County of Monterey

Item No.6

Zoning Administrator

Legistar File Number: ZA 26-095

August 27, 2026

Introduced: 8/18/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN260100 - THRUPP LAURI DAVID TR

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

Project Location: 24503 San Marcos Road, Carmel, CA 93923 Carmel Area Land Use Plan

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

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

PROJECT INFORMATION

Agent: Kyle Burritt
Property Owner: THRUPP LAURI
APN: 009-022-005-000
Parcel Size: 0.25 acres
Zoning: 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)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Marlene Garcia, Assistant Planner
garciam19@countyofmonterey.gov; 831-755-5114

SUMMARY:

The project site is located at 24503 San Marcos Road in Carmel, within the Carmel Area Land Use Plan, on a County-maintained road. The Applicant/Owner submitted an application seeking to use their existing single-family dwelling located in medium density 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).

Land Use

The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acre with a Design Control Overlay, within the Coastal Zone or "MDR/2-D (CZ)." Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental single-family subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County

emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property is within the Sphere of Influence for Carmel-By-The-Sea; therefore, it is subject to the 5-8 minute response time. 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. 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 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (2 guest parking spaces), which meets the minimum requirements.

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

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the agent, Kyle Burritt, located at 816 Wave St., Monterey, CA 93940, which is an approximate 15-minute drive away from the subject parcel. Mr. Burritt's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. 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 (5) overnight guests and (seven) 7 daytime guests, based on the currently permitted bedroom count within the single-family dwelling. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following

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

Access

The property is accessed through Camino Del Monte and San Marcos Rd, a County maintained, public road, and therefore is not subject to Title 16 Chapter 16.80, which regulates private roads in Monterey County pursuant to Title 20 Section 20.64.290.F.4. The road accessing the subject property is not subject to a private road agreement or a private road maintenance. No comments or objections have been received, and no further documentation or conditions are 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."

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 analyzed the project for environmental impacts and did not identify any significant or unavoidable 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 out of a maximum of 118 in the Carmel Area Land Use Plan. The FEIR did disclose that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses and limits such nuisances in which the applicant/operator must comply with. Additionally, cumulative impacts of the regulations taken together with other past, present, and

probable future projects were analyzed. There is no evidence suggesting that implementing the regulations would result in a significant or unavoidable environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Marlene Garcia, Assistant Planner x5114
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
- Operations Plan
- Site Plan and Floor Plans

Exhibit B - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist

cc: Front Counter Copy; HCD-Planning; Marlene Garcia, Planner; Jacquelyn M. Nickerson, Principal Planner; Thrupp Lauri David TR, Property Owners; Kyle Burritt, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Planning File PLN260100.