

# Attachment A

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**ATTACHMENT A  
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:

**GUPTA OM PRAKASH & RATINA TRS (PLN250332)**

**RESOLUTION NO.**

Resolution by the County of Monterey Board of Supervisors.

- 1) Deny the appeal of David Caneer from the Zoning Administrator's approval of a Coastal Development Permit to allow a Commercial Vacation rental;
- 2) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
- 3) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow a Commercial Vacation rental.

[PLN250332 GUPTA OM PRAKASH & RATINA TRS, 4159 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-072-017-000), Del Monte Forest Land Use Plan, Coastal Zone]

**The Appeal by David Caneer from the decision by the County of Monterey Zoning Administrator came on for a public hearing before the County of Monterey Board of Supervisors on July 7, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **PROCESS** - The County has received and processed a Coastal Development Permit (PLN250332) in compliance with applicable procedural requirements.  
**EVIDENCE:**
  - a) On April 13, 2026, Gupta OM Prakash & Ratina TRS, et al. (Applicant or Appellant) submitted an application for a Coastal Development Permit to allow a Commercial Vacation rental.
  - b) The application was deemed complete on April 30, 2026 and subsequently scheduled for review by the Zoning Administrator.
  - c) The Monterey County Zoning Administrator held a duly-noticed public hearing on the Gupta application on April 30, 2026, at which time all persons had the opportunity to be heard. Notices for the Zoning Administrator public hearing were posted on and near the project site on April 20, 2026. At the conclusion of the April 30,

- 2026 hearing, the Zoning Administrator approved the Coastal Development Permit for the Vacation rental.
- d) On May 15, 2026, the Appellant, David Caneer, filed a timely appeal from the April 30, 2026, decision of the Zoning Administrator's approval of a Coastal Development Permit to allow use of the property as a short-term rental. The appeal contends that the findings are not supported by the evidence. See Finding No. 8 for the text of the Appellant's contentions and the County's response to the appeal.
  - e) Pursuant to MCC section 20.86.030.C and E, an appeal shall be filed with the Clerk of the Board of Supervisors within 10 days after written notice of the decision of the Appropriate Authority has been mailed to the Applicant, and no appeal shall be accepted until the notice of decision has been given (i.e., mailed). The County mailed the written notice of the decision on May 13, 2026, and the appeal was filed with the Clerk of the Board of Supervisors on May 15, 2026, within the 10-day timeframe prescribed by MCC section 20.86.030.C. The appeal hearing must be heard de novo. A complete copy of the appeal is on file with the Clerk of the Board and is attached to the July 7, 2026, staff report to the Board of Supervisors as Attachment B.
  - f) The appeal was timely brought to a duly-noticed public hearing before the Monterey County Board of Supervisors on July 7, 2026. Notice of the hearing was mailed on June 22, 2026, to all property owners and occupants within 300 feet of the project site, and to persons who requested notice; and at least three (3) notices were posted at and near the project site by June 27, 2026. The Board conducted the public hearing on July 7, 2026.
  - g) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN250332.

**2. 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);
    - Del Monte Forest Land Use Plan (DMF LUP);
    - Del Monte Forest Coastal Implementation Plan (DMF CIP);
    - Monterey County Code Chapter 7.120;
    - Monterey County Coastal Zoning Ordinance (Title 20); and
    - Chapter 16.80 (Private Roads).

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 4159 Sunset Lane, a privately maintained road in Pebble Beach, subject to the Del Monte Forest Land Use Plan, Coastal Zone. The site is developed with an existing 2,520 square foot single-family dwelling and a detached garage, within a

developed residential area, Del Monte Forest Subdivision #1. The applicant submitted an application seeking to use their structure located in a residentially developed neighborhood as a Commercial Vacation Rental.

- c) Allowed Use. The property is located at 4159 Sunset Lane Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-072-017-000). The subject parcel is zoned Medium Density Residential, 2 units per acre with a Design Control, 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 (approx. 0.28 acres in size), APN: 008-072-017-000, lot 24, In Block 7, as shown on the map of "Tract No. 125, Del Monte Forest Subdivision No. 1", filed August 14, 1946, in Volume 4, maps of "Cities and Towns", page 95, in the office of the county recorder of Monterey County, California. 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. 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 to ensure that they have an active Vacation Rental Operation License in order to operate the Commercial Vacation rental on the property.
- g) Business License. The applicant must 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 to comply with the regulation as part of the issuance of a 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 residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License, the subject property is required 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 does not fall under any of the specified categories; therefore, is subject to the 45-minute response time. Pebble Beach is developed with its own community service district and therefore would be subject to the response times for community areas. Pebble Beach Fire Station 22 is 7 minutes away, and the Community Hospital of the Monterey Peninsula is 6 minutes away, which provides 24-hour emergency medical and fire response services. 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 agent, Paul Mink, who will reside at 1246 Buena Vista Ave., which is an 8 minute drive away. Mr. Mink will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services 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: 008-072-017-000).
- l) Ownership interest in one Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 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 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. 5 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 by private roads. The Pebble Beach Company is 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 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road access to the property is subject to an existing private road agreement and a private road maintenance agreement, which are incorporated within the property's CC&Rs. Accordingly, while the County does not enforce private CC&Rs, the documentation required pursuant to Title 16, Section 16.80.040 is contained within those agreements and may therefore be relied upon to demonstrate compliance with Chapter 16.80. The covenants, conditions and restrictions for the subject property were recorded on June 21, 1948, Book 1068, Page 205, of Official Records.

The CC&Rs contain a restriction related to the "Use of Roads and Bridle Paths". Restriction #5 states that the property owner "*shall maintain and keep in repair a road leading from the premises here and described to the nearest public highway, and in consideration thereof, and for the purpose of enabling the Grantor to maintain the roads and the Del Monte Forest (of which the premises herein described are a part), the Grantee personally, and on behalf, of his family, servants and employees, hereby waives the right of free ingress and egress to and from the premises herein described, and hereby agrees to pay the Grantor on the first day of March of each and every year hereafter, the sum of Twenty-Five Dollars (\$25.00); provided, however, that during each time as Grantee is the owner of a Class "A" Membership Certificate in the Monterey Peninsula Country Club*". The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each March 1<sup>st</sup>. 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.

The Pebble Beach Company has provided the County with a letter of blanket objection for all vacation rentals in the Pebble Beach Area. The applicant is aware of the objections from the Pebble Beach Company, including the potential for enforcement efforts to restrict the proposed use pursuant to the CC&Rs. The applicant desires to continue with the permit and despite the risks and believes he has the right use of the property for the proposed Commercial Vacation Rental use. Additionally, although the appellant does not specifically challenge use of the private road for the proposed commercial use, the appellant contends that the proposed commercial use is contrary to the property's deed restrictions, which, as discussed above, govern access and use of the Pebble Beach Company's private roads.

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, Condition of Approval No.6 has been applied to this permit to ensure that the 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 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. Proof of the private road dispute resolution is described in Chapter 16.80 to include written agreement from the parties to the private road, a final settlement or final judicial determination. This proof is required prior to commencing the Commercial Vacation rental use pursuant to this permit.

- o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250332.

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

- EVIDENCE:**
- a) 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 PLN250332.

**4. 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. Conditions have been incorporated, 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) No alterations to vehicular access is required for the proposed use (see evidence “n” in Finding 1).

- d) Potable water and wastewater will be provided to the parcel by California American Water and wastewater will be handled by the Pebble Beach CSD.
- e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250332.

**5. FINDING:** **VIOLATIONS** – The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. 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 existing code enforcement cases on subject property. However, staff is aware the subject property is currently being used as a commercial vacation rental without appropriate discretionary permits. HCD has allowed the property to continue operating while they due diligently sought necessary permits. Approval of this coastal development permit and compliance with conditions of approval will abate this violation and bring the property into compliance with County code.
  - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250332.

**6. 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) 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 Del Monte Forest Land Use Plan is 57. This application is the 3<sup>rd</sup> approved. The project is consistent with all the criteria in Title 20 section 20.64.290 and, therefore, would not contribute to a cumulative effect.

- e) 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 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 Del Monte Forest Land Use Plan. It would be the 3<sup>rd</sup> Commercial Vacation Rental in the Del Monte Forest 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.
- 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 damage scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1 which is approximately 0.5 miles east of the property. 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 application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250332.

**8. FINDING:** **APPEAL** - The Appellant contends that the Planning Commission's decision was not supported by the evidence and was contrary to law. Upon consideration of the documentary information in the files, the staff reports, the oral and written testimony, all other evidence presented before the Board of Supervisors, and the administrative record as a whole, the Board responds as follows to the Appellant's contentions:

- EVIDENCE:**
- a) The Appellant timely filed an appeal from the April 30, 2026, approval decision of the Zoning Administrators pursuant to MCC Section 21.80.050.C. The appeal challenged the Zoning Administrator's approval of the Coastal Development Permit on the grounds that the findings are contrary to law.

The text of the Appellant's contentions and the County's responses to those contentions are set forth in Evidence "b" below. The appeal documentation is included in the July 7, 2026, staff report to the Board of Supervisors as Attachment B and is incorporated herein by reference.

*Appellant's Contention No. 1: "Finding 4 states, 'the subject property is in compliance with all rules and regulations...' I disagree because the property's deed restriction doesn't allow commercial uses and the Zoning Administrator's decision was to permit a commercial use".*

b)

Response No. 1: The appeal contends that the decision was contrary to law because "*property's deed restriction doesn't allow commercial uses and the Zoning Administrator's decision was to permit a commercial use*". The Applicant has provided documentation that the property is subject to conditions, covenants, or restrictions (CC&Rs). The property's CC&Rs, which are privately enforced by the Pebble Beach Company, prohibit the use of residential structures for commercial purposes (Restriction #1). Therefore, while the appellant correctly notes that the proposed use may conflict with private deed restrictions, the appellant's conclusion that the Zoning Administrator's decision is contrary to law is misplaced. The County does not enforce privately held CC&Rs or deed restrictions, as such matters are civil issue between property owners and the enforcing entity. Monterey County Code regulating vacation rentals does not include provisions for enforcement of CC&Rs. As described in Finding 2 and supporting evidence, the project is an allowed use in the underlying zoning district and is consistent with all Commercial Vacation Rental regulations (Title 20 Section 20.64.290.F).

The private road accessing the property is subject to an existing private road agreement and a private road maintenance agreement, which are incorporated within the property's CC&Rs. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Although the appellant does not specifically challenge the use of the private road for the proposed commercial use, the appellant contends that the proposed commercial use is contrary to the property's deed restrictions (or CC&Rs), which govern access and use of the Pebble Beach Company's private roads. The Pebble Beach Company has issued a blanket objection to the establishment of Commercial Vacation Rentals, raising a dispute over the language of the private road agreement as it pertains to use of its private roads for vacation rentals. To address this dispute, Condition of Approval No.6 has been applied to ensure that the 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. See Finding No. 2, Evidence "n".

- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN250332.

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

**EVIDENCE:** a) 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 Board of Supervisors does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;
2. Deny the appeal of David Caneer from the Zoning Administrator's approval of a Coastal Development Permit to allow a Commercial Vacation rental;
3. Approve the Coastal Development Permit for a Commercial Vacation Rental to allow a Commercial Vacation rental.

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** upon motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, and carried this 7<sup>th</sup> day of July 2026, by the following vote to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof Minute Book \_\_\_\_\_ for the meeting on July 7, 2026.

Date:  
File Number: PLN250332

Valerie Ralph, Clerk of the Board of Supervisors  
County of Monterey, State of California

By \_\_\_\_\_  
Deputy

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE COASTAL COMMISSION. 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

PLN250332

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

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Development Permit (PLN250332) allows the use, by any person, of residential property [single family] dwelling, manufactured home, or mobile home on a permanent foundation 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 4159 Sunset Lane, Pebble Beach (Assessor's Parcel Number (008-072-017-000), Del Monte Forest 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 ) was approved by the Board of Supervisors for Assessor's Parcel Number 008-072-017-000 on July 7, 2026. The permit was granted subject to 7 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, 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 July 7, 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 20.74.110 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 of use, HCD will issue the applicant a Vacation Rental Operation License.

## 6. PDSP0001 - 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. 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.

## 7. CC01 INDEMNIFICATION

**Responsible Department:** County Counsel-Risk Management

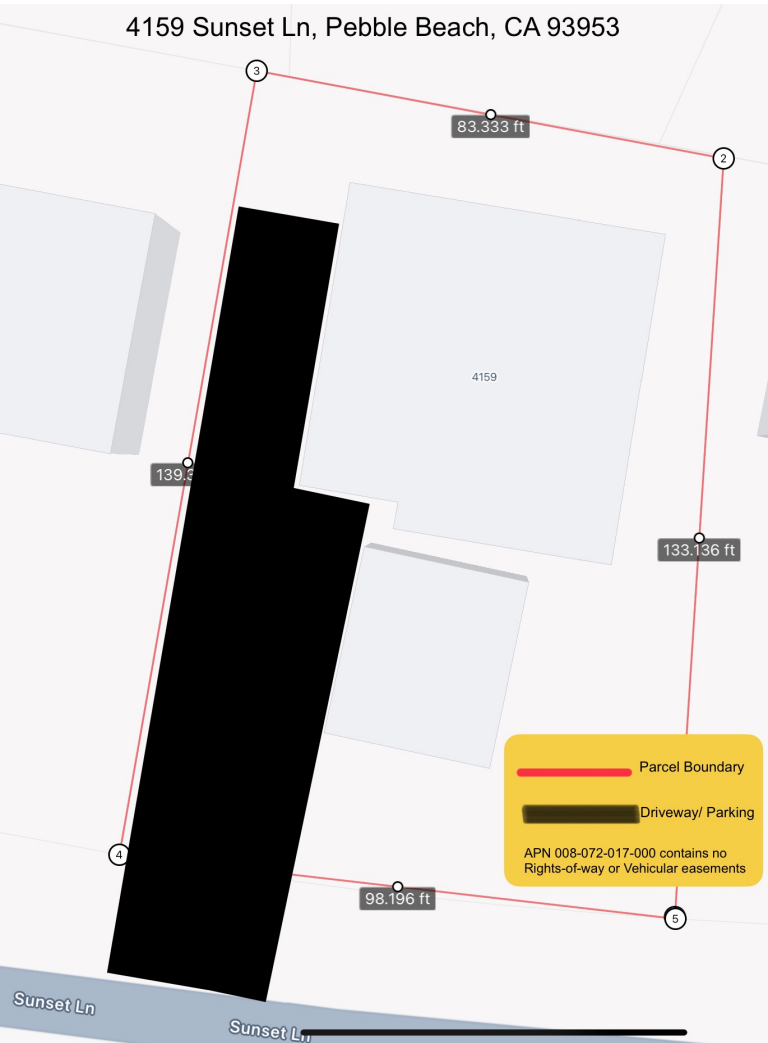
**Condition/Mitigation Monitoring Measure:** Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

4159 Sunset Ln, Pebble Beach, CA 93953



3

83.333 ft

2

4159

139.8

133.136 ft

4

98.196 ft

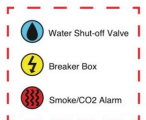
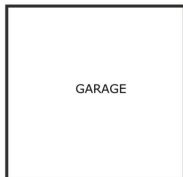
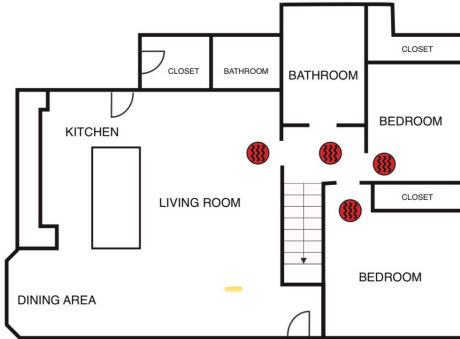
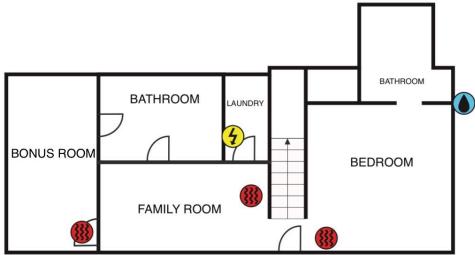
5

Sunset Ln

Sunset Ln

# FLOOR PLAN

4159 Sunset Ln, Pebble Beach, CA 93953



# Application Summary Sheet

**Record Number:** VR250181  
**Record Type:** Planning/VacationRental/NA/NA  
**Record Type Alias:** Vacation Rental  
**Record Status:** Incomplete  
**Application Date:** 10/30/2025  
**Parcel Number:** 008-072-017-000  
**Project Name:** GUPTA OM PRAKASH & RATINA TRS  
**Assigned To:** Stacy Giles  
**Initiated by Product:** ACA

## Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This is a Commercial Vacation Rental and has an associated PLN250332. The property is located at 4159 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-072-017-000), Del Monte Forest Land Use Plan, Coastal Zone.

## Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		4159		SUNSET	LN					PEBBLE BEACH	CA	93953	

## Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		GUPTA OM PRAKASH & RATINA TRS	812 MOUNTAIN VIEW DRIVE	LAFAYETTE CA 94549				Y

## Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email
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## Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Individual	GUPTA, OM			om@genussoft.com	4087995585	4159 SUNSET LN	PEBBLE BEACH	CA	93953	
Individual	MINIK, PAUL			pauljminik@gmail.com		1246 BUENA VISTA AVE	PACIFIC GROVE	CA	93950	

## Custom Fields

Field Name	Field Value
# of bathrooms	3
# of bedrooms	3
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	10
Maximum Overnight Occupancy	7
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	3101 Forest Lake, Road #B, Pebble Beach, CA
Nearest Fire Station Name	Pebble Beach Fire Station 22
Nearest Fire Station Phone	831-375-4204
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula
Nearest Hospital Emergency Room Phone	831-624-5311
Nearest Police Station Address	Junipero Ave & 4th Ave, Carmel, CA 93923
Nearest Police Station Name	Carmel Police Dept

Nearest Police Station Phone	831-624-6403
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	6
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Shared driveway	No
Transient Occupancy Tax (TOT) Number	001923
VR on a public sewer	Yes
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	CHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	UNCHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	UNCHECKED
For applicants that reside within the Del Monte Forest, it is the applicant's responsibility at the	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will,	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector be	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable firepl	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shal	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter us	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addr	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to c	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacat	CHECKED
To sign this application, please type your name	om prakash gupta

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**Custom Tables**



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## Vacation Rental Home Inspection Checklist

### Property Information

- Vacation Rental Address and Unit/Suite/Apt # **4159 SUNSET LN PEBBLE BEACH CA. 93953**
- Total number of bedrooms **3**
- Total number of onsite parking spaces (e.g. garage, driveway) **5**

### Interior Inspection

- Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress. **YES**
- Every sleeping room has a functional smoke alarm. **YES**
- Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm. **YES**
- 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. **YES**
- Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside. **YES**
- Other heating equipment is in safe operating condition and placed in an approved location. **VISUAL INSPECTION OKAY**
- 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. **ONE UNDER KITCHEN SINK ONE OUTSIDE AT REAR PATIO**
- The building conforms to the applicable state building and fire codes at the time the building was constructed. **YES**

### Exterior Inspection

- There is no evidence of infestation, garbage, and debris at the site. **CLEAN PROPERTY**
- The property has active garbage pick-up service. **YES**
- 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. **GARAGE OKAY WITH OPEN DRIVEWAY**
- Property is in an overall safe and sanitary condition. **YES**
- 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. **YES**

### Home Inspection Results

- Passed
- Failed

Remarks/Observations:



**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:

- 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: 10-27-2025

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

1441 Schilling Place

South 2nd Floor

Salinas, CA 93901

831-755-5025

Sitemap

Contact Us



Inel D. \_\_\_\_\_

BOULDERS by the SEA LLC

CA LICENSE No: 1061854

831 905 5825