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:
THRUPP LAURI DAVID TR (PLN260100)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning Administrator:

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

[PLN260100 THRUPP LAURI DAVID TR, 24503 San Marcos Road, Carmel (Assessor's Parcel Number 009-022-005-000), Carmel Area Land Use Plan, Coastal Zone]

The THRUPP LAURI DAVID TR application (PLN260100) came on for a public hearing before the County of Monterey Zoning Administrator on August 27, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

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

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project is located at 24503 San Marcos Road, Carmel, on a County-maintained Road, in Carmel subject to the Carmel Area Land Use Plan, Coastal Zone**.** The applicant submitted an application seeking to use their existing single-family dwelling located in a residentially

zoned neighborhood as a Commercial Vacation Rental. The single family dwelling is near Stevenson School Carmel Campus (0.4 miles), the Carmel Gate to 17 Mile Drive (1 mile), and is within the sphere of influence of Carmel-by-the-Sea. The site is developed with an existing 2,000 square foot single family dwelling inclusive of two permitted bedrooms, a sewing room, a study room, two bathrooms and one-half bathroom, a kitchen, living room, great room and attached garage. The applicant, as illustrated in the plans, is seeking to permit to also rent out the existing sewing room and study room, which are identified as Bedroom 3 and Bedroom 4 on the submitted plans. Through County records, staff found that they have not received the proper permits to convert those into proper bedrooms that meet health and safety code requirements and therefore shall not be rented or included in the proposed maximum occupancy for the Commercial Vacation Rental at this time until such a time the applicable construction permits have been finaled (Condition No. 6).

The owner/applicant may operate the single-family dwelling as a Commercial Vacation Rental utilizing the two permitted bedrooms identified as Bedroom 1 and 2 in the attached plans, with a maximum of 5 overnight guest and 7 during the daytime. The maximum occupancy shall be limited to five overnight guests and seven daytime guests. Once the applicant obtains the proper permits to convert the existing rooms, occupancy count would increase based on the number of approved and finaled converted rooms as outlined in Title 7 section 7.120.070.C. (The maximum number of overnight occupants is two per bedroom plus one total, not counting infants (0 – 12 months). For example, a Vacation Rental with three bedrooms could have a maximum overnight occupancy of 7, and a maximum daytime occupancy of 10.5 or 11 (7 * 1.5), not counting infants (0 – 12 months). Shall the number end in a half digit, please round down to the nearest whole digit).

The property will retain its potable water through California American Water, and wastewater will be provided through the Carmel Area Wastewater District (CAWD). The property will retain its solid waste services to Waste Management, a waste management company. Within the immediate area there are two approved discretionary permits for commercial vacation rentals. If approved, the granting of this Coastal Development Permit would allow the establishment of the 35th permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

c) Allowed Use. The property is located at 24503 San Marcos Road, Carmel within the Carmel Area Land Use Plan (APN: 009-022-005-000). The parcel is zoned Medium Density Residential with a maximum Density of 2 units per acre and a Design Control overlay in the Coastal Zone or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.25 acres in size), APN: 009-022-005-000, is identified in its current configuration below Lot 1 in Block 304 of the Cities & Towns Map (Volume 3, Page 47) filed on October 3, 1927. Therefore, the County recognizes this lot as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

g) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

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

i) Adequate Emergency Response Time. The subject property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the Sphere of Influence for the City of

Carmel-By-The-Sea; therefore, it is subject to the 5-8 minute response time for County emergency services. The Cypress Fire Protection District Station 25 is 7 minutes away, which provides emergency fire and emergency paramedic services including advanced life support 24 hours a day. Additionally, the nearest hospital, Community Hospital of the Monterey Peninsula, is 4-6 minutes away. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. Additionally, the applicant has demonstrated compliance with the regulations for a property manager, Kyle Burritt, located at 816 Wave St., Monterey, CA 93940, which is an approximate 15-minute drive away from the subject parcel. Kyle Burritt will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. The contact information is required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-022-005-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through San Marcos Road, a County maintained road. Therefore, the subject property is not subject to the regulations in Title 16 Chapter 16.80. No comments or objections have

been received, and no further documentation or condition is required of the applicant.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260100.

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 PLN260100.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agency has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) The property has road access to San Marcos Road, a public road, through an existing driveway. No alterations to this access are required for the use (see evidence "n" in Finding 1).

c) Potable water and wastewater will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will be provided by Carmel Area Wastewater District.

d) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

e) To address emergency situations, the attached Operations Plan includes an evacuation map which is placed in a location that is easy to access by renters.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260100.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260100.

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 residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Carmel Area Land Use Plan is 118. This application will be the 35thapproved. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 35th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing

residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

j) See supporting Findings Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260100.

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

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260100.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

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

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

PASSED AND ADOPTED this 27th day of August 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

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

NOTES

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

County of Monterey HCD Planning

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

PLN260100

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260100) 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 24503 San Marcos Rd, Carmel (Assessor's Parcel Number 009-022-005-000), Carmel Area Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-022-005-000 on August 27, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

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

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is August 27, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.70.110 and 20.64.290.F.12.b.

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

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to the commencement and issuance of a vacation rental operation license, HCD will issue the applicant a Vacation Rental Operation License.

6. PDSP001 - CONVERSION OF ROOMS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Bedrooms are defined in Monterey County Code Title 21 section 20.64.290.B.1. To ensure the proposed bedroom 3 and 4 conform to the required standard for health and safe code regulations, the applicant shall obtain the proper construction permits to convert the existing sewing room and study room, which are identified as Bedroom 3 and Bedroom 4 on the submitted plans, into an official bedroom. These rooms shall not be rented or included in the proposed maximum occupancy for the Commercial Vacation Rental at this time until such a time the applicable constructions permit have been finaled.

The owner/applicant may operate the single-family dwelling as a Commercial Vacation Rental utilizing the two permitted bedrooms identified as Bedroom 1 and 2 in the attached plans, with a maximum of 5 overnight guest and 7 during the daytime. The maximum occupancy shall be limited to five overnight guests and seven daytime guests. Once the applicant obtains the proper permits to convert the existing rooms, occupancy count would increase based on the number of approved and finaled converted rooms as outlined in Title 7 section 7.120.070.C . (The maximum number of overnight occupants is two per bedroom plus one total, not counting infants (0 – 12 months). For example, a Vacation Rental with three bedrooms could have a maximum overnight occupancy of 7, and a maximum daytime occupancy of 10.5 or 11 (7 * 1.5), not counting infants (0 – 12 months). Shall the number end in a half digit, please round down to the nearest whole digit).

Compliance or Monitoring Action to be Performed: Until the appropriate construction permit is finaled, the owner/applicant shall operate the single-family dwelling as a Commercial Vacation Rental utilizing only the two bedrooms identified as Bedroom 1 and 2 in the attached plans. The maximum occupancy shall be limited to five overnight guests and seven daytime guests.

Prior to operating the single-family dwelling as a four-bedroom Commercial Vacation Rental, the owner/applicant shall provide evidence that the appropriate construction permit authorizing the conversion of the existing sewing room and study room into bedrooms has been finaled.

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County of Monterey Housing and Community Development
Planning - Building - Housing
1441 Schilling Place, South 2nd Floor Salinas, California 93901-4527
(831) 755-5025

Vacation Rental Operations Plan

Vacation Rental Type:

Commercial

Number of Non-hosted Rentals Per Year:

112

Fire Station Name

Cypress Fire Protection District 25

Street Address

3775 Rio Rd

City

Carmel

State/Province/Region

CA

Postal/ZIP Code

93923

Fire Station Phone

831-624-4511

Local Police Station Name

County of Monterey Sheriff

Street Address

1200 Aguajito Rd #002

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Phone:

831-647-7702

Local Sheriff

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

Hospital Emergency Room

Community Hospital of Monterey Peninsula

Street Address

23625 Holman Highway

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Hospital Phone

831-624-5311

24-hour Clinic Name

Community Hospital of Monterey Peninsula

Street Address

23625 Holman Highway

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

24-hour Clinic Phone

831-624-5311

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc):
3

Property Manager Information

First and Last Name:
Kyle Burritt of Monterey Bay Vacation Rentals
Phone Number
831-233-4990
Email:
kyle@montereyrentals.com
Street Address
816 Wave St
City/State/Province/Region
Monterey, CA
Postal/ZIP Code
93940

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

Number of Structures on the Property
1

Number of On-Site Parking Spots
2

Number of existing Bedrooms / Bathrooms in residence
4 / 3

Number of Bedrooms / Bathrooms to be rented
4 / 3

Water Purveyor
Monterey Peninsula Water Management District

Sewer Purveyor
Carmel Area Waste Water District

Required Materials to Be Submitted with the Vacation Rental Operation Plan
Evacuation Map(s)
Emergency Response Maps
On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan)

from Community Hospital of the Monterey Penin...
to 24503 San Marcos Rd, Carmel-By-The-Sea, ...

5 min (1.4 miles)

via CA-1 S

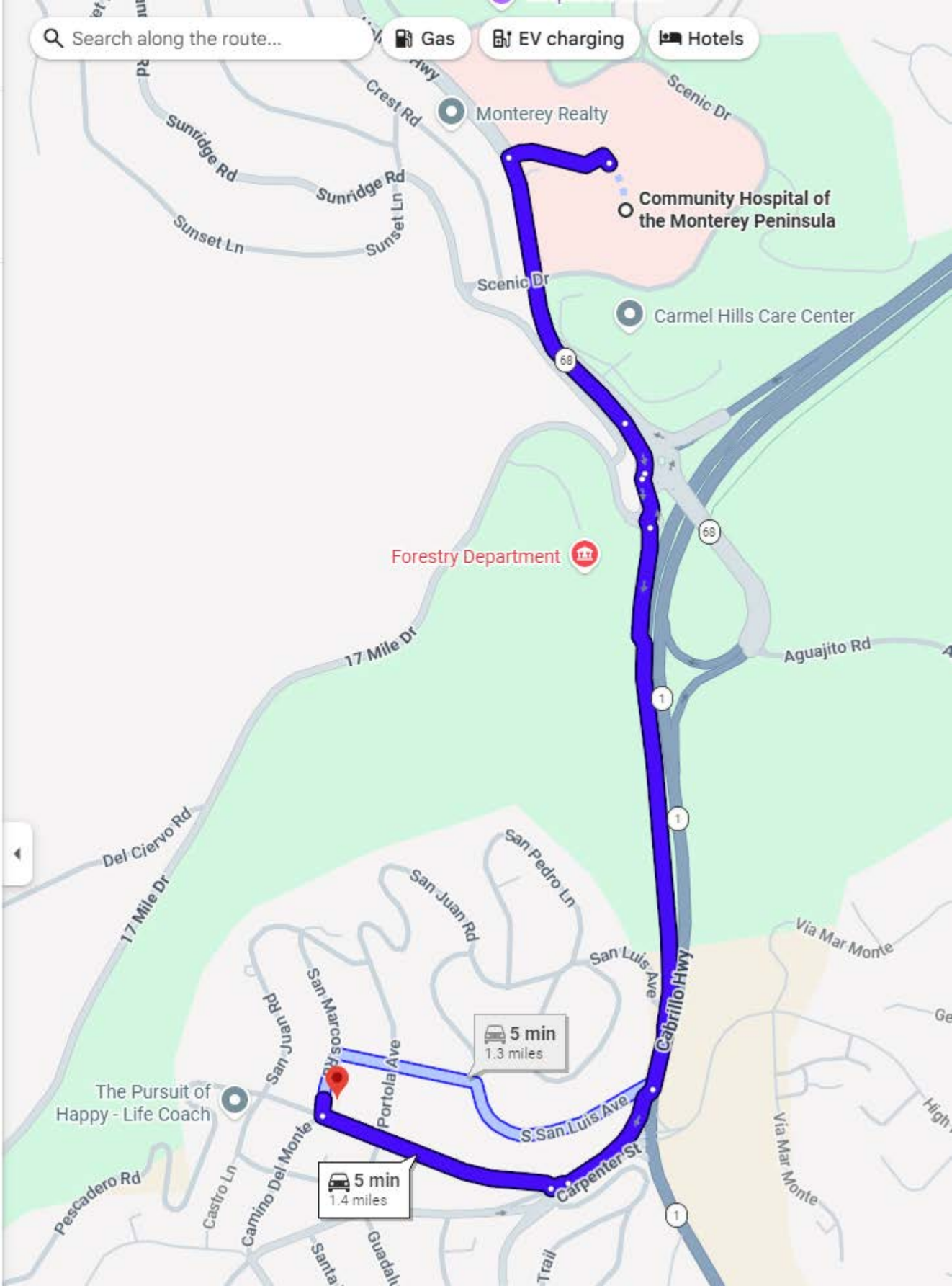
Fastest route

⚠ This route has tolls.

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

1. Exit the parking lot toward CA-68 E
   1 min (0.1 mi)
2. Continue on CA-68 E. Take CA-1 S to Serra Ave
   2 min (1.0 mi)
3. Take Camino Del Monte to San Marcos Rd
   1 min (0.2 mi)

24503 San Marcos Rd
Carmel-By-The-Sea, CA 93923



from Cypress FPD Station 25, 3775 Rio Rd, Carm...
to 24503 San Marcos Rd, Carmel-By-The-Sea, ...

8 min (2.6 miles)

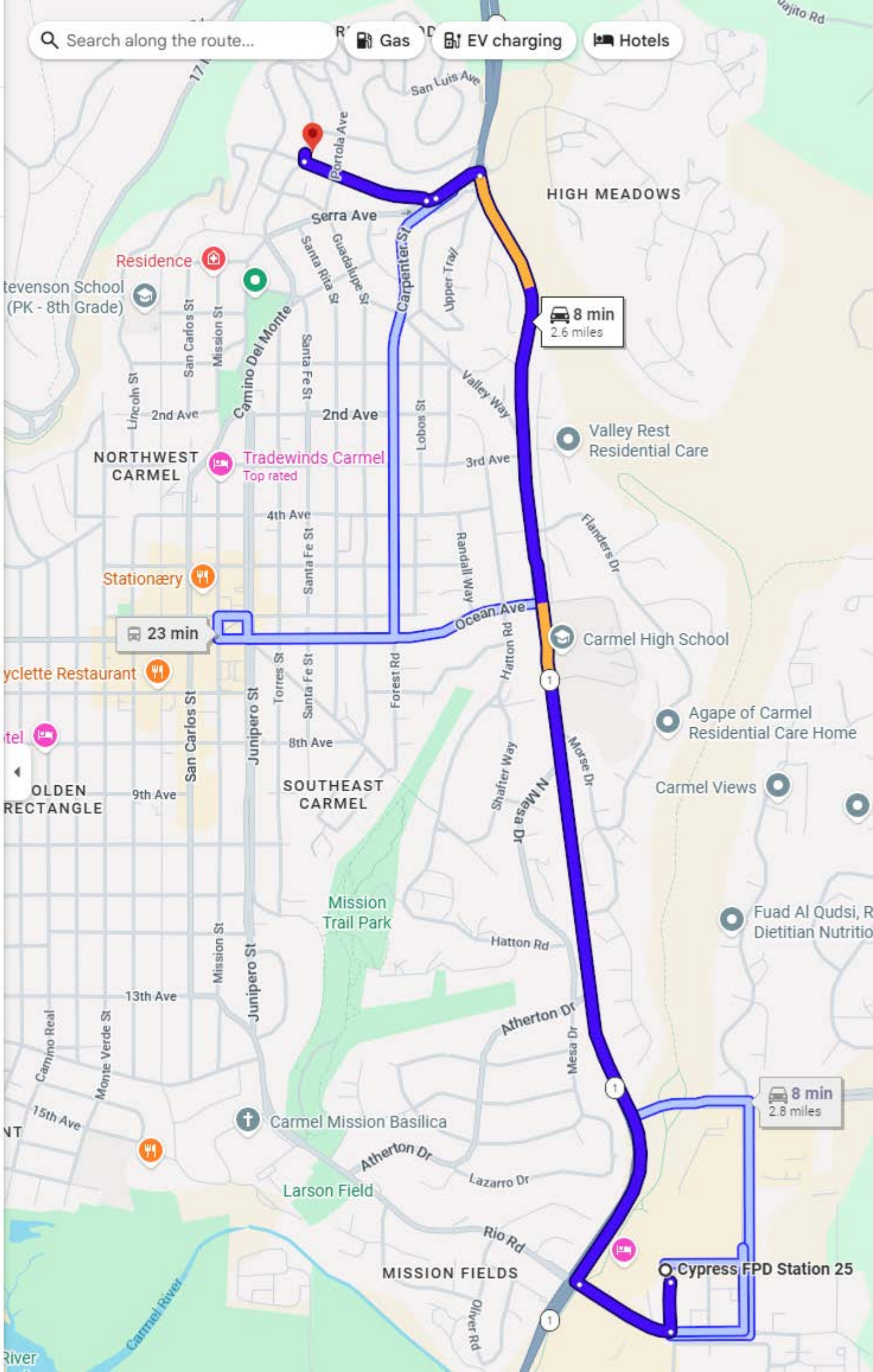
via CA-1 N

Fastest route, lighter traffic than usual

Cypress FPD Station 25
3775 Rio Rd, Carmel-By-The-Sea, CA 93923

- Exit the parking lot toward Rio Rd
  443 ft
- Turn right onto Rio Rd
  0.2 mi
- Turn right onto CA-1 N
  2.0 mi
- Turn left onto Carpenter St
  0.1 mi
- Slight right onto Serra Ave
  82 ft
- Turn right onto Camino Del Monte
  0.2 mi
- Turn right onto San Marcos Rd
  Destination will be on the right
  79 ft

24503 San Marcos Rd
Carmel-By-The-Sea, CA 93923



Best 3 min 14 min 7 min —

24503 San Marcos Rd, Carmel-By-The-S

CA-1, Carmel, CA 93923

Add destination

Leave now

Options

Send directions to your phone

Copy link

via S San Luis Ave and CA-1 S

3 min

0.6 mile

Fastest route now due to traffic conditions

Details Preview

Explore nearby CA-1

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Forestry Department

17 Mile Dr

Aguajito Rd

Del Ciervo Rd

San Pedro Ln

Via Mar Monte

San Marcos Rd

Cabrillo Hwy

24503 San Marcos Road

3 min
0.6 miles

Carpenter St

Pescadero Rd

Castro Ln

Camino Del Monte

Santa Rita St

Guadalupe St

Pico Ave

Residence

Forest Hill Tennis

Lower Trail

Upper Trail

Hardley Dr

Vendange Carmel Inn & Suites

San Carlos St

Mission St

1st Ave

Santa Fe St

Sugar Science

Valley Way

2nd Ave

Layers

Google Maps

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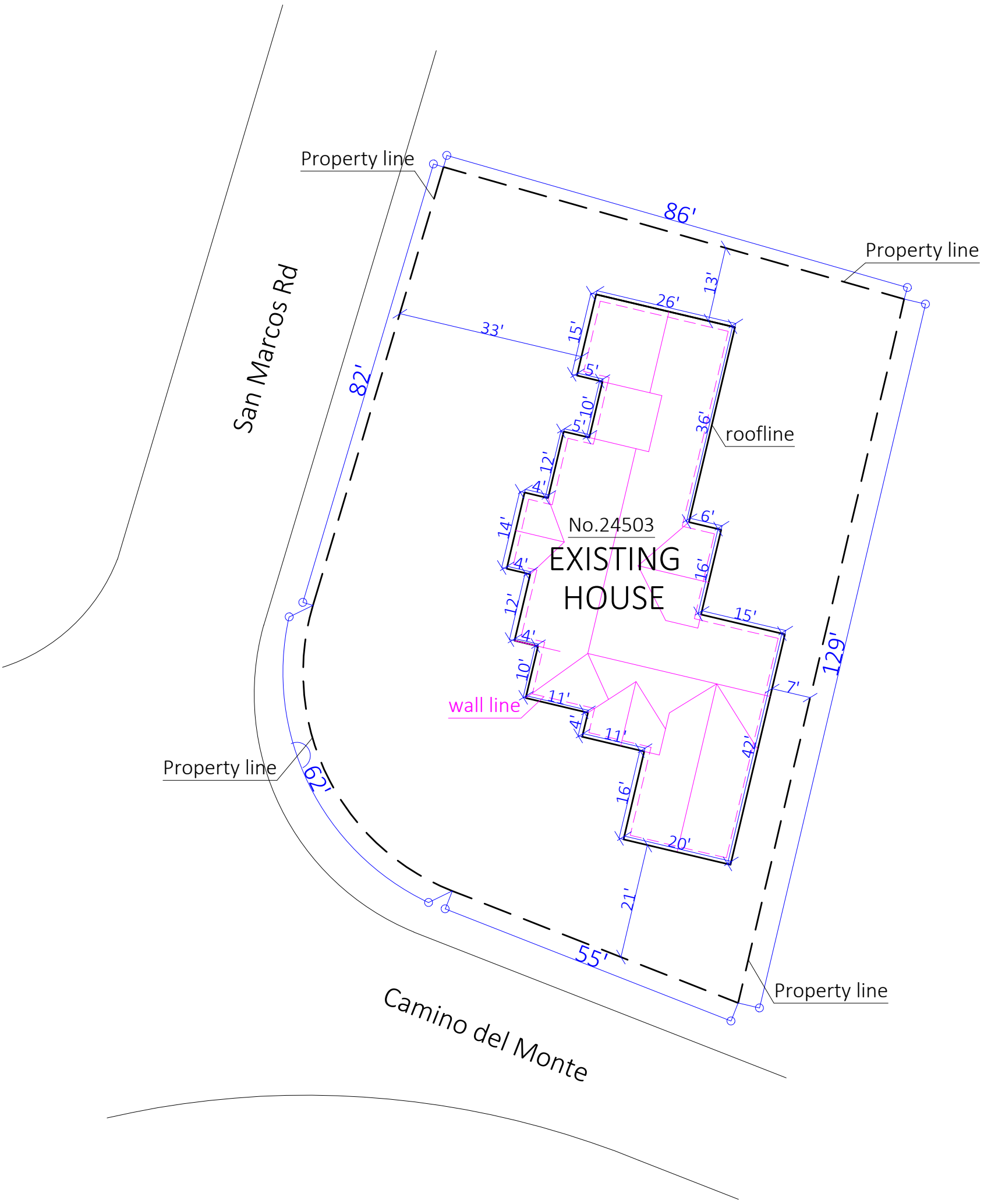
SITE PLAN

24503 San Marcos Rd
Carmel, CA 93923
Parcel ID: 009-022-005-000
Lot area: 0.18 Acres
Paper Size: 11"x17"

N

scale 1"=20'



Disclaimer

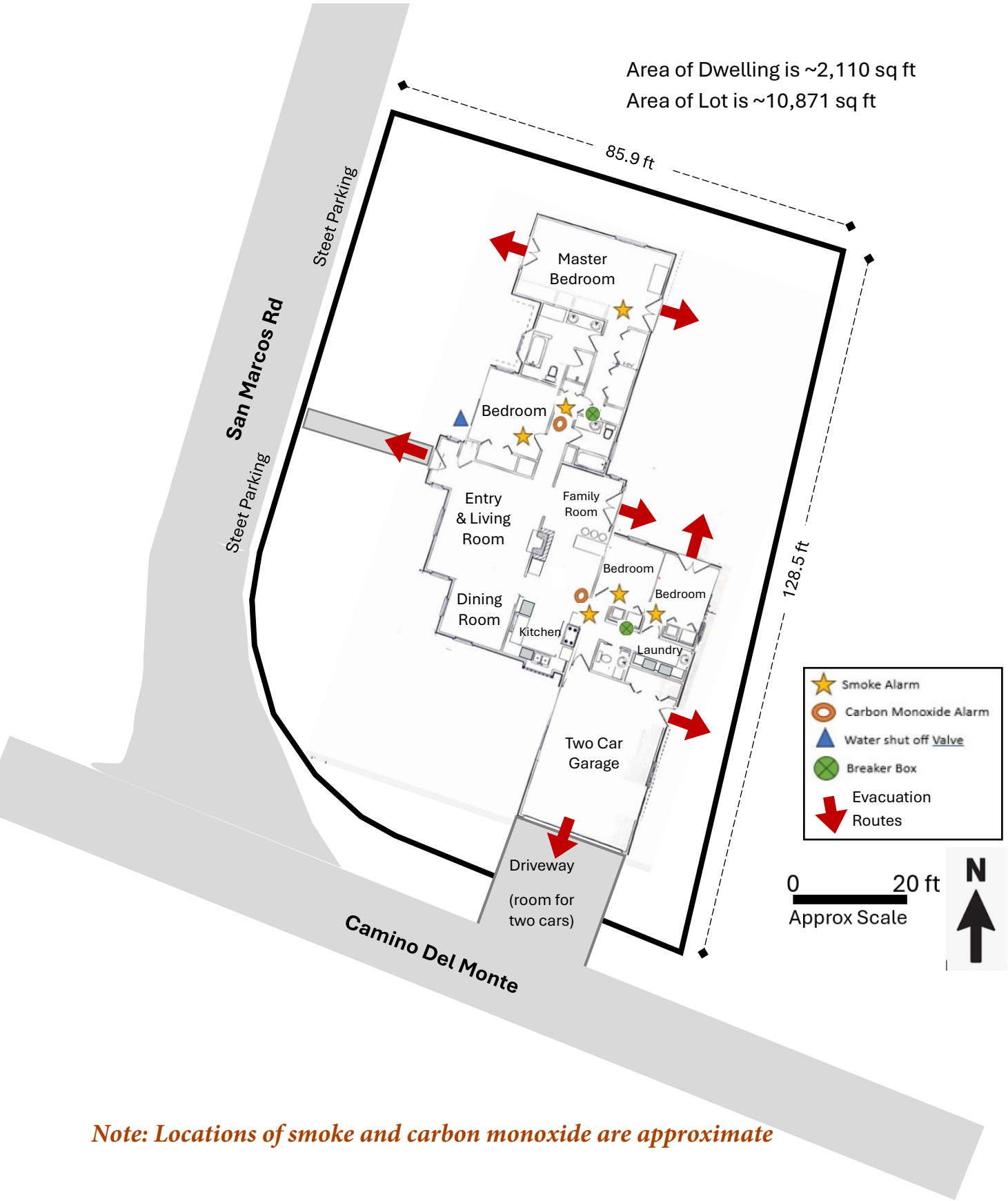
This is not a Legal Survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only.

This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

Floor Plan of 24503 San Marcos Rd

Carmel, Monterey County, CA 93923



Note: Locations of smoke and carbon monoxide are approximate

24503 SAN MARCOS

SAN MARCOS ROAD

BED 1

BATH 1

BED 2

BATH 2

LIVING ROOM

ROOM

BED 3

BED 4

DINING ROOM

KITCHEN

BATH 3

LAUNDRY

GARAGE

DRIVEWAY

LEGEND

- EXIT
- EXIT ROUTE
- FIRE EXTINGUISHER
- FIRST AID KIT
- MEETING POINT (ACROSS THE STREET)
- PARKING (1 IN GARAGE, 1 IN DRIVEWAY)

MEETING POINT LOCATION

MEETING POINT:
Across San Marcos Road

N

CAMINO DEL MONTE

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