



## Zoning Administrator

Legistar File Number: ZA 26-069

June 25, 2026

**Introduced:** 6/15/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

### **PLN250231 - CASEY RICHARD F & SHARON J CASEY TRS**

Public hearing to consider action on Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.

**Project Location:** 53060 Pine Cyn Rd, King City, CA 93930

**Proposed CEQA Action:** Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

### RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

- a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
- b. Approving a Use Permit for a Commercial Vacation Rental to allow the use of a single family dwelling 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

**Property Owner:** Casey Richard F & Sharon J Casey Trs

**APN:** 420-071-066-000

**Parcel Size:** approximately 47.50 acres

**Zoning:** Rural Grazing with a maximum gross density of 10 units per acre and Low-Density Residential with a maximum gross density of 5 units per acre and Permanent Grazing with 1 unit per 40 acres or "RG/10|LDR/5|PG/40"

**Plan Area:** Central Salinas Valley

**Flagged and Staked:** Not Applicable

**Project Planner:** Jose A. Mendoza, Assistant Planner

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### SUMMARY/DISCUSSION:

The project is located at 53060 Pine Cyn Rd, a County-maintained Road, in King City subject to the Central Salinas Valley Area Plan. The applicant submitted an application seeking to use their existing single-family dwelling located in a rural neighborhood as a Commercial Vacation Rental.

The subject property is currently developed with an existing 2,100 square foot single family dwelling with a garage, 2 sheds and a barn. The single-family dwelling has 5 bedrooms, 2 bathroom, and a kitchen. The applicant 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 is currently served by a public water system, and an Onsite Wastewater Treatment system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Development Permit would allow the establishment of the 2nd commercial vacation rental in the Central Salinas Valley Area Plan out of 66 Development Permits permitted pursuant to Title 21 Section 21.64.290.F.3.B.

The proposed project is subject to the policies and regulations of the 2010 County of Monterey General Plan (General Plan), Central Salinas Valley Area Plan (CSV), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Zoning Ordinance (Title 21).

#### *Land Use*

The subject property is split zoned Rural Grazing with a maximum gross density of 10 units per acre and Low-Density Residential with a maximum gross density of 5 units per acre and Permanent Grazing with 1 unit per 40 acres or “RG/10|LDR/5|PG/40”. The existing single family dwelling is located on the LDR portion of the property and the proposed CVR use will be within this structure. Title 21 Section 21.14.050.EE allows for the Commercial Vacation Rental use in Low-Density Residential, subject to the granting of a Use Permit. Title 21 Section 21.64.290.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 21 Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1. Adequate is defined as 5-8 minutes within Community Areas, 12 minutes within Rural centers or Urban Standards, and 45 minutes for Public Lands, Agriculture Lands, and Rural Lands or Rural Standards. The subject property falls within the rural center/Urban Standard as the subject property has a limited array of public services; therefore, it is subject to the 12 minute response time. The South County Fire Protection District is located 5 minutes away from the property and offers EMT services. Mee Memorial Hospital which provides 24-hour emergency medical response is 10 minutes away. 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 (**Exhibit A**).

Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.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 21 Section 21.64.290.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, Richard Casey, approximately 5 minutes from the subject property. Richard Casey's contact information will be provided to the guests of the property and the property manager, that will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. This 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 an event venue, and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 section 21.64.290, 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 21 section 21.70.070, 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.

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 on Commercial Vacation Rentals in the Central Salinas Valley Area Plan. It would be the 2nd Commercial Vacation Rental out of a maximum of 66 in the Central Salinas Valley Area 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

Environmental Health Breau

Prepared by: Jose A. Mendoza, 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; Jacquelyn M. Nickerson, Principal Planner; Casey Richard F & Sharon J Casey , Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250231.