

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:

BEAVER JEREMY T & WHITNEY TRS (PLN250346)

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 no exceptions under section 15300.2 apply; and
- 2) Approving a 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.

[JEREMY T AND WHITNEY BEAVER TRS,
3105 STEVENSON DR, PEBBLE BEACH, CA
93953, GREATER MONTEREY PENINSULA
AREA PLAN (APN: 007-422-022-000)]

The BEAVER JEREMY T & WHITNEY TRS application (PLN250346) came on for a public hearing before the County of Monterey Zoning Administrator on March 12, 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 County of Monterey General Plan;
 - Greater Monterey Peninsula Area Plan (GMPAP);
 - Monterey County Code Chapter 7.120;
 - Roads (Monterey County Code Chapter 16.80); and
 - Monterey County Zoning Ordinance (Title 21).Conflicts were found to exist. Communications were received during the course of review of the project indicating inconsistencies with the text, policies, and regulations in these documents.
b) Project Scope. The project is located at 3105 Stevenson Dr, a privately maintained road, in Pebble Beach subject to the Greater Monterey Peninsula Land Use Plan. On December 1, 2025, the applicant submitted an application seeking to use their existing single-family dwelling located on the parcel in a medium density residential neighborhood as a vacation

rental. The site is developed with existing 2,803 square foot single-family dwelling with an attached 315 square foot garage, and a detached guesthouse. The applicant does not propose to include the guesthouse as part of the Commercial Vacation Rental and only proposes to use the single-family dwelling and attached garage.

- c) Allowed Use. The property is located at 3105 Stevenson Dr, Pebble Beach, within the Greater Monterey Peninsula Land Use Plan (APN: 007-422-022-000). The parcel is zoned Medium Density Residential with a Building Site 6 overlay, Design overlay, and a 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 (0.27 acres in size), APN: 007-422-022-000, as shown in its current size and configuration and described under separate ownership on the 1964 Assessor’s Parcel Map Book 7, page 42. Therefore, the County recognizes the property as a legal lot of record.
- e) Land Use Advisory Committee (LUAC) Review. This project was not referred to the Del Monte Forest Land Use Advisory Committee 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. 7 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. 6 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. 8 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 residential property 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. 5 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 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. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. The subject property is within a 5-minute drive from the Pebble Beach Fire Station 22 and a 10-minute drive from the Community Hospital of Monterey Peninsula, which provide 24-hour emergency medical and fire response services. Additionally, the applicant provided the property manager, Carmel Realty Company, 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. Title 21 section 21.64.290.F.6 requires that commercial vacation rentals provide parking in compliance with Title 21 section 21.58.040. Title 21 section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to six total cars for occupants and employees, which exceeds the requirements of Title 21 section 21.58.040.
- 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: 007-422-022-000).
- 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.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.
- m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 Sub-Section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate on-going review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.74.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21 and 2) an opportunity for Planning staff's review for on-going compliance with the conditions of approval.
- n) Private Road/Access. The property is within the Pebble Beach Company, the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make

determinations regarding the use, maintenance, and related matters regarding the private road. 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 2025020687.

The deed contains one restriction related to the “Use of Roads and Bridle Paths”, respectively, the fifth deed restriction. The fifth restriction states that the property owner “*shall maintain and keep in repair a road leading from the premises here and described to the nearest public highway, and in consideration thereof, and for the purpose of enabling the Grantor to maintain the roads and the Del Monte Forest (of which the premises herein described are a part), the Grantee personally, and on behalf, of his family, servants and employees, hereby waives the right of free ingress and egress to and from the premises herein described, and hereby agrees to pay the Grantor on the first day of March of each and every year hereafter, the sum of Twenty-Five Dollars (\$25.00); provided, however, that during each time as Grantee is the owner of a Class “A” Membership Certificate in the Monterey Peninsula Country Club*”. The plain language of this deed restriction gives the property owner access to their property as long as they pay \$25 each March 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company has provided the County with a letter of blanket objection for all vacation rentals in the Pebble Beach Area. The applicant is aware of the objections and restrictions outlined within the CC&R and believes he has right to continue the use of the property for the proposed application of a Commercial Vacation Rental.

The County of Monterey’s regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority “*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved*”. Therefore, staff recommends that Condition of Approval No. 9 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.

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 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 PLN250346.

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 subsequent Evidence “c” through “f”.
 - c) The property has road access to Stevenson Drive, a private road. No alterations to this driveway or access are required for the use (see evidence “n” 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 Monterey Peninsula Water Management District (MPWMD).
 - e) Solid waste (garbage) collection service is and will continue to be provided by GreenWaste Recovery, LLC.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250346.

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 Monterey County HCD-Planning and HCD-Building Services records and is not aware of any current violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250346.

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 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 do not qualify for an exception based on 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 5422 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 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 Final Environmental Impact Report (FEIR) analyzed the project for environmental impacts and did not identify any significant or unavoidable impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. The FEIR did disclose that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses and limits such nuisances in which the applicant/operator must comply with. Additionally, cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed. There is no evidence suggesting that implementing the regulations would result in significant or unavoidable environmental impacts. 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 granting of this Use Permit would allow the establishment of the 25th permitted vacation rental in the Greater Monterey Peninsula Area Plan out of a maximum of 155 Use Permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.b. The project is consistent with all the criteria in Title 21 section 21.64.290 and, therefore, would not contribute to a cumulative effect.
 - 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 visual resources within view of 17-Mile Drive which is approximately one mile west of the property. The property is not visible from 17-Mile Drive 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) The project would not damage any historical resources.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250346.

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 that the project, allowing the use of an existing residential property 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) Approving a 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.
- 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 12th day of March 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 _____.

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

NOTES

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

County of Monterey HCD Planning

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

PLN250346

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

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:** This Use Permit (PLN250346) allows the use, by any person, of residential property single family dwelling for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 3105 Stevenson Dr, Pebble Beach (Assessor's Parcel Number 007-422-022-000), 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 (Resolution Number XXXX) was approved by the Zoning Administrator for Assessor's Parcel Number 007-422-022-000 on March 12, 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 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 March 12, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

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

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

5. 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 the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.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.

6. 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 Use 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.

7. 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.

8. 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 Use Permit.

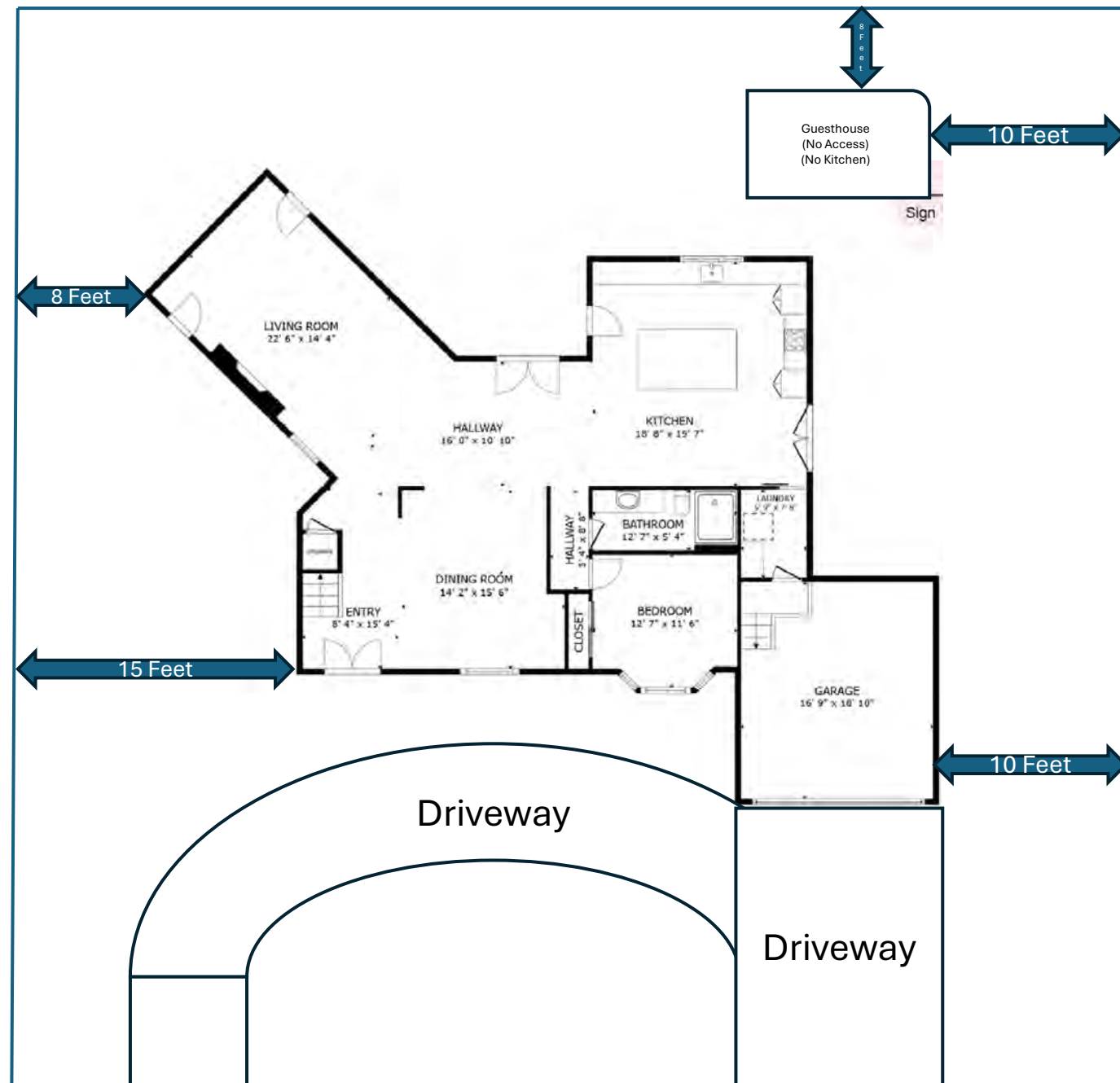
Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

9. 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 and private road maintenance 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; and/or 2) 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. 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.



Stevenson DR

Primary Exit Doors

Secondary Exit Doors

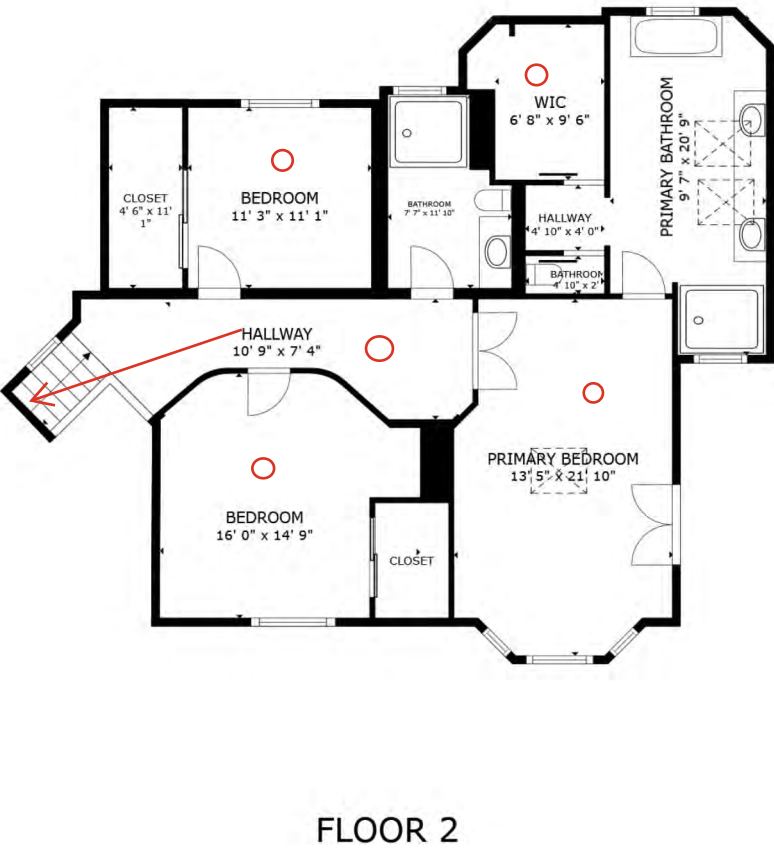
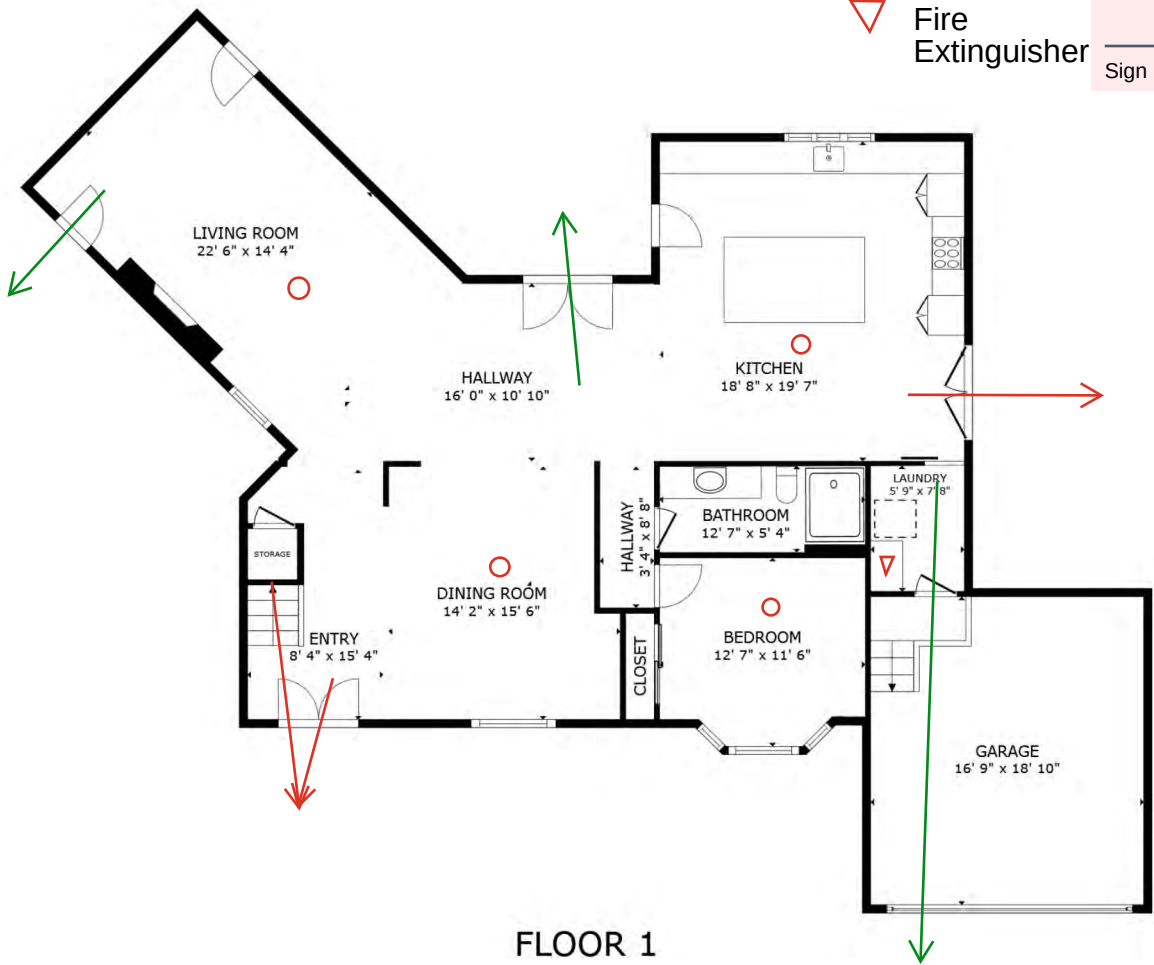
Smoke Detectors

Fire Extinguisher

Received 1 - 1 pages

Sign DATE

Sign DATE



GROSS INTERNAL AREA
FLOOR 1 1,541 sq.ft. FLOOR 2 1,262 sq.ft.
EXCLUDED AREAS : GARAGE 315 sq.ft.
TOTAL : 2,803 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





HOUSING AND COMMUNITY DEVELOPMENT

- Announcements
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- Permit Center
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Vacation Rental Operations Plan

County of Monterey

Housing and Community Development



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

Vacation Rental Operations Plan

Vacation Rental Type

Commercial

▼

Number of Non-hosted Rentals Per Year:

10

200 characters

Fire Station Name and Address

Pebble Beach FireStation 22 - 3101 Forest Lake Rd B

Street Number and Name

Pebble Beach

City

Ca

State/Province/Region

03053

Postal/ZIP Code

Fire Station Phone

831.375.4204

Police Station Name and Address

carmel police departmentjunipero Ave and 4th Ave

Street Number and Name

Pebble Beach

City

CA

State/Province/Region

93923

Postal/ZIP Code

Police Station Phone

831.624.6403

Hospital Emergency Room Name and Address

community Hospital of the monterey peninsula23625 Holman Highway

Street Number and Name

monterey

City

ca

State/Province/Region

93940

Postal/ZIP Code

Hospital Phone

831 624 5311

24-hour Clinic Name and Address

Same as hospital

Street Number and Name

City

State/Province/Region

Postal/ZIP Code

24-hour Clinic Phone

() -

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

4

200 characters

Submit the following documents:

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

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

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

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

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

Email Address

3105stevenson@gmail.com

X

I'm not a robot

reCAPTCHA
Privacy - Terms

[Review](#)

Print Form

1441 Schilling Place

South 2nd Floor

Salinas, CA 93901

831-755-5025

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Vacation Rental Home Inspection Checklist

Property Information

- ☐ Have your Vacation Rental Operation Application number ready.
- ☐ Vacation Rental Address and Unit/Suite/Apt # 3105 Stevenson Drive Pebble
- ☐ Total number of bedrooms 5
- ☐ Total number of onsite parking spaces (e.g. garage, driveway) 6

Interior Inspection

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

Exterior Inspection

- ☒ There is no evidence of infestation, garbage, and debris at the site.
- ☒ The property has active garbage pick-up service.
- ☒ 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.
- ☒ Property is in an overall safe and sanitary condition.
- ☐ Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

- ☒ Passed
- ☐ Failed

Remarks/Observations:

The home has passed

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:

Refer to Post Home Inspectors - Andrew Cumpston

- ☐ California Contractors State License Board License Classification Type B
- ☐ 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 269212
- ☐ International Code Council
- ☐ International Association of Certified Home Inspectors

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

Date: 8/25/25

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

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Print the license

Print the report

Signatures

Comments



INSPECTION REPORT



Read & Received 1 - 51 pages

Sign

DATE

Sign

DATE

For the Property at:

3105 STEVENSON DRIVE

PEBBLE BEACH, CA 93953

Prepared for: LUKE WISEMAN

Inspection Date: Monday, May 19, 2025

Prepared by: Danny Duncan



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