

Exhibit C

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From: [B.C](#)
To: [293-pchearingcomments](#)
Subject: Re: Project Name: MA CHUN-TAO & NING ZHANG TRS
Date: Sunday, February 18, 2024 11:38:01 AM

[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 Planning Commission,

In regards to Project File No. PLN220352, we'd like to express our concern about the proposal. We are the owners of 26152 Carmel Knolls Drive and would like to maintain the neighborhood for residents who will contribute to the community rather than short term rentals.

Many thanks for your kind attention,

Brenda

From: [HILARY & PETER BREWER](#)
To: [Zepp, Zoe](#)
Subject: Re-Proposed short term rental on Carmel Knolls Drive PLN220352
Date: Thursday, November 2, 2023 3:20:59 PM

[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 Zoe - I am writing to strongly oppose the proposed short term rental permit for 26132 Carmel Knolls Drive. I have been a Knolls resident for well over 30 years. There are no sidewalks on the Drive, vehicles entering and exiting the property frequently must straddle the road, and the property is located at the bottom of a steep hill where traffic coming down hill must deal with this challenge. The conditions of the permit would be very difficult to enforce and it seems likely that usage could far exceed the plan limits. Transient usage of property in our neighborhood is wholly undesirable.

I may not be able to attend the November 6 meeting in person - but if I am able to do so I would voice opposition in the strongest possible terms.

Peter

Dr. Peter G. Brewer
Monterey Bay Aquarium Research Institute
7700 Sandholdt Road
Moss Landing, CA 95039
Mobile: [831-601-5961](tel:831-601-5961)
Fax: [831-775-1620](tel:831-775-1620)
<http://www.mbari.org/staff/brpe/Pubs.htm>
ORCID: [0000-0002-5448-0199](https://orcid.org/0000-0002-5448-0199)

From: [HILARY & PETER BREWER](#)
To: [293-pchearingcomments](#)
Subject: Objections to PLN220352 proposal
Date: Tuesday, February 20, 2024 11:51:33 AM

[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 Planning Commission:

May I add my own comments to those already submitted by my friends and neighbors on this matter.

I am totally opposed to the short term rental proposal for the property at 26132 Carmel Knolls Drive: Project File No: PLN220352

I have lived in the Carmel Knolls neighborhood for well over 30 years - and have observed a transition from near 100% home ownership to a great number of rented houses. The property here is served by a sharp turn into a narrow driveway at the bottom of the hill where traffic is already challenging. It is entirely unsuited for the proposed usage. I must question as to whether the owners would act in good faith in monitoring the activity here.

A short term rental here would bring with it a host of problems that have been well documented and that could only degrade our community.

Again, I am strongly opposed to this agreement.

Peter Brewer

Dr. Peter G. Brewer
26066 Dougherty Court
Carmel CA 93923
831-601-5961

From: [David Epel](#)
To: [Zepp, Zoe](#)
Subject: Comments on PLN220352
Date: Sunday, November 5, 2023 3:58:43 PM

[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.]

I write in oppositon to granting short-term rentals on Carmel Knolls Drive during a period with limited long term rentals and an adequate . supply of short term vacation rentals.

My wife Lois and I have lived here since 1977, raised a family of three children and appreciate the safety of this street of more than 100 homes and the attention our fellow residents pay to driving at moderate speeds on this quite steep and curvy street. There are many dog-walkers, school kids and walkers out for exercise on this more than one mile long avenue.

The proposed short-term rental property is at the beginning of our street, with the entrance in the midst of a curve going up a steep hill. It is a disaster waiting to happen for renters unfamiliar with this complicated entrance... an invitation for accidents to happen. If they miss the entrance they have to continue to drive up this steep first quarter mile before they can turn around and return to the property entrance.

Why do we need a short term rental property when there is a shortage of rentals in this area, an area marked by its outstanding school system. I would prefer more families with children using our street and schools than tourists here for a few days. This at a time when the state is mandating that more homes be built because of the shortage of residential homes for sale or for rent.

David Epel
25847 Carmel Knolls Drive
Carmel CA 93923

From: [Ryan Flagg](#)
To: [293-pchearingcomments](#)
Cc: [Zepp, Zoe](#); [Mr. Michael William Weber](#); [Mrs. Denise Klein](#); [Mrs. Marni Marie Flagg MPH, PHM, REHS](#); [Mrs. Mary Chamberlin](#); [Mrs. Celeste B. Akkad](#); [Mr. Ousama Akkad](#); [Mr. John Krattli](#); [Mr. Michael A. Leavy CFA](#)
Subject: Fwd: Proposed Carmel Knolls STR
Date: Sunday, February 25, 2024 9:21:59 PM
Attachments: [Public Hearing Notice.pdf](#)

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I have NO OBJECTION to PLN220352 proposal. My family previously hosted vacationers from around the world at a previous residence, before buying our current house on Carmel Knoll in 2016. It was a remarkable experience, back when my daughter was 6-7. My daughter was 8 years old when we bought here, now almost 16 years old. We even made friends with a Danish family of four that we hosted back then as paying guests, and since hosted them a few years later after moving here for free, and then traveled with them and hosted them at my brother's in South Lake Tahoe. Sometimes we stay in vacation rentals (Airbnb) when we travel, and appreciate having a more residential option for certain times. I have found vacation renters to tread more lightly than permanent residents. They're really stoked to be visiting here, hardly at the residence, but out and about trying to see all the sights and spending money locally. As far as I am concerned, they are just as welcome as the property owner or a long-term renter. Renters aren't second class.

Ryan Flagg
25760 Partridge Place
Carmel CA 93923
831-869-9925

From: [John T. Heyl](#)
To: [Zepp, Zoe](#); [Quenga, Anna V.](#); [Spencer, Craig](#); [293-pchearingcomments](#); [McDougal, Melissa](#); [Magana, Sophia](#)
Subject: CVA Objection Letter in re Administrative Permit PLN220352
Date: Monday, February 19, 2024 2:47:43 PM
Attachments: [CVA STR Admin Permit Objection Letter 26132 Carmel Knolls Dr.pdf](#)

[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.]

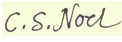

Please see the attached letter from the Carmel Valley Association in opposition to the granting of a permit for remunerative use of property located at 26132 Carmel Knolls Dr, Carmel Valley, CA 93924

Please confirm receipt of this email and of entry of comment into the record.

--

Yrs,
John Heyl
Carmel Valley, CA

TO: Zoe Zepp, AICP, Associate Planner,
Anna Quenga, AICP, Principal Planner
Craig Spencer, Acting Director of Housing & Community
Development
Planning Commission Public Comments
Melissa McDougal, Administrative Secretary HCD

FROM: President C.S. Noel, Carmel Valley Association 
STR Task Force Chair John Heyl, CVA 

IN RE: Pending Approval of 26132 Carmel Knolls Dr., Carmel
Valley, CA 93924
Administrative Permit PLN220352, APN: 015-293-010-000

Carmel Valley Association objects to the issuance of three year administrative permits for Short Term Rentals (STRs) until such time as the EIR for the revised STR Ordinance is certified and the revised Ordinance is adopted by the BOS. This application should be stayed or denied by the Planning Commission because it:

1. underscores the continued and growing need for a comprehensive assessment of the County's unchecked STR approvals on available housing stock for our families and workforce
2. fails to consider the project's negative impacts on the unique character of Carmel Valley's residential neighborhoods
3. fails to address additional adverse environmental impacts on the unincorporated areas of the County, including the cumulative impacts of STRs surrounding Carmel Valley Village Center.

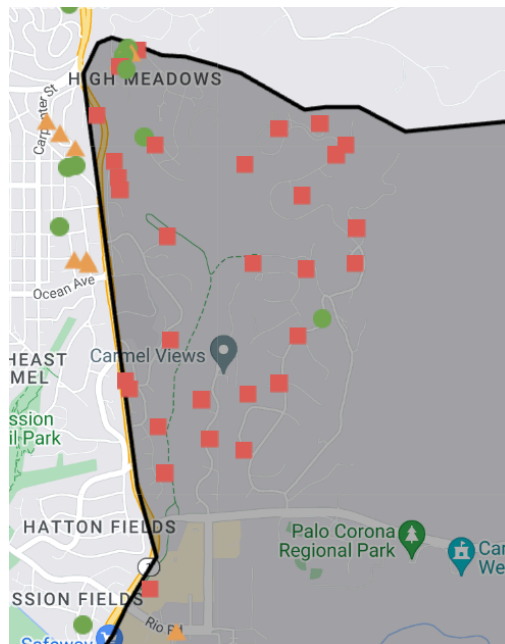
Detailed considerations follow:

1. This application, along with the modified Operating Plan and Conditions, requests the expanded use of the property from residential to visitor accommodation for up to **8 adults a night, although the Rental Plan defines another four (4) sleeping spaces, and with up to 7 cars on the property. The operational plan defines the parking as: "TOTAL OF 7 CARS. 2 CARS CAN PARK IN THE GARAGE, 3 IN THE DRIVEWAY AND 2 CARS CAN PARK ON STREET"** and up to three employees coming and going for each rental. Carmel Knolls Dr. has no on-street parking. This use constitutes a substantial change from a residential, single family residence and creates increased environmental impacts to noise and traffic beyond that allowed in Zoning LDR/1-D-S-RAZ. Visitor accommodation units should not be permitted in

residential neighborhoods without environmental review. Title 21.64.280 was adopted in 1997 without extensive environmental review, if any. The environmental assessment for the adoption of zoning ordinance should be reviewed.

2. There is no cumulative impact assessment. The finding that CEQA is categorically exempt is not supported by the evidence. Unusual circumstances exist. HCD indicated in Sept, 2022, that there were over 600 STRs in the County. More recent statistics show over 250 paying TOT in Carmel Valley Master Plan and Carmel Use Plan areas including hotels/motels. There are several other applications pending for additional administrative permits based on the Title 21 Regulations that have never had CEQA review. There is no attempt to assess potential cumulative impacts; this permit will make the 29th short term rental in the vicinity of this project; this means that, with approval of this permit for this unique neighborhood, the proposed cap on commercial short term rentals recommended in the draft new ordinances will have already been reached. Granicus Host Compliance Address Identifier map of the area (attached) shows these listings—most are non-compliant due to renting for less than 7 days not having a permit—and that information is corroborated with Monterey County Tax Collectors record of TOT paying operators in the 93924 zip code updated Dec, 2022.

The map below from the Granicus Home Compliance software indicates with the small red squares the 30+- Short Term rentals currently advertising near this applicant's location.



We respectfully request that the Planning Commission continue their decision before allowing another Commercial-styled vacation rental, **operated by a third party for an absentee owner with no local manager specified in the operations plan.**

The Following information has been provided for other Discretionary Permit applications, but need not be read by Commissioners for this hearing; it is submitted for inclusion in the public record.

3. Impact on Affordable Housing in Monterey County: This application, along with the cumulative applications in the surrounding communities, provides no consideration of the impact to the residential housing stock. The lack of affordable housing for workforce and full-time residents in Monterey County is a current and immediate threat to the public health, safety and welfare, a threat that will be intensified by the loss of residential units through the issuance of permits for short term rental use of residential property as is proposed here. For this reason alone, the application should be forwarded to the Planning Commission for further consideration.
4. Categorical exemption of environmental review is not warranted with the stated increases to the use of the property and the attendant increases in environmental impacts. The current Title 21.64.280 code has never been subject to CEQA review, in spite of clear impacts on neighborhoods with each permitted use. The County has yet to defend Section F of the Title, which states: “No Adverse Impact. The Board of Supervisors finds that the adoption of this ordinance has the effect of regulating a previously illegal use; however, the use permitted pursuant to this ordinance, as regulated, will not constitute a substantial adverse physical change to the environment or any substantive change in the intensity of use of existing single family dwellings.”
5. The property is zoned for low density residential with design review. The proposed changes create a land use more consistent with Commercial Visitor Accommodation / Professional Offices zoning and is also in conflict with the Carmel Valley Master Plan notwithstanding Title 21.64.280. The relevant CVMP section (CV-1.15) states: “b. Visitor accommodation projects must be designed so that they respect the privacy and rural residential character of adjoining properties...[and be] limited to a maximum of five (5) units clustered on five (5) acres in accord with Monterey County Code Chapter 15.20, unless served by public sewers.”
6. On November 7, the Planning Commission received an overview of the General Plan Elements update work plan over the coming year and a half. The November 7th presentation to the Planning Commission provided a summary of the policy framework through an equity lens that drives the General Plan Elements update. The story told by the data of Housing in unincorporated County of Monterey will serve to fulfill the mandate to identify sites and zoning designations that can accommodate a Regional Housing Needs Assessment (RHNA) of 3,326 housing units distributed across four Income levels (1,070 Very Low, 700 Low, 420 Moderate, and 1,136 Above Moderate). Each permitted STR operator and issuance of new administrative permits should add one additional unit to the RHNA requirements. As noted above, the lack of affordable housing for workforce and full-time residents in Monterey County will be intensified by the loss of residential units by the issuance of permits for short-term rental use of residential property as is proposed here.

Carmel Valley Land Use Advisory Committee
Attn: Fionna Jensen, Planning Staff Liason
Monterey County Housing and Community Development



October 28th 2023

RE: File PLN220352, APN 015-293-010-000, Administrative Permit Application

Dear Ms. Jensen,

I am writing to lodge a complaint regarding this project which is scheduled for a hearing on November 6th. According to project documents available on Accela Citizen Access, the application is incomplete. The applicant did not provide contact information for an owner or local property manager within 25 miles of the property.

In a letter from Zoe Zepp, Assistant Planner dated May 5th, this was a requirement:

1. Operational Plan

g. "Provide contact information for the property owner or property manager who lives within 25 miles of the property and will be available 24 hours a day to respond to tenant or neighborhoods questions or concerns."

The applicant responded May 11th with a number of updates to the site plans, however based on documents available on Accela Citizen Access, the application is still deficient.

The applicant received a letter back from the Zoe Zepp dated May 16th stating the application is complete, however this was not correct.

This project must be stopped from moving forward until the application requirements have been properly met. Additionally, please take a complaint regarding the error made moving this application into completed status on May 16th.

Thank you,

A handwritten signature in blue ink, appearing to be "JL" or similar initials.

JL

From: [Jack Lagier](#)
To: [Zepp, Zoe](#)
Subject: Proposed short term rental on Carmel Knolls Drive PLN220352
Date: Friday, November 3, 2023 7:31:13 AM

[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 Ms Zepp,

I am writing to oppose the permit for short term rental in Carmel Knolls. Carmel Knolls Drive and the Carmel Knolls subdivision streets and sidewalks are not designed to integrate transient tenants in congruence with long term multi-generational residents which define this community. Walking about the neighborhood and walking down to Carmel Rancho shopping center is enjoyed by many.

There are no side walks and pedestrians have to walk on the street. The lower area of Carmel Knolls Drive, where the subject property is located, is especially dangerous due to being lined with trees. In September 2021, one of our neighbors, Meghan Parks, was struck by a vehicle and injured in a hit-and-run incident while walking her daughter home from River Elementary School along Carmel Knolls Drive. Transient tenants will not be familiar with the road and may not expect pedestrians walking on the street which will create a dangerous environment.

Traffic and pedestrian safety is already a problem in this neighborhood, please don't make it worse by introducing transient tenants.

I am not able to attend the Nov 6 meeting but please include my comment in the application review.

Thank you,
Jack Lagier

From: [Barbara Email](#)
To: [Zepp, Zoe](#)
Subject: Comments on PLN220352
Date: Monday, October 30, 2023 2:43:35 PM

[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.]

I am writing to oppose the administrative admin permit for a short term rental for 21632 Carmel Knolls, Carmel. I have lived in the Knolls for 29 years and oppose any short term rentals for the neighborhood. In 2020 and 2021, a house on the corner of Dougherty and Carmel knolls was operated as an illegal vacation rental. There were parties with 25 or more cars on weekends. Trash was piled in the street days before pick up and coyotes and raccoons turned over the trash in the street. After I and other neighbors made numerous complaints to the county with photo evidence, the illegal rental was shut down and the tenant was evicted, but not before trashing the property. The location on Carmel Knolls of this proposed property is very close to the intersection of Carmel Knolls and Carmel Valley road. To get into the driveway would require a left turn if coming from Carmel valley road. There are always issues with cars stopped in the road there waiting to turn left into the three adjoining condos. Cars that mistakenly turn onto Carmel knolls turn in there and then attempt to turn around by backing into the road. This is a residential neighborhood and vacation rentals are inappropriate. This will add to traffic on a road with only one entrance and outlet. There are no sidewalks so everyone must walk in the street and there is considerable foot traffic. Any additional traffic makes this worse.

Barbara Mitchell

Sent from my iPad

From: [Barbara Email](#)
To: [293-pchearingcomments](#)
Subject: Permit application
Date: Monday, February 19, 2024 5:27:41 PM

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PLN220352

I am writing to oppose the application for a short term rental at 26132 Carmel Knolls dr. Carmel, 93923.

The Carmel valley local land use committee reviewed the application voted to deny approval of the application. The owner is from out of the area and is proposing this as a business.

This location is a condo, with a shared driveway. It is difficult to turn left into the driveway from Carmel knolls dr as it blocks traffic coming up Carmel knolls. To turn right, a renter would have to go to Dougherty and make a u turn to come down the hill. There are already issues with parking on Carmel knolls as if cars are parked on the knolls, cars frequently go into to the on coming lane to get around them as the road is narrow. There are no sidewalks and no way to walk off the road so pedestrians walk in the street, making it even more dangerous. This is not a suitable area to have short term renters who won't be familiar with the traffic patterns. This is not a suitable area for vacation rentals.

I have lived in Monterey County for 50 years, and have been in my current residence in Carmel Knolls, in Carmel Valley for 29 years. During the entire time I have lived in Monterey County there has been a shortage of housing, particularly affordable housing. Persons needing affordable housing have always had to compete with the military for rental units. Even without Fort Ord, the military has needed units for DLI and the Navel Postgraduate School. Our neighborhood frequently has houses rented to military families. With water restrictions, limited housing has been constructed. I am totally opposed to allowing any short-term rentals in any portion of Monterey County, but particularly in Carmel Valley. Short term rentals take housing that can be rented to permanent residents. In addition, they exacerbate the traffic situation in Carmel Valley. Recently an owner proposed converting a unit at the bottom of Carmel Knolls to a vacation rental. The local land use advisory committee recommended against it after multiple neighbors complained about the shared driveway, the lack of parking, and the dangerous turn off the road necessary to enter the driveway as well as the danger of having multiple unknown renters around the property where children are living. This application was from an out of town owner, who "bought it as an investment property." Unless all vacation rentals are prohibited, I'm sure that this proposed unit, and more units in the area will be converted to

short term rentals.

During the pandemic, a tenant illegally converted a house on the corner of Dougherty and Carmel Knolls to a short term rental. After incidents of large parties with more than 25 people, trash strewn around the street, 15 to 20 cars parked on the property and on the streets, and extensive neighborhood complaints, the rental was eventually shut down after the property was red-tagged by the County. However, it took over 6 months of complaints to get action on this property. We have gotten to see already what short term rentals do to a neighborhood!

Short term rentals will destroy the community and will take away needed long term rentals.

I

Barbara L. Mitchell, MSW
26072 Dougherty Court
Carmel, CA 93923

From: [Sean Spowart](#)
To: [Zepp, Zoe](#)
Subject: Re: Carmel Knolls Vacation Rental
Date: Tuesday, October 31, 2023 3:45:45 PM

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Specific short term rental at
26132 Carmel Knolls Drive
Sent from my iPhone

> On Oct 31, 2023, at 8:22 AM, Zepp, Zoe <ZeppZ@co.monterey.ca.us> wrote:

>

> Hi Sean,

>

> Is this a general comment or is this comment for a specific short term rental? If so can you please confirm the rental you are concerned about by providing an address or PLN# if they have applied for a permit with the County?

>

> Thanks,

>

> Zoe Zepp (She/Her)

> Assistant Planner

> County of Monterey

> Housing and Community Development

> 1441 Schilling Pl, Salinas, CA, 93901

> (831) 755-5198 zeppz@co.monterey.ca.us

>

>

> -----Original Message-----

> From: Sean Spowart <sspowart@hotmail.com>

> Sent: Monday, October 30, 2023 5:40 PM

> To: Zepp, Zoe <ZeppZ@co.monterey.ca.us>

> Subject: Carmel Knolls Vacation Rental

>

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>

> We are firmly against a vacation rental in our neighborhood. Reasons:

> Traffic, security, children's safety, noise. It is a small area and not suitable for vacation rental.

> Thank you,

> Sean & Amy Spowart

> 25651 Ryan Place, Carmel CA 93923

>

> Sent from my iPhone

From: [Trischa Tuesta](#)
To: [293-pchearingcomments](#)
Subject: Short term rental 26132 Carmel Knolls Dr. Carmel 93923
Date: Sunday, February 18, 2024 1:40:39 PM

[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.]

To whom it may concern,

I would like to express my opposition to a short term rental at 26132 Carmel Knolls Dr. Carmel 93923 CA. As a resident in Carmel Knolls, one that is very near this property, I fear the inevitable adverse results that will occur from having several different people in and out of this property.

In years past, there was a home (nearby mine) that was used as a short term rental. The excessive noise from the guests, extra cars parked in the street and lack of care for the neighbors was terrible. When this property was used as a short term rental, it was not uncommon to have trash littered in the streets.

I love my quiet, clean neighborhood and do not wish to have it ruined by a short term rental.

Thank you.

Trischa Tuesta

“Try to be a rainbow in someone’s cloud.”
Maya Angelou

From: [Nora Ward](#)
To: [293-pchearingcomments](#)
Subject: comments on PLN220352
Date: Tuesday, February 20, 2024 11:21:38 AM

[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 Planning Commission,

My name is Nora Ward and I live at 26142 Carmel Knolls Drive. I am writing to oppose the administrative admin permit for 26132 Carmel Knolls as a short term rental. I would be there in person, however I am a High School teacher and this meeting is during school hours.

I share a driveway with the property in consideration. It is a driveway with 3 houses, 26132 and 26152 are in the front and my place is in the back. There are 6 children between my house and 26152. The driveway is their "yard" to play in - we have no other yard. Our kids ride their bikes and scooters up and down the driveway, they play ball in the driveway. Both myself, and the neighbor at 26152 have a deep concern about multiple strangers coming in and out of 26132. It does not feel safe for our children. Furthermore, from this property's back yard, people can see straight into my kitchen (we have sliding glass doors) and into both of my children's windows. I am very uncomfortable with this. I do not want multiple strangers staring into my house and I do not feel it is appropriate for me to have to live with my shades permanently drawn. They would also be able to see my front door and see packages being delivered - making me an easy target for theft. I have lived in this house since 2015 and I have become friends with every family that has moved into 26132 and 26152. We are neighbors, we watch out for each other. I have always felt safe here, and so have my kids. Our neighbors are an extension of our family. This does not feel safe. This property should be available for a family. There are so few rentals in this school district and many families struggle to find a place to live. This house is in a family neighborhood and is no place for a vacation rental.

The driveway to our houses is a sharp left and is a dangerous turn off of the main street. Many times I have almost been hit from behind by other driver's turning onto the street after me. Or hit from the front by cars speeding down the hill. Navigation apps do not even recognize the address and will take people to the wrong place. Every time. Someone who does not know the area and is relying on navigation will not only get lost, but they could easily cause an accident because there is no place to turn around. Furthermore, there is no safe parking on the street. The only parking for that property is the 2 car garage. The house is at the bottom of a hill right after a curve. It is a very dangerous area for people to park. Furthermore, people from all over the world coming here without any knowledge of the

community and the fire hazards would not understand the danger of a “flicked cigarette butt”.

When this came up at the Carmel Land Use Advisory Meeting, the owner of the house did not bother to show up even though he lives in San Jose. He sent someone as his representative. When asked by the Land Use Committee who would be responsible for maintaining the property, the representative said the owner would do it himself. I find this comical and hard to believe. Since purchasing the house in 2021, the owner has only been on the property one time. This was before he rented it out. I know because I met him and spoke with him. His daughter, who is the same age as my daughter, was with him. I was excited to believe a new family with kids was moving in. However, he told me that he lives in San Jose and was going to be renting out the property. That was the only time I have seen him on the property. I am extremely close with the current tenant and I can tell you that they have had multiple maintenance issues that he has ignored fixing. During the storms in January of 2023 a tree on the property fell into the street. The tenant contacted the owner about it. It was a fellow neighbor and myself who got out our portable saws and cut the tree back from the street. The rest of the tree is still sitting there, he has done nothing about it. There was other storm damage reported to him that he has also ignored. When the fire department said the trees needed to be cut back, he made the tenant pay for it. I am pretty sure that this goes beyond the “tenant responsibility” of normal yard maintenance. I do not believe he will come down every week to take out the trash and maintain the property. I am in that house at least once a week and I could easily make a list of all the items needing attention in that house that are not the tenant's responsibility. His track record of maintaining the property speaks for itself.

The bottom line is that this is a family home in a family neighborhood with young children who would not be safe with multiple strangers in and out of the house next door. If the property is turned into a short term rental I can see various dangers and problems occurring, beyond the few concerns I mentioned above. But I will end by restating my three biggest concerns: the safety of my children and the children next door, the traffic hazards, and the lack of the owner to properly care for the property. Multiple foreigners in and out of that house is not what is best for this community; a long term rental to a family that needs housing in a top rated school district that is severely lacking in housing is what is best.

Thank you,
Nora Ward

--

People will forget what you said,
People will forget what you did,
but people will never forget how
you made them feel.

-Maya Angelou

From: [Secker, Anne](#)
To: [293-pchearingcomments](#)
Subject: RE: PLN 220352; 26132 Carmel Knolls Short Term Rental Application-OPPOSITION
Date: Tuesday, March 19, 2024 5:30:53 PM
Attachments: [Letter Opposing PLN 220352 \(02006840xE4B5B\).pdf](#)

[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.]

To whom it may concern:

Attached is a letter from Dale Agron, a neighboring property owner, opposing the short-term rental application set for hearing March 27, 2024 at 9:00 a.m.

Dale Agron
297 Hacienda Carmel
Carmel, CA 93923-7947
(831) 625-7797

March 19, 2023

Via Email To: pchearingcomments@co.monterey.ca.us

Monterey County Planning Commission
168 W. Alisal Street
Salinas, CA 93901

Re: PLN 220352; Short Term Rental Application for 26132 Carmel Knolls Drive,
Carmel / Property Owners: Ma Chun-Tao & Ning Zhang, Trustees

Dear Planning Commissioners:

I own 26122 Carmel Knolls Drive, the property immediately adjacent to the north of 26132 Carmel Knolls Drive. I **oppose** the request to issue a short-term rental permit to 26132 Carmel Knolls Drive.

The building on 26132 Carmel Knolls Drive is built very close to the common property line. The bedroom windows of 26132 Carmel Knolls Drive look directly into the windows of my house. I estimate the actual distances between the two houses at the closes to be about 10 feet. I attach **Exhibit A**, which is a Google Map that shows how close the houses are. [Note the length of the car in the driveway of 26132 compared to how close the house on that property is to my house.] Because of the closeness of the buildings, my house will be significantly detrimentally impacted by noise and continually new short-term renters who may not appreciate the difficulty of houses so closely placed.

I also object to a short-term rental permit for this property because there is an unprotected left turn into the property on a steep curve on Carmel Knolls Drive. The driveway for 26132 Carmel Knolls is very close to the intersection of Carmel Valley Road. I attach as **Exhibit B** another Google map that shows the location of the driveway and the unprotected left turn. Although Exhibit B does not show the steepness of Carmel Knolls Drive, the drive climbs very steeply from the Carmel Valley Road intersection northward. Drivers driving down Carmel Knolls Drive in the direction of Carmel Valley Road often travel in excess of the speed limit and in excess of what is a safe speed given the steepness and the curving nature of the road. In the past, there have been several accidents in the vicinity of my driveway (which is directly north of my property) as well as the driveway to 26132 Carmel Knolls. In one instance, the car that was hit was totaled and in the other instance the car that was hit suffered extensive damage.

Please deny the short-term rental application for the reasons set forth above. Please feel free to contact me if you have any questions about my concerns.

Sincerely,

Dale Agron

Dale Agron



Carmel Views

26132 Carmel Knolls Drive, Carmel, CA in relationship to 26122 Carmel Knolls Drive



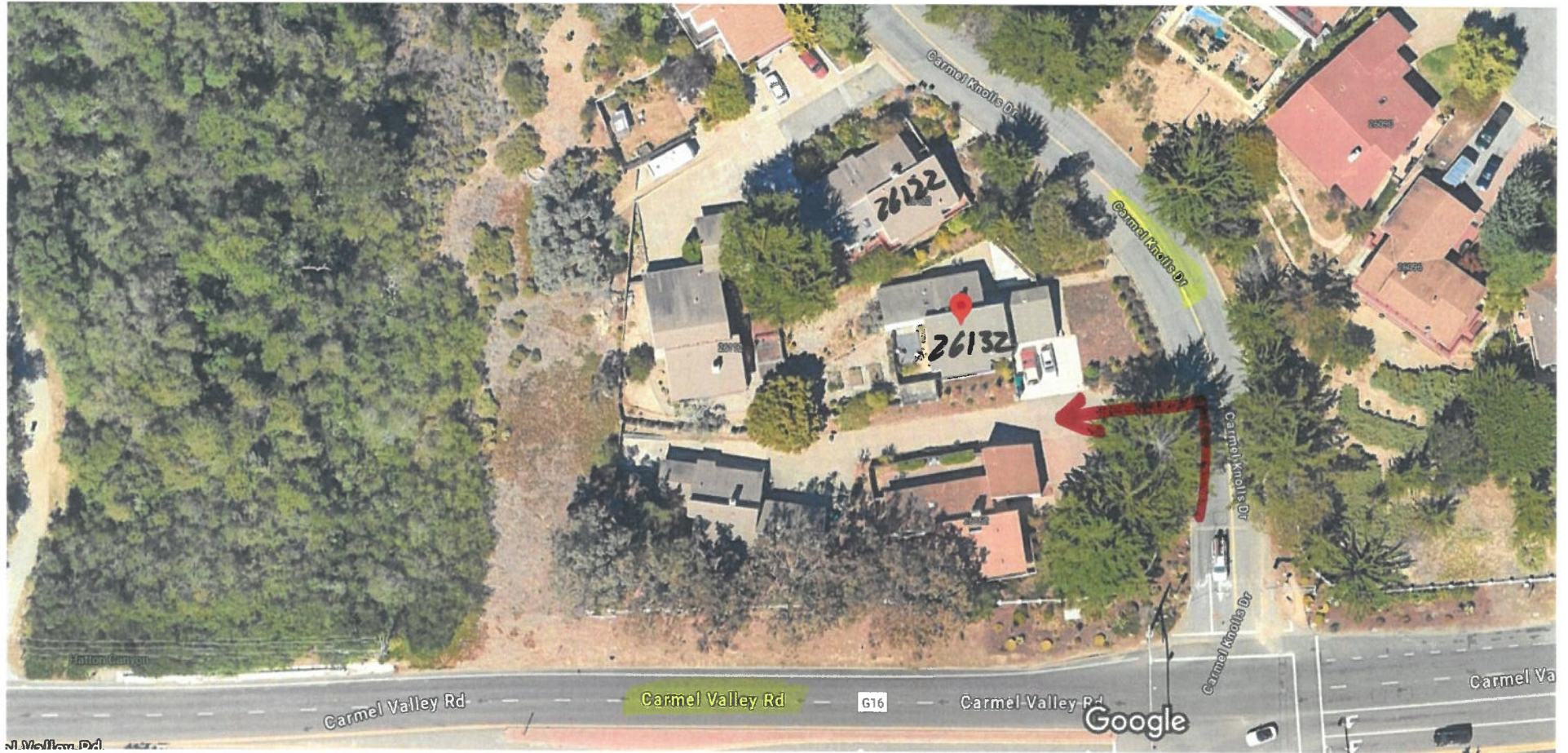
Map data ©2024, Map data ©2024 20 ft

EXHIBIT A



Carmel Views

Sharp Left Turn close to Carmel Valley Road to Access 26132 Carmel Knolls Dr.



Imagery ©2024 AMBAG, Airbus, Maxar Technologies, Map data ©2024 20 ft

Unprotected Left Turn

EXHIBIT B

From: [B.C](#)
To: [293-pchearingcomments](#)
Cc: [Vasquez, Elizabeth](#)
Subject: Planning Commission Agenda Item No. 1 Legistar File Number: PC 24-018 February 28, 2024
Date: Friday, March 22, 2024 7:09:53 AM

[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 Clerk,

I would appreciate it if you can bring up these concerns and questions, I have for the committee to discuss.

1. Parking and traffic safety concerns - what restriction do you plan on imposing with your visitors' party size? The potential concern here is if the tenant invites a larger group gathering leading to street parking. That will directly impact traffic safety for the neighborhood. At what point do we notify the police/owners?
2. Quick turnover tenants - Carmel Knolls is a family friendly neighborhood with people who want to stay to contribute to the community. I think we should do what we can to maintain that character. I fear housing that is biased towards short stays does the very opposite. Would the owner at least consider changing the nature of the housing to something like corporate temp housing with month to month commitment to help with the cause aforementioned?
3. Frequent repairs - housing of this age with no steady tenants may potentially lead to frequent house repairs. We are concerned for the surrounding impact (e.g. traffic, construction noises, neighbor buy-ins) for the potential uptick of contractor activities within the neighborhood. What are the owner's plans in addressing the repairs in a timely fashion while also abiding to all relevant permitting rules, especially those that may impact adjacent neighbors such as fencing and yard work?
4. Cleaning, trash and general maintenance - most short-term stays have services dealing with cleaning and general maintenance. What is the owner's plan to address those needs? Also, for short term stays, typically the trash also relies on the visitors to perform some of those duties. What is the owner's plan in the case their visitors failed to perform those tasks, for instance, trash left out at the perimeter of the property?
5. General noise concerns - Carmel is a very quiet neighborhood by nature. I'm guessing many visitors may know that. If in the case there is a noise concern, what is the owner's mitigation plan? Do we call the owner directly or do we call the local law authority to deal with the situation?

Thanks.
Brenda Chow

From: [B.C](#)
To: [293-pchearingcomments](#)
Cc: [Vasquez, Elizabeth](#)
Subject: Planning Commission Agenda Item No. 1 Legistar File Number: PC 24-018 February 28, 2024
Date: Friday, March 22, 2024 7:35:32 AM

[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 Clerk

I would also appreciate it if you can bring up the following for the committee to discuss. Those are collected from our recent study about the captioned.

"Short term leases will increase traffic, which is unsafe for children and bring more crime to the neighborhood due to high traffic."

"Short term leases may also bring huge parties or gatherings in the neighborhood, which will cause traffic safety, and unruly behavior may cause conflicts in the neighborhood and community disturbances."

"Short term lease also decreases the desirable nature of the neighborhood, which in terms of losing property values, will also result in lower property tax."

"Once this passes, the floodgates will open to investors to buy out this neighborhood. The city will face serious crime issues."

As a citizen and a voter. We strongly urge the city council to vote NO.

From: [Mike Leavy](#)
To: [Vasquez, Elizabeth](#)
Cc: [293-pchearingcomments](#); [Zepp, Zoe](#); [Mr. Michael William Weber](#); [Mrs. Denise Klein](#); [Mrs. Marni Marie Flagg MPH, PHM, REHS](#); [Mrs. Mary Chamberlin](#); [Mrs. Celeste B. Akkad](#); [Mr. Ousama Akkad](#); [Mr. John Krattli](#); [Ryan Flagg](#); [Carol Pendergast](#); [Bill Pendergast](#)
Subject: RE: Public Comment Received for Agenda Items No. 3, No. 5, and No. 6 on the County of Monterey Planning Commission Agenda for March 27, 2024
Date: Friday, March 22, 2024 6:22:04 PM
Attachments: [LET_PC_PLN220352_032724.pdf](#)

[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.]

Ms. Vasquez,

I reviewed the attached public comments related to Agenda Item 5, PLN 220352, and found that a fair number of public comments related to this project that have been previously provided to the Planning Commission are not included in this document, including an email from my wife and I, who live on Carmel Knolls Drive.

Please see a copy of that email and some other feedback in the correspondence copied below.

Please acknowledge receipt of these previously communicated comments, and confirm that they will be entered into the record and considered for the discussion related to this item at the Planning Commission meeting on March 27.

Thank you!

Best Regards,

Michael A. Leavy, CFA
Integris Wealth Management, LLC
435 Washington Street, Ste. A
Monterey, CA 93940
P: (831) 333-1717 ext 2
F: (831) 333-1713
mike@integriswealth.com
www.integriswealth.com

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From: Mike Leavy

Sent: Monday, February 26, 2024 10:14 AM

To: pchearingcomments@co.monterey.ca.us; zeppz@co.monterey.ca.us

Cc: Mr. Michael William Weber <mike.mikeweber@gmail.com>; Mrs. Denise Klein <deniseklein1@comcast.net>; Mrs. Marni Marie Flagg MPH, PHM, REHS <marniflagg@me.com>; Mrs. Mary Chamberlin <mchamberlin1@earthlink.net>; Mrs. Celeste B. Akkad <akkadfish@gmail.com>; Mr. Ousama Akkad <techywizard55@gmail.com>; Mr. John Krattli <jkrattli@gmail.com>; 'Ryan Flagg' <raflagg@me.com>; 'Carol Pendergast' <cspendergast@gmail.com>; Bill Pendergast <wrpendergast@gmail.com>

Subject: RE: Proposed Carmel Knolls STR

Dear Planning Commission,

We would like to register our strong opposition to the proposed “Administrative Permit to allow transient use of residential property for remuneration (Short Term Rental)” at 26132 Carmel Knolls Drive, as outlined in the attached Notice of Public Hearing.

We have lived on Carmel Knolls Drive for twenty years, and highly value the residential nature of the neighborhood, with the majority of residents either homeowners or long-term renters. Creating basically a hotel in one of the single-family units on our street will be highly detrimental to the character of the neighborhood. Further, as has been pointed out by members of our homeowner’s association and other residents, there are specific use issues with the proposed action:

1. This owner allegedly does not keep his property in good repair, is not on site regularly to inspect the property, and will not be in residence at the property to oversee transient use.
2. The request involves allowing renters 365 days/year and to permit up to 8 renters in the unit at one time.
3. The property is located in an area that already has traffic issues, with a shared driveway with other condos with full-time owners or renters, including children. The property can’t accommodate all the cars at present - several have to park on the road.
4. Allowing this use will take another house off the market for homeowners or renters during a severe housing crunch.

Please do not approve this project.

Please confirm receipt of this email.

Best Regards,

Michael A. Leavy & Elsa Susan Galvin
25496 Carmel Knolls Drive
Carmel, CA 93923
leavygalvin@yahoo.com
mike@integrwealth.com
831-214-3010

Email in Opposition from Hilary & Peter Brewer:

To: pchearingcomments@co.monterey.ca.us

Subject: Objections to PLN220352 proposal

Dear Planning Commission:

May I add my own comments to those already submitted by my friends and neighbors on this matter.

I am totally opposed to the short term rental proposal for the property at 26132 Carmel Knolls Drive: Project File No: PLN220352

I have lived in the Carmel Knolls neighborhood for well over 30 years - and have observed a transition from near 100% home ownership to a great number of rented houses. The property here is served by a sharp turn into a narrow driveway at the bottom of the hill where traffic is already challenging. It is entirely unsuited for the proposed usage. I must question as to whether the owners would act in good faith in monitoring the activity here.

A short term rental here would bring with it a host of problems that have been well documented and that could only degrade our community.

Again, I am strongly opposed to this agreement.

Letter in Opposition from Barbara Mitchell:

I am writing to oppose the administrative admin permit for a short term rental for 21632 Carmel Knolls, Carmel. I have lived in the Knolls for 29 years and oppose any short term rentals for the neighborhood. In 2020 and 2021, a house on the corner of Dougherty and Carmel knolls was operated as an illegal vacation rental. There were parties with 25 or more cars on weekends. Trash was piled in the street days before pick up and coyotes and raccoons turned over the trash in the street. After I and other neighbors made numerous complaints to the county with photo evidence, the illegal rental was shut down and the tenant was evicted, but not before trashing the property. The location on Carmel Knolls of this proposed property is very close to the intersection of Carmel Knolls and Carmel Valley road. To get into the driveway would require a left turn if coming from Carmel valley road. There are always issues with cars stopped in the road there waiting to turn left into the three adjoining condos. Cars that mistakenly turn onto Carmel knolls turn in there and then attempt to turn around by backing into the road. This is a residential neighborhood and vacation rentals are inappropriate. This will add to traffic on a road with only one entrance and outlet. There are no sidewalks so everyone must walk in the street and there is considerable foot traffic. Any additional traffic makes this worse.

Letter in Opposition from Nora Ward:

My name is Nora Ward and I live at 26142 Carmel Knolls Drive. I am writing to oppose the administrative permit for 26132 Carmel Knolls as a short term rental. I would be there in person, however I am a High School teacher and this meeting is during school hours.

I share a driveway with the property in consideration. It is a driveway with 3 houses, 26132 and 26152 are in the front and my place is in the back. There are 6 children between my house and 26152. The driveway is their "yard" to play in - we have no other yard. Our kids ride their bikes and scooters up and down the driveway, they play ball in the driveway. Both myself, and the neighbor at 26152 have a deep concern about multiple strangers coming in and out of 26132. It does not feel safe for our children. Furthermore, from this property's back yard, people can see straight into my kitchen (we have sliding glass doors) and into both of my children's windows. I am very uncomfortable with this. I do not want multiple strangers staring into my house and I do not feel it is appropriate for me to have to live with my shades permanently drawn. They would also be able to see my front door and see packages being delivered - making me an easy target for theft. I have lived in this house since 2015 and I have become friends with every family that has moved into 26132 and 26152. We are neighbors, we watch out for each other. I have always felt safe here, and so have my kids. Our neighbors are an extension of our family. This does not feel safe. This property should be available for a family. There are so few rentals in this school district and many families struggle to find a place to live. This house is in a family neighborhood and is no place for a vacation rental.

The driveway to our houses is a sharp left and is a dangerous turn off of the main street. Many times I have almost been hit from behind by other driver's turning onto the street after me. Or hit from the front by cars speeding down the hill. Navigation apps do not even recognize the address and will take people to the wrong place. Every time. Someone who does not know the area and is relying on navigation will not only get lost, but they could easily cause an accident because there is no place to turn around. Furthermore, there is no safe parking on the street. The only parking for that property is the 2 car garage. The house is at the bottom of a hill right after a curve. It is a very dangerous area for people to park. Furthermore, people from all over the world coming here without any knowledge of the community and the fire hazards would not understand the danger of a "flicked cigarette butt".

When this came up at the Carmel Land Use Advisory Meeting, the owner of the house did not bother to show up even though he lives in San Jose. He sent someone as his representative. When asked by the Land Use Committee who would be responsible for maintaining the property, the representative said the owner would do it himself. I find this comical and hard to believe. Since purchasing the house in 2021, the owner has only been on the property one time. This was before he rented it out. I know because I met him and spoke with him. His daughter, who is the same age as my daughter, was with him. I was excited to believe a new family with kids was moving in. However, he told me that he lives in San Jose and was going to be renting out the property. That was the only time I have seen him on the property. I am extremely close with the current tenant and I can tell you that they have had multiple maintenance issues that he has ignored fixing. During the storms in January of 2023 a tree on the property fell into the street. The tenant contacted the owner about it. It was a fellow neighbor and myself who got out our portable saws and cut the tree back from the street. The rest of the tree is still sitting there, he has done nothing about it. There was other storm damage reported to him that he has also ignored. When the fire department said the trees needed to be cut back, he made the tenant pay for it. I

am pretty sure that this goes beyond the “tenant responsibility” of normal yard maintenance. I do not believe he will come down every week to take out the trash and maintain the property. I am in that house at least once a week and I could easily make a list of all the items needing attention in that house that are not the tenants responsibility. His track record of maintaining the property speaks for itself.

The bottom line is that this is a family home in a family neighborhood with young children who would not be safe with multiple strangers in and out of the house next door. If the property is turned into a short term rental I can see various dangers and problems occurring, beyond the few concerns I mentioned above. But I will end by restating my three biggest concerns: the safety of my children and the children next door, the traffic hazards, and the lack of the owner to properly care for the property. Multiple foreigners in and out of that house is not what is best for this community; a long term rental to a family that needs housing in a top rated school district that is severely lacking in housing is what is best.

From: [William Pendergast](#)
To: [Mike Leavy](#)
Cc: [Zepp, Zoe](#); [Vasquez, Elizabeth](#); [293-pchearingcomments](#); [Mr. Michael William Weber](#); [Mrs. Denise Klein](#); [Mrs. Marni Marie Flagg MPH, PHM, REHS](#); [Mrs. Mary Chamberlin](#); [Mrs. Celeste B. Akkad](#); [Mr. Ousama Akkad](#); [Mr. John Krattli](#); [Ryan Flagg](#); [Carol Pendergast](#)
Subject: Re: Public Comment Received for Agenda Items No. 3, No. 5, and No. 6 on the County of Monterey Planning Commission Agenda for March 27, 2024
Date: Sunday, March 24, 2024 4:25:30 PM

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Here is a copy of my comments, sent Feb 21 to the Planning Commission. I must say, it is disturbing to learn that my comments and presumably those of others have been lost or discarded.

Comments:

Comments regarding proposal **PLN220352**
February 21, 2024

A full-time STR has no place on Carmel Knolls, especially in the strategic location of this dwelling at the lower gateway to the entire neighborhood. The congestion and likely accidents are easy to predict from a constant turnover of occupants and service crews accessing a property barely above the intersection with the already perilous Carmel Valley Road intersection, which is dangerous enough as is. Housing hundreds of short-term occupants each year with no commitment to the neighborhood is a recipe for long-term deterioration. Some localities elsewhere have found that such operations can be used as conduits to pack in occupants with unexpected objectives of various sorts including expectant mothers from other countries seeking citizenship for their offspring. As a resident for 28 years, I believe that what we need on Carmel Knolls is stable neighbors and a sense of community.

Respectfully,

William R Pendergast
25765 Carmel Knolls
Carmel, CA 93923

On Mar 24, 2024, at 4:15 PM, Mike Leavy <mike@integrисwealth.com> wrote:

Hi Zoe,

Thank you for acknowledging receipt.

I can't be more specific on others who may have commented, other than the

paraphrased notes following my email below... I originally became aware of this issue through an email chain that included all of the copied people on this email, in which those paraphrased notes were included. Based on discussion in that thread it sounded as if others may have submitted comments to the Planning Commission as well.

I realize the hearing is coming up shortly on March 27, but hopefully others copied on this email who want to be heard will speak up in a timely manner prior to the March 27 hearing.

Thanks, Mike

Michael A. Leavy, CFA
Integris Wealth Management, LLC
435 Washington Street, Ste. A
Monterey, CA 93940
P: (831) 333-1717 ext 2
F: (831) 333-1713
mike@integriswealth.com
www.integriswealth.com

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From: Zepp, Zoe <ZeppZ@co.monterey.ca.us>
Sent: Sunday, March 24, 2024 3:41 PM
To: Mike Leavy <mike@integriswealth.com>; Vasquez, Elizabeth <VasquezE4@co.monterey.ca.us>
Cc: 293-pchearingcomments <pchearingcomments@co.monterey.ca.us>; Mr. Michael William Weber <mike.mikeweber@gmail.com>; Mrs. Denise Klein <deniseklein1@comcast.net>; Mrs. Marni Marie Flagg MPH, PHM, REHS <marniflagg@me.com>; Mrs. Mary Chamberlin <mchamberlin1@earthlink.net>; Mrs. Celeste B. Akkad <akkadfish@gmail.com>; Mr. Ousama Akkad <techywizard55@gmail.com>; Mr. John Krattli <jkrattli@gmail.com>; Ryan Flagg <raflagg@me.com>; Carol Pendergast <cspendergast@gmail.com>; Bill Pendergast <wrpendergast@gmail.com>
Subject: RE: Public Comment Received for Agenda Items No. 3, No. 5, and No. 6 on the County of Monterey Planning Commission Agenda for March 27, 2024

Hi Mike,

Thank you for bringing this to our attention, we will forward your comments to the Planning Commission. Can you be specific what other comment letters were not included in the staff report or the additional letter sent out by Ms. Vasquez?

Thanks,

Zoe Zepp (She/Her)

Assistant Planner

County of Monterey

Housing and Community Development

1441 Schilling Pl, Salinas, CA, 93901

(831) 755-5198 zeppz@co.monterey.ca.us

<image002.png>

From: Mike Leavy <mike@integriswealth.com>

Sent: Friday, March 22, 2024 6:21 PM

To: Vasquez, Elizabeth <VasquezE4@co.monterey.ca.us>

Cc: 293-pchearingcomments <pchearingcomments@co.monterey.ca.us>; Zepp, Zoe <ZeppZ@co.monterey.ca.us>; Mr. Michael William Weber <mike.mikeweber@gmail.com>; Mrs. Denise Klein <deniseklein1@comcast.net>; Mrs. Marni Marie Flagg MPH, PHM, REHS <marniflagg@me.com>; Mrs. Mary Chamberlin <mchamberlin1@earthlink.net>; Mrs. Celeste B. Akkad <akkadfish@gmail.com>; Mr. Ousama Akkad <techywizard55@gmail.com>; Mr. John Krattli <jkrattli@gmail.com>; Ryan Flagg <raflagg@me.com>; Carol Pendergast <cspendergast@gmail.com>; Bill Pendergast <wrpendergast@gmail.com>

Subject: RE: Public Comment Received for Agenda Items No. 3, No. 5, and No. 6 on the County of Monterey Planning Commission Agenda for March 27, 2024

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Ms. Vasquez,

I reviewed the attached public comments related to Agenda Item 5, PLN 220352, and found that a fair number of public comments related to this project that have been previously provided to the Planning Commission are not included in this document, including an email from my wife and I, who live on Carmel Knolls Drive.

Please see a copy of that email and some other feedback in the correspondence copied below.

Please acknowledge receipt of these previously communicated comments, and confirm that they will be entered into the record and considered for the discussion related to this item at the Planning Commission meeting on March 27.

Thank you!

Best Regards,

Michael A. Leavy, CFA

Integris Wealth Management, LLC

435 Washington Street, Ste. A

Monterey, CA 93940

P: (831) 333-1717 ext 2

F: (831) 333-1713

mike@integriswealth.com

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From: Mike Leavy

Sent: Monday, February 26, 2024 10:14 AM

To: pchearingcomments@co.monterey.ca.us; zeppz@co.monterey.ca.us

Cc: Mr. Michael William Weber <mike.mikeweber@gmail.com>; Mrs. Denise Klein <deniseklein1@comcast.net>; Mrs. Marni Marie Flagg MPH, PHM, REHS <marniflagg@me.com>; Mrs. Mary Chamberlin <mchamberlin1@earthlink.net>; Mrs. Celeste B. Akkad <akkadfish@gmail.com>; Mr. Ousama Akkad <techywizard55@gmail.com>; Mr. John Krattli <jkrattli@gmail.com>; 'Ryan Flagg' <raflagg@me.com>; 'Carol Pendergast' <cspendergast@gmail.com>; Bill Pendergast <wrpendergast@gmail.com>

Subject: RE: Proposed Carmel Knolls STR

Dear Planning Commission,

We would like to register our strong opposition to the proposed "Administrative Permit to allow transient use of residential property for remuneration (Short Term Rental)" at 26132 Carmel Knolls Drive, as outlined in the attached Notice of Public Hearing.

We have lived on Carmel Knolls Drive for twenty years, and highly value the residential nature of the neighborhood, with the majority of residents either homeowners or long-term renters. Creating basically a hotel in one of the single-family units on our street will be highly detrimental to the character of the neighborhood. Further, as has been pointed out by members of our homeowner's association and other residents, there

are specific use issues with the proposed action:

1. This owner allegedly does not keep his property in good repair, is not on site regularly to inspect the property, and will not be in residence at the property to oversee transient use.
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4. Allowing this use will take another house off the market for homeowners or renters during a severe housing crunch.

Please do not approve this project.

Please confirm receipt of this email.

Best Regards,

Michael A. Leavy & Elsa Susan Galvin
25496 Carmel Knolls Drive
Carmel, CA 93923
leavygalvin@yahoo.com
mike@integriswealth.com
831-214-3010

Email in Opposition from Hilary & Peter Brewer:

To: pchearingcomments@co.monterey.ca.us

Subject: Objections to PLN220352 proposal

Dear Planning Commission:

May I add my own comments to those already submitted by my friends and neighbors on this matter.

I am totally opposed to the short term rental proposal for the property at 26132 Carmel Knolls Drive: Project File No: PLN220352

I have lived in the Carmel Knolls neighborhood for well over 30 years - and have observed a transition from near 100% home ownership to a great number of rented houses. The property here is served by a sharp turn into a narrow driveway at the bottom of the hill where traffic is already challenging. It is entirely unsuited for the proposed usage. I must question as to whether the owners would act in good faith in monitoring the activity here.

A short term rental here would bring with it a host of problems that have been well documented and that could only degrade our community.

Again, I am strongly opposed to this agreement.

Letter in Opposition from Barbara Mitchell:

I am writing to oppose the administrative admin permit for a short term rental for 21632 Carmel Knolls, Carmel. I have lived in the Knolls for 29 years and oppose any short term rentals for the neighborhood. In 2020 and 2021, a house on the corner of Dougherty and Carmel knolls was operated as an illegal vacation rental. There were parties with 25 or more cars on weekends. Trash was piled in the street days before pick up and coyotes and raccoons turned over the trash in the street. After I and other neighbors made numerous complaints to the county with photo evidence, the illegal rental was shut down and the tenant was evicted, but not before trashing the property. The location on Carmel Knolls of this proposed property is very close to the intersection of Carmel Knolls and Carmel Valley road. To get into the driveway would require a left turn if coming from Carmel valley road. There are always issues with cars stopped in the road there waiting to turn left into the three adjoining condos. Cars that mistakenly turn onto Carmel knolls turn in there and then attempt to turn around by backing into the road. This is a residential neighborhood and vacation rentals are inappropriate. This will add to traffic on a road with only one entrance and outlet. There are no sidewalks so everyone must walk in the street and there is considerable foot traffic. Any additional traffic makes this worse.

Letter in Opposition from Nora Ward:

My name is Nora Ward and I live at 26142 Carmel Knolls Drive. I am writing to oppose the administrative admin permit for 26132 Carmel Knolls as a short term rental. I would be there in person, however I am a High School teacher and this meeting is during school hours.

I share a driveway with the property in consideration. It is a driveway with 3 houses, 26132 and 26152 are in the front and my place is in the back. There are 6 children between my house and 26152. The driveway is their "yard" to play in - we have no other yard. Our kids ride their bikes and scooters up and down the driveway, they play ball in the driveway. Both myself, and the neighbor at 26152 have a deep concern about multiple strangers coming in and out of 26132. It does not feel safe for our children. Furthermore, from this property's back yard, people can see straight into my kitchen (we have sliding glass doors) and into both of my children's windows. I am very uncomfortable with this. I do not want multiple strangers staring into my house and I do not feel it is appropriate for me to have to live with my shades permanently drawn. They would also be able to see my front door and see packages being delivered - making me an easy target for theft. I have lived in this house since 2015

and I have become friends with every family that has moved into 26132 and 26152. We are neighbors, we watch out for each other. I have always felt safe here, and so have my kids. Our neighbors are an extension of our family. This does not feel safe. This property should be available for a family. There are so few rentals in this school district and many families struggle to find a place to live. This house is in a family neighborhood and is no place for a vacation rental.

The driveway to our houses is a sharp left and is a dangerous turn off of the main street. Many times I have almost been hit from behind by other driver's turning onto the street after me. Or hit from the front by cars speeding down the hill. Navigation apps do not even recognize the address and will take people to the wrong place. Every time. Someone who does not know the area and is relying on navigation will not only get lost, but they could easily cause an accident because there is no place to turn around. Furthermore, there is no safe parking on the street. The only parking for that property is the 2 car garage. The house is at the bottom of a hill right after a curve. It is a very dangerous area for people to park. Furthermore, people from all over the world coming here without any knowledge of the community and the fire hazards would not understand the danger of a "flicked cigarette butt".

When this came up at the Carmel Land Use Advisory Meeting, the owner of the house did not bother to show up even though he lives in San Jose. He sent someone as his representative. When asked by the Land Use Committee who would be responsible for maintaining the property, the representative said the owner would do it himself. I find this comical and hard to believe. Since purchasing the house in 2021, the owner has only been on the property one time. This was before he rented it out. I know because I met him and spoke with him. His daughter, who is the same age as my daughter, was with him. I was excited to believe a new family with kids was moving in. However, he told me that he lives in San Jose and was going to be renting out the property. That was the only time I have seen him on the property. I am extremely close with the current tenant and I can tell you that they have had multiple maintenance issues that he has ignored fixing. During the storms in January of 2023 a tree on the property fell into the street. The tenant contacted the owner about it. It was a fellow neighbor and myself who got out our portable saws and cut the tree back from the street. The rest of the tree is still sitting there, he has done nothing about it. There was other storm damage reported to him that he has also ignored. When the fire department said the trees needed to be cut back, he made the tenant pay for it. I am pretty sure that this goes beyond the "tenant responsibility" of normal yard maintenance. I do not believe he will come down every week to take out the trash and maintain the property. I am in that house at least once a week and I could easily make a list of all the items needing attention in that house that are not the tenants responsibility. His track record of maintaining the property speaks for itself.

The bottom line is that this is a family home in a family neighborhood with young children who would not be safe with multiple strangers in and out of the house next door. If the property is turned into a short term rental I can see various dangers and problems occurring, beyond the few concerns I

mentioned above. But I will end by restating my three biggest concerns: the safety of my children and the children next door, the traffic hazards, and the lack of the owner to properly care for the property. Multiple foreigners in and out of that house is not what is best for this community; a long term rental to a family that needs housing in a top rated school district that is severely lacking in housing is what is best.

From: [Carol Pendergast](#)
To: [Zepp, Zoe](#)
Cc: [Vasquez, Elizabeth](#); [Mr. Michael A. Leavy CFA](#); [Celeste Akkad](#); [John Krattli](#); [Bill Pendergast](#)
Subject: Comments regarding proposal PLN220352
Date: Sunday, March 24, 2024 5:21:16 PM

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Ms. Zepp,

I cannot find the copy of my comments to the Planning Commission regarding the STR on Carmel Knolls but I would also like to go on the record as opposing an STR on the street for the following reasons, reiterated by several of my neighbors:

- the landlord has allegedly not demonstrated responsibility for maintenance of the said property while a long-term renter was living there
- the rotation of up to 7 weekly renters into a cluster of homes with a shared driveway and little on-site parking is ill-advised since there are children in the complex, the access to the driveway is encumbered by spill-over cars from the complex lining the street on a curve, just above the intersection with CV Rd. I take issue with the Commission's suggestion that this is a safe intersection because of the traffic lights - the point is that the proposed STR is close to the intersection, on a curve with numerous cars often parked along the road making it difficult to navigate to the intersection.
- The transient population will add nothing to the neighborhood and should not be assumed to add to "tourism" in the Barnyard or Crossroads. On the contrary, fixed residents would more likely shop at those venues.
- Transient renters will likely have a negative impact on the value of the properties in that enclave, possibly on the valuation of the Knolls in general, and almost certainly on the current resident population.

Respectfully,

Carol Pendergast
25765 Carmel Knolls Drive
Carmel, CA 93923

From: [Barbara Ruth](#)
To: [293-pchearingcomments](#)
Subject: Public comment for PLN220352 for 3.27.2024 Meeting
Date: Saturday, March 23, 2024 6:54:56 PM
Attachments: [Carmel Knolls Public Comment.pdf](#)

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Attached is a copy of this email as a PDF for easier printing and or viewing.

Subject: Public comment in support of PLN220352 from Carmel Knolls Resident

I am writing in support of the proposed establishment use of a rental property (short-term rental) for item PLN220352, address 26132 Carmel Knolls Drive, Carmel. I am a current Carmel Knolls Resident of over three decades and gladly welcome the establishment.

Firstly, I would like to address some items other residents of Carmel Knolls have pointed out.

I live only a few houses away from the Carmel Knolls property that Barbara Mitchell wrote about in her comment and I never once witnessed any of the activity that went on at that property. There was never trash on the ground, 25 cars on the street (ever), and there was no influx of wild animals scavenging through trash.

Hilary & Peter Brewer's comment mentioned that traffic is challenging in Carmel Knolls. I'd like to counter that by stating that there have been hardly any traffic incidents here; and to call traffic "challenging" on a two-way street, on a dead end, that serves 126 homes is hardly the definition of challenging. The bottom of the hill is no exception. I'd like for the County to consider which scenario causes more traffic: the short-term guests arriving at 4 PM, and checking out the next morning at 10 AM, only driving on Carmel Knolls Drive possibly once? And with that, not even 365 days out of the year? Or, a family who lives in that same part of the Knolls who are constantly in and out through the day, doing school drop off, then going to and from work, then after school, and activities, and shopping, and dinner. By this theory, there would be less "traffic" from transient occupants than people who live in lower Carmel Knolls now.

In addition, Carmel knolls is not walkable. Period. This is a nonissue for a short-term rental. As Barbara noted in her statement there are no sidewalks and that was not by mistake. Carmel Knolls is excessively hilly and does not allow for walking for leisure.

It seems as though the comments opposing a short-term rental were made in spite and for personal reasons other than considering the potential good it may do for the community. There may be an underlying fear that their landlords could terminate or not renew a lease at

the end of a rental period and opt for short-term renting instead. The rules permitting transient occupancy in Monterey County are already established and there does not seem to be any substantial risk that should prevent such from happening for the subject property.

My comments in support of the proposed permit (and all future permits) are as follows:

The benefits for both the community and county are endless and we have seen the benefits play out in Del Rey Oaks, a local city that permits transient occupancy. I have personally spoken to both short-term owners and neighbors who have all commented that it has done wonders for the community with no disturbances to note. Many neighbors state that they don't even realize a home is rented out because everyone is so quiet and it appears that "no one is ever there."

Economically, the TOT revenue has benefitted the city of Del Rey Oaks, allowing for an updated park and recreational area, and has also increased the demand for homes within the city.

Permitting this short-term rental would financially benefit Monterey County by accruing additional funds from the subject property that would otherwise not have been accessible. These funds, in turn, can be used to the benefit of all residents of Monterey County and I am certain that the county would make best use of them through our community areas. The economy of Monterey County is also largely built off of tourism, and it would be counterproductive to prohibit something that provides the most value to our community-an influx of tourists. Fewer visitors equates to less revenue and that could be disastrous to many local businesses in the area.

In an area where housing is so scarce and sacred, I have recently learned that the only opportunity for many first-time homebuyers and those age 28-40 is to buy a property and immediately rent out a portion or all of the property to others. It is becoming harder for the younger generation to afford living here, and sometimes short-term renting is their only ability to be able to call themselves homeowners. While I do not know the demographics of those looking to short-term rent in Carmel Knolls, I do know that this viewpoint of short-term renting opened my eyes to this being more than just a side job for someone, but quite possibly may be the only path to owning a home.

In conclusion, I can say with certainty that if this proposition was next door to my residence, I would welcome my neighbors and future guests with open arms. I hope my fellow neighbors will come around to the infinite potential short-term rentals have for the greater good of our area and I believe that the County of Monterey will greatly benefit by approving the proposition for a short-term rental at 26132 Carmel Knolls Drive.

From: [Jack Lagier](#)
To: [293-pchearingcomments](#)
Cc: [Zepp, Zoe](#); jkrattli@gmail.com
Subject: Planning Commission Agenda Item 5
Date: Wednesday, March 27, 2024 7:59:27 AM
Attachments: [0453_001.pdf](#)
Importance: High

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Hello,

I am requesting this comment be included today. I apologize for this coming in late, I had requested records for my research on this comment February 16th. The records were not available until last week and I was not able to view the records until yesterday afternoon 3:00 PM at the county government center.

Can I please have this comment accepted on record? Is it possible I can read this comment during to the commissioners via Zoom today?

Thank you,
Jack Lagier
(831) 325-8060

March 26th, 2024

Dear Commissioners,

I am writing to raise issue with the approval of Short-Term-Rental at 26132 Carmel Knolls Drive. I am a resident owner in Carmel Knolls No. 4. I have previously submitted comment prior to the committee hearing in November. I described safety issues with traffic and pointed out a vehicle on pedestrian hit-and-run accident which occurred on Carmel Knolls Drive in September of 2021. Today I am writing to raise issue with approving this STR based on conflict with the proposed STR ordinance and Carmel Knolls subdivision Declaration of Restrictions established prior to the subdivision Planning Commission approvals.

The subject property is within the Carmel Land Use Plan Area. According to the Monterey Vacation Rentals Project EIR, the Carmel Land Use Plan Area is already over-concentrated with short term rentals, exceeding 6% of available housing units by 42 units. Approving this STR will add to the concentration of STR units in the Carmel planning area. The subject property is within the low-density residential zone, no STR will be allowed in Carmel Land Use Plan Area Low Density Residential Zone if the proposed ordinance is passed.

Monterey County Vacation Rentals Project EIR, page 15

ALLOWABLE COMMERCIAL VACATION RENTALS

The proposed regulations would allow up to six (6) percent of the total single-family residential dwelling count in each of the County's land use planning areas to be used as a commercial vacation rental, with the exception of the Big Sur Coast Land Use Plan Area and low density residential zoning districts in the Carmel Land Use Plan Area. Table ES-1 summarizes the existing dwelling units, existing unpermitted rentals, and allowable commercial vacation rentals for each planning area.

Table ES-1 Allowable Commercial Vacation Rentals for Each Planning Area

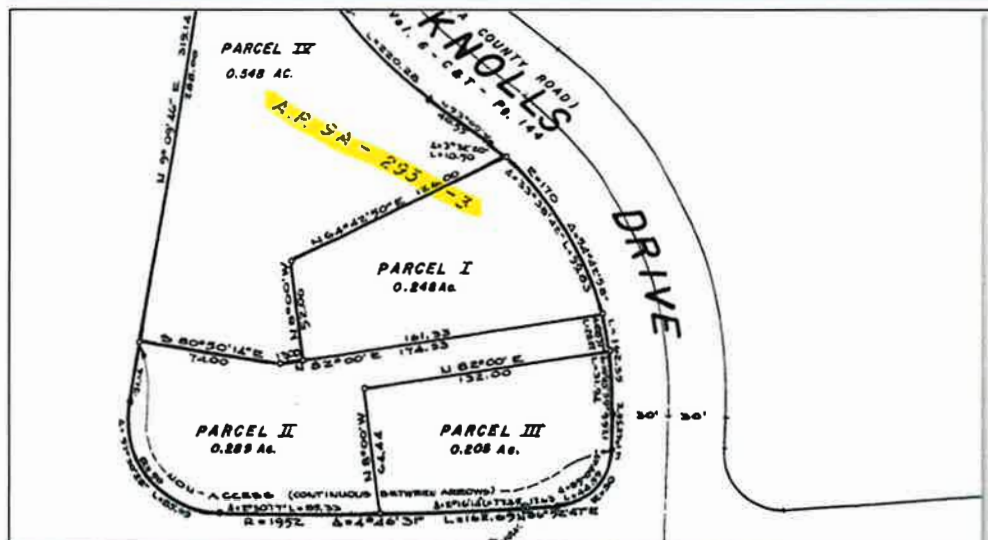
Planning Area	Number of Residential Dwelling Units Identified by Assessor's Office	Number of Residential Dwelling Units Allowed for Commercial Vacation Rentals (6% per Planning Area)	Number of Current Advertised Vacation Rental Dwelling Units ¹	Number of Additional Allowable Residential Units Available for Commercial Vacation Rentals as a Result of the Proposed Regulations
Cachagua	512	30	43	-13 ⁴
Carmel ²	2,948	176	218	-42 ⁴
Carmel Valley	5,033	302	163	139
Central Salinas Valley	1,642	98	6	92
Big Sur Coast	925	0 ³	37	-37 ³
Del Monte Forest	1,432	86	83	3
Fort Ord	1,007	60	4	56
Greater Monterey Peninsula	3,879	232	114	118
Greater Salinas	2,001	120	11	109
Moss Landing	61	3	11	-8 ⁴
North County – Inland	5,653	339	21	318
North County – Coastal	3,916	235	52	183
South County	1,296	78	14	64
Toro	4,321	259	48	211

The next issue is subdivision Declaration of Restrictions. I was able to view planning commission files at the county government center for Carmel Knolls subdivisions 1, 2, 3, and 4. The Declaration of Restrictions were prepared by the developer Monterey Peninsula Associates and submitted to the Planning Commission prior to the sub-division approvals on June 24th 1958 and June 30th 1971. The Declaration of Restrictions prohibits any type of nuisance.

"No Noxious or offensive active shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood."

It is clear from the public comment, the neighborhood views short term rentals as a nuisance. Similar Declaration of Restrictions was created by Monterey Peninsula Associates for each of the four Carmel Knolls subdivisions. HCD records staff was not able locate any records from the APN 9A-293-3 which was sub-divided into lots which eventually included the lot which is the subject property. These lots including the subject property were also developed by Monterey Peninsula Associates.

I believe similar Declaration of Restricts prohibiting nuisances such as short-term rental likely exists for the subject property; however it has not been identified in the staff report and HCD staff is not able to locate development records of the subject property. At minimum, please continue this decision until Planning Commission records for the subdivision of land now including the subject property can be found, to verify if there is record of Declaration of Restrictions similar to Carmel Knolls one through four subdivisions.



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