



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: ORD 25-013

September 23, 2025

Introduced: 8/27/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Ordinance

Public Hearing to consider adopting an ordinance that amends numerous definitions, amends various zoning districts of Monterey County Code ("MCC") Title 20 (Coastal Zoning Ordinance), and adds Section 20.64.290 to the MCC, to regulate the short-term vacation rental of residential property.

Project Title: REF 130043 - Vacation Rental Ordinances (Coastal)

Proposed Location: Coastal Zone

Proposed California Environmental Quality Act (CEQA) action:

Find the amendments to Title 20 of the MCC consistent with the certified Final Environmental Impact Report (FEIR) (SCH#2022080643).

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- Find the amendments to Title 20 of the Monterey County Code (MCC) consistent with the certified Final Environmental Impact Report (FEIR) (SCH#2022080643);
- Acknowledge receipt of the California Coastal Commission resolution approving Monterey County Local Coastal Program Amendment Number LCP-3-MCO-24-0039-1 (Vacation Rentals); and
- Adopt an ordinance that amends numerous definitions, zoning district use sections of Title 20 (Coastal Zoning Ordinance), and adds Section 20.64.290 to the MCC to regulate the short-term vacation rental of residential property.

SUMMARY:

On August 27, 2024, the Board of Supervisors adopted a resolution of intent to adopt an ordinance establishing regulations for vacation rentals.

On August 13, 2025, the California Coastal Commission (CCC) approved the Monterey County Local Coastal Program (LCP) Amendment Number LCP-3-MCO-24-0039-1 (Vacation Rentals), as submitted by the County. The County currently does not have specific regulations for vacation (or short-term) rental activities in the coastal zone. Staff is returning to the Board for final action. If adopted by the Board, this action would establish regulations for vacation rentals applicable in the coastal zone of unincorporated Monterey County. Staff recommends that the Board adopt the ordinance. In certifying the County's ordinance, the Commission requested that the County provide annual reports to the Coastal Commission on the number and types of vacation rentals permitted under the ordinance. Monterey County staff agreed to provide the reports to the Coastal Commission at the hearing. Staff intends to provide similar reports to the Board before transmitting to the Coastal Commission.

DISCUSSION:

Certified LCP Amendment

The proposed LCP Amendment is returning to the Board of Supervisors to complete the process of adopting vacation rental regulations that are applicable in coastal unincorporated areas of Monterey County. Pursuant to the Coastal Act, the County may amend the certified Local Coastal Program, provided the County follows certain procedures. The procedures include:

- The Planning Commission hold a noticed public hearing and make a recommendation to the Board;
- The Board hold a noticed public hearing, adopt a resolution of intent, and submit the proposed amendment to the CCC for certification;
- The Board take subsequent final action on the ordinance after the CCC acts and officially codify the LCP amendments.

On June 12, 2024, the Planning Commission held a public hearing to make a recommendation to the Board on the proposed vacation rental regulations. The Commission recommended that Board adopt the ordinance establishing regulations for vacation rental activities in the Coastal Zone by a vote of 10 in favor and 0 against.

On August 27, 2024, the Board of Supervisors adopted a Resolution of Intent to adopt an ordinance establishing zoning regulations for vacation (short-term) rental of residential properties in the coastal unincorporated areas (**Attachment C - Resolution No. 24-300**).

Following adoption by the Board, staff forwarded the Resolution of Intent to the CCC for certification. On August 13, 2025, the CCC approved the proposed amendment as submitted by the County (**Attachment D - Adopted LCP-3-MCO-24-0039-1**).

These Title 20 amendments are now returning to the Board for final local action (**Attachment A - CCC Certified Ordinance (clean); Attachment B - CCC Certified Ordinance (redline)**). This action will put into place regulations for vacation (short-term) rental of residential property in the coastal zone.

Next Steps

Following Board adoption of this ordinance, the ordinance will become effective the 31st day following adoption which would be October 24, 2025. For existing, unpermitted vacation rentals in the coastal zone, the operator will have two months, until December 24, 2025, to make an application for permits, licensees, certificates or other entitlements as may be needed, or cease operation. County staff will report vacation rental permits by type, enforcement activity, and tax information to the Board of Supervisors and the California Coastal Commission annually for the next two years following adoption.

CEQA

The Board considered and certified the Final EIR for the Vacation Rental Ordinances on August 27, 2024, which included amendments to Title 20 of the MCC. The County of Monterey filed a Notice of Determination on August 29, 2024, for the Vacation Rental Ordinances Project.

OTHER AGENCY INVOLVEMENT

The Office of County Counsel has reviewed and approved the ordinance as to form. The California Coastal Commission approved the proposed amendment as submitted by the County on August 13, 2025.

FINANCING:

Staff time to bring the LCP amendment forward to the CCC and Board for final adoption is included in the Fiscal Year 2025-26 Adopted Budget for HCD, Appropriation Unit HCD002, Unit 8543.

Prepared by: Melanie Beretti, AICP, Chief of Planning, 831-755-5285

Approved by: Craig Spencer, HCD Director

The following attachments are on file with the Clerk of the Board:

Attachment A - CCC certified ordinance amending Title 20 (clean version)

Attachment B - CCC certified ordinance amending Title 20 (redline version)

Attachment C - Board Resolution of Intent to adopt certified ordinance (Resolution 24-300)

Attachment D - CCC resolution approving the Monterey County Local Coastal Program (LCP) Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

cc: Front Counter Copy; Planning Commission; REF 130043 Public Distribution List; County of Monterey Treasurer-Tax Collector; Monterey County Regional Fire; County of Monterey Health Department Environmental Health Bureau; Coastal Commission; Monterey County Land Watch; Keep Big Sur Wild; Liz Gonzales, Permit Center Manager; Stacey Giles, Permit Technician III; Sarah Wikle, Principal Planner; Jacquelyn Nickerson, Principal Planner; Fionna Jensen, Principal Planner; Karen Riley-Olms, Management Analyst II; Josh Bowling, Chief of Building Services; Evan Nuckles, HCD Building Services Manager; Melanie Beretti, Chief of Planning; Craig Spencer, HCD Director.