Exhibit E

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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

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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