

# Exhibit A

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# DRAFT RESOLUTION

## Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

**STEIN CHARLES S & LYNDA MARIN TRS (PLN220014)**

**RESOLUTION NO. ----**

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project is for leasing of existing private structures, involving negligible or no expansion of an existing use qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and none of the exceptions contained in Section 15300.2 apply; and
- 2) Approving an Administrative Permit to allow transient use of a residential property (single family dwelling and guesthouse) for remuneration.

[PLN220014 Stein Charles S & Lynda Marin TRS,  
41 Laurel Drive, Carmel Valley Master Plan  
(Assessor's Parcel Number: 187-371-002-000)]

**The Stein Charles S & Lynda Marin TRS application (PLN220014) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on February 1, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:**

### FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**
  - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
    - the 2010 Monterey County General Plan;
    - Carmel Valley Master Plan; and the
    - Monterey County Zoning Ordinance (Title 21).During the course of review of the project, a public comment was submitted via e-mail on December 3, 2022, expressing that the use of the subject property as a short-term rental has resulted in problems with street parking, congestion and noise, thus indicating inconsistencies with the text, policies and regulations in these documents; however, the County finds that the project is consistent with the text, policies, and regulations in the applicable documents. See Evidence “l” and “m” below.
  - b) Allowed Use. The property is located at 41 Laurel Drive, Carmel Valley (Assessor's Parcel Number: 187-371-002-000), Carmel Valley Master

Plan area. The parcel is zoned Low Density Residential, 1 acre per unit with Design Control, Site Plan and Regulations for Residential Allocation Zoning overlay districts (LDR/1-D-S-RAZ), which allows for transient use of a residential property for remuneration, subject to an Administrative Permit pursuant to Monterey County Code (MCC) Section 21.64.280. As proposed, the project involves transient use of an existing residential property containing an existing guesthouse and single family dwelling, for remuneration. The main residence (3 bedrooms) and a garage were constructed in 1982, under Building Permit No. 32226. As proposed, the project involves the leasing of an existing 1,388 square foot single family residence and an existing 388 square foot guest house attached to the garage, together under a single contract, for transient use for remuneration. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The property is shown in its current size and configuration as Lot 26 on map entitled, "Tract No. 126, Rancho Del Monte Subdivision No. 4" filed in Volume 4 of Maps, "Cities and Towns," at Page 66 within Monterey County Records. Therefore, the County recognizes the property as a legal lot of record.
- d) Design/Neighborhood and Community Character. The project involves the use of existing structures with no change to the exterior portions of the structures. Therefore, a Design Approval pursuant to MCC Chapter 21.44 is not required.
- e) Development Standards. The Applicant has applied for an Administrative Permit to allow transient use of the subject residential property and the project has been conditioned to comply with the requirements found in MCC Section 21.64.280.D.2 pertaining to the minimum rental period(s), on-site advertising, payment of transient occupancy taxes (TOT), designation of a local contact person and limitation on the total number of occupants. As proposed and detailed in the project application, the rental periods for the subject property shall be no less than a 7-night consecutive stay and no greater than a 30-night consecutive stay, no on-site advertising shall be allowed, and the total occupancy shall not exceed 10 guests. Pursuant to Section 21.64.020.D, guesthouses shall not be rented, let or leased from the main house. As proposed, the existing guesthouse will not be rented separately from the main residence.
- f) Pursuant to MCC Section 21.64.280.D.2.b, the number of occupants in any residential unit for transient use shall not exceed the limits set forth in the California Housing Code. Under the California Housing Code, each bedroom shall have a minimum of 70 square feet for the first two (2) people and 50 square feet for each additional person beyond two (2) people in that bedroom. The main residence has 3 bedrooms, 2 bathrooms, a laundry room, living room, dining room and kitchen. The guest house includes two bedrooms and a bathroom. The property owner is proposing a maximum of 10 occupants to stay at their property at a time. The total square footage of all the bedrooms is 820.3 square feet, this would allow each person 82.03 square feet of room. Therefore, as conditioned, the project is consistent with applicable Monterey County Code and California Housing Standards Code.

- g) The current property owners (Charles Stein and Lynda Marin) do not reside on the property, or within 5 miles of it. Consistent with MCC Section 21.64.280.D.2.d, information for the local property manager (located 1 mile from the subject property) has been provided to HCD-Planning and their contact information will be available to renters. The property manager will be available twenty-four (24) hours a day to respond to tenant and neighborhood questions or concerns and to otherwise be responsible for assuring that the rental unit complies with the requirements of the Administrative Permit.
- h) The property is not subject to a Homeowner's Association and the proposed use of the residential property will not violate any applicable conditions, covenants, or other restriction.
- i) Pursuant to MCC Section 21.64.280, the County may apply conditions of approval as required to ensure use of a single family dwelling and guesthouse for transient use does not result in adverse impacts to the neighborhood and to maintain integrity of the zoning district. To protect the public, health, welfare, as well as the residential character of the neighborhood, Condition No. 4 has been applied. This condition requires the property owner to record a Deed Restriction containing the applicable regulations of MCC Section 21.64.280, regarding transient use for remuneration. The project planner conducted a site inspection on November 16, 2022, to verify that the project on the subject parcel conforms to the plans listed above.
- j) Parking. A total of 8 parking spaces will be provided on-site (2 spaces will be enclosed within the existing garage).
- k) Land Use Advisory Committee. Based on the Land Use Advisory Committee (LUAC) Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not require a public hearing. However, due to the proposed use (short term rental) of the subject property, staff referred the project to the Carmel Valley LUAC for review. On December 5, 2022, the Carmel Valley LUAC reviewed this project and recommended approval of the project as proposed (5 ayes - 0 nays).
- l) Public Comment. During Planning review, staff received one public comment letter objecting to the project for the following reasons: concerns with the availability of street parking and increasing congestion and noise. The public comment was distributed during the LUAC meeting which took place on December 5, 2022. Although the applicant has informed staff that subject property has been operating as an un-permitted short-term rental since approximately 2001, no complaints have been received by the Monterey County Code Compliance Division to date and there are no Code Enforcement cases open (see Finding 4 below). The above-mentioned public objection letter was received before the project was noticed for pending administrative approval. See Evidence "m" below which address contentions expressed in the public comment letter. The granting of this Administrative Permit will bring the property into conformance with applicable MCC regulations. MCC Section 21.64.280.D.2 establishes the requirements and regulations for which a property operating as a transient use for remuneration must abide by. As demonstrated in the above Evidence "e" through "k", the applicant has provided evidence of

compliance with the applicable requirements. Access to the subject property is via a private driveway.

- m) Based on the International Traffic Engineer Trip Generation Manual (10th Edition), a single family dwelling (Land Use Code 210) generates approximately 10 trips daily trips. The proposed project is considered a similar residential use to a single family dwelling and therefore will generate approximately 10 daily trips. The proposed project provides more than the required number parking spots to ensure that vehicles will not overflow onto the private driveway. As stated in the attached Operation Plan, the property is subject to and will abide by Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM the following morning. For the above reasons, the proposed project is considered a compatible use with the surrounding neighborhood.
- n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220014.

**2. FINDING: SITE SUITABILITY** – The site is physically suitable for the proposed use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. 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. The recommended Conditions have been incorporated.
  - b) There are no physical or environmental constraints that would indicate that the site is not suitable for the use. Staff conducted a site inspection on November 16, 2022, to verify that the site is suitable for this use.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220014.

**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, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. 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 public facilities will be provided. Water for the property is and will continue to be provided by California American Water. An existing onsite 1500-gallon septic system will continue to provide sewer

treatment for the main dwelling and guesthouse. EHB has reviewed the submitted application materials and indicated no concerns with the proposal.

- c) The project does not involve any additional structural development to the existing residence, and no additional facilities are required.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220014.

**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 violations existing on subject property.
  - b) Staff conducted a site inspection on November 16, 2022, and researched County records to assess if any violation exists on the subject property.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220014.

**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 leasing of existing private structures, involving negligible or no expansion of an existing use.
  - b) The applicant proposes to use (lease) an existing residential single family dwelling and guesthouse as a transient use for remuneration and does not propose any additional development and/or expansion of the existing structures. The subject property will be limited to one rental contract at any given time, and therefore the property (guesthouse and main residence) is limited to functioning as one rental unit. The proposed project is considered a similar residential use to a single family dwelling and therefore will generate a similar number of daily trips (approximately 10). Adequate parking is proposed. All facilities are existing and have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The project will not impact sensitive environmental resources and there will be no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN220014.

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

**EVIDENCE:** Pursuant to MCC Section 21.80.040.A, the Planning Commission is the appropriate appeal authority to consider appeals from the discretionary decisions of the HCD Chief of Planning.



**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find that the project is for leasing of existing private structures, involving negligible or no expansion of an existing use qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and none of the exceptions contained in Section 15300.2 apply; and
2. Approve the Administrative Permit to allow the transient use of a residential property (single family dwelling and guesthouse together) for reenumeration.

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 1<sup>st</sup> day of February 2023.

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Craig Spencer  
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

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 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. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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# County of Monterey HCD Planning

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

PLN220014

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** This Administrative Permit (PLN220014) allows a transient use for remuneration of an existing one-story single family dwelling and guesthouse (commonly known as Short-Term Rental). The property is located at 41 Laurel Drive, Carmel Valley (Assessor's Parcel Number 187-371-002-000), Carmel Valley Master Plan. 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 nor the construction 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 - Planning. Any use or construction 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 or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (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:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"An Administrative Permit (Resolution Number \_\_\_\_\_) was approved by HCD Chief of Planning for Assessor's Parcel Number 187-371-002-000 on February 1, 2023. 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. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

#### 4. PD017 - DEED RESTRICTION-USE

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Prior to commencement of use, the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the requested transient use as specified in Section 21.64.280 of Monterey County Code, Title 21. Including, but not limited to: 1) The minimum rental period for all transient use of residential property shall be greater than seven consecutive calendar days up to the maximum of 30 days; 2) The maximum number of allowed overnight guests shall not exceed the limit of 10; 3) No advertising on site; 4) An owner/applicant who does not reside within a five-mile radius of the residence shall designate a person located within a twenty-five (25) mile radius of the rental unit, as a local contact person who will be available twenty -four (24) hours a day; 5) A copy of any administrative permit shall be furnished by the Director of Planning to the Treasurer of the County of Monterey and the Sheriff of the County of Monterey; 6) The administrative permit holder and/or registrant shall collect and remit to the Treasurer of the County of Monterey, the transient occupancy tax for each rental unit; 7) The property shall only be rented for residential-related use; No corporate or private events and 8) Compliance with the requirements of this Section shall be considered conditions of approval, the violation of which may result in a revocation of any administrative permit by the Director of Planning. "

(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the commencement of use, the Owner/Applicant shall submit the signed and notarized document to the Director of HCD-Planning for review and signature by the County.

Prior to commencement of use, the Owner/Applicant shall submit proof of recordation of the document to HCD-Planning.

#### 5. PDSP002 - TRANSIENT OCCUPANCY TAX (TOT) REGISTRATIION (NON-STANDARD)

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Chapter 5.40.070- Registration-Certification: "Within thirty (30) days after commencing business, each operator of any establishment renting occupancy to transients shall register said establishment with the tax collector and obtain the Tax Collector occupancy registration certificate, to be at all time posted in a conspicuous place on the premises."

Refer to County's website for Transient Occupancy Tax (TOT) FAQ's, forms, and ordinance: [www.co.monterey.ca.us/taxcollector](http://www.co.monterey.ca.us/taxcollector)

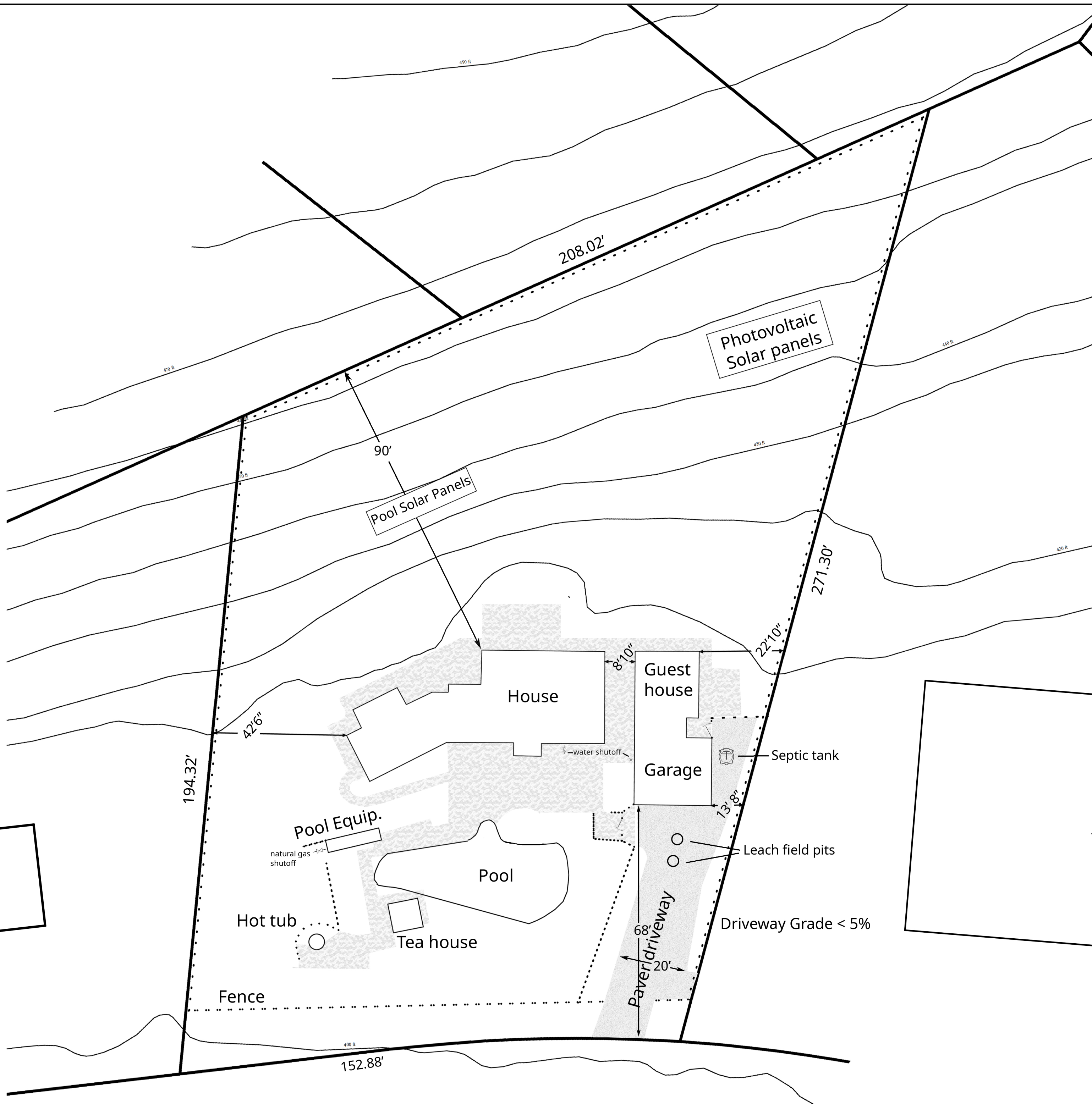
**Compliance or Monitoring Action to be Performed:** Within 30 days of commencement of use, the Owner/Applicant shall provide proof that the property and transient use has been registered with the Monterey County Tax Collector.

**6. PD006(A) - CONDITION COMPLIANCE FEE**

**Responsible Department:** HCD-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.



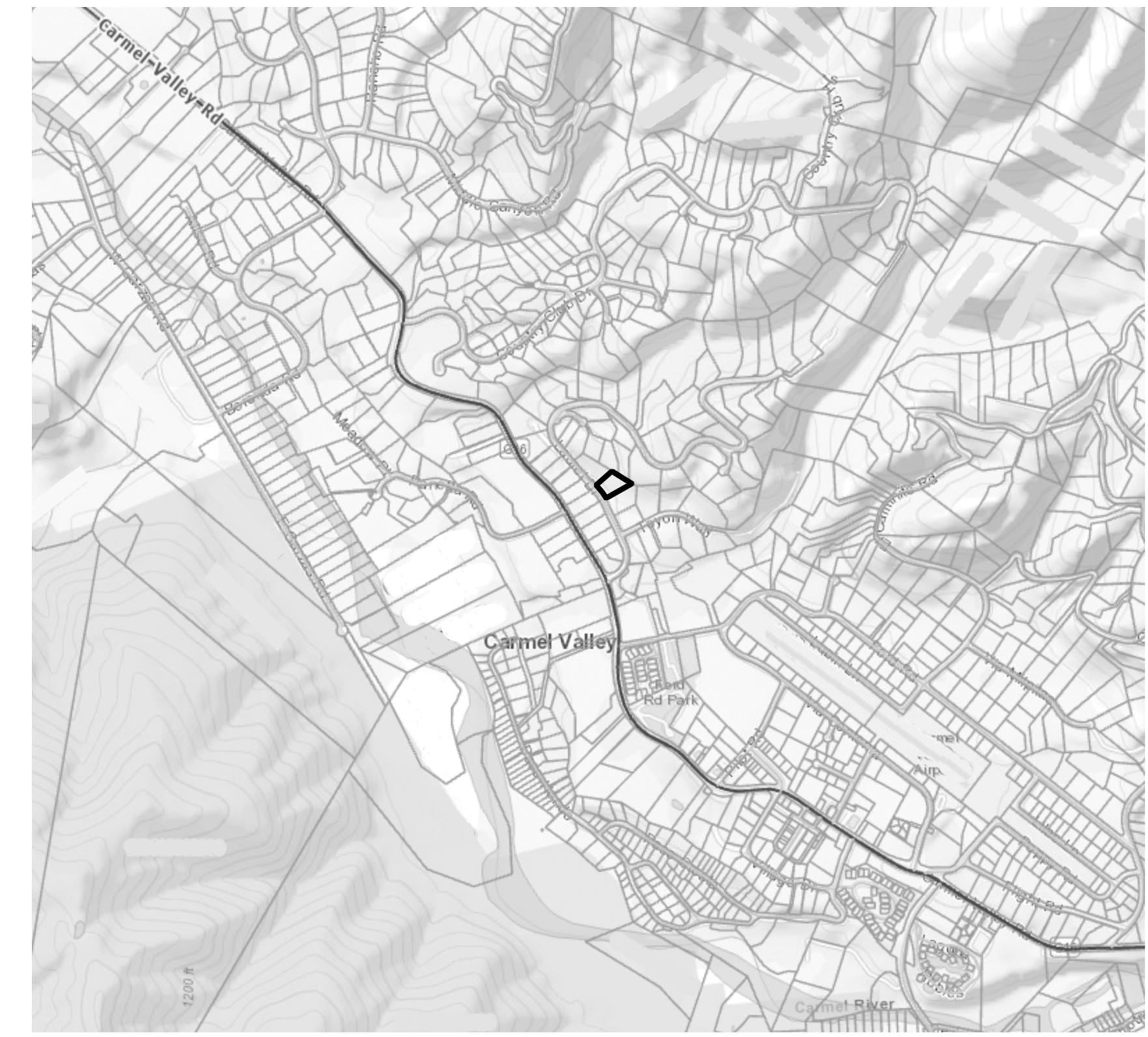
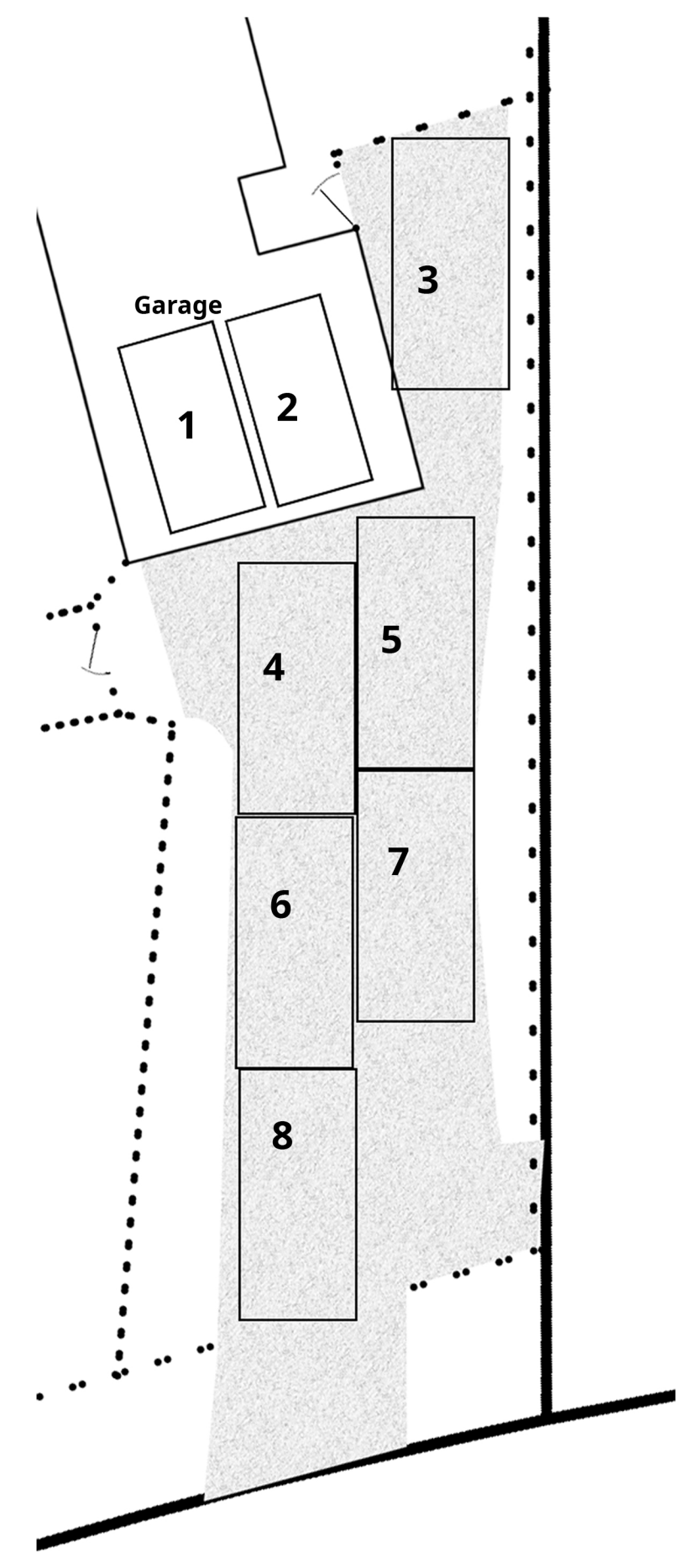
**Site Plan**

Scale 1" = 20'

Easement for pole and/or power lines heretofore conveyed by Del Monte Properties Company, a corporation, to Coast Valleys Gas and Electric Company.



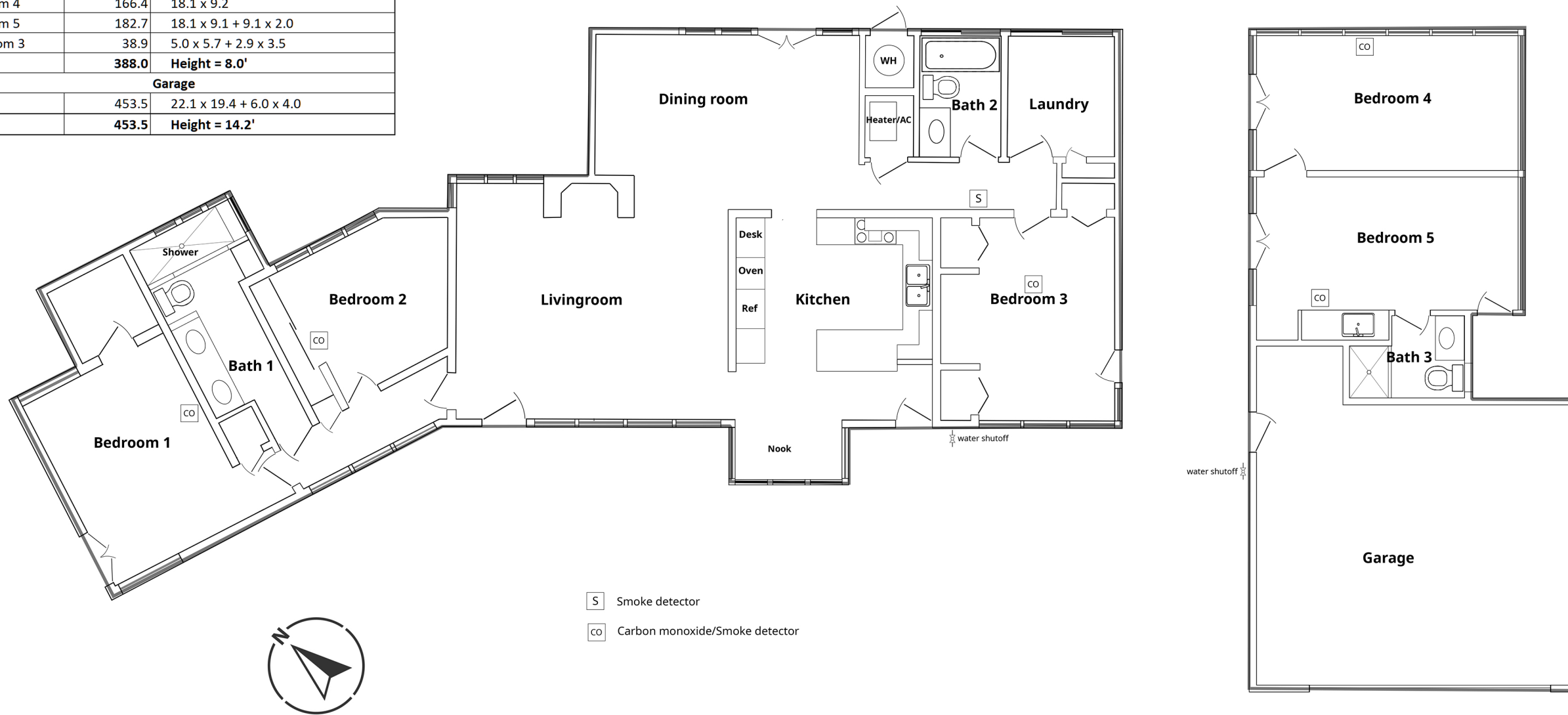
**Parking Plan** Scale 1" = 12'



**Vicinity Map**

Project Summary Table	
Address	41 Laurel Dr., Carmel Valley, CA 93924
Accessor's Parcel number	187-371-002-000
Parcel size	0.9481 ac.
Land use designation	1C
Zoning designation	LDR/1-D-S-RAZ
Coastal zone	No
Archeology Report	LIB170376 (submitted for solar installation)
Existing lot coverage	2,695 / 41299 = 6.5% (house + guesthouse + garage)
Required & proposed parking coverage	Room for 8 cars in driveway and garage
Sewage type	OWTS, permit attached
Water provider	California American Water
Min. rental days per contract	7
Max. rental days per contract	30
Max. rental days per year	365
Resident occupying home during the transient rental use	No
Max. number of occupants during rental use	10
Max. number of employees anticipated	8
Occupancy classification of existing buildings	Residential
Closest Fire Station: Monterey County Regional Fire District	0.7 miles
Water source for fire protection	Swimming pool, ~30,000 gal.
Safety and Emergency Information/Plan.	Attached and part of booklet on kitchen counter
Vacation Rental Rules	Attached and part of booklet on kitchen counter

Room & Building Area & Dimensions		
Room	Area (sq.ft.)	Dimensions (feet)
<b>House</b>		
Bedroom 1	196.2	11.0 x 13.9 + 3.5 x 3.1 + 5.4 x 5.9
Bedroom 2	106.7	8.9 x 10.0 + 17.5 (triangle)
Bedroom 3	168.0	12.0 x 14.0
Bathroom 1	94.7	5.7 x 13.2 + 2.0 x 5.4 + 2.6 x 3.4
Bathroom 2	46.9	5.6 x 8.4
Kitchen	188.8	13.9 x 13.6
Livingroom	283.0	18.8 x 14.5 + 5.9 x 1.7
Dining room	213.7	18.2 x 12.1 - 2.3 x 2.7
Laundry room	59.9	7.3 x 8.2
Nook	30.2	4.1 x 7.4
<b>Total</b>	<b>1388.1</b>	<b>Height = 10' 8"</b>
<b>Guest house</b>		
Bedroom 4	166.4	18.1 x 9.2
Bedroom 5	182.7	18.1 x 9.1 + 9.1 x 2.0
Bathroom 3	38.9	5.0 x 5.7 + 2.9 x 3.5
<b>Total</b>	<b>388.0</b>	<b>Height = 8.0'</b>
<b>Garage</b>		
Garage	453.5	22.1 x 19.4 + 6.0 x 4.0
<b>Total</b>	<b>453.5</b>	<b>Height = 14.2'</b>



**Floor Plan**

Scale 1/4" = 1'0"

Revisions By

STR Use Permit Application

Chuck Stein & Lynda Mann  
2030 Smith Grade  
Santa Cruz, CA 95060  
831-247-9500

41 Laurel Dr.  
Carmel Valley, CA 93924  
APN 187-371-002-000

Date: 10/6/22

Scale: As noted

Drawn: CS

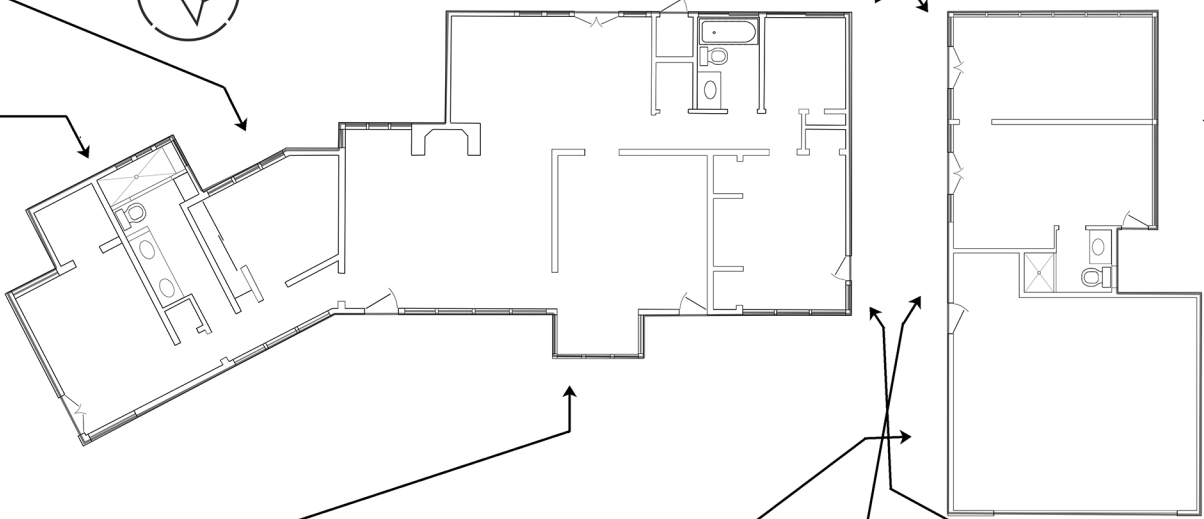
Job: STR Use Permit

Sheet

A<sub>2</sub>

of 3





Tea house

Street view from South-west

Street view from South

Street view from South-east

Street view Driveway from South

# 41 Laurel Dr. Photos

Revisions By

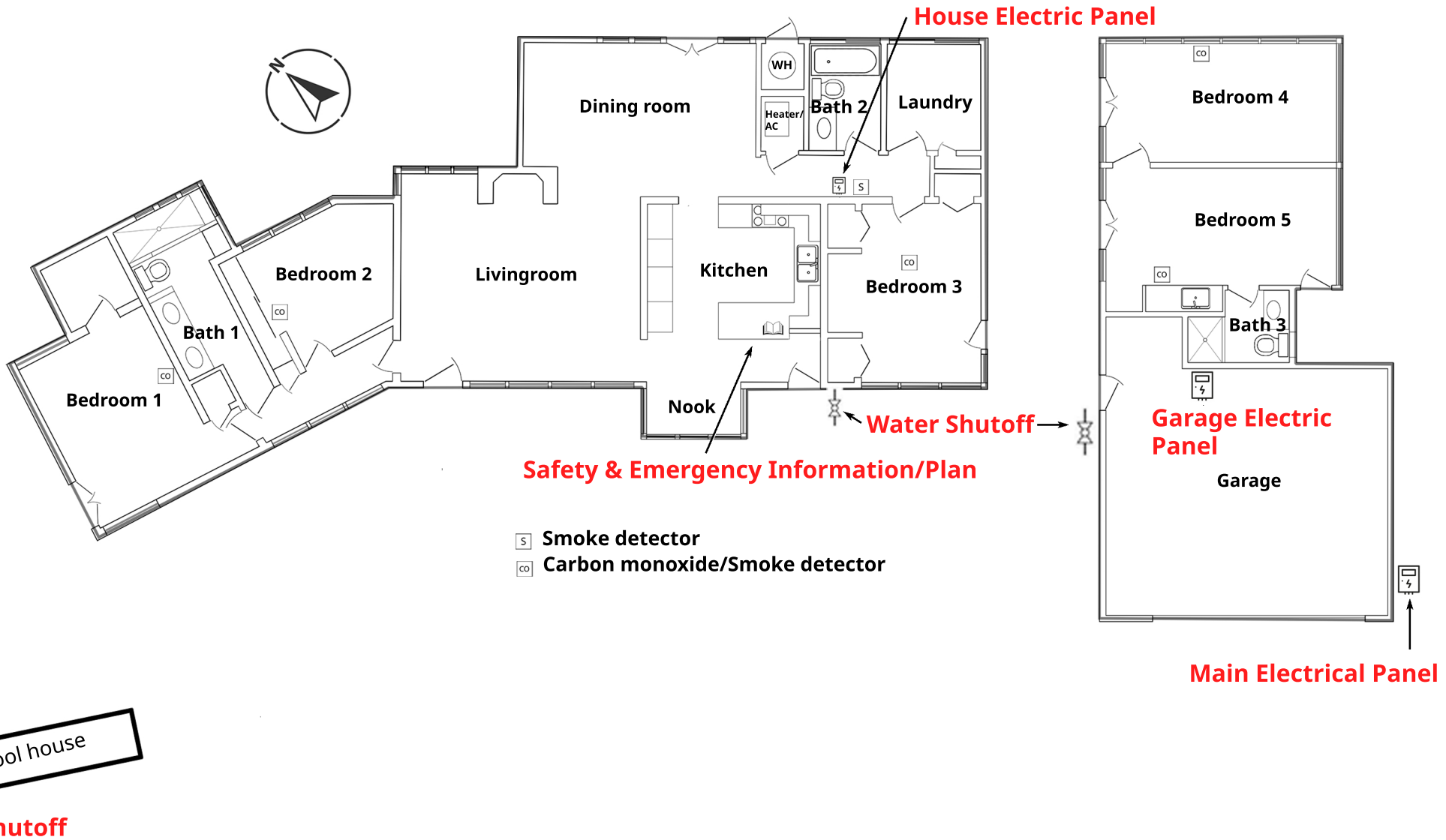
STR Use Permit Application

Chuck Stein & Lynda Mann  
2030 Smith Grade  
Santa Cruz, CA 95060  
831-247-9508

41 Laurel Dr.  
Carmel Valley, CA 93924  
APN 187-371-002-000

Date: 10/6/22  
Scale: As noted  
Drawn: CS  
Job: STR Use Permit  
Sheet: A<sub>3</sub> of 3

# Gas, Water & Electrical Shutoff Locations



# Carmel Valley Retreat Operational Plan

<b>Project Summary Table</b>	
Address	41 Laurel Dr., Carmel Valley, CA 93924
Acessor's Parcel number	187-371-002-000
Parcel size	0.9481 ac.
Land use designation	1C
Zoning designation	LDR/1-D-S-RAZ
Coastal zone	No
Archeology Report	LIB170376 (submitted for solar installation)
Existing lot coverage	2,695 / 41299 = 6.5% (house + guesthouse + garage)
Required & proposed parking coverage	Room for 8 cars in driveway and garage
Sewage type	OWTS, permit attached
Water provider	California American Water
Min. rental days per contract	7
Max. rental days per contract	30
Max. rental days per year	365
Resident occupying home during the transient rental use	No
Max. number of occupants during rental use	10
Max. number of employees anticipated	8
Occupancy classification of existing buildings	Residential
Closest Fire Station: Monterey County Regional Fire District	0.7 miles
Water source for fire protection	Swimming pool, ~30,000 gal.
Safety and Emergency Information/Plan.	Attached and part of booklet on kitchen counter
Vacation Rental Rules	Attached and part of booklet on kitchen counter

## Carmel Valley Retreat Vacation Rental Rules

- **QUIET HOURS:** Tenant shall not disturb neighbors with loud noise or music. No outdoor noise is allowed after 10 PM at night and before 8 AM.
- **PARKING:** Make all efforts to park all vehicles in the driveway and garage. Parking in front of house on the grass by street is allowed but discouraged. Do not park in front of any of the neighbor's houses.
- **MAXIMUM OCCUPANCY:** Ten people is the maximum allowed to stay overnight on the property. The number of people staying at the house should match what was requested at the time of rental.
- **PROHIBITED USES:** No outdoor fires of any kind. No fireworks. No special events may be held at the house except with permission of the owner. Special events include parties with people other than the renters, weddings, live music, gatherings of more than 15 people (including renters). Pets are not allowed. Smoking is only allowed outside and not in the house or guest house.
- **FURNITURE:** Please leave furniture in place. Repositioning increases risk of damage or injury. A minimum of \$50 will be charged if cleaning crew needs to reposition heavy furniture.
- **SUBLETTING:** Tenant shall not let or sublet all or any part of premises nor assign this agreement or any interest in it.
- **ADDITIONAL RULES:** Close umbrella on deck when not in use or when windy.
- **RIGHT OF ENTRY:** Landlord or their agent may enter the premises immediately, in the event of an emergency or a complaint, in order to investigate complaint or perform necessary repairs or maintenance, and within 24 hours of notice for normal maintenance.
- **BREACH OF RULES:** Landlord will retain all or part of the security deposit if any of the terms of the above rules are breached. Landlord has the right to evict Tenant with eight (8) hours notice if any of the above rules are broken. In this case, no rent paid by Tenant will be refunded.

## Safety and Emergency Information/Plan

### Contact information

Owner: Chuck Stein - (831) 247-9508  
Lynda Marin – (831) 840-4176  
Land line: - (831) 458-1416

Property Manager: Michael Dineen – (831) 594-3477

### Local Emergency phone numbers

Emergency: 911

Fire Department: Monterey County Regional Fire District  
26 Via Contenta, Carmel Valley, CA 93924  
[\(831\) 659-2021](tel:8316592021)

Police: Carmel Police Department  
Junipero Ave & 4th Ave, Carmel-By-The-Sea, CA 93923  
[\(831\) 624-6403](tel:8316246403)

Hospital: Community Hospital of Monterey (24 hours)  
23625 Holman Hwy, Monterey, CA 93940  
(831) 624-5311

# Gas, Water & Electrical Shutoff Locations

