

Exhibit C

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Exhibit C

Sidor, Joe (Joseph) x5262

From: Judith Findeisen [jfindeisen@att.net]
Sent: Tuesday, May 31, 2016 4:40 PM
To: Mack, David x5096
Subject: Re: Project File No.: PLN160110

Dear Mr. Mack,

Yes, I am formally requesting
A public hearing.

Judith Findeisen
Sent from my iPhone

On May 31, 2016, at 11:30 AM, Mack, David x5096 <MackD@co.monterey.ca.us> wrote:

Judith:

Your comments have been forwarded to the decision maker.

Are you formally requesting a public hearing. Please let me know no later than 5pm today.

David J. R. Mack, AICP
Senior Planner
RMA - Planning Department
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901
831-755-5096
831-757-9516 (fax)
mackd@co.monterey.ca.us

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey>

From: JUDITH FINDEISEN [<mailto:jfindeisen@att.net>]
Sent: Tuesday, May 31, 2016 11:11 AM
To: Mack, David x5096
Cc: Fred Findeisen
Subject: Project File No.: PLN160110

May 31, 2016

2853 Oak Knoll Road
Pebble Beach, CA 93953

Monterey County Resource Management Agency - Planning
Attn: David J. R. Mack, Senior Planner
168 West Alisal St, 2nd Floor
Salinas, CA 93901

Re: Brousseau, Jon et al
Project File No: PLN160110
Project Location: 2856 Sloat Road, Pebble Beach, CA
Assessor's Parcel No: 007-203-016-000

Dear Mr. Mack,

We are writing in opposition to the proposed Administrative Permit to allow transient use (short-term rental of the above-captioned existing single family dwelling. We are the immediate back-yard neighbors of this home. There is a third home adjoining this one with permitted transient use, and several others in the neighborhood.

In addition, there is at least one home in code violation which has been operating as an unlicensed hotel. This is our immediate front-yard neighbor, Case #16CE00185. The owner, who lives elsewhere, advertised on AirBnB as a 2-day minimum rental, accommodations for 12, with no charge for extra people. Unless your fines are substantial, this is a scourge that will not end, because their bookings indicated gross receipts of over \$100,000.00 through September 30. You can be sure this is not the only illegal rental in the neighborhood.

Our concern is that the residential character of the neighborhood has already been adversely impacted by short-term rentals. The main violators seem to be second home owners, who don't spend time in the neighborhood. We say this as second home-owners who bought in this neighborhood as a weekend retreat. We've seen it too often: The home is sold, contractors come in and do some work, we never see the actual owners during this time, then large groups who have no connection to the neighborhood start rotating in. The late-night comings and goings, increased traffic on our formerly quiet street, doors slamming, loud parties necessitating calls to the sheriff, garbage cans left overflowing at the curb all week long, cars parked in the road: all of these detract from the peaceful residential neighborhood we thought was our refuge. Neither owners nor renters have any connection to the community. The renters have paid for a party house and that's what they do. The absentee owner has absolutely no control over who rents their house and how many people show up. It falls to the neighborhood to police itself, which amounts to making a report to your department and hoping for the best. When there is a problem at 1am, the rental company isn't going to come out, and the sheriff usually has bigger problems to handle.

Since Monterey County is currently rewriting the code pertaining to short-term rentals, we ask you at least delay the hearing on this matter until the new code is in effect. Because this house and our neighborhood is not in the coastal zone regulated by the California Coastal Commission and that is one of the issues being addressed by Monterey County in rewriting the code, we respectfully ask this decision be delayed until such time as it is, to facilitate enforcement.

Sincerely,

Judith Findeisen
Fred Findeisen

P. O. Box 4047
Incline Village, NV 89450
(775) 450-4453