

Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

MC MONIGLE JOSEPH & NANCY T TRS (PLN230192)

RESOLUTION NO. ----

Resolution by the County of Monterey Planning
Commission:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions listed in Section 15300.2 apply; and
- 2) Approving an Administrative Permit to allow transient use of residential property for remuneration (commonly known as Short-Term Rental).

[PLN230192 MC MONIGLE JOSEPH & NANCY
T TRS, 27365 Schulte Road, Carmel, Carmel Valley
Master Plan (APN: 169-171-045-000)]

The MC MONIGLE JOSEPH & NANCY T TRS application (PLN230192) came before the County of Monterey Planning Commission on September 11, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for transient use for remuneration.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 County of Monterey General Plan;
 - Carmel Valley Master Plan; and
 - County of Monterey Zoning Ordinance (Title 21).No conflicts were found to exist. Members of the public made comments at the Carmel Valley Land Use Advisory Committee hearing on July 15, 2024, and additional comments of opposition were received after the project was scheduled for a Planning Commission hearing on September 11, 2024. Staff has reviewed the contents of each comment, and the County finds that the project is consistent with the text, policies, and regulations in the applicable documents. See evidence “k” below..
b) Allowed Use. The subject property is located at 27365 Schulte Road, Carmel, within the Carmel Valley Master Plan (APN: 169-171-045-000). The parcel is zoned Low Density Residential, 2.5 acres per unit

with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or “LDR/2.5-D-S-RAZ”, which allow for transient use of an existing residential property for remuneration subject to the granting of an Administrative Permit pursuant to Title 21 section 21.64.280.D. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject property (1.05 acres in size), APN: 169-171-045-000, is identified as Parcel 1, as shown in its current size and configuration and designated on that Parcel Map filed December 30, 1974 in Volume 7 of Parcel Maps, Page 145. Additionally, the subject property is developed with a single-family dwelling. Therefore, the County recognizes the subject property as a legal lot of record.
- d) As conditioned and proposed, the project complies with the requirements for the Transient Use of Residential Property for Remuneration found in Title 21 Section 21.64.280.D.2, including the minimum rental period(s), prohibiting on-site advertising, payment of transient occupancy taxes (TOT), designation of a local contact person and limitation on the total number of occupants. As proposed and detailed in the attached Operations Plan, the single-family dwelling will be utilized as a short term rental, the property is limited to one contract at a time, the rental periods for the subject property shall be no less than a 7-night consecutive stay and no greater than a 30-night consecutive stay, no on-site advertising shall be allowed, and the total occupancy shall not exceed 10 guests.
- e) Occupancy. Pursuant to Title 21 section 21.64.280.D.2.b, the number of occupants in any residential unit for transient use shall not exceed the limits set forth in the California Uniform Housing Code. Under the Uniform Housing Code, each bedroom shall have a minimum of 70 square feet for the first two (2) people and 50 square feet for each additional person beyond two (2) people in that bedroom. The project includes the lease of an existing single-family dwelling. The residence at 27365 Schulte Road (approx. 2,247 sq. ft.) includes four bedrooms, three bathrooms, and one kitchen. The 600 square foot detached guesthouse has one bedroom and one bathroom. The owner is proposing a maximum of 10 people to stay at the property at a time. The existing on-site septic systems has the capacity to support the proposed number of occupants. The property will continue to receive public utilities water service through California American Water. Therefore, as proposed, the project is consistent with applicable Monterey County Code.
- f) Signage. Consistent with Title 21 section 21.64.280.D.2.c, the Operations Plan prohibits on-site advertising of short-term rentals.
- g) Property Manager. The property owner does not reside within a five-mile radius of the property. Pursuant to Title 21 section 21.64.280.D.2.d, the attached Operations Plan identifies a local property manager, located within a 25-mile radius of the rental unit, as a 24-hour point of contact for all guests. If the point of contact changes while the property is still available to rent, HCD-Planning shall be provided with the new 24-hour point of contact’s information immediately (See Condition No. 5). As required through implementation of Condition No. 5, the Owner/Applicant shall provide HCD-Planning with the

designated property manager information prior to commencement of use of the short term rental.

- h) Parking. Title 21 section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. A guesthouse requires one parking space. As proposed, the property can accommodate up to five total cars for occupants and employees.
- i) Neighborhood Character. Pursuant to Title 21 Section 21.64.280, the County may apply conditions of approval to ensure use of a single-family dwelling for transient use does not result in adverse impacts to the neighborhood and to maintain the integrity of the zoning district. To protect the public, health, and welfare, as well as the residential character of the neighborhood, additional conditions have been applied to expressly prohibit events on the property (Condition No. 4). A Deed Restriction has been applied to ensure compliance with all applicable regulations (Condition No. 8). Additionally, a condition limiting the permit to 3 years from the day it was granted (Condition No. 9). Compliance with this condition allows the Applicant/Owner to either apply for a permit extension 30 days prior to its expiration or secure proper permits in accordance with rules and regulations adopted subsequent to approval of this permit but are in place prior to the expiration date. The purpose of the expiration date is to provide for review of the approved use to ensure that it remains compliant with the terms of this permit and that such use is not detrimental to the neighborhood.
- j) Land Use Advisory Committee (LUAC) Review. This project was referred to the Carmel Valley LUAC for review, at which the LUAC on July 15, 2024 voted 4-0 to recommend denial of the project as it would be prohibited in the Carmel Valley Master Plan under the regulations in the proposed Vacation Rental ordinance. Comments made by the public at the Carmel Valley LUAC hearing and that were submitted are described below (see evidence “k”).
- k) Public Comment. Members of the public have made comment in opposition of the project. Raised concerns relate to the traffic in the area due to the campground at the end of Schulte Road, the number of existing short-term rentals in the local area/neighborhood, poor relations with short-term rentals, noise caused by visitors, and the project’s future categorization as a commercial short-term rental. The comments describe Schulte Road as already having too many commercial uses. Saddle Mountain Ranch RV and Campground, and Camel by the River RV Park are located at the west end of Schulte Road. The comments raise concerns about the volume of traffic and increased noise levels that accompany the two RV campgrounds. In addition to these two commercial uses, Schulte Road residents claim that numerous residential properties along this road currently operate as short-term rentals. Neighborhood residents are concerned that an additional short-term rental would worsen Schulte Road’s existing traffic and noise issues.

As stated in preceding evidence “e”, the number of occupancy will not exceed the limits set forth in the California Uniform Housing Code. The

proposed use will have a comparable intensity and nature of a single-family dwelling with guesthouse and will not create an adverse environmental impact. The subject property at 27365 Schulte Road is approximately 0.9 miles drive from both Saddle Mountain Ranch RV and Campground and Carmel by the River RV Park. Carmel Valley Road is identified as an evacuation route in the 2010 General Plan. Given that the project would not intensify the existing land use (a single-family residence with guesthouse), the project would not impair or interfere with the adopted emergency response or evacuation plan. HCD-Engineering Services have reviewed the proposed project and the nearby roadways and determined that the road is suitable for this use. The Monterey County Regional Fire District has reviewed the application, made no comments, and raised no concerns about access to the property's development. Condition No. 4 has been applied to specify that no parties or events are allowed. Additionally, the rental is subject to Monterey County's Noise Ordinance. The Operations Plan identifies utilizing a local property manager, located within a 25-mile radius of the rental unit, as a 24-hour point of contact. Finally, the project is subject to the current short-term rental regulations contained in Monterey County Code section 21.64.280. It would be inappropriate to consider an ordinance that has yet to be adopted by the Board of Supervisors. As detailed in Finding No. 5 and supporting evidence, the Planning Commission finds that adequate environmental review has occurred, there are no potentially significant cumulative impacts, and the proposed use is consistent with the CEQA Guidelines Section 15301. Potential impacts of short-term rentals on long-term housing are not a unique circumstance that would disqualify the use of a categorical exemption.

- 1) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230192.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, Monterey County Regional Fire District, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN230192.

3. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Potable water for the property is, and will continue to be, provided by California American Water. The property has a two-tank onsite septic system. Environmental Health Bureau reviewed the submitted materials and confirmed that the property has adequate water and sewage management to serve the proposed short-term rental.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230192.

4. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230192.

5. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts operation of existing private structures, involving negligible or no expansion of an existing use.
 - b) The applicant proposes operation of an existing residential single-family dwelling and guesthouse as a transient use for remuneration and does not propose any additional development and/or expansion of the existing structures. All facilities are existing and have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The project will not impact sensitive environmental resources and there will be no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. Potential impacts of short-term rentals on long-term housing are not a unique circumstance that would disqualify the use of a categorical exemption. Additionally, there will be no

significant effect on the environment due to unusual circumstances. Further, there is no evidence that “the cumulative impact of successive projects of the same type in the same place, over time is significant.” Under CEQA, an action is a “project” only when it is either “directly undertaken by any public agency”, “supported, in whole or in part” by financial or other forms of assistance from a public agency or involves the issuance of an entitlement by a public agency. (Public Resources Code, § 21065.) The project area includes numerous unpermitted short-term rentals. By definition, these are not “projects” under CEQA, and therefore are not considered for purposes of this cumulative impact analysis. There are currently 5,033 residential dwellings in Carmel Valley Master Plan area and approximately 36 short-term rental applications in this same area on file with the County. Eleven of these applications have been approved, and 25 are in different stages of the planning review process. Although it is recognized that many residences operate as short-term rentals without necessary permits, if all 36 short-term rental applications were to be approved, permitted short-term rentals would make up 0.72% of the residences in Carmel Valley. Given the limited number of short-term rentals, the application of regulations that address cumulative concerns, and the negligible effects of short-term use compared to long-term occupancy of residential structures, exceptions to categorical exemptions due to potential cumulative considerations are not warranted. Furthermore, none of these numbers reflect short term rentals that are operating without a permit.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230192.

6. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 21 Section 21.80.050.A, an appeal of the Planning Commission’s decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301; and
2. Approve an Administrative Permit to allow transient use of residential property for remuneration (commonly known as Short-Term Rental).

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of September 2024.

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTE

This permit expires 3 years after the above date of granting thereof unless certificates of compliance are recorded within this period.

County of Monterey HCD Planning

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

PLN230192

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN230192) allows transient use of residential property for renumeration (commonly known as Short-Term Rental). The property is located at 27365 Schulte Road, Carmel (Assessor's Parcel Number 169-171-045-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 169-171-045-000 on September 11, 2024. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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

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

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

4. PDSP005 - NO EVENTS ALLOWED (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Sections 21.64.280.A and B, to protect the residential character of the neighborhood on an ongoing basis, the property shall only be rented for residential-related use. The property shall not be rented to transient or short-term occupants for the purpose of holding a corporate or private event, unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for residential-related use.

5. PDSP001 - DESIGNATION OF CONTACT PERSON (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: An applicant who does not reside within a five-mile radius of the residence being rented, shall designate a person located within a twenty-five (25) mile radius of the rental unit, as a local contact person who will be available twenty-four (24) hours a day to respond to tenant and neighborhood questions or concerns and to otherwise be responsible for assuring that the rental unit complies with the requirements of the administrative permit issued and the provisions of this Section and other applicable provisions of Title 21. The name, address, and telephone number(s) of such a designated person shall be furnished to the Director of Planning prior to commencement of use. This information shall be available for public review. The permit holder shall promptly notify the Chief of Planning of any change in the local contact person's address or telephone number. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall provide appropriate information, on whom shall be the designated local contact person. The name, address, and telephone number of the appropriate person(s) shall be provide to the Director of Planning.

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

Responsible Department: Planning

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

Refer to County's website for Transient Occupancy Tax (TOT) FAQ's, forms, and o r d i n a n c e :
<https://www.countyofmonterey.gov/government/departments-i-z/treasurer-tax-collector>

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

7. PDSPOO3- MAXIMUM NUMBER OF OCCUPANTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Section 21.64.280.D.2.b, the permit shall specify the maximum number of occupants in any residential unit for transient use shall not exceed the limits set forth in the California Uniform Housing Code and other applicable State and County housing regulations for residential structures based on the number of bedrooms with the unit. Each permit shall specify the maximum number of occupants allowed. In accordance with Monterey County Code 21.64.280 and the Uniform Housing Code, the rental shall be sized adequately for the amount of occupants. Each bedroom shall have two people per bedroom.

The single-family dwelling at 27365 Schulte Road, Carmel, has a total of 5 bedrooms and 4 bathrooms. The maximum number of allowed occupants during one rental contract of the dwelling shall not exceed 10. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the maximum number of allowed occupants during one rental contract for the dwelling shall not exceed 10.

8. PD017 - DEED RESTRICTION-USE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to commencement of use, the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the requested transient use as specified in Section 21.64.280 of Monterey County Code, Title 21. Including, but not limited to: 1) The minimum rental period for all transient use of residential property shall be greater than seven consecutive calendar days up to the maximum of 30 days; 2) The maximum number of allowed overnight guests shall not exceed the limit of 10; 3) No advertising on site; 4) An owner/applicant who does not reside within a five-mile radius of the residence shall designate a person located within a twenty-five (25) mile radius of the rental unit, as a local contact person who will be available twenty -four (24) hours a day; 5) A copy of any administrative permit shall be furnished by the Director of Planning to the Treasurer of the County of Monterey and the Sheriff of the County of Monterey; 6) The administrative permit holder and/or registrant shall collect and remit to the Treasurer of the County of Monterey, the transient occupancy tax for each rental unit; 7) The property shall only be rented for residential-related use; no corporate or private events and 8) Compliance with the requirements of this Section shall be considered conditions of approval, the violation of which may result in a revocation of any administrative permit by the Chief of Planning. This deed restriction shall expire three years after the granting of this permit (September 11, 2027) or as PLN230192 may be extended pursuant to Condition 9. (HCD - Planning)

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

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

9. PDSP004 - PERMIT LIMITATION OF THE TRANSIENT USE OF A RESIDENTIAL PROPERTY (NON-STANDARD)

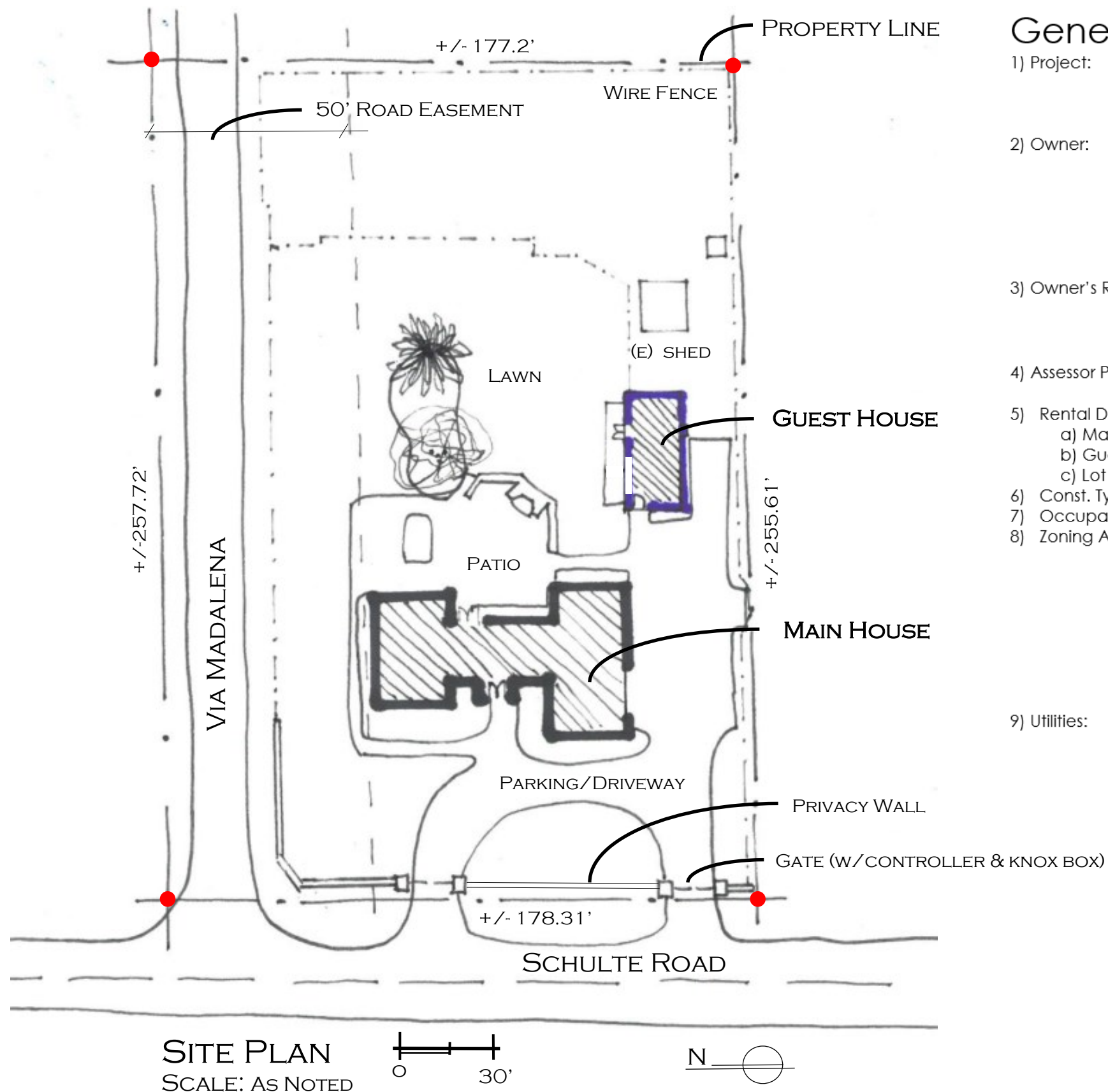
Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit is valid for 3 years and shall expire on September 11, 2027, unless an extension is granted. Approval of this Administrative Permit is limited to 3 years to provide adequate on-going review of the approved transient use of the residential property for remuneration.

Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.70.120. The appropriate authority to consider this extension shall be the Chief of Planning. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21; 2) that the nature and character of the neighborhood has not changed so to cause the transient use to be detrimental to the area; and 3) an opportunity for Planning staff's review for ongoing compliance with the Administrative Permit's conditions of approval.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use to the satisfaction of the HCD-Chief of Planning. Any request for extension must be received by HCD-Planning at least 30 days prior to the expiration date.

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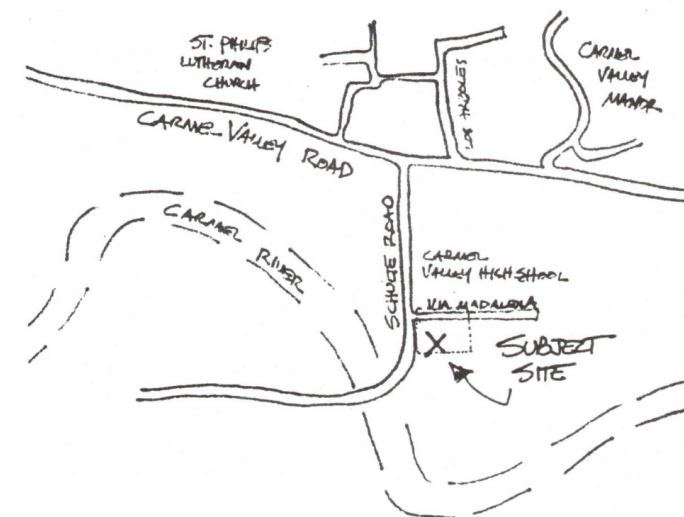


General Information:

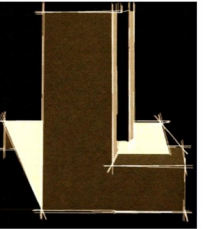
- 1) Project: McMonigle Residence – **Short Term Rental Permit Application**
27365 Schulte Road
Carmel CA 93923
- 2) Owner: McMonigle, Joseph & Nancy T Trust
c/o David McMonigle
Long & Levit LLP
465 California Street, 5th Floor
San Francisco CA 94014
(415) 438-4555
- 3) Owner's Rep: lyondesign – Carmel CA
Contact: Mr. Stephen Lyon
(831) 601-4718
- 4) Assessor Parcel Number: **169-171-045-000**
- 5) Rental Description:
 - a) Main House – 4 Bedroom, 3 Bathroom – 2,247 SF
 - b) Guest House – 1 Bedroom, 1 Bathroom – 600 SF
 - c) Lot Size – 1.05 Ac or 45,578 SF
- 6) Const. Type: **V-B**, un-sprinklered.
- 7) Occupancy: **R3**
- 8) Zoning Attributes:

Zoning:	LDR/2.5 D-S-RAZ
Fire District:	Monterey County Regional FDP
SRA/Fire Hazard Zone:	None
Historical Site:	No
Flood Zone:	No
Seismic Hazard Zone:	II
Number of Stories:	1
- 9) Utilities:

Electric/Gas:	PGE - existing service to remain.
Water:	Domestic - Cal Am service to remain.
Solid Waste:	Waste Management – existing service to remain.
Sewer:	Existing 2-tank septic system to remain.



VICINITY MAP
NO SCALE



lyondesign
design/build services
Lic# 818580

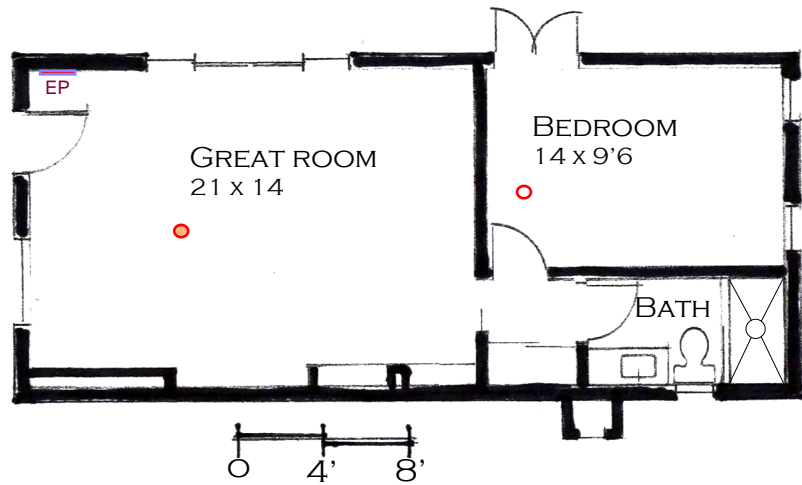
McMONIGLE - SHORT TERM RENTAL
27365 SCHULTE ROAD - CARMEL (VALLEY) 93923

DATE:

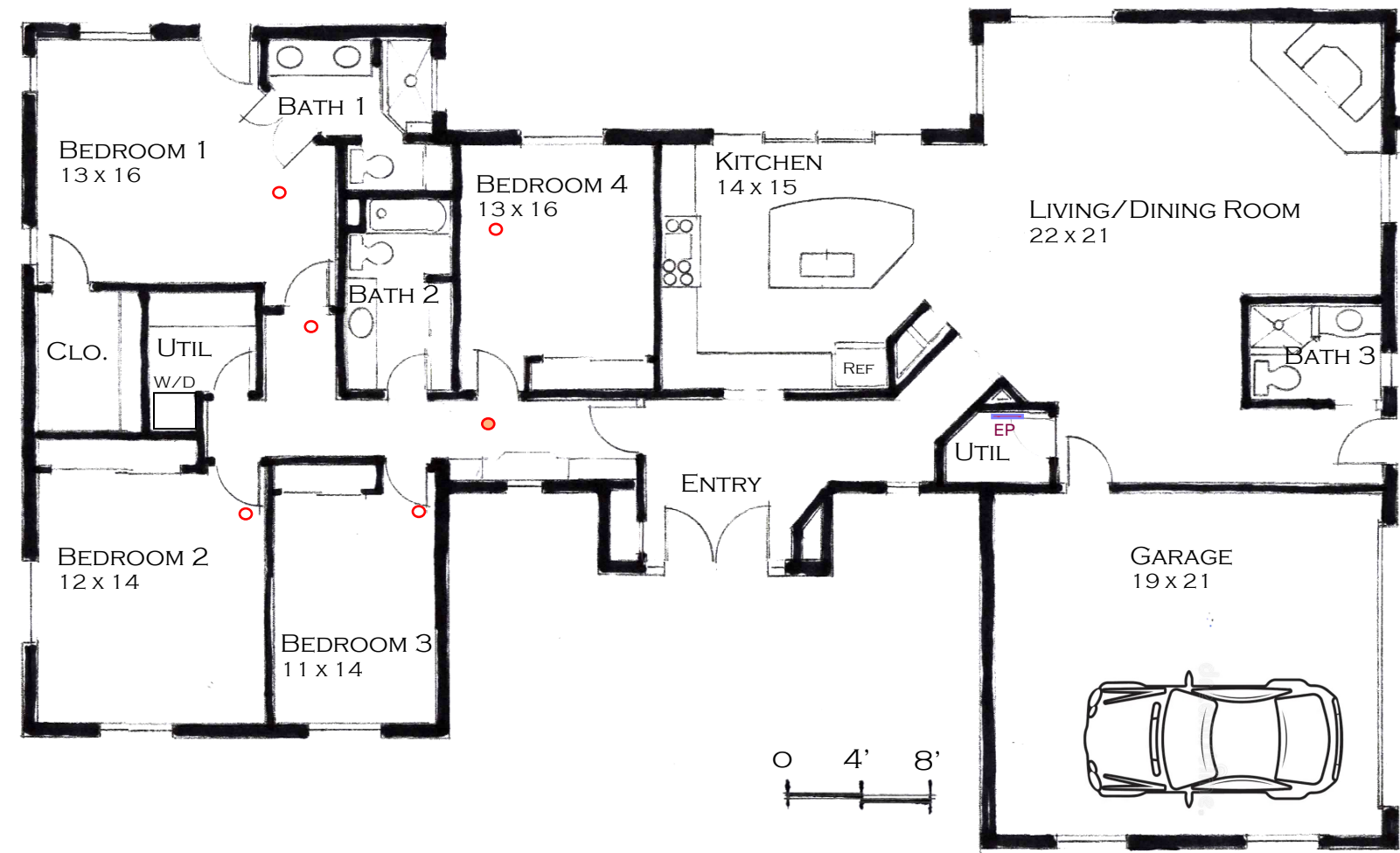
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DRAWN:

SK-1

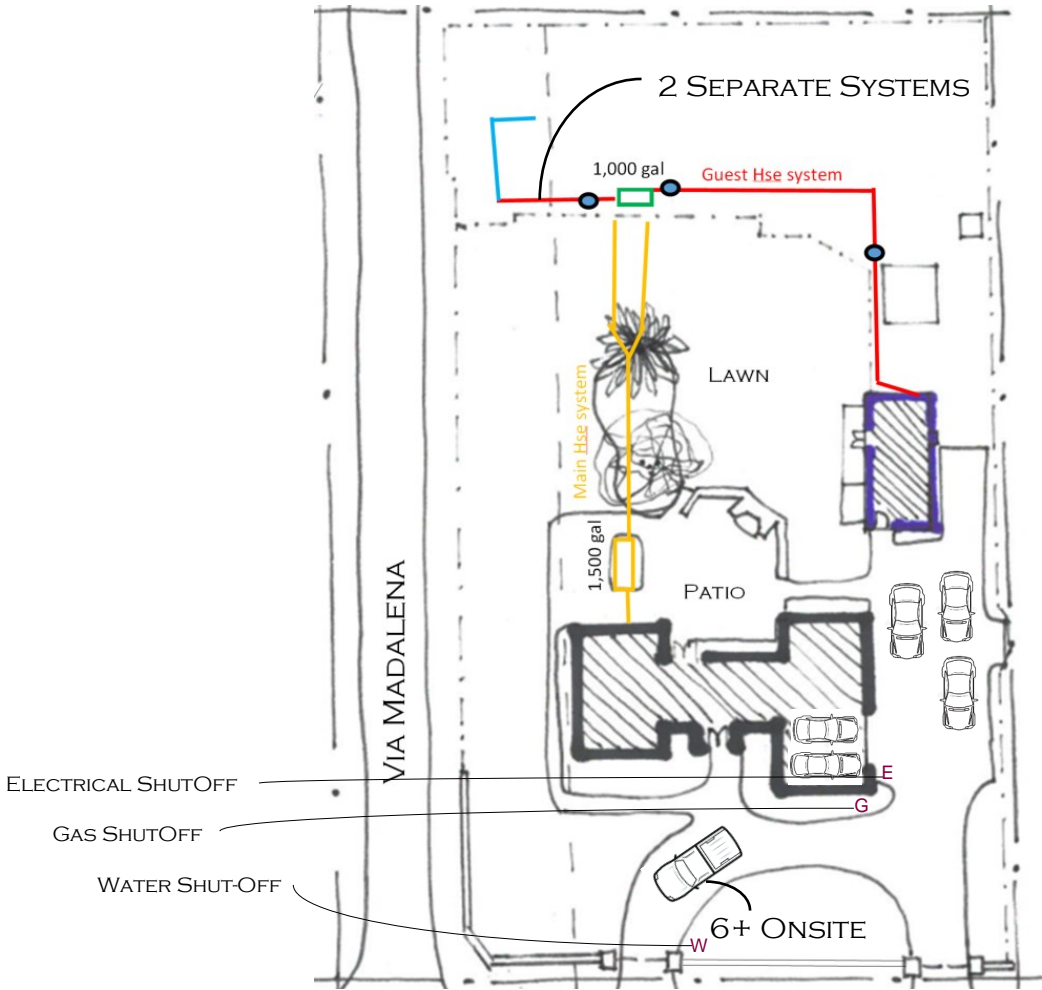


FLOOR PLAN - GUEST HOUSE
SCALE: AS NOTED



FLOOR PLAN - MAIN HOUSE
SCALE: AS NOTED

- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EP ELECTRIC SUBPANEL



SEPTIC & PARKING
SCHEMATIC PLAN

Marina Camacho, County Assessor

Property Address: 27365 SCHULTE RD CARMEL CA 93923-9579

General Information

Parcel # (APN): 169-171-045-000 [Open Map](#)
Owner: See Full Detail
Mailing Address: 2348 POPPY DR BURLINGAME CA 94010
Legal Description: See Full Detail
Use Type: RESID. SINGLE FAMILY
Tax Rate Area: 060-217

Assessment

Total Value: \$1,975,253
Land: \$1,456,182
Structures: \$519,071
Other: See Full Detail
% Improved: See Full Detail
Exempt Amt: See Full Detail
HO Exempt: N

Year Assd: 2023
Zoning: See Full Detail
Census Tract: See Full Detail
Price/SqFt: See Full Detail

Property Characteristics

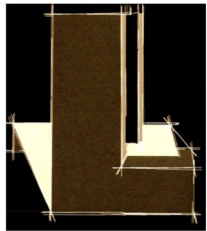
Bedrooms: 4
Baths (Full): 3
Baths (Half): See Full Detail
Total Rooms: See Full Detail
Bldg/Liv Area: 2,247
Lot Acres: 1.050
Lot SqFt: 45,738
Year Built: 1975
Effective Year: See Full Detail

Fireplace: See Full Detail
A/C: See Full Detail
Heating: See Full Detail
Pool: See Full Detail
Park Type: See Full Detail
Spaces: See Full Detail
Garage SqFt: See Full Detail

Units: See Full Detail
Stories: See Full Detail
Quality: See Full Detail
Building Class: See Full Detail
Condition: See Full Detail
Site Influence: See Full Detail
Timber Preserve: See Full Detail
Ag Preserve: See Full Detail

PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail property report.

ASSESSOR PARCEL INFO



lyondesign
design/build services
Lic# 818580

MCMONIGLE - SHORT TERM RENTAL
27365 SCHULTE ROAD - CARMEL (VALLEY) 93923

DATE:

SCALE:

DRAWN:

SK-2

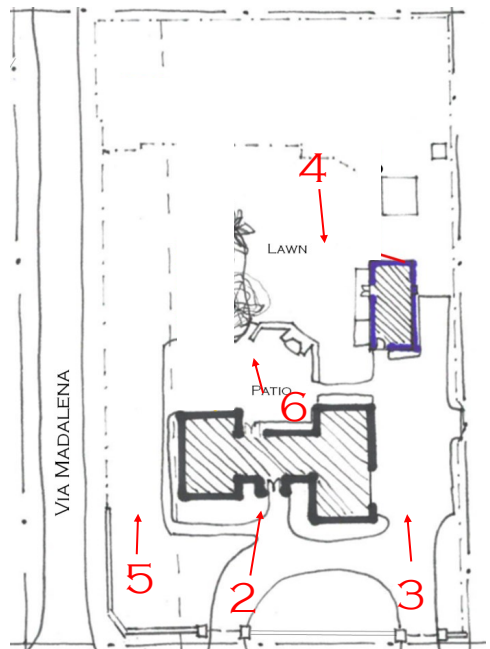
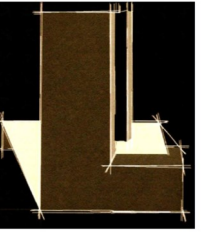


PHOTO KEY MAP



lyondesign
design/build services
Lic# 818580

McMONIGLE - SHORT TERM RENTAL
27365 SCHULTE ROAD - CARMEL (VALLEY) 93923

DATE:

SCALE:

DRAWN:

SK-3

Rental Operations and Occupancy Plan

27365 Schulte Road, Carmel, CA 93923

- Minimum stays of no less than 7 days and maximum no greater than 30 days.
- No more than one rental contract is allowed during any rental period (i.e., the house cannot be split between two or more groups). Also, sequential contracts may not have overlapping timeframes.
- The home will be non-hosted during its use as a transient rental. However, the owner, or owner's representative is available to be on-site within a 10-minute window
- 10 people are the maximum number of occupants allowed during vacation rental use. (5 bedrooms)
- There will be no more service providers used than when the house is occupied by the owners. The maximum anticipated number of regular service providers include one for regular cleaning services, one for hot tub maintenance, and one for landscaping. Owner provides property management service.
- Renters in breach of the contract will lose occupancy rights and be asked to immediately vacate the property by house manager or owner or owner's agent. If they do not, the police will be notified of trespassing and violation of any local ordinances.

Safety and Emergency Information:

This plan describes the safety and emergency measures in place during the home's use as a vacation rental in the form of the House Information packet located on-site on the kitchen or living room counter as an example of how this information is provided to the renter(s). This information/plan includes:

- Contact information for the property owner or property manager.
- A list of local emergency numbers with a list of phone numbers and addresses for the nearest fire department, Urgent Care clinic and emergency room.
- An on-site parking allocation with location of all spots, parking count, and prohibited locations for parking – (i.e., street)
- A sample advertisement of the rental unit
- How noise standards will be implemented (see Monterey County Code Chapter 10.60).

House Information:

- House Rules:
 - Those booking the property will be 25 years or older.
 - No smoking in the house.
 - Large parties, events or large gatherings are strictly prohibited.
 - Only the maximum number of persons stated in the rental agreement when booked shall be allowed.
 - Any illegal activity on or around the property will be grounds for immediate termination of booking.
 - No fires other than small fires in two fireplaces. Small gas started fires only.
 - No rental unit advertising signs will be present on the property.
- Parking:
 - Parking is allowed for up to a maximum of 5 vehicles located within the property walls and gates. There will be no parking whatsoever outside the walls or off the concrete driveway area.

- Parking spots cannot block any sensor for the automatic gates, which means leaving roughly 15 feet from any gate free and clear.
- ****YOU MUST LEAVE ROOM FOR THE GARBAGE CANS TO BE ROLLED OUT WHEN YOU PARK YOUR CAR.**
- *****Street parking is prohibited and may result in towing at tenant's expense.**
- Garbage
 - Day: Wednesday
 - No garbage or debris shall be on or around the property; garbage will only be in can and no garbage bags will be put in the recycling bin, they must be dumped and then put in the black waste bin.
 - The garbage is a valet system, so they will enter the code and bring the cans too and from. Again: **YOU MUST LEAVE ROOM FOR THE CANS TO BE ROLLED OUT WHEN YOU PARK YOUR CAR..**
- Noise
 - Quiet Hours are 9pm to 8am, every day.
 - Noise standards are dictated by Monterey County Code Chapter 10.60. The Code states that noise levels may not exceed eighty-five (70) dBA measured at fifty (50) feet (i.e., city traffic), and at night, between 9:00PM and 7:00AM, loud or unreasonable sounds are prohibited, as defined by and hourly noise level above 45 dB (i.e., quiet conversation) and a maximum level of greater than 65 dB (i.e., business office or normal conversation). Please respect these limits as they are expectations set by Monterey County. Violations are subject to having your booking immediately terminated.
- Thermostat(s)
 - located in main hallway, guesthouse living room and guesthouse bedroom.
 - The heat can be adjusted by turning the *Nest* or sliding finger on right
 - Please do not seek adjustments such as other modes, settings, or set a schedule. Just adjust heat between 50 and max 75.

Emergency utility shut-off information:

Water Shut off: located in front of house, near gate

Gas Shut off: Side of house, just past gate, near circuit breakers

Electric: Circuit Breakers located in main house pantry and in guesthouse living room.

Contact & Emergency Information:

Owner's Agent - David McMonigle (415) 517-9858

Representative: Omar Salazar (831) 917-6281

Police : (831) 648-3143

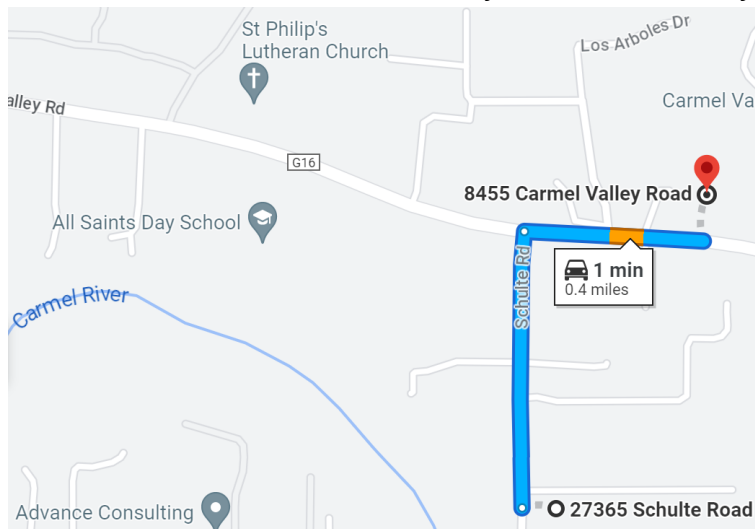
PGE : (831) 648-3231

Fire : Mid-Valley Station No. 5

(+/- 2 minutes away)

Phone: (831) 375-4204

Address: 8455 Carmel Valley Rd, Carmel-By-The-Sea, CA 93923



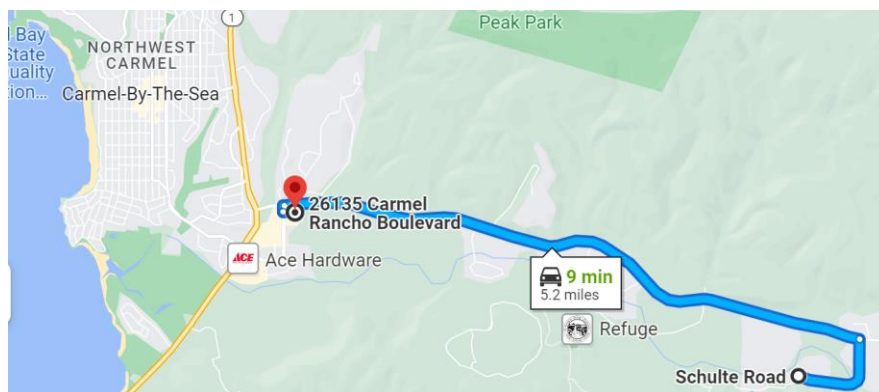
Closest Urgent Care:

MoGo Urgent Care

(+/- 9 minutes away)

Phone: (831) 622-6940

Address: 26135 Carmel Rancho Blvd Suite B-1, Carmel-By-The-Sea, CA 93923



Hospital/Emergency Room: Community Hospital of Monterey Peninsula
(+/- 15 minutes away)
Phone: (831) 624-5311
Address: 23625 Holman Hwy, Monterey, CA 93940

