

Attachment B

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NOTICE OF APPEAL

Monterey County Code
Title 19 (Subdivisions)
Title 20 (Zoning)
Title 21 (Zoning)

RECEIVED
MONTEREY COUNTY

MAY 18 2026

CLERK OF THE BOARD
DEPUTY

No appeal will be accepted until written notice of the decision has been given. If you wish to file an appeal, you must do so on or before 5-26-26 (10 days after written notice of the decision has been mailed to the applicant).
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Date of decision: 4-30-26

1. Appellant Name: David Cancer
Address: 4170 Sunset Ln, Pebble Beach
Telephone: 831-915-5517

2. Indicate your interest in the decision by placing a check mark below:

Applicant

Neighbor

Other (please state) _____

3. If you are not the applicant, please give the applicant's name:

Gupta Om Prakash & Ratina

4. Fill in the file number of the application that is the subject of this appeal below:

	Type of Application	Area
a)	Planning Commission: PC- _____	
b)	Zoning Administrator: ZA- <u>25-0038</u>	<u>Del Monte Forest Coastal Land Use Plan</u>
c)	Administrative Permit: AP- <u>PLN 250332</u>	

Notice of Appeal

5. What is the nature of your appeal?

a) Are you appealing the approval or denial of an application? The approval

- b) If you are appealing one or more conditions of approval, list the condition number and state the condition(s) you are appealing. (Attach extra sheet if necessary)
-

6. Place a check mark beside the reason(s) for your appeal:

There was a lack of fair or impartial hearing _____
The findings or decision or conditions are not supported by the evidence _____
The decision was contrary to law

7. Give a brief and specific statement in support of each of the reasons for your appeal checked above. The Board of Supervisors will not accept an application for an appeal that is stated in generalities, legal or otherwise. If you are appealing specific conditions, you must list the number of each condition and the basis for your appeal. (Attach extra sheets if necessary)

I understand that this property's deed restriction does not allow commercial uses. So how can it be permitted for a Commercial Vacation Rental?

8. As part of the application approval or denial process, findings were made by the decision-making body (Planning Commission, Zoning Administrator, or Chief of Planning). In order to file a valid appeal, you must give specific reasons why you disagree with the findings made. (Attach extra sheets if necessary)

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.

9. You must pay the required filing fee of \$3,572.00 (make check payable to "County of Monterey") at the time you file your appeal. (Please note that appeals of projects in the Coastal Zone are not subject to the filing fee.)
10. Your appeal is accepted when the Clerk to the Board accepts the appeal as complete and receives the required filing fee. Once the appeal has been accepted, the Clerk to the Board will set a date for the public hearing on the appeal before the Board of Supervisors.

The appeal and applicable filing fee must be delivered to the Clerk to the Board or mailed and postmarked by the filing deadline to PO Box 1728, Salinas CA 93902. A facsimile copy of the appeal will be accepted only if the hard copy of the appeal and applicable filing fee are mailed and postmarked by the deadline.

APPELLANT SIGNATURE _____

Date: _____

18
5/2/26

RECEIVED SIGNATURE _____

Date: _____