

Exhibit E

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From: [Chris Clark](#)
To: [293-pchearingcomments](#)
Subject: Public Comments on Agenda Item 6 -REF130034 & REF1000042. Response
Date: Tuesday, June 4, 2024 3:50:18 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.]

This is in response to Kathleen Lee's comments from the Pebble Beach Company, dated May 29, 2024.

Dear Kathleen Lee,

I am writing in response to Item 5 in the letter you sent on May 29, 2024 to the Monterey County Planning Commission with preliminary comments from the Pebble Beach Company (PBC). In that letter you wrote:

5. "We note that this version of the ordinance does not require the consent of those responsible for the enforcement of CC&Rs prior to issuance of a County License. This is a mistake. We wish to inform you that this version of the ordinance, standing alone, is a violation of the CC&Rs applicable to most single-family lots in Del Monte Forest. Landowners wishing to operate a Vacation Rental in Del Monte Forest will need to obtain PBC's consent on its terms before doing so, and we believe many other areas of the County will have similar restrictions. For this reason, the ordinance should alert applicants to this potential step in the process."

To use your words, this is a mistake. I am a long-term owner of a single-family lot in the Del Monte Forest and I can attest that there **are no CC&Rs** in my deed that require PBC's consent for operating vacation rentals. For PBC to cause any restrictions or require any approvals would violate my deed and would result in an immediate lawsuit. If the County were to be involved, it would be named in the lawsuit, so that is why it has wisely chosen not to be involved with CC&Rs and HOA issues.

The Pebble Beach Company is a privately-owned, for-profit company in the hotel business in the Del Monte Forest. In a number of cases, including this one, it states authority that it does not have. Simply assuming and asserting authority does not create it. PBC needs to back off.

Very truly yours,

Christopher Clark

From: davidpicus@gmail.com
To: [Navarro, Janet](#)
Subject: FW: Board of Supervisors Agenda - Short Term Rentals
Date: Monday, June 3, 2024 11:55:45 AM
Attachments: [STR letter to County Supervisors May 28 2024.docx](#)

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From: davidpicus@gmail.com <davidpicus@gmail.com>
Sent: Tuesday, May 28, 2024 6:49 PM
To: cob@co.monterey.ca.us; 'Kate Daniels' <electkatedaniels@gmail.com>
Cc: info@kate.vote
Subject: Board of Supervisors Agenda - Short Term Rentals

To: Board of Supervisors, Monterey County
CC: Kate Daniels, Supervisor District 5

May 28, 2024

Dear Ms. Daniels and County Supervisors,

While I will not be able to attend the county meeting on May 29th to discuss the Environmental Impact Study and new Short Term Rental (STR) proposed ordinances, I did want to share my thoughts in this letter.

My wife and I have run an owner occupied STR “studio” for the last several years and it’s been wonderful for our guests, for the county, and for us.

For Our Guests:

We’ve worked hard to provide an immaculate, memorable, private, and personable lodging experience for our guests which has enhanced their vacations. Can you imagine how hard we work to maintain a 4.99 Star Rating? We urge you to read our References on Airbnb, and see the warmth expressed for our hospitality and the experience we’ve provided our guests. Our guests’ personal experience can not be matched in even the most luxurious hotel.

For the County:

Regarding the contribution we make to the County’s revenue and economy, we diligently pay our TOT, and contribute more than \$5000 annually in County Taxes. But the money we earn has a multiplying effect in the community. The guests spend money around the peninsula in shops, restaurants, and leisure activities. For us, the STR gives us a bit of spending money that allows us to eat out a bit more, and not delay further required improvements to our home, supporting craftsmen throughout the Peninsula. Our STR income is spent in the community. Compare this to hotels, mostly owned outside of the County, to whom the revenue flows.

For Ourselves:

Running our STR has been a wonderful part time retirement job. We correspond with guests and provide hospitality. We do the cleaning ourselves, to ensure an immaculate experience; each glass polished, not a single spec of dirt when a guest arrives. And most importantly, we get a chance to meet and chat with very interesting guests from all over the world. Almost all of our guests are wonderful, vibrant, interesting people, and we’ve enjoyed meeting them. We’ve made some good friends, and have shared our experiences, including favorite restaurants and things to do in the Peninsula. This is not only of value to our guests, but also gives us great satisfaction.

Housing Affordability and Neighborhood Integrity:

Back when we were house hunting in 2014, we knew that moving to the Carmel area would be unaffordable without some rental income. We had been exploring California looking for a place to live, and enjoying our stays in STR’s. From day one, our budgetary planning including mortgage affordability, and later, our renovation choices were based on hosting an STR. Only families considerably wealthier than us could have qualified for the type of mortgage payments necessary for housing in the Carmel area. We would never consider a full time rental of this bedroom, that doesn’t even have kitchen facilities. Our guests spend their money in local restaurants. Our STR contributes to affordable housing for middle income people, namely us. It allows us to live in Carmel.

Regarding neighborhood integrity, our “studio” STR, consisting of a single bedroom only

accommodates 2 guests at a time. Our neighbors are all aware of our STR and are supportive of our business. Parking is all within our premises. We vet all of our guests for their previous STR stays, to make sure we're only accepting good people. We've never had a complaint. In fact, in almost all cases, our neighbors don't even know when we have guests. There is zero impact on the integrity of the neighborhood.

Environmental Impact Study:

Regarding the Environmental Impact Study, the County has missed probably the major environmental factor. Assume that the county does not want to greatly diminish tourism in the Peninsula. And assume that the approximately 600 STR's, with approximately 1200 Rooms ceased operations. The only alternative would be to construct new hotels and parking to accommodate the visitors. The excavation, concrete and materials, environmental impact of new construction, etc. to complete these hotels and parking was not considered in the county's EIR. That environmental impact is HUGE. And in the end, whether those rooms are based in existing housing, or in new hotels, the water and energy usage would be about the same. And in the hotel scenario, the traffic impact would be the same— just more concentrated.

-

Final Thoughts:

Imagine the tourism landscape in Monterey County in 10 or 20 years. The challenge is to balance sustainability of resources with granting access to visitors, while growing our economy. Hotels, including new hotels, are surely a part of this tourism fabric. But imagine a Monterey County that embraces some portion of these tourists, being personally housed by regulated responsible STR owners within our existing infrastructure. Many of these homes, such as mine, have an extra separate unoccupied living space, and many others are second homes, unoccupied for many weeks in the year. Do we really prefer these rooms and houses go dark, rather than be occupied with spending tourists? We agree that capacity limits on STR's are required to maintain the integrity of the neighborhoods.

For many of our guests, the experience of chatting personally with a host about how to best experience the Peninsula, in a quiet private setting is such a memorable part of their tourist experience. Increasing numbers of travelers greatly prefer this option to sterile hotels. Rather than resisting this trend, Monterey County should come up with reasonable and relatively easy ways to regulate the STR's and prohibit bad actors, while showing guests some true Monterey hospitality, organically and sustainably.

We have been waiting for many years for a reasonable permitting process and look forward to applying for a permit under the new regulations.

Thanks very much for your consideration.

Best Regards,

David Picus
Carmel, Ca. 93923

Enclosing Above Letter as a Word Document

To: Board of Supervisors, Monterey County
CC: Kate Daniels, Supervisor District 5

May 28, 2024

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even have kitchen facilities. Our guests spend their money in local restaurants. Our STR contributes to affordable housing for middle income people, namely us. It allows us to live in Carmel.

Regarding neighborhood integrity, our “studio” STR, consisting of a single bedroom only accommodates 2 guests at a time. Our neighbors are all aware of our STR and are supportive of our business. Parking is all within our premises. We vet all of our guests for their previous STR stays, to make sure we’re only accepting good people. We’ve never had a complaint. In fact, in almost all cases, our neighbors don’t even know when we have guests. There is zero impact on the integrity of the neighborhood.

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We have been waiting for many years for a reasonable permitting process and look forward to applying for a permit under the new regulations.

Thanks very much for your consideration.

Best Regards,

David Picus

From: [Sandra Schachter](#)
To: [Martha Diehl](#); [egonzalezsr56@gmail.com](#); [laslomasmt@hotmail.com](#); [Getzelman, Paul C.](#); [amydroberts@ymail.com](#); [Monsalve-Campos, Etna](#); [daniels.kate@gmail.com](#); [cualrmg@gmail.com](#); [cmshaw.district2@gmail.com](#); [ben.workranch@gmail.com](#); [Vasquez, Elizabeth](#)
Cc: [ClerkoftheBoard](#); [100-District 1 \(831\) 647-7991](#); [100-District 4 \(831\) 883-7570](#); [100-District 5 \(831\) 647-7755](#); [100-District 2 \(831\) 755-5022](#); [100-District 3 \(831\) 385-8333](#); [Priscilla Walton](#); [John Heyl](#)
Subject: Letter from Pris Walton of the Carmel Valley Association
Date: Monday, June 3, 2024 11:30:22 AM
Attachments: [CVA Revised 6_3_24 Addendum Comments VR Ordinances on LH 6.1.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.]

Dear Chairperson Diehl and Planning Commissioners,
Attached is a letter from Pris Walton, president of the Carmel Valley Association, with further CVA recommendations concerning the county Vacation Rental Ordinances. Please send notice of your receipt of this message.
We appreciate your careful consideration of our views.
Sincerely,
Sandra Schachter, Secretary, CVA



Carmel Valley Association

preserving the beauty, resources, and rural character of the Valley since 1949

Date: June 3, 2024

To: Martha, Diehl, Chair, Monterey County Planning Commission
Cc: Monterey County Board of Supervisors
From: Priscilla Walton, President, Carmel Valley Association
Subject: Revised Vacation Rental Ordinances: **An Addendum to CVA's Original Comments and Recommendations**

The Carmel Valley Association, wishes to recommend additional considerations to the revised Vacation Rental Ordinances for the unincorporated areas of Monterey County. The Commissioners' thoughtful questioning raises other issues that we believe are important to creating effective ordinances for Short Term Rentals. The public discussion at the hearing on Wednesday, May 29, was both robust and extensive. It very much highlighted the public interest and concern about this issue. We thank you for facilitating and encouraging the meaningful discussion.

As a result, two major issues arose during questioning at the Hearing that we would like to add as recommendations to consider:

1. Length of Stay

While the original Title 20 and 21 codes called for no less than 7 days rental period for the use of residential property for remuneration, the revised ordinances do not list any length of stay criteria.

CVA recommends that wording be added to provide the following restriction to minimize neighborhood impacts from either Limited or Commercial Vacation Rentals: "The Owner(s) or his/her/their designated Host shall not write more than 4 rental contracts within any thirty day period, whether permitted to rent three times per year or 365 days a year."

2. Parking Requirements for Permit

Former codes required specifying spaces of off-street parking on a site map as part of any permit application. In the revised ordinances this requirement seems to have been eliminated. In order to provide the least impact on neighborhoods and to promote safe

vacation rental activities, CVA recommends that sufficient off-street parking for cars to accommodate the maximum allowable number of guests either day or night be a requirement for all ministerial and discretionary vacation rental permits.

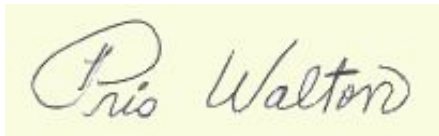
3. Visitor Serving Units allowable in the Carmel Valley Master Plan

At the hearing Staff referred to a Board of Supervisor ruling that the use of residential property for remuneration does not constitute a visitor serving unit although hotels, motels and bed & breakfasts do.

The Carmel Valley Association has always maintained that Vacation Rentals are visitor serving units, much like the other allowed visitor serving applications, and should hence be counted as such. The Carmel Valley Master Plan allows 175 units West of Majorca and 24 on the former airport property near Carmel Valley Village. These should be included in the count of Short Term Rentals.

Thank you for including these requests in the documents generated through the hearing process.

Sincerely,

A handwritten signature in cursive script that reads "Priscilla Walton". The signature is written in dark ink on a light yellow rectangular background.

Priscilla Walton, President

Carmel Valley Association

From: [Katherine Wenglikowski](#)
To: [100-District 1 \(831\) 647-7991](#); [100-District 2 \(831\) 755-5022](#); [100-District 3 \(831\) 385-8333](#); [100-District 4 \(831\) 883-7570](#); [100-District 5 \(831\) 647-7755](#); [Vasquez, Elizabeth](#); [Bowling, Joshua](#); [293-pchearingcomments](#); [Ruiz, Elizabeth](#); [ceqacomment](#); [Katie@Coastal Butler](#); [Ellie@Coastal Oliver](#); [centralcoast@coastal.ca.gov](#); [Dan.Carl@coastal.ca.gov](#); [brittney.cozzolino@coastal.ca.gov](#); [Peter.Allen@coastal.ca.gov](#)
Subject: Airbnb Gets Help From Hosts To Fight Lawmakers - The Wall Street Journal
Date: Wednesday, June 5, 2024 9:57:05 AM

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Airbnb Gets Help From Hosts To Fight Lawmakers
wallstreetjournal-ny.newsmemory.com

The Wall Street Journal printed this article detailing how the “face of pro short term rentals” is the little people (homeowners) who are trying to make a buck, but in actuality the money behind pro STR campaigns is financed by international corporate money (Expedia which owns Airbnb) who want to protect their financial interests and investments. Corporations such as Expedia have a huge portfolios of STRs and aim to protect these by fighting with every city, county and state in the nation.

To the staff at Monterey County and the California Coastal Commission, please don't let the multinationals win. Keep California out from underneath the thumbs of “Big Money.” Do the right thing; protect our residential neighborhoods.

Many thanks for your continued consideration,

Katherine Wenglikowski
138 carmel Riviera Dr.

https://wallstreetjournal-ny.newsmemory.com/?publink=2e896faaa_134d301

The Wall Street Journal

“The fires provided a lot more fuel for this fight,” said Jennifer Wilkinson, vice president of the state host group Hawai’i Mid and Short-Term Rental Alliance. The bill became law in May, and the mayor of Maui has proposed a county law that would remove thousands of short-term rental listings on the island.

In New York, hosts last year staged protests outside City Hall and filed a lawsuit alongside Airbnb, but failed to stop the de facto short-term rental ban.

‘Community leader’

Aside from independent, politically active host groups such as Clara, there are also more informal groups set up by Airbnb. Andrea Henderson, a short-term rental host in Denver, received an Airbnb email soliciting applications to be a host “community leader” and run one of these groups. She was selected in 2022.

She isn’t on the company’s payroll, but said she does get funding to put on local meetups. The Denver group grew from 10 members in 2022 to more than 1,000 in 2024, she said.

Many hosts hadn’t heard of the Colorado Senate bill. Henderson corresponded with a member of Airbnb’s advocacy team, shared information about the legislation with hosts and encouraged those interested to testify at hearings.

Some independent groups also get support from Airbnb and Expedia. “They speak authentically because they’re not hired consultants, they’re not PR agencies,” said Jay Carney, global head of policy and communications at Airbnb.

In Pennsylvania, the Poconos Association of Vacation Rental Owners has biweekly calls with members of the two companies’ policy teams who help draft letters to homeowners associations and community boards, said the group’s executive director Ricky Cortez.

Still, for the most part the companies stay in the background, and hosts said

they are happy with that.

“If Airbnb walks in the door, no one is going to support them,” Marks said.

“But if Julie Marks and her three friends, who are also Vermonters, walk through the door, they’ll listen.”



(Please click on the link above to finish this well detailed article)

From: [Susan Layne](#)
To: [Price, Taylor](#)
Subject: Fwd: Comments for No. 6 – REF130043 & REF1000042.
Date: Friday, May 31, 2024 12:56:40 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.]

Taylor,

Great job with your presentation on Wednesday! Very thorough, clearly explained, though by the end of the meeting I was confused about unlimited hosted rentals.

Anyway, I submitted comments late, but am not sorry that they weren't distributed (to my knowledge) as I tend to editorialize in spite of my efforts to not do so.

I do believe that you can easily verify the occupancy standards that HUD sets forth in order to comply with Fair Housing standards—2 per bedroom plus one. I really believe it would be a grievous error to establish a different policy.

Thank you Taylor.

Susan

Sent from my iPhone

Begin forwarded message:

From: Susan Layne <sjlayneappraiser@gmail.com>
Date: May 29, 2024 at 5:33:05 PM PDT
To: vasqueze4@co.monterey.ca.us
Subject: Comments for No. 6 – REF130043 & REF1000042.

1) Re: Occupancy HUD Fair Housing Occupancy requirements are 2 per bedroom plus 1.

Anything other than that can be construed to be prima facie discrimination, which I am sure the County does not want to engage in, by requiring this of participants in the program(s).

2) I think the requirements regarding private roads, private water systems and septic system inspections should definitely be left in.....a residential septic system, designed for a single family use that is then used for 16 transient occupants at a time, or 13 plus the daytime guests as is already happening in our neighborhood, is insufficient. So, not just that the system works, but that it has the capacity for 10 occupants or whatever. Likewise, a private water system---when scarcity of water has long been an issue in the area.

3) The phase in is absurd! When the law goes into effect, that's it! You're bringing in some sort of "bleeding heart" subjectivity to a process that should be objective. If an investor gets "burned" because they have taken advantage of the lack of policy and or lack of enforcement, oh well!!! Too bad, that's business.

Thank you,
Susan Layne

Susan Layne
831-383-2441

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