

Exhibit C

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MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



Building Services / Environmental Services / Planning Services / Public Works & Facilities
168 W. Alisal Street, 2nd Floor (831) 755-4800
Salinas, California 93901 www.co.monterey.ca.us/rma

May 3, 2017

Staff requested input from the Land Use Advisory Committees on the following dates:

Land Use Advisory Committee	Date	Minutes
Big Sur Land Use Advisory Committee	January 31, 2017	No Meeting Minutes
Cachagua Land Use Advisory Committee	January 25, 2017	No Meeting Minutes
Carmel Highlands Land Use Advisory Committee	November 21, 2016	Minutes attached
Carmel Valley Land Use Advisory Committee	November 21, 2016	No Meeting Minutes
Castroville Land Use Advisory Committee	December 5, 2016	No Meeting Minutes
Del Monte Land Use Advisory Committee	November 17, 2016	Minutes attached
Greater Monterey Peninsula Land Use Advisory Committee	January 18, 2017	No Meeting Minutes
North County Land Use Advisory Committee	December 7, 2016	No Meeting Minutes
South Coast Land Use Advisory Committee	January 31, 2017	No Meeting Minutes
South County Land Use Advisory Committee	January 25, 2017	No Meeting Minutes
Spreckels Neighborhood	No Meeting	No Meeting Minutes
Toro Land Use Advisory Committee	December 12, 2016	Minutes attached

Submitted at HRRB on 12/1

MINUTES

Carmel Highlands Land Use Advisory Committee
Monday, November 21, 2016

1. Meeting called to order by Peter Davis at 4:10 pm

2. Roll Call

Members Present: Jack Mcheen, Peter Davis, Clyde Freeman, Barbara Rainer

Members Absent: Bob Littell

3. Approval of Minutes:

a. October 17, 2017

Motion: Davis - motion to approve (LUAC Member's Name)

Second: Freeman, (LUAC Member's Name)

Ayes: 4 - Davis, Mcheen, Freeman, Rainer

Noes: None

Absent: 1 - Bob Littell

Abstain: None

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

*Suzette Sales, Carmel Highlands residence.
Highlands Inn. Three ~~resistor~~ lights very intense on outdoor deck
facing Hwy. 1. Photo and letter submitted at LUAC
meeting. Impacts Hwy 1. Viewshed and neighbors
in the area. Are these lights permitted?*

Recd. 11-21-16
B. Raines
Public Comments - #4.

November 21, 2016

223 Peter Pan Road
Carmel Highlands, CA 93923

LUAC Members:

I strongly oppose the new three heater/lights on the outdoor patio deck at the Highlands Inn (#241-351-004). They are red and very, very intense, not beamed downward and can be seen for more than a quarter of a mile away.

In my bedroom they appear larger than the LED light on my television. No need for a night light!

The Highlands Inn advertises 'A Front Row Seat to Nature', however, these heater/lights provide more of a 'Las Vegas Front Row Seat' for residents of the Highlands than to nature.

Thank you for your attention to this matter.

Sincerely yours,

Suzette Sayles

5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

7. Meeting Adjourned: 6:15 pm

Minutes taken by: B. Ramer, Acting Secty.

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **November 25, 2016**

Project: Monterey County Staff are in the process of developing an ordinance, starting with the existing Inland ordinance (Transient Rental of Residential Property for Remuneration 21.64.280), to permit and regulate Short-term Rentals in the Coastal Zone. Staff is in the process of developing a clear definition of Short-term Rentals and updating County codes to reflect these definitions. Staff is also in the process of evaluating proposed ordinances to regulate Short-term Rentals against all of the Local Area Plans to identify unique issues and consider appropriateness of Short-term Rentals in each area. Staff is requesting input from the Land Use Advisory Committees. Please provide input on the development of the ordinance.

Was the Owner/Applicant/Representative present at meeting? Yes ✓ No _____
Melanie Beretti

Was a County Staff/Representative present at meeting? Ann Quenga _____ (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Jim Rossen</i>	<i>✓</i>		<i>Concern for increased use of roads in Carmel Highlands locations</i>

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Traffic increase in residential neighborhoods		
Over use of residences - 3 to 4 families in one residence		
Safety of neighbor road with out of town visitors		

who are unfamiliar with rules & regs in regards to noise and trash and road safety. Excess parking
 ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: No motion needed - this (LUAC Member's Name)
was simply informational regarding vacation rentals for short term periods - less than 30 days.
 Second by: _____ (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes (conditions of approval)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

SIGN IN SHEET

NAME OF LUAC: Carmel Union / Highlands

MEETING DATE: Nov. 21, 2016

NAME (PLEASE PRINT)

SUZETTE SAYLES

JAMES ROSSEN

Deborah Sutherland

BILL TAORMINA

SHAWN REGAN

Angie Louis

CYNTHIA L. SPELLACY / HATTON # 4

MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, November 17, 2016

1. Meeting called to order by Lori Lietzke 3 pm

2. Roll Call

Members Present: Rod Dewar, Sandy Getreu, Kim Career,
Lori Lietzke, Rick Verbanec, Ned van Roekel

Members Absent: June Stock, Doug Renick

3. Approval of Minutes: Approved; Rick Verbanec
None November 3, 2016 Second: Sandy Getreu
Ayes: 6; Noes: 0; Absent: 2; Abstain: 0

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

① Jerry Verhasset told LWAC his concerns for adjacent neighbor's property at 1038 Marcheta Lane that has
5. Scheduled Item(s) (please see next page) →

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

B) Announcements

none

(Public Comments, con't.)

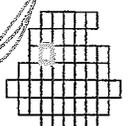
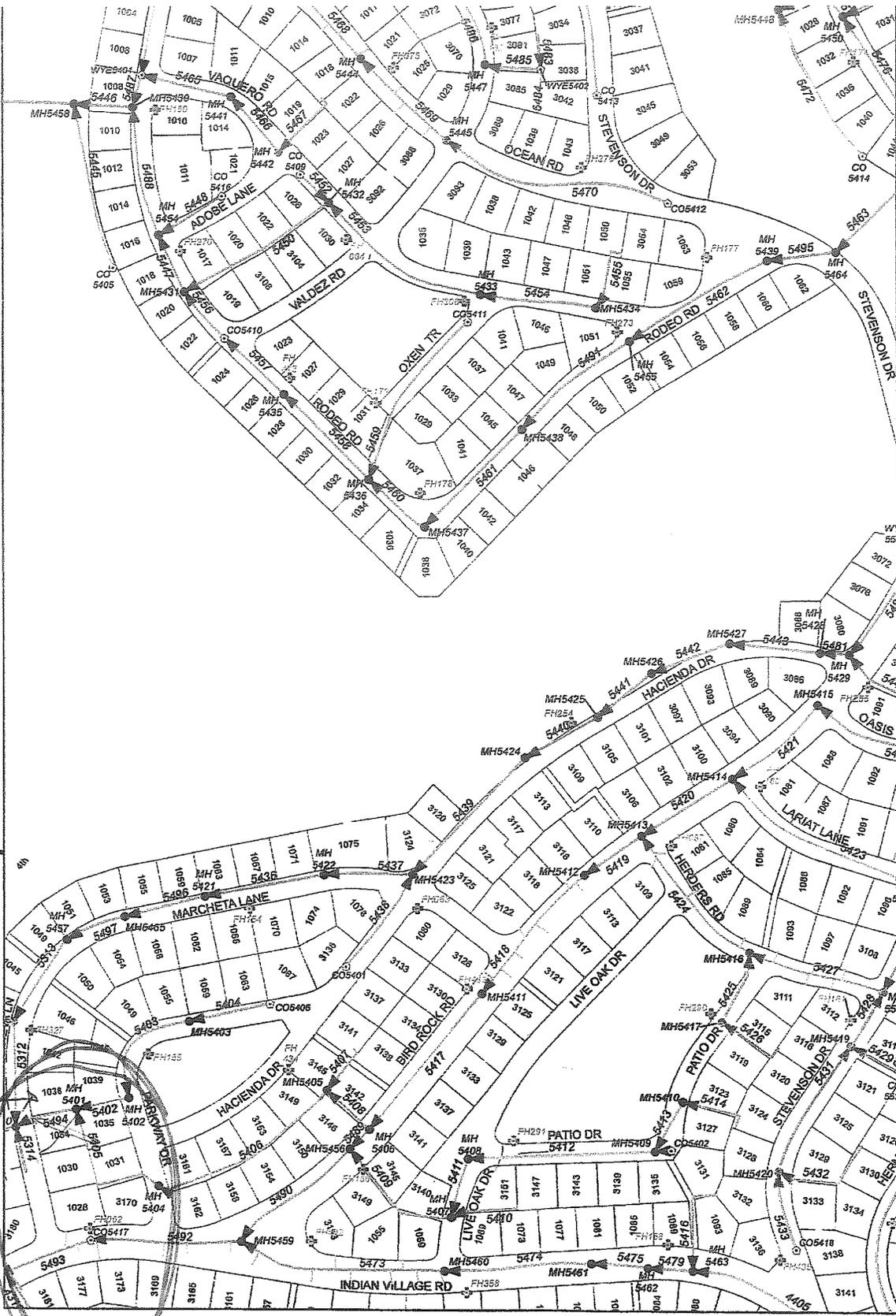
ongoing construction at this time. Concerns are for large, well-established Cypress (Monterey native) trees, 3 in total, near rear property line whose root structures have been crushed/broken by backhoe. Retaining wall(s) have been framed in that area and construction has compromised the health of the trees and no efforts have been made to protect the trees or mitigate damage of root structures. Jean Mendez from DMF ARB has visited the site and certified arborist is to access the trees and send a report to DMF ARB. Liz Gonzales / Planning Rep for DMF LUAC will follow up with phone number(s) of County personnel Jerry should contact for follow-up. LUAC feels this oversight on the damage of tree roots by the contractor should not have occurred and in the future, careful monitoring and follow-up needs to occur after an approved grading plan has been permitted by the County -

Encls.: (4) pages, maps and photos from Jerry Verhasselt
② PLN 008 491024, Maestri Residence, 3180 17 Mile Drive: Non-^{agenda} ~~agenda~~ item.

Jun Silano A.I.A. presented drawings dated Sept. 2, 2016 with revisions reflecting Coastal Commission's comments to increase all construction, digging, hardscape to be no closer than 10 feet BEYOND tree driplines. Mark Blum, counsel for Maestri, fielded questions from LUAC. DMF LUAC gave the go-ahead to prevent further delay of construction.

Received by Del Monte Forest ARB
11/17 Under "Public Comments" Section,
Jerry Verhaust

CURRENTLY
VACANT



Pebble Beach Community Services District
Sanitary Sewer System Facilities Atlas Map



0-4
5-3
5-4
4-4
5-5

Prepared: Date: 7/3/2013

17-Mile Drive, Pebble Beach, California 93953 831-624-3811
Experience Pebble Beach at www.pebblebeach.com

1030 MARCHETTI

1030 MARCHETTI
1030 MARCHETTI
1030 MARCHETTI

1035 PARKWAY
JERRY VERASSETTA

BRENNAN
1034 MARCHETTI

← REPAIRS

YATEMAN

PARKWAY

SAEBARDI
1030 MARCHETTI

GREEN
1028 MARCHETTI

MARCHETTI

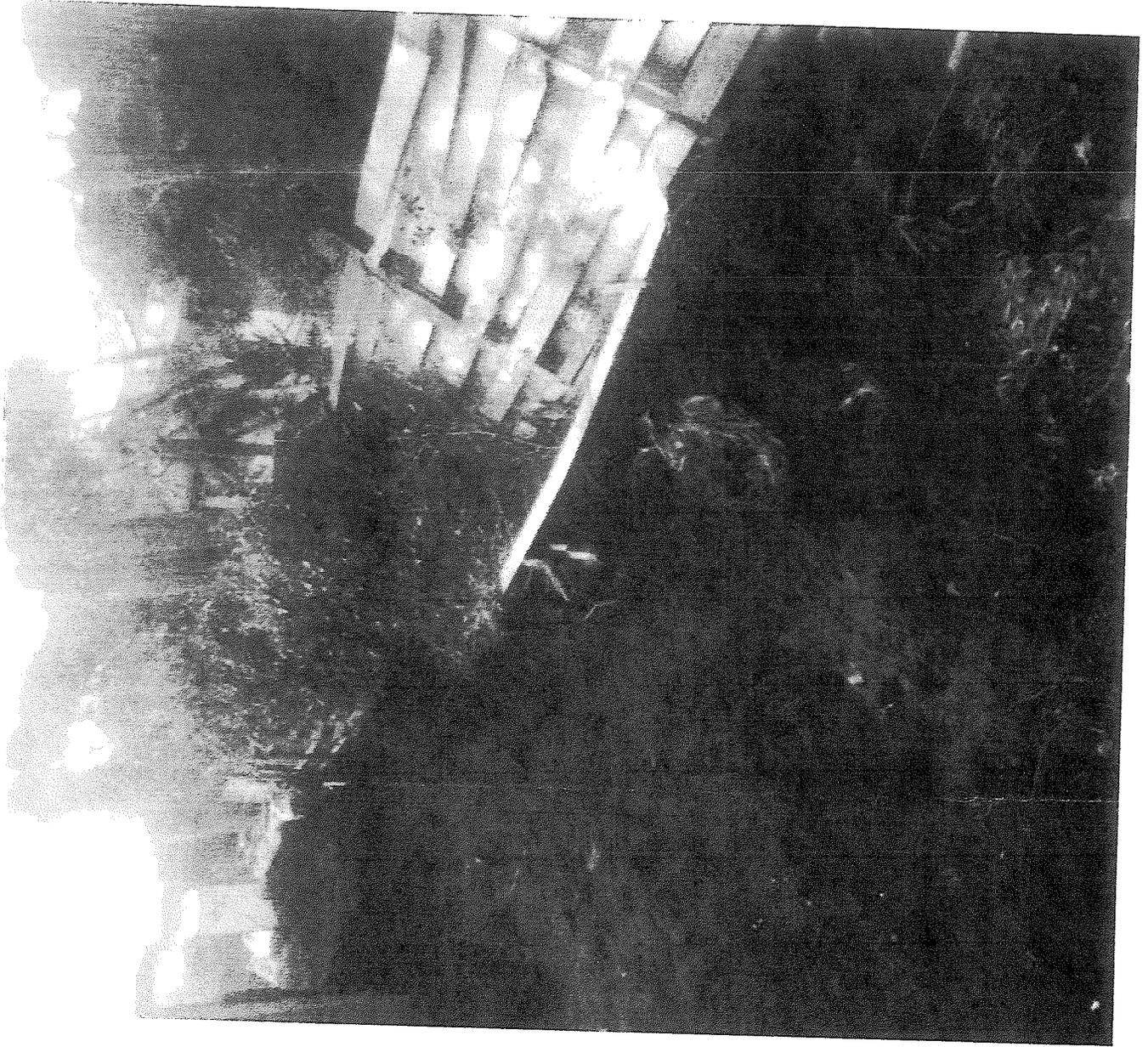
PEBBLE BEACH

The Lodge

BIRD ROCK







IMG_1437.JPG

7. Meeting Adjourned: 4:30 pm

Minutes taken by: Kimberly Caneer, Secretary

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 17, 2016**

Project: Monterey County Staff are in the process of developing an ordinance, starting with the existing Inland ordinance (Transient Rental of Residential Property for Remuneration 21.64.280), to permit and regulate Short-term Rentals in the Coastal Zone. Staff is in the process of developing a clear definition of Short-term Rentals and updating County codes to reflect these definitions. Staff is also in the process of evaluating proposed ordinances to regulate Short-term Rentals against all of the Local Area Plans to identify unique issues and consider appropriateness of Short-term Rentals in each area. Staff is requesting input from the Land Use Advisory Committees. Please provide input on the development of the ordinance.

Was the Owner/Applicant/Representative Present at Meeting? Yes N/A No

Was a County Staff/Representative present at meeting? Liz Gonzales, _____ (Name)
Nydia Amador

~~PUBLIC COMMENT:~~

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN * *Please see attached*

Concerns / Issues	Policy/Ordinance Reference	Suggested Changes -
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Scheduled agenda item: Transient Rental of Residential Property for Remuneration 21.64.280 - regulation and permit process of Short-Term Rentals.

LUAC comments/issues/concerns:

After Mt. Cty. Planning Rep presented an overview of current ordinance(s) for Short Term Rentals, the following is a summary of the DMF LUAC comments:

- Permit for Short-Term Rentals should not be retained as part of the deed of trust ~~for~~ ^{for} property upon sale or other transfer;
- Permit should be issued for 12-24 months with lower cost and conditional renewals upon satisfaction of County will ^{than} _{prese} be made to ensure adherence to permit regulations and no history of violations;
- Pebble Beach Co. representative stated that PBCo. will work with County regarding Rentals and may add conditions for Del Monte Forest due to lack of homeowners association and specific CC&R's.

Endo.: Letter from LUAC member, Rick Verbanec, dated 11/14/16;
Letter from LUAC chair, Lori Lietzke, dated 11/17/16

LUAC requests County Planning include all comments, concerns and suggestions on enclosed letters for consideration as LUAC ~~agreed with~~ agreed with comments, etc. outlined in letters presented at meeting

Received by DMF LUAC 11/17/16 - Chair, Lori Lietzke

Monterey County RMA Planning
168 W Alisal ST 2nd Floor
Salinas, CA 93901

November 17, 2016

RE: SHORTER THAN 7 DAY RENTALS

To Whom it May Concern,

In regards to the Transient Rental of Residential Property Ordinance under consideration, I have reviewed at length the information provided to the Del Monte Forest Land Use Advisory Committee by the Monterey County and the position letter provided by the Pebble Beach Company.

The majority of development in the Del Monte Forest is made up of a balance between a residential community and a resort community which provides short term rentals in the form of numerous hotel options.

It is my opinion that the Del Monte Forest already provides robust opportunities for visitors desiring a short term rental experience, and that the introduction to the established residential community of short term rentals will negatively impact the residential nature of the existing neighborhoods.

Further, I hope that the Monterey County Staff, as part of their consideration of the Ordinance, clearly address the process and ability of enforcement of the final Ordinance.

Sincerely,



Lori Lietzke

* Chair of the Del Monte Forest Land Use Advisory Committee
Board Member of the Del Monte Forest Conservancy
Member of the Del Monte Forest Property Owners

Received by DMF LUAC 11/17/16

November 14, 2016

Thoughts on Short Term Rental (STR) Ordinance

Rick Verbanec, LUAC Committee member

Based on discussions at the Planning Commission workshop on 11/9/16 and the situations the DMF LUAC has considered regarding short-term rentals, the following is a list of STR features that I believe would serve the County's residents well. While DMF may not encounter many STR situations in the future based on PBC's recent position expressing CC&R jurisdiction and opposition to STRs, this would be the fallback limitations if/when PBC ever does grant approval of STRs.

Continue prohibition of rentals < 7 days

These are clearly in competition for the hotel business and, as an obvious business, should not be allowed in residential communities. That's why we have residential zoning in the first place. Campgrounds and trailer parks are a viable alternative to hotels for such ultra-short term transient use, particularly in Big Sur, as Sam Farr pointed out at the workshop.

Continue allowing month to month rentals > 30 days

These do not compete for hotel business and provide housing for the local workforce and military personnel on assignment in the area as well as longer term visitors. Infrequent rental periods of less than 30 days, but not more than one period each 30 days, are a lesser, included case not requiring regulation.

- No County paperwork involved – we should encourage these rentals
- Continue "normal" adherence to County ordinances by both owner and tenant
- Impose penalties on owner for repeated violations of ordinances by tenants - to create incentive for effective tenant vetting in their rentals

Establish STR (7-30 days) as residential quasi-business subject to stringent licensing

These would compete with some extended stay facilities but regulate both online and locally based property management of rental housing in residential areas. As with the long term rentals, holding the property owner accountable for property and tenant issues provides incentive for effective tenant vetting. To offer a residence as an STR, the owner must obtain a revocable, annual STR license from RMA (NOT a recorded permissive use that runs with the land).

At a minimum, the following terms should be incorporated:

- subject to restrictions of HOA authority in local area, if any
- subject to neighborhood noticing requirements at granting

(e.g. site layout, neighborhood compatibility, visual impact, etc)	(If Known)	to address concerns (e.g. relocate, reduce height, move road access, etc)

ADDITIONAL LUAC COMMENTS

none

RECOMMENDATION: (see attached)

Motion by RICK VERBANEC (LUAC Member's Name)

Second by Sandy Getreu (LUAC Member's Name)

~~Support Project as proposed~~

~~Support Project with changes~~

~~Continue the Item~~

Reason for Continuance: _____

~~Continued to what date:~~ _____

AYES: 6 (Dewar, Getreu, Caneer, Lietzke, Verbanec, Van Roekel)

NOES: 0

ABSENT: 2 (Stock, Renick)

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 17, 2016**

Project Name: STRAINE KERRY K & MCLEOD OLIVIA DEE

File Number: PLN130187-AMD1

Project Location: 1145 SPYGLASS RD PEBBLE BEACH

Project Planner: ANNA V. QUENGA

Area Plan: DEL MONTE FOREST LAND USE PLAN

Project Description: Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN130187) for a new 803 square foot attached accessory dwelling unit; the removal of one 10 inch Monterey Cypress tree, the planting of three Monterey Cypress trees; and grading of approximately 97 cubic yards of cut. Materials and colors to remain as previously approved. The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

Recommendation to: ZONING ADMINISTRATOR

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Representative, MaryAnn Schicketanz

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT: *None*

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

MINUTES
Toro Land Use Advisory Committee
Monday, December 12, 2016

1. Meeting called to order by Mike Weaver at 4:05 pm

2. Roll Call

Members Present: Keenan, Baker, Vandergrift, Rieger, Kennedy, Weaver (6)
and visitor Roy Gobets who lives in Las Palmas Ranch, River Road

Members Absent: Bean, Mueller (2) Both excused absences

3. Approval of Minutes:

5. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

6. Scheduled Item(s)

7. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects (Refer to pages below)
None

B) Announcements
None

8. Meeting Adjourned: 5:23 pm

Minutes taken by: Lauren Keenan

Advisory Committee: Toro

Please submit your recommendations for this application by: **December 12, 2016**

1. **Project:** Monterey County Staff are in the process of developing an ordinance, starting with the existing Inland ordinance (Transient Rental of Residential Property for Remuneration 21.64.280), to permit and regulate Short-term Rentals in the Coastal Zone. Staff is in the process of developing a clear definition of Short-term Rentals and updating County codes to reflect these definitions. Staff is also in the process of evaluating proposed ordinances to regulate Short-term Rentals against all of the Local Area Plans to identify unique issues and consider appropriateness of Short-term Rentals in each area. Staff is requesting input from the Land Use Advisory Committees. Please provide input on the development of the ordinance.

Was the Owner/Applicant/Representative present at meeting? Yes _____ No X

Not applicable

Was a County Staff/Representative present at meeting?

Melanie Beretti from the County RMA gave a presentation

ATTENDEES:

Keenan, Baker, Vandergrift, Rieger, Kennedy, Weaver (6)
and visitor Roy Gobets who lives in Las Palmas Ranch, River Road

PUBLIC COMMENT:

<u>Name</u>	<u>Site Neighbor?</u>		<u>Issues / Concerns (suggested changes)</u>
	<u>YES</u>	<u>NO</u>	
Roy Gobets	X		Many of the homes in Las Palmas Phase I are about 15-feet apart. Lots of children in the neighborhood. Asks how Short Term Rentals would work here? Las Palmas 1 and II have active HOA's.

LUAC AREAS OF CONCERN

Beginning the Toro LUAC meeting on 12/12/16, Melanie Beretti, the County Special Program Manager, came to discuss the issues and concerns related to the development of an inland ordinance regarding short-term rentals.

She laid out the difference between the inland and coastal zone and stated that the ordinances will differ for these areas of the County. She gave a brief history of the discussions around the issue of short-term rentals over the past two years.

Ms. Beretti stated the County's goal is to develop a broad umbrella ordinance because enforcement would be easier.

Items of concern were brought up by the Toro LUAC members. Many of these concerns dealt with the appropriateness of short term rentals in the largely rural residential area of Toro;

- 1 Discussion concentrated primarily on water usage. Since many homes in the Toro area have private wells and water systems that may be shared by several neighboring properties, a major worry revolved around over-usage of water by a short-term renter(s) who might not understand the seriousness of the over-drafting of the aquifer here.
- 2 Frequency of rental days to be allowed.
- 3 Size of groups per dwelling.
- 4 Travel on private roads. Use of private roads by "strangers" who aren't aware of the local deaf dog who sleeps on the road at times, or how many children live along the road and need to be watched for in case they run out after a ball, etc.
- 5 Then there is the question of paying for upkeep of the road if there is increased usage due to frequent short-term renters driving on the private road; strangers can be hard on private driveways. Visitors can get lost.
- 6 Noise. Parties. Visitors coming and going at odd hours. Lights on late at night. There was worry about noise from loud renters, overcrowding of a house and the parking of many extra cars
- 7 Increased traffic. How many more trips per day?
- 8 Lack of realistic hope of enforcement of a County ordinance once written. The Toro Area does not have a police department or a City Council Person to complain to. Monterey County Code Enforcement has a staff of six. They do not work on weekends, holidays, or the last week or so of December. And, they have bigger issues to deal with than, say, a noisy party. They deal with issues such as meth labs in Castroville. They have waiting lists of things to do.
- 9 There is only one Deputy Sheriff assigned to Beat #4 in Monterey County. Beat #4 is from the top of Laureles Grade to Highway 68, then east in Toro to River Road, down River Road to Gonzales, and Beat #4 also runs out as far as Blackie Road in Prunedale. If there is an emergency in another Beat, the Deputy can be

called out of Beat #4 for back-up elsewhere. The point is there is little to no law enforcement to respond to inconsiderate or dangerous short term renters. There have also been many issues with residential burglaries in the Toro Area.

- 10 The loss of familiarity with the neighbors/neighborhood and of looking out for one another when there are many people from other places vacationing in a residential area.
- 11 Questions also arose about HOAs (Home Owners Associations) and how the rules established by the HOAs will be enforced. In most cases, the County won't enforce HOA rules regarding short term rentals, leaving the HOA to bring a Civil action against the Rental Owner(s), who may argue the County allows short term rentals.
- 12 Where is the County list of H.O.A.'s in the Toro Area? Who are HOA contact persons, and contact information? Some previous subdivision approvals in Toro required an H.O.A, be formed to implement Conditions of Project Approval and/or Mitigation Measures. Which subdivisions are these?

<u>Concerns / Issues</u> <u>(e.g. site layout, neighborhood compatibility; visual impact, etc)</u>	<u>Policy/Ordinance Reference</u> <u>(If Known)</u>	<u>Suggested Changes - to address concerns</u> <u>(e.g. relocate; reduce height; move road access, etc)</u>
Appropriateness of short term rentals in the Toro Area	Ordinance being developed	Ordinance identify both appropriate and inappropriate areas in the County for short term rentals

ADDITIONAL LUAC COMMENTS

Toro LUAC members present requested to be notified when future meetings regarding short-term rentals are held at the County level.

RECOMMENDATION: Not applicable, as understood. The Toro LUAC was asked to do the following:

“...identify unique issues and consider appropriateness of Short-term Rentals in each area. Staff is requesting input from the Land Use Advisory Committees”

The Toro LUAC appreciates both the staff presentation and the opportunity to comment.

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

_____ Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, November 17, 2016

1. Meeting called to order by Lori Lietzke 3 pm

2. Roll Call

Members Present: Rod Dewar, Sandy Getreu, Kim Career,
Lori Lietzke, Rick Verbanec, Ned van Roekel

Members Absent: June Stock, Doug Renick

3. Approval of Minutes: Approved; Rick Verbanec
None November 3, 2016 Second: Sandy Getreu
Ayes: 6; Noes: 0; Absent: 2; Abstain: 0

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

① Jerry Verhasset told LWAC his concerns for adjacent neighbor's property at 1038 Marcheta Lane that has
5. Scheduled Item(s) (please see next page) →

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A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

B) Announcements

none

(Public Comments, con't.)

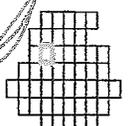
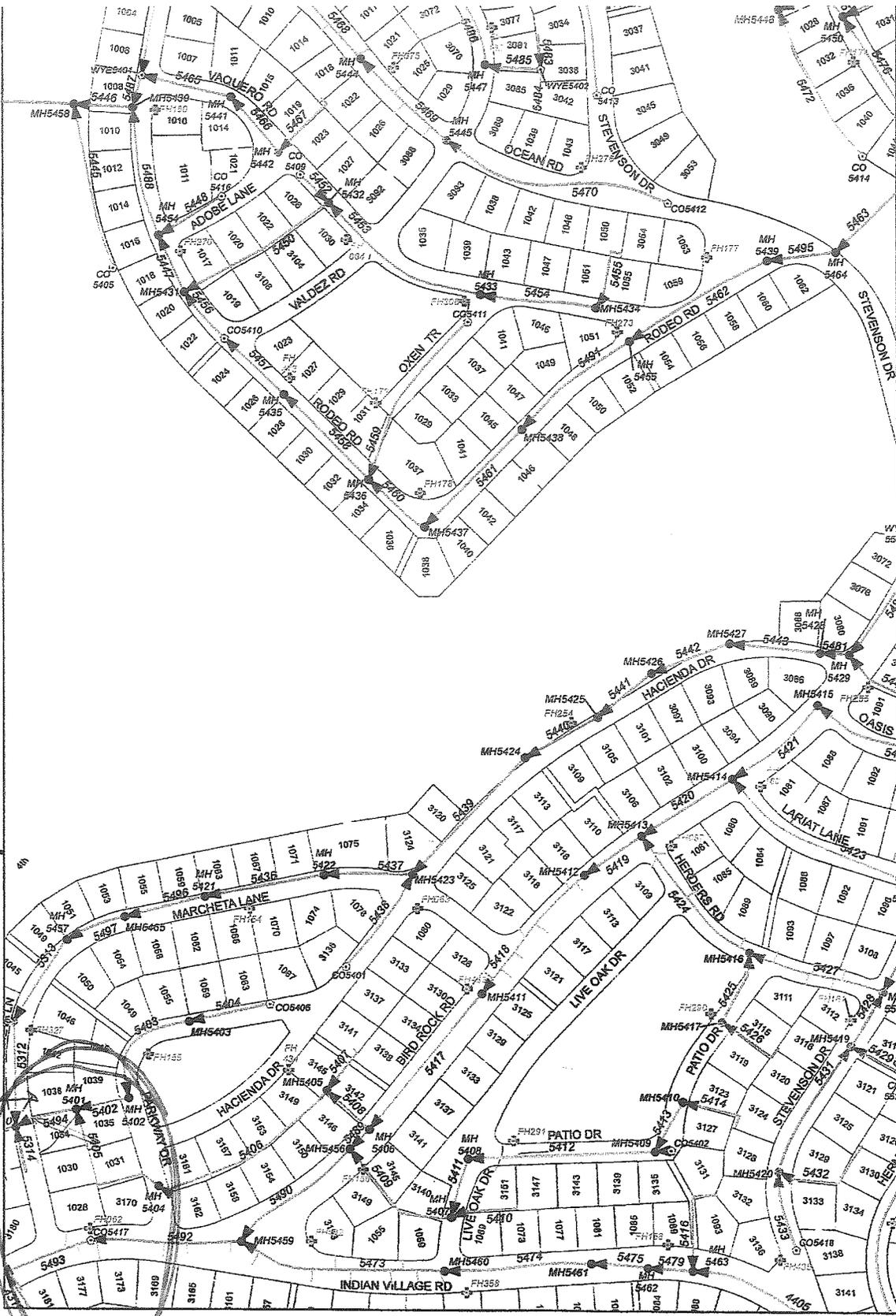
ongoing construction at this time. Concerns are for large, well-established Cypress (Monterey native) trees, 3 in total, near rear property line whose root structures have been crushed/broken by backhoe. Retaining wall(s) have been framed in that area and construction has compromised the health of the trees and no efforts have been made to protect the trees or mitigate damage of root structures. Jean Mendez from DMF ARB has visited the site and certified arborist is to access the trees and send a report to DMF ARB. Liz Gonzales / Planning Rep for DMF LUAC will follow up with phone number(s) of County personnel Jerry should contact for follow-up. LUAC feels this oversight on the damage of tree roots by the contractor should not have occurred and in the future, careful monitoring and follow-up needs to occur after an approved grading plan has been permitted by the County -

Encls.: (4) pages, maps and photos from Jerry Verhasselt
② PLN 008 491024, Maestri Residence, 3180 17 Mile Drive: Non-^{agenda} ~~agenda~~ item.

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Received by Del Monte Forest ARB
11/17 Under "Public Comments" Section,
Jerry Verhaust

CURRENTLY
VACANT



Pebble Beach Community Services District
Sanitary Sewer System Facilities Atlas Map



6-4
5-3
5-4
4-4
5-5

Prepared: Date: 7/3/2013

17-Mile Drive, Pebble Beach, California 93953 831-624-3811
Experience Pebble Beach at www.pebblebeach.com

1030 MARCHETTI
1032 MARCHETTI
1034 MARCHETTI
1036 MARCHETTI
1038 MARCHETTI

1035 PARKWAY
JERRY VERMASSETTI

PARKWAY

YATEMAN

BRENNAN
1034 MARCHETTI

SAEBARDI
1030 MARCHETTI

GREEN
1028 MARCHETTI

MARCHETTI

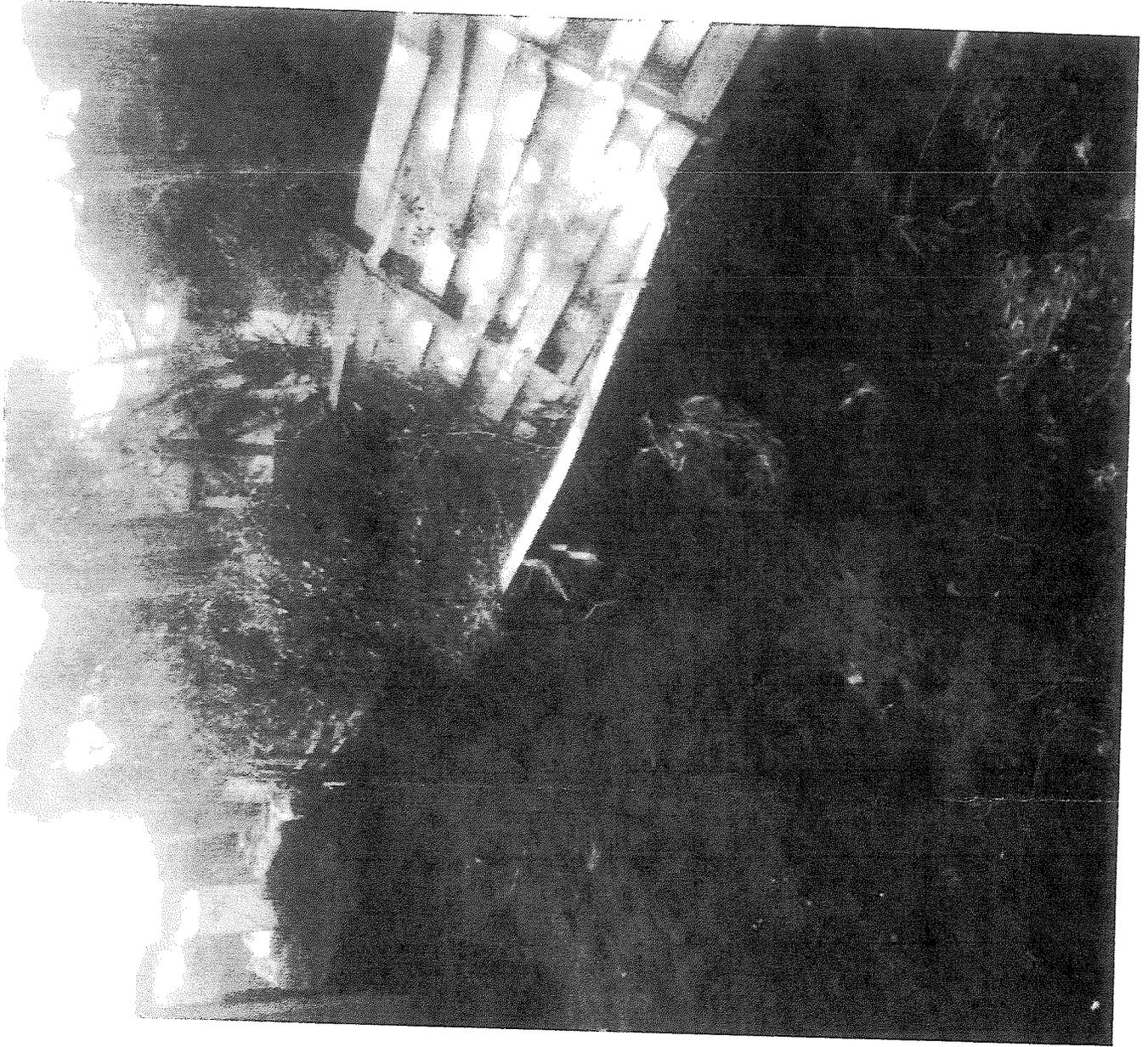
PEBBLE BEACH

The Lodge

BIRD ROCK







IMG_1437.JPG

7. Meeting Adjourned: 4:30 pm

Minutes taken by: Kimberly Caneer, Secretary

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 17, 2016**

Project: Monterey County Staff are in the process of developing an ordinance, starting with the existing Inland ordinance (Transient Rental of Residential Property for Remuneration 21.64.280), to permit and regulate Short-term Rentals in the Coastal Zone. Staff is in the process of developing a clear definition of Short-term Rentals and updating County codes to reflect these definitions. Staff is also in the process of evaluating proposed ordinances to regulate Short-term Rentals against all of the Local Area Plans to identify unique issues and consider appropriateness of Short-term Rentals in each area. Staff is requesting input from the Land Use Advisory Committees. Please provide input on the development of the ordinance.

Was the Owner/Applicant/Representative Present at Meeting? Yes N/A No _____

Was a County Staff/Representative present at meeting? Liz Gonzales, _____ (Name)
Nydia Amador

~~PUBLIC COMMENT:~~

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN * Please see attached

Concerns / Issues	Policy/Ordinance Reference	Suggested Changes -
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Scheduled agenda item: Transient Rental of Residential Property for Remuneration 21.64.280 - regulation and permit process of Short-Term Rentals.

LUAC comments/issues/concerns:

After Mt. Cty. Planning Rep presented an overview of current ordinance(s) for Short Term Rentals, the following is a summary of the DMF LUAC comments:

- Permit for Short-Term Rentals should not be retained as part of the deed of trust ~~for~~ ^{for} property upon sale or other transfer;
- Permit should be issued for 12-24 months with lower cost and conditional renewals upon satisfaction of County will ^{than} _{prese} be made to ensure adherence to permit regulations and no history of violations;
- Pebble Beach Co. representative stated that PBCo. will work with County regarding Rentals and may add conditions for Del Monte Forest due to lack of homeowners association and specific CC+R's.

Endo.: Letter from LUAC member, Rick Verbanec, dated 11/14/16;
Letter from LUAC chair, Lori Lietzke, dated 11/17/16

LUAC requests County Planning include all comments, concerns and suggestions on enclosed letters for consideration as LUAC ~~agreed with~~ agreed with comments, etc. outlined in letters presented at meeting

Received by DMF LUAC 11/17/16 - Chair, Lori Lietzke

Monterey County RMA Planning
168 W Alisal ST 2nd Floor
Salinas, CA 93901

November 17, 2016

RE: SHORTER THAN 7 DAY RENTALS

To Whom it May Concern,

In regards to the Transient Rental of Residential Property Ordinance under consideration, I have reviewed at length the information provided to the Del Monte Forest Land Use Advisory Committee by the Monterey County and the position letter provided by the Pebble Beach Company.

The majority of development in the Del Monte Forest is made up of a balance between a residential community and a resort community which provides short term rentals in the form of numerous hotel options.

It is my opinion that the Del Monte Forest already provides robust opportunities for visitors desiring a short term rental experience, and that the introduction to the established residential community of short term rentals will negatively impact the residential nature of the existing neighborhoods.

Further, I hope that the Monterey County Staff, as part of their consideration of the Ordinance, clearly address the process and ability of enforcement of the final Ordinance.

Sincerely,



Lori Lietzke

* Chair of the Del Monte Forest Land Use Advisory Committee
Board Member of the Del Monte Forest Conservancy
Member of the Del Monte Forest Property Owners

Received by DMF LUAC 11/17/16

November 14, 2016

Thoughts on Short Term Rental (STR) Ordinance

Rick Verbanec, LUAC Committee member

Based on discussions at the Planning Commission workshop on 11/9/16 and the situations the DMF LUAC has considered regarding short-term rentals, the following is a list of STR features that I believe would serve the County's residents well. While DMF may not encounter many STR situations in the future based on PBC's recent position expressing CC&R jurisdiction and opposition to STRs, this would be the fallback limitations if/when PBC ever does grant approval of STRs.

Continue prohibition of rentals < 7 days

These are clearly in competition for the hotel business and, as an obvious business, should not be allowed in residential communities. That's why we have residential zoning in the first place. Campgrounds and trailer parks are a viable alternative to hotels for such ultra-short term transient use, particularly in Big Sur, as Sam Farr pointed out at the workshop.

Continue allowing month to month rentals > 30 days

These do not compete for hotel business and provide housing for the local workforce and military personnel on assignment in the area as well as longer term visitors. Infrequent rental periods of less than 30 days, but not more than one period each 30 days, are a lesser, included case not requiring regulation.

- No County paperwork involved – we should encourage these rentals
- Continue "normal" adherence to County ordinances by both owner and tenant
- Impose penalties on owner for repeated violations of ordinances by tenants - to create incentive for effective tenant vetting in their rentals

Establish STR (7-30 days) as residential quasi-business subject to stringent licensing

These would compete with some extended stay facilities but regulate both online and locally based property management of rental housing in residential areas. As with the long term rentals, holding the property owner accountable for property and tenant issues provides incentive for effective tenant vetting. To offer a residence as an STR, the owner must obtain a revocable, annual STR license from RMA (NOT a recorded permissive use that runs with the land).

At a minimum, the following terms should be incorporated:

- subject to restrictions of HOA authority in local area, if any
- subject to neighborhood noticing requirements at granting

(e.g. site layout, neighborhood compatibility, visual impact, etc)	(If Known)	to address concerns (e.g. relocate, reduce height, move road access, etc)

ADDITIONAL LUAC COMMENTS

none

RECOMMENDATION: (see attached)

Motion by RICK VERBANEC (LUAC Member's Name)

Second by Sandy Getreu (LUAC Member's Name)

~~Support Project as proposed~~

~~Support Project with changes~~

~~Continue the Item~~

Reason for Continuance: _____

~~Continued to what date:~~ _____

AYES: 6 (Dewar, Getreu, Caneer, Lietzke, Verbanec, Van Roekel)

NOES: 0

ABSENT: 2 (Stock, Renick)

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 17, 2016**

Project Name: STRAINE KERRY K & MCLEOD OLIVIA DEE

File Number: PLN130187-AMD1

Project Location: 1145 SPYGLASS RD PEBBLE BEACH

Project Planner: ANNA V. QUENGA

Area Plan: DEL MONTE FOREST LAND USE PLAN

Project Description: Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN130187) for a new 803 square foot attached accessory dwelling unit; the removal of one 10 inch Monterey Cypress tree, the planting of three Monterey Cypress trees; and grading of approximately 97 cubic yards of cut. Materials and colors to remain as previously approved. The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

Recommendation to: ZONING ADMINISTRATOR

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Representative, MaryAnn Schicketanz

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT: *None*

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

MINUTES
Toro Land Use Advisory Committee
Monday, December 12, 2016

1. Meeting called to order by Mike Weaver at 4:05 pm

2. Roll Call

Members Present: Keenan, Baker, Vandergrift, Rieger, Kennedy, Weaver (6)
and visitor Roy Gobets who lives in Las Palmas Ranch, River Road

Members Absent: Bean, Mueller (2) Both excused absences

3. Approval of Minutes:

5. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

6. Scheduled Item(s)

7. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects (Refer to pages below)
None

B) Announcements
None

8. Meeting Adjourned: 5:23 pm

Minutes taken by: Lauren Keenan

Advisory Committee: Toro

Please submit your recommendations for this application by: **December 12, 2016**

1. **Project:** Monterey County Staff are in the process of developing an ordinance, starting with the existing Inland ordinance (Transient Rental of Residential Property for Remuneration 21.64.280), to permit and regulate Short-term Rentals in the Coastal Zone. Staff is in the process of developing a clear definition of Short-term Rentals and updating County codes to reflect these definitions. Staff is also in the process of evaluating proposed ordinances to regulate Short-term Rentals against all of the Local Area Plans to identify unique issues and consider appropriateness of Short-term Rentals in each area. Staff is requesting input from the Land Use Advisory Committees. Please provide input on the development of the ordinance.

Was the Owner/Applicant/Representative present at meeting? Yes _____ No X

Not applicable

Was a County Staff/Representative present at meeting?

Melanie Beretti from the County RMA gave a presentation

ATTENDEES:

Keenan, Baker, Vandergrift, Rieger, Kennedy, Weaver (6)
and visitor Roy Gobets who lives in Las Palmas Ranch, River Road

PUBLIC COMMENT:

<u>Name</u>	<u>Site Neighbor?</u>		<u>Issues / Concerns (suggested changes)</u>
	<u>YES</u>	<u>NO</u>	
Roy Gobets	X		Many of the homes in Las Palmas Phase I are about 15-feet apart. Lots of children in the neighborhood. Asks how Short Term Rentals would work here? Las Palmas 1 and II have active HOA's.

LUAC AREAS OF CONCERN

Beginning the Toro LUAC meeting on 12/12/16, Melanie Beretti, the County Special Program Manager, came to discuss the issues and concerns related to the development of an inland ordinance regarding short-term rentals.

She laid out the difference between the inland and coastal zone and stated that the ordinances will differ for these areas of the County. She gave a brief history of the discussions around the issue of short-term rentals over the past two years.

Ms. Beretti stated the County's goal is to develop a broad umbrella ordinance because enforcement would be easier.

Items of concern were brought up by the Toro LUAC members. Many of these concerns dealt with the appropriateness of short term rentals in the largely rural residential area of Toro;

- 1 Discussion concentrated primarily on water usage. Since many homes in the Toro area have private wells and water systems that may be shared by several neighboring properties, a major worry revolved around over-usage of water by a short-term renter(s) who might not understand the seriousness of the over-drafting of the aquifer here.
- 2 Frequency of rental days to be allowed.
- 3 Size of groups per dwelling.
- 4 Travel on private roads. Use of private roads by "strangers" who aren't aware of the local deaf dog who sleeps on the road at times, or how many children live along the road and need to be watched for in case they run out after a ball, etc.
- 5 Then there is the question of paying for upkeep of the road if there is increased usage due to frequent short-term renters driving on the private road; strangers can be hard on private driveways. Visitors can get lost.
- 6 Noise. Parties. Visitors coming and going at odd hours. Lights on late at night. There was worry about noise from loud renters, overcrowding of a house and the parking of many extra cars
- 7 Increased traffic. How many more trips per day?
- 8 Lack of realistic hope of enforcement of a County ordinance once written. The Toro Area does not have a police department or a City Council Person to complain to. Monterey County Code Enforcement has a staff of six. They do not work on weekends, holidays, or the last week or so of December. And, they have bigger issues to deal with than, say, a noisy party. They deal with issues such as meth labs in Castroville. They have waiting lists of things to do.
- 9 There is only one Deputy Sheriff assigned to Beat #4 in Monterey County. Beat #4 is from the top of Laureles Grade to Highway 68, then east in Toro to River Road, down River Road to Gonzales, and Beat #4 also runs out as far as Blackie Road in Prunedale. If there is an emergency in another Beat, the Deputy can be

called out of Beat #4 for back-up elsewhere. The point is there is little to no law enforcement to respond to inconsiderate or dangerous short term renters. There have also been many issues with residential burglaries in the Toro Area.

- 10 The loss of familiarity with the neighbors/neighborhood and of looking out for one another when there are many people from other places vacationing in a residential area.
- 11 Questions also arose about HOAs (Home Owners Associations) and how the rules established by the HOAs will be enforced. In most cases, the County won't enforce HOA rules regarding short term rentals, leaving the HOA to bring a Civil action against the Rental Owner(s), who may argue the County allows short term rentals.
- 12 Where is the County list of H.O.A.'s in the Toro Area? Who are HOA contact persons, and contact information? Some previous subdivision approvals in Toro required an H.O.A, be formed to implement Conditions of Project Approval and/or Mitigation Measures. Which subdivisions are these?

<u>Concerns / Issues</u> <u>(e.g. site layout, neighborhood compatibility; visual impact, etc)</u>	<u>Policy/Ordinance Reference</u> <u>(If Known)</u>	<u>Suggested Changes - to address concerns</u> <u>(e.g. relocate; reduce height; move road access, etc)</u>
Appropriateness of short term rentals in the Toro Area	Ordinance being developed	Ordinance identify both appropriate and inappropriate areas in the County for short term rentals

ADDITIONAL LUAC COMMENTS

Toro LUAC members present requested to be notified when future meetings regarding short-term rentals are held at the County level.

RECOMMENDATION: Not applicable, as understood. The Toro LUAC was asked to do the following:

“...identify unique issues and consider appropriateness of Short-term Rentals in each area. Staff is requesting input from the Land Use Advisory Committees”

The Toro LUAC appreciates both the staff presentation and the opportunity to comment.

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

_____ Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

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