

Exhibit H

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September 3, 2024

VIA E-MAIL

Zoning Administrator and
Mary Israel
County of Monterey
1441 Schilling Place, 2nd Floor South
Salinas, CA 93901
Tel: (831) 755-5183
Email: IsraelM@countyofmonterey.gov

Re: Carmel Self Storage Investments LLC's Combined Development Permit Application (PLN210306)

Dear Zoning Administrator,

Our firm represents StoragePRO Self Storage of Carmel, located at 9640 Carmel Valley Rd, Carmel-By-The Sea, CA 93923 (our “**Client**”), and we oppose the proposed combined development permit application PLN210306 covering assessor parcel number 169-131-024-000 (the “**Project**”). The Project is currently zoned HC-D-S-RAZ and is subject to heightened scrutiny of D and S overlay designations and is **disproportionately seeking ~80% FAR where other projects in the region have been limited to 53% FAR.**

It has come to our attention that the Project deviates from the established land use policies set forth in the *Monterey County General Plan* (the “**General Plan**”) and the applicable specific plan, the *Carmel Valley Master Plan* (the “**Master Plan**”), with respect to the scale and bulk of the Project as proposed.

The General Plan speaks to commercial developments, and Commercial Goal LU-4 specifically provides as follows:

“LU-4.3 Commercial uses shall be developed in a compact manner.”
(*Monterey County General Plan*, p. LU-18)

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Further, the Master Plan policy CV-1.20 explicitly states:

“CV-1.20 Design (“D”) and site control (“S”) overlay district designations shall be applied to the Carmel Valley area. Design review for all new development throughout the Valley, including proposals for existing lots of record, utilities, heavy commercial, and visitor accommodations, but excluding minor additions to existing development where those changes are not conspicuous from outside of the property, shall consider the following guidelines:

- a. **Proposed development encourages and furthers the letter and spirit of the Master Plan.**
- b. **Development either shall be visually compatible with the character of the valley and immediate surrounding areas or shall enhance the quality of areas that have been degraded by existing development.**
- c. Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the appearance of the building’s natural and man-made surroundings.
- d. **Structures should be controlled in height and bulk in order to retain an appropriate scale.**
- e. Development, including road cuts as well as structures, should be located in a manner that minimizes disruption of views from existing homes.
- f. Minimize erosion and/or modification of landforms.
- g. Minimize grading through the use of step and pole foundations.”

*(Carmel Valley Master Plan, at pp. CVMP 4-5, **emphasis added**)*

Per CV-1.20(a), (b), and (d), the Project’s scale and bulk neither conform to the spirit of the Master Plan nor to the character of the corridor. Based on the plan sets in the Combined Development Permit Application, the Project yields a floor-to-area ratio of nearly 80% (71,540 proposed SF / lot size of 90,649 SF). This is inconsistent with the nearby built environment and the precedent for the region, as our Client’s property was limited to an FAR of 53% to harmonize with the General Plan and Master Plan.

Similarly, the nearly 80% FAR of the Project is at odds with LU-4.3’s requirement that commercial uses be “developed in a compact manner”, particularly considering that other properties in the immediate area were limited to less than 53% FAR.

Based on the General Plan and Master Plan, along with the historical record for other developments within the vicinity, we find the proposed Project incongruous and not consistent with the longstanding legislative intent of the planning record. A finding of consistency with the General Plan and any specific plan is required for approval of the tentative map or parcel map pursuant to California Government Code §66473.5 and California Government Code §66474(b). Approving the Project as proposed would likely not meet the standards of judicial mandamus review.

We urge the County of Monterey to hold the Project to the same standard as our Client’s property was held by reducing the Project’s FAR to 53% or to permit our Client to enlarge its

property to a level consistent with the Project's FAR. Should you have any questions or require additional information, please do not hesitate to contact us via email at joe@moitalaw.com and vm@moitalaw.com or by telephone at (925) 783-6260 and (925) 783-9688.

Thank you for your prompt attention to this matter.

Sincerely,



Joseph D. Moita, Esq.



Vincent A. Moita, Esq.

From: [tracy k](#)
To: [293-zahearingcomments](#)
Cc: tballwall@gmail.com
Subject: Carmel self storage investments LLC Project file number PLN 210306
Date: Tuesday, September 17, 2024 1:43:24 PM
Attachments: [Storage unit .docx](#)

[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.]

Our names are Patricia and Tracy Kauffman. We live next to the proposed building site on Center street. As residents living with in feet of this proposed storage unit, we have questions and concerns. Our house sits on the street where incoming and outgoing traffic will be accessing the property. Is Center street wide enough to accommodate this traffic, especially big trucks and U hauls?

Many adults, elderly, children and dogs walk this neighborhood and across the field. This is a residential neighborhood. We want to feel safe. If cars are parked on either side of the street, how is there enough space for traffic and pedestrians?

There is currently no drainage on center street. The only drainage is at the point when Center street intersects with Dorris and Berwick. Due to the lack of drainage Center street turns into a lake when it rains or even sprinklers are left on too long. The puddle that forms can be up to 7 inches in depth. The county needs to address this issue before more buildings are constructed.

How is pollution going to be handled? There is a storage Unit with 400 units that already exists on the property, is full of trash and bottles constantly. Our wildlife and river are surely being negativity influenced by more buildings, truck and car exhaust, litter, and is pushing our wildlife In this beautiful valley further away. We live here because we enjoy the open space and rural atmosphere. Concrete is for the city. Our views have been obstructed substantially by the existing storage unit that was built a few years ago. The master plan specifically states that the views should not be obstructed from people's homes. The master plan also states....28.1.19

1. Low visibility, safe and unobtrusive access away from pedestrian traffic areas.
2. Low noise impact on surrounding uses.

39.2.2.1

The needs of bicyclists, pedestrians, utilities and drainage shall be considered, and where appropriate provided for on all public right of ways where such improvements will be safe for the intended use.

Does the storage unit need to be two stories high?

We find it outlandish that Mid Valley needs another storage unit facility. There is already a 400 unit storage facility sitting directly next to the proposed building site. As well as storage units in the Mid valley shopping center. How many storage units do we possibly need?

Finally, with the influx of traffic on Carmel Valley road it's dangerous and time consuming as is to get on and off of Carmel valley road from Berwick and Dorris drives. More traffic is last thing we need.

From: [Jackie Menke](#)
To: [293-zahearingcomments](#)
Subject: regarding the prospective storage unit project at Berwick Dr. & Center St.
Date: Monday, September 23, 2024 5:18:06 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 am a property owner at 9500 Center St. My Condo unit is #47.

I am very much AGAINST the building of the storage unit that is being proposed on the lot at the corner of Center St. & Berwick Dr.

This is a quiet, lovely residential area. The noises from the local Safeway & the other businesses in The Mid Valley Shopping Center are more than enough for us residents to deal with. Fortunately, the cars that frequent Safeway & the other businesses are not a problem for the residents of the Mid Valley Garden Homes because Center St. its not used by the customers that frequent the shopping center.

I believe a business like a storage complex would SUBSTANTIALLY increase traffic on Berwick and especially Center St. throughout the days and evenings. That would increase & disturb the quiet, safety & serenity of our homes. MANY children in this neighborhood ride their bikes & skateboards on those streets. Young families walk with their children and we elderly folks take leisurely walks in our neighborhoods throughout the days & nights.

Also, that many two story buildings would create a terrible eye

sore in our beautiful Carmel Valley. I am so surprised that anyone who knows & loves our area would even propose a project like this! The developers must NOT be from our area.

PLEASE DO NOT ALLOW THIS KIND OF DEVELOPMENT TO SCAR THE BEAUTY OF THIS SERINE & PEACEFUL VALLEY!!!!!!

Jackie Menke
9500 Center St. #47
Carmel, Ca. 93923

From: riversedgerentals@pm.me
To: [293-zahearingcomments](#)
Subject: Carmel Self-Storage Investments LLC
Date: Thursday, September 26, 2024 9:27:51 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 County Zoning staff,

Thank so much for the opportunity to allow for comments.

The construction of a storage facility should not be permitted under any circumstances.

It is an industrial project in scope and size. Would you grant a variance for a project like this in Big Sur? Please do not grant this construction project. It belongs in an industrial area of Monterey, not a drive into Carmel Valley where farmers, bicyclists, families all live.

For drainage, fire danger, water, and expanding the carbon footprint to what is residential area with light commercial use (there's a Safeway and a post office, really), this project makes no sense. It blocks the view for people who live there.

But also, because of it's massive carbon footprint it belongs in a small city or a town--not along a two-lane road where some old timers still keep horses! You can't take a bus there. You have to drive.

It is a greenlight for more industrial-scale development. There is already a drought and water rationing, yet a self-storage commercial building is allowed to go up?

Thank you for vetoing this construction project that is of no benefit to the people who live there.

Sincerely,

kf mayer
9500 Center Street
#17
Carmel, CA

From: [Mary Lou Gomez](#)
To: [293-zahearingcomments](#)
Subject: I'm against this!
Date: Monday, September 23, 2024 5:54:07 PM

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To Whom It May Concern:

I would not want to be surrounded by a place full of storage containers, constant in and out of people, I can't trust; further, it is a safety concern as I am a single woman.

Please do not approve:

Project Name: CARMEL SELF STORAGE INVESTMENTS LLC
Project File No.: PLN210306
Project Location: Terminus of Center Street near the intersection with Berwick Drive

Thank you,

Mary Lou Gomez
MVGH condo owner


From: [michael spicer](#)
To: [293-zahearingcomments](#)
Subject: Proposed mid valley self storage facility
Date: Thursday, September 26, 2024 10:27:01 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.]

I am opposed to the developers application to build a storage facility in my neighborhood. I often walk center st. To my condominium mailbox and as there is no sidewalk I use the street, as do other walkers. An increase in any traffic would be very unsafe and ill advised. I also use the "old trail" to access the nearby hotel golf course and hiking trail. Without that my only pedestrian access would be along the highway! While there certainly is a need for further housing in California, it doesn't include storage units. Michael Spicer

Sent from my iPad

TO: Mary Israel, Supervising Planner x 5183
Anna Quenga, Principal Planner AICP x 5175
Craig Spencer - Director, HCD x5233
Melanie Berretti, Acting Chief of Planning Services,
AICP x5285
Armida Estrada, Zoning Administrator Assistant
Mike Novo, Acting Zoning Administrator, x 5176

FROM: Marianne Gawain, President 
Carmel Valley Association (CVA)

John Heyl, CVA Board 
Land Use Committee Member

IN RE: Zoning Hearing Sept 26, 2024 on
CARMEL SELF STORAGE INVESTMENTS LLC,
End of Center St., Carmel Valley, CA (CVMP area)
PLN210306, APN: 169-131-024-000

Carmel Valley Association (CVA) respectfully requests that the Zoning Administrator return this application to the applicants for revisions that would bring it into compliance with the Carmel Valley Master Plan (CVMP) and the Monterey County General Plan.

Specifically,

1. CVLUAC, at their meeting of May 1, 2024, recommended by a 4-0 vote that the project be returned for redesign. (See staff report in Agenda supporting documents.)
2. The plans for this project indicate a Building A (See Appendix A) that could deny access via Center St to the proposed RHNA opportunity site # 56 on the lot to the south of the project.
3. The application for the storage facility may indicate that it will draw water from wells on the parcel currently listed as site #56 in the RHNA opportunity sites located to the south of this project' s parcel. (See in Appendix B for RHNA site #56 and Appendix C for wells' locations.)
4. Correspondence from Moita & Moita LLP, indicates that this project is “disproportionately seeking ~80% FAR where other projects in the region have been limited to 53% FAR.” See related issues below in re CV-1.14,1.20, and 3.3.
5. Correspondence from local residents refers to flooding issues on Center Street due to inadequate drainage. The submitted plans do not show drainage work indicated for Center Street.
6. The cumulative approval of projects that deviate, in ways large or small, from the Carmel Valley Master Plan seriously undermines the Valley’s unique character and its livability. The

Carmel Valley Association is deeply concerned that this project as proposed—again, a project that was recommended for redesign by the Carmel Valley LUAC—violates several components of the CVMP. Please see our detailed analyses below. (Master Plan item precedes analysis in bold):

CV-1.9 Structures proposed in open grassland areas that would be highly visible from Carmel Valley Road or Laureles Grade shall be minimized in number and be clustered near existing natural or man-made vertical features.

This proposed storage facility is not in keeping with CV-1.9 as it covers practically 80% of the project's parcel.

CV-1.14 Provision should be made for service centers in Carmel Valley. They shall be limited to urbanized areas such as the mouth of the Valley, Carmel Valley Village or mid-Valley area. Sites shall meet the following criteria:

- a. Low visibility
- b. Safe and unobtrusive access away from pedestrian traffic areas
- c. Low noise impact on surrounding uses
- d. Conform to all other Plan requirements

This proposed storage facility violates CV-1.14 because it features highly visibility buildings. The proposed access off Center Street is in a residential neighborhood where children play and ride bicycles and people stroll and walk dogs. Additionally, the proposal could partially block part of an historical trail from the Robinson Canyon bridge to the Mid Valley Shopping Center (see CV-3.14 comment below).

CV-1.20 Design (“D”) and site control (“S”) overlay district designations shall be applied to the Carmel Valley area. Design review for all new development throughout the Valley, including proposals for existing lots of record, utilities, heavy commercial, and visitor accommodations, but excluding minor additions to existing development where those changes are not conspicuous from outside of the property, shall consider the following guidelines:

- a. Proposed development encourages and furthers the letter and spirit of the Master Plan.
- b. Development either shall be visually compatible with the character of the valley and immediate surrounding areas or shall enhance the quality of areas that have been degraded by existing development.
- c. Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the Monterey County General Plan Carmel Valley Master Plan October 26, 2010 – Amended as of February 12, 2013 Page, CVMP-5 appearance of the building’s natural and man-made surroundings.
- d. Structures should be controlled in height and bulk in order to retain an appropriate scale.
- e. Development, including road cuts as well as structures, should be located in a manner that minimizes disruption of views from existing homes.
- f. Minimize erosion and/or modification of landforms.
- g. Minimize grading through the use of step and pole foundations.

CV-3.3 Development (including buildings, fences, signs, and landscaping) shall not be allowed to significantly block views of the view-shed, the river, or the distant hills as seen from key public viewing areas such as Garland Ranch Regional Park, along Carmel Valley Road, and along Laureles Grade Road. This policy applies to commercial and private parcels including existing lots of record.

This proposed storage facility is not in keeping with either CV-1.20 or CV-3.3 policies as it is not visually compatible with the character of the Carmel Valley and immediate surroundings and does not enhance the quality of areas that have been degraded by existing development. Additionally, the structures do not retain appropriate scale, especially when it comes to preserving the view-shed, i.e. views of the hills and riparian area.

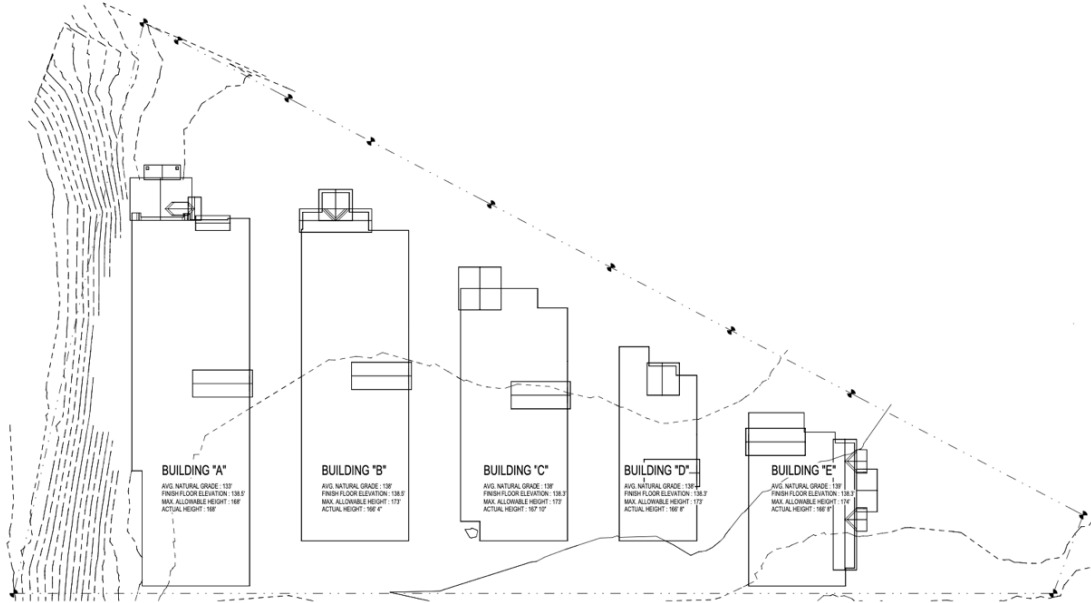
CV-3.14 Wherever possible a network of shortcut trails and bike paths should interconnect neighborhoods, developments, and roads. These should be closed to motor vehicles and their intent is to facilitate movement within the Valley without the use of automobiles.

This proposed storage facility is not in keeping with CV-3.14 as it could block the historical walking trail from the Robinson Canyon Road bridge to Center Street / Mid-Valley Shopping Center.

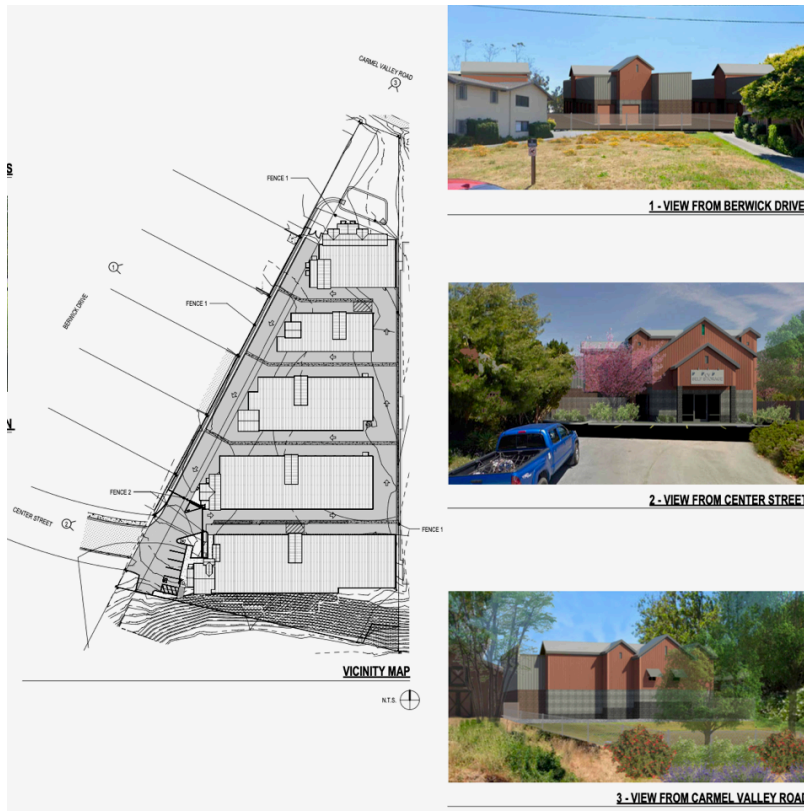
In summary, CVA is grateful for the opportunity to comment on this Project. We request that the Zoning Administrator return this project to the applicants to address these and any other issues that might impact development of affordable housing on RHNA opportunity site #56.

Appendix A:

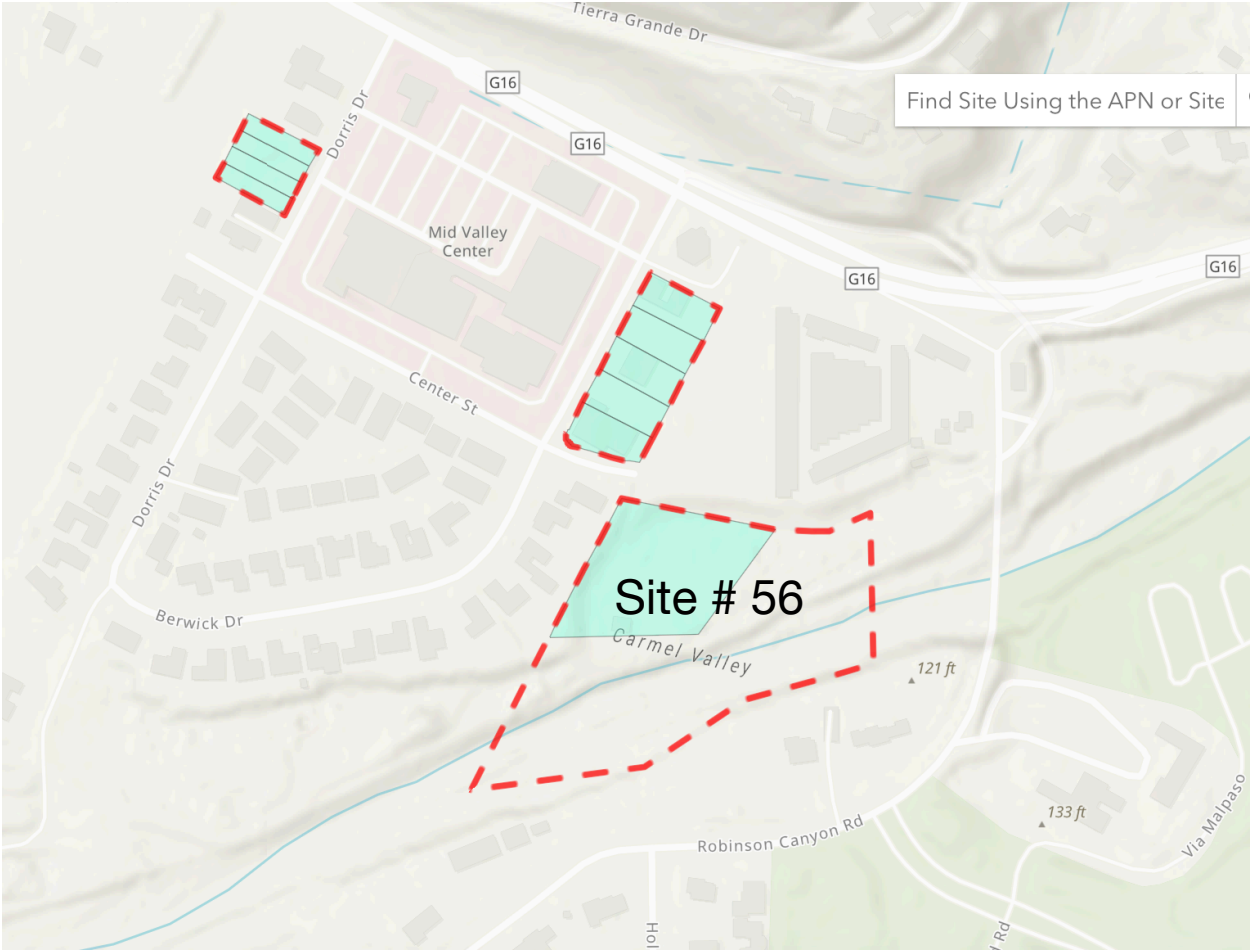
Site plan of Building A (on left)



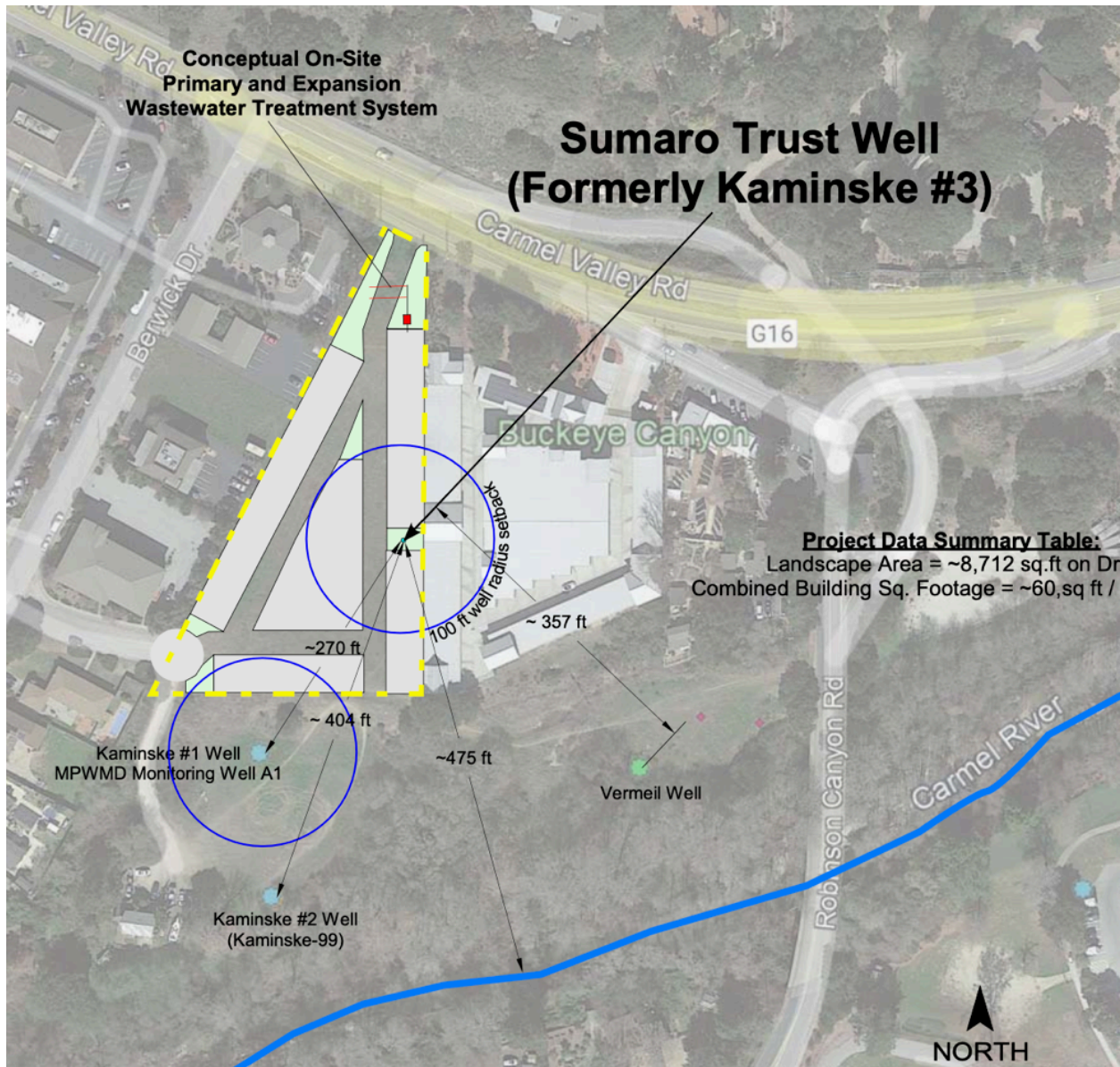
Site plan showing Center St (on left) and Street Views



Appendix B: Showing RHNA Opportunity Site #56 (lower site)



Appendix C: Plan from Application showing use of wells on RHNA Site #56



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