

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:

MANE SHAILESH PANDURANG TR ET AL (PLN260078)

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.

[PLN260078, MANE SHAILESH PANDURANG TR ET AL, 1273 Lisbon Lane, Del Monte Forest Land Use Plan, (APN: 008-231-017-000)]

The MANE SHAILESH PANDURANG TR ET AL application (PLN260078) came on for a public hearing before the County of Monterey Zoning Administrator on June 25, 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; and
 - Monterey County Zoning Ordinance (Title 20).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 1273 Lisbon Lane in Pebble Beach subject to the Del Monte Forest Land Use Plan, in the Coastal Zone. The site is developed with an existing 2,744 square foot single-family dwelling and an attached garage. The single family dwelling is near Steveson School (0.4 miles), Spyglass Hill Golf Course (0.8 miles),

Poppy Hills Golf Course (1.6 miles), Pebble Beach Golf Links (1.1 miles), S.F.B. Morse Gate to 17 Mile Drive (2.7 miles), and Highway 1 Gate to 17 Mile Drive (2.6 miles). The applicant submitted an application seeking to use their single family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time.

- c) Allowed Use. The property is located at 1273 Lisbon Lane in Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-231-017-000). The subject parcel is zoned Low Density Residential with a maximum Density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)". Title 20 Section 20.14.050.FF 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 (1.05 acres in size), APN: 008-231-017-000, is identified as Corner 37 on 'Record of Survey of a Portion of Rancho El Pescadero' filed February 5, 1952, in Map Book 4, Page 95. 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 a Community Area and therefore, is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 2-4 minutes away and provides fire response services, advanced life support, and a paramedic staff to provide 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 Ryan Bradford of Vacasa Inc who will reside at 440 Ramona Avenue #7, Monterey, CA, 93940, which is a 12-20 minute drive away. Ryan Bradford will be available 24/7 to respond to guests 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 (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 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 008-231-017-000).
- 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.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 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 accessed through Lisbon Lane, private road maintained by the Pebble Beach Company. 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 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 3241.

The deed contains two restrictions: one related to the "Use of Roads and Bridle Paths" and the second related to "Covenant and Conditions" (CC). The first deed restriction under CC restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that *"any trade or business of any description nor shall said premises be used or occupied for any other purpose whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent in writing of the Grantor."* The "Use of Roads and Bridle Paths" states that the Grantor, Pebble Beach Company, *"Grantee, subject to the provisions hereof, is hereby granted a license for the use, by himself, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by the 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 (\$100.00) Dollars on each January 1st hereafter, the payment of which sum is and shall be secured by the 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 restriction gives the property owner access to their property as long as they pay \$100 each January 1st. Therefore, the project is classified as a Tier 3 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement.

On October 9, 2024, the Pebble Beach Company submitted a letter to the

County stating that they have a blanket objection to the use of residential properties 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.”

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 Condition of Approval (Condition 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 PLN260078.

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 PLN260078.

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 and 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 through Lisbon 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 GreenWaste.
 - f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260078.

- 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 violations 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 PLN260078.

- 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 3rd 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 third 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 in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 4 miles west of the property. However, 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 PLN260078.

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 Monterey County 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, 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 PLN260078.

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 the 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 25th day of June 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

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 DATE.

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.

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County of Monterey HCD Planning

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

PLN260078

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260078) 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 1273 Lisbon Lane, Pebble Beach (Assessor's Parcel Number 008-231-017-000), 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 - 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 _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-231-017-000 on June 25, 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 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 June 25, 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 20.74.110 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 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: VR260017
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 1/22/2026
Parcel Number: 008-231-017-000
Project Name: MANE SHAILESH PANDURANG TR ET AL
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 PLN260017. The property is located at 1273 Lisbon Lane, Pebble Beach (Assessor's Parcel Number 008-231-017-000), Del Monte Forest Land Use Plan, Coastal Zone.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		1273		LISBON	LN					PEBBLE BEACH	CA	93953	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		MANE SHAILESH PANDURANG TR ET AL	10786 BROOKWELL DR	CUPERTINO CA 95014				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
Property Manager	BRADFORD, RYAN	VACASA		ryan.bradford@vacasa.com		PO BOX 98788	LAS VEGAS NV 89193			
Applicant	MANE, SHAILESH			shailesh_mane@hotmail.com		10786 BROOKWELL DR	CUPERTINO CA 95014			
Operator	MANE, SHAILESH			shailesh_mane@hotmail.com		10786 BROOKWELL DR	CUPERTINO CA 95014			

Custom Fields

Field Name	Field Value
# of bathrooms	3
# of bedrooms	4
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	13
Maximum Overnight Occupancy	9
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	3101 Forest Lake Rd, Pebble Beach, CA 93953
Nearest Fire Station Name	Pebble Beach Fire Station 22
Nearest Fire Station Phone	8313754204
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	3101 Forest Lake Rd, Pebble Beach, CA 93953
Nearest Police Station Name	Pebble Beach Community Services Districy
Nearest Police Station Phone	8313731274
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	3
Number of Non-hosted Rentals Per Year	50
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Transient Occupancy Tax (TOT) Number	CAMT15-1273
VR is on a private road or a shared driveway	No
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.	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

To sign this application, please type your name

Shailesh Mane

Custom Tables

Documents

<u>Category</u>	<u>Name</u>	<u>Entity Type</u>	<u>Source</u>	<u>Group</u>
Invoice	CustomAA_Invoice_060821_20260317_110725.pdf	CAP	ADS	FINANCE
Invoice	CustomAA_Invoice_060821_20260317_110731.pdf	CAP	ADS	FINANCE
License Documents	VROL_APP_VR260017	CAP	ADS	VACATION RENTAL

Fees

<u>Fee Item</u>	<u>Assessed Amount</u>	<u>Assessed Date</u>	<u>Invoiced Amount</u>	<u>Invoice Number</u>	<u>Balance</u>	<u>Account Code</u>	<u>Allocation</u>	<u>Allo. Type</u>
Document Storage/Scanning	18.62	01/22/2026	18.62	221922	0.00	001-3100-8543-4230-DOC		NONE
General Plan Implementation	96.50	01/22/2026	96.50	221922	0.00	001-3100-8543-4260-GPU		NONE
Technology Fee	72.28	01/22/2026	72.28	221922	0.00	001-3100-8543-4230-TEC		NONE
Vacation Rental Operator's License	965.00	01/22/2026	965.00	221922	0.00	001-3100-8543-4260		NONE
Totals:	1,152.40		1,152.40		0.00			

Payments

<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Status</u>	<u>Fee Item</u>	<u>Fee Amount</u>	<u>Tran Amount</u>	<u>Tran Date</u>	<u>Invoice Number</u>	<u>Account Code</u>	<u>Allocation</u>	<u>Allo. Type</u>
01/22/2026	1,152.40	Paid	VROL1	965.00	965.00	01/22/2026	221922	001-3100-8543-4260		NONE
01/22/2026	1,152.40	Paid	TECH	72.28	72.28	01/22/2026	221922	001-3100-8543-4230-TEC		NONE
01/22/2026	1,152.40	Paid	DOC	18.62	18.62	01/22/2026	221922	001-3100-8543-4230-DOC		NONE
01/22/2026	1,152.40	Paid	GPU	96.50	96.50	01/22/2026	221922	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	3/17/2026	Accepted	Stacy Giles	Stacy Giles
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				Jaqueline Morales
Compliance				

Inspections

<u>Inspection Type</u>	<u>Scheduled Date</u>	<u>Completed Date</u>	<u>Status</u>	<u>Inspector</u>
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Inspection Guidesheets

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Guidesheet Type</u>	<u>Comment</u>	<u>Status</u>	<u>Visible</u>
<u>Order</u>	<u>Text</u>				

Comments

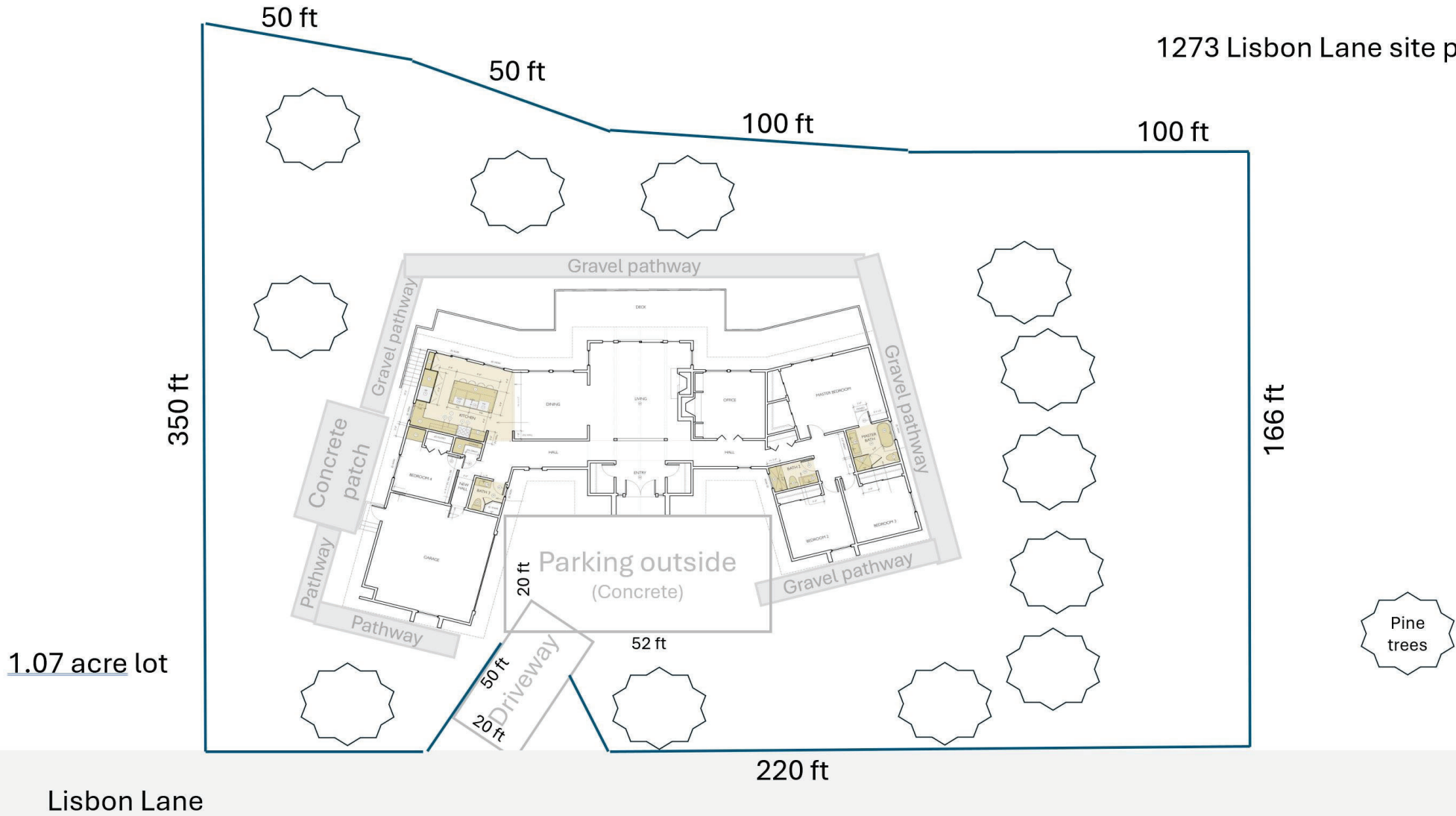
<u>Comment Date</u>	<u>Comment Type</u>	<u>Comment Text</u>
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Conditions

<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	1/22/2026	System Admin	Not Met	1/22/2026

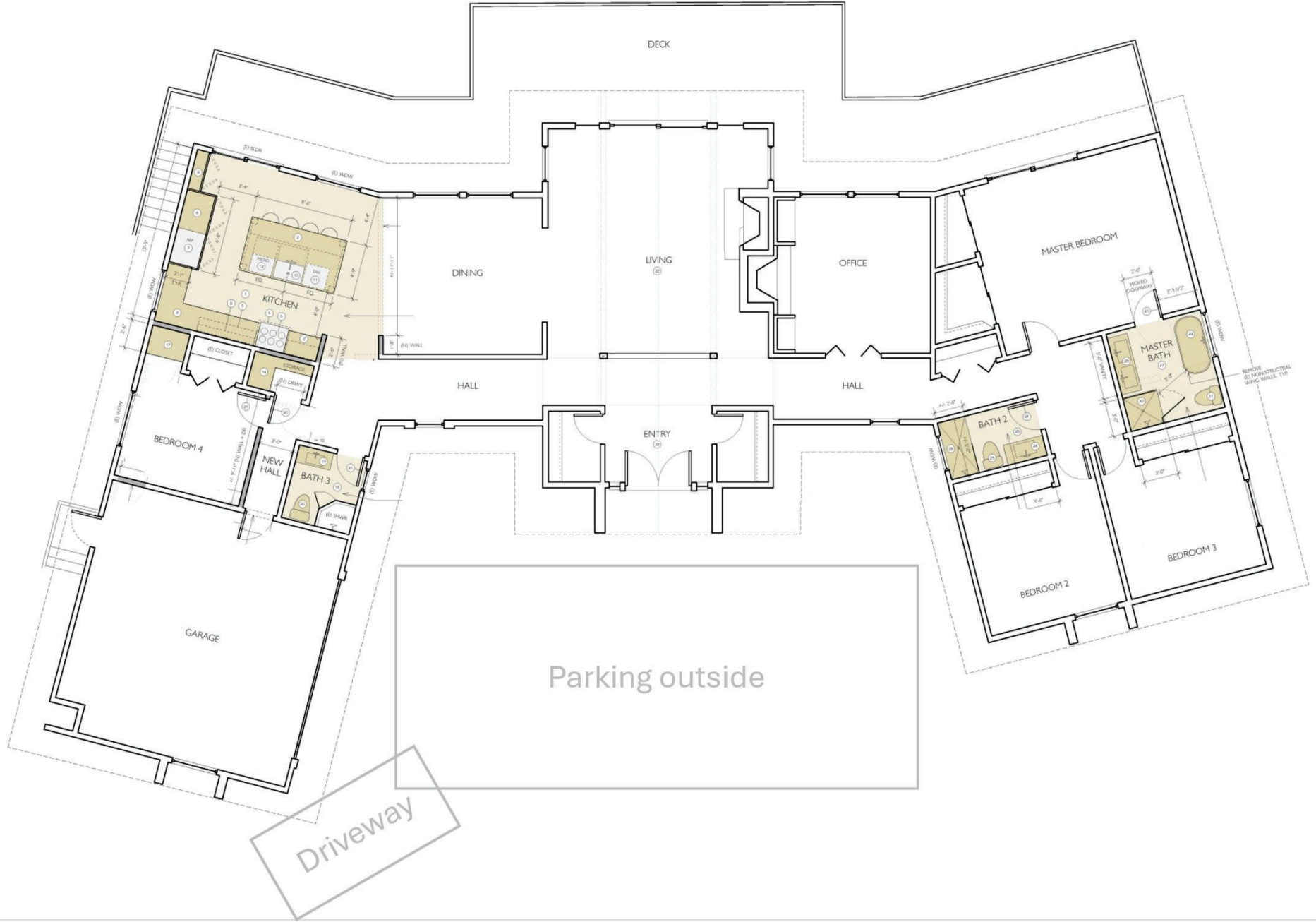
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1273 Lisbon Lane site plan



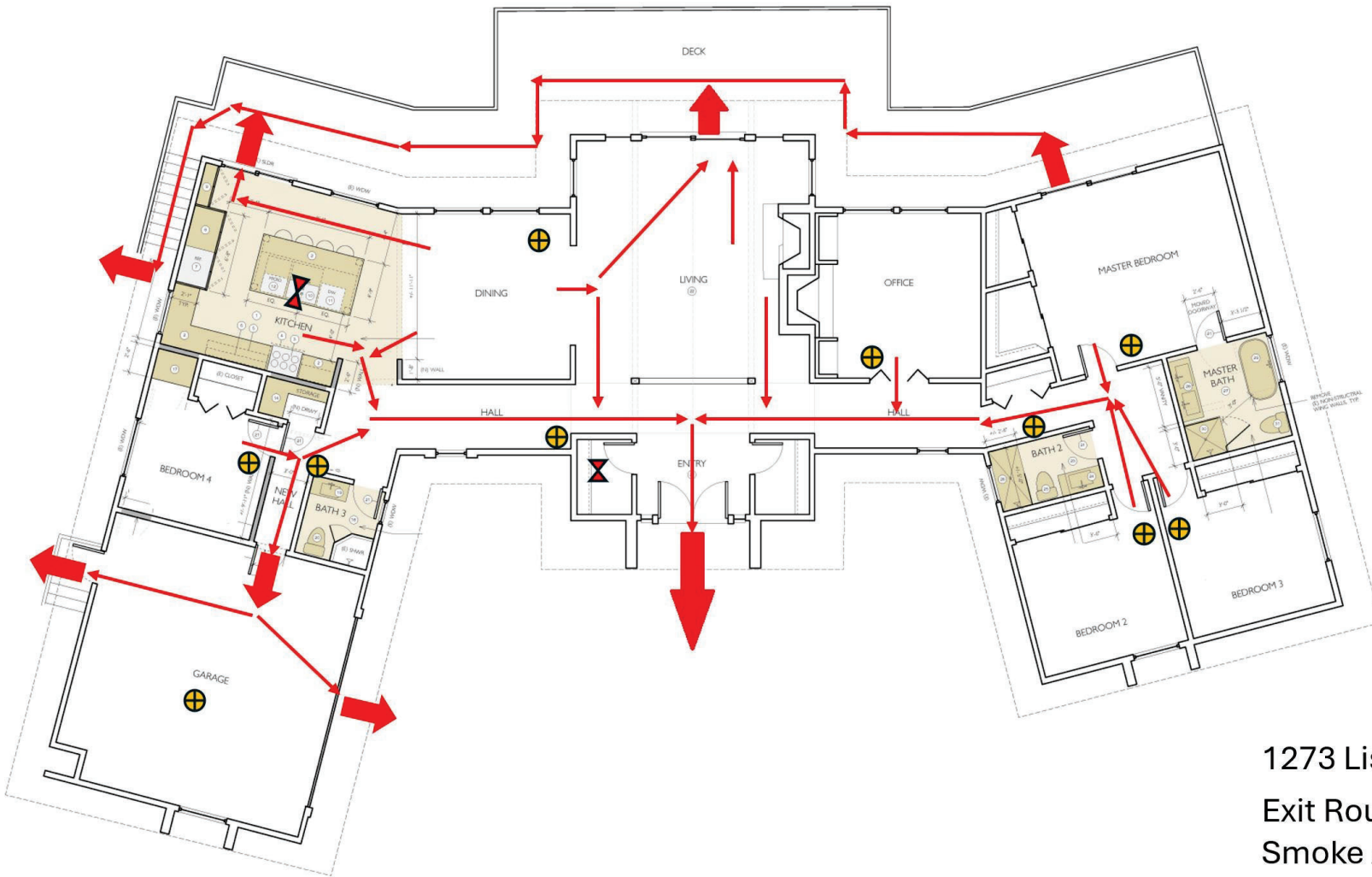
1.07 acre lot

Lisbon Lane



Parking outside

Driveway



1273 Lisbon Lane, Pebble Beach

Exit Route → 

Smoke Alarms 

Fire Extinguisher 

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