

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:

FREEMAN SHONE & JOSIE DOMINICA TRS (PLN240357)

RESOLUTION NO. 26-

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 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 clear Code Enforcement Case 23CE00459.

[PLN240357, FREEMAN SHONE & JOSIE DOMINICA TRS, 1047 Laurel Lane, Pebble Beach, (APN: 007-161-032-000) Greater Monterey Peninsula Area Plan]

The FREEMAN SHONE & JOSIE DOMINICA TRS application (PLN240357) came on for a public hearing before the County of Monterey Zoning Administrator on July 9, 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 2010 Monterey County General Plan (General Plan);
 - Greater Monterey Peninsula Area Plan (GMPAP);
 - Monterey County Code Chapter 7.120; and
 - 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 is located at 1047 Laurel Lane in Pebble Beach, subject to the Greater Monterey Peninsula Area Plan. The site is developed with an existing one-story 1,962 square foot single-family

dwelling consisting of three bedrooms, two bathrooms, and a 513 square foot attached garage. The Applicant/Owners submitted an application seeking to use their existing single family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The Applicant/Owner is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time.

- c) Allowed Use. The property is located at 1047 Laurel Lane in Pebble Beach, Greater Monterey Peninsula Area Plan (Assessor's Parcel Number: 007-161-032-000). Medium Density Residential with a Building Site 6 overlay, a Design Control overlay, and Parking And Use Of Major Recreational Equipment Storage In Seaward Zone overlay 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 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 (10,400 square feet in size), APN: 007-161-032-000, is identified as Lot 36, Block 4 on a Cities & Towns Map of Monterey Peninsula Country Club Subdivision No.1 in Book 3, Page 26, recorded on May 4, 1925. 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 21 Section 21.64.290.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 considered within a community area categorized under urban standards, considered a full array of public services as defined by the General Plan, and therefore is subject to an emergency response time between 5-8 minutes. The subject property is within a 4-8 minute drive from Pebble Beach Fire Station 22, which provides fire response services, and the Community Hospital of Monterey Peninsula is typically an 8-minute drive 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, Josh Ohanian of Sanctuary Vacation Rentals, resides at NW Corner of Mission & 8th, Carmel-by-the-Sea, CA 93921, approximately 5.1 miles (13 minutes) from the subject property. Josh 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 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 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.
- k) 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: 007-161-032-000).
- l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 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.
- m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 21 Sub-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 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

- n) Access. The property is accessed through Laurel Lane, a private road in Pebble Beach. Therefore, the subject property is subject to the regulations in Title 16 Chapter 16.80.

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 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. 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 1466 (Reel 336, Page 516 of Official Records).

The deed contains language related to the "Use of Roads and Bridle Paths" and related to "Covenants and Conditions" (CCs). 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. The other language is identified under the CCs as the first deed restriction 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..."*. Therefore, the project is classified as a Tier 3 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes a private road agreement and maintenance.

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 is aware of the objections and restrictions outlined within the CC&R’s and believes they have the 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 No. 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 PLN240357.

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 PLN240357.

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 through Laurel Lane, 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 Waste Management.
 - f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240357.

4. **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. Violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is aware of any violations existing on subject property.
 - b) On August 11, 2023, an administrative citation from HCD-Code Compliance case 23CE00459 was issued, which identified continued use of the unpermitted short-term rental. 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 to abate the violation subject to any remaining enforcement fines and bring the property into compliance with the Monterey County Code on November 22, 2024. At this time, the applicant continued to operate a commercial vacation rental without the benefit of an approved discretionary permit.
 - c) With the approval of this permit, the violations would be fully abated and would bring the property into compliance subject to any remaining enforcement fines. No additional complaints have been received.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240357.

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 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 Plan is 155. This application is the 30th 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 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 Greater Monterey Peninsula Area Plan. It would be the 30th 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 would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately a 3.5 mile drive from the property. The property is not visible from Highway 1 due to distance and intervening vegetation and structures. 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 PLN240357.

6. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Planning Commission. Pursuant to Title 21 Section 21.80.040.B, an appeal of the Zoning Administrator’s decision for this project may be made to the Planning Commission by any public agency or person aggrieved by their decision.

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 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 clear Code Enforcement Case 23CE00459.

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 9th day of July 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

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.

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County of Monterey HCD Planning

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

PLN240357

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN240357) allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] 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 1047 Laurel Lane, Pebble Beach (Assessor's Parcel Number 007-161-032-000), 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 ongoing basis unless otherwise stated.

2. PD002 - 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 [Type of Permit] (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 007-161-032-000 on July 9, 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 Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning 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 issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant 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 July 9, 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 of use, HCD will issue the applicant a Vacation Rental Operation License.

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 (MCC) Chapter 16.80, which is owned by the Pebble Beach Company. There is a deed restriction on the subject property that meets the definition of a private road agreement under MCC 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: 1) the private road dispute has been satisfactorily resolved. Adequate documentation 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.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Applicant/Owner/Operator shall provide adequate documentation to HCD-Planning for review and approval satisfying the requirements of this condition.

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Application Summary Sheet

Record Number: VR250014
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 2/20/2025
Parcel Number: 007-161-032-000
Project Name: FREEMAN SHONE & JOSIE DOMINICA TRS
Assigned To: Stacy Giles
Initiated by Product: ACA

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 PLN240357. The property is located 1047 Laurel Lane, Pebble Beach (Assessor's Parcel Number 007-161-032-000), 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		1047		LAUREL	LN					PEBBLE BEACH	CA	93953	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		FREEMAN SHONE & JOSIE DOMINICA TRS	7199 BROOKTREE CT	SAN JOSE CA 95120-3235				Y

Licensed Professional

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

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Operator	EDWARDS, TIFFANY	COLETTA CONSULTING		tiffany@colettaconsulting.com		PO BOX X	CARMEL BY THE SEA CA 93921			
Property Manager	EDWARDS, TIFFANY	COLETTA CONSULTING		tiffany@colettaconsulting.com		PO BOX X	CARMEL BY THE SEA CA 93921			
Applicant	FREEMAN, SHONE			shone@srfreemaninc.com	4083149427	7199 BROOKTREE CT	SAN JOSE CA 95120			
Planning Staff	GILES, STACY	COUNTY OF MONTEREY HOUSING & COMMUNITY DEVELOPMENT		giless@countyofmonterey.gov	(831) 755-5898	1441 SCHILLING PL SOUTH 2ND FLOOR	SALINAS CA 93901			
Operator	OHANIAN, JOSH	SANCTUARY VACATION RENTALS		josh@sanctuaryvacationrentals.com	8312336340	PO BOX X	CARMEL-BY-TH E-SEA CA 93921			
Property Manager	OHANIAN, JOSH	SANCTUARY VACATION RENTALS		josh@sanctuaryvacationrentals.com	8312336340	PO BOX X	CARMEL-BY-TH E-SEA CA 93921			
Previous Planning Staff	PRICE, TAYLOR	COUNTY OF MONTEREY HOUSING & COMMUNITY DEVELOPMENT		pricet1@countyofmonterey.gov	(831) 784-5730	1441 SCHILLING PL SOUTH 2ND FLOOR	SALINAS CA 93901			

Custom Fields

Field Name	Field Value
# of bathrooms	2
# of bedrooms	3

Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	11
Maximum Overnight Occupancy	7
Nearest 24-hour clinic (if different than Hospital Emergency Room)	Community Hospital Emergency Department
Nearest 24-hour clinic Address	23625 Holman HWY, Monterey
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	3101 Forest Lake Road, Pebble Beach
Nearest Fire Station Name	Pebble Beach Fire Station
Nearest Fire Station Phone	831-375-4204
Nearest Hospital Emergency Room Address	23625 Holman HWY, Monterey
Nearest Hospital Emergency Room Name	Community Hospital Monterey Peninsula
Nearest Hospital Emergency Room Phone	831-624-5311
Nearest Police Station Address	1414 Natividad Road, Salinas
Nearest Police Station Name	Monterey County Sheriffs Office
Nearest Police Station Phone	831-647-7700
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Transient Occupancy Tax (TOT) Number	2095
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.	UNCHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	UNCHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	UNCHECKED
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.

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.

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.

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

CHECKED

CHECKED

CHECKED

Custom Tables

Documents				
Category	Name	Entity Type	Source	Group
Evacuation Maps	1047 Laurel Lane Evacuation Map.pdf	CAP	ADS	VACATION RENTAL
Evacuation Maps	1047 Laurel Lane, Evacuation Route.pdf	CAP	ADS	VACATION RENTAL
Most recent sewer bill	007161032000-monterey-TaxBill-2025-2025_02_11_11_54_33_49.pdf	CAP	ADS	VACATION RENTAL
Most recent water bill	Water bill, Jan-Feb 2025.pdf	CAP	ADS	VACATION RENTAL
Operation Plan	1047 Laurel Lane VR Operations Plan.pdf	CAP	ADS	VACATION RENTAL
Operation Plan	1047 Laurel Lane, PB RMA Shone & Josie Freeman.pdf	CAP	ADS	VACATION RENTAL
Operation Plan	BRW90324BBA9CDF_011234.pdf	CAP	ADS	VACATION RENTAL
Operation Plan	Use of Roads.pdf	CAP	ADS	VACATION RENTAL
Proof of solid waste collection (garbage collection bill)	Garbage Bill, Jan-March 2025.pdf	CAP	ADS	VACATION RENTAL
Site Plan/Floor Plan	1047 Laurel Lane Plan and Easement.pdf	CAP	ADS	VACATION RENTAL
Vacation Rental Home Inspection Form	SVR - 1047 Laurel Lane Approved Home Inspection Checklist[84].pdf	CAP	ADS	VACATION RENTAL
Vacation Rental Home Inspection Form	SVR Home Insp Invoice for 1047 Laurel Lane[38].pdf	CAP	ADS	VACATION RENTAL

Fees

Fee Item	Assessed Amount	Assessed Date	Invoiced Amount	Invoice Number	Balance	Account Code	Allocation	Allo. Type
Document Storage/Scanning	18.62	02/20/2025	18.62	209770	0.00	001-3100-8543-4230-DOC		NONE
General Plan Implementation	96.50	02/20/2025	96.50	209770	0.00	001-3100-8543-4260-GPU		NONE
Technology Fee	72.28	02/20/2025	72.28	209770	0.00	001-3100-8543-4230-TEC		NONE
Vacation Rental Operator's License	965.00	02/20/2025	965.00	209770	0.00	001-3100-8543-4260		NONE
Totals:	1,152.40		1,152.40		0.00			

Payments

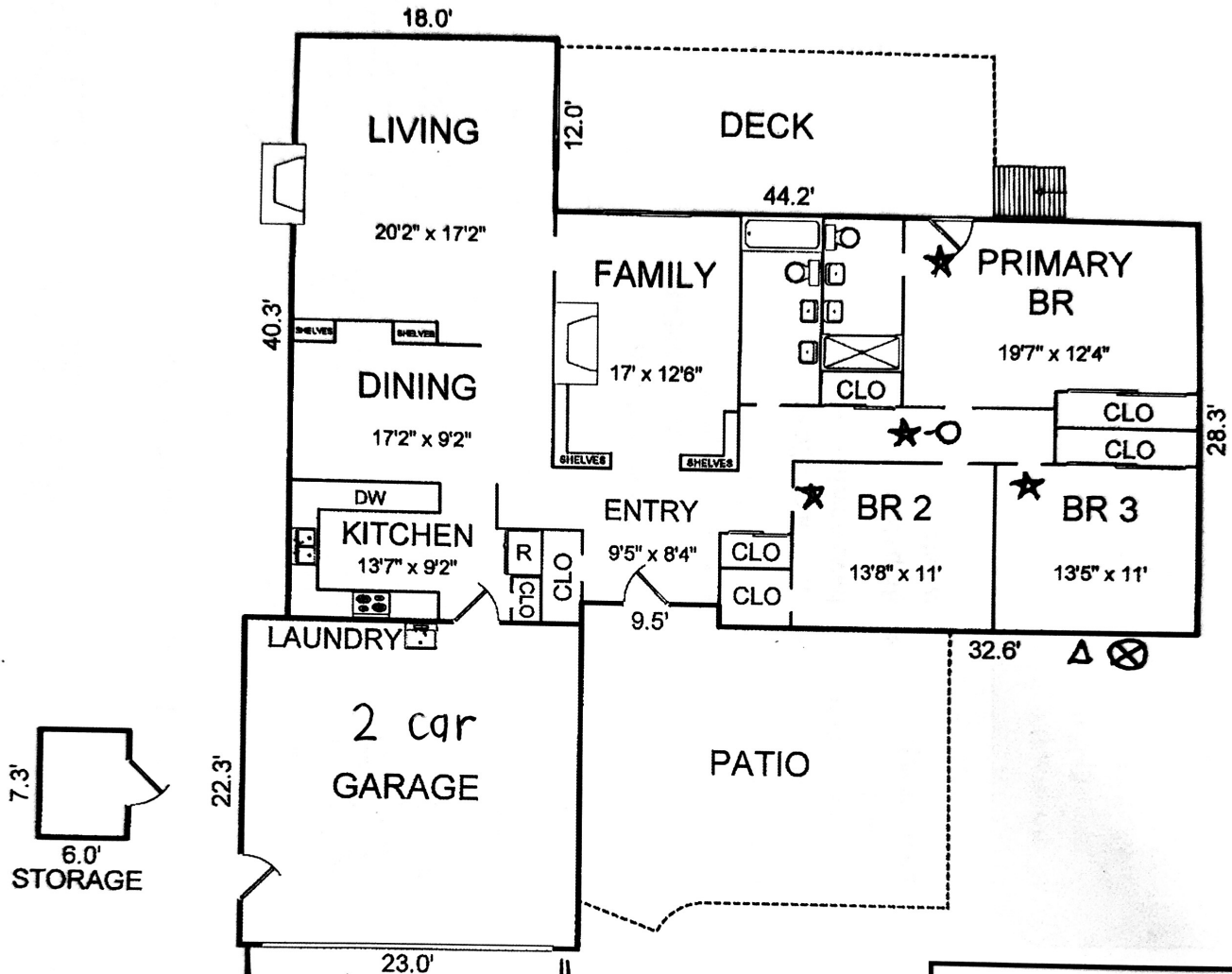
Payment Date	Payment Amount	Payment Status	Fee Item	Fee Amount	Tran Amount	Tran Date	Invoice Number	Account Code	Allocation	Allo. Type
02/20/2025	1,152.40	Paid	VROL1	965.00	965.00	02/20/2025	209770	001-3100-8543-4260		NONE
02/20/2025	1,152.40	Paid	TECH	72.28	72.28	02/20/2025	209770	001-3100-8543-4230-TEC		NONE
02/20/2025	1,152.40	Paid	DOC	18.62	18.62	02/20/2025	209770	001-3100-8543-4230-DOC		NONE

02/20/2025	1,152.40	Paid	GPU	96.50	96.50	02/20/2025	209770	001-3100-8543-4260-GPU	NONE	
Totals:				1,152.40	1,152.40					
Workflow										
<u>Workflow Task</u>			<u>Status Date</u>	<u>Task Status</u>	<u>Action By</u>	<u>Assigned To</u>				
Application Review and Routing			2/20/2025	Accepted	Jacquelyn Nickerson					
Planning Review				Comment	Stacy Giles	Stacy Giles				
Health Review				Plan Review Start		Connor Cappi				
Fire Review										
Code Enforcement Review										
Completeness Review										
Treasurer/Tax Collector Review			Kristina Parson							
Compliance										
Inspections										
<u>Inspection Type</u>			<u>Scheduled Date</u>	<u>Completed Date</u>	<u>Status</u>	<u>Inspector</u>				
Inspection Guidesheets										
<u>Inspection Date</u>		<u>Inspection Type</u>	<u>Guidesheet Type</u>							
<u>Order</u>	<u>Text</u>				<u>Comment</u>				<u>Status</u>	<u>Visible</u>
Comments										
<u>Comment Date</u>		<u>Comment Type</u>	<u>Comment Text</u>							
Conditions										
<u>Description</u>	<u>Type</u>	<u>Condition Comment</u>				<u>Effective Date</u>	<u>Issued By</u>	<u>Status</u>	<u>Status Date</u>	
Approved Land Use Permit	Planning	Approved Land Use Permit				2/20/2025	System Admin	Not Met	2/20/2025	

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1047 LAUREL LANE, PEBBLE BEACH, CA 93953

3877 Sea Esta



2 car
onsite parking

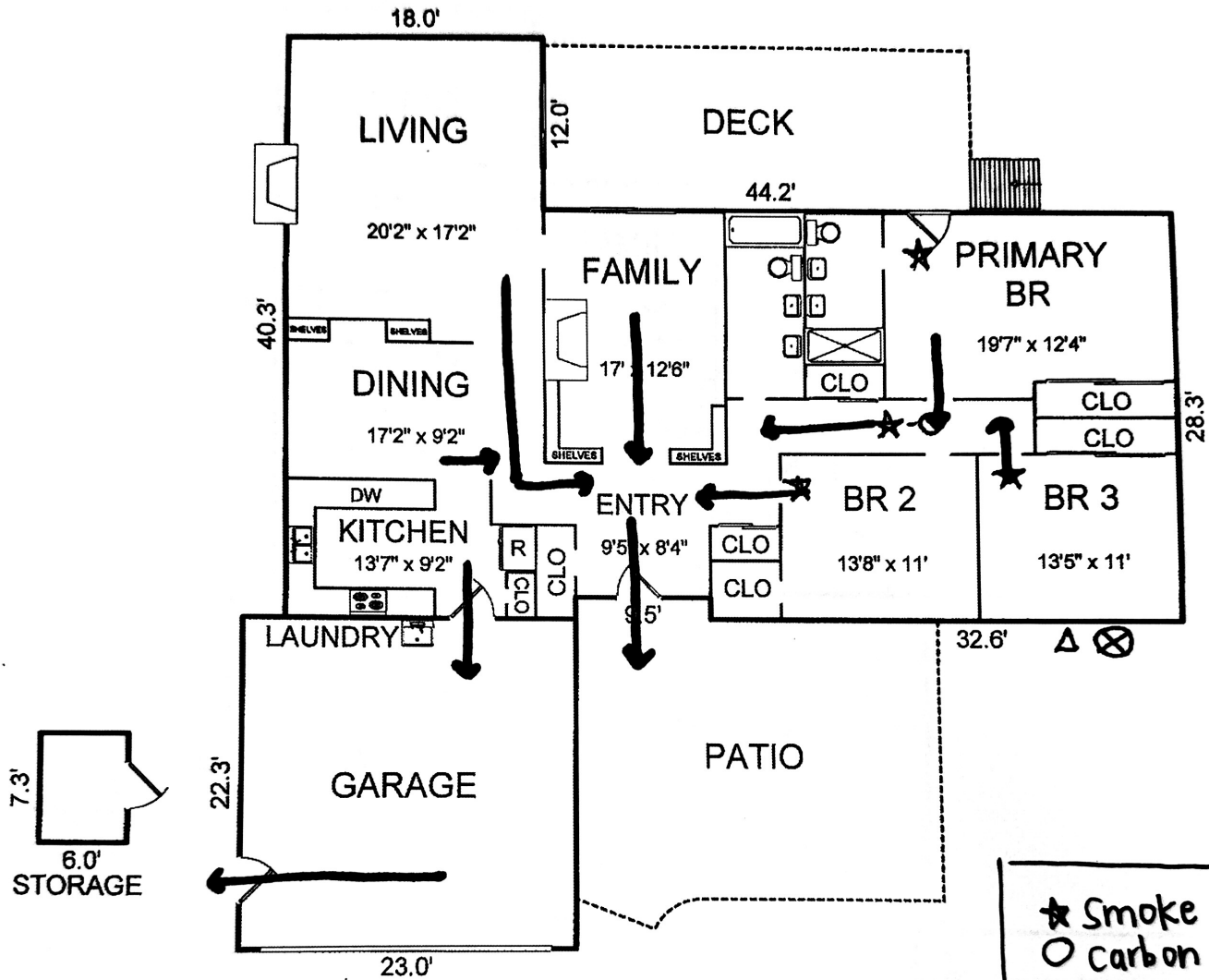
AREA CALCULATIONS
(approximate)

First Floor:	1,962sf
Net Livable Area:	1,962sf

Garage:	513
Deck:	347
Patio:	504
Storage:	44

vehicular Easement

1047 LAUREL LANE, PEBBLE BEACH, CA 93953



- ★ Smoke Alarm
- Carbon Monoxide
- △ Water Shut off
- ⊗ Breaker Box

AREA CALCULATIONS (approximate)

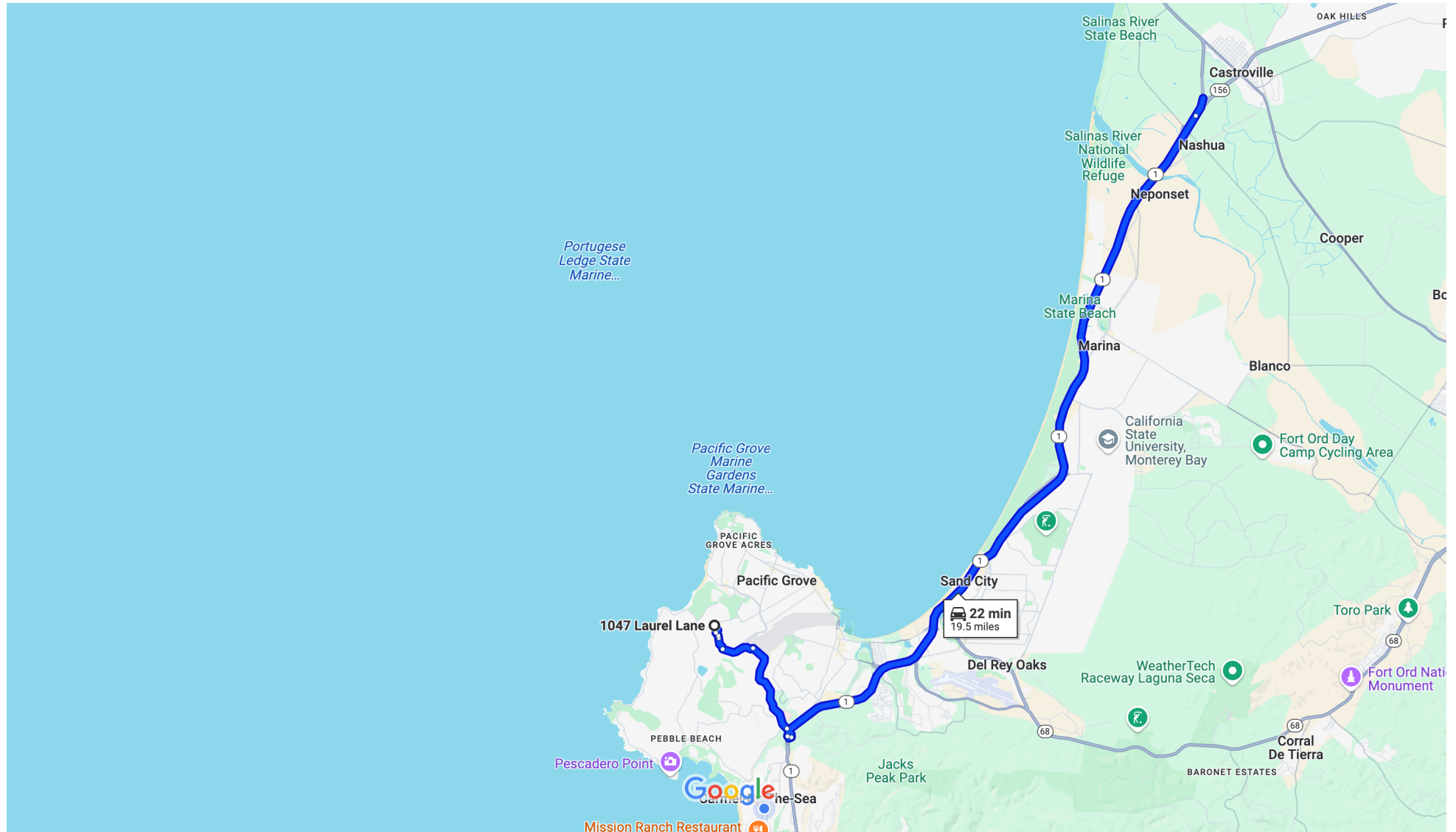
First Floor:	1,962sf
Net Livable Area:	1,962sf
Garage:	513
Deck:	347
Patio:	504
Storage:	44

Evacuation Map



1047 Laurel Lane, Pebble Beach, CA to State Hwy 1, California

Drive 19.5 miles, 22 min



Map data ©2025 Google 2 mi

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