

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:

SPARANO WILLIAM ANTHONY TR ET AL (PLN250318)

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 no exceptions under section 15300.2 apply; and
- 2) Approving an after-the-fac Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050.

[PLN250318 SPARANO WILLIAM ANTHONY TR ET AL, 26136 Atherton Dr, Carmel (Assessor's Parcel Number 009-302-018-000), Carmel Area Land Use Plan, Coastal Zone]

The SPARANO WILLIAM ANTHONY TR ET AL application (PLN250318) came on for a public hearing before the County of Monterey Zoning Administrator on April 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 1982 County of Monterey General Plan (General Plan);
 - Carmel Area Land Use Plan (CAR LUP);
 - Carmel Area Coastal Implementation Plan (CAR CIP);
 - Monterey County Code Chapter 7.120; and
 - Monterey County Coastal Zoning Ordinance (Title 20).No conflicts were found to exist. No 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 26136 Atherton Drive, a County maintained road, in Carmel subject to the

Carmel Area Land Use Plan. On November 17, 2025, the applicant submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The site is developed with an existing 1,347 square foot single-family dwelling with an attached 491 square foot garage. The single-family dwelling currently has three bedrooms, two bathrooms, living room, and a kitchen. The applicant has an approved Design Approval Application DA230038 to convert the existing 491 square foot attached garage into two bedrooms and add a 379 square foot carport. Upon final of the Construction Permit #23CP01521, the structure would result in a 1,838 square foot single-family dwelling with an attached 379 square foot carport containing four bedrooms, two bathrooms, living room and kitchen. Therefore, this application would propose a maximum occupancy of 7 people overnight and 10 people during daytime hours at the property at a time in its current configuration. Although an additional bedroom is proposed, the applicant does not intend to utilize the 4th bedroom as part of a commercial vacation rental and intends to put up adequate signage and restrict this area when rented. Therefore, if approved, this application would propose a maximum of occupancy of 7 people overnight and 10 people during daytime hours at the property at a time.

- c) Allowed Use. The parcel is zoned Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay, within the Coastal Zone or “MDR/2-D(CZ)”. Title 20 Section 20.12.050DD allow for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290F 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 (approx. 0.22 acre in size), APN: 009-302-018-000 is identified in its current configuration and under separate ownership in both the 1964 and 1972 Assessor’s Parcel Maps on Page 30 of Book 9. Therefore, the County recognizes the property as a legal lot of record.
- e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands 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. 8 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. Condition No. 7 requires that the applicant 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 as conditioned to ensure that they always have an active Business License.

- h) Transient Occupancy Tax. Condition No. 9 requires that the applicant 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 residence as a Commercial Vacation Rental. 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. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. 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 Sphere of Influence for Carmel-by-the-Sea; therefore, is subject to the 5-8 minutes response time. Rio Road Fire Station is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 3 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. Additionally, the applicant provided the property manager, Romina Sparano, will be available 24/7 to respond within the 30 minutes to any concerns on the property. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be 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. In its current configuration the subject property proposed a minimum of four uncovered parking spaces which this application illustrates in the attached plans. Once work under the Construction Permit 23CP01521 is completed the subject property will have at minimum one covered and three uncovered parking spaces, which comply with the parking requirements outlined in Title 20.
- 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: 009-302-018-000).
- 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. 5 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 residence 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 Atherton Drive , a County road, and therefore is not subject to the regulations outlined in Title 16 Chapter 16.80, which regulates private roads in Monterey County.
- o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250318.

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 Monterey County HCD-Planning found in Project File PLN250318.

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 agency has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

- c) The property has road access from Atherton Drive, a County maintained road. No alterations to this driveway or access are required for the use (see evidence “m” in Finding 1.
- d) California American Water currently provides potable water service to the subject property, and the existing connection will be retained for the proposed use. Sewer service will be provided by Carmel Area Wastewater 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 Monterey County HCD-Planning found in Project File PLN250318.

4. FINDING: **VIOLATIONS** – The subject property is not 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 Monterey County HCD-Planning and HCD-Building Services records and is aware of one current violation existing on the subject property for a commercial vacation rental (Code Enforcement Case 26CE00050). On January 16, 2026, a complaint was received that the property may possibly be in violation with Monterey County Code through the operation of a non-permitted vacation rental and that immediate action shall be taken to bring the property into compliance. The applicant submitted a Coastal Development Permit for an after-the-fact Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer and abate Code Enforcement Violation No. 26CE00050 to bring their property into compliance with the Monterey County Code. No additional complaints have been received.
 - b) The violation will be abated upon granting of this permit and brings the subject property into compliance.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250318.

5. FINDING: **CEQA (Exempt)** – The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 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 residence 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 project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.
- f) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.
- g) 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 0.22 miles north 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.
- h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.
- i) The project would not damage any historical resources.
- j) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board 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 Carmel Area Land Use Plan. It would be the 13th Commercial Vacation Rental out of a maximum of 118 in the Carmel Area 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.

- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250318.

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 20.146.130 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 (Carmel Area, Figure 3, Local Coastal Program Public Access).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250318.

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 that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
- 2) Approve an after-the-fact Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 9th day of April 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 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.

SPARANO WILLIAM ANTHONY TR ET AL (PLN250318)

County of Monterey HCD Planning

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

PLN250318

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This after-the-fact Coastal Development Permit (PLN250318) for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050. The property is located at 26136 Atherton Dr, Carmel (Assessor's Parcel Number 009-302-018-000), Carmel Land Use Plan, Coastal Zone. 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 009-302-018-000 on April 9, 2026. The permit was granted subject to 9 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 of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. 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.

5. 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 April 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 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.d.

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.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to Monterey County Code Title 20 Section 20.64.290.F.5.

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business 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 and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

8. 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.

9. PD053 - TOT REGISTRATION

Responsible Department: Planning

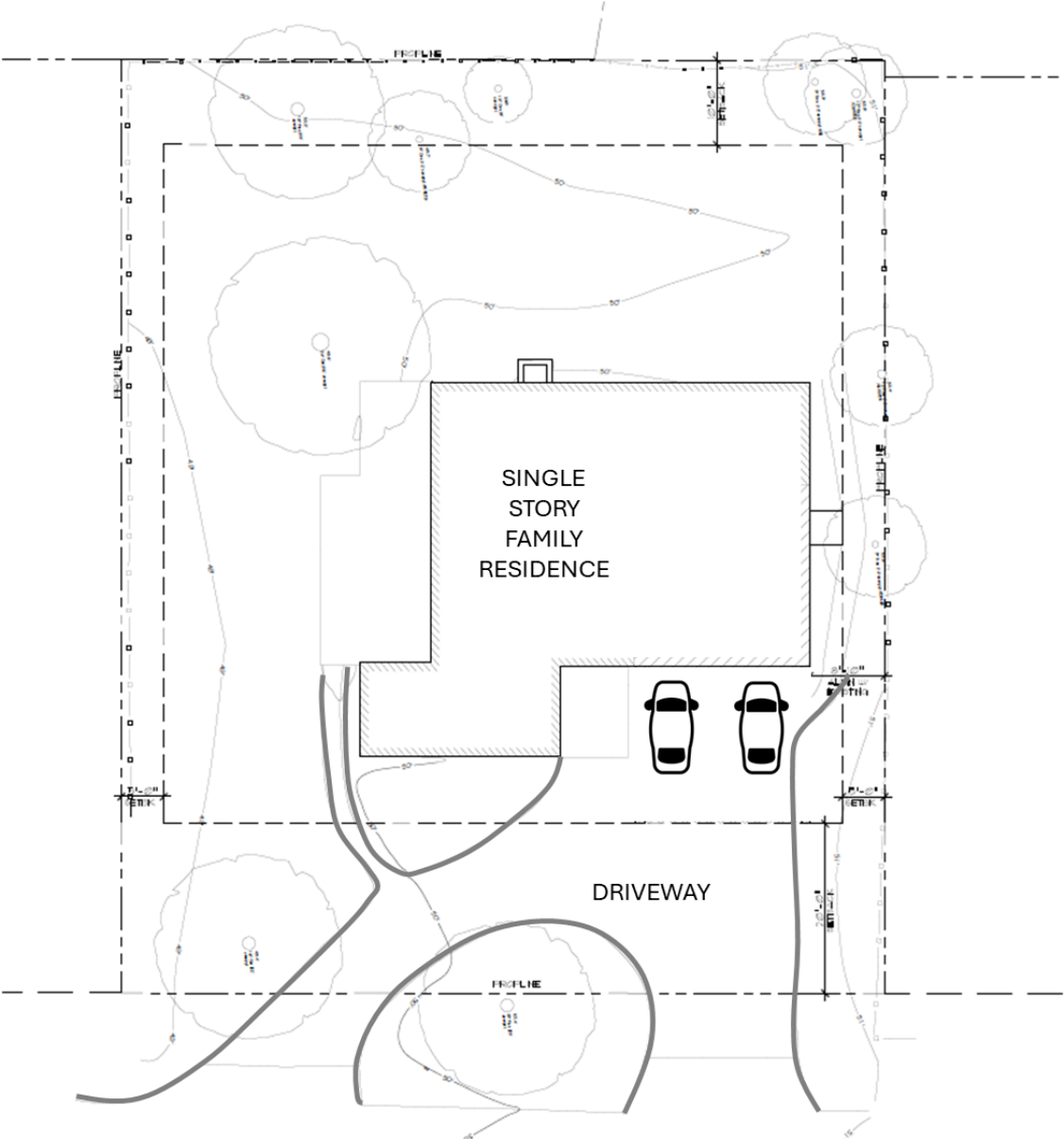
Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

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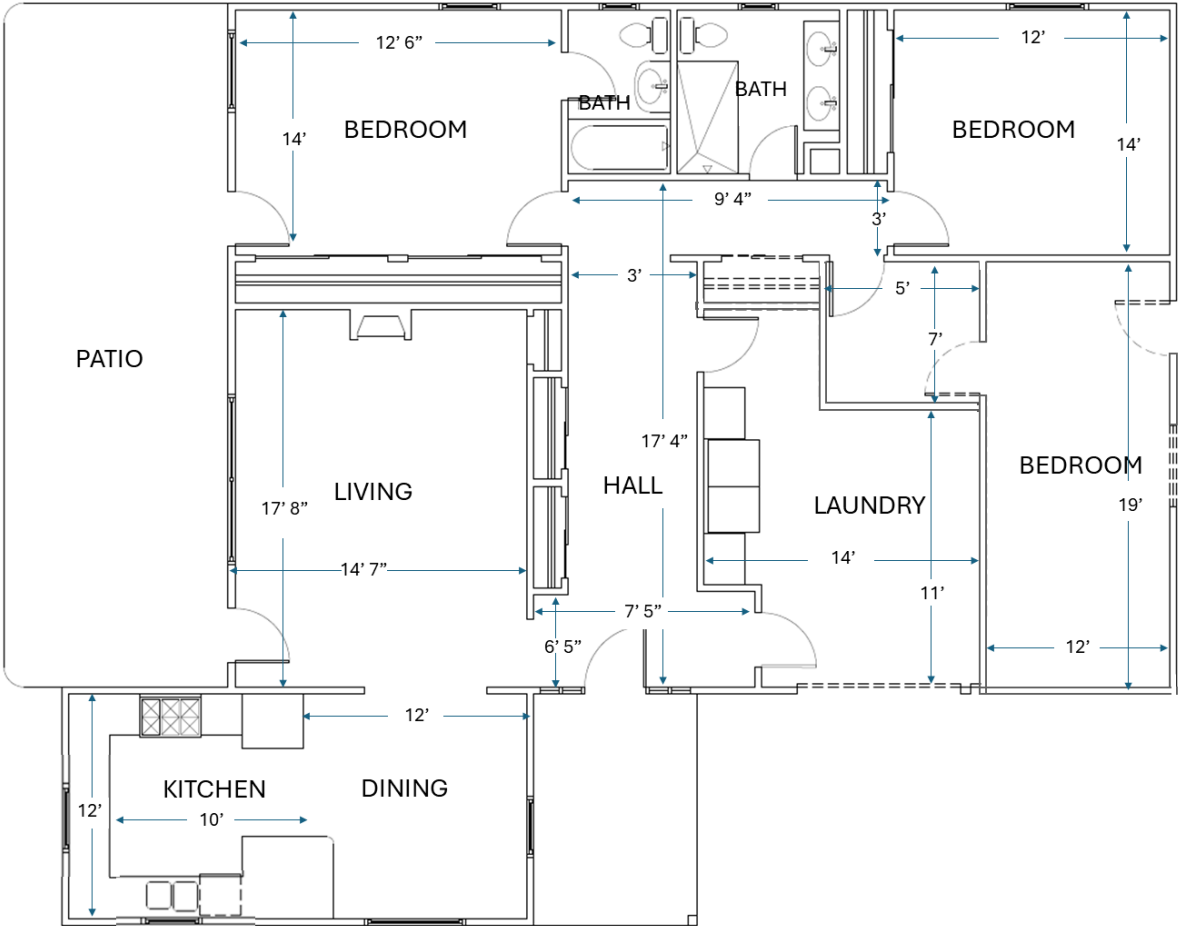
Site Map

26136 Atherton Dr., Carmel CA 93923



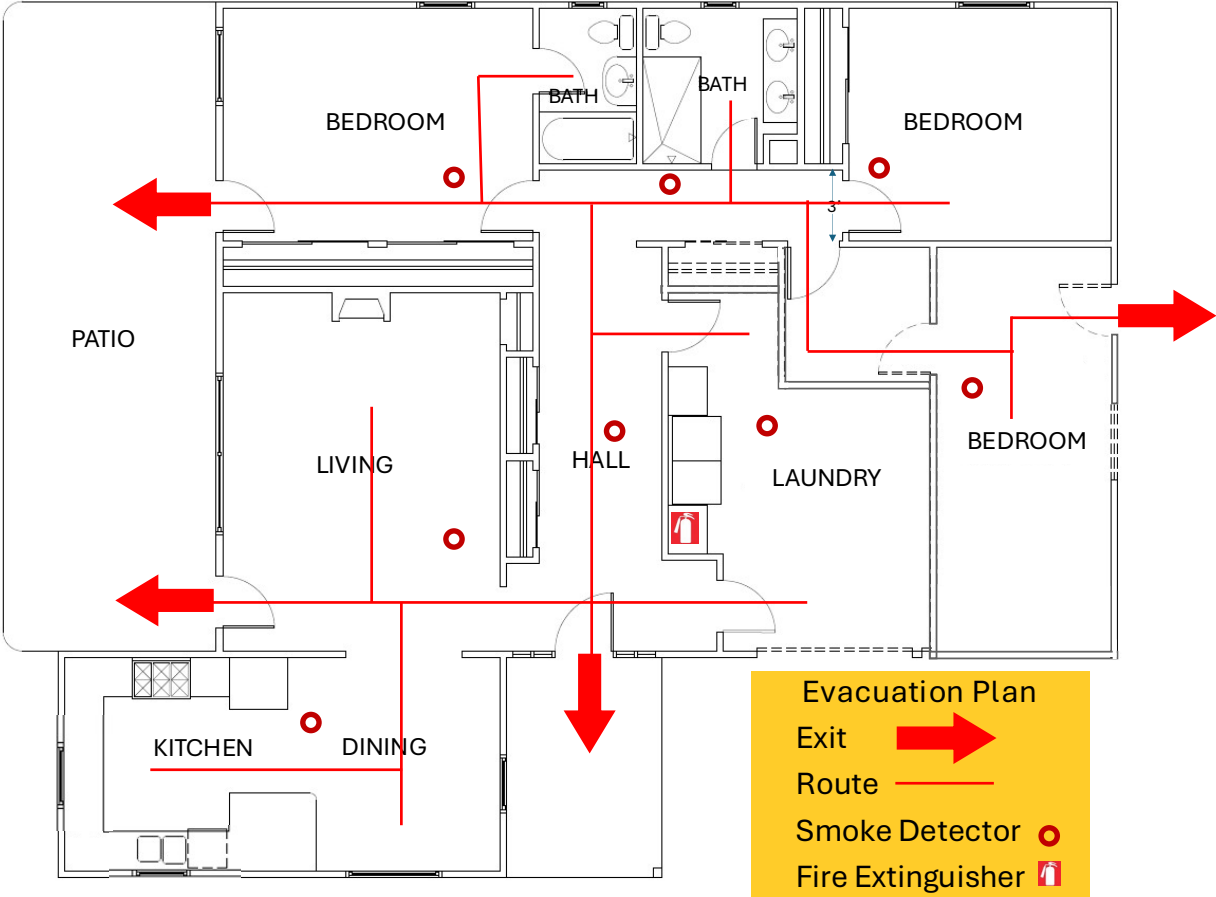
Floor Plan of House in Carmel

26136 Atherton Dr., Carmel CA 93923



Evacuation Plan

26136 Atherton Dr., Carmel CA 93923





HOUSING AND COMMUNITY DEVELOPMENT

- Announcements
- Development Services
- Planning Services
- Permit Center
- GIS / Maps
- About Us
- Q

Vacation Rental Home Inspection Checklist

Property Information

- Vacation Rental Address and Unit/Suite/Apt # *26136 Atherton Drive. Carmel, CA. 93923*
- Total number of bedrooms *3*
- Total number of onsite parking spaces (e.g. garage, driveway) *5, Driveway*

Interior Inspection

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

Exterior Inspection

- There is no evidence of infestation, garbage, and debris at the site. *NONE*
- The property has active garbage pick-up service. *WASTE MGMT!*
- If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles. *YES*
- Property is in an overall safe and sanitary condition. *YES*
- Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location. *YES*

Home Inspection Results

- Passed
- Failed

Remarks/Observations:

Everything looks good!



Home Inspector Certification

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

Home Inspector or General Contractor Name & Acknowledgement:

California Contractors State License Board License Classification Type B ^{CSLB} #1033135

California Contractors State License Board License Classification Type B-2

California Contractors State License Board License Classification Type C-47

California Real Estate Inspection Association

American Society of Home Inspectors

International Code Council

International Association of Certified Home Inspectors

Please check the relevant certification agency and write your License/Certification number below:

Date: Sep 26, 2025 

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

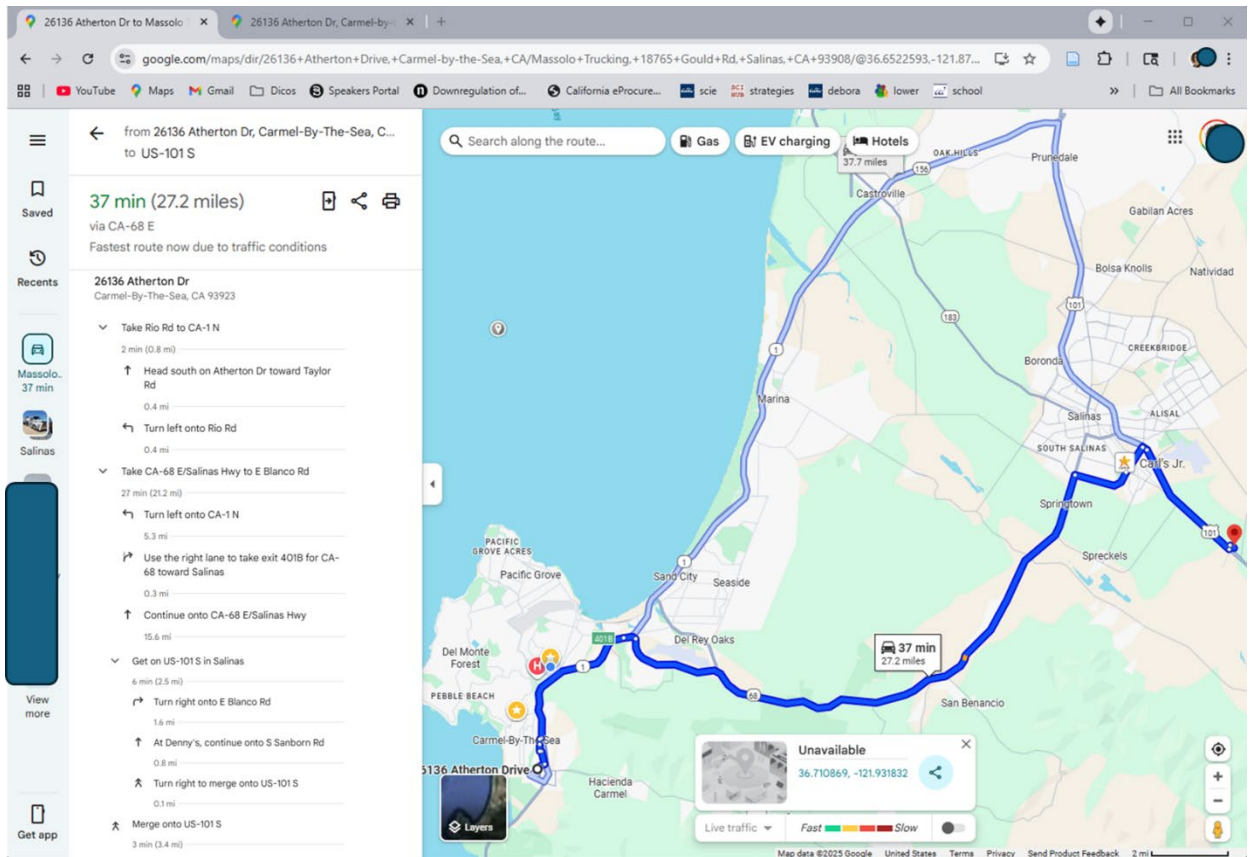


Evacuation Route to Freeway

From Home:

26136 Atherton Dr. Carmel, CA 93923

To Highway 101-S:



Take Rio Road

1. Head south on Atherton Dr toward Taylor Rd, 0.4 mi
2. Turn left onto Rio Rd, 0.4 mi

Take CA-68 E/Salinas Hwy to E Blanco Rd 27 min (21.2 mi)

3. Turn left onto CA-1N, 5.3 mi
4. Use the right lane to take exit 401B for CA-68 toward Salinas 0.3 mi
5. Continue onto CA-68 E/Salinas Hwy. 15.6 mi

Get on US-101 S in Salinas

6. Turn right onto E Blanco Rd, 1.6 mi
7. At Denny's, continue onto S Sanborn Rd, 0.8 mi
8. Turn right to merge onto US-101 S, 0.1 mi
9. Merge onto US-101 S

MAP TO NEAREST EMERGENCY ROOM AND 24-HR CLINIC

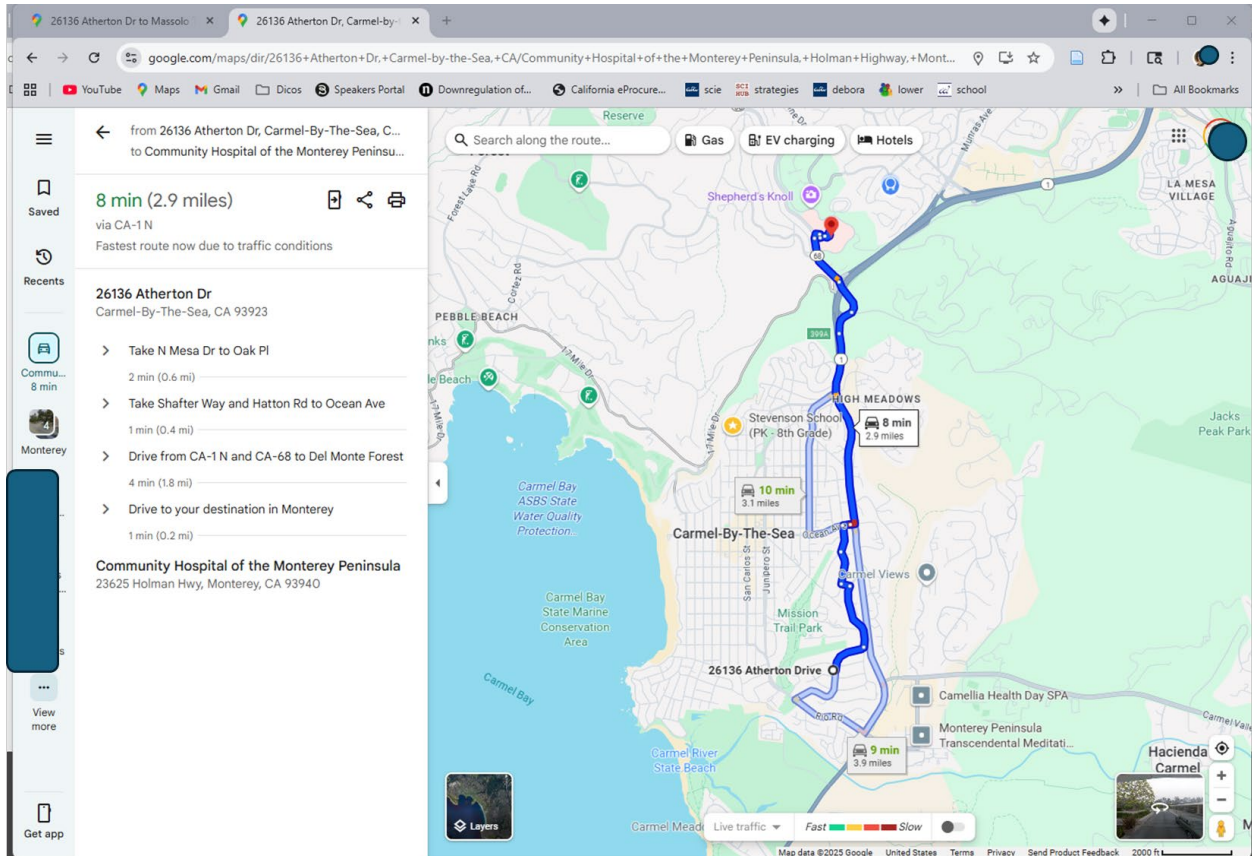
From Home:

26136 Atherton Dr. Carmel, CA 93923

To Community Hospital of the Monterey Peninsula:

23625 Holman Hwy, Monterey, CA 93940

Phone: 831-624-5311



Take Rio Rd to CA-1 N

2 min (0.8 mi)

1. Head south on Atherton Dr toward Taylor Rd, 0.4 mi
2. Turn left onto Rio Rd, 0.4 mi

Follow CA-1 N to CA-68. Take exit 399A from CA-1 N

5 min (2.4 mi)

3. Turn left onto CA-1 N, 2.3 mi
4. Take exit 399A for CA-68 W toward Pacific Grove/Pebble Beach, 0.2 mi

Continue on CA-68 to your destination in Monterey

2 min (0.6 mi)

5. Continue onto CA-68, 0.2 mi
6. At the traffic circle, continue straight onto CA-68 E, 0.3 mi
7. Slight right, 269 ft
8. Turn right, 102 ft
9. Turn left, 161 ft
10. Turn right

Destination will be on the right

MAP TO NEAREST FIRE STATION

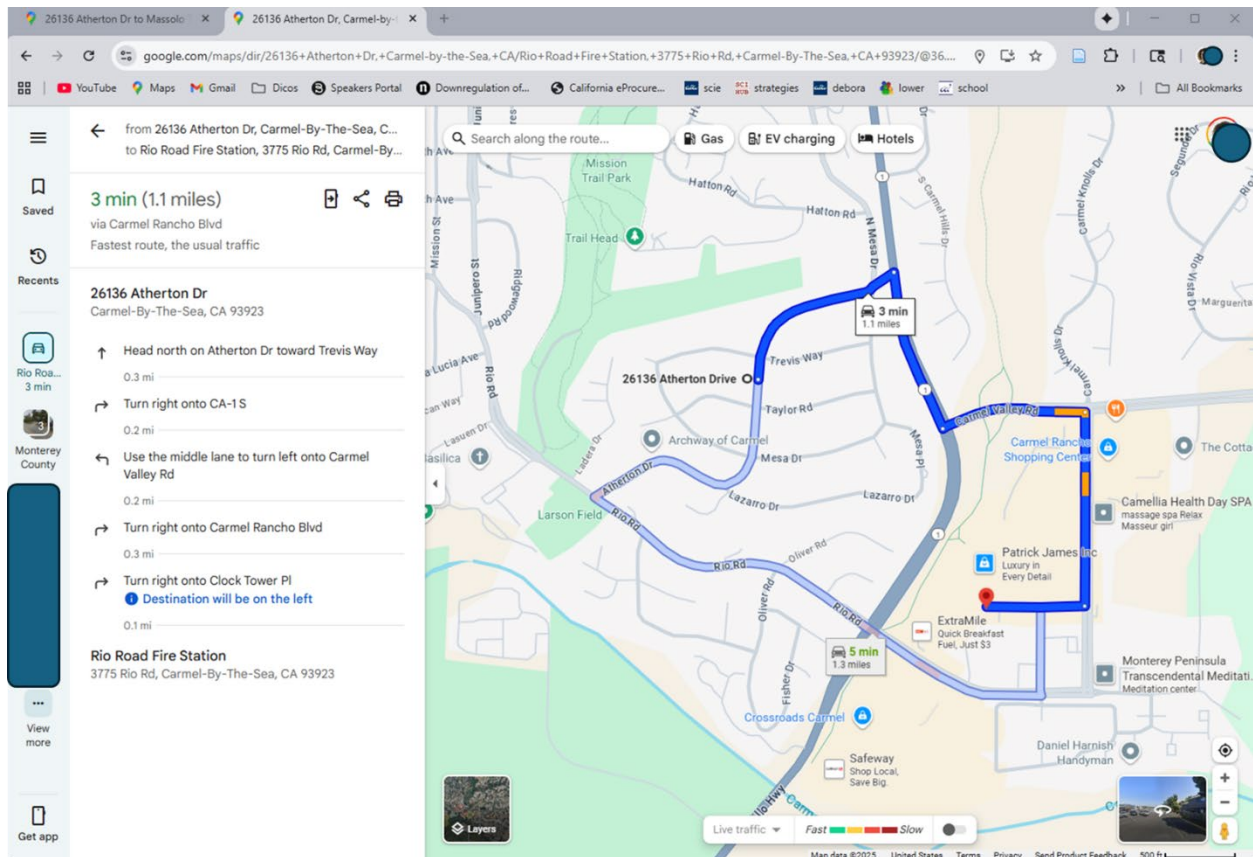
From Home:

26136 Atherton Dr. Carmel, CA 93923

To Rio Road Fire Station:

3775 Rio Rd, Carmel-By-The-Sea, CA 93923

Phone: (831) 624-4511



1. Head north on Atherton Dr toward Trevis Way, 0.3 mi
2. Turn right onto CA-1 S, 0.2 mi
3. Use the middle lane to turn left onto Carmel Valley Rd, 0.2 mi
4. Turn right onto Carmel Rancho Blvd, 0.3 mi
5. Turn right onto Clock Tower Pl
Destination will be on the left

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HOUSING AND COMMUNITY DEVELOPMENT

- Announcements
- Development Services
- Planning Services
- Permit Center
- GIS / Maps
- About Us
- Q

Vacation Rental Home Inspection Checklist

Property Information

- Vacation Rental Address and Unit/Suite/Apt # *26136 Atherton Drive. Carmel, CA. 93923*
- Total number of bedrooms *3*
- Total number of onsite parking spaces (e.g. garage, driveway) *5, Driveway*

Interior Inspection

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

Exterior Inspection

- There is no evidence of infestation, garbage, and debris at the site. *NONE*
- The property has active garbage pick-up service. *WASTE MGMT!*
- If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles. *YES*
- Property is in an overall safe and sanitary condition. *YES*
- Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location. *YES*

Home Inspection Results

- Passed
- Failed

Remarks/Observations:

Everything looks good!



Home Inspector Certification

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

Home Inspector or General Contractor Name & Acknowledgement:

California Contractors State License Board License Classification Type B ^{CSLB} #1033135

California Contractors State License Board License Classification Type B-2

California Contractors State License Board License Classification Type C-47

California Real Estate Inspection Association

American Society of Home Inspectors

International Code Council

International Association of Certified Home Inspectors

Please check the relevant certification agency and write your License/Certification number below:

Date: Sep 26, 2025 

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