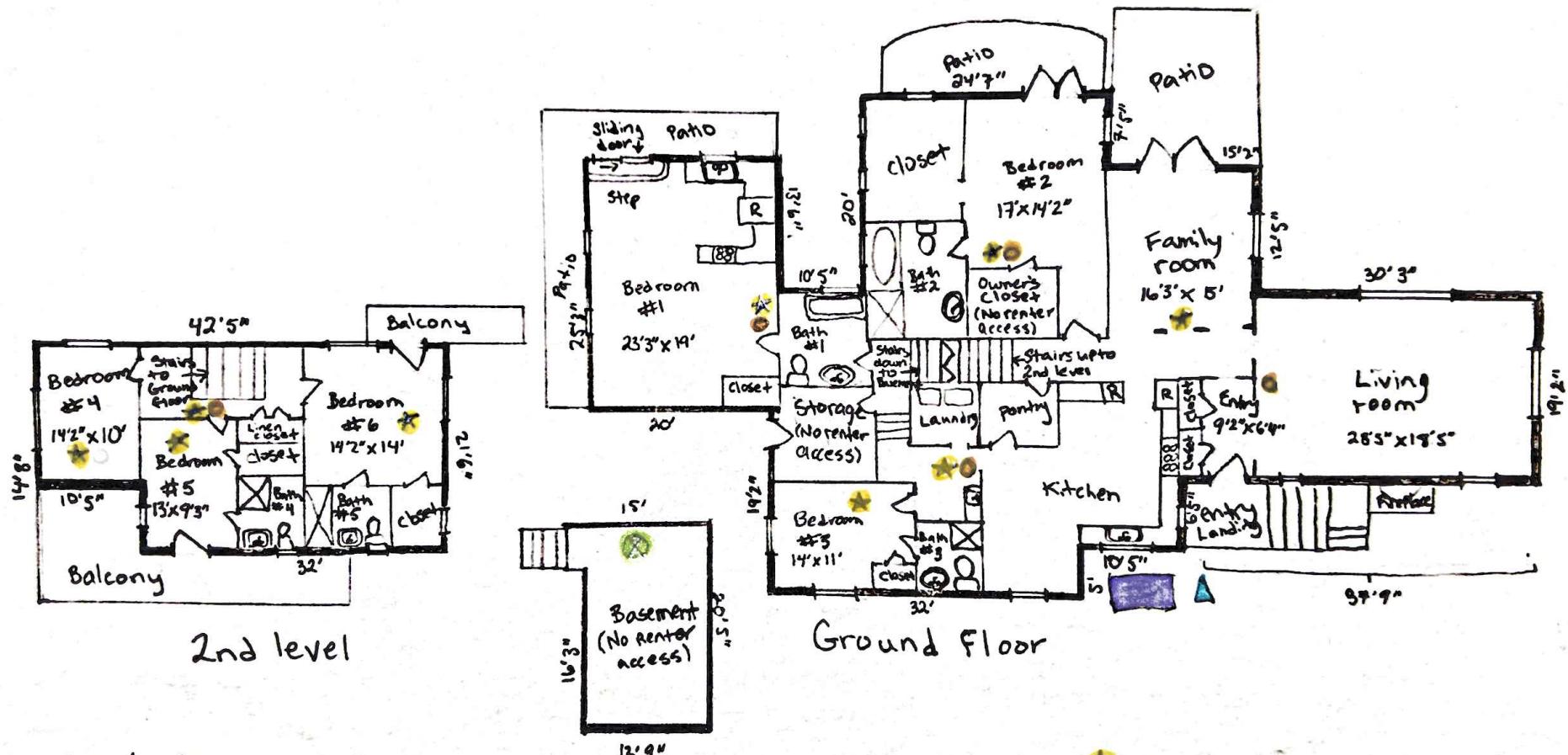


Entire property to be rented
except Basement, Storage, and
Owner's closet. Marked as "No
renter access" above.



12'9"

1063 Mission Road
Pebble Beach, CA 93953




 Window
 Door
 exterior wall
 interior wall

Entire property to be rented except Basement, Storage, and Owner's closet. Marked as "No renter access" above.

- ★ Smoke Alarm
- Carbon Monoxide Alarm
- Breaker Box
- Generator (Hard-line gas powered)
- ▲ Water Shutoff valve

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 Vacation Rental ▼

Number of Non-hosted Rentals Per Year:

20 198 characters

Fire Station Name and Address

Pebble Beach Fire Station 22, 3101 Forest Lake Rd B

Street Number and Name

Pebble Beach CA

City

93953

Postal/ZIP Code

Fire Station Phone

(831) 375-4204

Police Station Name and Address

Monterey Police Department, 580 Pacific St.

Street Number and Name

Monterey CA

City

93940

Postal/ZIP Code

Police Station Phone

(831) 646-3914

Hospital Emergency Room Name and Address

Community Hospital of the Monterey Peninsula, 23625 Holman Hwy

Street Number and Name

Monterey CA

City

93940

Postal/ZIP Code

Hospital Phone

(831) 624-5311

24-hour Clinic Name and Address

Street Number and Name

City

Postal/ZIP Code



24-hour Clinic Phone

(____) ____-____

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

7

199 characters

Submit the following documents:

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

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and save this form to your computer as a PDF, and print if you are applying in person.

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

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

[Print Form](#)

[Review](#)

[Submit](#)



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Vacation Rental Home Inspection Checklist

Property Information

Vacation Rental Address and Unit/Suite/Apt #

1063 MISSION ROAD, PACIFIC BEACH CA 93953

Total number of bedrooms

6

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

8

Interior Inspection

Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.

Every sleeping room has a functional smoke alarm.

Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.

All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition.
All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.

Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.

Other heating equipment is in safe operating condition and placed in an approved location.

There is at least one readily accessible class A fire extinguisher located in the home
that has been serviced annually by a certified fire extinguisher company.

The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

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

The property has active garbage pick-up service.

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.

N/A - CONVENTION GARAGE.
 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:

OVERALL GOOD CONDITIONS.



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

Home Inspector or General Contractor Name & Acknowledgement:

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

- International Code Council

- International Association of Certified Home Inspectors

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

Date: *3-17-2025*

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

1441 Bonning Place

South 2nd Floor

Salinas, CA 93901

831-755-5025

[Sitemap](#)

[Contact Us](#)



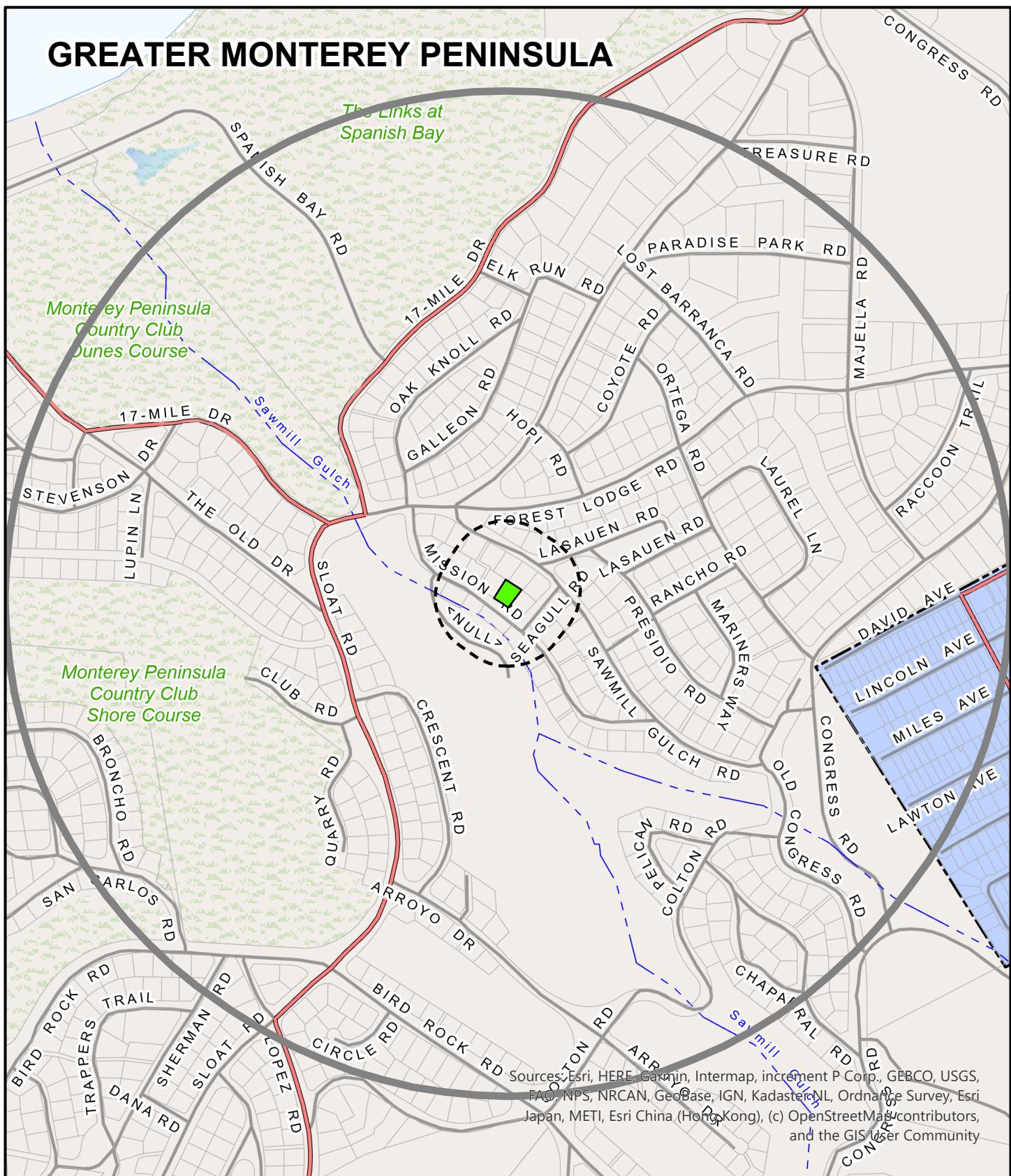
*Robert Viera
WIN Home Inspection
ASHI # 250145*

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Exhibit B

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GREATER MONTEREY PENINSULA



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, KadasterNL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

APPLICANT: DIVAKARUNI RENUKA S TR

APN:007211017000

FILE # PLN250170



Project Site

300 FT Buffer

2500 FT Buffer

A number line starting at 0 and ending at 600, with tick marks every 100 units. The word "Feet" is written below the line.

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Exhibit C

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PEBBLE BEACH
COMPANY

January 27, 2026

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

Re: PLN250170, Commercial Vacation Rental License Application for 1063 Mission Road

Dear Zoning Administrator,

Pebble Beach Company would like to reiterate our strong opposition to the issuance of commercial vacation rental permits within the Del Monte Forest, including the property at 1063 Mission Road, Pebble Beach. Pebble Beach Company has provided the County of Monterey with a blanket objection letter for all vacation rental permit applications within the Del Monte Forest, a copy of which is attached, and requests denial of the application at 1063 Mission Road on that basis.

Additionally, we note that on January 6, 2026, the Monterey County Board of Supervisors asked staff to revise the vacation rental ordinances to restrict vacation rental licenses in residential areas, and the Planning Commission will hold a hearing of those draft ordinances on February 11, 2026.

The discussion at the Board of Supervisors hearing on January 6, 2026, makes clear that the Board believes there is significant risk to the County General Fund from potential damages from pending litigation against the County. To avoid confusion and reduce potential future legal exposure, Pebble Beach Company requests that the Zoning Administrator seek direction from the Monterey County Board of Supervisors to place a moratorium on processing of all vacation rental license applications Pebble Beach until such time as the Planning Commission and the Board of Supervisors have an opportunity to vote upon revised vacation rental ordinances.

The County's practice of continuing to process vacation rental applications in light of the blanket objection from Pebble Beach Company and the direction of the Board of

Supervisors to revise the existing ordinances, as well as the County's memo of December 12, 2025, that enforcement of alleged vacation rental violations have been suspended combine to create an untenable situation for both residents and owners within Del Monte Forest.

We respectfully request that the permit for 1063 Mission Road be denied and that the Zoning Administrator requests the Board of Supervisors to place a moratorium on processing applications for vacation rentals with residential areas such as the Del Monte Forest.

Sincerely,



Kathleen Lee
Director of Governmental Affairs and Community Affairs
Pebble Beach Company

Attachments Pebble Beach Company Objection Letters

Cc: Monterey County Board of Supervisors
Monterey County Planning Commission
Craig Spencer
Kelly Donlon
Jade Mason



PEBBLE BEACH
COMPANY

December 4, 2024

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

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

Dear Chair Church,

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

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

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

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

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

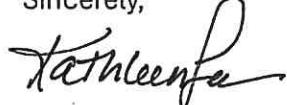
LEGAL AFFAIRS

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

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

Thank you again for your time and consideration,

Sincerely,



Kathleen Lee

Director of Governmental and Community Affairs
Pebble Beach Company

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

Cc:

Sup. Adams
Sup. Lopez
Sup. Alejo
Sup. Root Askew



PEBBLE BEACH
COMPANY

October 9, 2024

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

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

Dear Melanie:

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

PEBBLE BEACH COMPANY



Diane Goldman
General Counsel

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

Mason, Jade

From: Dave Simonsen & Anne Marangoni <teethntoes@gmail.com>
Sent: Monday, February 2, 2026 3:36 PM
To: Mason, Jade
Subject: Fwd: Project File Number PLN250170
Attachments: IMG_9966.jpeg; IMG_9966 (1).jpeg

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

----- Forwarded message -----

From: **Dave Simonsen & Anne Marangoni** <teethntoes@gmail.com>
Date: Sun, Feb 1, 2026 at 1:10 PM
Subject: Fwd: Project File Number PLN250170
To: Bill Phillips <Bill@billandred.com>

This is what I sent today. I'll be calling the Housing/Community Development planner tomorrow. --Anne

----- Forwarded message -----

From: **Dave Simonsen & Anne Marangoni** <teethntoes@gmail.com>
Date: Sun, Feb 1, 2026 at 1:07 PM
Subject: Project File Number PLN250170
To: <zahearingcomments@co.monterey.ca.us>

Re: Project File No. PLN250170

Location: 1063 Mission Road Pebble Beach

We are the owners of 1059 Mission Road which is directly adjacent to 1063 as well as 1055 Mission Road which is next to 1059 Mission Road. We have lived at 1055 Mission Road since 1995. We have long term renters with a yearly renewable lease at 1059 Mission, currently two military officers studying Russian at the DLI.

We are opposed to the Project PLN250170 for the following reasons:

1) Mission Road is a one lane **residential street**, posted speed 15 MPH, curvy and narrow, used daily by elderly pedestrians, families with young people, people with strollers, dog walkers, joggers and bicyclists as well as cars. Very few houses are on this street, all single family residences. A commercial venture would add car traffic with people unfamiliar with the unique low speed of this street, leading to unsafe conditions. We have attached a photo of Mission Road with an enlargement showing the stucco fence featuring the 1063 address numbers.

2) In the past, owners of 1063 have had parties during golf tournaments; one was so obnoxiously loud with music late at night that we called Pebble Beach security. Security told us they were overwhelmed with the tournament and couldn't help us. We had no recourse but to suffer and commiserate with our neighbors afterwards. So, having a commercial venture on our **quiet street** is not appropriate. We enjoy hearing the birds chirp rather than a cover of "Uptown Funk". The tenants currently living at 1059 Mission specifically told us they require a quiet neighborhood for their studies.

3) It seems to us that this project is simply an attempt by the owners to ameliorate the high expense of living in Pebble Beach. As they chose to live in a **residential neighborhood**, if they cannot afford this house, they should sell it rather than turn it into a commercial business.

We beg you to deny this project. We are unable to appear in person due to our attendance at a conference out of state; however, our feelings are nonetheless strongly involved in opposition to this "Use permit."

Thank you,

Anne Marangoni and David Simonsen

Owners, 1055 Mission and 1059 Mission, Pebble Beach, CA 93953

teethntoes@gmail.com





Mason, Jade

From: Larry Marcus <larry.f.marcus@gmail.com>
Sent: Monday, February 2, 2026 1:01 PM
To: 293-zahearingcomments
Cc: Mason, Jade; Corinne Marcus
Subject: Public comment Opposing PLN250170

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Re: Public Comment Opposing Use Permit for Commercial Vacation Rental, PLN250170 (1063 Mission Rd, Pebble Beach)

Dear Zoning Administrator and Planning Staff at County of Monterey,
I am a nearby resident on Mission Road / in the immediate neighborhood of 1063 Mission Rd, Pebble Beach. I'm writing to formally oppose the requested Use Permit (PLN250170) to allow a Commercial Vacation Rental (transient lodging of 30 days or fewer) at 1063 Mission Rd.

1) This street's physical conditions make short-term rental turnover a safety problem, not a neutral land use

Our portion of Mission Rd is narrow, dark at night, and heavily used by pedestrians and dog-walkers, including families. The posted 15 mph limit is unusually low for a reason: visibility is limited, and there is frequent foot traffic near the roadway edge.

A vacation rental typically increases:

unfamiliar drivers searching for the address (often at night),
- distracted driving (GPS / phone use),
- repeated arrival/departure trips, and guests who do not understand (or respect) a low speed culture.

Even if each guest intends to behave well, turnover itself creates risk that a standard owner-occupied home does not.

2) Parking constraints create clear fire-life-safety and emergency access concerns

There is limited safe parking along the street. Additional guest vehicles and visitor drop-offs routinely lead to:

vehicles parked too close to travel lanes, blocked sightlines on a dark road, impeded access for fire and emergency vehicles, and a higher likelihood of "creative" parking (shoulders, corners, pinch points).

This is a public safety issue, not simply a convenience issue.

3) Incompatibility with a stable, resident-occupied neighborhood character

This is a locals-in-residence street. A commercial vacation rental introduces a lodging use whose impacts are fundamentally different from residential living: frequent turnover, unknown occupants, higher vehicle trips, and increased nighttime activity. Once a street begins to shift toward transient occupancy, it becomes harder to reverse. The County should weigh neighborhood stability and community character as legitimate planning considerations.

4) Noise, parties, light, and late-night activity are foreseeable and difficult to enforce after the fact
Even "well-run" short-term rentals commonly generate:
late-night arrivals / departures and car doors, outdoor gathering noise,
amplified music or celebrations, excess trash, and brighter exterior lighting left on overnight for guest convenience.

Enforcement tends to be reactive and complaint-driven. Residents shouldn't be put in the position of policing a commercial lodging use next door.

5) There are abundant visitor accommodations without converting residential streets into a lodging corridor

The Monterey Peninsula has extensive existing visitor lodging options. Approving additional transient lodging in a residential neighborhood is not necessary to serve visitor demand, but it does impose concentrated impacts on immediate neighbors.

Requested action: we , respectfully request that the Zoning Administrator:
DENY PLN250170 as inconsistent with public safety and neighborhood compatibility; or, at minimum
CONTINUE the hearing and require additional information and enforceable safeguards before any
approval is considered, including:

- a detailed parking management plan that prevents street congestion and ensures emergency access,
- a locally available 24/7 property manager with response-time requirements,
- strict occupancy limits tied to on-site parking capacity,
- no events / no parties conditions with meaningful penalties,
- quiet hours and enforceable noise standards,
- exterior lighting restrictions to protect neighbors, and
- a clear enforcement framework that does not rely on neighbors repeatedly documenting violations.

Please include this email in the administrative record for the February 12, 2026 hearing. We appreciate you sending us the notice and keeping us on the interested parties list for notices and future actions. Thank you for your consideration.

Sincerely,
Larry & Corinne Marcus
1054 Mission Rd, Pebble Beach



PEBBLE BEACH COMPANY

February 2, 2026

PROPERTY OWNER: DIVAKARUNI, RENUKA S. TRUST

MAILING ADDRESS: 1063 MISSION RD., PEBBLE BEACH, CA 93953

LOCATION: **LOT:** 10 **BLOCK:** 17 **SUBDIVISION:** MPCC

ASSESSORS #: 007-211-017-000

DEL MONTE FOREST

PROPERTY ADDRESS: 1063 MISSION RD., PEBBLE BEACH, CA 93953

PROPOSED PROJECT: DEL MONTE FOREST VACATION RENTAL

Dear DIVAKARUNI, RENUKA S. TRUST:

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

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

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

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

Sincerely,

PEBBLE BEACH COMPANY


Nikki Simon

Del Monte Forest
Architectural Review Manager

COPY:

Melanie Beretti, Chief of Planning, County of Monterey: BerettiM@countyofmonterey.gov
Stacy Giles, Assistant Planner, County of Monterey: giless@countyofmonterey.gov
Kelly Donlon, Chief Assistant County Counsel, County of Monterey: DonlonKL@countyofmonterey.gov

Monterey County Board of Supervisors:

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

DEL MONTE FOREST ARCHITECTURAL REVIEW

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

www.pebblebeach.com website



PEBBLE BEACH
COMPANY

October 9, 2024

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

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

Dear Melanie:

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

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

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

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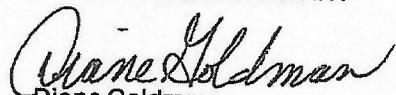
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Sincerely,

PEBBLE BEACH COMPANY



Diane Goldman
General Counsel

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



PEBBLE BEACH
COMPANY

December 4, 2024

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

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

Dear Chair Church,

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

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

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

LEGAL AFFAIRS

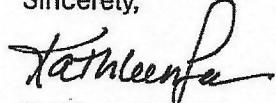
Post Office Box 1767, Pebble Beach, California 93953 831-647-7500 telephone 831-625-8411 facsimile

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

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

Thank you again for your time and consideration,

Sincerely,



Kathleen Lee

Director of Governmental and Community Affairs
Pebble Beach Company

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

Cc:

Sup. Adams
Sup. Lopez
Sup. Alejo
Sup. Root Askew

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County of Monterey

Board Report

Item No.3

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

Legistar File Number: ZA 26-008

February 12, 2026

Introduced: 2/5/2026

Version: 1

Current Status: Agenda Ready

Matter Type: Zoning Administrator

PLN240379 - LESSER MICHAEL B & MC GARR BONNIE J TRS

Public hearing to consider a change of use of an Accessory Dwelling Unit, previously known as a caretaker's unit, to a second single-family dwelling unit, and to allow the use of the residential property for a Commercial Vacation Rental for transient lodging for a period of 30 calendar days or fewer.

Project Location: 32829 East Carmel Valley Rd, Carmel Valley, CA 93924

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

- a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
- b. Approving a Combined Development Permit consisting of a
 - a. Administrative Permit to allow a second single family dwelling by changing the use of an existing Accessory Dwelling Unit, previously known as a caretaker's unit, and
 - b. Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Bonnie McGarr

Property Owner: Lesser Michael B & McGarr Bonnie J Trs

APN: 197-082-002-000

Parcel Size: 26.49 acres

Zoning: Low Density Residential, 10 acres per unit, with Design Control and Site Plan Review overlays, or "LDR/10-D-S"

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Not Applicable

Project Planner: Jordan Evans-Polockow, Assistant Planner

(831) 783-7065 or Evans-PolockowJ@countyofmonterey.gov

SUMMARY:

The project is located at 32829 East Carmel Valley Road, a County maintained road, in Carmel Valley. The subject property is developed with an existing 4,953 square foot single family dwelling with a 577 square foot attached garage, 5,804 square foot barn, 2371 square foot square foot winery barn with a 288 square foot loft office, and 1,200 square foot Accessory Dwelling Unit (ADU) with a 250 square foot attached carport. The application includes the change of use of the existing ADU to the second single family dwelling. Additionally, the applicant proposes to use the second single-family dwelling as a Commercial Vacation Rental. The application does not include any development or construction proposal, nor does it include any of the other existing structures to be utilized for the Commercial Vacation Rental.

The second single family dwelling has two bedrooms, one bathroom, and a kitchen. The Applicant/Owner is proposing a maximum of five overnight guests and eight guests during daytime hours at the property at a time. The property is served by a private well, which has been verified by the County of Monterey Health Bureau Environmental Health Division to satisfy the bacteriological and acute inorganic primary drinking water standards. The onsite septic system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Combined Development Permit would allow the establishment of the 3rd permitted vacation rental in the Greater Monterey Peninsula Area Plan out of a maximum of 155 Use Permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.b.

DISCUSSION:

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 County of Monterey General Plan, Greater Monterey Peninsula Area Plan (GMPAP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and Monterey County Zoning Ordinance (Title 21).

Land Use

The property is zoned Low Density Residential, 10 acres per unit, with a Design Control and Site Plan Review overlays, or "LDR/10-D-S".

The existing single-family dwelling serves as the primary residence of the property owner, and the ADU is proposed to change its use to be the second single-family dwelling. Title 21 section 21.14.040.E identifies this use to be allowed, subject to the granting of an Administrative Permit, provided it does not exceed the density. The subject property is 26.49 acres with a density of 10 acres per unit. Therefore, implementation of the project would not exceed the maximum gross density. Additionally, the second single family dwelling will continue to comply with the site development standards for main structures as outlined in Title 21 section 21.14.060.

If approved, the second single family dwelling is proposed to be used as a Commercial Vacation Rental. Title 21 Section 21.32.050.kk allows for the Commercial Vacation Rental use

subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 21 Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1. The subject property is within 28 minutes from the Community Hospital of Monterey Peninsula, which provides 24-hour emergency medical, and within 6 minutes structural coverage of the Monterey County Regional Fire District Village Station, Station 4, which provides fire response services. Condition of Approval No. 5 - Signage for Adequate Emergency Response Time has been incorporated. The purpose of this condition is to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door.

Adequate parking spaces will be provided (two guest parking spaces), which meets the minimum requirements of Title 21 Section 21.64.290.F.6. The requirements of aforementioned Section require compliance with Title 21 Section 21.58.040, which requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 21 Section 21.64.290.F.10, wherein the owner of the subject property is 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, Bonnie McGarr, resides at the subject property of 32829 East Carmel Valley Road in Carmel Valley in the primary single-family dwelling less than 30 minutes away. Ms. McGarr will be available 24/7 to respond to guest or neighborhood questions or concerns and will also ensure that any neighbor or guest complaints are resolved within 30 minutes. Ms. McGarr'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 five overnight guests and eight daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limits the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10

overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated: Condition of Approval No. 3 to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition of Approval No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 Section 21.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 section 21.64.280.D.2.h, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Private Road/Access

Although the property is accessed by a County-maintained road, the driveway is a privately owned shared driveway from the public accessway of East Carmel Valley Road. Thus, pursuant to Title 21 Section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The subject property is considered a Tier 1 project, as a private road agreement or a private road maintenance agreement does not currently exist. Property owners who access the private road have been notified of the proposed project on January 29th, 2026. No comments or objectives have been received, and no further documentation or condition is required of the applicant.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The application includes the change of use of the existing ADU to the second single family dwelling on the property. Conversion of this structure qualifies for the Class 1 Exemption. This second single-family dwelling is proposed to be used for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such does not exceed a period of 30 consecutive calendar days. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there would be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency," "supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR 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 Greater Monterey Peninsula Area Plan. If approved, it would be the 3rd Commercial Vacation Rental in the Greater Monterey Peninsula Area Plan.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, 831-783-7065

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan
- Attachment 4 - Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; HCD-Environmental Health Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Bonnie McGarr, Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; PLN240379.



County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 26-008

February 12, 2026

Introduced: 2/5/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240379 - LESSER MICHAEL B & MC GARR BONNIE J TRS

Public hearing to consider a change of use of an Accessory Dwelling Unit, previously known as a caretaker's unit, to a second single-family dwelling unit, and to allow the use of the residential property for a Commercial Vacation Rental for transient lodging for a period of 30 calendar days or fewer.

Project Location: 32829 East Carmel Valley Rd, Carmel Valley, CA 93924

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

- a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
- b. Approving a Combined Development Permit consisting of a
 - a. Administrative Permit to allow a second single family dwelling by changing the use of an existing Accessory Dwelling Unit, previously known as a caretaker's unit, and
 - b. Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Bonnie McGarr

Property Owner: Lesser Michael B & McGarr Bonnie J Trs

APN: 197-082-002-000

Parcel Size: 26.49 acres

Zoning: Low Density Residential, 10 acres per unit, with Design Control and Site Plan Review overlays, or "LDR/10-D-S"

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Not Applicable

Project Planner: Jordan Evans-Polockow, Assistant Planner

(831) 783-7065 or Evans-PolockowJ@countyofmonterey.gov

SUMMARY:

The project is located at 32829 East Carmel Valley Road, a County maintained road, in Carmel Valley. The subject property is developed with an existing 4,953 square foot single family dwelling with a 577 square foot attached garage, 5,804 square foot barn, 2371 square foot square foot winery barn with a 288 square foot loft office, and 1,200 square foot Accessory Dwelling Unit (ADU) with a 250 square foot attached carport. The application includes the change of use of the existing ADU to the second single family dwelling. Additionally, the applicant proposes to use the second single-family dwelling as a Commercial Vacation Rental. The application does not include any development or construction proposal, nor does it include any of the other existing structures to be utilized for the Commercial Vacation Rental.

The second single family dwelling has two bedrooms, one bathroom, and a kitchen. The Applicant/Owner is proposing a maximum of five overnight guests and eight guests during daytime hours at the property at a time. The property is served by a private well, which has been verified by the County of Monterey Health Bureau Environmental Health Division to satisfy the bacteriological and acute inorganic primary drinking water standards. The onsite septic system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Combined Development Permit would allow the establishment of the 3rd permitted vacation rental in the Greater Monterey Peninsula Area Plan out of a maximum of 155 Use Permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.b.

DISCUSSION:

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 County of Monterey General Plan, Greater Monterey Peninsula Area Plan (GMPAP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and Monterey County Zoning Ordinance (Title 21).

Land Use

The property is zoned Low Density Residential, 10 acres per unit, with a Design Control and Site Plan Review overlays, or "LDR/10-D-S".

The existing single-family dwelling serves as the primary residence of the property owner, and the ADU is proposed to change its use to be the second single-family dwelling. Title 21 section 21.14.040.E identifies this use to be allowed, subject to the granting of an Administrative Permit, provided it does not exceed the density. The subject property is 26.49 acres with a density of 10 acres per unit. Therefore, implementation of the project would not exceed the maximum gross density. Additionally, the second single family dwelling will continue to comply with the site development standards for main structures as outlined in Title 21 section 21.14.060.

If approved, the second single family dwelling is proposed to be used as a Commercial Vacation Rental. Title 21 Section 21.32.050.kk allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 21 Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1. The subject property is within 28 minutes from the Community Hospital of Monterey Peninsula, which provides 24-hour emergency medical, and within 6 minutes structural coverage of the Monterey County Regional Fire District Village Station, Station 4, which provides fire response services.

Condition of Approval No. 5 - Signage for Adequate Emergency Response Time has been incorporated. The purpose of this condition is to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door.

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As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Bonnie McGarr, resides at the subject property of 32829 East Carmel Valley Road in Carmel Valley in the primary single-family dwelling less than 30 minutes away. Ms. McGarr will be available 24/7 to respond to guest or neighborhood questions or concerns and will also ensure that any neighbor or guest complaints are resolved within 30 minutes. Ms. McGarr's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

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To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated: Condition of Approval No. 3 to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition of Approval No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 Section 21.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 section 21.64.280.D.2.h, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Private Road/Access

Although the property is accessed by a County-maintained road, the driveway is a privately owned shared driveway from the public accessway of East Carmel Valley Road. Thus, pursuant to Title 21 Section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The subject property is considered a Tier 1 project, as a private road agreement or a private road maintenance agreement does not currently exist. Property owners who access the private road have been notified of the proposed project on January 29th, 2026. No comments or objectives have been received, and no further documentation or condition is required of the applicant.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The application includes the change of use of the existing ADU to the second single family dwelling on the property. Conversion of this structure qualifies for the Class 1 Exemption. This second single-family dwelling is proposed to be used for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such does not exceed a period of 30 consecutive calendar days. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there would be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency," "supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR 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 Greater Monterey Peninsula Area Plan. If approved, it would be the 3rd Commercial Vacation Rental in the Greater Monterey Peninsula Area Plan.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, 831-783-7065

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan
- Attachment 4 - Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; HCD-Environmental Health Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Bonnie McGarr, Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; PLN240379.

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:

LESSER MICHAEL B & MC GARR BONNIE J TRS (PLN240379)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and no exceptions under section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of:
 - Administrative Permit to allow a second single family dwelling by changing the use of an existing Accessory Dwelling Unit, previously known as a caretaker's unit
 - 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.

[PLN240379 LESSER MICHAEL B & MC GARR BONNIE J TRS, 32829 E CARMEL VALLEY RD, CARMEL VALLEY, CA, 93924, GREATER MONTEREY PENINSULA AREA PLAN (APN: 197-082-002-000)]

The LESSER MICHAEL B & MC GARR BONNIE J TRS application (PLN240379) came on for a public hearing before the County of Monterey Zoning Administrator on February 12th, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

- 1. FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 County of Monterey General Plan;
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Code Chapter 7.120;
 - Monterey County Code Chapter 16.80; and
 - Monterey County Zoning Ordinance (Title 21).

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 32829 East Carmel Valley Road, a County maintained road, in Carmel Valley. The subject property is developed with an existing 4,953 square foot single family dwelling with a 577 square foot attached garage, 5,804 square foot barn, 2371 square foot square foot winery barn with a 288 square foot loft office, and 1,200 square foot Accessory Dwelling Unit (ADU) with a 250 square foot attached carport. The application includes the change of use of the existing ADU to a second single-family dwelling on the property. This second single-family dwelling will then be used as a Commercial Vacation Rental for transient lodging for a period of 30 calendar days or fewer.
- c) Allowed Use. The parcel is zoned Low Density Residential, 10 acres/unit, Design Control, Site Plan Review, or "LDR/10-D-S". The LDR zoning allows the second residential unit not exceeding the zoning density of the property, subject to the granting of an Administrative Permit pursuant to Title 21 section 21.14.040.E. The LDR zoning also allows the use of Residential Property as a Commercial Vacation Rental, subject to the granting of a Use Permit pursuant to Title 21 section 21.14.050.EE. Therefore, the proposed use is allowable.
- d) Lot Legality. The subject property (26.49 acres in size), APN 197-082-002-000, is identified in its current configuration and described on a record of a survey recorded in Volume 28 Page 147, which was recorded on August 17, 2006. Therefore, the County recognizes the property as a legal lot of record.
- e) Site Development Standards. The property is subject to the site development standards for the LDR zoning district, which are identified in Title 21 section 21.14.060. Required setbacks for main structures and structurally attached accessory structures are 30 feet (front), 10 percent of the average lot width to a maximum required of 20 feet (side), and 20 feet (rear), with a maximum height of 35 feet. Required setbacks for non-habitable accessory structures are 50 feet (front), six feet on the front one-half of the property; one foot on the rear one-half of the property (side), and 1 foot (rear), with a maximum height of 15 feet. The existing residence and accessory structures will continue to meet the required setbacks and height requirements, while the ADU proposed to be a second single-family dwelling will generously meet the front setbacks of a main structure of over 30 feet in the front, over 80 feet on either side, and over 80 feet in the rear. The LDR zoning district allows a maximum building site coverage of 25% for lots greater than 20,000 square feet. The subject property is 26.49 acres, or 1,153,904.4 square feet, and thus allows a site coverage of 288,476.1 square feet. The existing and continuing building site coverage is 15,443 square feet, or 1.34%. Therefore, the proposed project meets the required site development standards for the LDR zoning district.
- f) Site Plan Review. The property is subject to the Site Plan Review "S" overlay zoning district, which provides regulations for development, with by reason of its location, has the potential to adversely affect or be

adversely affected by natural resources or site constraints. A site plan was included in the application, and an Administrative Permit application has been received and reviewed pursuant to these regulations. Staff reviewed County records and data from the California Department of Fish and Wildlife; there are no known resources located within the subject property.

- g) Design and Neighborhood Character. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The design of the existing ADU is and will continue to be consistent with the neighboring development in its change of usage to be the second family dwelling as no physical development is proposed and will continue to assure protection of the public viewshed.
- h) Land Use Advisory Committee (LUAC) Review. This project was not referred to the Greater Monterey Peninsula Area Plan Advisory Committee for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- i) Vacation Rental Operation License. Condition No. 7 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- j) Business License. Condition No. 6 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.
- k) Transient Occupancy Tax. Condition No. 8 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.
- l) Adequate Emergency Response Time. Condition No. 5 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 21 section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Response times are within 28 minutes from the Community Hospital of Monterey Peninsula, which provides 24-hour emergency

medical services, and within 6 minutes of structural coverage from the Monterey County Regional Fire District Village Station, Station 4, within its response area. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

The designated Property Manager for the Commercial Vacation Rental, Bonnie McGarr, resides at the subject property of 32829 East Carmel Valley Road in Carmel Valley in the primary single-family dwelling less than 30 minutes away. Ms. McGarr will be available 24/7 to respond to guest or neighborhood questions or concerns and will also ensure that any neighbor or guest complaints are resolved within 30 minutes. Ms. McGarr'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.

- m) Parking. Title 21 section 21.64.290.F.6 requires that Commercial Vacation Rentals provide parking in compliance with Title 21 section 21.58.040. Title 21 section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to two total cars for occupants and employees, which exceeds the requirements of Title 21 section 21.58.040.
- n) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record.
- o) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The owners of the legal lot of record comply with Title 21 section 21.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.
- p) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate on-going review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 section 21.74.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21 and 2) an opportunity for Planning staff's review for on-going compliance the conditions of approval.
- q) Access. Although the property is accessed of a County-maintained road, the driveway is a privately owned shared driveway from the public accessway of East Carmel Valley Road, and pursuant to Title 21 Section

21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The subject property is considered a Tier 1 project, as a private road agreement or a private road maintenance agreement does not currently exist. Property owners who utilize the private road have been notified of the proposed project on January 29th, 2026. No comments or objectives have been received and no further documentation or condition is required of the applicant.

- r) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240379.

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 and HCD-Environmental Services, HCD-Engineering Services, Environmental Health Bureau and the Monterey County Regional Fire 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 Monterey County HCD-Planning found in Project File PLN240379.

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

EVIDENCE:

- a) The project was reviewed by HCD-Planning and HCD-Environmental Services, HCD-Engineering Services, Environmental Health Bureau and the Monterey County Regional Fire 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 subsequent Evidence "c" through "f".
- c) The property has road access to Carmel Valley Road, a County of Monterey maintained road, through a private shared driveway. No alterations to this driveway or access are required for the use.
- d) The residence is connected to an existing Onsite Wastewater Treatment System (OWTS). A performance evaluation on the OWTS was provided to Environmental Health Bureau (EHB), dated January 27, 2025 and was subsequently deemed complete on February 12, 2025. Based on the evidence provided, EHB found that the OWTS was in good working

order and functioning properly and that the performance evaluation was completed in the form and manner as required by the County, satisfying the requirements of Title 21 section 21.64.290.F.8-9.

- e) The residence is served by a private well. Water quality analyses were collected on November 11 and 14, 2024, and were subsequently deemed complete on February 12, 2025. Based on the evidence provided, EHB found that the water quality analysis satisfied the bacteriological and acute inorganic primary drinking water standards, satisfying the requirements of obtaining a Vacation Rental Operation License, pursuant to Title 7 section 7.120.090.B.5.
- f) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240379.

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 PLN240379.

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 application includes the change of use of the existing ADU to the second single family dwelling on the property. This second single-family dwelling will be used 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. 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 Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5422 section 1.F, the requirement for a Use Permit for Commercial Vacation Rental

activities ensures that the impact of such leasing activities can be appropriately evaluated. The project is consistent with all the criteria in Title 21 section 21.64.290 and, therefore, would not contribute to a cumulative effect. Further, Title 21 section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The granting of this Combined Development Permit would allow the establishment of the 3rd permitted vacation rental in the Greater Monterey Peninsula Area Plan out of a maximum of 155 Use Permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.b.

- f) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.
- g) The project would not result in damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is State Route 68, which is approximately 4.4 miles northwest of the property. However, the property is not visible from State Route 68 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
- h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.
- i) The project would not damage any historical resources.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240379.

6. FINDING:

APPEALABILITY – The decision on this project may be appealed to the Planning Commission.

EVIDENCE:

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

DECISION

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

- 1) Finding that the project, allowing the use of an existing residential property for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Administrative Permit to allow a second single family dwelling by changing the use of an existing Accessory Dwelling Unit, previously known as a caretaker's unit, and
 - b. Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 12th day of February 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTES

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

County of Monterey HCD Planning

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

PLN240379

1. PD001 - SPECIFIC USES ONLY

Responsible Department:	Planning
Condition/Mitigation Monitoring Measure:	<p>This Combined Development Permit (PLN240379) allows: (1) Administrative Permit to change the usage of a caretaker's unit to a second dwelling unit not exceeding the zoning density of the property; and (2) Use Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The property is located at 32829 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 197-082-002-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)</p>
Compliance or Monitoring Action to be Performed:	<p>The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.</p>

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department:	Planning
Condition/Mitigation Monitoring Measure:	<p>The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 197-082-002-000 on February 12th, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."</p>
Compliance or Monitoring Action to be Performed:	<p>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)</p>

Responsible Department:	Planning
Condition/Mitigation Monitoring Measure:	<p>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.</p>
Compliance or Monitoring Action to be Performed:	

3. PD008 - NO EVENTS ALLOWED

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

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

Responsible Department:	Planning
Condition/Mitigation Monitoring Measure:	This permit shall be valid for 7 years from the date of permit approval, which is February 12th, 2026, YEAR, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.
Compliance or Monitoring Action to be Performed:	The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

5. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department:	Planning
Condition/Mitigation Monitoring Measure:	To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).
Compliance or Monitoring Action to be Performed:	On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

6. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

7. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

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

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

8. PD053 - TOT REGISTRATION

Responsible Department: Planning

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

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

9. EHSP01 – REPAIR DISPERSAL SYSTEM

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has received an Onsite Wastewater Treatment System (OWTS AKA Septic System) performance evaluation dated December 10, 2024 that showed only one of two existing dispersal fields were functioning.

Pursuant to Monterey County Title 21.64.290.F.8 - A commercial vacation rental served by an OWTS shall maintain the system in good working order and ensure it is functioning properly at all times. The OWTS shall comply with Monterey County Code Chapter 15.20.

21.64.290.F.9 - If the commercial vacation rental is served by an OWTS, the operator shall submit evidence that the system is in good working order and functioning properly by providing a performance evaluation report completed by a qualified OWTS professional in the form and manner required by the County. Any OWTS component noted to be in unacceptable condition shall be repaired or replaced prior to County approval of a use permit.

Compliance or Monitoring Action to be Performed: Within one-year of receiving the Vacation Rental Operation License for the operation of a Commercial Vacation Rental, the secondary leachfield noted to be in failure must either be repaired, or replaced.

Submit to the Environmental Health Bureau evidence that the secondary leachfield has been repaired via passing OWTS performance evaluation, or submit to the Environmental Health Bureau a replacement leachfield application with all applicable fees for review and approval.



Design and drafting development
585 N First St - Suite 215
San Jose, CA 95113
408.205.9812 (f) 408.205.9812

FLOOR AREA RATIO:	
PROPOSED FLOOR AREA ALLOWED	N/A
PROPOSED MAIN BUILDING:	
LOWER LEVEL	3,037 S.F.
UPPER LEVEL	2,003 S.F.
GARAGE	568.0 S.F.
TOTAL LIVING AREA:	5,040 S.F.
TOTAL BUILDING AREA	5,608.0 S.F.

PROJECT INFORMATION:
 A.P.N. : 197-082-002
 LOT SIZE: 26.5 ACRES (1,154,340 S.F.)
 ZONING: LDR/10-D-1
 ADDRESS: 32829 E. CARMEL VALLEY RD.
 CARMEL VALLEY, CALIFORNIA 93923

PROJECT INFORMATION:
 BUILDING COVERAGE ALLOWED 25% 267,549 S.F.
 PROPOSED:

HEIGHT LIMIT

AVERAGE GRADE AT 178.0'	MAIN RESIDENCE	
HEIGHT LIMIT ALLOWED	210.0'	30.0 FT
EXISTING HEIGHT (MAIN RIDGE)	202.3'	26.5 FT

PUBLIC WORKS NOTES :

PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THE POSITION OF EXCAVATED AREAS IS DOCUMENTED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTION HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO THE FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

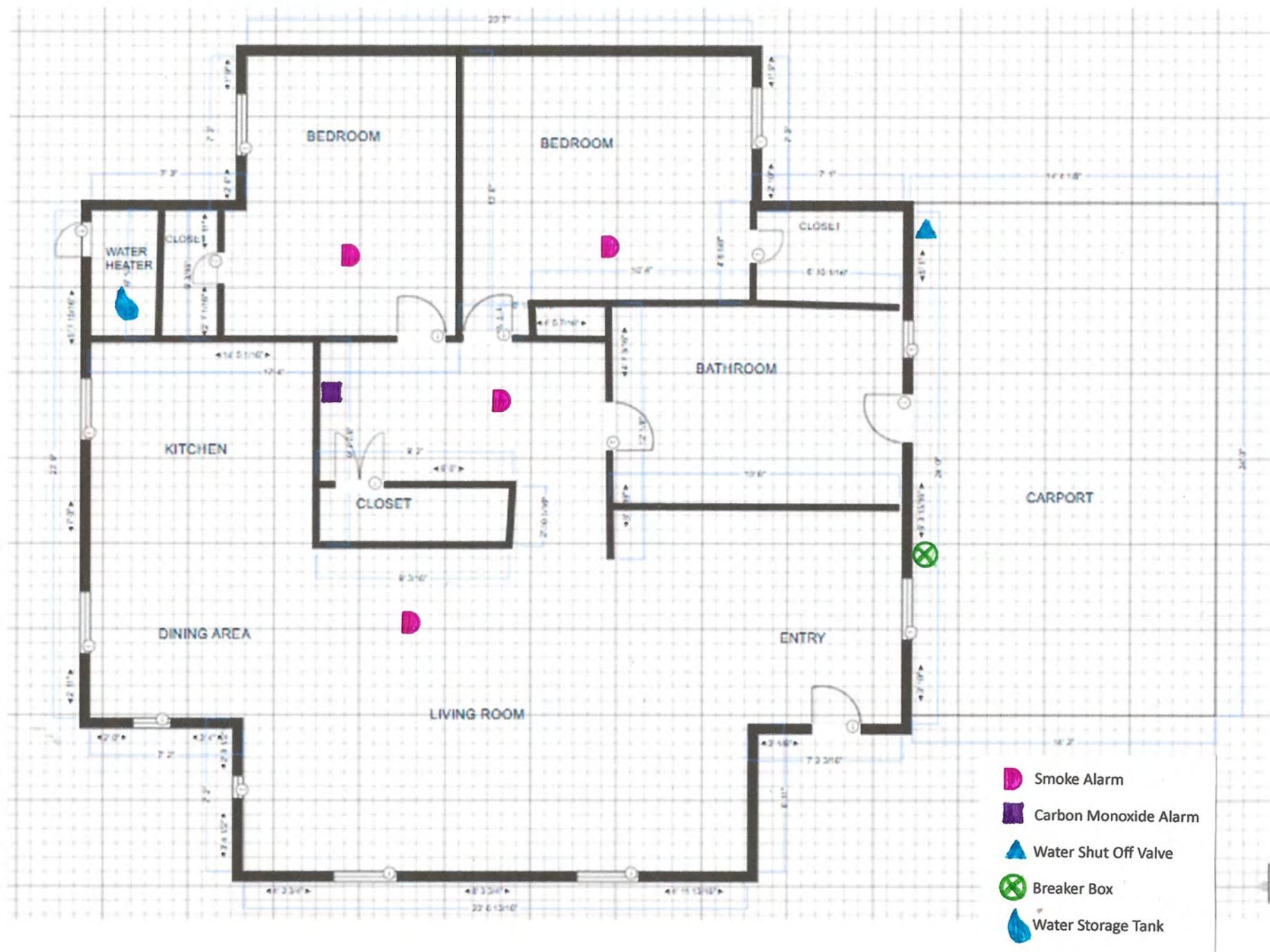
NEW RESIDENCE FOR:
THE LESSER FAMILY
332829 E. CARMEL VALLEY RD
CARMEL VALLEY, CA 93923

REVISION **1** PLAN CHECK COMM. **6/17**
2 P.W. COMMENTS **11/18**



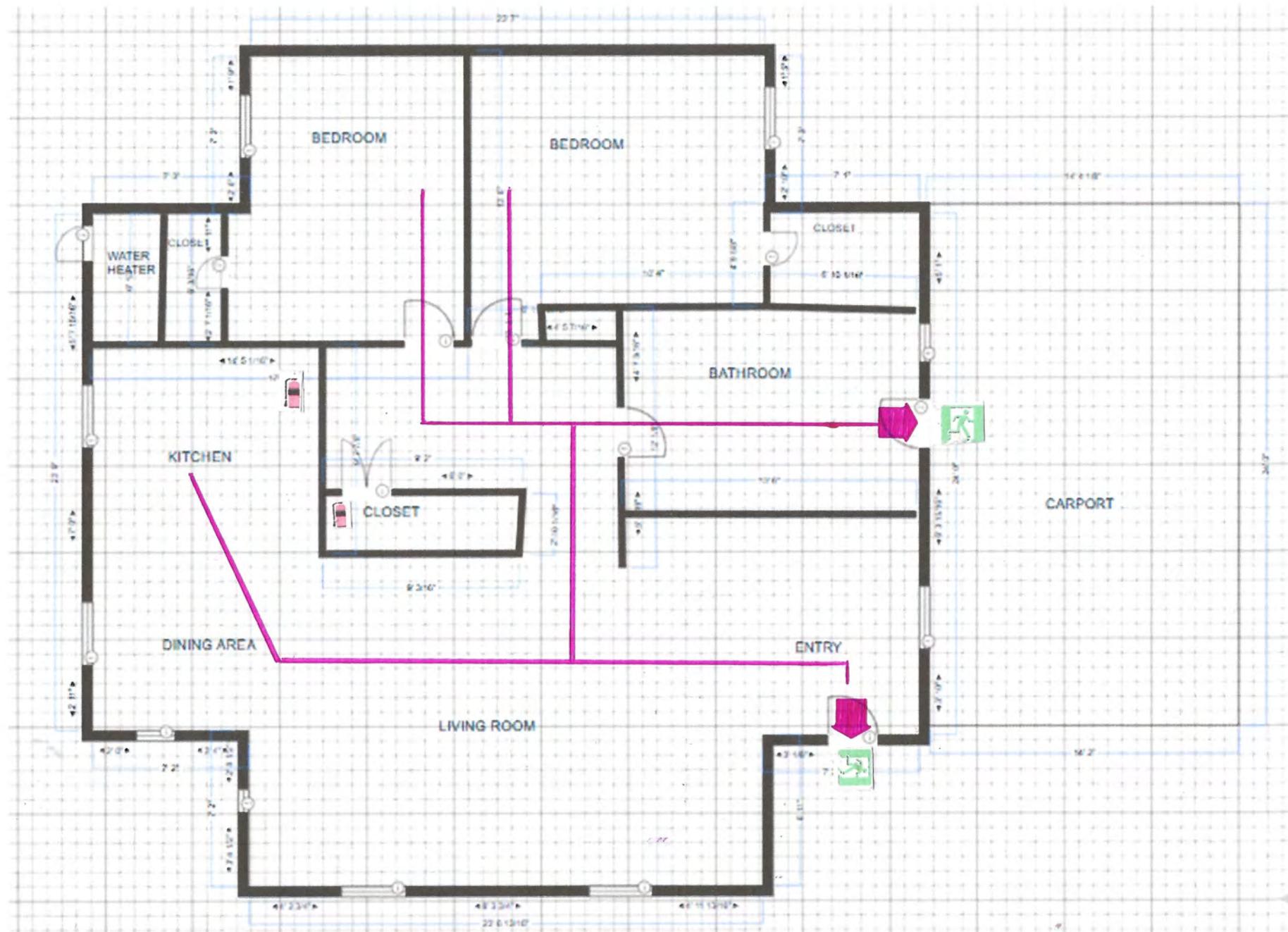
DATE AUG 23, 2016
PROJECT NO. 031215-5

SITE PLAN



- Smoke Alarm
- Carbon Monoxide Alarm
- Water Shut Off Valve
- Breaker Box
- Water Storage Tank

32829 East Carmel Valley Rd. Vacation Rental Evacuation Map



LOCATION: 32829 ECV RD

AREA: _____

DATE: _____

DRIVER: _____

OWNER: lesson

AP#: _____

MAKE OF TANK: _____

GALLONS: _____

MULTIPLE TANKS: YES NO

BOXED TO SURFACE: YES NO

DEPTH OF BOX: _____

DEPTH OF TANK: _____

TANK LENGTH: _____

TANK WIDTH: _____ (ceiling) _____ (floor)

FLOW LINE: _____ (inlet) _____ (outlet)

DISTANCE BETWEEN LIDS: _____

CLEAN-OUT: YES NO

COMMENTS: _____

Turn around area: YES NO

Back into driveway: YES NO

of Hoses: _____

MAP PROVIDED BY PENINSULA SEPTIC TANK SERVICE

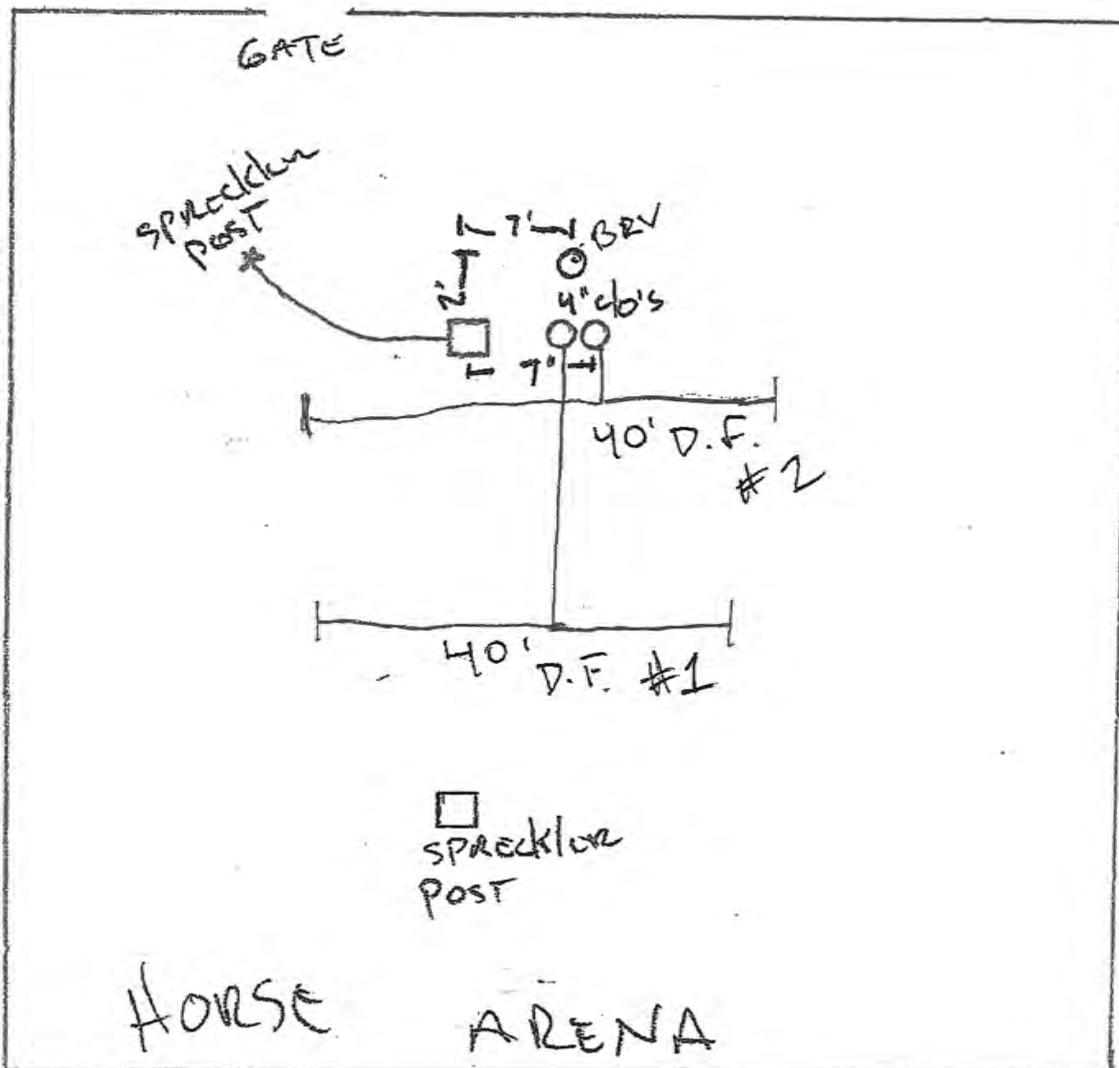
(831) 659-2465 / (831) 422-7324

Fax (831) 659-5938

www.psts.net

O S/T
O u/do
O

map 2 of 2
updated map of
location of SPV
+ DIP's (12/10/24)



ORIGINAL

LOCATION: 32829 E Carmel Valley Rd <7176>

AREA: Carmel Valley

DATE: 3-6-19/6-13-19/2-20-19/1-3-20/7/30/24 8/15/24 10-28-24 11-20-24

DRIVER: AC / CW / CD / AC VM JA AC SS/NL

OWNER: Michael Lesser <187104>

AP #: 197-082-002

MAKE OF TANK: ~~wood~~ No ft

GALLONS: 1500

MULTIPLE TANKS: YES NO

BOXED TO SURFACE: YES NO

DEPTH OF BOX: 4'

DEPTH OF TANK: 4'

TANK LENGTH: 8'

TANK WIDTH: 5' (ceiling) 64" (floor)

FLOW LINE: 58" (inlet) 56" (outlet)

DISTANCE BETWEEN LIDS: 5'

CLEAN-OUT: YES NO

COMMENTS: 11/20/24 - See Inv# 1089671 (Perform Eval done)

11/27/24 - See Prop Inv# 19036 (cls on DIF lines + P/J combo)

DIRECTIONS: E CV Rd (several houses but its the one w/ the newly paved driveway). 3 miles past village. Survey station out on road, 2nd entrance to L with cattle gates.

TANK has Zabel filter in outlet Septic El

Turn around area: YES NO

Back into driveway: YES NO

of Hoses: 1

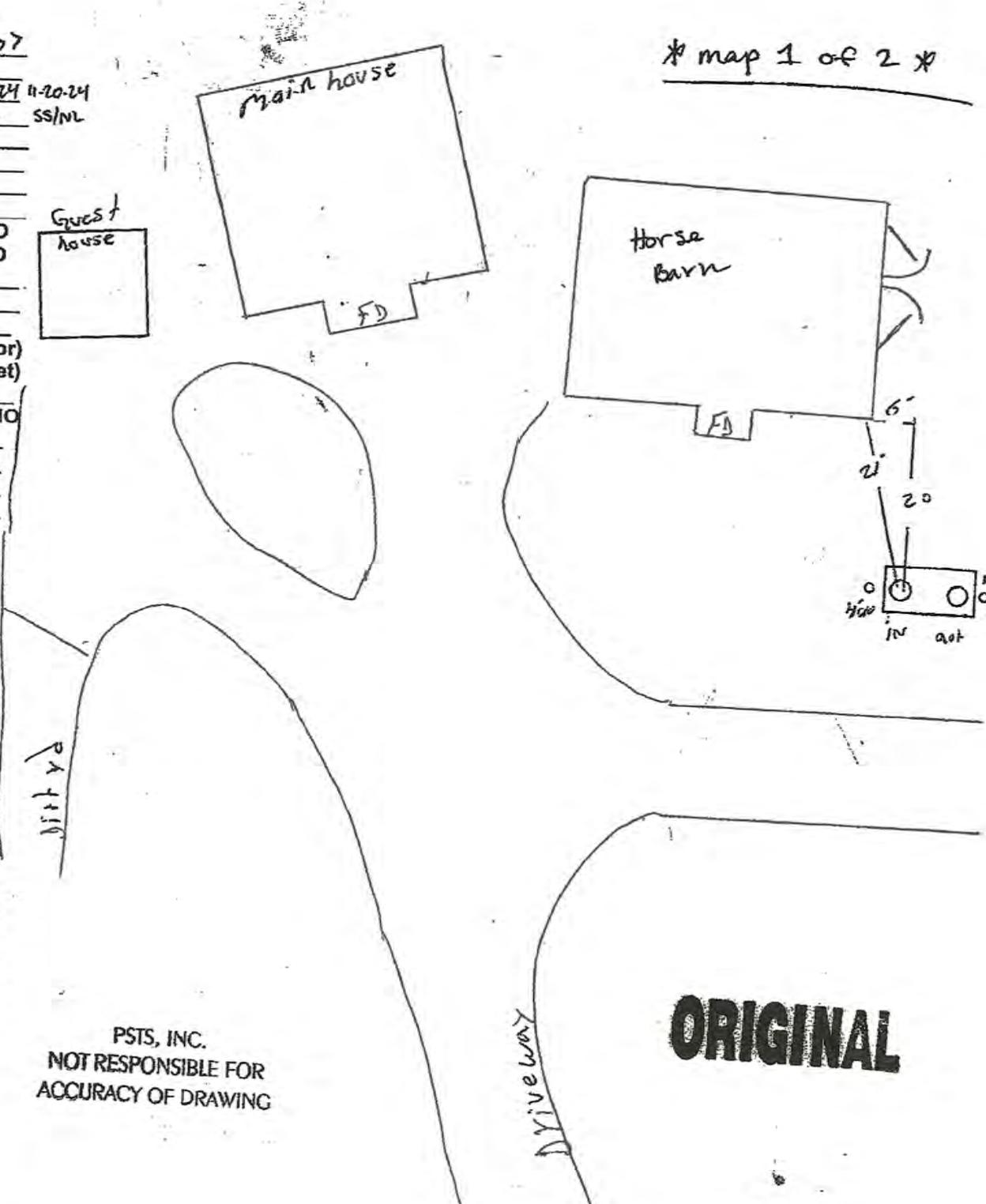
MAP PROVIDED BY PENINSULA SEPTIC TANK SERVICE

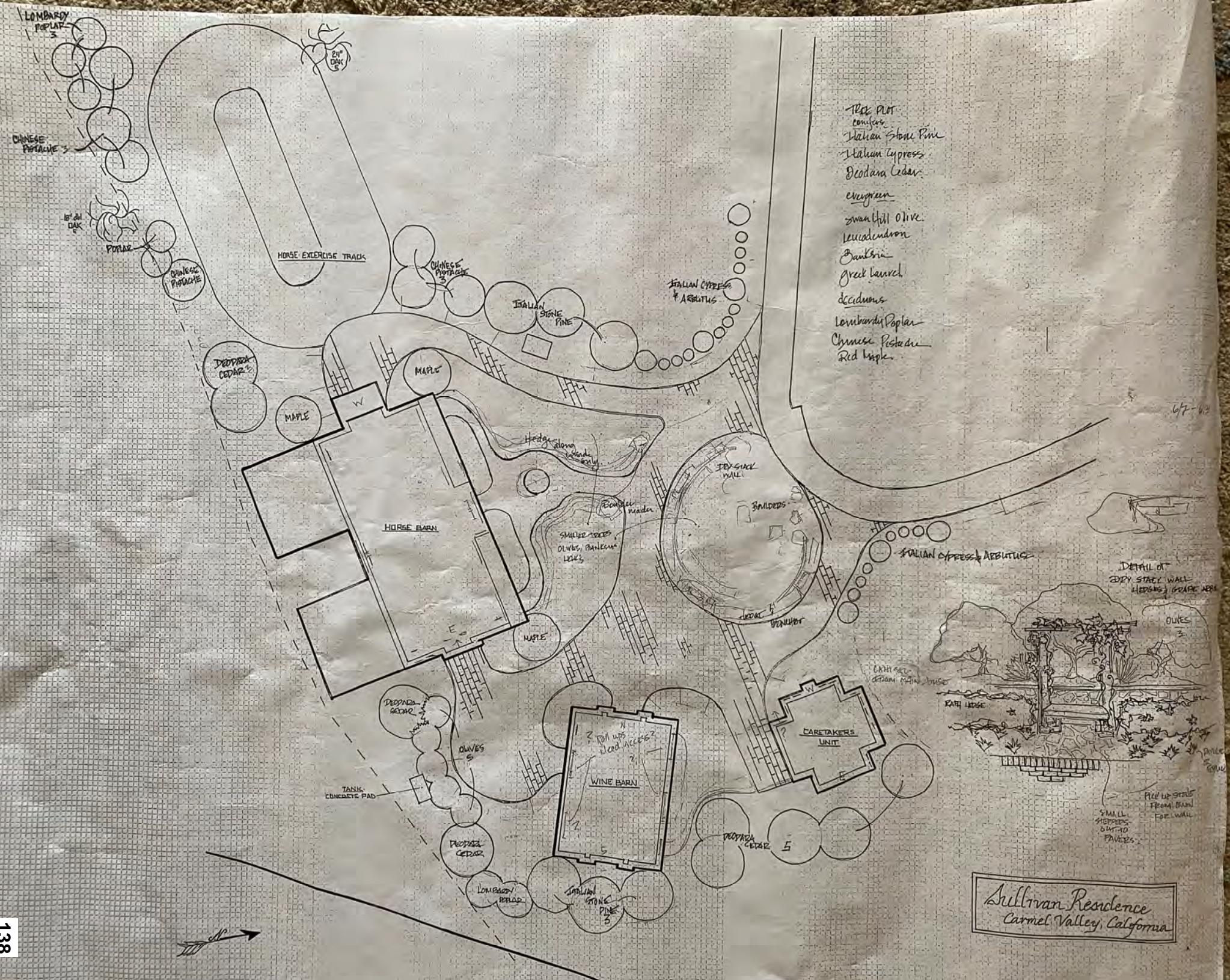
(831) 659-2465 / (831) 422-7324

Fax (831) 659-5938

www.psts.net

* map 1 of 2 *





From: mblesser@aol.com
To: Price, Taylor
Subject: Fw: *NEW SUBMISSION* Vacation Rental Operations Plan
Date: Monday, February 17, 2025 10:26:20 AM

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

From: Monterey County, CA Site <MontereyCounty@enotify.visioninternet.com>
Sent: Monday, February 17, 2025 10:23 AM
To: mblesser@aol.com <mblesser@aol.com>
Subject: *NEW SUBMISSION* Vacation Rental Operations Plan

Vacation Rental Operations Plan

Submission #: 3799087
IP Address: 71.198.156.184
Submission Date: 02/17/2025 10:23 AM
Survey Time: 31 minutes, 1 second

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and can be viewed after you login.

Read-Only Content

Read-Only Content

Vacation Rental Type

Commercial Vacation Rental

Number of Non-hosted Rentals Per Year:

approximately 75 +/-

Fire Station Name and Address

Monterey County Regional Fire District Station 4, 26 Via Contenta
Carmel Valley, CA 93924

Fire Station Phone

(831) 659-2021

Police Station Name and Address

Monterey Police Department, 1414 Natividad Rd
Salinas, CA 93906

Police Station Phone

(831) 755-3700

Hospital Emergency Room Name and Address

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

Hospital Phone

(831) 625-4900

24-hour Clinic Name and Address

Salinas Valley Health Medical Center, 450 E. Romie Lane
Salinas, CA 93901

24-hour Clinic Phone

(831) 757-4333

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

4

Read-Only Content

Read-Only Content

Thank you,

County of Monterey, CA

This is an automated message generated by Granicus. Please do not reply directly to this email.



HOUSING AND COMMUNITY DEVELOPMENT

[Announcements](#)[Development Services](#)[Planning Services](#)[Permit Center](#)[GIS / Maps](#)[About Us](#)[Q](#)

Vacation Rental Home Inspection Checklist

Property Information

- Have your Vacation Rental Operation Application number ready. *Vacation rental record ID: 24T MP-008816*
- Vacation Rental Address and Unit/Suite/Apt # *32829 E. Carmel Valley Rd*
- Total number of bedrooms *2*
- Total number of onsite parking spaces (e.g. garage, driveway) *2*

Interior Inspection

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

Exterior Inspection

- There is no evidence of infestation, garbage, and debris at the site.
- The property has active garbage pick-up service. *Waste management*
- 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. *NA*
- 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:

All items comply with checklist

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:

Nick Garnero, Contractor

License Certification # (for Contracts certified by the California Contractors State License Board, the certification must be a License Classification Type B, B-2, or C-47) and the certification number for home inspectors certified by the California Real Estate Inspection Association, American Society of Home Inspectors, InternationalCode Council, International Association of Certified Home Inspectors:

Date:

11/19/24

State of California Contractors License B-810444

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1441 Schilling Place

South 2nd Floor

Salinas, CA 93901

831-755-5025

[Sitemap](#)

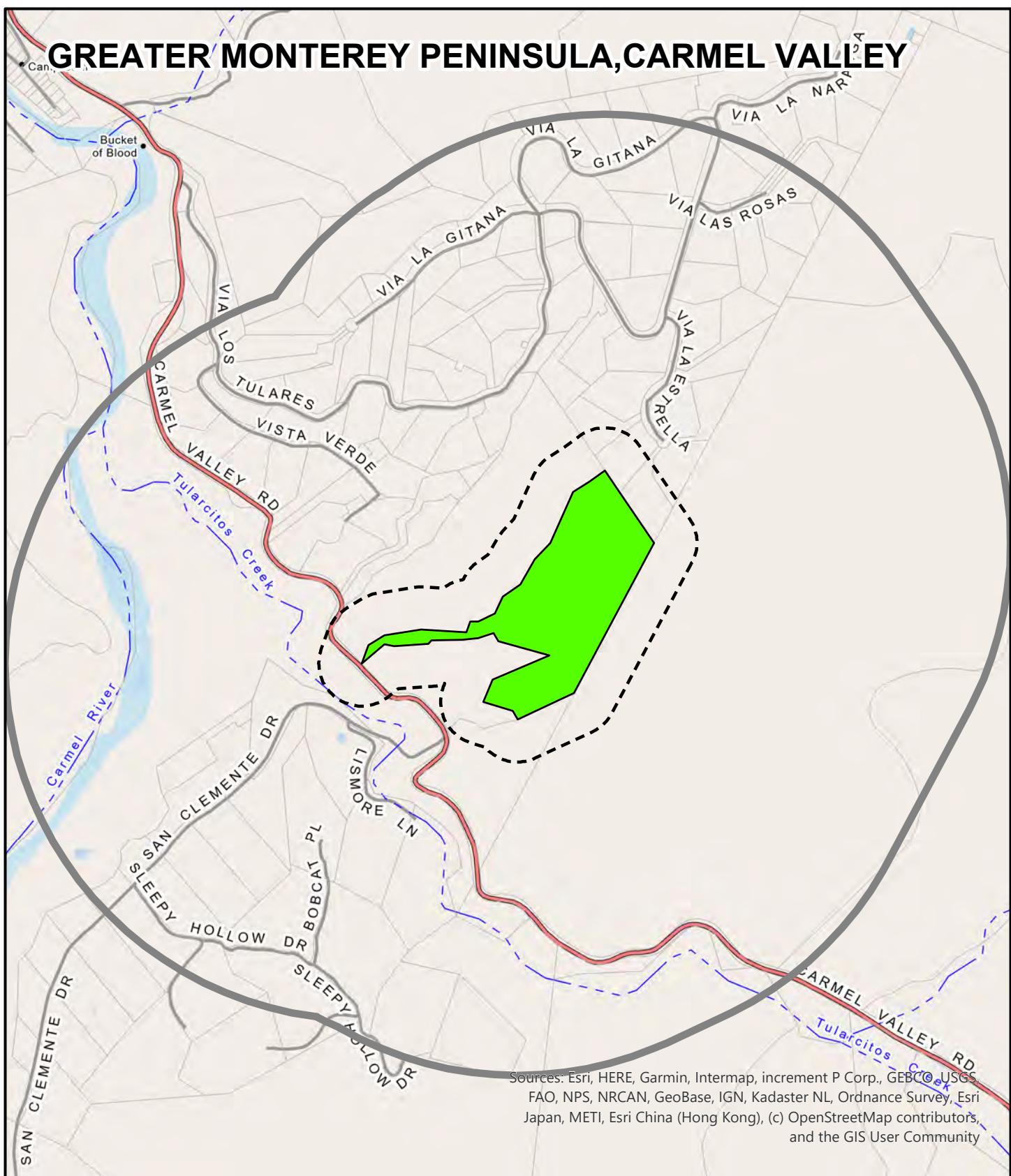
[Contact Us](#)



Exhibit B

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GREATER MONTEREY PENINSULA, CARMEL VALLEY



APPLICANT: LESSER MICHAEL B & MC GARR BONNIE J TRS	 0 600 Feet
APN: 197082002000	
FILE # PLN240379	
 Project Site  300 FT Buffer  2500 FT Buffer	

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