

Exhibit E

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Date: 5/5/2026

To: Monterey County Housing & Community Development / Permit Center

Re: Letter of Support for Short-Term Rental Permit at 24790 Lower Trail

To Whom It May Concern:

My name is Frank, and I reside at 24785 Lower Trail, which is located directly across the street from the property at 24790 Lower Trail. I am writing to formally express my support for the owners, Hsin-I Hsu and Chun-po (Jerry) Chang, in their application for a Short-Term Vacation Rental permit.

Since purchasing their home in 2023, Hsin-I and Jerry have been wonderful, communicative neighbors. It's obvious to us that they genuinely care for and respect the neighborhood and the people.

I am fully comfortable supporting their application because of how proactive and hands-on they are. They have already given me their direct cell phone numbers and made it clear that I can reach them 24/7 if any issues ever arise, and so far, there has not been a single issue. It brings great peace of mind knowing they are prioritizing the quiet nature of our street and are fully committed to following the county's regulations.

I have no objections to their property being utilized as a short-term rental under their direct management. I believe they are responsible owners who care deeply about Carmel, and I respectfully support the approval of their permit application.

Please feel free to contact me if you have any further questions.

Sincerely,

Frank Lawrie



5/5/2026

frank.lawrie@sbcglobal.net

(831)915-3336

Date: 5/6/2026

To: Monterey County Housing & Community Development / Permit Center

Re: Letter of Support for Short-Term Rental Permit at 24790 Lower Trail

To Whom It May Concern:

My family and I live just a short walk away on Upper Trail, and I am writing to express my complete support for Hsin-I Hsu and Chun-po (Jerry) Chang to operate a short-term rental at their home.

Getting to know Hsin-I, Jerry and their son this past year has been a joy. They are genuinely kind neighbors who care deeply about our street. Recently, they even opened their home to host our out-of-town family, which has been incredibly convenient and provided our relatives with a quiet, comfortable place to stay nearby. Additionally, they help to advertise my business and other local shops to their guests. It is wonderful to see them driving local economic growth and showing such a genuine investment in the people who live and work here.

As neighbors, we have had zero complaints or issues regarding their property or their guests. I know them to be highly reliable homeowners who take their responsibilities seriously. If anything ever needed attention, I am confident they would resolve it without delay.

They have my full backing for this permit. Please let me know if you need any additional information.

Sincerely,

Jessica Beauchamp



5/6/2026

soulrisinghealing@gmail.com

831-293-9542

Date: 5/6/2026

To: Monterey County Housing & Community Development / Permit Center

Re: Letter of Support for Short-Term Rental Permit at 24790 Lower Trail

To Whom It May Concern:

As the immediate next-door neighbor residing at 24800 Lower Trail, I am writing to express my full support for Hsin-I Hsu and Chun-po (Jerry) Chang's application for a Short-Term Vacation Rental permit at 24790 Lower Trail.

Since meeting Hsin-I and Jerry in 2024, they have been nothing but respectful, friendly, and communicative. They are great neighbors who actively care about the well-being of our street.

We have never had a single issue with them or their guests. They are highly responsible homeowners, and I know without a doubt that they would immediately address and correct any concerns if they were to come up.

Please feel free to contact me if you have any further questions.

Sincerely,

Ray Lau



5/6/2026

rlau18@gmail.com

(408)823-3819

Support for Application PLN260135 – Hsin-I Hsu & Jerry Chang

From Jenn Cesario <jenn@realcgroup.com>

Date Fri 7/10/2026 7:10 AM

To Benalcazar, Kyle <BenalcazarK@countyofmonterey.gov>

Cc 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>

This Message Is From an Untrusted Sender

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Dear Mr. Benalcazar,

I am writing in support of Application No. PLN260135 for Hsin-I Hsu and Jerry Chang, regarding their property at 24790 Lower Trail, Carmel, CA 93923, which is scheduled for the Zoning Administrator Hearing on August 13, 2026.

As both a longtime full-time Carmel resident and a local Realtor who is actively involved in our community, I have had the opportunity to know Hsin-I and Jerry personally. They are an exceptional family who genuinely values the character and integrity of Carmel and Monterey County.

Hsin-I and Jerry are responsible, conscientious homeowners who take excellent care of their property, respect their neighbors, and consistently strive to follow all applicable rules and regulations. They understand the importance of preserving the unique qualities of our community and have always demonstrated that commitment through their actions.

Most importantly, their long-term goal is to make Carmel their permanent home and raise their family here. Their property is not simply an investment—it represents their future in this community. The requested approval will allow them to responsibly maintain ownership of their home until their circumstances allow them to relocate to Carmel full-time.

I respectfully ask that you give favorable consideration to their application. I believe they exemplify the type of homeowners who contribute positively to our community, and I am confident they will continue to do so for many years to come.

Thank you for your time and consideration.

Sincerely,

Jennifer Cesario
The C Group
Longtime Full-Time Carmel Resident

From: [Amay Poria](#)
To: [Benalcazar, Kyle](#)
Cc: [293-zahearingcomments](#)
Subject: Letter of Support - Application PLN260135
Date: Sunday, July 26, 2026 5:33:10 PM

This Message Is From an External Sender

[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.]

Letter of Support for Short-Term Rental Permit at 24790 Lower Trail

To Whom It May Concern:

I'm Amay Poria, and I live at **24805 Lower Trail**, directly across from Hsin-I Hsu and Jerry Chang's property at **24790 Lower Trail**.

I am writing to support Hsin-I and Jerry's application for a Short-Term Vacation Rental Permit. They have always been friendly, thoughtful, and respectful neighbors, and my experience with them and their property has been entirely positive.

Hsin-I and Jerry genuinely care about our neighborhood and the peaceful character of our street. I trust them to manage their home responsibly and to make sure their guests are considerate of the people who live nearby. I also think it's lovely that visitors will have the opportunity to experience Carmel as part of a local neighborhood and enjoy this special area as much as I do.

I have no objection to their permit being granted and am very happy to support their application.

Please feel free to contact me if any additional information is needed.

Sincerely,
Amay Poria

Address:
24805 Lower Trail
Carmel, CA 93923
Telephone: 408-893-1207
Email: amay.poria8@gmail.com

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Amay Poria
(408)-893-1207

From: [Mark Mammel MD](#)
To: [Benalcazar, Kyle](#)
Cc: zahearingcomments@countyofmonterey.go
Subject: Permit
Date: Saturday, August 1, 2026 7:15:54 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am writing this letter in support of the commercial short-term rental permit for Hsin-Hsu and Jerry Chang, 24790 Lower Trail, Carmel, CA 93923, Application No: PLN260135. I am writing as a Carmel resident. This property provides needed opportunity for visitors to our region who prefer a stay longer than a weekend and need a location with the amenities of a real home. The renters often return, and local neighbors have had no issues or problems. I encourage you to approve this permit, as well as the many others coming forward. Hotels are great, but in no way can provide the infrastructure for everyone wanting to visit here. Visitors support local business and rentals provide occupancy taxes to support our community.

Please do not hesitate to contact me if you have questions.

Sincerely,

Mark C Mammel, MD

Carmel resident

Mark C Mammel

From: [Fred Faltersack](#)
To: [Benalcazar, Kyle](#); [293-zahearingcomments](#)
Subject: Support for Hsin-I Hsu and Jerry Chang PLN 260135
Date: Sunday, August 2, 2026 8:09:49 AM

This Message Is From an Untrusted Sender

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Dear Zoning Administrator,

By way of this email I wish to show my support for the approval of the STR permit applicants Hsin-I Hsu and Jerry Chang.

I am a big proponent of Short Term Rentals providing additional options for families to enjoy access to the coastal regions of California.

My hope is that you approve this application.

Applicants: Hsin-I Hsu & Jerry Chang
Address: 24790 Lower Trail Carmel CA 93923
Application No: PLN260135
Zoning Administrator Hearing Date: August 13, 2026

Regards,
Fred Faltersack
fred@faltersack.com
(408) 666-1234

From: [Michael Moeller](#)
To: [293-zahearingcomments](#)
Subject: 24790 Lower Trail Commercial Vacation Rental Permit
Date: Monday, August 3, 2026 11:15:49 AM

This Message Is From an Untrusted Sender

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This property has been a source of noise and parking issues for years as we waited for a vacation rental ordinance. They have continued to rent after the ordinance was passed and enforcement began. This weekend was an example of what our neighborhood has had to put up with.

(1) No on site parking. Host was explaining to guest where to park at on the corner of Lower Trail and Upper Trail. Blocks the line of sight for residents as well as making emergency access difficult or impossible. Property has space for at least 11 people with all their vehicles, often at least 4 large SUVs, vans causing congestion.

(2) Hot tub has no safety barriers for child protection. Unknown as to permitting.

(3) Fire pits are not allowed. At 10:30 p.m. Sunday night fire pit was blazing with conversation noise.

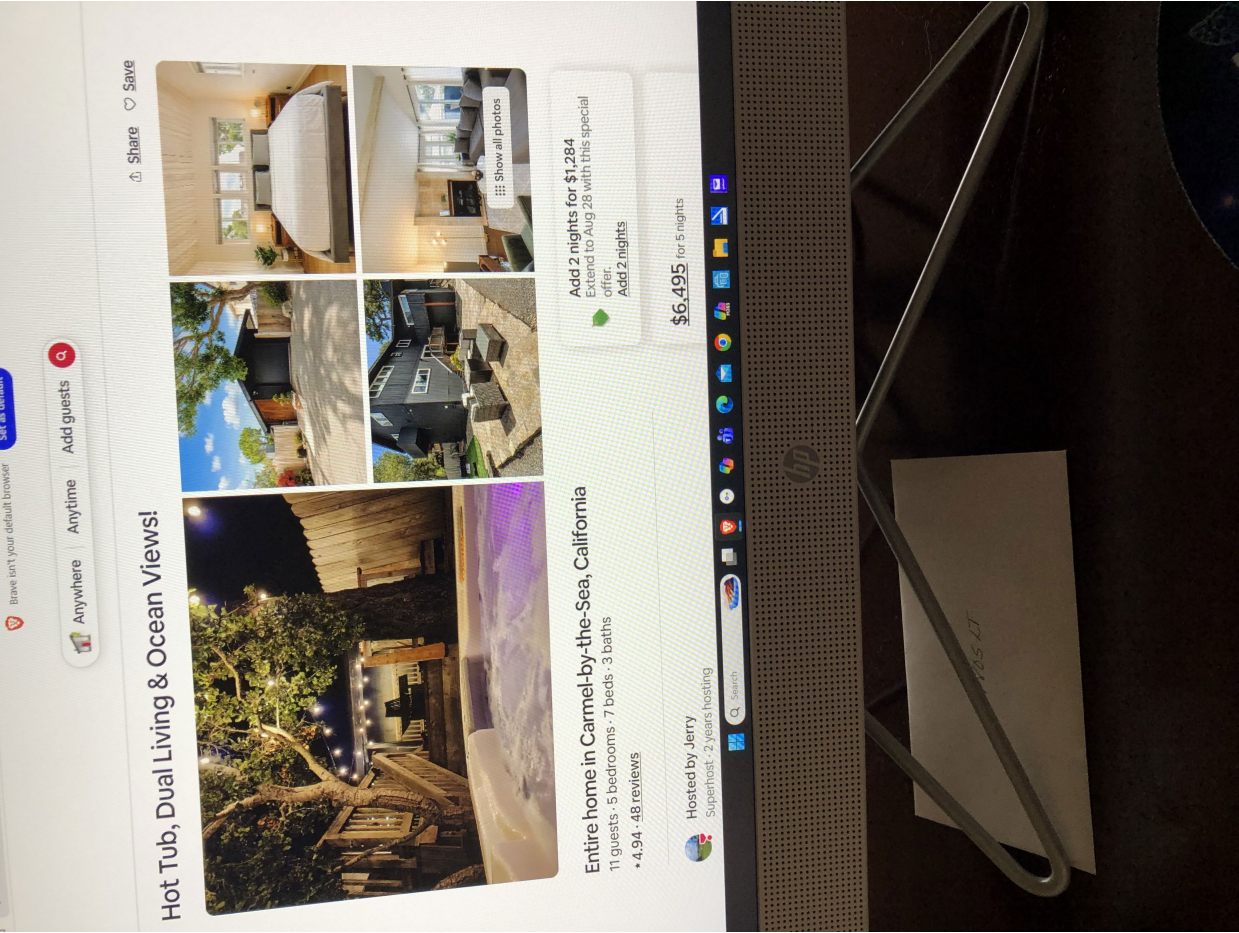
(4) Short term vacation rentals are disruptive to neighborhoods and should be limited to 4% and not within 300 feet of another STR.

Strongly recommend denying this permit. Please help us save our neighborhood.

Michael and Pat Moeller

From: Marilyn Francesco
To: 231-zahearingcomments
Subject: Project File no. PLN260135
Date: Wednesday, August 5, 2026 2:13:07 PM

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24790 Lower Trail Commercial Vacation Rental Permit

Hello,
We have been residence of 24773 Upper Trail Carmel since 2013.

As far back as we remember, this property has been rented out. Recently, the property was sold and the new owners are continuing to rent the property on AIRBNB, accommodating up to 11 guests.

We have attached photos of the AIRBNB listing (definitely a "Party House") and the parking congestion this past weekend.

1. Often there is noise.
2. Frequently, there is parking congestion on both Lower Trail, in front of the property and at the corner of Upper and Lower Trail. As a result of the parking at the corner, the view is obstructed. This past weekend, I was almost in a "head on" collision because of the obstructed view. There is barely enough room for one car to pass. An emergency vehicle would definitely not be able to pass.
3. The hot tub out front does not have security or safety fencing.
4. There is a fire pit, according to the many reviews of the property by renters. This is surprising to me, as we are in a high fire danger area in Carmel Woods.
5. There is already a short term rental up the street from this property. Seems like this is in excess of the 4%, 300 feet rule, but we did not get out a measuring stick to check.

Basically, these property owners have been in violation for years and taking advantage of our neighborhood. They are not on location, should the fire pit go over or there be an accident because of the parking congestion.

We urge you not to grant these property owners a permit.

Unfortunately, we cannot attend the meeting next week.

We thank you in advance for your attention to our concerns.

Paul Askounis and Marilyn Francesco

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