Introduced: 8/6/2026 **Current Status:** Scheduled PM

Version: 1 **Matter Type:** General Agenda Item

PLN250332 - GUPTA OM PRAKASH & RATINA TRS (DISTRICT 5)

Continued from July 17, 2026 - Public hearing to consider:

a. An appeal by David Caneer of the April 30, 2026, Zoning Administrator's decision to approve a Coastal Development permit (PLN250332/Gupta) to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer (Commercial Vacation Rental).

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

c. A Coastal Development Permit for a Commercial Vacation Rental to allow a Commercial Vacation rental

RECOMMENDATION:

It is recommended that the Board of Supervisors continue the hearing to August 25, 2026.

PROJECT INFORMATION

Agent: Paul Mink
Property Owner: Prakash & Ratina Gupta
APN: 008-072-017-000
Parcel Size: approximately 0.28
Zoning: Medium Density Residential, 4 units per acre, and Design Control overlay in the Coastal Zone, or "MDR/4-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Jack Sorensen, Assistant Planner
sorensenj@countyofmonterey.gov; 831-784-5765

SUMMARY

The project site is located at 4159 Sunset Lane, Pebble Beach, within the Del Monte Forest Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with 2,520 square foot single-family dwelling and has three bedrooms, three bathrooms, a kitchen, a living room, and a detached garage. The Applicant/Owner is proposing that the single-family dwelling be occupied by a maximum of seven people overnight and 10 people during daytime hours at the property at a time. The property will retain its potable water from California American Water. Sewer will continue to be provided by the Pebble Beach Community Services District.

On May 18, 2026, the Appellant, David Caneer, timely filed an appeal of the Zoning Administrator's

April 30, 2026, decision to approve the project. The appeal contends that the decision was contrary to law.

The appeal was originally heard by the Board of Supervisors on July 17, 2026. During that hearing, the Board raised issue with concentration of CVRs in the immediate vicinity and the County's private road standards. Based upon the County's prepared FEIR for the Vacation Rental Ordinances, which was certified by the Board on August 27, 2024 (SCH#2022080643), there were no identified or significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set forth as this would be the third approved out of 57 in the Del Monte Forest Land Use Plan.

At the duly noticed hearing and after public testimony, the Board of Supervisors continued the item to a date certain (August 18, 2026) to allow staff additional time to address the concerns noted above. Since the June hearing, the appellant David Caneer and the Applicant have agreed to extend the appeal timeline to August 25, 2026. Therefore, staff recommends the Board of Supervisors continue the hearing to August 25, 2026 to allow staff additional time to address the Board's concerns and respond adequately to the appeal.

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

Office of County Counsel

FINANCING:
The Board appeal fee is typically $3,572.00; however, projects in the coastal zone that are appealable to the California Coastal Commission are not charged an appeal fee. Funding for staff time associated with this project is included in the FY 26-27 Adopted Budget for HCD Community Development, Fund 1001, Appropriation HCD101, Department 310002.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:
The project aligns with Board of Supervisors Strategic Plan Goals A: This action represents effective and timely response to our HCD customers. Processing this application in accordance with all applicable policies and regulations also provides the County accountability for proper management of our land resources.

Mark a check to the related Board of Supervisors Strategic Plan Goals:
X Well-Being and Quality of Life
____ Sustainable Infrastructure for the Present and Future
____ Safe and Resilient Communities
____ Diverse and Thriving Economy

Link to the Strategic Plan:
< <https://www.countyofmonterey.gov/home/showdocument?id=139569>>

Prepared by: Jack Sorensen, Assistant Planner
Reviewed by: Fionna Jensen, Principal Planner

Approved by: Craig Spencer, HCD Director

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Prakash & Ratina Gupta, Property Owners; Paul Mink, Agent; Interested Parties: [David Caneer], Appellant; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250332.