

Exhibit D

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**MONTEREY COUNTY ZONING ADMINISTRATOR
APRIL 9, 2019**

AGENDA ITEM NO. 5



Additional Correspondence

PLN250337 - PLOTTEL

FOR ADDITIONAL INFORMATION CONTACT:

Kyle Benalcazar, Assitant Planner
Monterey County Housing and Community Development
Land Use Division, Planning
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901

(831) 784-5716 or benalcazark@countyofmonterey.gov

From: [Marcy Curry](#)
To: [293-zahearingcomments](#)
Subject: Project regarding 26415 Oliver Road
Date: Monday, March 30, 2026 12:15:03 PM

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Dear Monterey County,

It has been brought to my attention that the owners at 26415 Olive Road would like to make their current family rental into a vacation rental spot. I am opposed to that, because I would like to keep this neighborhood in Mission Fields as a middle-class family community where people live with their families and kids grow up, attend schools, participate in local sports teams. Having a vacation home would kill that vibe. I have lived here at 3260 Rio Road for almost 30 years. There is currently a shortage of homes on the Monterey Peninsula as it is, this would add to that shortage.

I was fortunate enough to purchase my home after the floods in the 90's; it was the most affordable and realistic place I could afford to buy. I have raised three children in this this home. All of them attended Carmel schools and eventually graduated from Carmel High. I now live with my husband, who works from home, and I run my Pilates business two blocks down the street in the Crossroads for 23 years.

I really would like the County of Monterey to reconsider this and not allow them to evict the current residents, who have two children who do attend the schools in Carmel and who are part of our community. If we were to let people start bringing vacation homes into Mission Fields, it would kill our community and neighborhood vibe.

Thank you so much for taking this into consideration, and if you have any questions, feel free to call me at 831-521-8783. Thank you so much for your time.

Sincerely,
Marcy Straesser Heger
Sent from my iPhone

From: [Christina Bell](#)
To: [293-zahearingcomments](#)
Cc: [ClerkoftheBoard](#)
Subject: Opposing Permit PLN250337
Date: Monday, March 30, 2026 8:39:57 PM

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[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Zoning Administrator,

I'm writing in opposition of the Coastal Development Permit PLN250337 at 26415 Oliver Road, Carmel CA.

I am a neighbor of the property living on Fisher Place. The Mission Fields neighborhood is a community of working class Carmelites. Homes in the floodplain are occupied by local teachers, doctors, firefighters, insurance agents and a host of other working class folks who chat in the streets every day. Removing this currently rented property is not only taking away housing stock from our streets full of tight knit neighbors, but literally taking away housing from a family whose children attend Carmel River School with my children.

26415 Oliver is not the owner's vacation home, it would not otherwise remain vacant like so many other Carmel properties that are applying for this permit, the transition of this long term rental to a short term rental would severely impact our community, and remove vital and affordable rental housing from an area that still hosts the most inexpensive Carmel homes.

The STR ordinance was intended to balance the need for housing with the desire for local families to benefit from the tourism economy. In this case the need for housing is here, in my neighborhood, in our school district, whether it's a long term rental property or a house for sale, we need a place for kids and families to grow. There are plenty of folks in my neighborhood who rent out their houses when they're gone, or only live here for half the year. Let them continue to rent their homes and provide space for tourists and keep local renters in their homes.

I hope you'll agree with me and deny this application.

Thank you,

Christina Bell

Christina Bell
650.380.0262
ChristinaLBell@icloud.com

From: [Reba Wilson](#)
To: [293-zahearingcomments](#); [ClerkoftheBoard](#)
Subject: Opposition to Short-Term Rental Permit Application – 26415 Oliver Rd
Date: Tuesday, March 31, 2026 8:48:29 AM

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[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Members of the Planning Commission,
I am writing to formally express my strong opposition to the proposed conversion of the residential property at 26415 Oliver Rd into a commercial short-term rental (STR). Having lived in the Mission Fields neighborhood since I was seven years old, I have a deep, lifelong connection to this community. It is where I have raised my three sons, and I feel a profound sense of gratitude for the unique, family-oriented environment that has defined this area for decades.

My opposition is based on the following critical concerns regarding the character and future of our neighborhood:

- **Preservation of Workforce and Family**

Housing: Mission Fields is one of the few remaining neighborhoods within the Carmel Unified School District where families can still afford to live. Every home converted into a commercial STR is one less home available for a local family or a long-term renter. Allowing this

permit sets a dangerous precedent that prioritizes transient tourism over the stability of our permanent resident population and the health of our local schools.

- **Existing Lodging Density:** The neighborhood is already well served by professional hospitality services. There are currently two full service hotels located within a two to three block radius of the subject property. These established businesses are designed to handle the logistical demands of tourism; there is simply no demonstrated need for additional commercial lodging to encroach upon our quiet residential streets.
- **Impact on Community Fabric:** The strength of Mission Fields lies in its long-term neighbors who look out for one another. Replacing a permanent household with a rotating door of short-term guests erodes the security and sense of community that we have worked for generations to maintain.

I urge the Commission to protect the integrity of our residential zones and deny this short-term rental application. Our neighborhood should remain a place for neighbors, not a commercial extension of the hotel district.

Thank you for your time and for your commitment to our community.

Sincerely,
Reba Wilson

Sent from my iPhone

From: [Stuart Poulter](#)
To: [293-zahearingcomments](#)
Cc: [Martha Diehl](#); [100-District 5 \(831\) 647-7755](#); [Srividya Shankar](#); [Clyde Freedman](#); [Donna Kostigen](#); [Suzanne Kushner](#); [Benalcazar, Kyle](#); [Spencer, Craig](#); jessicahartzell@gmail.com
Subject: Public Comment Letter – PLN250337 (Plottel, 26415 Oliver Rd, Carmel) – April 9, 2026 Hearing
Date: Tuesday, March 31, 2026 8:11:38 PM
Attachments: [PLN250337 Letter to ZA_SPoulter_3_31_26.pdf](#)

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Dear Zoning Administrator and Mr. Benalcazar,

Please find attached my comment letter regarding Project File No. PLN250337 – the Commercial Vacation Rental application for the property at 26415 Oliver Road, Carmel (APN 009-571-033-000), scheduled for public hearing on April 9, 2026.

The letter addresses a gap in the County's vacation rental ordinances regarding tenant notification and includes comments on the pending application. I respectfully request that this letter be included in the administrative record for PLN250337 and forwarded to the Planning Commission and Board of Supervisors for their consideration.

Thank you for your time and attention to these comments. Please do not hesitate to contact me if you have any questions.

Respectfully,

Stuart Poulter, AICP
Carmel Unincorporated/Highlands LUAC Committee Member
26566 Mission Fields Road
Carmel, CA 93923
805-448-8855
spoulter4286@gmail.com

March 31, 2026

VIA EMAIL: zahearingcomments@co.monterey.ca.us

County of Monterey Zoning Administrator
c/o Kyle Benalcazar, Assistant Planner
Monterey County Housing and Community Development
1441 Schilling Place – South, 2nd Floor
Salinas, CA 93901

RE: Project File No. PLN250337 – Plottel Zachary M & Nicole R Trs; Commercial Vacation Rental – 26415 Oliver Rd, Carmel, CA 93923 (APN 009-571-033-000)

Dear Zoning Administrator:

I write to you as a concerned neighbor to the property at 26415 Oliver Road in the Mission Fields neighborhood of unincorporated Carmel, which is the subject of the above-referenced Coastal Development Permit application for a Commercial Vacation Rental. I am also an AICP-certified professional planning consultant and a member of the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC); however, I wish to be clear that I submit these comments in my personal capacity as a neighboring property owner and planning professional, and not on behalf of the LUAC. The views expressed herein are my own as a County (and Mission Fields Neighborhood) resident and do not represent the positions of the Carmel Unincorporated/Highlands LUAC as an advisory body. I respectfully submit these comments in connection with the public hearing scheduled for April 9, 2026.

Concern Regarding the Absence of Tenant Notification Requirements

I learned of this Commercial Vacation Rental application only upon receipt of the Notice of Public Hearing that was mailed to neighbors of mine who are property owners within 300 feet of the subject property. Until that notification, myself, the current tenants of the property, and other neighbors had no indication whatsoever that the owners of 26415 Oliver Road intended to convert the property from its current residential use to a transient commercial lodging operation. More troubling still, the existing tenants of this property – a young family who currently make this house their home – appear to have received no formal notice from the applicants of their intent to pursue this application.

This situation is deeply upsetting to many neighbors and friends of the family currently living at this property. As a neighbor, I know this young family personally and watched as they've become part of the Mission Fields neighborhood over the past year. They are not mere occupants of a dwelling unit; they are our neighbors, and their children attend Carmel

Unified School District schools. The prospect that these tenants could learn of their potential displacement not from their own landlord, but from a public hearing notice – or worse, with a legally required notice being posted in their driveway without the common decency of being informed by their landlord – comes off as incredibly insensitive and tactless on the part of the landlord.

Drawing on my professional background as an AICP-certified planner with 10+ years in private consulting in the planning field, I have reviewed the County’s Vacation Rental Ordinances carefully, including Monterey County Code Section 20.64.290 (Coastal Zone) and Section 21.64.290 (Inland), as well as the Vacation Rental Operation License provisions in Chapter 7.120. While these ordinances require mailed notification to property owners within a 300-foot radius and to owners with access rights on private roads, they contain no requirement that an applicant provide any notice to existing tenants of the subject property prior to or concurrent with filing a Commercial Vacation Rental application. This is a significant gap in the regulatory framework.

Request for Ordinance Amendment

I respectfully request that the Zoning Administrator bring the following proposed amendment to Monterey County Code Sections 20.64.290 and 21.64.290 to the attention of the Planning Commission and Board of Supervisors for their consideration:

Any applicant for a Commercial Vacation Rental approval shall provide written notice to all existing tenants of the subject property no fewer than 60 days prior to submitting a Commercial Vacation Rental application to the County. Such notice should inform tenants of the owner’s intent to apply for a Commercial Vacation Rental permit, the potential implications for their tenancy, and their right to participate in any public hearing on the application.

The rationale for this amendment is straightforward. The County’s Vacation Rental Ordinances were adopted, in part, to preserve the residential character of neighborhoods and to address the impact that Commercial Vacation Rentals can have on long-term housing. The ordinances already recognize, through the four (4) percent cap and area-specific prohibitions, that the conversion of residential properties to commercial transient lodging can harm communities. Yet the ordinances are silent on what is arguably the most immediate and direct harm of such a conversion: the displacement of existing tenants.

A tenant notification requirement would serve several important purposes. It would provide tenants with adequate time to plan for a potential change in their housing situation before

the permit process is already underway. It would allow tenants the opportunity to participate meaningfully in the public hearing process on an application that directly affects their home. It would ensure that the Zoning Administrator and other decision-makers have a complete picture of the human impact of a given CVR application when making their findings. And it would be consistent with the spirit of California's tenant protection laws, which broadly recognize that tenants deserve advance notice of actions that may affect their housing.

Neighboring property owners receive notice of a CVR application because the County recognizes that such a use change affects the surrounding community. Existing tenants, who face the most direct and consequential impact of all, deserve no less.

Comments on the Pending Application (PLN250337)

With respect to the specific application before you, I ask that the Zoning Administrator consider the following in evaluating whether the required findings for a Coastal Development Permit can be made:

First, the property is currently occupied by a tenant household. Approval of this application would facilitate the conversion of an occupied long-term residential unit into a transient commercial use, directly removing housing from the local market in an area already subject to severe housing constraints. This outcome is at odds with the stated purpose of the Vacation Rental Ordinances to preserve housing supply and quality of life.

Second, the Carmel Area Land Use Plan area is already subject to a cap on Commercial Vacation Rentals, reflecting the County's recognition that this area is particularly sensitive to the impacts of short-term rental conversions. Approving a CVR for a currently occupied residence only accelerates the very displacement the cap was designed to mitigate.

Third, I urge the Zoning Administrator to consider the adequacy of the existing notification framework. The fact that a young family residing at this property may have no formal awareness of the application that could upend their living situation speaks to a procedural deficiency that should give this body pause.

Conclusion

Monterey County's vacation rental ordinances were the product of over a decade of community engagement and careful deliberation. They represent a thoughtful attempt to balance the interests of property owners, the visitor economy, and residential neighborhoods. But the ordinances, as currently adopted, are not perfect, and the situation presented by this application reveals a meaningful gap. The people most directly affected

by a Commercial Vacation Rental conversion – the tenants who call that property home – should not be the last to know.

I respectfully request that the Zoning Administrator include this letter in the administrative record for PLN250337 and forward this letter and the proposed ordinance amendment recommendation to the Planning Commission and Board of Supervisors for their consideration. I further request that any action on this application be taken with full awareness that the subject property is currently an occupied residence, and that the tenants' interests and wellbeing be weighed in the decision.

Thank you for your consideration of these comments. I am available to discuss these matters further at your convenience.

Respectfully submitted,



Stuart Poulter, AICP

Member, Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC)

(Writing in personal capacity)

26566 Mission Fields Road

Carmel, CA 93923

805-448-8855; spoulter4286@gmail.com

Cc:

Chair Martha Diehl & Commissioner Jessica Hartzell

Monterey County Planning Commission

5th District Supervisor Kate Daniels

Monterey County Board of Supervisors

Carmel Unincorporated/Highlands LUAC

From: [Sean Edwards](#)
To: [293-zahearingcomments](#)
Subject: Public Comment Letter – PLN250337 (Plottel, 26415 Oliver Rd, Carmel)
Date: Wednesday, April 1, 2026 4:04:12 PM

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You have not previously corresponded with this sender.

This letter is in opposition of the proposed zoning change for the home at 26415 Oliver Rd. Carmel Ca 93923. I rise in opposition to this application because there are already commercial hotels within walking distance to this address. The Carmel River inn located at 26600 Oliver Rd and The Carmel Mission Inn located at 3665 Rio rd. Both can be seen from 26415 Oliver Rd and have vacancy 100% of the calendar year. The Carmel River Inn has separate cabins with complete kitchens for an entire family to stay and enjoy this beautiful area. The Carmel Mission Inn is an affordable Hotel complete with a restaurant and bar where many visiting family's stay.

The current resident family at 26415 Oliver rd. is a working family with two children enrolled at our local elementary school, Carmel River School. If the zoning change of this parcel is approved and the current tenants are forced to vacate the residence, their children would be uprooted from the community they have called home. The family currently renting the home are friends and have become an integral part of our community.

The housing market in this area is already difficult for so many people that want and need to live here to raise their family and contribute to this community. As a local firefighter, I know how difficult it is to find affordable housing; many of my colleagues travel more than 3 hours one way to come and serve this community. Allowing this parcel to become a short term vacation rental - taking small (affordable) family homes off the available market - will only exacerbate the housing issue that so many of us are finding ourselves in.

I want to be clear, there are two commercial hotel facilities within walking distance of 26415 Oliver Rd. Adding this home to the commercial vacation rental market is not necessary and will undoubtedly have a negative effect on our community.

Thank you for your consideration.

Sean Edwards
3473 Fisher Pl, Carmel-By-The-Sea, CA 93923
831-917-5820

From: [Carol Shadwell](#)
To: [293-zahearingcomments](#)
Subject: No airbnb in Mission Fields
Date: Friday, April 3, 2026 9:12:45 AM

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[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Monterey County Planners,

I am against commercializing Mission Fields/residential neighborhoods with airbnbs/strs.

Please do not allow the Zachary and Nicole Plottel proposal to use their house at 2641 Oliver Road, Carmel as a vacation rental to go forward (pln009571033000).

Affordable residences are desperately needed for working and middle class families while multiple options are available for visitors to the area.

Thank you,

Carol Shadwell
PO Box 186
Big Sur, CA 93920

831-667-2153
831-233-1518

From: [Morgan Smith](#)
To: [293-zahearingcomments](#)
Subject: Re: Comment on PLN250337
Date: Friday, April 3, 2026 11:37:19 AM

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Hi again,

I just connected with Zach Plottel and, having a clearer picture on the situation, would like to withdraw my opposition to the conversion application.

Thanks,
Morgan

On Fri, Apr 3, 2026 at 10:33 AM Morgan Smith <mosmith50@gmail.com> wrote:

To the Monterey County Zoning Administrator,

I am writing to express my opposition to the proposed conversion of the property at 26415 Oliver Road in Carmel into a commercial vacation rental.

This neighborhood is one of the last truly family-oriented, residential communities in Carmel, where people live full-time, know their neighbors, and contribute to a sense of stability that is increasingly rare on the Peninsula. Allowing short-term vacation rentals in this area risks eroding that character by introducing the potential for noise and disruption inconsistent with a residential setting.

While I understand the economic appeal of short-term rentals, their expansion into established neighborhoods like this one comes at a real cost to community cohesion and long-term housing availability.

I respectfully urge the County to preserve the residential integrity of this community and deny the requested permit.

Thank you for your consideration.

Sincerely,
Morgan Smith