



Board Report

File #: PC 24-052, **Version:** 1

PLN230113 - HONEYMAN BRUCE W & ELIZABETH H TRS

Public hearing to consider the transient use of a residential property (single-family dwelling) for remuneration, commonly known as a short-term rental.

Project Location: 14318 Hitchcock Rd, Carmel Valley

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15301, Existing Structures, of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution:

1. Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving an Administrative Permit to allow the transient use of a residential property for remuneration.

PROJECT INFORMATION:

Property Owner: Honeyman Bruce W & Elizabeth H TRS

APN: 417-032-010-000

Parcel Size: 162,740 square feet (3.736 Acres)

Zoning: PG/40-D-S-RAZ (Permanent Grazing 40 acres per unit with Design Control, Site and Residential Allocation Zoning District Overlays)

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

Project Planner: Marlene Garcia, (831) 755-5114, garciam19@co.monterey.ca.us

SUMMARY/DISCUSSION:

The project is located at 14318 Hitchcock Rd, Carmel Valley, and is subject to the policies and regulations of the 2010 Monterey County General Plan, Carmel Valley Master Plan and the Monterey County Zoning Ordinance - Title 21. The proposed project includes the use of an existing single-family dwelling as a short-term rental.

On May 8, 2023, the property owner filed an application requesting an Administrative Permit to allow the transient use of their residential property. Based on staff review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 2010 Monterey County General Plan, Carmel Valley Master Plan, and applicable sections of the Monterey County Inland Zoning Ordinance (Title 21). The parcel is zoned Permanent Grazing 40 acres per unit with Design Control, Site and Residential Allocation Zoning District overlays (PG/40-D-S-RAZ) which allows for transient use of an existing residential property (single-family dwelling) for remuneration, subject to an Administrative Permit.

Monterey County Code (MCC) Section 21.64.280.D.2 establishes the requirements and regulations for which a property operating as a transient use for remuneration must abide by. As detailed in the draft resolution (**Exhibit A**), the applicant has provided evidence of compliance with the applicable requirements. The Operations Plan, as attached to the draft resolution, limits the subject property to one rental contract with rental periods with no less than a 7-night consecutive stay and no greater than a 30-night consecutive stay, and a maximum occupancy of 4 individuals. The proposed occupancy does not exceed the limits set forth in the California Housing Code and are within the abilities of the existing conventional onsite septic system. Adequate parking spaces will be provided (4 total), all parking spots are located on the property, no street parking is proposed. The main dwelling will be rented under one single contract. Pursuant to MCC Section 21.64.280.D.2.d, the attached Operational Plan identifies all guests will have a primary and secondary 24-hour point of contact local property manager, who resides within 25 miles of the property and will be available to respond tenant and neighborhood questions or concerns during transient use. Contact information for the all property managers has been provided to HCD-Planning and will be available to renters. The property manager will be available twenty-four hours a day seven days a week to respond to tenant and neighborhood questions or concerns and to otherwise be responsible for assuring that the rental unit complies with the requirements of the Administrative Permit.

To ensure the proposed use will not affect the residential character of the neighborhood Condition #5, No Events Allowed, has been implemented. This will ensure the property will only be used as a short-term rental, and not an event space.

Public Comment

An email letter from the public was received on February 1st, 2024. Debra Buonaguidi immediate neighbor expressed support of the administrative approval of PLN230113.

Another email letter from the public was received on February 3rd, 2024. This letter was submitted by immediate neighbor Bart Quirinale expressing complete support of the subject applicants seeking a permit to operate a short-term rental.

Another email letter from the public was received on February 7th, 2024. Patrick Treanor immediate neighbor expressed support of the administrative approval of PLN230113.

The three email letters are included in (**Exhibit B**).

At this time, those standards include regulations for Transient Use of Residential Property for Remuneration found in Section 21.64.280 of the Monterey County Code. As described in the preceding evidence, this project is consistent with the rules and regulations in place.

Health and Safety

The property receives water via public utilities, and has an onsite wastewater system:

- The property currently has a Cal Am water connection and sufficient credits to support the proposed project.
- The property has a Conventional Onsite Wastewater Treatment System (septic tank) which was evaluated and determined the property has adequate water and sewage management to serve the proposed short-term rental. EHB has reviewed the submitted application materials and indicated no concerns with the proposed use.

This project was reviewed by the Monterey County Regional Fire Protection District and was found to be safe and suitable for the use proposed. No conditions were applied as applicant provided the proper number of smoke alarms. The Monterey County Regional FPD reviewed the project and found, as conditioned, the property is suitable for transient use for remuneration.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to Section 15301 of the CEQA Guidelines. This exemption applies to the leasing of existing private structures, involving negligible or no expansion of an existing use. The applicant proposes to use (lease) an existing residential single-family dwelling for transient use for remuneration and does not propose any additional exterior development and/or expansion of the existing structure. The main dwelling in question is existing and has been confirmed by County agencies to be adequate for this use. The use of the single-family residence as short-term rental will not substantially change the intensity of use of the property and the existing structure. The potential impact of short-term rentals on long-term housing is not a unique circumstance which would disqualify the use of a categorical exemption. Potential social and economic impacts of short-term rentals are not required to be addressed in CEQA. 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.

OTHER AGENCY INVOLVEMENT:

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

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

LUAC:

Based on the short-term rental project review preferences expressed by the Planning Commission during 2023 reviews and the Land Use Advisory Committee (LUAC) guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the Carmel Valley LUAC. On March 7, 2024, staff routed the project to the LUAC for the April 1, 2024 meeting and voted unanimously to support the project as proposed. (**Exhibit C**)

Prepared by: Marlene Garcia, Assistant Planner x5114

Reviewed and Approved by: Melanie Beretti, AICP, HCD Acting Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Operation Plan

Exhibit B - Public Comment

Exhibit C - Carmel Valley LUAC Minutes

Exhibit D - Vicinity Map

cc: Front Counter Copy; Marlene Garcia, Planner; Melanie Beretti, AICP, HCD Acting Chief of Planning; Bruce W and Elizabeth H Honeyman TRS Property Owner; The Open Monterey Project (Molly Erickson); LandWatch; Lozeau Drury LLP; Project File PLN230113