

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

COCONUT OAK LLC (FORMERLY LB HOMEBUYERS LLC) (PLN210098)

RESOLUTION NO. 24-

Resolution by the Monterey County Planning
Commission:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions listed in Section 15300.2 apply; and
- 2) Approving an Administrative Permit to allow transient use of residential property (two existing single family dwellings) for remuneration.

[PLN210098 COCONUT OAK LLC, 27610 & 27612 Schulte Road, Carmel Valley, Carmel Valley Master Plan (APN: 416-022-006-000)]

The COCONUT OAK LLC application (PLN210098) came before the Monterey County Planning Commission on February 28, 2024, and July 31, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY / SITE SUITABILITY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for transient use for remuneration.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Carmel Valley Master Plan; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. The County received communications from interested members of the public during the course of review indicating inconsistencies, however, the County finds the project consistent with the text, policies, and regulations in the applicable documents (see subsequent evidence “I”).
 - b) Allowed Use. The subject property is located at 27610 and 27612 Schulte Road, Carmel Valley, within the Carmel Valley Master Plan (APN: 416-022-006-000). The parcel is zoned Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or “LDR/2.5-D-S-RAZ”, which

allow for transient use of an existing residential property for remuneration subject to the granting of an Administrative Permit pursuant to Title 21 section 21.64.280.D. Therefore, the project is an allowed land use for this site.

- c) Legal Non-Conforming. The subject property is developed with two single family dwellings. Monterey County Assessor's records indicate that the first single family dwelling was established on the property between 1951 and 1957. In 1981, the County issued a building permit (File No. 31355) to allow construction of the second dwelling, which was subsequently received a final inspection in 1982. Based on the current zoning district's density limitation of one unit per 2.5 acres, the subject property (2.03 acres in size) would only support one single-family dwelling. As such, the subject property is legal non-conforming as to land use (density). Pursuant to Title 21 section 21.68.020.B, a legal non-conforming land use may be continued provided that the use is not intensified over the level of use that existed at the time the legal non-conforming use was established. Although the project will change the use of the property, it will not change the density or intensity of the subject property. Through adoption of the Transient Use of a Residential Property for Remuneration Ordinance (No. 5135), the Board of Supervisors found that 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." As such, the project is consistent with the legal non-conforming regulations of Title 21.
- d) Lot Legality. The subject property (2.028 acres in size), APN: 416-022-006-000, is identified as Lot 2 in Section 22 of the 1964 Assessor's Township Map, Township 16 South, Range 1 East. Additionally, the subject property is developed with two residences. Therefore, the County recognizes the subject property as a legal lot of record.
- e) As conditioned and proposed, the project complies with the requirements found in Title 21 Section 21.64.280.D.2, including the minimum rental period(s), prohibiting on-site advertising, payment of transient occupancy taxes (TOT), designation of a local contact person and limitation on the total number of occupants. As proposed and detailed in the attached Operations Plan, the two single family dwellings will be utilized as short term rentals, the property is limited to one contract at a time, the rental periods for the subject property shall be no less than a 7-night consecutive stay and no greater than a 30-night consecutive stay, no on-site advertising shall be allowed, and the total occupancy shall not exceed 12 guests.
- f) Occupancy. Pursuant to Title 21 section 21.64.280.D.2.b, the number of occupants in any residential unit for transient use shall not exceed the limits set forth in the California Uniform Housing Code. Under the Uniform Housing Code, each bedroom shall have a minimum of 70 square feet for the first two (2) people and 50 square feet for each additional person beyond two (2) people in that bedroom. The project includes the lease of two existing single family dwellings. The residence at 27610 Schulte Road (approx. 2,060 sq. ft.) includes three bedrooms, two bathrooms, and one kitchen. The residence at 27612 Schulte Road

(approx. 1,800 sq. ft.) includes three bedrooms, 2.5 bathrooms, and one kitchen. The owner is proposing a maximum of 12 people to stay at the property at a time. Although the California Housing Code would allow additional occupants, the existing on-site septic systems only have the capacity to support 12 occupants. Therefore, as proposed, the project is consistent with applicable Monterey County Code.

- g) Signage. Consistent with Title 21 section 21.64.280.D.2.c, the Operations Plan prohibits on-site advertising of short term rentals.
- h) The property owner does not reside within a five-mile radius of the property. Pursuant to Title 21 section 21.64.280.D.2.d, the attached Operations Plan identifies a local property manager, located within a 25-mile radius of the rental unit, as a 24-hour point of contact for all guests. If the point of contact changes while the property is still available to rent, HCD-Planning shall be provided with the new 24-hour point of contact's information immediately (See Condition No. 5).
- i) Parking. Title 21 section 21.58.040 establishes the minimum required parking spaces. Each single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to eight total cars for occupants and employees.
- j) Neighborhood Character. Pursuant to Title 21 Section 21.64.280, the County may apply conditions of approval to ensure use of a single-family dwelling for transient use does not result in adverse impacts to the neighborhood and to maintain the integrity of the zoning district. To protect the public, health, and welfare, as well as the residential character of the neighborhood, additional conditions have been applied to expressly prohibit events on the property (Condition No. 4). A Deed Restriction has been applied to ensure compliance with all applicable regulations (Condition No. 8). Additionally, a condition limiting the permit to 3 years from the day it was granted (Condition No. 9). The Applicant/Owner may apply for a permit extension 30 days prior to its expiration. The permit extension will be subject to the rules in place at the time the extension is considered. The purpose of the expiration date is to provide for review of the approved use to ensure that it remains compliant with the terms of this permit and that such use is not detrimental to the neighborhood (Condition No. 9).
- k) Land Use Advisory Committee (LUAC) Review. This project was referred to the Carmel Valley LUAC for review, at which the LUAC on March 6, 2023 voted 3-2 to support the project as proposed.
- l) Public Comment. Members of the public have submitted letters in support and opposition of the project. Raised concerns relate to the increasing number of short-term rentals in the local area/neighborhood, the potential increase in traffic and noise that the proposed project could cause, and use of the property as an event venue. The opposing letters describe Schulte Road as already having too many commercial uses. Saddle Mountain Ranch RV and Campground, and Camel by the River RV Park are located at the west end of Schulte Road. The submitted public comment letters raise concerns about the volume of traffic and increased noise levels that accompany the two RV campgrounds. In addition to these two commercial uses, Schulte Road residents claim that numerous residential properties along this road currently operate as

short-term rentals. Local residents are concerned that an additional short-term rental would worsen Schulte Road's existing traffic and noise issues, and potentially interfere with the excavation of residents and visitors along Schulte Road in an emergency. Additionally, the Carmel Valley Association objects to the project and claims inappropriate environmental review and the need to consider cumulative impacts of Schulte Road. The CVA's letter also made general comments about short term rentals in the County of Monterey, including the effect of short-term rentals on housing supply and the neighborhood character of Carmel Valley, and the need for the County to stay or deny all applications until such time that the Environmental Impact Report being prepared for the "revised VR Ordinance" is adopted by the Board of Supervisors.

As stated in preceding evidence "F", the number of occupancy will not exceed the limits set forth in the California Uniform Housing Code. The proposed use will have a comparable intensity and nature of two single-family dwellings and will not create an adverse environmental impact. Carmel Valley Road is identified as an evacuation route in the 2010 General Plan. Given that the project would not intensify the existing land use (two single-family residences), the project would not impair or interfere with the adopted emergency response or evacuation plan. HCD-Engineering Services have reviewed the proposed project and the nearby roadways and determined that the road is suitable for this use. The Monterey County Regional Fire Protection District has reviewed the application, made no comments, and raised no concerns about access to the property's development. Condition No. 4 has been applied to specify that no parties or events are allowed. Additionally, the rental is subject to Monterey County's Noise Ordinance. The Operations Plan identifies utilizing a local property manager, located within a 25-mile radius of the rental unit, as a 24-hour point of contact. Finally, the project is subject to the current short-term rental regulations contained in Monterey County Code section 21.64.280. It would be inappropriate to consider an ordinance that has yet to be adopted by the Board of Supervisors. As detailed in Finding No. 4 and supporting evidence, the Planning Commission finds that adequate environmental review has occurred, there are no potentially significant cumulative impacts, and the proposed use is consistent with the CEQA Guidelines Section 15301. Potential impacts of short-term rentals on long-term housing are not a unique circumstance that would disqualify the use of a categorical exemption.

- m) Suitability. The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed project. Conditions recommended have been incorporated.

- n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210098.

2. FINDING: **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Potable water for the property is, and will continue to be, provided by California American Water. The property has two onsite septic systems with associated leach fields; one to support each single-family dwelling. Environmental Health Bureau reviewed the submitted materials and confirmed that the property has adequate water and sewage management to serve the proposed short-term rental.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210098.

3. FINDING: **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210098.

4. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts operation of existing private structures, involving negligible or no expansion of an existing use.
 - b) The applicant proposes operation of two existing residential single-family dwellings as a transient use for remuneration and does not propose any additional development and/or expansion of the existing structures. All facilities are existing and have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The project will not impact sensitive environmental resources and there will be no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. Potential impacts of short-term rentals on long-term housing are not a unique circumstance that would disqualify the use of a categorical exemption. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that “the cumulative impact of successive projects of the same type in the same place, over time is significant.” Under CEQA, an action is a “project” only when it is either “directly undertaken by any public agency”, “supported, in whole or in part” by financial or other forms of assistance from a public agency or involves the issuance of an entitlement by a public agency. (Public Resources Code, § 21065.) The project area includes numerous unpermitted short-term rentals. By definition, these are not “projects” under CEQA, and therefore are not considered for purposes of this cumulative impact analysis. There are currently 5,033 residential dwellings in Carmel Valley Master Plan area and approximately 33 short-term rental applications in this same area on file with the County. Ten of these applications have been approved, and 23 are in different stages of the planning review process. Although it is recognized that many residences operate as short-term rentals without necessary permits, if all 33 short-term rental applications were to be approved, permitted short-term rentals would make up 0.65% of the residences in Carmel Valley. Given the limited number of short-term rentals, the application of regulations that address cumulative concerns, and the negligible effects of short-term use compared to long-term occupancy of residential structures, exceptions to categorical exemptions due to potential cumulative considerations are not warranted. Furthermore, none of these numbers reflect short term rentals that are operating without a permit.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210098.

5. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 21 Section 21.80.050.A, an appeal of the Planning Commission’s decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301; and
2. Approve an Administrative Permit to allow transient use of a residential property (two single-family dwellings) for remuneration.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 31st day of July 2024.

Melanie Beretti, AICP
Secretary of the Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTE

This permit expires 3 years after the above date of granting thereof unless certificates of compliance are recorded within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN210098

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN210098) allows transient use of residential property for remuneration. The properties are located at 27610 & 27612 Schulte Road, Carmel Valley (Assessor's Parcel Number 416-022-006-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 416-022-006-000 on July 31, 2024. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

4. PDSP005 - NO EVENTS ALLOWED (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Sections 21.64.280.A and B, to protect the residential character of the neighborhood on an ongoing basis, the property shall only be rented for residential-related use. The property shall not be rented to transient or short-term occupants for the purpose of holding a corporate or private event, unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for residential-related use.

5. PDSP001 - DESIGNATION OF CONTACT PERSON (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: An applicant who does not reside within a five-mile radius of the residence being rented, shall designate a person located within a twenty-five (25) mile radius of the rental unit, as a local contact person who will be available twenty-four (24) hours a day to respond to tenant and neighborhood questions or concerns and to otherwise be responsible for assuring that the rental unit complies with the requirements of the administrative permit issued and the provisions of this Section and other applicable provisions of Title 21. The name, address, and telephone number(s) of such a designated person shall be furnished to the Director of Planning prior to commencement of use. This information shall be available for public review. The permit holder shall promptly notify the Chief of Planning of any change in the local contact person's address or telephone number. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall provide appropriate information, on whom shall be the designated local contact person. The name, address, and telephone number of the appropriate person(s) shall be provide to the Director of Planning.

6. PDSP002 - TRANSIENT OCCUPANCY TAX (TOT) REGISTRATIION (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 5.40.070- Registration-Certification: "Within thirty (30) days after commencing business, each operator of any establishment renting occupancy to transients shall register said establishment with the tax collector and obtain the Tax Collector occupancy registration certificate, to be at all time posted in a conspicuous place on the premises."

Refer to County's website for Transient Occupancy Tax (TOT) FAQ's, forms, and ordinance: www.co.monterey.ca.us/taxcollector

Compliance or Monitoring Action to be Performed: Within 30 days of commencement of use, the Owner/Applicant shall provide proof that the property and transient use has been registered with the Monterey County Tax Collector.

7. PDSPOO3- MAXIMUM NUMBER OF OCCUPANTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Section 21.64.280.D.2.b, the permit shall specify the maximum number of occupants in any residential unit for transient use shall not exceed the limits set forth in the California Uniform Housing Code and other applicable State and County housing regulations for residential structures based on the number of bedrooms with the unit. Each permit shall specify the maximum number of occupants allowed. In accordance with Monterey County Code 21.64.280 and the Uniform Housing Code, the rental shall be sized adequately for the amount of occupants. Each bedroom shall have two people per bedroom.

The single-family dwellings at 27610 & 27612 Schulte Road, Carmel Valley, has a total of 6 bedrooms and 4.5 bathrooms. The owner/applicant will be leasing both units. The maximum number of allowed occupants during one rental contract of both dwellings shall not exceed 12 (6 for each individual dwelling). (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis; the maximum number of allowed occupants during one rental contract for both dwellings shall not exceed 12 (or 6 for each individual dwelling).

8. PD017 - DEED RESTRICTION-USE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to commencement of use, the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the requested transient use as specified in Section 21.64.280 of Monterey County Code, Title 21. Including, but not limited to: 1) The minimum rental period for all transient use of residential property shall be greater than seven consecutive calendar days up to the maximum of 30 days; 2) The maximum number of allowed overnight guests shall not exceed the limit of 12; 3) No advertising on site; 4) An owner/applicant who does not reside within a five-mile radius of the residence shall designate a person located within a twenty-five (25) mile radius of the rental unit, as a local contact person who will be available twenty-four (24) hours a day; 5) A copy of any administrative permit shall be furnished by the Director of Planning to the Treasurer of the County of Monterey and the Sheriff of the County of Monterey; 6) The administrative permit holder and/or registrant shall collect and remit to the Treasurer of the County of Monterey, the transient occupancy tax for each rental unit; 7) The property shall only be rented for residential-related use; No corporate or private events and 8) Compliance with the requirements of this Section shall be considered conditions of approval, the violation of which may result in a revocation of any administrative permit by the Chief of Planning. This deed restriction shall expire three years after the granting of this permit (April 5, 2026) or as PLN210098 may be extended pursuant to Condition 10. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall submit the signed and notarized document to the Director of HCD-Planning for review and signature by the County.

Prior to commencement of use, the Owner/Applicant shall submit proof of recordation of the document to HCD-Planning.

9. PDSP004 - PERMIT LIMITATION OF THE TRANSIENT USE OF A RESIDENTIAL PROPERTY (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit is valid for 3 years and shall expire on July 31, 2027, unless an extension is granted. Approval of this Administrative Permit is limited to 3 years to provide adequate on-going review of the approved transient use of the residential property for remuneration.

Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.70.120. The appropriate authority to consider this extension shall be the Chief of Planning. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21; 2) that the nature and character of the neighborhood has not changed so to cause the transient use to be detrimental to the area; and 3) an opportunity for Planning staff's review for ongoing compliance with the Administrative Permit's conditions of approval.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use to the satisfaction of the HCD-Chief of Planning. Any request for extension must be received by HCD-Planning at least 30 days prior to the expiration date.

10. FLOODPLAIN NOTICE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a recorded floodplain notice for the subject parcel stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: The applicant shall submit a signed and notarized floodplain notice to HCD-Environmental Services for review and approval. The notice shall be recorded prior to commencement of use.

SCHULTE - STR

27610 & 27612 Schulte Road, Carmel CA 939
APN 416-022-006-000



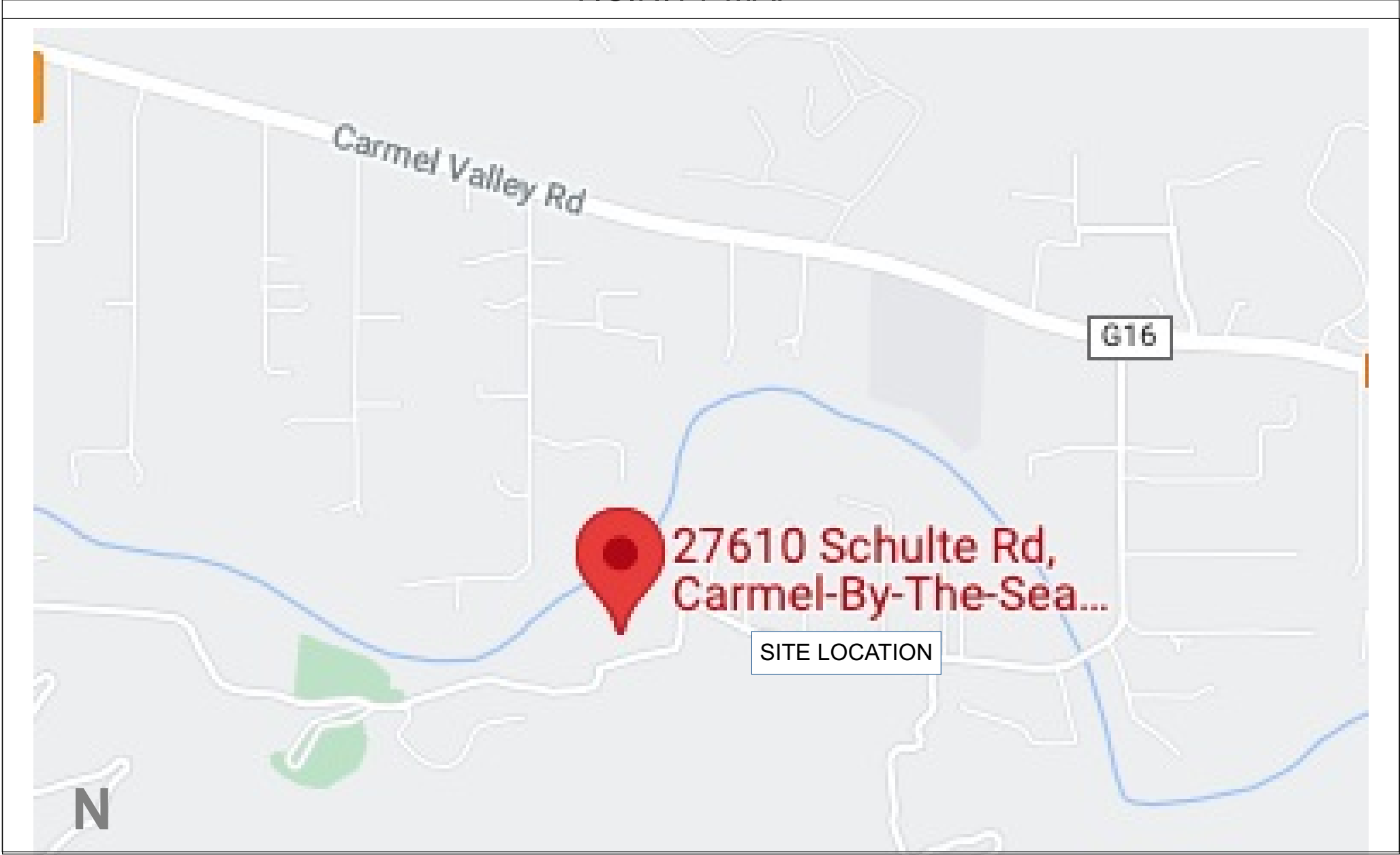
27612 SCHULTE ROAD



27610 SCHULTE ROAD

CONTACT INFO		PROJECT DESCRIPTION	PAGE INDEX
OWNER	APPLICANT	Application for Inland Short-Term Rental PLN210098 NOTE: OWNERS WILL ALTERNATE BETWEEN RESIDENCES, OR POTENTIALLY VACATE IF BOTH ARE RENTED OCCUPANCY: MAX 12 27612: 3 Bed / 2.5 Bath (6 Persons Max) 27610: 3 Bed / 2 Bath (6 Persons Max)	A-0 LAYOUT / TITLE PAGE A-1.1 SITE LOCATION A-1.2 SITE PLAN A-2.1 FRONT HOUSE FLOOR PLAN A-2.2 BACK HOUSE FLOOR PLAN
24-HOUR CONTACT			
OLGA VERKHOTINA 1598 Manor Road, Monterey, CA 93940 Ph: (916) 616-1369 verkhotina@gmail.com	LEWIS BUILDERS 3706 The Barnyard G11 Carmel, CA (831) 250 7168		
SITE DETAILS		NOTES	
LAND USE:	SINGLE FAMILY RESIDENTIAL	EMERGENCY CONTACTS:	
ZONING:	LDR	Police Department:	
SITE AREA:	2.03 ACRES	Junipero Avenue & 4th Avenue	
YEAR BUILT:	1982	Ph: (831) 624-6403	
OCCUPANCY TYPE:	R3	Fire Department:	
CONSTRUCTION TYPE:	V-B	8455 Carmel Valley Road, Carmel-by-the-Sea	
SPRINKLED:	NO	Ph: (831) 455-1828	
HOUSE:	27612: 1872 SF / 27610: 2060 SF	Emergency Room:	
JURISDICTION:	MONTEREY COUNTY, MPWMD	Community Hospital of the Monterey Peninsula (CHOMP)	
WATER:	CALAM	23625 Holman Hwy, Monterey, CA 93940	
SEWER:	SEPTIC	Ph: (831) 624-5311	
ELECTRICITY/GAS:	PGE / PROPANE		

VICINITY MAP



A-0

VERSION: 1.2

DATE: 4/30/23

LAYOUT / TITLE PAGE

REV # DATE / DESCRIPTION BY REV # DATE / DESCRIPTION BY

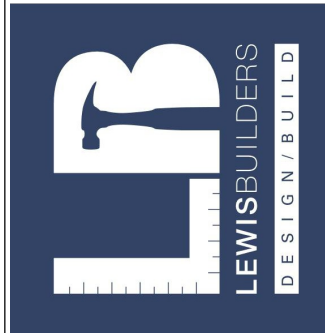
SCHULTE - STR

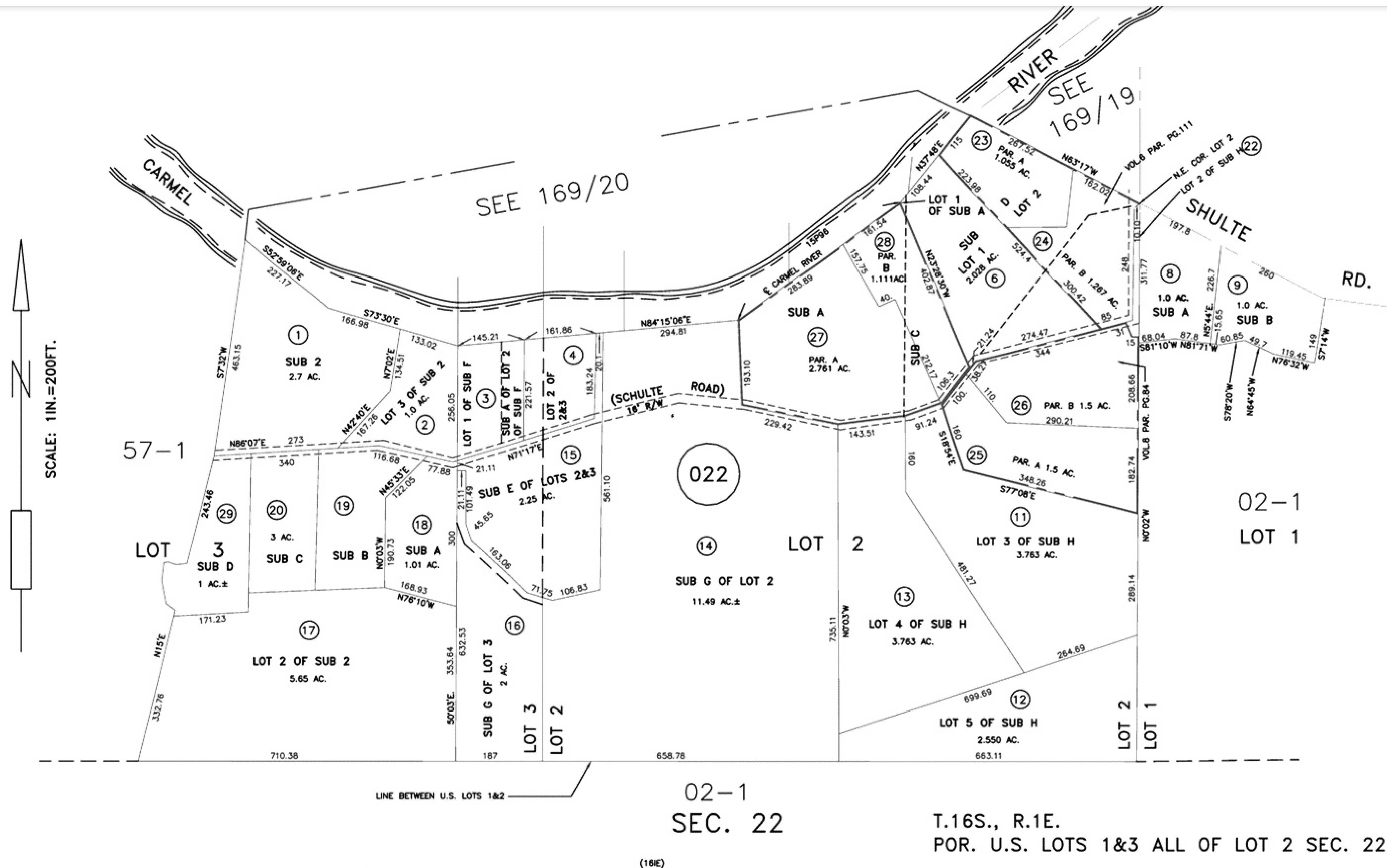
27610 / 27612 SCHULTE ROAD, CARMEL CA 93923
APN: 416-022-006-000

STAMP/SIGNATURE

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LEWIS BUILDERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THESE PAGES. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS IS STRICTLY PROHIBITED. LEWIS BUILDERS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS
CA. LICENSE
#B-844741
CARMEL CA 93923
(831) 250 7168





A-1.1

VERSION: 1.2

DATE: 4/30/23

SITE LOCATION			
REV #	DATE / DESCRIPTION	BY	REV #

SCHULTE - STR

27610 / 27612 SCHULTE ROAD, CARMEL CA 93923

APN: 416-022-006-000

STAMP/SIGNATURE



LEWIS BUILDERS

CA. LICENSE

#B-844741

CARMEL CA 93923

(831) 250 7168

LB

LEWIS BUILDERS

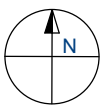
DESIGN BUILD

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF LEWIS BUILDERS. THEY ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO LEWIS BUILDERS. THE USER AGREES TO HOLD LEWIS BUILDERS HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST LEWIS BUILDERS BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THESE DRAWINGS OR SPECIFICATIONS. THE USER'S USE OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO LEWIS BUILDERS. THE USER AGREES TO HOLD LEWIS BUILDERS HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST LEWIS BUILDERS BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THESE DRAWINGS OR SPECIFICATIONS.



SITE PLAN

SCALE: 1/4"=1'



A-1.2

VERSION: 1.2

DATE: 4/30/23

SITE PLAN

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY

SCHULTE - STR

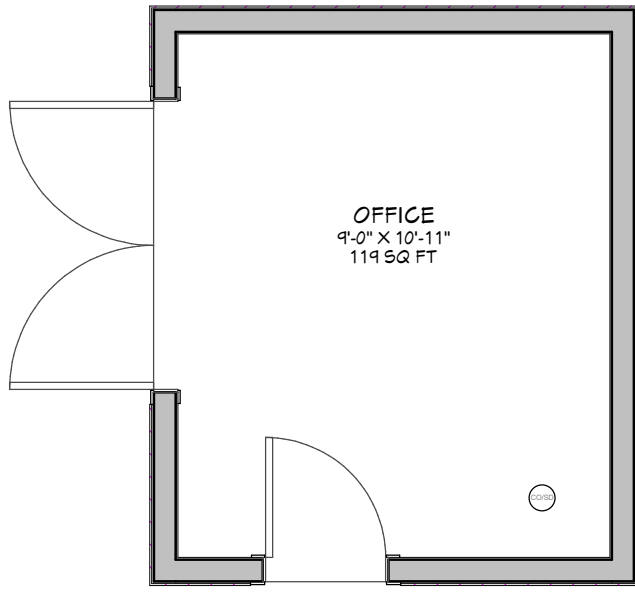
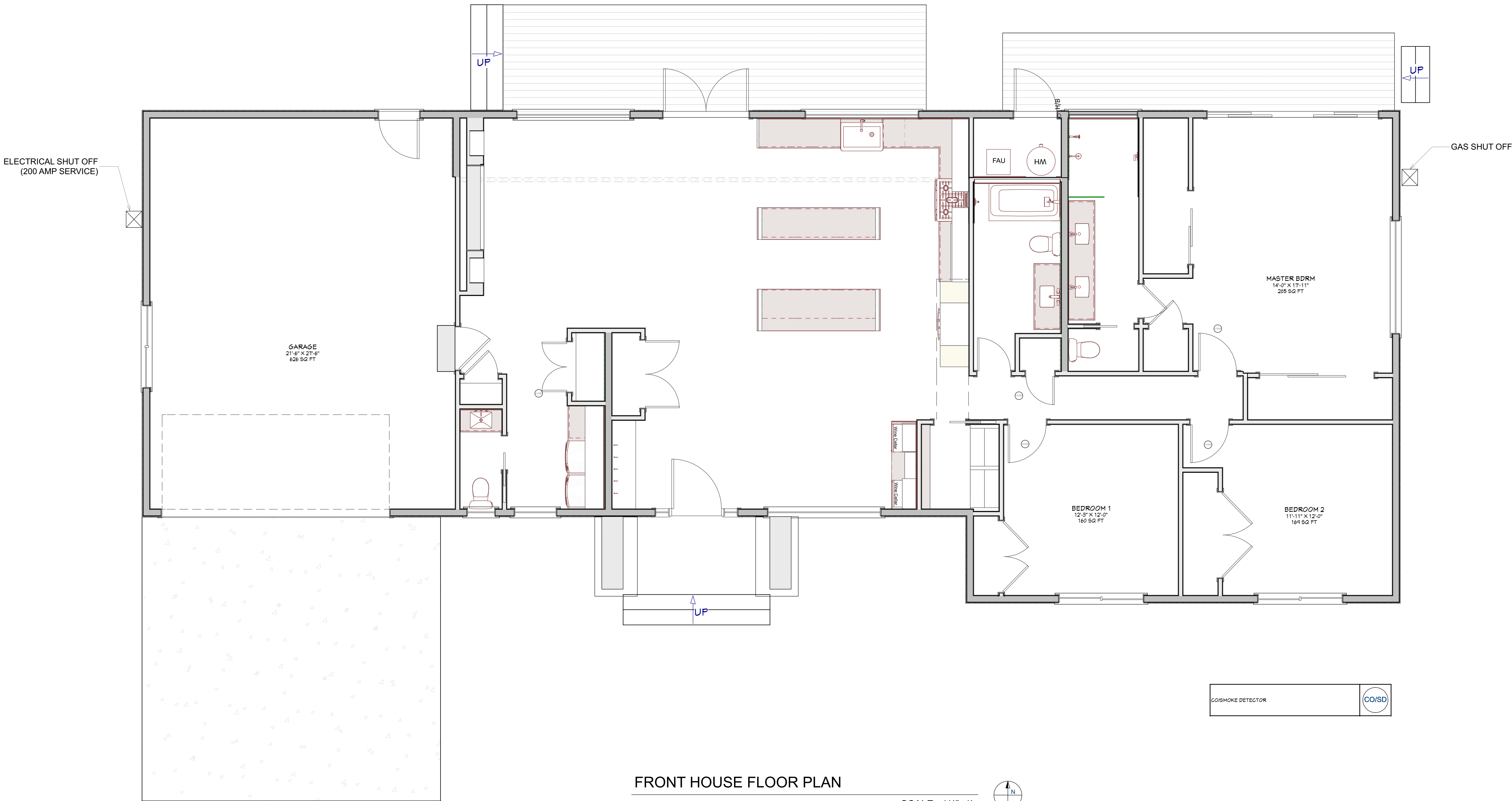
27610 / 27612 SCHULTE ROAD, CARMEL CA 93923
APN: 416-022-006-000

STAMP/SIGNATURE

ALL DRAWINGS, SPECIFICATIONS, AND ANY REPRESENTATION IN THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. ANY ATTEMPT TO DO SO WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS SHALL BE CONSIDERED A VIOLATION OF THE APPLICABLE LAW AND THE CONTRACTOR TO NOTIFY LEWIS BUILDERS IN WRITING OF ANY SUCH VIOLATION. LEWIS BUILDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ANY CONSTRUCTION ACTIVITIES.

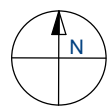
LEWIS BUILDERS
CA. LICENSE
#B-844741
CARMEL CA 93923
(831) 250 7168





FRONT HOUSE FLOOR PLAN

SCALE: 1/4"=1'



A-2.1

VERSION: 1.2

DATE: 4/30/23

FRONT HOUSE FLOOR PLAN

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY

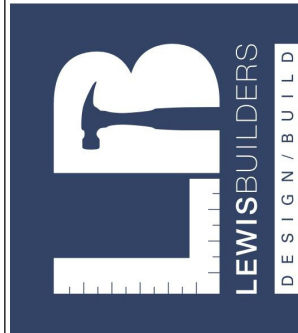
SCHULTE - STR

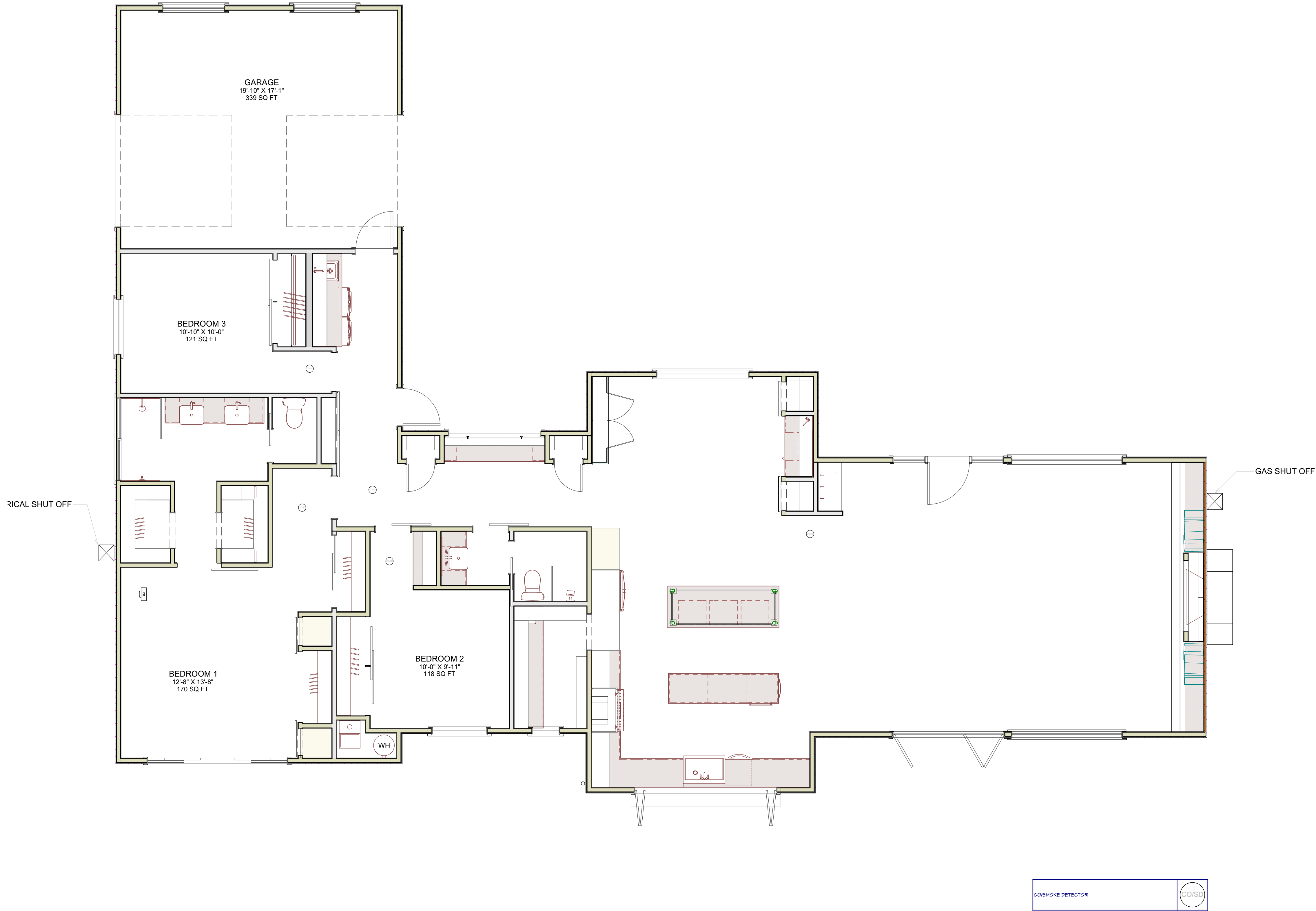
27610 / 27612 SCHULTE ROAD, CARMEL CA 93923
APN: 416-022-006-000

STAMP/SIGNATURE

ALL DRAWINGS, SPECIFICATIONS, AND ANY REPRESENTATION IN THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. ANY ATTEMPT TO REPRODUCE OR TRANSMIT WITHOUT PERMISSION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO LEWIS BUILDERS. IF THE USER IS A PROFESSIONAL, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

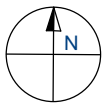
LEWIS BUILDERS
CA. LICENSE
#B-844741
CARMEL CA 93923
(831) 250 7168





BACK HOUSE FLOOR PLAN

SCALE: 1/4"=1'



A-2.2

VERSION: 1.2

DATE: 4/30/23

BACK HOUSE FLOOR PLAN

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY

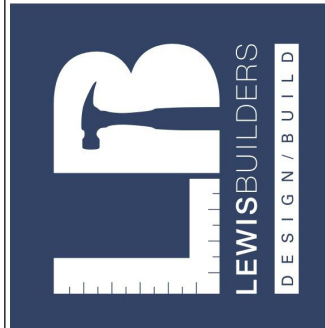
SCHULTE - STR

27610 / 27612 SCHULTE ROAD, CARMEL CA 93923
APN: 416-022-006-000

STAMP/SIGNATURE

ALL DRAWINGS, SPECIFICATIONS, AND ANY OTHER REPRESENTATION IN THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. ANY ATTEMPT TO REPRODUCE OR TRANSMIT WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS SHALL BE ATTEMPTED UNDER PENALTY OF LAW. IF ANY DISCREPANCY OR CONFLICT EXISTS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE SPECIFICATIONS SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT AND FOR NOTIFYING LEWIS BUILDERS IN WRITING OF ANY DISCREPANCIES OR CONFLICTS BEFORE ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS
CA. LICENSE
#B-844741
CARMEL CA 93923
(831) 250 7168



This page intentionally left blank

27610 / 27612 SCHULTE - OPERATIONS PLAN

Maximum Occupancy:

6 Bedrooms Total

Total Maximum Occupants: 12 persons

Note: Only 1 rental contract is allowed at a time; for either home individually, or both homes rented together. It will not be allowed to run a separate contract for each home concurrently. If both homes are rented, it will only be to 1 party.

At times, the owners will be occupying one of the properties, and renting the other.

27612: 3 Bed / 2.5 Bath (6 Persons Max) **27610:** 3 Bed / 2 Bath (6 Persons Max)

Rental Period:

Guest rental periods shall be no less than a 7-night stay and limited to no greater than a 30-night stay.

Access Instructions:

Guests shall be provided with a unique key combination shortly before arrival. For security, this unique combination is changed for every guest.

Parking Instructions:

Guest parking is only allowed on-property. The property can accommodate 8 total cars for guests and employees. Please see attached planset for designated parking areas. Should guest(s) park a larger than normal vehicle, guest shall reduce the total number of cars so as to not block access by emergency vehicles. Parking and/or blocking the access road/driveway are not permitted and violators are subject to having their cars being towed at their expense. There is a garage structure on the property.

Noise Restrictions:

Guests are informed prior to, or on arrival, and shall be responsible for adhering to the following the Monterey County 'Nighttime Noise Ordinance Code' - 10.60.040 which reads as follows:

"It is prohibited within the unincorporated area of the County of Monterey to make, assist in making, allow, continue, create, or cause to be made any loud and unreasonable sound any day of the week from 9:00 p.m. to 7:00 a.m. the following morning."

Fire Pits

Fire pits are gas operated only and shall never be left unattended.

Specific 27610 / 27612 House Rules:

1. No Events
2. No illegal drugs allowed on the premises
3. No smoking inside

Signage:

Signage advertising house as a Short-Term-Rental shall not be permitted at any time On-site.

Property Manager - Contact Information:

Should guests have any questions, or encounter any problems during their stay, Olga will be the first point of contact. In the event he cannot be reached, the owners will be your back-up point of contact. Olga can also be the person responding to neighbors calling with any issues, especially pertaining to noise or improperly parked cars.

Local Property Manager:

Olga Verkhovina

1598 Manor Road Monterey, CA 93940 Phone: (916) 616-1369

Owners:

John & Tammy Lewis (831) 250-7168 27610 Schulte Road

Carmel, CA 93923

Safety Contacts: Monterey Sheriff's - 911

Police Department:

Junipero Avenue & 4th Avenue Ph: (831) 624-6403

Fire Department:

8455 Carmel Valley Road, Carmel-by-the-Sea Ph: (831) 455-1828

Emergency Room:

Community Hospital of the Monterey Peninsula (CHOMP) 23625 Holman Hwy,

Monterey, CA 93940 Ph: (831) 624-5311

This page intentionally left blank