Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:
STUART WELLS C TR
(PLN250326)

RESOLUTION NO. ----
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN250326, STUART WELLS C TR, 1441 Riata Road, Pebble Beach, CA, (APN: 008-331-030-000)]

The STUART WELLS C TR application (PLN250326) came on for a public hearing before the County of Monterey Zoning Administrator on August 13, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. 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 1982 Monterey County General Plan (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP);
- Monterey County Code Chapter 7.120;
- Private Roads (Monterey County Code Chapter 16.80); and
- Monterey County Zoning Ordinance (Title 20).

Conflicts were found to exist. An objection letter was received for the use of the private road (see Finding 1, evidence "n"). No further communications were 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 is located at 1441 Riata Road, Pebble Beach,

within the Del Monte Forest Land Use Plan, Coastal Zone. The site is developed with an existing 3,482 square foot single-family dwelling and an attached garage. The surrounding area is developed with single-family dwellings and nearby the Pebble Beach Golf Academy. The applicant submitted an application seeking to use their existing 3,482 single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. 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.

c) Allowed Use. The property is located at 1441 Riata Road, Pebble Beach, within the Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-331-030-000). The subject parcel is zoned Low Density Residential, 1.5 acres per unit with a Design Control, or "LDR/1.5-D(CZ)". Title 20 Section 20.14.050.EE allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. 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. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.78 acres in size), APN: 008-331-030-000, is identified in its current configuration and under separate ownership in both the 1964 and 1972 Assessor's Parcel Map as shown on Page 33 of Book 8. Therefore, the County recognizes this lot as a legal lot of record.

e) 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.

f) 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.

g) 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.

h) 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.

i) Adequate Emergency Response Time. The subject 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 is within the Pebble Beach community area; therefore, it is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 3 minutes away and provides 24-hour emergency medical and fire response services. The Community Hospital of the Monterey Peninsula is 10 minutes away. 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 Carmel Realty Company, which is located at 7 Dolores Street, Carmel, approximately a 10 minute drive away. Carmel Realty Company 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 required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door. 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.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces of 5 guest parking spaces, which exceeds the minimum requirements as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 008-331-030-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 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.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.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 20 Section 20.70.110, 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 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access.

The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is 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. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2542.

The deed contains two restrictions: one related to the "Maintenance of Road" and the second related to "Covenants and Conditions", respectively, the second restriction and first deed covenant. The first covenant under "Maintenance of Road" states that the "*Grantee, his family and servants and his tenants and his guests occupying or visiting said premises shall be entitled to the use of all roads and bridle paths now or hereafter owned by Grantor and to free access to Del Monte Forest. Grantor reserves the right to change, abandon or close any of said roads or bridle paths but agree to leave open a road from said premises to the nearest public highway. As long as Grantor shall keep such a road in repair the owner of said premises shall be obligated to pay Grantor the sum of $25.00 on each January 1st hereafter, which sum shall be a lien and charge on said premises."* The plain language of this deed restriction gives the property owner access to their property as long as they pay $25 each January 1st. The first deed restriction under "Covenants and Conditions" restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that "*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 with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and, if approved in writing by Grantor, a stable for saddle horses.* Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

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]." (Exhibit E)

The applicant is aware of the objections and restrictions outlined within the CC&R and believes he has right to continue the use of the property for the proposed application of a Commercial Vacation Rental.

The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state 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"*. Therefore, staff recommends that Condition of Approval (Condition) Number 6 to ensure 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. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250326.

2. 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 PLN250326.

3. 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 agencies have 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 Riata Road, a private road. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).

d) Potable water will continue 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 Pebble Beach Community Services District.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250326.

4. FINDING: **NO 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 not aware of any current violation existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250326.

5. 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 Coastal Development 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 Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20

Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Del Monte Forest Land Use Plan is 57. This application is the 4th approved. The project is consistent with all the criteria in Title 20 section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a Final Environmental Impact Report (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 Del Monte Forest Land Use Plan. It would be the fourth Commercial Vacation Rental in the Del Monte Forest 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.

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

h) The project would not result to damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 3.3 miles east of the property. The property is not visible from Highway 1 due to distance, intervening structures and vegetation. The project also 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 PLN250326.

6. FINDING: **PUBLIC ACCESS** - The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as

described in Section 20.147.130 of the Del Monte Forest Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Del Monte Forest, Figure 8 and Figure 3) Major Public Access & Recreational Facilities).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250326.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2;
2. 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.

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 13 day of August 2026.

_____

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

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

County of Monterey HCD Planning

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

PLN250326

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250326) allows the use, by any person, of a 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 1441 Riata Road, Pebble Beach (Assessor's Parcel Number 008-331-030-000), Del Monte Forest Land Use 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 ongoing 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 Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 008-331-030-000 on August 13, 2026. The permit was granted subject to 6 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 20 Section 20.64.290.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 13, 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 Coastal Development 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 20 Sections 20.70.110 and 20.64.290.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 Coastal Development 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 Coastal Development 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 and/or private road maintenance 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 30 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.

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

Number of Non-hosted Rentals Per Year:

6-10

Fire Station Name

Pebble Beach Fire Station 22

Street Address

3101 Forest Lake Rd

City

Pebble Beach

State/Province/Region

CA

Postal/ZIP Code

93953

Fire Station Phone

(831) 375-4204

Local Police Station Name

N/A - Unincorporated area; served by Monterey County Sheriff's Office

Street Address

1200 Aguajito Road Room #002

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Phone:

(831) 647-7702

Local Sheriff

1200 Aguajito Road Room #002, Monterey, CA, 93940; Phone: (831) 647-7702

Hospital Emergency Room

Community Hospital of the Monterey Peninsula

Street Address

23625 Holman Hwy

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

Hospital Phone

(831) 624-5311

24-hour Clinic Name

Community Hospital of the Monterey Peninsula - Emergency Room

Street Address

23625 Holman Hwy

City

Monterey

State/Province/Region

CA

Postal/ZIP Code

93940

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):
0

Property Manager Information

First and Last Name:
Katie McAlister
Phone Number
(831) 622-1000
Email:

Street Address
Dolores St, South of Seventh
City/State/Province/Region
Carmel-By-The-Sea, CA
Postal/ZIP Code
93921

Maximum Overnight and Daytime Occupancy
Overnight: 11 / Daytime: 16
The maximum number of overnight occupants is two per bedroom plus one total, not counting infants (0 – 12 months). For example, a Vacation Rental with three bedrooms could have a maximum overnight occupancy of 7, and a maximum daytime occupancy of 10.5 or 11 (7 * 1.5), not counting infants (0 – 12 months). Shall the number end in a half digit, please round down to the nearest whole digit.

Number of Structures on the Property
1

Number of On-Site Parking Spots
5+

Number of existing Bedrooms / Bathrooms in residence
5 Bedrooms / 4.5 Bathrooms

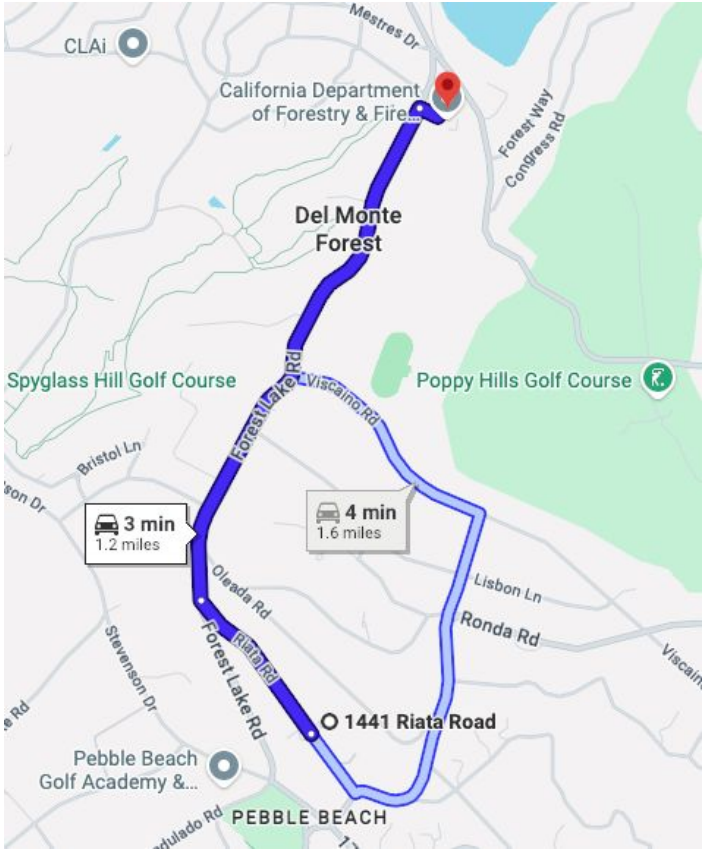
Number of Bedrooms / Bathrooms to be rented
5 Bedrooms / 4.5 Bathrooms

Water Purveyor
California American Water

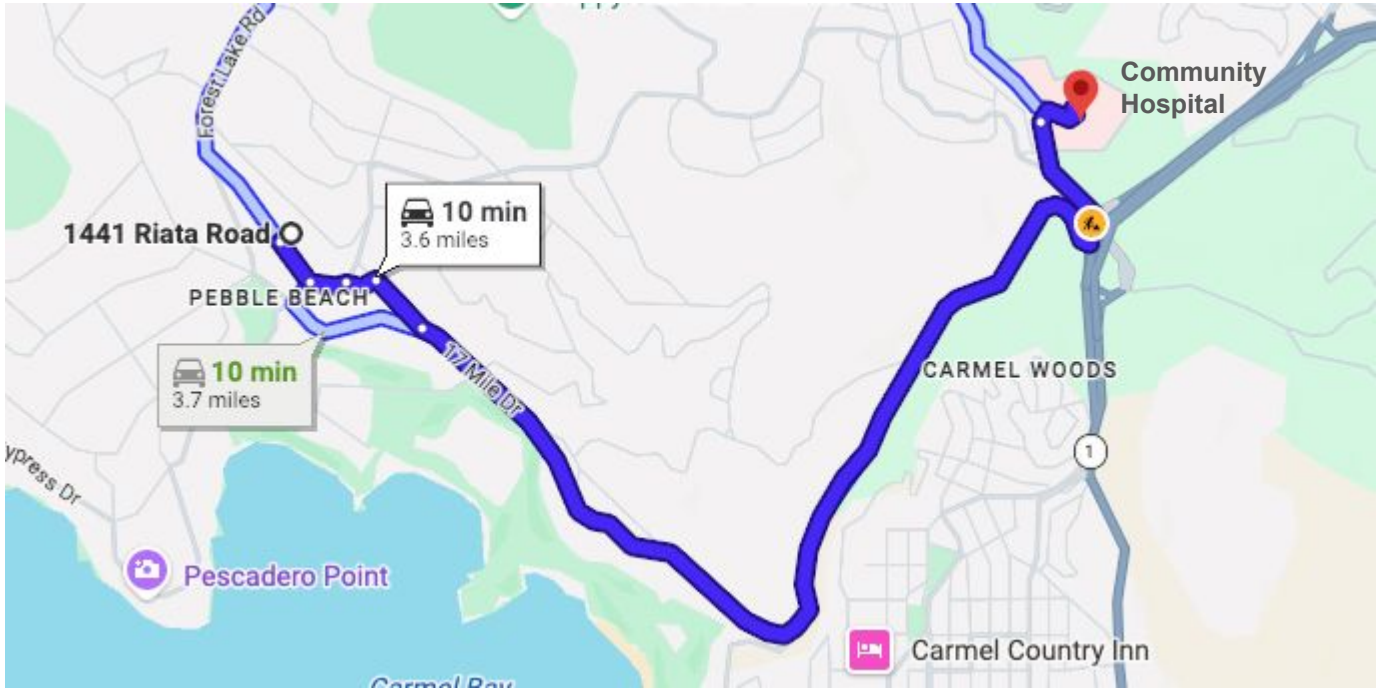
Sewer Purveyor
Pebble Beach Community Services District

Required Materials to Be Submitted with the Vacation Rental Operation Plan
Evacuation Map(s)
Emergency Response Maps
On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan)

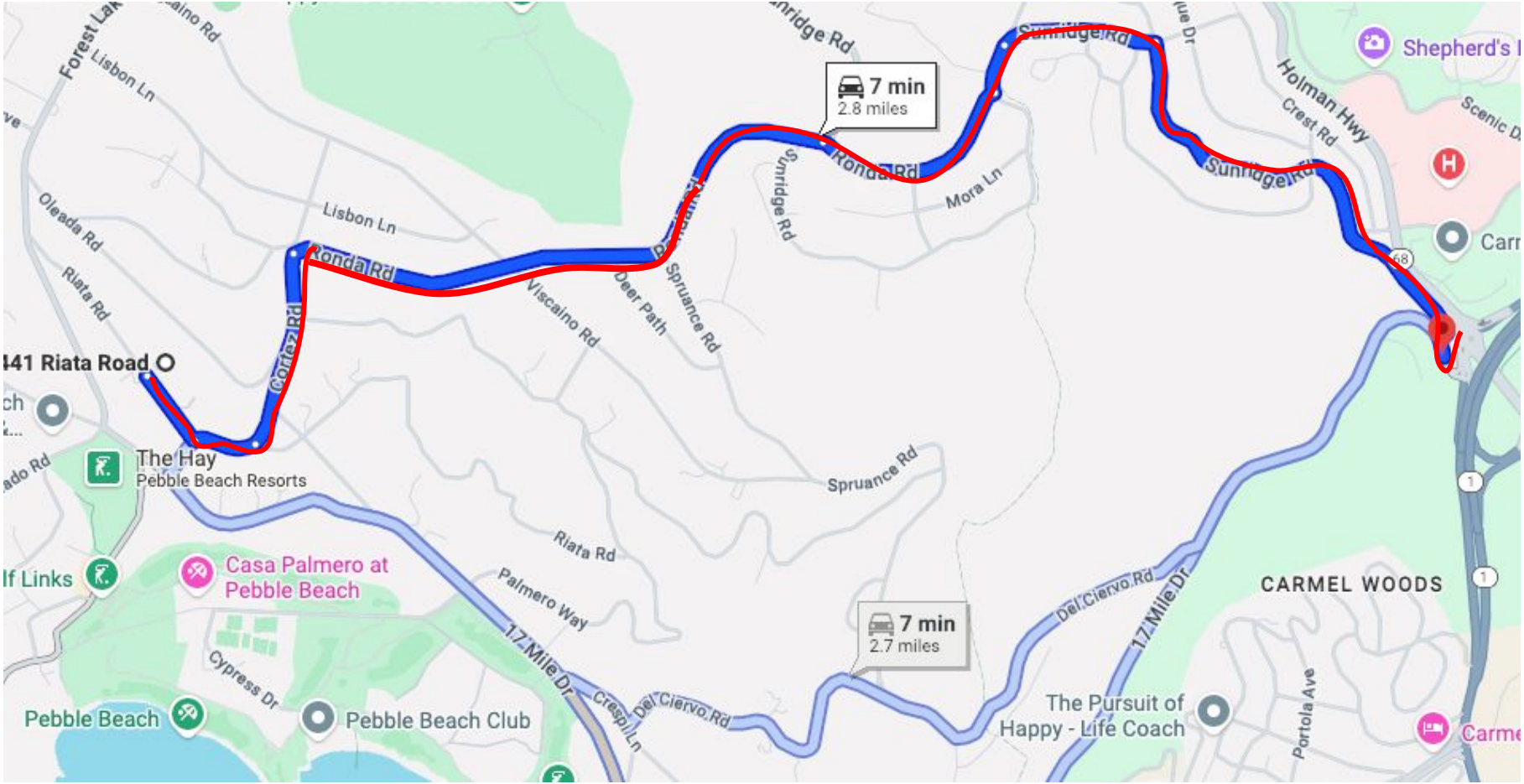
1441 Riata Road Distance to Firestation



1441 Riata Road Distance to ER and 24 Hour Clinic



1441 Riata Road Evacuation Plan



SITE PLAN NOTES

1. THIS SITE PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING A VACATION RENTAL OPERATION LICENSE WITH MONTEREY COUNTY AND IS NOT INTENDED FOR CONSTRUCTION.
2. PROPERTY LINES, BEARINGS AND DISTANCES ARE FROM RECORD OF SURVEY BY NEILL ENGINEERS CORP., DATED MAY 2000.
3. IMPROVEMENTS SHOWN ARE BASED ON AERIAL IMAGERY AND FIELD OBSERVATIONS. DIMENSIONS ARE APPROXIMATE.
4. ALL PARKING IS ON-SITE.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- RESIDENCE
- PAVED SURFACE
- PATIO / WALK
- TREE / VEGETATION
- PRIMARY GUEST ENTRANCE
- TRASH / RECYCLING STORAGE AREA

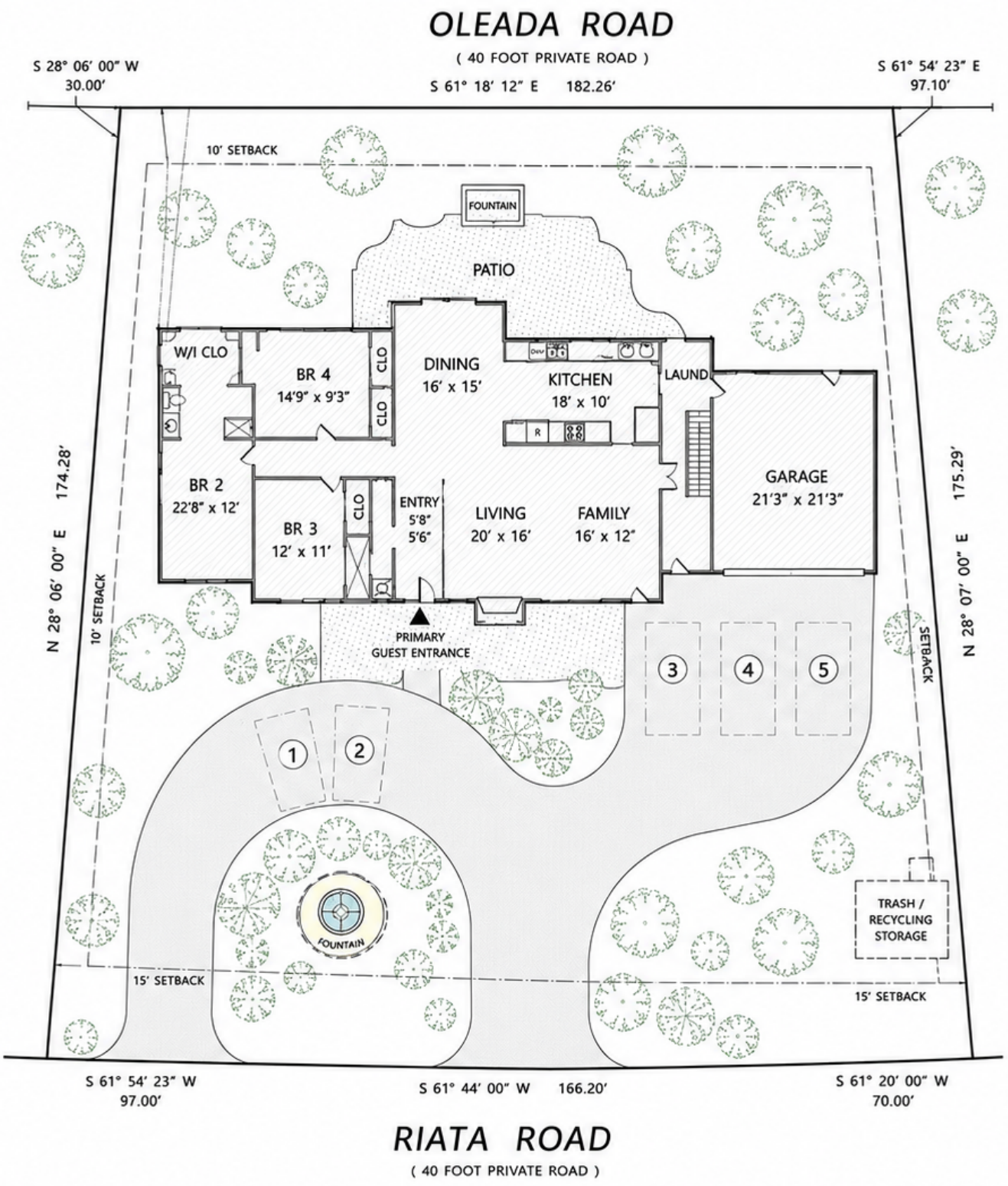
PARKING SUMMARY

(5) VEHICLE DRIVEWAY PARKING SPACES
PLUS (2) VEHICLE GARAGE SPACES
TOTAL PARKING SPACES: 7

1. DRIVEWAY SPACE
2. DRIVEWAY SPACE
3. GUEST PARKING SPACE
4. GUEST PARKING SPACE
5. GUEST PARKING SPACE

(2) GARAGE SPACES

ALL VEHICLES PARK COMPLETELY ON-SITE AND OFF THE PUBLIC RIGHT-OF-WAY.



N

SCALE: 1″ = 20′-0″

0′ 10′ 20′ 40′ 60′

SITE PLAN

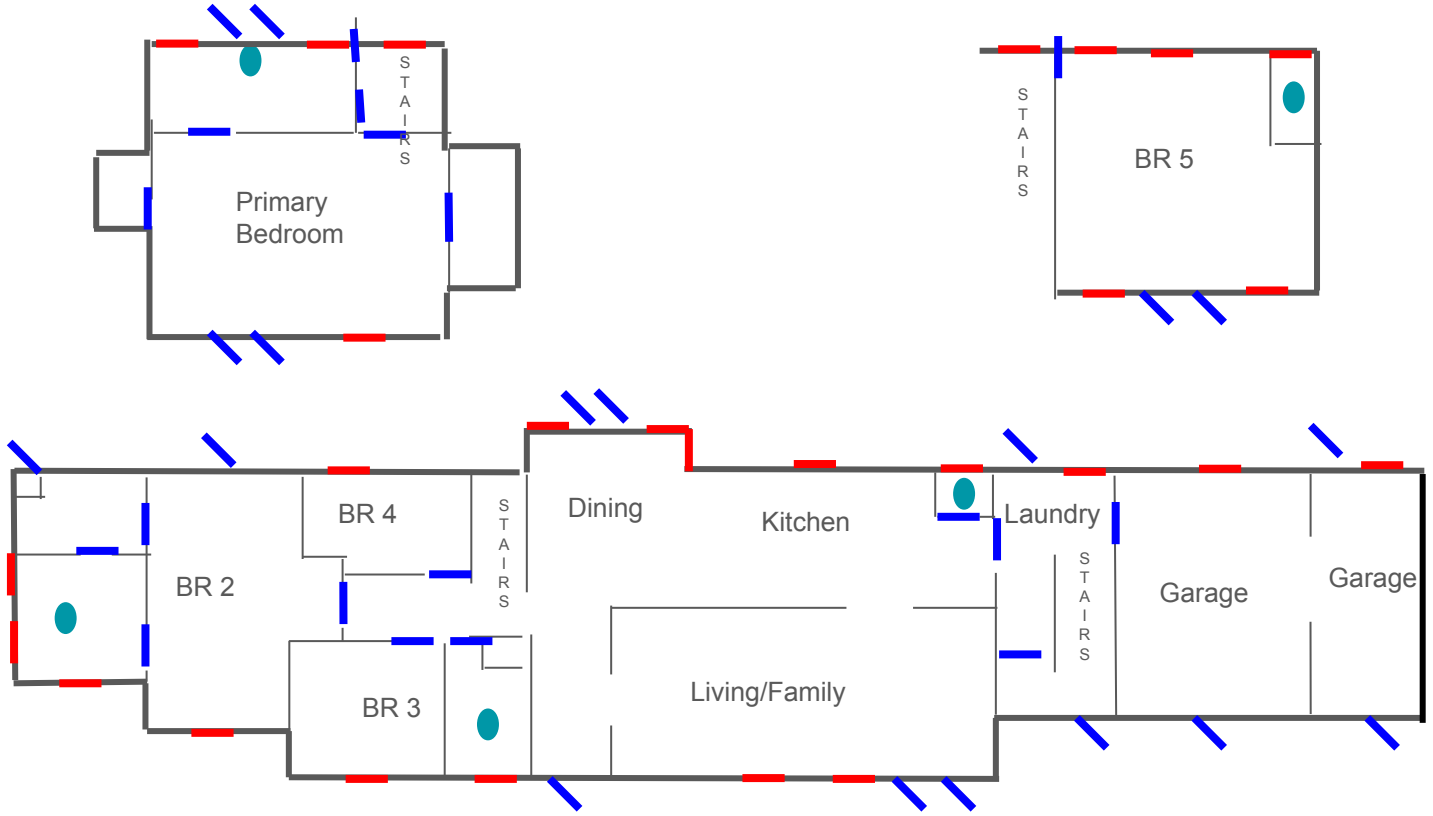
FOR
VACATION RENTAL
OPERATION LICENSE

1441 RIATA ROAD
PEBBLE BEACH, CA 93953

APN:
008-331-030-000

LOT AREA:
0.78 ACRES ± (34,063 SQ. FT.)

1441 Riata Road Floor Plan



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