



County of Monterey

Item No.4

Zoning Administrator

Legistar File Number: ZA 26-073

July 09, 2026

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Current Status: Agenda Ready

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Matter Type: Zoning Administrator

PLN260080 - SEABURST LLC

Public hearing to consider action on 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: 26200 Scenic Road, Carmel, CA 93923

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve 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 5 conditions of approval.

PROJECT INFORMATION

Agent: Chris Gourlay

Property Owner: Seaburst LLC

APN: 009-433-001-000

Parcel Size: 0.27 acres

Zoning: Split-zoned Medium Density Residential with a maximum Density of 2 units per acre, a Design Control overlay, and a Structure Height Limit to 18 feet and Resource Conservation with a Design Control overlay in the Coastal Zone or "MDR/2--D(18')(CZ)|RC--D(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: N/A

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov; 831-755-3759

SUMMARY/DISCUSSION

The project site is located at 26200 Scenic Road, within the Carmel Area Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing residence located in a residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with a two-story single family dwelling that includes a wooden deck, an attached garage, a gated driveway to

the garage, and a non-gated driveway for parking. The single family dwelling is near downtown Carmel-by-the-Sea (1.5 miles), the Carmel Mission (1 mile), the Barnyard Shopping Village (2.1 miles), and the Carmel River State Beach (0.6 miles).

The existing 4,720 square foot single dwelling has five bedrooms, three bathrooms, a kitchen, living room, and an attached garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of 10 people overnight and 15 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Carmel Area Wastewater District (CAWD) will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. Within the immediate neighborhood, there are no vacation rental applications within a 500 foot radius of the residence. However, there are a total of 3 applications for a vacation rental license within a 1000 foot radius of the property, which are all approved. If approved, the granting of this Coastal Development Permit would allow the establishment of the 32nd permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 commercial vacation rentals 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 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The parcel is split-zoned Medium Density Residential with a maximum Density of 2 units per acre, a Design Control overlay, and a Structure Height Limit to 18 feet and Resource Conservation with a Design Control overlay in the Coastal Zone or "MDR/2--D(18')(CZ)|RC-D(CZ)". The existing property is located in the MDR zoning, which allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit pursuant to Title 20 Section 20.12.050.DD. 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 falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8 minute response time. Cypress Fire Protection District Station 25 (Cypress FPD) fluctuates between 7-10 minutes away but is an average of 8 minutes away, and the Community Hospital of the Monterey Peninsula (CHOMP) is 14-16 minutes away. Although CHOMP does not meet the required emergency response times, Cypress FPD provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services. 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 and in a visible location outside of the structure

(Condition No. 5).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (6 guest parking spaces), which exceeds 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 Katie McAlister of Carmel Realty Company, who will reside at Dolores Street between 7th and 8th, Carmel-by-the-Sea, CA 93921, which is a 6-7-minute drive away. Katie McAlister's contact information will be provided to the guests of the property, and Katie McAlister's will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Katie McAlister's 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 10 overnight guests and 15 daytime guests. 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. 5 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.

The applicant had previously applied for two construction permits, one on May 17, 2022 for structural changes to the single family dwelling and the other permit on October 31, 2022 for the revision of interior walls of the single family dwelling. Both permits expired on February 22, 2026 and were reinstated on April 20, 2026. To ensure that the construction of the single family dwelling does not cause a health, life, and/or safety concern, non-standard Condition No.6 was applied for the applicant/owner to obtain the final permits for 21CP02995-REV1 and 21CP02995-REV2.

Access

This property is on the western side of Scenic Road, a public, County-maintained road. 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.

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 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 of 118 on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 32nd 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.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Jade Mason, Assistant Planner

Reviewed and 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

Exhibit B - Aerial Image and Surrounding Neighborhood

Exhibit C - Vicinity Map

Exhibit D - Home Inspection Checklist

cc: Front Counter Copy; HCD-Planning; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Seaburst LLC, Property Owners; Chris Gourlay, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN260080.