

# Attachment F

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PEBBLE BEACH  
COMPANY

29 May 2014

To whom it may concern

Pebble Beach Company has granted access to the property from the lane for many years. The original home was built in the 1920's and was designed with access from the lane. Our files give no indication why it was approved from the lane, but we accept that it was. We do not classify the lane as a road, and as stated in the memo, the lane has a separate APN from our road system and is classified as Open Space and the front setback of 20 feet is on Rodeo Road and not on the side of the lane. The side setback is 10 feet and the second story side setback is 20'. We believe the current plans as presented meet the current zoning requirements and the ARB approved the plans as presented for that reason. The lane remains open for access by all and by requiring that the residence have two front setbacks because it traditionally has had access from the lane creates a change in policy which has not be required of other homes using our lanes for access.

Our formal approval of the plans (attached) indicates our approval of the continued use of the lane for access.

Please contact me if you have any questions about our approval. Thank you

**Margaret E. Leighton**

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REAL ESTATE DIVISION