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From: Banksy71@pm.me
To: [293-zahearingcomments](#)
Subject: comments on project PLN250339 at 26301 Carmelo St Carmel CA 93923
Date: Sunday, August 2, 2026 1:42:46 PM
Attachments: [Comments on PLN250339 26301 Carmelo ST Carmel CA 93923.pages](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good Morning to whom it may concern,

I am enclosing a letter requesting a denial of permit for short term vacation rental at 26301 Carmelo street. Please confirm receipt.

Thank you for your consideration,

Laura Banks

Sent with [Proton Mail](#) secure email.

Laura Banks
26271 Camino Real
Carmel-by-the-Sea, CA 93923
Banksy71@pm.me

August 2nd, 2026

Monterey County Housing and Community Development
1441 Schilling Place- South, 2nd floor
Salinas CA 93901

RE: Opposition to Permit Application PLN250339 — Short-Term Commercial Vacation Rental (26301 Carmelo St, Carmel, CA 93923)

Dear Members of the Coastal Commission,

I am writing to formally request that the Coastal Commission **deny** the coastal development permit application (Project File Number: **PLN250339**) seeking permission for commercial short-term vacation rentals (fewer than 30 consecutive days) at **26301 Carmelo St, Carmel, CA**. As a resident living in the immediate vicinity of this property, I strongly object to converting a residential home into an unmonitored, commercial lodging operation. Permitting short-term rentals at this location poses significant safety risks, disrupts the peace and character of our residential neighborhood, and undermines the long-term vitality of the local community. I respectfully ask the Commission to deny this permit based on the following critical concerns:

1. Neighborhood Safety and Proximity to Children and Schools

- **Family Security:** As a parent raising a teenage daughter in this neighborhood, the constant turnover of transient, vetting-free commercial guests creates ongoing anxiety regarding neighborhood safety and security.
- **Proximity to School Zone:** The subject property is located just two blocks from an elementary school. Introducing a continuously rotating population of short-term commercial occupants directly into a concentrated walk zone for young children presents unnecessary safety and supervision risks to local families.

2. Historical Nuisance, Noise, and Unmonitored Pets

Previous short-term rental operations in our residential pocket have repeatedly generated significant disruption:

- **Late-Night Disturbance:** Unsupervised guests frequently host loud parties extending well past 10:00 PM, violating local noise standards and disturbing neighborhood residents.

- **Unattended Animals:** Transient occupants frequently leave dogs unattended in backyards for extended periods, resulting in persistent barking that severely degrades the peaceful enjoyment of surrounding homes.
- **Lack of On-Site Oversight:** Commercial vacation rentals lack the immediate accountability of permanent residents or on-site property management.

3. Destruction of Local Workforce Housing and Essential Services

- **Housing Crisis:** Carmel and the surrounding coastal area face a severe shortage of long-term housing for the people who serve our community.
- **Loss of Essential Workers:** Converting single-family residential homes into short-term tourist accommodations directly reduces the housing supply for teachers, police officers, healthcare providers, and municipal workers. Our community has already lost essential workers in droves due to hyper-inflated housing costs and commercial conversions, which directly diminishes the quality and availability of public services in the region.

4. Inconsistency with Neighborhood Character and Coastal Resources

- **Preservation of Residential Integrity:** Carmel's residential zones are intended for long-term residential living, not high-turnover hotel-style lodging. Commercializing this property shifts the primary use from residential housing to commercial enterprise, altering the established residential fabric.
- **Traffic, Parking, and Infrastructure Strain:** Carmelo Street and the surrounding narrow residential roadways are not designed to accommodate the increased vehicular traffic, street parking demand, and frequent turnover associated with short-term commercial rentals. Increased traffic on residential streets poses risks to pedestrians and school children.

Allowing a commercial short-term rental permit at 26301 Carmelo St prioritizes commercial tourist profits over the safety, stability, and housing needs of the local residential community. For all the reasons outlined above, I urge the California Coastal Commission to protect our neighborhood and deny permit application **PLN250339**.

Thank you for your consideration of this matter and your dedication to protecting California's coastal communities.

Sincerely,

Laura Banks