

Exhibit B

This page intentionally left blank.

From: [B.C](#)
To: [293-pchearingcomments](#)
Subject: Re: Project Name: MA CHUN-TAO & NING ZHANG TRS
Date: Sunday, February 18, 2024 11:38:01 AM

[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 Planning Commission,

In regards to Project File No. PLN220352, we'd like to express our concern about the proposal. We are the owners of 26152 Carmel Knolls Drive and would like to maintain the neighborhood for residents who will contribute to the community rather than short term rentals.

Many thanks for your kind attention,

Brenda

From: [HILARY & PETER BREWER](#)
To: [Zepp, Zoe](#)
Subject: Re-Proposed short term rental on Carmel Knolls Drive PLN220352
Date: Thursday, November 2, 2023 3:20:59 PM

[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 Zoe - I am writing to strongly oppose the proposed short term rental permit for 26132 Carmel Knolls Drive. I have been a Knolls resident for well over 30 years. There are no sidewalks on the Drive, vehicles entering and exiting the property frequently must straddle the road, and the property is located at the bottom of a steep hill where traffic coming down hill must deal with this challenge. The conditions of the permit would be very difficult to enforce and it seems likely that usage could far exceed the plan limits. Transient usage of property in our neighborhood is wholly undesirable.

I may not be able to attend the November 6 meeting in person - but if I am able to do so I would voice opposition in the strongest possible terms.

Peter

Dr. Peter G. Brewer
Monterey Bay Aquarium Research Institute
7700 Sandholdt Road
Moss Landing, CA 95039
Mobile: [831-601-5961](tel:831-601-5961)
Fax: [831-775-1620](tel:831-775-1620)
<http://www.mbari.org/staff/brpe/Pubs.htm>
ORCID: [0000-0002-5448-0199](https://orcid.org/0000-0002-5448-0199)

From: [HILARY & PETER BREWER](#)
To: [293-pchearingcomments](#)
Subject: Objections to PLN220352 proposal
Date: Tuesday, February 20, 2024 11:51:33 AM

[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 Planning Commission:

May I add my own comments to those already submitted by my friends and neighbors on this matter.

I am totally opposed to the short term rental proposal for the property at 26132 Carmel Knolls Drive: Project File No: PLN220352

I have lived in the Carmel Knolls neighborhood for well over 30 years - and have observed a transition from near 100% home ownership to a great number of rented houses. The property here is served by a sharp turn into a narrow driveway at the bottom of the hill where traffic is already challenging. It is entirely unsuited for the proposed usage. I must question as to whether the owners would act in good faith in monitoring the activity here.

A short term rental here would bring with it a host of problems that have been well documented and that could only degrade our community.

Again, I am strongly opposed to this agreement.

Peter Brewer

Dr. Peter G. Brewer
26066 Dougherty Court
Carmel CA 93923
831-601-5961

From: [David Epel](#)
To: [Zepp, Zoe](#)
Subject: Comments on PLN220352
Date: Sunday, November 5, 2023 3:58:43 PM

[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 write in oppositon to granting short-term rentals on Carmel Knolls Drive during a period with limited long term rentals and an adequate . supply of short term vacation rentals.

My wife Lois and I have lived here since 1977, raised a family of three children and appreciate the safety of this street of more than 100 homes and the attention our fellow residents pay to driving at moderate speeds on this quite steep and curvy street. There are many dog-walkers, school kids and walkers out for exercise on this more than one mile long avenue.

The proposed short-term rental property is at the beginning of our street, with the entrance in the midst of a curve going up a steep hill. It is a disaster waiting to happen for renters unfamiliar with this complicated entrance... an invitation for accidents to happen. If they miss the entrance they have to continue to drive up this steep first quarter mile before they can turn around and return to the property entrance.

Why do we need a short term rental property when there is a shortage of rentals in this area, an area marked by its outstanding school system. I would prefer more families with children using our street and schools than tourists here for a few days. This at a time when the state is mandating that more homes be built because of the shortage of residential homes for sale or for rent.

David Epel
25847 Carmel Knolls Drive
Carmel CA 93923

From: [Ryan Flagg](#)
To: [293-pchearingcomments](#)
Cc: [Zepp, Zoe](#); [Mr. Michael William Weber](#); [Mrs. Denise Klein](#); [Mrs. Marni Marie Flagg MPH, PHM, REHS](#); [Mrs. Mary Chamberlin](#); [Mrs. Celeste B. Akkad](#); [Mr. Ousama Akkad](#); [Mr. John Krattli](#); [Mr. Michael A. Leavy CFA](#)
Subject: Fwd: Proposed Carmel Knolls STR
Date: Sunday, February 25, 2024 9:21:59 PM
Attachments: [Public Hearing Notice.pdf](#)

[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 have NO OBJECTION to PLN220352 proposal. My family previously hosted vacationers from around the world at a previous residence, before buying our current house on Carmel Knoll in 2016. It was a remarkable experience, back when my daughter was 6-7. My daughter was 8 years old when we bought here, now almost 16 years old. We even made friends with a Danish family of four that we hosted back then as paying guests, and since hosted them a few years later after moving here for free, and then traveled with them and hosted them at my brother's in South Lake Tahoe. Sometimes we stay in vacation rentals (Airbnb) when we travel, and appreciate having a more residential option for certain times. I have found vacation renters to tread more lightly than permanent residents. They're really stoked to be visiting here, hardly at the residence, but out and about trying to see all the sights and spending money locally. As far as I am concerned, they are just as welcome as the property owner or a long-term renter. Renters aren't second class.

Ryan Flagg
25760 Partridge Place
Carmel CA 93923
831-869-9925

From: [John T. Heyl](#)
To: [Zepp, Zoe](#); [Quenga, Anna V.](#); [Spencer, Craig](#); [293-pchearingcomments](#); [McDougal, Melissa](#); [Magana, Sophia](#)
Subject: CVA Objection Letter in re Administrative Permit PLN220352
Date: Monday, February 19, 2024 2:47:43 PM
Attachments: [CVA STR Admin Permit Objection Letter 26132 Carmel Knolls Dr.pdf](#)

[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.]

Please see the attached letter from the Carmel Valley Association in opposition to the granting of a permit for remunerative use of property located at 26132 Carmel Knolls Dr, Carmel Valley, CA 93924

Please confirm receipt of this email and of entry of comment into the record.

--

Yrs,
John Heyl
Carmel Valley, CA

TO: Zoe Zepp, AICP, Associate Planner,
Anna Quenga, AICP, Principal Planner
Craig Spencer, Acting Director of Housing & Community
Development
Planning Commission Public Comments
Melissa McDougal, Administrative Secretary HCD

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

IN RE: Pending Approval of 26132 Carmel Knolls Dr., Carmel
Valley, CA 93924
Administrative Permit PLN220352, APN: 015-293-010-000

Carmel Valley Association objects to the issuance of three year administrative permits for Short Term Rentals (STRs) until such time as the EIR for the revised STR Ordinance is certified and the revised Ordinance is adopted by the BOS. This application should be stayed or denied by the Planning Commission because it:

1. underscores the continued and growing need for a comprehensive assessment of the County's unchecked STR approvals on available housing stock for our families and workforce
2. fails to consider the project's negative impacts on the unique character of Carmel Valley's residential neighborhoods
3. fails to address additional adverse environmental impacts on the unincorporated areas of the County, including the cumulative impacts of STRs surrounding Carmel Valley Village Center.

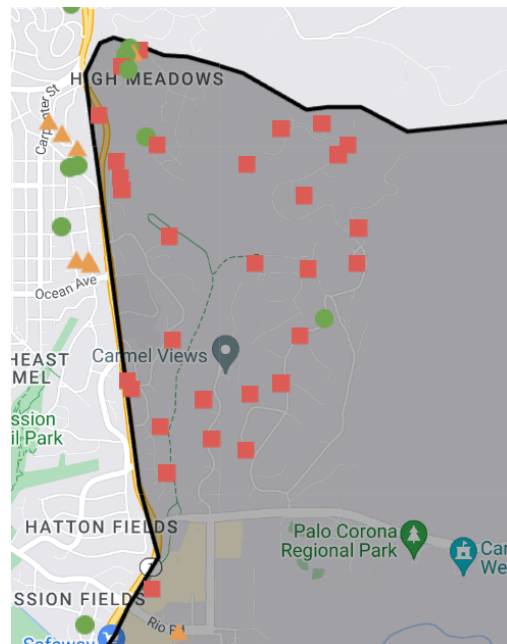
Detailed considerations follow:

1. This application, along with the modified Operating Plan and Conditions, requests the expanded use of the property from residential to visitor accommodation for up to **8 adults a night, although the Rental Plan defines another four (4) sleeping spaces, and with up to 7 cars on the property. The operational plan defines the parking as: "TOTAL OF 7 CARS. 2 CARS CAN PARK IN THE GARAGE, 3 IN THE DRIVEWAY AND 2 CARS CAN PARK ON STREET" and up to three employees coming and going for each rental.** Carmel Knolls Dr. has no on-street parking. This use constitutes a substantial change from a residential, single family residence and creates increased environmental impacts to noise and traffic beyond that allowed in Zoning LDR/1-D-S-RAZ. Visitor accommodation units should not be permitted in

residential neighborhoods without environmental review. Title 21.64.280 was adopted in 1997 without extensive environmental review, if any. The environmental assessment for the adoption of zoning ordinance should be reviewed.

2. There is no cumulative impact assessment. The finding that CEQA is categorically exempt is not supported by the evidence. Unusual circumstances exist. HCD indicated in Sept, 2022, that there were over 600 STRs in the County. More recent statistics show over 250 paying TOT in Carmel Valley Master Plan and Carmel Use Plan areas including hotels/motels. There are several other applications pending for additional administrative permits based on the Title 21 Regulations that have never had CEQA review. There is no attempt to assess potential cumulative impacts; this permit will make the 29th short term rental in the vicinity of this project; this means that, with approval of this permit for this unique neighborhood, the proposed cap on commercial short term rentals recommended in the draft new ordinances will have already been reached. Granicus Host Compliance Address Identifier map of the area (attached) shows these listings—most are non-compliant due to renting for less than 7 days not having a permit—and that information is corroborated with Monterey County Tax Collectors record of TOT paying operators in the 93924 zip code updated Dec, 2022.

The map below from the Granicus Home Compliance software indicates with the small red squares the 30+- Short Term rentals currently advertising near this applicant's location.



We respectfully request that the Planning Commission continue their decision before allowing another Commercial-styled vacation rental, **operated by a third party for an absentee owner with no local manager specified in the operations plan.**

The Following information has been provided for other Discretionary Permit applications, but need not be read by Commissioners for this hearing; it is submitted for inclusion in the public record.

3. Impact on Affordable Housing in Monterey County: This application, along with the cumulative applications in the surrounding communities, provides no consideration of the impact to the residential housing stock. The lack of affordable housing for workforce and full-time residents in Monterey County is a current and immediate threat to the public health, safety and welfare, a threat that will be intensified by the loss of residential units through the issuance of permits for short term rental use of residential property as is proposed here. For this reason alone, the application should be forwarded to the Planning Commission for further consideration.
4. Categorical exemption of environmental review is not warranted with the stated increases to the use of the property and the attendant increases in environmental impacts. The current Title 21.64.280 code has never been subject to CEQA review, in spite of clear impacts on neighborhoods with each permitted use. The County has yet to defend Section F of the Title, which states: “No Adverse Impact. The Board of Supervisors finds that the adoption of this ordinance has the effect of regulating a previously illegal use; however, the use permitted pursuant to this ordinance, as regulated, will not constitute a substantial adverse physical change to the environment or any substantive change in the intensity of use of existing single family dwellings.”
5. The property is zoned for low density residential with design review. The proposed changes create a land use more consistent with Commercial Visitor Accommodation / Professional Offices zoning and is also in conflict with the Carmel Valley Master Plan notwithstanding Title 21.64.280. The relevant CVMP section (CV-1.15) states: “b. Visitor accommodation projects must be designed so that they respect the privacy and rural residential character of adjoining properties...[and be] limited to a maximum of five (5) units clustered on five (5) acres in accord with Monterey County Code Chapter 15.20, unless served by public sewers.”
6. On November 7, the Planning Commission received an overview of the General Plan Elements update work plan over the coming year and a half. The November 7th presentation to the Planning Commission provided a summary of the policy framework through an equity lens that drives the General Plan Elements update. The story told by the data of Housing in unincorporated County of Monterey will serve to fulfill the mandate to identify sites and zoning designations that can accommodate a Regional Housing Needs Assessment (RHNA) of 3,326 housing units distributed across four Income levels (1,070 Very Low, 700 Low, 420 Moderate, and 1,136 Above Moderate). Each permitted STR operator and issuance of new administrative permits should add one additional unit to the RHNA requirements. As noted above, the lack of affordable housing for workforce and full-time residents in Monterey County will be intensified by the loss of residential units by the issuance of permits for short-term rental use of residential property as is proposed here.

Carmel Valley Land Use Advisory Committee
Attn: Fionna Jensen, Planning Staff Liason
Monterey County Housing and Community Development



October 28th 2023

RE: File PLN220352, APN 015-293-010-000, Administrative Permit Application

Dear Ms. Jensen,

I am writing to lodge a complaint regarding this project which is scheduled for a hearing on November 6th. According to project documents available on Accela Citizen Access, the application is incomplete. The applicant did not provide contact information for an owner or local property manager within 25 miles of the property.

In a letter from Zoe Zepp, Assistant Planner dated May 5th, this was a requirement:

1. Operational Plan

g. "Provide contact information for the property owner or property manager who lives within 25 miles of the property and will be available 24 hours a day to respond to tenant or neighborhoods questions or concerns."

The applicant responded May 11th with a number of updates to the site plans, however based on documents available on Accela Citizen Access, the application is still deficient.

The applicant received a letter back from the Zoe Zepp dated May 16th stating the application is complete, however this was not correct.

This project must be stopped from moving forward until the application requirements have been properly met. Additionally, please take a complaint regarding the error made moving this application into completed status on May 16th.

Thank you,

A handwritten signature in blue ink, appearing to be "J.L." with a period at the end.

JL

From: [Jack Lagier](#)
To: [Zepp, Zoe](#)
Subject: Proposed short term rental on Carmel Knolls Drive PLN220352
Date: Friday, November 3, 2023 7:31:13 AM

[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 Ms Zepp,

I am writing to oppose the permit for short term rental in Carmel Knolls. Carmel Knolls Drive and the Carmel Knolls subdivision streets and sidewalks are not designed to integrate transient tenants in congruence with long term multi-generational residents which define this community. Walking about the neighborhood and walking down to Carmel Rancho shopping center is enjoyed by many.

There are no side walks and pedestrians have to walk on the street. The lower area of Carmel Knolls Drive, where the subject property is located, is especially dangerous due to being lined with trees. In September 2021, one of our neighbors, Meghan Parks, was struck by a vehicle and injured in a hit-and-run incident while walking her daughter home from River Elementary School along Carmel Knolls Drive. Transient tenants will not be familiar with the road and may not expect pedestrians walking on the street which will create a dangerous environment.

Traffic and pedestrian safety is already a problem in this neighborhood, please don't make it worse by introducing transient tenants.

I am not able to attend the Nov 6 meeting but please include my comment in the application review.

Thank you,
Jack Lagier

From: [Barbara Email](#)
To: [Zepp, Zoe](#)
Subject: Comments on PLN220352
Date: Monday, October 30, 2023 2:43:35 PM

[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 am writing to oppose the administrative admin permit for a short term rental for 21632 Carmel Knolls, Carmel. I have lived in the Knolls for 29 years and oppose any short term rentals for the neighborhood. In 2020 and 2021, a house on the corner of Dougherty and Carmel knolls was operated as an illegal vacation rental. There were parties with 25 or more cars on weekends. Trash was piled in the street days before pick up and coyotes and raccoons turned over the trash in the street. After I and other neighbors made numerous complaints to the county with photo evidence, the illegal rental was shut down and the tenant was evicted, but not before trashing the property. The location on Carmel Knolls of this proposed property is very close to the intersection of Carmel Knolls and Carmel Valley road. To get into the driveway would require a left turn if coming from Carmel valley road. There are always issues with cars stopped in the road there waiting to turn left into the three adjoining condos. Cars that mistakenly turn onto Carmel knolls turn in there and then attempt to turn around by backing into the road. This is a residential neighborhood and vacation rentals are inappropriate. This will add to traffic on a road with only one entrance and outlet. There are no sidewalks so everyone must walk in the street and there is considerable foot traffic. Any additional traffic makes this worse.

Barbara Mitchell

Sent from my iPad

From: [Barbara Email](#)
To: [293-pchearingcomments](#)
Subject: Permit application
Date: Monday, February 19, 2024 5:27:41 PM

[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.]

PLN220352

I am writing to oppose the application for a short term rental at 26132 Carmel Knolls dr. Carmel, 93923.

The Carmel valley local land use committee reviewed the application voted to deny approval of the application. The owner is from out of the area and is proposing this as a business.

This location is a condo, with a shared driveway. It is difficult to turn left into the driveway from Carmel knolls dr as it blocks traffic coming up Carmel knolls. To turn right, a renter would have to go to Dougherty and make a u turn to come down the hill. There are already issues with parking on Carmel knolls as if cars are parked on the knolls, cars frequently go into to the on coming lane to get around them as the road is narrow. There are no sidewalks and no way to walk off the road so pedestrians walk in the street, making it even more dangerous. This is not a suitable area to have short term renters who won't be familiar with the traffic patterns. This is not a suitable area for vacation rentals.

I have lived in Monterey County for 50 years, and have been in my current residence in Carmel Knolls, in Carmel Valley for 29 years. During the entire time I have lived in Monterey County there has been a shortage of housing, particularly affordable housing. Persons needing affordable housing have always had to compete with the military for rental units. Even without Fort Ord, the military has needed units for DLI and the Navel Postgraduate School. Our neighborhood frequently has houses rented to military families. With water restrictions, limited housing has been constructed. I am totally opposed to allowing any short-term rentals in any portion of Monterey County, but particularly in Carmel Valley. Short term rentals take housing that can be rented to permanent residents. In addition, they exacerbate the traffic situation in Carmel Valley. Recently an owner proposed converting a unit at the bottom of Carmel Knolls to a vacation rental. The local land use advisory committee recommended against it after multiple neighbors complained about the shared driveway, the lack of parking, and the dangerous turn off the road necessary to enter the driveway as well as the danger of having multiple unknown renters around the property where children are living. This application was from an out of town owner, who "bought it as an investment property." Unless all vacation rentals are prohibited, I'm sure that this proposed unit, and more units in the area will be converted to

short term rentals.

During the pandemic, a tenant illegally converted a house on the corner of Dougherty and Carmel Knolls to a short term rental. After incidents of large parties with more than 25 people, trash strewn around the street, 15 to 20 cars parked on the property and on the streets, and extensive neighborhood complaints, the rental was eventually shut down after the property was red-tagged by the County. However, it took over 6 months of complaints to get action on this property. We have gotten to see already what short term rentals do to a neighborhood!

Short term rentals will destroy the community and will take away needed long term rentals.

I

Barbara L. Mitchell, MSW
26072 Dougherty Court
Carmel, CA 93923

From: [Sean Spowart](#)
To: [Zepp, Zoe](#)
Subject: Re: Carmel Knolls Vacation Rental
Date: Tuesday, October 31, 2023 3:45:45 PM

[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.]

Specific short term rental at
26132 Carmel Knolls Drive
Sent from my iPhone

> On Oct 31, 2023, at 8:22 AM, Zepp, Zoe <ZeppZ@co.monterey.ca.us> wrote:

>

> Hi Sean,

>

> Is this a general comment or is this comment for a specific short term rental? If so can you please confirm the rental you are concerned about by providing an address or PLN# if they have applied for a permit with the County?

>

> Thanks,

>

> Zoe Zepp (She/Her)

> Assistant Planner

> County of Monterey

> Housing and Community Development

> 1441 Schilling Pl, Salinas, CA, 93901

> (831) 755-5198 zeppz@co.monterey.ca.us

>

>

> -----Original Message-----

> From: Sean Spowart <sspowart@hotmail.com>

> Sent: Monday, October 30, 2023 5:40 PM

> To: Zepp, Zoe <ZeppZ@co.monterey.ca.us>

> Subject: Carmel Knolls Vacation Rental

>

> [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.]

>

> We are firmly against a vacation rental in our neighborhood. Reasons:

> Traffic, security, children's safety, noise. It is a small area and not suitable for vacation rental.

> Thank you,

> Sean & Amy Spowart

> 25651 Ryan Place, Carmel CA 93923

>

> Sent from my iPhone

From: [Trischa Tuesta](#)
To: [293-pchearingcomments](#)
Subject: Short term rental 26132 Carmel Knolls Dr. Carmel 93923
Date: Sunday, February 18, 2024 1:40:39 PM

[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 whom it may concern,

I would like to express my opposition to a short term rental at 26132 Carmel Knolls Dr. Carmel 93923 CA. As a resident in Carmel Knolls, one that is very near this property, I fear the inevitable adverse results that will occur from having several different people in and out of this property.

In years past, there was a home (nearby mine) that was used as a short term rental. The excessive noise from the guests, extra cars parked in the street and lack of care for the neighbors was terrible. When this property was used as a short term rental, it was not uncommon to have trash littered in the streets.

I love my quiet, clean neighborhood and do not wish to have it ruined by a short term rental.

Thank you.

Trischa Tuesta

“Try to be a rainbow in someone’s cloud.”
Maya Angelou

From: [Nora Ward](#)
To: [293-pchearingcomments](#)
Subject: comments on PLN220352
Date: Tuesday, February 20, 2024 11:21:38 AM

[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 Planning Commission,

My name is Nora Ward and I live at 26142 Carmel Knolls Drive. I am writing to oppose the administrative admin permit for 26132 Carmel Knolls as a short term rental. I would be there in person, however I am a High School teacher and this meeting is during school hours.

I share a driveway with the property in consideration. It is a driveway with 3 houses, 26132 and 26152 are in the front and my place is in the back. There are 6 children between my house and 26152. The driveway is their "yard" to play in - we have no other yard. Our kids ride their bikes and scooters up and down the driveway, they play ball in the driveway. Both myself, and the neighbor at 26152 have a deep concern about multiple strangers coming in and out of 26132. It does not feel safe for our children. Furthermore, from this property's back yard, people can see straight into my kitchen (we have sliding glass doors) and into both of my children's windows. I am very uncomfortable with this. I do not want multiple strangers staring into my house and I do not feel it is appropriate for me to have to live with my shades permanently drawn. They would also be able to see my front door and see packages being delivered - making me an easy target for theft. I have lived in this house since 2015 and I have become friends with every family that has moved into 26132 and 26152. We are neighbors, we watch out for each other. I have always felt safe here, and so have my kids. Our neighbors are an extension of our family. This does not feel safe. This property should be available for a family. There are so few rentals in this school district and many families struggle to find a place to live. This house is in a family neighborhood and is no place for a vacation rental.

The driveway to our houses is a sharp left and is a dangerous turn off of the main street. Many times I have almost been hit from behind by other driver's turning onto the street after me. Or hit from the front by cars speeding down the hill. Navigation apps do not even recognize the address and will take people to the wrong place. Every time. Someone who does not know the area and is relying on navigation will not only get lost, but they could easily cause an accident because there is no place to turn around. Furthermore, there is no safe parking on the street. The only parking for that property is the 2 car garage. The house is at the bottom of a hill right after a curve. It is a very dangerous area for people to park. Furthermore, people from all over the world coming here without any knowledge of the

community and the fire hazards would not understand the danger of a “flicked cigarette butt”.

When this came up at the Carmel Land Use Advisory Meeting, the owner of the house did not bother to show up even though he lives in San Jose. He sent someone as his representative. When asked by the Land Use Committee who would be responsible for maintaining the property, the representative said the owner would do it himself. I find this comical and hard to believe. Since purchasing the house in 2021, the owner has only been on the property one time. This was before he rented it out. I know because I met him and spoke with him. His daughter, who is the same age as my daughter, was with him. I was excited to believe a new family with kids was moving in. However, he told me that he lives in San Jose and was going to be renting out the property. That was the only time I have seen him on the property. I am extremely close with the current tenant and I can tell you that they have had multiple maintenance issues that he has ignored fixing. During the storms in January of 2023 a tree on the property fell into the street. The tenant contacted the owner about it. It was a fellow neighbor and myself who got out our portable saws and cut the tree back from the street. The rest of the tree is still sitting there, he has done nothing about it. There was other storm damage reported to him that he has also ignored. When the fire department said the trees needed to be cut back, he made the tenant pay for it. I am pretty sure that this goes beyond the “tenant responsibility” of normal yard maintenance. I do not believe he will come down every week to take out the trash and maintain the property. I am in that house at least once a week and I could easily make a list of all the items needing attention in that house that are not the tenant's responsibility. His track record of maintaining the property speaks for itself.

The bottom line is that this is a family home in a family neighborhood with young children who would not be safe with multiple strangers in and out of the house next door. If the property is turned into a short term rental I can see various dangers and problems occurring, beyond the few concerns I mentioned above. But I will end by restating my three biggest concerns: the safety of my children and the children next door, the traffic hazards, and the lack of the owner to properly care for the property. Multiple foreigners in and out of that house is not what is best for this community; a long term rental to a family that needs housing in a top rated school district that is severely lacking in housing is what is best.

Thank you,
Nora Ward

--

People will forget what you said,
People will forget what you did,
but people will never forget how
you made them feel.

-Maya Angelou

This page intentionally left blank