

# Exhibit D

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TO: Christian Vu, AICP, Associate Planner,  
Anna Quenga, AICP, Principal Planner  
Erik Lundquist, AICP - Director of Housing & Community  
Development  
Craig Spencer, AICP-Chief of Planning Services  
Melissa McDougal, Administrative Secretary HCD

FROM: President C.S. Noel, Carmel Valley Association *C.S. Noel*  
CVA STR Task Force Chair John Heyl *J.H.*

IN RE: Pending Approval of 27610 & 27612 Administrative Permit  
PLN210098

We recommend denial of this permit, or at least referral to the Planning Commission for further study of the cumulative environmental impacts that the project would have on the Schulte Road community. CVA objects to the issuance of open ended administrative permits for STRs until such time as the FEIR for the revised VR Ordinance is certified and/or adopted by the Board of Supervisors.

Once again, in the consideration of one individual permit application and in the absence of any CEQA review through the citing of CEQA Guidelines Section 15301, yet another neighborhood in Carmel Valley is essentially being rezoned into a visitor-serving roadway without any consideration of the traffic and public nuisance issues that accompany such land use.

There seems some confusion over how many buildings are being permitted for remuneration, as the newly edited Project Description states: “Administrative Permit to allow transient use for remuneration **of an two (2)** [*sic.*] existing single family dwelling.” CV LUAC recommended approval—on a rare 3-2 vote—for “Transient use for remuneration **of an** [*sic.*] existing single-family dwelling.”

We hope the Planning Commission considers the many ways in which this permit:

1. underscores the continued and growing need for a global assessment of the impact on available housing stock for our families and workforce as a direct result of the County's unchecked STR approvals, and
2. fails to consider this project's negative impacts on the unique character of Schulte Road's residential neighborhood contrary to the stated intent of Title 21.68.24. This would, in effect, turn low density residential into visitor-serving zoning through an administrative use permit instead of through the established legislative processes, and

3. fails to address additional adverse environmental impacts on this particular street, as it by-passes any consideration of the land use permit for the Saddle Mountain Camping and RV Park situated at the far end of the road (a permit that has never been updated since 1974)

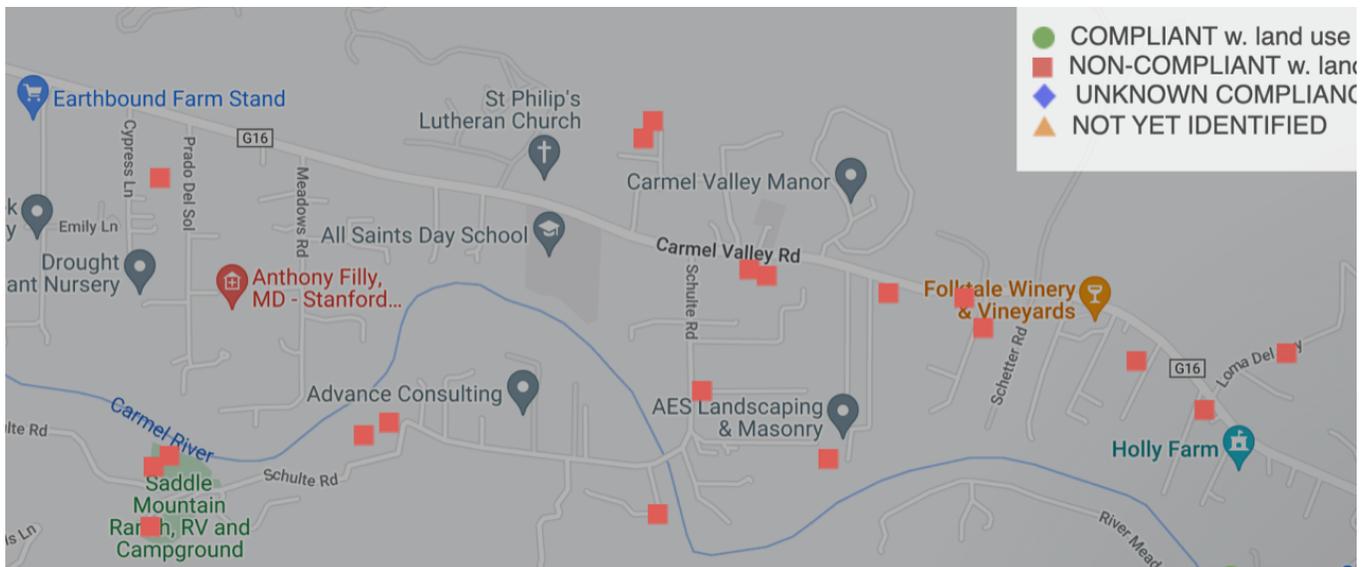
Some detailed considerations of this permit:

1. Traffic on Schulte Rd is already questionably safe, with no posted speed limits despite the presence of a school as well as a campground and RV park authorized to have up to 850 guests on a given night. CHP Officers have stated they can't write a speeding ticket without Speed Limit signs.
2. Because of the nature of the narrow roads and allowed visitors, CVA recommends that the MCRFD be asked to provide a detailed inspection of the neighborhood and Saddle Mountain RV Park regarding the ability to safely evacuate resident and visitors in the event of an emergency situation by assessing these critical items in particular:
  - a. Check that all fire pits are compliant with Monterey County regulations for firepits in the WUI areas.
  - b. Confirm that emergency responders have clear ingress throughout the neighborhood while residents and guest could be evacuating, often with oversized RVs and/or towing such equipment on large flatbed trailers.
2. This Permit involves authorizing short term or vacation rentals for two single family homes on a single parcel, with an additional RV unit parked on the property.
3. There are several complaints on file for loud late parties and events, even a noise event where deputies wouldn't measure the sound level.
4. There is no suggested time limit in the conditions for this permit, yet the Planning Commission imposed a three-year limit as a condition on another recent permit. This seems inconsistent.
5. What or who would own this permit if granted and be the responsible party attendant to it? Would it be John Lewis (applicant)? Would it be LB Homeowners LLC ? Or Would it be Coconut Oak LLC (Anna Bornstein, representative who presented at CV LUAC)?
6. There is no attempt to assess potential cumulative impacts; this permit would constitute an 8th short term rental on Schulte, without considering the various "glamping" and RV spaces also advertised on vacation rental websites. These additional two single family residences added to those already operating on Schulte represent a significant increase in vacation rentals on one road in Carmel Valley.

7. Attachment #1 map below shows all the other operators on the road and nearby. Most of the other properties shown on the map below are non-compliant due to renting for less than 7 days or not having a permit while still generating TOT income for the County. The application and department reviews and resolutions lack any consideration of these issues.

CVA recommends denial of this permit. **Please see attachments on next page.**

**Attachment 1: Granicus Map showing 10 STR's on Schulte and several others on adjacent streets of this unique neighborhood in an approx. 1 mile wide x 1/2 mile high rectangle area. All are registered with Tax Collector as paying TOT. Red square means non-complying, mostly due to no permit or under 7 day rentals.**



**Attachment 2:**

List of TOT operators in 93923 zip code from Monterey County Tax Collector's Office as of Dec 1, 2022

To view this attachment, access the Googlesheet by [CLICKING HERE](#) and Click on Tab for (93923 zip code)

**Summary: Total 287 TOT operators in 93923 zip code and 37 new operators between April and December, 2022**

## Vu, Christina

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**From:** Tracy Hopper <tracy@hopperopolis.com>  
**Sent:** Wednesday, March 29, 2023 10:02 AM  
**To:** Vu, Christina; Quenga, Anna V.; Lundquist, Erik  
**Cc:** John T. Heyl; Debra Raymond; C.S. Noel; Jeff Wood; gaspipes1@yahoo.com; Meredith Crowell  
**Subject:** Regarding STR Permit Application PLN #210098

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

RE: PROJECT FILE # PLN 416-O22-006-000

Subject: Removing Two Houses from Local Residential Rental Use into Transient Vacation Use.  
APPLICATION FOR INLAND SHORT TERM RENTAL

Hello All

As a Schulte Road resident I am writing to comment on this application.

Two STRs doesn't seem like a lot, but on a tiny road with only 85 mailboxes — and the site of the only two private campgrounds in Carmel, it's two too many.

We have already suffered the “hotelfication” of this neighborhood; additional tourists vacationing in a residential neighborhood disturb the harmony of the place.

Whether they are considered “residential, permanent structures” or not, Saddle Mountain Ranch's (SMR) “glampground” and Carmel by the River RV Resorts should be taken into consideration in the overall short-term rental picture. They walk and talk exactly like a Short Term Rental and there happen to be 85 of them just around the corner from these two homes.

SMR has the very same impacts on the neighborhood:

- Serves transient guests that stay 30 days or less and pays occupancy tax
- Transient guests come in droves, have no allegiance nor interest in the welfare or future of the community; no relationship or responsibility to the surroundings
- There is a high throughput/turnover of people due to the State allowing up to 10 campers per site (a maximum of 500 people allowed, with another 350 directly across the road for a total of 850 guests possible at the end of a dead end, one lane private road with no outlet)
- Longterm rental affects are uncertain but these numbers negatively effect property values; full-time residents could eventually leave the area
- Cars and people clutter the street and driveways
- All-night lighting, fire-pit smoke, parties and noise are an ongoing problem
- Increased trash and raccoons
- Increase public safety hazards/evacuation issues due to tourism in high wildfire earthquake, flooding, landslide zone

Cities such as Atlanta, Santa Monica, Newport Beach and Denver are considering banning platforms such as AirBNB completely but it seems we are just getting started here in Monterey County.

In your decision-making, please take into consideration the cumulative effect of tourism in this tiny rural neighborhood — which is already becoming a countrified-version of Cannery Row.

Thank you for your time.

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Tracy Hopper  
831-241-1253  
[tracy@hopperopolis.com](mailto:tracy@hopperopolis.com)

## Vu, Christina

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**From:** carmeldebbie@aol.com  
**Sent:** Wednesday, March 29, 2023 4:44 PM  
**To:** Vu, Christina; Quenga, Anna V.; Lundquist, Erik; johntheyl@gmail.com; cn0elr@yahoo.com; tracy@hopperopolis.com; 27580schulte@gmail.com  
**Subject:** Re: STR Permit Application PLN#210098

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

### CITIZEN COMPLAINT LETTER REGARDING STR PERMIT APPLICATION PLN #210098

To Erik Lundquist, Anna Quenga, and Christina Vu,

I am writing in support of my neighbors on Schulte Rd that do not want, nor support additional short term rentals on Schulte Rd.

In addition to multiple residential homes, there are two RV Parks at the end of Schulte Rd. Schulte Road is not only for residential use, but is also mainly used as a commercial business thoroughfare for tourists and support staff for the two RV Parks and existing short term rentals.

Saddle Mountain Ranch RV and Campground has 8 cabins, 12 luxury glamping tents, 14 RV sites, and 17 campsites. That is 51 sites with a guest/tourists allowance of up to 500 people (Each lot is allowed 10 guests!). They also have a large working and support crew. They have hotel-like amenities to their permanent and semipermanent structures that require a maid service and laundry pickup and delivery. There is also a maintenance and landscaping crew. That is 60+ vehicles traveling on Schulte to Saddle Mountain Ranch.

Carmel by the River RV Park is on the opposite side of the road from Saddle Mountain Ranch RV and Campground. They are allowed 35 sites, but have included up to 5 more sites. They also have a few apartment type rentals and full time RV rentals. That is another location for additional use of the road by cars and various sizes of RV's. Some RV's are Grey Hound bus size, some RV's tow a car behind them, some travel trailers and 5th wheelers are pulled with trucks. Thus, this RV Park has the potential for 45+ RV's and accompanying vehicles plus other work and support vehicles for the owners and workers. With 2-4+ guests/tourists per vehicles...the RV park could have 80-145+ quests and workers.

The two RV Parks at the end of the narrow unmaintained private lane of Schulte Rd, has the combined capacity for 300-600 guests/tourists and 85-100 vehicles traveling on Schulte Rd. Adding in the 85 +/- mailbox residents, the total amount is staggering for any residential road use!

It seems almost redundant to over emphasize the already commercial use of Schulte Rd, and any given reason (light, noise, traffic, privacy) why there should not be allowed any additional commercial/business use by approving current applications or future applications for residential short term rentals. We are maxed out on Schulte Rd for tourists and their accommodations! Please do not approve any additional STR's on Schulte Rd!

Respectfully,  
Debra Raymond  
Schulte Rd Resident

March 28, 2023

Page 4

PROJECT FILE # PLN 416-022-006-000

**STR PERMIT Appl # 210098**

Subject: Removing Two Houses from Local Residential Rental Use into Transient Vacation Use.

Addressing The Project Description as described on Page A-0 Layout/ Title Page

APPLICATION FOR INLAND SHORT TERM RENTAL

PLN210098

Dear **Ms. Vu**

I do not want an increase of traffic on Schulte where the Highway Patrol told me they would not ticket any speeding vehicle because there are no posted speed limits. This project will increase traffic by 12 including the maid service which would be required and the gardner.

Already Saddle Mountain RV Park has increased vehicle traffic because they have house maids to service their "Cabins" and Luxury Tents. You are aware, those "cabins" are not like the ones in Yellowstone, where only the mattress is provided. Naw, these are like in a 30's-40's-50's Motor Court, furnished with sheeting, pillows, bedding, blankets, bath towels and hair dryers.

It was so distressing to see how the CVMP Committee was led astray by the mis-information on both the application and the actual physical plans. Had any of the committee members even seen and studied the actual plans before they decided to approve them?

More importantly, would they allow Transient Use of a house next door to where they live?

We already have a "party house" two properties to the east of my house, owned by Boyds Asphalt Services. The Sheriff will do nothing to lower the noise from their parties.

In addition to the increase of traffic, what will happen to the residential use of all the other properties on Schulte, or for that matter the whole of Carmel Valley. Once other property owners learn how easy it was for Lewis Builders to change their property, what will prevent others to do the same?

NO TO THIS REQUEST.

**Meredith Crowell**

Meredith Crowell 27580schulte@gmail.com (831) 624-3637 / 624-7557

PROJECT FILE # PLN 416-022-006-000

Subject: Removing Two Houses from Local Residential Rental Use into Transient Vacation Use.

Addressing The Project Description as described on Page A-0 Layout/ Title Page

APPLICATION FOR INLAND SHORT TERM RENTAL

PLN210098

NOTE: OWNERS WILL ALTERNATE BETWEEN RESIDENCES

WHAT DOES THIS STATEMENT MEAN? Do you mean to tell me they will be moving their clothes, jewelry, favorite books, toys etc out of one house into another house as they rent out? That doesn't make any sense!

The Applicants / Owners deliberately applied for this "INLAND SHORT TERM RENTAL" as a Single Use under the guise of only renting one of the houses, which is how it was presented at the earlier meeting in the Lutheran Church.

The Applicants' Representative played the "Dumb Blonde Act". She was unable to answer most of that committees' questions.

Additionally, The CVMP Committee apparently made the mistake of believing a house would be rented out in whole.

I believe the Applicants/Owners intend to rent out each bedroom to Two People who are not familiar to the renters of the other bedrooms. Why else would they need so many parking spaces?

APPLICATION FOR INLAND SHORT TERM RENTAL

PLN210098

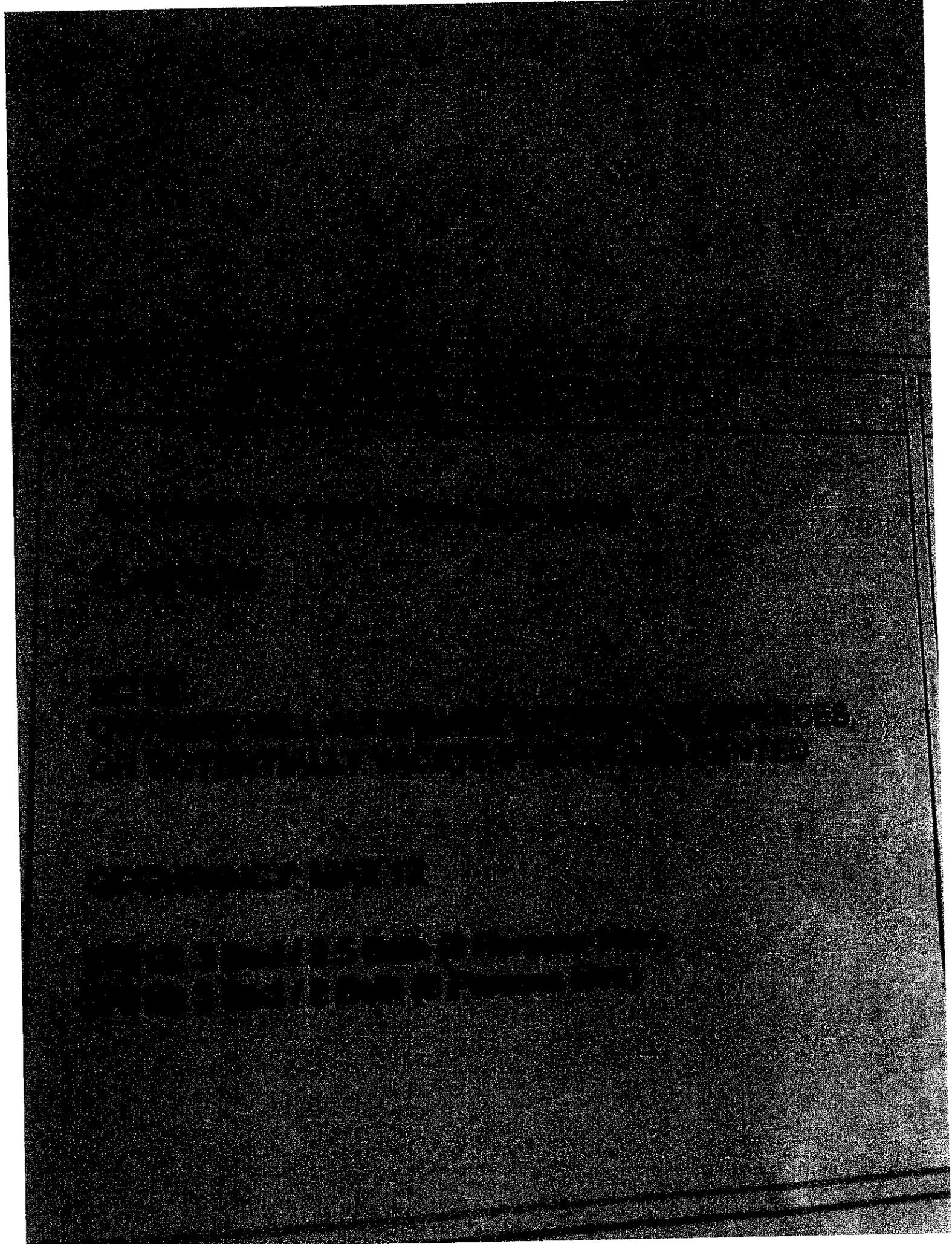
OR POTENTIALLY VACATE IF BOTH ARE RENTED

I believe the Applicants / Owners have no intention of ever occupying either house ever again.

What is to prevent the Applicants / Owners from renting to an RV Bus Owner simulating

Saddle Mountainn RV Park and Carmel by the River RV Park?

**Citizen Complaint Letter Regarding STR Permit Application PLN 210098**



CONTRACT INFO

OWNER	APPLICANT
<p>13510 VICTORIA BLVD            12741 107th St            GARDNER, CA 95921            (916) 831-1111</p>	<p>ANN J. JOHNSON            14570 ELMHURST            27510 3rd St            95901 CA            (916) 831-7461</p>
<p>2150 W. HARRISON            11000 HARRISON ST            95921 CA            (916) 831-1111</p>	

APPLICANT  
 27510-3  
 27510-3  
 NOTE  
 OWNER  
 OR POT  
 OCCUPA  
 27510-3  
 27510-3

SITE DETAILS

<p>13510 VICTORIA BLVD            12741 107th St            GARDNER, CA 95921            (916) 831-1111</p>	<p>SINGLE FAMILY RESIDENTIAL            11000 HARRISON ST            95921 CA            (916) 831-1111</p>
<p>2150 W. HARRISON            11000 HARRISON ST            95921 CA            (916) 831-1111</p>	<p>27510 3rd St            95901 CA            (916) 831-7461</p>

EMERGENCY  
 Police Dept  
 Juniper Av  
 Ph: (831) 6  
 Fire Depart  
 8455 Carm  
 Ph: (831) 4  
 Emergency  
 Community  
 23625 Holm  
 Ph: (831) 6

VICINITY MAP

PROJECT FILE # PLN 416-022-006-000

Subject: Removing Two Houses from Local Residential Rental Use into Transient Vacation Use.

Addressing The Project Description as described on Page A-0 Layout/ Title Page

APPLICATION FOR INLAND SHORT TERM RENTAL

PLN210098

OCCUPANCY: 12

There are two houses with three bedrooms each. How many people will be sleeping in each bedroom? Two?  $2 \times 3 = 6$ . Why then is the second and third line under this number read:

27612: 3 Bed / 2 1/2 Bath (8 Persons Max)

27610: 3 Bed / 2 Bath (6 Persons Max)

Now, let me see if my elementary education can add this up:  $8 + 6 = 14$ .

How carefully does the County of Monterey Housing and Community Development personnel read the plans presented to them? ? Further more, how well do the Carmel Valley Master Plan Committees read what is being submitted to them for consideration? ? ?

Seems to me that Lewis Builders has deliberately presented information incorrectly! !!

On the Layout / Title Page A-0, Owner Lewis Builders further, and apparently, deliberately sought to confuse both Housing and Community Development, Ms Christina Vu and the CVMP Committees by placing IN RED only one single address: 27610 on/in VICINITY MAP !!

Now, if Lewis Builders were to explain these were "honest" errors, would you ever use his services as a builder/ contractor or a re-modeler/contractor. First of all, his plans are not complete. He was willing to not even have elementary arithmetic correct.

Why does this property need 6 additional parking sites? Both houses have covered parking spaces for two vehicles each equaling 4 vehicles. The Applicants / Owners have two employee parking spaces requested and 4 other parking spaces adding up in my elementary arithmetic to 10 vehicles. Additionally, there is an office and a storage building.

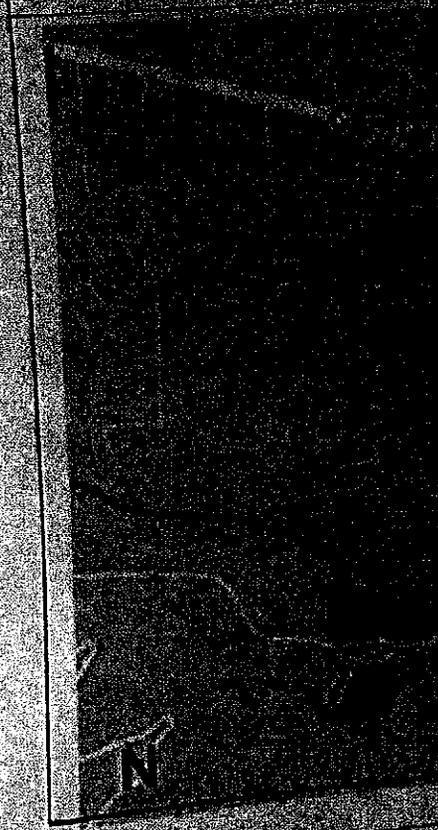
**SITE DETAILS**

LAND USE  
ZONING  
SETBACK  
YEAR BUILT  
COUNCIL DISTRICT  
CONSTRUCTION TYPE  
SPRINKLER  
ELEVATION  
WATER  
LEVEL  
SLOPE PERCENT

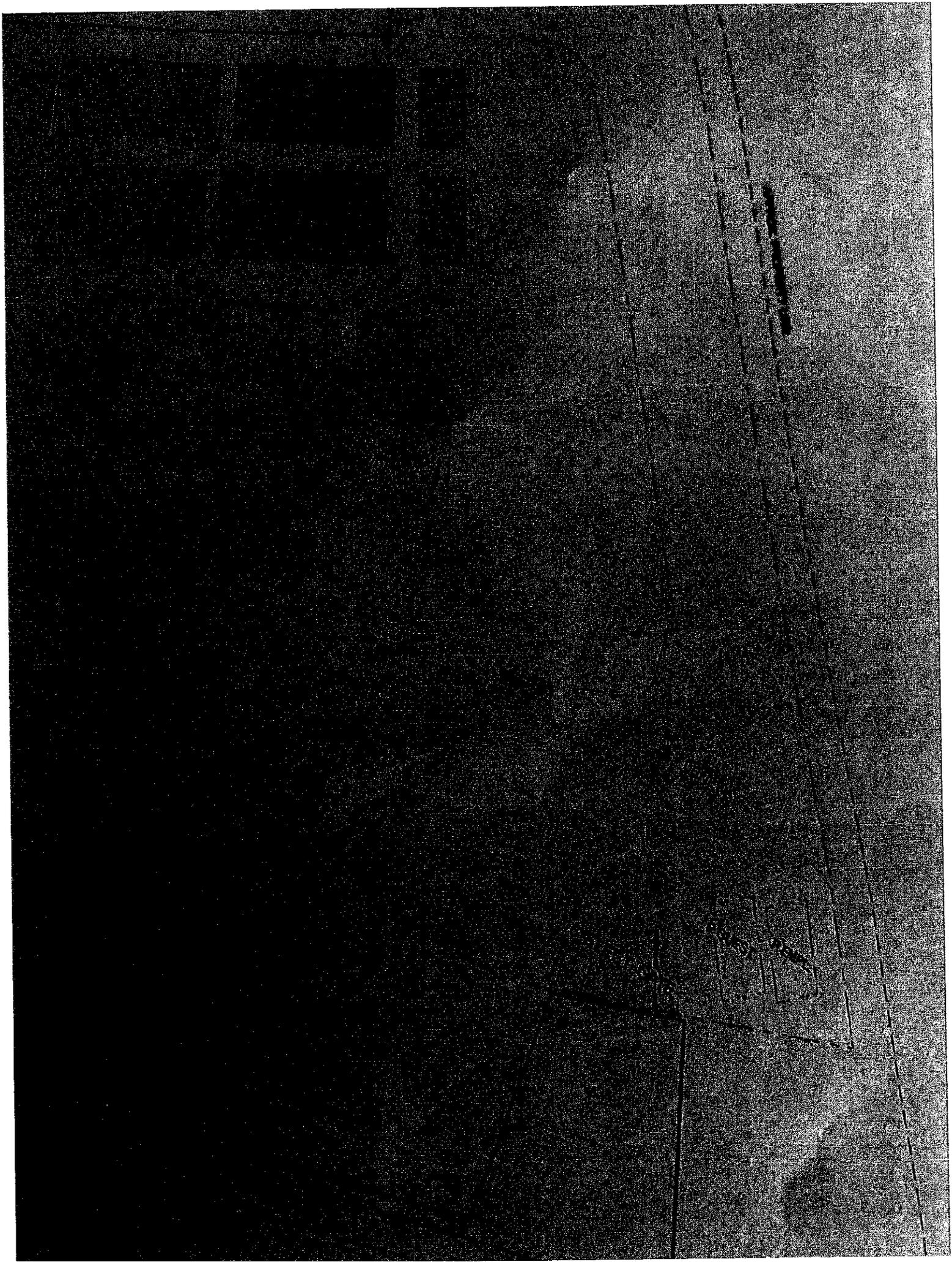
INDICATE EXISTING UTILITIES  
OR  
ADDITIONAL  
UTILITIES  
TO BE INSTALLED  
OR  
REMOVED

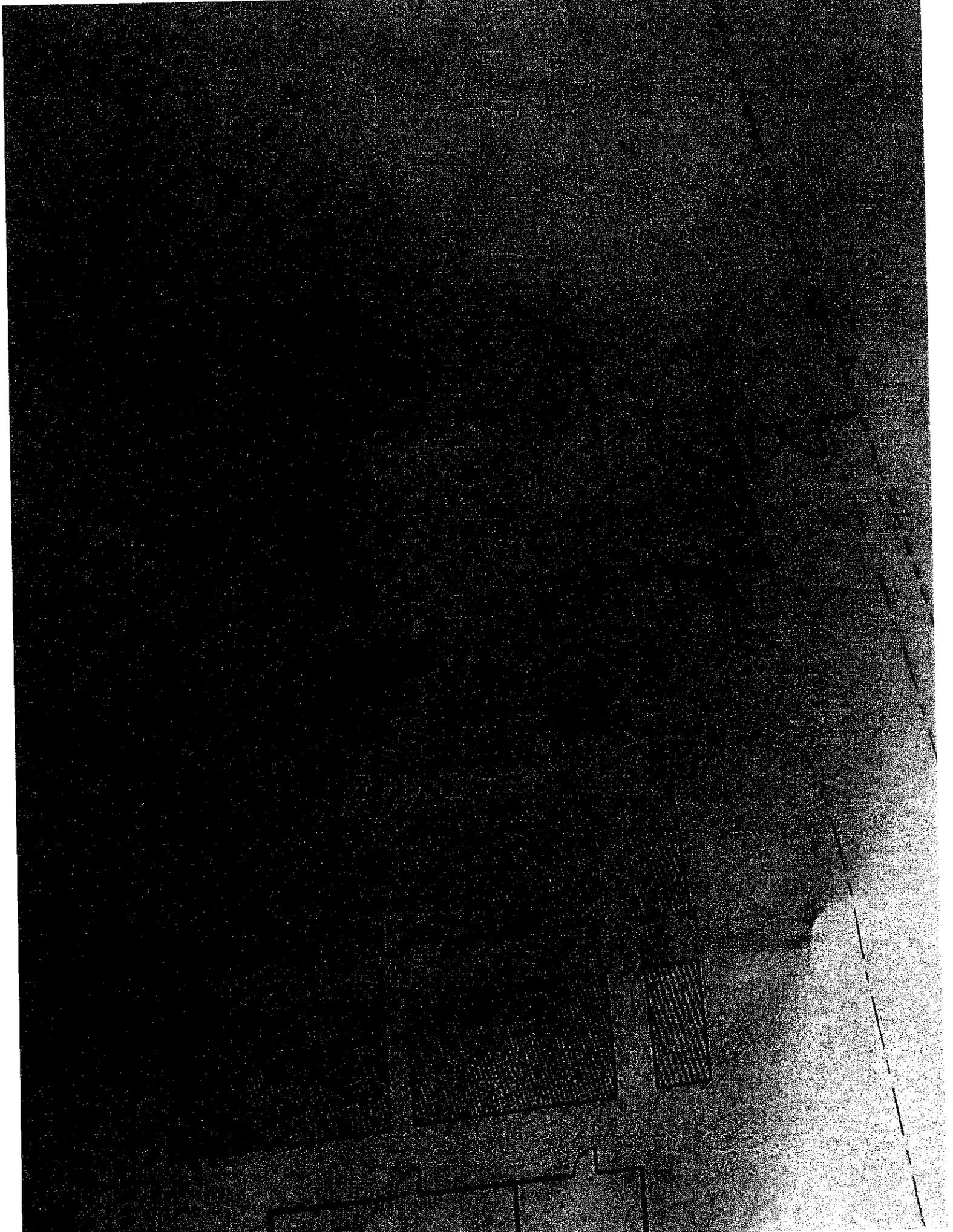
INDICATE EXISTING UTILITIES  
OR  
ADDITIONAL  
UTILITIES  
TO BE INSTALLED  
OR  
REMOVED

**MOBILE HOME**



LEWIS BUILD  
CA LICENSE  
#834741  
CARMEL CA 9  
(831) 250





PROJECT FILE # PLN 416-022-006-000

Subject: Removing Two Houses from Local Residential Rental Use into Transient Vacation Use.

Addressing The Project Description as described on Page A-0 Layout/ Title Page

APPLICATION FOR INLAND SHORT TERM RENTAL

PLN210098

Have the CVMP committees lost sight of the need for housing on the Monterey Peninsula when they allowed a request for Transient use of two houses in a low density neighborhood?

Did the committee, who voted to allow this use, have any idea of the impact on an already very heavily trafficked street, a cul de sac with 88 lots of record plus 85 RV sites of record.

It appears to me, a resident for almost 40 years, the CVMP Committees have not ever driven Schulte Road. Frankly, the owners I spoke to, before writing this letter, shrugged their shoulders and said the County wasn't interested in residential desires on Schulte ... after all it is a working class community.

Schulte has three properties on the west side of the bridge, visible to the naked eye, which would definitely not be allowed in other residential areas in the valley. The first, on the south side, has a building painted black, On that property there is a building contractor's portable toilet, various trucks and now a septic tank vehicle parked there 24/7. Next, on the same side is an empty lot, well not empty as construction vehicles are also parked in it. Then on the west side of Schulte as it migrates from the County Maintained Section to the private road, is a tree service with two or three vehicles, several shipping containers a stack of cut trees and a stack of split wood for sale to home owners.

If Monterey County Housing and Community Development Agency allows Lewis Builders et al to use their property as transient housing, what will prevent the other 87 property owners from also converting their properties for same use? Would Transient Housing be allowed in Carmel Valley Village, Prado del Sol, Tierra Grande, Off Las Laveles Grade, Carmel Valley Views, Carmel Valley Ranch, the Preserve, Tehama, Quail Lodge, Quail Meadows, to name a few? If not, why is it okay on 2.5 miles of Schulte?



Subject: Removing Two Houses from Local Residential Rental Use into Transient Vacation Use.

Addressing The Project Description as described on Page A-0 Layout/ Title Page

APPLICATION FOR INLAND SHORT TERM RENTAL

PLN210098

*This page is addressing the section on the building plan Page A-0 LAYOUT/TITLE PAGE entitled NOTES. In this section are (Line 1) EMERGENCY CONTACT (the spelling is as it appears on this page); (Line 2) Police Department ; (Line 3) Junipero Ave and 4th Ave; (Line 4) Ph (831) 624-6403. ON CONTACTING THE POLICE DEPARTMENT, the agent recommended the Monterey Sherriff Department. I already know this but apparenently Mr. Lewis and/or his employee did /does not! The information is incorrect and not complete.*

*Would Lewis Builders have posted this incorrect information within the houses or on other documination and there really was an emergency? Why didn't the CVMP Committee catch this incorrect information? Further more, why didn't the County Planner?*

*Next portion of this section is regarding the Fire Department. The location is incorrect. The phone number is associated with the Administration Department located on 19900 Portola Drive, Salinas not the 8456 Carmel Valley Rd as it is entered on the page. Not only that, the Mid Valley Fire Station is NOT IN Carmel by the Sea.*

*Returning to the Police Department information.*

*If there were to be a vehicle, speed or other moving / road condition, it is the California Highway Patrol which would respond, not the Carmel by the Sea Police Department.*

*If there were to be noise control, domestic violance or other person to person problem it would be the Monterey County Sherriff Department / Deputy which would respond.*

CONTACT INFO

APPLICANT

RAMBORNSTEIN  
LEWIS BUILDERS  
578 The Blainhardt Ct  
Carroll, CA  
(931) 250 7468

PROJECT DESCRIPTION

APPLICANT'S PROJECT  
PINC 0000  
NOTE:  
OWNERS WILL ALTERNATE BETWEEN OWNERS  
OR POTENTIALLY WILL BE A JOINT VENTURE  
OCCUPANCY PERMITS  
216 C 2 BAY / 216 BAY BUILDING  
EXACT LOCATION OF PROJECT

PERMITS

APPLICANT'S PROJECT  
PINC 0000  
NOTE:  
OWNERS WILL ALTERNATE BETWEEN OWNERS  
OR POTENTIALLY WILL BE A JOINT VENTURE  
OCCUPANCY PERMITS  
216 C 2 BAY / 216 BAY BUILDING  
EXACT LOCATION OF PROJECT

NOTES

APPLICANT'S PROJECT

PERMITS

NOTES

PLN210098

27610 and 27612 Schulte Road, Carmel, CA 93923

Regarding a request to be a Short Term Rental in our neighborhood.

To Whom it May Concern,

We are neighbors to the subject properties and have serious issues with this request to rent out not one but two homes on a Short Term Rental (STR) basis. This even will cause double or triple the amount of traffic on our very small (one lane) country road. We have horse trailers, RV's, trucks and cars trying to negotiate the lane daily and it is always very tight and difficult to pass, let alone to add to the traffic flow by additional tourists.

All of the homes along the road in this very quiet and rural little zone are not designed to accommodate any more traffic than we already have. It is irresponsible to consider adding to this traffic burden.

Additionally, STR's are on holiday while here. Their frame of mind is to have guests over, have parties, and use extra water and electricity. All are excessive behaviors our neighborhood can't tolerate. Our nights and days are quiet here and the impact of these extra guests on a regular basis will negatively change that.

The owners of the subject property are going to travel for a year and this is their solution to earn income while they're gone. Obviously they plan on keeping their property a permanent STR.

Our neighborhood will change if short term renters are allowed to be coming and going and taking over the ambience and neighborly closeness we already have with one another. If transient renters are here (and if you allow more and more

STR's to come in) only, no one will know each other and we will lose our community culture we have with our permanent neighbors.

While we are not a next-door neighbor to this property but live down the road a bit, we feel you are significantly devaluing the four immediate neighbor's properties and consequently you are devaluing the entire neighborhood. All of us would have to disclose that we live next to a STR property if we were ever to try and sell our properties. None of us bought our properties with the idea that this new STR would come into our neighborhood. You are forcing people to be faced with noise, traffic and the devaluation of their most important asset- their sanctuary, their home. You are letting someone run a business in a residential neighborhood. This can only be done in a business district.

Lastly, remember there is a hotel industry that will suffer. Hotels are zoned to house the tourist. Every night in a STR is one less night in a local hotel. It is just not fair to those business owners.

Long term rental is this applicant's answer. They will earn less income but it will not damage the neighborhood.

If you allow this to happen, you know there will be many more behind it. And as you know the saying, "There goes the neighborhood."

We are vehemently opposed to allowing this property to become a Short Term Rental. It is against all that is logical and fair to allow this to happen.

Thank you

Sent from my iPad

## Vu, Christina

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**From:** Robyn Rauh <robyn.rauh@yahoo.com>  
**Sent:** Tuesday, April 4, 2023 8:34 AM  
**To:** Vu, Christina  
**Subject:** 27610 & 27612 Schulte Rd, Carmel, CA 93923

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

To: County of Monterey Housing & Community Development

From: Robyn & Ken Rauh, 27440 Schulte Rd, Carmel, CA 93923

We are writing to request that the permit for short term rentals at the above named property **not** be approved.

Schulte is a quiet, residential neighborhood, and we already have a short term rv & tent rental site at the end of the street. We do not want increased traffic and our neighbors want to know who is residing in the homes next to them, and they want their peace & quiet (especially in the evening). Having 2 short term rentals next to their homes is not wanted.

Thank you for your consideration.

## Vu, Christina

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**From:** Sigrid Daffner <sdaffner@yahoo.com>  
**Sent:** Sunday, August 13, 2023 3:27 PM  
**To:** Vu, Christina  
**Subject:** STR Permit Application PLN#210098

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Christina,

I am the next door neighbor of the Lewises on Schulte Road, who previously wrote in an opposition letter to their Short Term Rental permit application, PLN#210098, PROJECT FILE # PLN 416-022-006-000.

I have spoken with Tammy Lewis on May 12, and again on July 28, and she has addressed all of my concerns. I have reviewed their position and are now in support of the project.

Thank you,

Sigrid Daffner and Alex Bokde

## Vu, Christina

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**From:** Domingo Valdez <sundayvaldez@yahoo.com>  
**Sent:** Thursday, August 3, 2023 6:34 PM  
**To:** Vu, Christina  
**Subject:** STR Permit Application PLN#210098

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Dear Christina,

I am the next door neighbor of the Lewises on Schulte Road, who previously wrote in an opposition letter to their Short Term Rental permit application, PLN#210098, PROJECT FILE # PLN 416-O22-006-000.

I have spoken with Tammy Lewis on May 12, and she has addressed all of my concerns. I have reviewed their position and are now in support of the project.

Thank you,  
Heather & Domingo Valdez  
27604 Schulte Rd  
Carmel, CA 93923  
831-594-4184

2nd lett

Subject: Coconut Oak LLC TR (FORMERLY LB HOMEBUYERS LLC)

Date: Feb 22, 2024 at 8:50:32 AM

Project File No: PLN210098

27610 and 27612 SCHULTE RD, CARMEL CA 93923

Assessor's Parcel No: 416-022-006-000

To Whom it May Concern,

This homeowner is once again requesting an Administrative Permit for transient use of a residential property (two single family dwellings) for renumeration (Short Term Rental).

On April 1, 2023 my husband and I wrote a letter and submitted it in person to Christine Wu regarding this same issue. *(see attached)*

All of our same concerns are still there from our original letter and new concerns have come up. Since the subject's first application, there has been lots of construction going on the property. Cement trucks, laborers, framing loads of lumber and heavy equipment have been dropped off and work is being done on the property. The property has a solid fence wall built around it and the homeowners keep the gate shut immediately upon entering or exiting so it is difficult to see what is exactly going on in there. Google Earth search shows at least two houses, several outbuildings and numerous cars and an RV parked throughout the property.

Since this work has been going on, there are many unfamiliar cars and guests coming and going.

Why have they done all this work on the property after the first Administrative Permit request was shelved for 10 months? Now they are applying again for this same Administrative Permit request.

Perhaps all the construction activity is unrelated and not pertinent to their request, but a site inspection would be worthwhile to see what is going on behind the fencing. *- It would be interesting to know how many beds would be for rent on this property.*  
Please see our previous letter for our other concerns that we listed regarding not allowing this property to be come a short term rental.

Thank you

**COUNTY OF MONTEREY  
PLANNING COMMISSION  
FEBRUARY 28, 2024**

**AGENDA ITEM NO. 2**



# Additional Correspondence

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PLN210098  
COCONUT OAK LLC TRUST

FOR ADDITIONAL INFORMATION CONTACT:  
Christina Vu, Assistant Planner  
(831) 755-5139 or [vuc@co.monterey.ca.us](mailto:vuc@co.monterey.ca.us)  
Monterey County Housing and Community Development  
Land Use Division, Planning  
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901

**From:** [Larry Bacon](#)  
**To:** [293-pchearingcomments](#)  
**Cc:** [Vu, Christina](#)  
**Subject:** PLN210098 Coconut Oak STR - Denial Recommended  
**Date:** Thursday, February 22, 2024 5:11:52 PM

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To the Planning Commission for denial of this STR permit:

We live within shouting distance of Coconut Oak and we've heard enough to know that we're listening to a party house. In reality, with two houses and an unknown number of beds on the property, we've had a hotel operating in our neighborhood. Instead of a parade of strangers, some disrespectful and uncaring, we should be entitled to enjoy a more stable residency at this location.

Looking at the vacation rental objectives published in the recently released DEIR, this project does not measure up. (1) It has disrupted, not preserved, the residential-zoned character of this area. (2) It has made worse, not preserved, the sense of security and safety in the neighborhood. (3) Economic opportunity (for the investor) has been outweighed, not balanced, by another loss of housing supply in Carmel Valley and degradation of the quality of life for the Schulte Road community.

Moreover, this project is not benign and may not be exempt from CEQA. For too many years Carmel Valley's neighborhoods have been burdened with unchecked growth of STRs. Under Section 15300.2(b), consider that CEQA applies to a STR project like Coconut Oak "when the cumulative impact of successive projects of the same type in the same place, over time is significant."

Having been sent the Notice of Public Hearing, we respectfully ask the Planning Commission to deny approval of a permit for this property as a short-term rental.

Larry and Sharon Bacon  
Meadows Road, Carmel 93923

**From:** [John T. Heyl](#)  
**To:** [Vu, Christina](#); [293-pchearingcomments](#)  
**Cc:** [Quenga, Anna V.](#); [Spencer, Craig](#); [McDougal, Melissa](#); [CS Noel](#)  
**Subject:** CVA Comments on 27610 Schulte Rd. Admin Permit PLN210098  
**Date:** Tuesday, February 20, 2024 4:06:41 PM  
**Attachments:** [CVA letter on 27610 Schulte Rd updated Feb 2024.pdf](#)

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Attached please find Carmel Valley Association's comments recommending denial of the pending permit before the Planning Commission Feb 28, 2024.

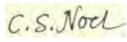
Please include in the record and acknowledge receipt of this email and the comment letter.

Thanks.

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Yrs,  
John Heyl  
Carmel Valley, CA

TO: Christian Vu, AICP, Associate Planner,  
Anna Quenga, AICP, Principal Planner  
Craig Spencer, AICP-Chief of Planning Services  
Planning Commission Comments  
Melissa McDougal, Administrative Secretary HCD

FROM: President C.S. Noel, Carmel Valley Association   
CVA STR Task Force Chair John Heyl 

IN RE: Pending Approval of 27610 & 27612 Administrative Permit  
PLN210098

We recommend denial of this permit, or at least a stay for further study of the cumulative environmental impacts that the project would have on the Schulte Road community. CVA objects to the issuance of administrative permits for STRs until such time as the FEIR for the revised Vacation Rental Ordinance is certified and/or adopted by the Board of Supervisors.

Once again, in the consideration of one individual permit application without reference to other similar activity in the nearby surrounding neighborhood, and in the absence of any CEQA review through the citing of CEQA Guidelines Section 15301, yet another neighborhood in Carmel Valley is essentially being rezoned into a visitor-serving roadway without any consideration of the traffic and public nuisance issues that accompany such land use.

There seems some confusion in this application over ownership of the property and of how many buildings are being permitted for remuneration, as the newly edited Project Description states “Administrative Permit to allow transient use for remuneration **of an two (2)** [sic.] existing single family dwelling.” CV LUAC recommended approval—on a rare 3-2 vote—for “Transient use for remuneration **of an** [sic.] existing single-family dwelling.” **This recommended approval was for one building only.**

We hope the Planning Commission considers the many ways in which this permit:

1. underscores the continued and growing need for a global assessment of the impact on available housing stock for our families and workforce as a direct result of the County's unchecked STR approvals, and
2. fails to consider this project's negative impacts on the unique character of Schulte Road's residential neighborhood contrary to the stated intent of Title 21.68.24. This would, in effect, turn low density residential into visitor-serving zoning through an administrative use permit instead of through the established legislative processes, and

3. fails to address additional adverse environmental impacts on this particular street, as it bypasses any consideration of the land use permit for the Saddle Mountain Camping and RV Park situated at the far end of the road (a permit that has never been updated since 1974)

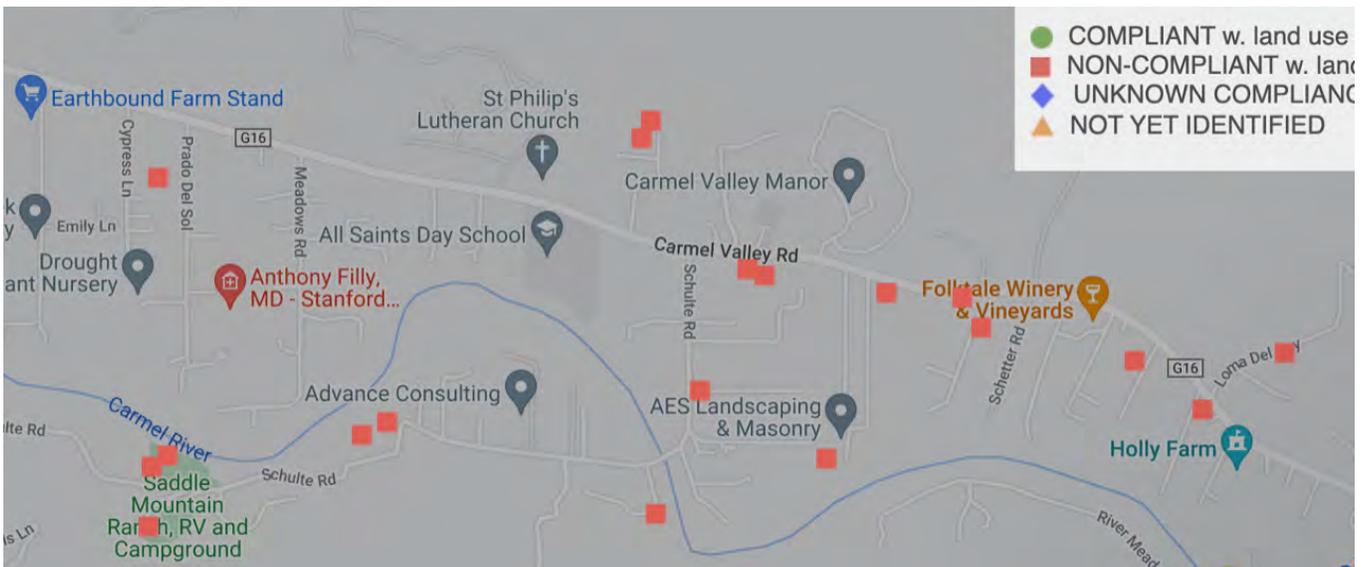
Some detailed considerations of this permit:

1. Traffic on Schulte Rd is already questionably safe, with no posted speed limits despite the presence of a school as well as a campground and RV park authorized to have up to 850 guests on a given night. CHP Officers have stated they can't write a speeding ticket without Speed Limit signs.
2. Because of the nature of the narrow roads and allowed visitors, CVA recommends that the MCRFD be asked to provide a detailed inspection of the neighborhood and Saddle Mountain RV Park regarding the ability to safely evacuate resident and visitors in the event of an emergency situation by assessing these critical items in particular:
  - a. Check that all fire pits are compliant with Monterey County regulations for firepits in the WUI areas.
  - b. Confirm that emergency responders have clear ingress throughout the neighborhood while residents and guest could be evacuating, often with oversized RVs and/or towing such equipment on large flatbed trailers.
3. This Permit involves authorizing short term or vacation rentals for two single family homes on a single parcel, with an additional RV unit parked on the property.
4. There are several complaints on file for loud late parties and events, even a noise event where deputies wouldn't measure the sound level.
5. There is no suggested time limit in the conditions for this permit, yet the Planning Commission imposed a three-year limit as a condition on another recent permit. This seems inconsistent.
6. What or who would own this permit if granted and be the responsible party attendant to it? Would it be John Lewis (applicant)? Would it be LB Homeowners LLC ? Or Would it be Coconut Oak LLC (Anna Bornstein, representative who presented at CV LUAC)?
7. There is no attempt to assess potential cumulative impacts; this permit would constitute an 8th short term rental on Schulte, without considering the various "glamping" and RV spaces also advertised on vacation rental websites. These additional two single family residences added to those already operating on Schulte represent a significant increase in vacation rentals on one road in Carmel Valley.

8. Attachment #1 map below shows all the other operators on the road and nearby. Most of the other properties shown on the map below are non-compliant due to renting for less than 7 days or not having a permit while still generating TOT income for the County. The application and department reviews and resolutions lack any consideration of these issues.

CVA recommends denial of this permit.

**Attachment 1: Granicus Map showing 8 STR's (red squares) on Schulte in March, 2023 and several others on adjacent streets of this unique neighborhood in an approx. 1 mile wide x 1/2 mile high rectangle area. All are registered with Tax Collector as paying TOT. Red square means non-complying, mostly due to no permit or under 7 day rentals.**



**From:** [fri2bihz@reagan.com](mailto:fri2bihz@reagan.com)  
**To:** [293-pchearingcomments](#)  
**Subject:** Public Hearing on 27610 Schulte Road property  
**Date:** Tuesday, February 20, 2024 6:35:51 AM

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[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

I would like to be added to the roster of those wishing to speak to the issue.

My neighbor, John Lewis, is requesting that he be allowed to use his property for short-term rentals. I live directly across from Mr. Lewis' property and need to raise a concern about his plans; some things he may not have considered, mainly because they do not impact him or anyone on his property.

I rent an apartment above the garage from Sigrid Daffner, the owner of the property at 27605 Schulte Road. There is an area specifically reserved for me at the bottom of her driveway where I park my car, an area which is included as part of my rent. Sigrid's partner owns a red truck, and he parks it in that area as well. There are two signs that specifically states that the entire area is private property; however, more times than I can count, individuals who either work for Mr. Lewis, or other individuals who are visiting someone on his property have parked in that area, at times making it impossible for me to park my car. It has not been unusual for me to ask individuals, who are waiting for someone in this private parking space, to please move their vehicle. Yesterday, when I came home, there was a very long, large delivery truck that took up the entire parking section, and I could not park my car. He was delivering rather large sections of metal roofing to the property.

Mr. Lewis has been notified several times about this situation, but vehicles continue to park in my space from time to time. He owns a very large tract of land, and could certainly manage to have people who are visiting his property park on his property. There is a fence with a gate that has a security code that encompasses the entire outside exterior of his property, and he could certainly change that situation to make it easier for visitors to park on his property, but he has made no attempt to do that either.

The fact that this situation could deteriorate further by the addition of short-term renters is of concern to me. What happens when those individuals decide to have friends or family come over? What happens when they decide to have a party? Will I again lose my parking? Will this private property become easier for people to use rather than to park across the street on his property?

I am requesting that Mr. Lewis modify his property to allow easier access to his property before granting him permission to use his property for short-term rentals.

Respectfully,  
Linda Gunn

Meredith Crowell  
27580 Schulte  
831) 624-3637

February 28, 2024



Re: Project File # PLN21098  
AKA LB Homebuyers LLC also Coconut Oak LLC TR  
27610 and 27620 Schulte Rd

Please deny this application for converting two single family houses into daily vacation rentals. There already exist on Schulte 91 Vacations rentals held within Carmel by the River and Saddle Mountain Resorts. Schulte Road does not need more of the same. Please please deny this application.

Monterey Public Works has described Schulte Road as a .74 mile county maintained road. That is less than a 1 mile! There are 5 private roads on Schulte between Carmel Valley Road and the Carmel River Bridge; there are 5 more private roads off Schulte between the bridge and the left turn leading toward the two RV Parks. On that 1/2 mile private road there are another 4 private roads until the 2 parks and one additional private road after the parks.

How many bedrooms will be rented out to persons unknown to each other? Will there be additional sleeping places in the living rooms and/or family rooms such as sofa beds or lift-up beds dropping down from walls? Will the two garages be converted into "glamming" tents? How many RVs and/or hauled-in trailers be allowed with how many persons in those vehicles? Will the caretaker's unit be converted into bathing and water-closet facilities for the garage-tents and RVs / trailers?

How many support personnel will be required? Gardeners? Cleaning Services? Laundry Trucks? Repair personnel? Will the person said to be the caregiver ever be present? How many times in a day / week/ month? The Fire Department informed me the property required two street addresses. Why are those not listed in your paperwork?

Already Schulte Rd has been impacted by the Glamming Tents and Houses on Wheels which have been allowed at Saddle Mountain. Are you aware that Saddle Mountain maintains Motel Rooms furnished with hair dryers, full baths, Kitchens and all the textiles required for a house: Sheets, towels, Sleeping Pillows,, Blankets, dishcloths, dishes, cooking ware etc., etc. They employ maids and gardeners on a daily basis.

Will this property become a party house and / or a venue place such as an anniversary party spot or a wedding location?

What Carmel Valley needs is not more highly priced vacation rentals but low income housing.

The Board of Supervisors should address the conversion of "guest houses", built with permits having the restrictions of no kitchens, to be "grandfathered in" thus allowing property owners to receive low cost fees for adding a kitchen to the guest house. In exchange, the property owner would agree to rent only to persons who qualify for "Section 8" type state/county funding. In addition, the property taxes would be slightly reduced (in relationship to the size of the rental unit) to encourage these homeowners to agree to rent to low income persons.

Meredith Crowell

February 28, 2024

27580 Schulte

831) 624-3637

Re: Project File # PLN21098

AKA LB Homebuyers LLC also Coconut Oak LLC TR

27610 and 27620 Schulte Rd

Again, please do not allow these two houses located in a quiet country type setting to be approved. Instead, direct your attention to my suggestion of allowing guest houses already built within the 93923 and 93924 zip code areas and other county controlled properties to be converted into low income housing for local residents.

**From:** [Susan Kellermann](#)  
**To:** [293-pchearingcomments](#)  
**Subject:** PLN210098 - Agenda Item No. 2  
**Date:** Monday, February 26, 2024 4:22:22 PM

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**Please submit for public comment (Schulte Road, Carmel Valley)**

Dear Monterey County Planning Commission:

We are writing in support of the neighbors of the Schulte Road neighborhood that are opposing Project File No. PLN210098 (Agenda item No. 2) located at 27610 & 27612 Schulte Road, Carmel Valley.

We live in Carmel Highlands and have witnessed the detrimental effects that vacation rentals have on a neighborhood. They degrade the character of a neighborhood. Full time renters disappear and are replaced by transient occupants with no connection to the neighborhood. Full time renters are unable to compete with the higher rental prices that commercial vacation rental operators are willing to pay.

A residential neighborhood is no place for mini-hotels. Different groups of people show up every few days. There's constant commotion and loud parties. Trash receptacles overflow and excess trash sits in the street. Food delivery services come at all hours. Lights stay on all night. The safety issue alone of not knowing who is living next to you from day to day is a very high concern - especially when children are living in the nearby homes.

This scene should not play out in any residential neighborhood. We urge you to deny the permit request.

Susan & Ron Kellermann  
Carmel Riviera Drive  
Carmel Highlands, CA

**From:** [Michael DeLapa](#)  
**To:** [293-pchearingcomments](#)  
**Subject:** LandWatch comments on Agenda Item No. 2 (PLN210098) [27610 & 27612 Schulte Road application for short term rentals]  
**Date:** Sunday, February 25, 2024 5:22:09 PM  
**Attachments:** [PastedGraphic-1.png](#)  
[LandWatch comments on 27610 & 27612 Schulte Road STR.pdf](#)

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February 26, 2024

Martha Diehl, Chair  
Monterey County Planning Commission  
168 W. Alisal St.  
Salinas, CA 93901

SUBJECT: Agenda Item No. 2 (PLN210098) - Opposition

Dear Chair Diehl and Members of the Planning Commission,

LandWatch joins the Carmel Valley Association (CVA) in recommending denial of the 27610 and 27612 Schulte Road short term rental (“STR”) permit application. Pending adoption of the County’s STR ordinance, we request that the Planning Commission deny the application based on the cumulative impacts of individual STR approvals, which will worsen the County’s housing crisis, as outlined more fully below.

LandWatch also recommends pausing all STR approvals until the County approves an effective STR ordinance. This will ensure a more consistent and holistic approach to the equity and environmental challenges posed by STRs.

LandWatch’s objective is to maximize rental housing that is affordable to local working families and individuals in high opportunity areas like Carmel Valley. The paucity of affordable rental housing in Carmel Valley is especially acute, and there is a desperate need for long-term rental housing. The Carmel Valley is an area of high opportunities, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. Under SB 686, the County is required to affirmatively further fair housing. Providing affordable rental housing in the Carmel Valley is consistent with this obligation.

In addition to the concerns specific to the 27610 and 27612 Administrative Permit PLN210098 request, LandWatch identifies the following generalized concerns, which will be further exacerbated by the approval of the 27610 and 27612 Schulte STRs, as well as the approval of any other individual STRs in the same area.

Permitting the conversion of homes to short term rentals equates to permitting the displacement of families that would otherwise live there. Additionally, under the “filtering effect,” the loss of market rate units in turn reduces the availability of moderate and lower income units. The filtering effect is the impact on the availability of lower income units caused by changes in the supply of higher income units. An increase in the availability of market rate units also increases the availability of affordable units to lower income households due to the chain of households migrating into housing units left vacant by others. For example, when supply is increased by new market rate construction, new units are occupied by those who will leave behind slightly less desirable housing units at slightly lower prices, which in turn will be occupied by those who will leave behind other slightly less desirable units at even lower prices. This migration chain will continue until some housing units are freed up at affordable rents.

Just as an increase in market rate unit supply increases the supply of affordable units, a decrease in market rate unit supply decreases the supply of affordable units. As such, even if the units converted to commercial STRs were not themselves affordable, the loss of these housing units would, by virtue of the filtering effect, reduce the availability of affordable units.

Provision of any long-term housing in the Carmel Valley, including market rate and affordable housing, is also environmentally beneficial. The Carmel area has a substantial in-commute from relatively more distant areas of the County due to the high numbers of service jobs. Providing more housing in the Carmel Valley will reduce vehicle miles traveled by commuters, thereby reducing the associated greenhouse gas and other air quality impacts.

For these reasons, LandWatch asks that the Planning Commission deny the permit requests until the County can investigate and fully address the specific concerns raised by LandWatch and CVA, as well as the aggregate impacts to affordable housing of individual STR approvals. This approach will reduce the displacement of existing long-term housing and, in doing so, avoid worsening Monterey County’s housing crisis.

Thank you for this opportunity to comment.

Regards,

Michael DeLapa

Executive Director

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**Michael D. DeLapa**

Executive Director

[execdir@landwatch.org](mailto:execdir@landwatch.org)

650.291.4991 m

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February 26, 2024

Martha Diehl, Chair  
Monterey County Planning Commission  
168 W. Alisal St.  
Salinas, CA 93901  
pchearingcomments@co.monterey.ca.us

SUBJECT: Agenda Item No. 2 (PLN210098) - Opposition

Dear Chair Diehl and Members of the Planning Commission

LandWatch joins the Carmel Valley Association (CVA) in recommending denial of the 27610 and 27612 Schulte Road short term rental (“STR”) permit application. Pending adoption of the County’s STR ordinance, we request that the Planning Commission deny the application based on the cumulative impacts of individual STR approvals, which will worsen the County’s housing crisis, as outlined more fully below.

LandWatch also recommends pausing all STR approvals until the County approves an effective STR ordinance. This will ensure a more consistent and holistic approach to the equity and environmental challenges posed by STRs.

LandWatch’s objective is to maximize rental housing that is affordable to local working families and individuals in high opportunity areas like Carmel Valley. The paucity of affordable rental housing in Carmel Valley is especially acute, and there is a desperate need for long-term rental housing. The Carmel Valley is an area of high opportunities, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. Under SB 686, the County is required to affirmatively further fair housing. Providing affordable rental housing in the Carmel Valley is consistent with this obligation.

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Just as an increase in market rate unit supply increases the supply of affordable units, a decrease in market rate unit supply decreases the supply of affordable units. As such, even if the units converted to commercial STRs were not themselves affordable, the loss of these housing units would, by virtue of the filtering effect, reduce the availability of affordable units.

Provision of any long-term housing in the Carmel Valley, including market rate and affordable housing, is also environmentally beneficial. The Carmel area has a substantial in-commute from relatively more distant areas of the County due to the high numbers of service jobs. Providing more housing in the Carmel Valley will reduce vehicle miles traveled by commuters, thereby reducing the associated greenhouse gas and other air quality impacts.

For these reasons, LandWatch asks that the Planning Commission deny the permit requests until the County can investigate and fully address the specific concerns raised by LandWatch and CVA, as well as the aggregate impacts to affordable housing of individual STR approvals. This approach will reduce the displacement of existing long-term housing and, in doing so, avoid worsening Monterey County’s housing crisis.

Thank you for this opportunity to comment.

Regards,



Michael DeLapa  
Executive Director

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<sup>1</sup> See Evan Mast, The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market , Upjohn Institute Working Paper 19-307, available at [https://research.upjohn.org/cgi/viewcontent.cgi?article=1325&context=up\\_workingpapers](https://research.upjohn.org/cgi/viewcontent.cgi?article=1325&context=up_workingpapers).

**From:** [Terry Lukas Littman](#)  
**To:** [293-pchearingcomments](#)  
**Subject:** PLN210098 Agenda Item no. 2  
**Date:** Monday, February 26, 2024 9:10:27 PM

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[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Monterey County Planning Commission

We are writing to support fellow neighbors on Schulte Road who are opposing Project File No. PLN210098 (Agenda Item No. 2) located at 27610 & 27612 Schulte Road Carmel Valley.

We live in the Carmel Highlands and are experiencing first hand the unpleasant effects that vacation rentals are having on our neighborhood. Increased and speeding traffic, overflowing trash, loud parties are some of the more obvious problems. The 4 bedroom homes that advertises as "sleeping 16", routinely has to have a roto rooter company visit.

The less obvious problems are the loss of housing for long term tenants that used to occupy these homes. These long term tenants were a part of the neighborhood, who became invested in the community. No one buys a home in a residential neighborhood, because they want to live next to a hotel.

We urge you to soundly reject this proposal and keep our neighborhood for the people who choose to make their homes here.

-- Michael & Terry Littman  
Carmel Riviera Drive  
Carmel Highlands CA

**From:** [Paula SCOTT](#)  
**To:** [293-pchearingcomments](#)  
**Date:** Saturday, February 24, 2024 8:58:48 AM

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No air B and B's on Schulte rd. Please it is a very rural area. Let's leave it that way.  
PAULA Scott

**From:** [Valerie Stack](#)  
**To:** [293-pchearingcomments](#)  
**Subject:** Schulte Road proposal - Short-term rentals & Air BnBs  
**Date:** Friday, February 23, 2024 6:20:53 PM

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Chair Diehl and members of the Planning Commission,

Please deny requests for approval submitted by people or corporations to turn properties into Air BnBs or short-term-rentals in Carmel Valley, particularly the pending proposals on Schulte Road. It is for several critical reasons that I make my request:

- 1) Our County is extremely vulnerable to wildfires. Locals know this and take care. Visitors and tourists do not. Aside from their ignorance, they also have no reason to take care since this is not their community. All it can take is a cigarette butt on dry grass, a spark or vehicle parked over dry vegetation. Poof... neighbors, communities, wildlife can all go up in smoke.
- 2) Housing - we already have a housing crisis. We don't need more properties turned into short-term rentals or Air BnBs. Our civil servants, doctors, professionals and others can barely afford, if they're lucky, to move to the area because of the high cost of housing. I've lived in our County for over 30 years, worked at a local school district for over 18 years, and I dread the day that my rental situation changes and I'm back in the market for housing. It is anxiety producing for many of us who contribute to our community but can't afford to buy a home and the rent keeps increasing. All we want are safe affordable places to live.
- 3) Short-term rentals interfere with the building of community. Tourists don't have an commitment to our community. They come and they go. There is no long term investment. A case in point is the new trend happening in Big Sur - the destruction caused by visitors who camp on Big Sur side roads, leaving excrement and garbage. We already have a huge hotel industry to accommodate tourists - we already HAVE resources and areas designated for them. Please set a boundary on the corporations and people who want to continue to buy and rent for short-term, while our community and environment suffers. Wouldn't you rather have people who contribute and who are invested being here for the long-term living nextdoor, like your doctor, your attorney, your children's teacher, your local fireman, etc...

As Planning Commissioners, we need you to advocate for our communities. We depend on you. Please stop allowing for more and more short-term-rentals and Air BnBs. Please particularly disapprove of the new rentals proposed on Schulte Road.

Thank you,

- Valerie Stack

PO Box 22762  
Carmel, CA 93922

**From:** [lisa weiman](mailto:lisa.weiman)  
**To:** [293-pchearingcomments](mailto:293-pchearingcomments)  
**Subject:** STR on Schulte Road  
**Date:** Saturday, February 24, 2024 9:35:39 AM

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Dear Chair Diehl and members of the planning commission,

Please know that residents in Carmel Valley do not want anymore Short Term Rentals. Especially corporations buying up houses to run a business. I am talking about the potential STRs that a corporation bought on Schulte Road. This is where we live. These are not downtown business districts.

In my neighborhood on Tierra Grande Drive there are already STRs being operated there by owners who do not live here. This is a family neighborhood that needs to stay that way. This is disruptive to the whole neighborhood. There should not be mini hotels in residential communities.

Big Sur has just put an end to STRs so the people who work there will have a place to rent and live.

The same should go for Carmel Valley. This used to be a community that was affordable and many families and people who work in our community could afford to live here. STRs make it unaffordable for families to live in the community they work in.

Please vote against STRs in any neighborhoods in Carmel Valley.  
The residents who pay taxes here do not want hotels in their neighborhoods.

Sincerely,

Lisa Weiman  
[4weimans@sbcglobal.net](mailto:4weimans@sbcglobal.net)

**From:** [Katherine Wenglikowski](#)  
**To:** [293-pchearingcomments](#)  
**Subject:** Project File No. PLN210098 located at 27610 & 27612 Schulte Road, Carmel Valley.  
**Date:** Monday, February 26, 2024 5:38:52 PM

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[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Monterey County Planning Commission:

We are writing in support of the neighbors of the Schulte Road neighborhood that are opposing Project File No. PLN210098 (Agenda item No. 2) located at 27610 & 27612 Schulte Road, Carmel Valley.

Short term rentals have their place in this world but it should not be in residential areas which are not zoned for a constant rotating occupancy. Absolutely allow STRs in commercially zoned neighborhoods. Should you wish to allow STRs in a neighborhood, please rezone it. The Carmel Knolls is a place for homeowners and long term tenants to reside. Local neighborhoods are communities that have provide a respite from a busy life. They are a place of familiarity. Homes that are dedicated to frequent turnover of guests detract from a neighborhood's character, mainly because you have no idea who your neighbor is when it's a constant turnover of unknown people. There is no one on hand to speak with about issues, and sadly, the managers of these properties really don't care about the neighborhood's values or expectations. There's constant commotion and loud parties. Trash receptacles overflow and excess trash sits in the street. Food delivery services come at all hours. Lights stay on all night. The safety issue alone of not knowing who is living next to you from day to day is a very high concern - especially when children are living in the nearby homes. Plainly stated, a residential neighborhood is no place for mini-hotels.

We speak from experience when we say all this because we are inundated with STRs on our block in the Camel Highlands, specifically Yankee Point, and we have witnessed the detrimental effects that vacation rentals have on a neighborhood. Two years ago we had at least 6 families on our block alone who were long term tenants. Now that "Real Estate Arbiters" are canvassing our street for any home they can lease long term and turn around and sublet on Airbnb, we have only 2 families who have managed to stay. This is an economic disaster for those who work in our community. Please prioritize those in need of full time housing over people looking for a getaway.

This scene should not play out in any residential neighborhood. We urge you to deny the permit request.

Kind regards,

Katherine and Floyd Wenglikowski  
138 Carmel Riviera Dr.  
Carmel, CA 93923

**From:** [lisa weiman](mailto:lisa.weiman)  
**To:** [293-pchearingcomments](mailto:293-pchearingcomments)  
**Subject:** PLN210098  
**Date:** Tuesday, July 16, 2024 11:39:21 AM

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To Whom It May Concern,

I am a resident of Carmel Valley and do not want to see a Corporation from Wyoming come in and turn two residential properties into Short Term Rentals. There aren't enough housing for local residents to allow this. The state and county are mandating that each city and county add more affordable housing. If we keep allowing out of state Corporations to run hotel businesses in our neighborhoods doesn't this defeat the affordable housing problem?

Please do not allow this out of state corporation to come into our neighborhoods and operate a short term rental (neighborhood hotel)!! If they can't operate it to make money as a short term rental then perhaps they would have to sell it and a local resident would have the opportunity to buy a home. Nobody in the neighborhood wants this! Keep neighborhoods exactly that! Neighborhoods!

Thank you

Lisa Weiman  
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