Exhibit A

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Before the Planning Commission
in and for the County of Monterey, State of California

In the matter of the application of:
CLAY DOUGLAS A. & HEATHER R. TRS (PLN240358)

RESOLUTION NO. ----

Resolution by the County of Monterey Planning Commission:

1) Denying the appeal of Douglas Clay of the June 11, 2026, Zoning Administrator's decision to approve an after-the-fact Use Permit to allow a Commercial Vacation Rental;
2) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
3) Approving an after-the-fact Use 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 to clear Code Enforcement Case 26CE00194.

[CLAY DOUGLAS A. & HEATHER R. TRS, 2924 Congress Road, Pebble Beach (Assessor's Parcel Number 007-541-008-000), Greater Monterey Peninsula Area Plan]

The Appeal by Douglas Clay from the decision of the County of Monterey Zoning Administrator on the CLAY DOUGLAS A. & HEATHER R. TRS application (PLN240358) came on for a public hearing before the County of Monterey Planning Commission on August 12, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. FINDING: **PROCESS -** The County has received and processed a Coastal Development Permit (PLN250332) in compliance with applicable procedural requirements.

EVIDENCE:

a) On November 22, 2024, the Applicant/Owner (Clay Douglas) submitted an application for an after-the-fact Use Permit to allow a Commercial Vacation Rental.

b) The application was deemed complete on May 5, 2026 and subsequently scheduled for review by the Zoning Administrator.

c) The Monterey County Zoning Administrator held a duly-noticed public hearing on the application on June 11, 2026, at which time all persons had the opportunity to be heard. At the conclusion of the hearing, the

Zoning Administrator approved the after-the-fact Use Permit for the Commercial Vacation Rental, with seven conditions of approval.

d) On June 25, 2026, the Appellant (also Applicant), Douglas Clay, filed a timely appeal of the Zoning Administrator's June 11, 2026 decision to approve the project. The appeal contends that the decision was contrary to law and that project conditions are not supported by the evidence. See Finding No. 7 for the text of the Appellant's contentions and the County's response to the appeal.

e) Pursuant to Title 21 section 21.80.050.C and E, an appeal shall be filed with the Secretary of the Planning Commission within 10 days after written notice of the decision of the Appropriate Authority has been mailed to the Applicant, and no appeal shall be accepted until the notice of decision has been given (i.e., mailed). The County mailed the written notice of the decision on June 15, 2026, and the appeal was filed with the Secretary of the Planning Commission on June 25, 2026, within the 10-day timeframe prescribed by Title 21. The appeal hearing must be heard de novo. A complete copy of the appeal is on file with the HCD-Planning and is attached to the August 12, 2026 Planning Commission staff report.

f) The appeal was timely brought to a duly-noticed public hearing before the County of Monterey Planning Commission on August 12, 2026. Notice of the hearing was mailed on July 28, 2026, to all property owners and occupants within 300 feet of the project site, and to persons who requested notice; and at least three (3) notices were posted at and near the project site by August 2, 2026.

g) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN240358.

2. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan (General Plan);
- Greater Monterey Peninsula Area Plan (GMPAP);
- Monterey County Code Chapter 7.120 (Title 7);
- Monterey County Code Chapter 16.80 (Title 16);
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project site is located at 2924 Congress Road (Assessor's Parcel Number: 007-541-008-000), a privately maintained road, in Pebble Beach, subject to the Greater Monterey Peninsula Area of the unincorporated area of the County of Monterey. The proposed commercial vacation rental is within the existing 1,821 square foot single-family dwelling with an attached garage, and consists of three bedrooms, two and half bathrooms, a living room, a dining room, a kitchen, and a

patio. The applicant is proposing that the residence be occupied by a maximum of seven people overnight, 10 people during the daytime hours at the property at a time, and a maximum of three contractors on site at any time, consisting of the cleaning crew.

c) Allowed Use. The property is located at 2924 Congress Road, Greater Monterey Peninsula Area Land Use Plan (Assessor's Parcel Number: 007-541-008-000). The subject parcel is zoned Medium Density Residential with a maximum gross density of 4 units/acre with Building Site District 6, Design Control, and Recreational Equipment Storage in Seaward Zone Overlays, or "MDR/B-6-D-RES". Title 21 Section 21.12.050.Y allows for the Commercial Vacation Rental use 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 (CVR) on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) CVR Cap. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Area Plan. It is the 30th Commercial Vacation Rental in the Greater Monterey Peninsula Area Plan. In the immediate neighborhood, including this application, there is one incomplete application for a Homestay and two conditionally approved CVRs (still pending compliance with conditions). This will be the second conditionally approved CVR in the neighborhood.

e) Lot Legality. The subject property (0.21 acres in size), APN: 007-541-008-000, is identified as Lot 20 in Block 43 of Monterey Peninsula County Club Subdivision No. 1, Cities & Towns Map Book 3, Page 26. Therefore, the County recognizes this lot as a legal lot of record.

f) Land Use Advisory Committee (LUAC). This project was not referred to the Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

g) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required, as conditioned, to ensure that they always have an active Vacation Rental Operation License.

h) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

i) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License (Condition No. 5), the

subject property is required, as conditioned, to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

j) Adequate Emergency Response Time. The subject property complies with Title 21 Section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. The subject property is considered within a Community Area, considered full array of public services as defined by the General Plan and therefore is subject to an emergency response time of 5-8 minutes. The Pebble Beach Fire Station 22 is 4 minutes away, which provides fire response services, and the Community Hospital of Monterey Peninsula is 6 minutes away, which provides 24-hour emergency medical services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be Josh Ohanian of Sanctuary Vacation Rentals, who will reside at NW Corner of Mission & 8th, Carmel-by-the-Sea, CA 93921, which is a 12-minute drive away. Mr. Ohanian will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is included as required in the informational signage that must be posted within six feet of the front door and within a visible location outside of the structure. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

k) Parking. 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. The application includes adequate parking spaces (4 guest parking spaces), which exceeds the minimum requirements as illustrated in the attached plans.

l) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 Section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 007-541-008-000).

m) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.F.10 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

n) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the

owner/applicant shall file an extension in accordance with Title 21 section 21.74.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

o) Access. Pursuant to Title 21 section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. Access to the property is via private roads within Pebble Beach that are owned and maintained by the Pebble Beach Company, the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road.

The subject property's original grant deed (Recorders Document No. 2957; Reel 727, Page 72 of Official Records; Deed Number 1551) includes conditions, covenants, and private road access permissions. This document serves as the property's private road access agreement, as defined by Chapter 16.80. Under the "Use of Roads and Bridle Paths," the deed states that the *"Grantee, subject to the provisions hereof, is hereby granted license for the use, by himself, his family, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by Grantor in Del Monte Forest, and to free access to Del Monte Forest; in consideration of which the owner of said premises shall be obligated to pay Grantor the sum of One Hundred Dollars ($100.00) on each January 1st hereafter, the payment of which sum is and shall be secured by a lien and charge on said premises. Grantor, however, reserves the right to change, abandon or close any of said roads and paths, provided that (so far as within the control of Grantor) there shall always be left open a road by means of which and/or of connecting roads access may be had to said premises from the nearest public highway"*. The plain language of this deed gives the property owner access to their property as long as they pay $100 each January 1st. Although the deed allows "*tenants and guests occupying or visiting said premises*" to use the private roads within Pebble Beach, the deed restriction also includes other conditions that govern the conveyance of the land and, in turn, the granting of access. These conditions include, but are not limited to, requirements such as: "*No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single-family residence*…". Although a private road use agreement exists, there is no known private maintenance agreement between the Pebble Beach Company and the subject property. Therefore, the project is classified as a Tier 3 category pursuant to Title 16 Chapter 16.80.

The Pebble Beach Company received notification of the proposed project on May 26, 2026, and July 28, 2026. The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that "*…the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest* [Pebble Beach Company managed portion of the Greater Monterey Peninsula]." The Applicant/Appellant is aware of the objections and restrictions outlined within the CC&R's and contends they have the right to continue the use of the property and the private roads for a Commercial Vacation Rental.

Title 16 section 16.80.060.A, states that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved"*. The Appellant argues they have legal rights to use the private roads for the proposed Commercial Vacation Rental based on the plain language of the deed restriction. The Pebble Beach Company, the governing body of the private road, argues otherwise. Given that the County is not a party to the subject private road agreement, does not enforce the applicable CC&Rs, and does not have jurisdiction to adjudicate a dispute among the parties to such agreements, Condition No. 6 has been applied to require private resolution of this dispute in accordance with the requirements of Title 16 Chapter 16.80.

Condition of Approval No. 6 ensures that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. Evidence demonstrating resolution of the dispute must be submitted within 60 days of project approval. If not timely received, the associated Vacation Rental Operations License (License; VR240022) shall be denied. Denial of VR240022 does not change the effect or terms of this Use Permit and does not prohibit the Property Owner from reapplying for the License once necessary documents are obtained to satisfy this condition or any other outstanding conditions. Should the property continue to operate as a Commercial Vacation Rental without obtaining the required License, the property owner will be subject to fines and enforcement by the County's Code Compliance Division.

p) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

3. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

4. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by HCD-Planning. The respective agency has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access to Congress Road, a private road. No alterations to this driveway or access are required for the use (see evidence "o" in Finding No. 2).

d) Potable water will continue to be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Pebble Beach Community Services District.

e) Solid waste (garbage) collection service is and will continue to be provided by GreenWaste Recovery, LLC.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

5. FINDING: **VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE: a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is aware of one violation existing on subject property. The Commercial Vacation Rental Ordinance for the inland area of the County of Monterey became effective on October 14, 2024. On November 22, 2024, the Applicant applied for a Use Permit for a Commercial Vacation Rental Operation to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer. The Applicant failed to diligently pursue compliance with

Commercial Vacation Rental permitting. Staff notified the Applicant on November 13, 2025 and January 14, 2026 that operations that are not being diligently pursued and are still in operation may be subject to code enforcement fines. On March 23, 2026, an administrative citation from HCD-Code Compliance was issued pursuant to an inspection conducted on March 23, 2026 which identified continued use of the unpermitted short-term rental. On March 31, 2026, the Applicant paid the remaining permit fees to continue the permitting process and to abate Code Enforcement Violation No. 26CE00194, subject to any remaining enforcement fines, to bring the property into compliance with the Monterey County Code. With the approval of this permit, compliance with applicable conditions of approval, and issuance of a Vacation Rental Operations License, the violation would be fully abated and would bring the subject property into compliance. Any remaining enforcement fines shall be paid. No additional complaints have been received.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

6. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence “d” through “i”.

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County’s regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Use Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 Section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Greater Monterey Peninsula Area Land Use Plan is 155. This application is the 29th approved. The project is consistent with all the criteria in Title 21 Section 21.64.290 and, therefore, would not contribute to a cumulative effect.

f) 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 Greater Monterey Peninsula Area Plan. It would be the 29th Commercial Vacation Rental in the Greater Monterey Peninsula 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.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The project does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

7. FINDING: **APPEAL -** The Appellant contends that the Zoning Administrator's June 11, 2026 decision, specifically the application of Condition No. 6, was not supported by the evidence and was contrary to law. Upon consideration of the documentary information in the files, the staff reports, the oral and written testimony, all other evidence presented before the Planning Commission, and the administrative record as a whole, the Planning Commission responds as follows to the Appellant's contentions:

EVIDENCE: a) The Appellant timely filed an appeal of the June 11, 2026 approval decision of the Zoning Administrator pursuant to Title 21 section 21.80.050.C. The appeal challenged the Zoning Administrator's approval of the Use Permit, specifically application of Condition No. 6, on the grounds that the findings are contrary to law and not supported by evidence.

The summarized text of the Appellant's contentions and the County's responses to those contentions are set forth in Evidence "b" – "f' below. The original appeal documentation is included in the August 12, 2026, staff report to the Board of Supervisors as Exhibit B and is incorporated herein by reference.

b) *Appellant's Contention Nos. 1 & 2:*

- The property's deed restrictions already grant the Applicant a license/easement to use the Del Monte Forest roads, making the County's condition unnecessary and unlawful.
- The deed clearly grants irrevocable private road use rights to the Applicant, Owner, tenants, and guests without needing additional permission.

Response: The appeal contends that the decision to apply Condition No. 6 was contrary to law because the Property Owner and its guests have legal rights to use the private roads and no further documentation is needed. Finding No. 2, Evidence "o" recognizes that the property is subject to a Private Road Use Agreement that allows for tenants and guests of the Property Owner to access the project site. However, a substantive dispute regarding the use of the private roads has been raised by the government body of said road (Pebble Beach Company). Section 16.80.050 requires that projects with substantive private roadway disputes be either denied or approved with conditions that require the dispute to be resolved. Here, the Planning Commission finds that Condition No. 6 is appropriate and required in this case to approve the project

c) *Appellant's Contention Nos. 3 & 12:*

- The County can regulate private road use only for public health and safety; it cannot take away deeded road use rights.
- The County's authority to regulate or impose conditions on the use of private roads is limited to public health and safety regulations. The County cannot legally strip away our legal right to use private roads as granted by our deeded easement.

Response: Chapter 16.80 was adopted for the purpose of 1) assuring that development is compatible with surrounding neighborhoods and incorporates provisions for adequate access for occupants, residents, and emergency services; and 2) clarifying that the County is not a party to such agreements, does not enforce their terms and conditions, nor has jurisdiction to adjudicate a dispute among the parties to such agreements. Ensuring adequate access is a public health and safety requirement. Here, such access is regulated by Chapter 16.80. Application of Condition No. 6 is not only allowable, but required by Chapter 16.80 because of the known dispute over the plain language of the private road use agreement. The Planning Commission has the authority to apply conditions of approval to ensure that permits secure compliance with County Code (Title 21 sections 21.74.050.C and 21.80.090.H).

d) *Appellant's Contention Nos. 7, 8, and 11:*

- The property's deed restriction resolves the claimed private road conflict, but Condition No. 6 improperly denies those rights and gives Pebble Beach Company authority not supported by law or the deed.

- Condition No. 6 unlawfully denies property owners their deeded rights to use the private roads.
- Condition No. 6 prevents the property owner from exercising their legal right to use the property as an approved CVR.

Response: Application of Condition No. 6 does not deny Property Owner applicable rights to use the private roads, nor does it prevent the Property Owner from applying for or obtaining necessary permits and licenses to operate a Commercial Vacation Rental. Similarly, Condition No. 6 does not prevent the Property Owner from operating a CVR and does not give the Pebble Beach Company "unilateral power" to restrict use of the property. Instead, it requires that the Property Owner demonstrate that the known private road use dispute has been resolved. Once this condition, and others, are satisfied, the required license will be issued, and the Property Owner can commence use.

A Commercial Vacation Rental is an allowed use in this zoning district, subject to the granting of a Use Permit, compliance with applicable conditions of approval, and issuance of the Vacation Rental Operations License. Pursuant to Title 21 sections 21.74.050.C and 21.80.090.H, the Appropriate Authority (here, the Planning Commission) has the authority to apply conditions it deems necessary to secure compliance with Monterey County Code. The project's conditions shall be complied with prior to issuance of the required license and prior to commencement of use.

e) *Appellant's Contention Nos. 4, 5, and 6:*
   - Short-term rental use is still a residential use and complies with the deed covenant limiting the property to the use of one single-family residence.
   - Pebble Beach Company is not an HOA, and Del Monte Forest is not a common interest development; therefore, no HOA rules or CC&Rs exist.
   - The deed restrictions are equitable servitudes and fall outside the County's jurisdiction to enforce.

   Response: The County does not enforce private deed restrictions or CC&Rs. Here, the Del Monte Properties Company's successor in interest, the Pebble Beach Company, enforces the property's deed restrictions and CC&Rs. Monterey County Code regulations for vacation rentals do not include provisions for enforcement of CC&Rs. Pebble Beach Company is the appropriate entity to make determinations regarding the use, maintenance, and related matters regarding the private road.

f) *Appellant's Contention No. 10:*
   - Enforcement of deed restrictions must occur through injunctive relief, not County-imposed conditions; Pebble Beach Company can seek court remedies if it believes a violation exists.

   Response: Per Chapter 16.80, a condition of approval is required to ensure that substantive disputes regarding the use of a private road are resolved. This Chapter identifies that resolution of the known dispute

may include withdrawal of objections or a final settlement or final judicial determination. Condition No. 6 has been applied to carry out the procedures of Chapter 16.80.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN240358.

8. FINDING: **APPEALABILITY –** The decision on this project is not appealable.

EVIDENCE: a) The Planning Commission's decision is final pursuant to Title 21 section 21.80.090.I.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Deny the appeal of Douglas Clay of the June 11, 2026, Zoning Administrator's decision to approve an after-the-fact Use Permit to allow a Commercial Vacation Rental;
2. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
3. Approve an after-the-fact Use 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 to clear Code Enforcement Case 26CE00194.

All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of August, 2026, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON _____.

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property for transient lodging.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240358

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN240358) allows the use, by any person, of residential property [single family dwelling] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 2924 Congress Road, Pebble Beach (Assessor's Parcel Number 007-541-008-000), Greater Monterey Peninsula Area Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number) was approved by the Planning Commission for Assessor's Parcel Number 007-541-008-000 on August 12, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use and issuance of a vacation rental operation license, the Applicant/Owner/Operator shall provide proof of recordation of this notice to the HCD – Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is August 12, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use, the Applicant/Owner/Operator shall obtain an issued Vacation Rental Operation License. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

6. PDSP001 – USE OF PRIVATE ROAD

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The project requires use of a private road, as defined by Monterey County Code Chapter 16.80. The property is subject to a private road agreement, as defined in Chapter 16.80. There is substantial evidence that a substantive dispute exists over the use of the private road for the project. The Applicant/Owner/Operator shall provide HCD-Planning with proof of access and adequate documentation demonstrating that the private road dispute has been satisfactorily resolved in accordance with Chapter 16.80. Adequate documentation and proof of access, as defined in Chapter 16.80, may include: written withdrawal of objections; a final settlement or final judicial determination; or written permission from the legally established private road governing structure, such as a homeowners' association or similar organization, where said governing structure is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. The dispute shall be satisfactorily resolved prior to issuance of the required Vacation Rental Operation License and prior to commencement and/or continued use of the property as a Commercial Vacation Rental. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License (Condition PD031) shall be denied and may be reapplied for when necessary documents are obtained. Denial of a Vacation Rental Operation License does not affect the terms of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of required licenses and prior to the commencement or continuation of use, the Applicant/Owner/Operator shall provide adequate documentation to HCD-Planning for review and approval satisfying the requirements of this condition. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

7. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

County of Monterey
Housing and Community Development

Planning - Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Vacation Rental Operations Plan

Vacation Rental Type

Commercial Vacation Rental

Number of Non-hosted Rentals Per Year:

45

200 characters

Fire Station Name and Address

Pebble Beach Fire Station, 3101 Forest Lake Road

Street Number and Name

Pebble Beach

City

California

State/Province/Region

93953

Postal/ZIP Code

Fire Station Phone

831-375-4204

Police Station Name and Address

Monterey County Sheriff's Office, 1414 Natividad Road

Street Number and Name

Salinas

City

california

State/Province/Region

93906

Postal/ZIP Code

Police Station Phone

831-647-7700

Hospital Emergency Room Name and Address

Community Hospital of Monterey Peninsula (CHOMP) 23625 Holman Hwy

Street Number and Name

Monterey

City

California

State/Province/Region

93940

Postal/ZIP Code

Hospital Phone

831-624-5311

24-hour Clinic Name and Address

(CHOMP) Emergency Department, 23625 Holman Hwy

Street Number and Name

Monterey,

City

California

State/Province/Region

93940

Postal/ZIP Code

24-hour Clinic Phone

831-624-5311

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):

3

200 characters

Submit the following documents:

Evacuation Maps.
Most recent bill for waste services.
Most recent bill for public sewer services.
Most recent water bill or water test.
On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan).

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your Accela Citizen Access account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.

Completion of this form does not start the application process, all necessary forms must be uploaded to your Accela account.

If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".

To receive a copy of your submission, please fill out your email address below and submit.

Email Address josh@sanctuaryvacationrentals.com

I'm not a robot reCAPTCHA Privacy - Terms

Print Form

Review Submit

Best | 6 min | 1h 8m | 1 hr 1 | 25 min

2924 Congress Rd, Pebble Beach, CA 93

Community Hospital of the Monterey Pe

Depart at | Options

3:00 PM | Mon, May 18

Send directions to your phone | Copy link

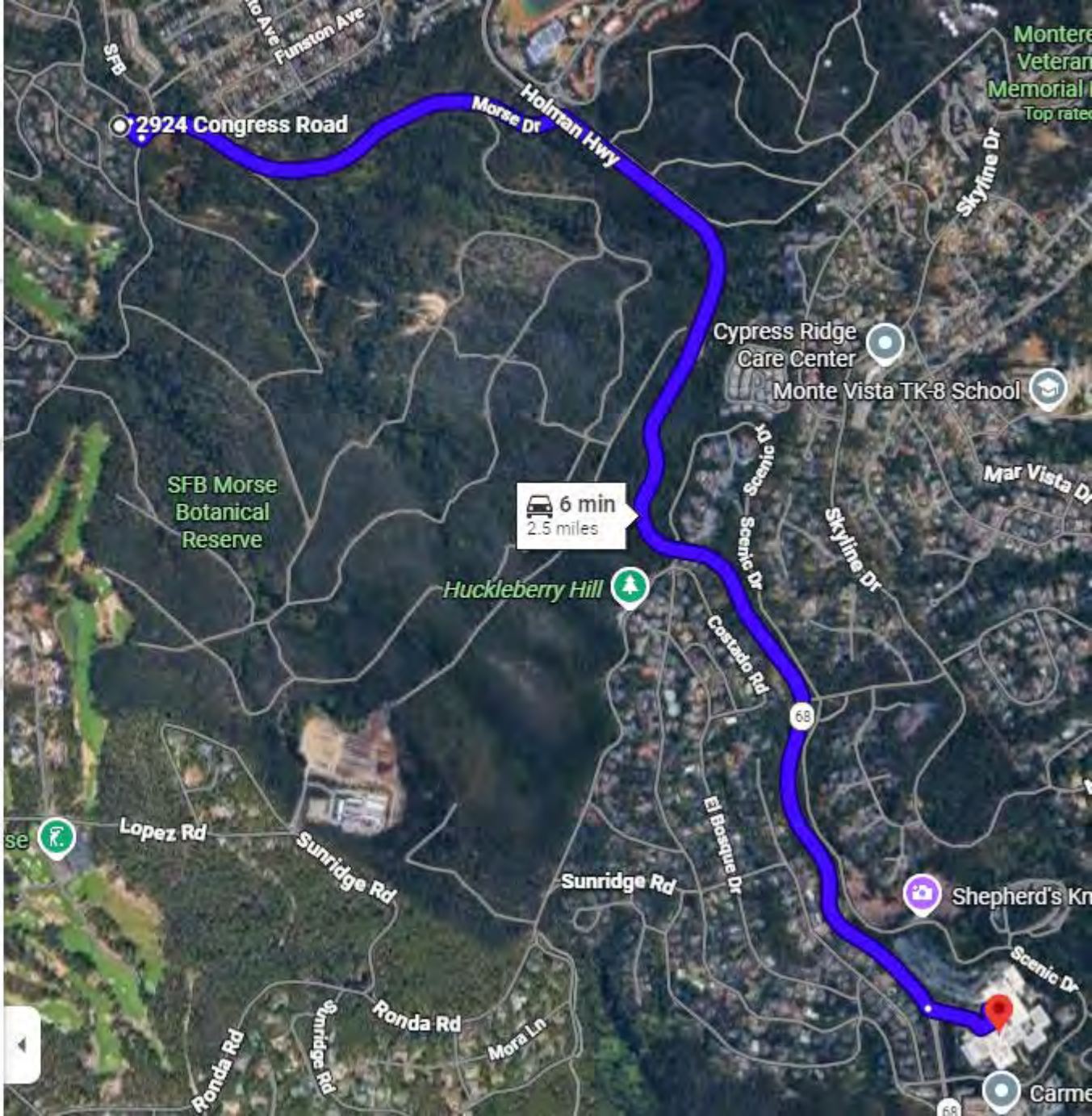
via Morse Dr and CA-68 E typically 6 min

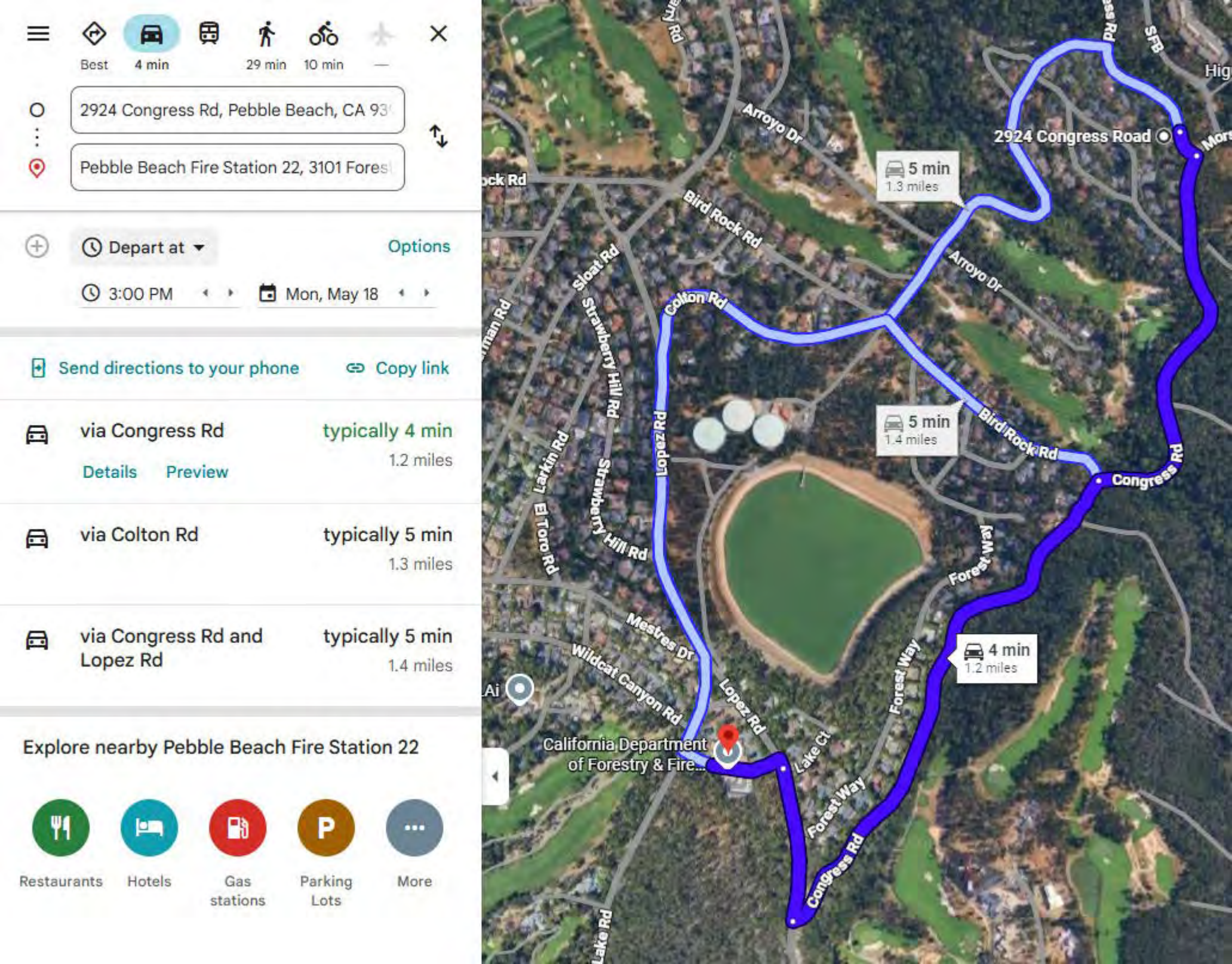
2.5 miles

Details | Preview

Explore nearby Community Hospital of the Monterey Peninsula

Restaurants | Hotels | Gas stations | Parking Lots | More




Best
4 min
29 min
10 min
2924 Congress Rd, Pebble Beach, CA 93
Pebble Beach Fire Station 22, 3101 Fores
Depart at
Options
3:00 PM
Mon, May 18
Send directions to your phone
Copy link
via Congress Rd
typically 4 min
1.2 miles
Details
Preview
via Colton Rd
typically 5 min
1.3 miles
via Congress Rd and Lopez Rd
typically 5 min
1.4 miles
Explore nearby Pebble Beach Fire Station 22
Restaurants
Hotels
Gas stations
Parking Lots
More
2924 Congress Road
5 min
1.3 miles
5 min
1.4 miles
4 min
1.2 miles
Arroyo Dr
Bird Rock Rd
Colton Rd
Sloat Rd
Strawberry Hill Rd
Larkin Rd
El Toro Rd
Lopez Rd
Mestres Dr
Wildcat Canyon Rd
California Department of Forestry & Fire...
Lake Ct
Forest Way
Congress Rd
SFB

Application Summary Sheet

Record Number: VR240022
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 11/22/2024
Parcel Number: 007-541-008-000
Project Name: CLAY DOUGLAS A & CLAY HEATHER R TRS
Assigned To: Domitila Hernandez
Initiated by Product: AV360

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This Vacation Rental is a Commercial Vacation Rental and therefore has an associated PLN240358. The property is located at 2924 Congress Road, Pebble Beach (Assessor's Parcel Number 007-541-008-000), Greater Monterey Peninsula Area Plan.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		2924		CONGRESS	RD					PEBBLE BEACH	CA	93953	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		CLAY DOUGLAS A & CLAY HEATHER R TRS	87 WOODRANCH CIR	DANVILLE CA 94506				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Operator	CLAY, DOUGLAS			claypropertiesca@gmail.com	9259972774	87 WOODRANCH CIRCLE	DANVILLE CA 94506			
Planning Staff	HERNANDEZ, DOMI	COUNTY OF MONTEREY HOUSING & COMMUNITY DEVELOPMENT		hernandezd2@countyofmonterey.gov	8317555451	1441 SCHILLING PL SOUTH 2ND FLOOR	SALINAS CA 93901			
Applicant	OHANIAN, JOSH			josh@sanctuaryvacationrentals.com	8312336340	PO BOX X	CARMEL BY THE SEA CA 93921			
Property Manager	OHANIAN, JOSH			josh@sanctuaryvacationrentals.com	8312336340	PO BOX X	CARMEL BY THE SEA CA 93921			

Custom Fields

Field Name	Field Value
# of bathrooms	2.5
# of bedrooms	3
HOA	No
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	10
Maximum Overnight Occupancy	7
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest Fire Station Address	3103 Lake Forest Rd, Pebble Beach

Nearest Fire Station Name	Pebble Beach Fire Station 22
Nearest Fire Station Phone	(831) 375-4204
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula
Nearest Hospital Emergency Room Phone	831-624-5311
Nearest Police Station Address	1414 Natividad Road, Salinas
Nearest Police Station Name	Monterey County Sheriff's Office Monterey Substation
Nearest Police Station Phone	831-647-7700
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	3
Number of Non-hosted Rentals Per Year	365
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Transient Occupancy Tax (TOT) Number	1924
VR is on a private road or a shared driveway	Yes
VR on a public sewer	Yes
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	CHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	CHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	CHECKED
For applicants that reside within the Del Monte Forest, it is the applicant’s responsibility at the outset to ensure that the use of the property as a vacation rental does not violate any deed restrictions on title that govern uses on the property. Specifically, numerous properties within the Del Monte Forest have an agreement on title that restricts a property owner from conducting “any trade or business of any description, nor shall said premises be used or occupied for any other purposes whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent of the Seller.	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will, at a minimum, contain the following: the Vacation Rental Operation License number, the Maximum daytime and nighttime occupancy, the time period for quiet hours, and the Advertised Rental Rate.	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector before commencing the Vacation Rental use and will keep the business license valid throughout the Vacation Rental use.	CHECKED

I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of septic systems, and I will post advisory signs at all kitchen sink(s) and toilet(s).	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires that solid waste and recycling be contained within appropriate receptacles with lids and stored out of sight unless in conformance with neighborhood standards.	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits at all times of day and night the making, assisting in making, allowing, creating, or causing to be made outside amplified sound.	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits housing any animal that creates a habitual nuisance.	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable fireplace containers, will not be operated while the property is rented.	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements as set forth in Monterey County Code Sub-Section 7.120.020.C.	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shall be in writing and identify the name, address, telephone number, and email address of the Operator, Property Manager, and at least one responsible Occupant who is 18 years or older.	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter using the County provided template to neighboring properties within a 300-foot radius of the property; and if applicable, to all properties with ownership or access rights to any shared private road utilized to access the Vacation Rental.	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code Section 4291, also known as defensible space regulations. Resources for Defensible Space can be found here: https://www.fire.ca.gov/dspace.	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addresses of at least one guest per stay, the number of guests, guest's license plate numbers if traveling by car, and dates of stay. These records must be maintained for the Vacation Rental Operation License terms plus two years and can be examined by the County upon request.	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License expiration if I wish to renew my Vacation Rental Operation License.	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to complaints, and can arrive on site within 30 minutes.	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacation rental. If the vacation rental violates applicable deed restrictions, the applicant may face civil liability regardless of receiving a valid permit and/or license from the County.	CHECKED

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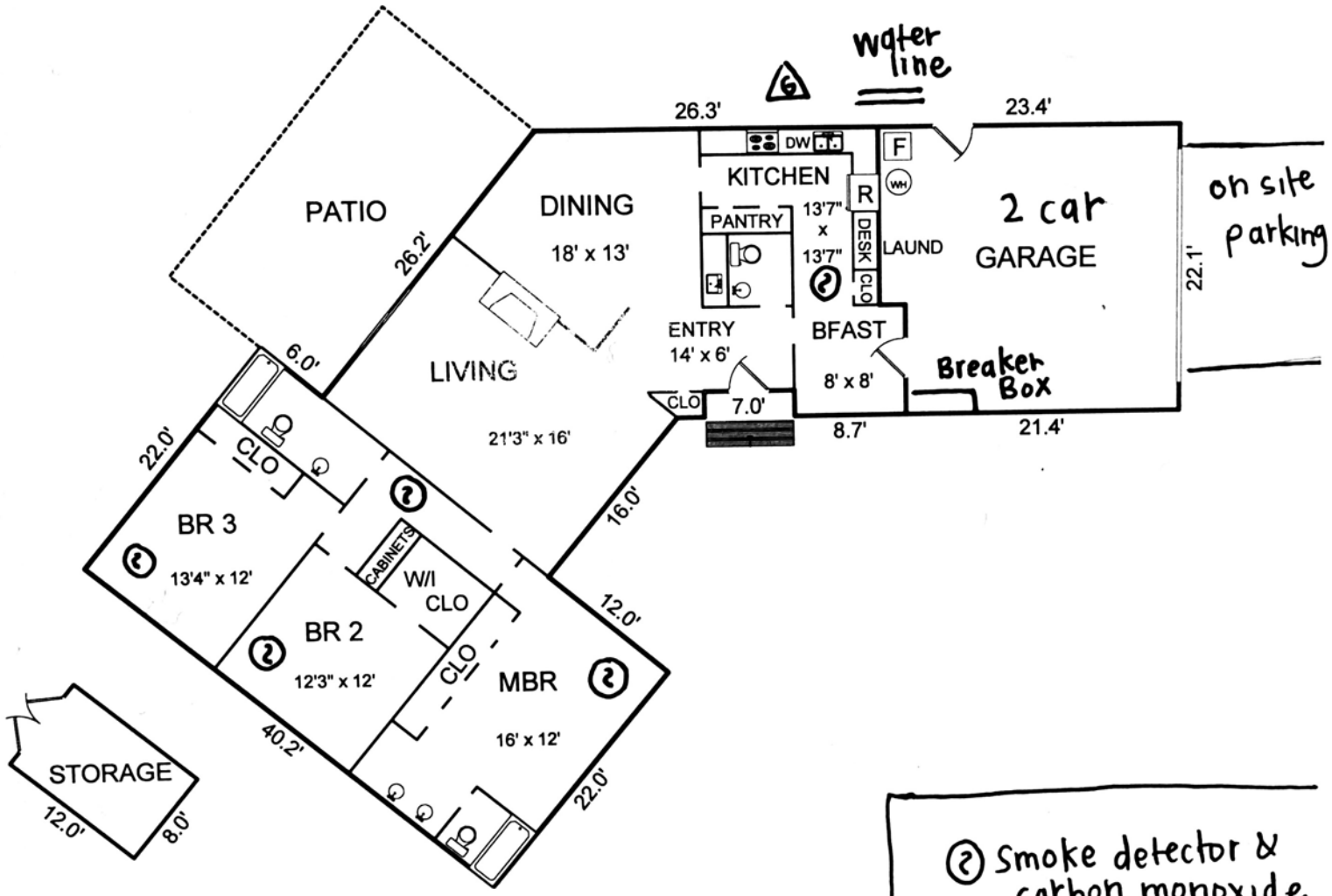
2924 CONGRESS ROAD, PEBBLE BEACH, CA 93953



(2) Smoke detector & carbon monoxide

(6) Gas Line

water line & shut off water

Breaker Box

AREA CALCULATIONS
(approximate)

First Floor:	1,821sf
Net Livable Area:	1,821sf
Garage:	500
Patio:	385
Storage:	96

https://www.google.com/maps/dir/State+Hwy+1,+California/2924+Congress+Rd,+Pebble+Beach,+CA+93953

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Vacation Rental Home Inspection Checklist

Property Information

- [ ] Have your Vacation Rental Operation Application number ready.
- [x] Vacation Rental Address and Unit/Suite/Apt # 2924 CONGRESS ROAD, PEBBLE BEACH
- [x] Total number of bedrooms 3
- [x] Total number of onsite parking spaces (e.g. garage, driveway) 4

Interior Inspection

- [x] Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.
- [x] Every sleeping room has a functional smoke alarm.
- [x] Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.
- [x] All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.
- [x] Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.
- [x] Other heating equipment is in safe operating condition and placed in an approved location..
- [x] There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.
- [x] The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

- [x] There is no evidence of infestation, garbage, and debris at the site.
- [x] The property has active garbage pick-up service.
- [x] If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.
- [x] Property is in an overall safe and sanitary condition.
- [x] Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

- [x] Passed
- [ ] Failed

Remarks/Observations:
AFTER INITIAL INSPECTION, A GFCI RECEPTICAL WAS INSTALLED IN THE PRIMARY BATHROOM.

Home Inspector Certification AMERICAN SOCIETY OF HOME INSPECTORS, CERTIFIED HOME INSPECTOR #245161

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Michael K. Rachel
Home Inspector or General Contractor Name & Acknowledgement

MICHAEL K. RACHEL PENINSULA HOME INSPECTIONS LLC, CARMEL, CA 831-241-0445
License/Certification # (for Contracts certified by the California Contractors State License Board, the certification must be a License Classification Type B, B-2, or C-47).

Date 10-28-2024

Click 'Print' at the top of this page and save as a PDF.

HOUSING AND COMMUNITY DEVELOPMENT

Announcements | Development Services | Planning Services | Permit Center | GIS / Maps | About Us

Vacation Rental Home Inspection Checklist

Michael K. Rachel
Building Consultant/Certified Inspector
Cell: 831.241.0948

Peninsula Home Inspections LLC

P.O. Box 5605
Carmel, CA 93921
inspectormike1021@gmail.com

CERTIFIED INSPECTOR

Property Information

have your Vacation Rental Operation Application number ready.

✓ Vacation Rental Address and Unit/Suite/Apt # 2924 CONGRESS RD, PEBBLE BEACH

✓ Total number of bedrooms 3

✓ Total number of onsite parking spaces (e.g. garage, driveway) 4

Interior Inspection

✓ Beds are located in all Bedrooms with proper clearance (7.6 feet high) and egress (one operable window or door in addition to entry). Egress window/door requirements: Min size 5.6 Sq. Ft., min width 20", min height 24", max sill off floor 44

✓ Every sleeping room has a functional smoke alarm.

✓ Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.

✓ All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.

✓ Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.

✓ Other heating equipment is in safe operating condition and properly vented to approved location.

✓ There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.

✓ The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

✓ There is no evidence of infestation, garbage, and debris on the site.

✓ The property has active garbage pick-up service.

✓ If a garage is present, it is only used as a garage and parking on a suitable flooring exists. Driveway, if present, is open and accessible to vehicles.

✓ Property is in an overall safe and sanitary condition.

Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

✓ Passed

Michael K Rachel 10-28-2024

Peninsula Home Inspections LLC
P. O. Box 5605
Carmel, CA 93921
Cell 831-241-0948
inspectormike1021@gmail.com

INVOICE

Date: October 28, 2024

Invoice Number: 10252024-01

Client: Sanctuary Vacation Rentals

Property Location: 2924 Congress Road, Pebble Beach

Service Provided: Housing and Community Development
Vacation Rental Home Inspection

Fee: $ 150.00

Please remit to: Peninsula Home Inspections LLC
P.O. Box 5605
Carmel, CA 93921

Thank you for this opportunity to be of service and your prompt payment.

Michael Rachel, Peninsula Home Inspections LLC

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