

# Exhibit C

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## Sidor, Joe (Joseph) x5262

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**From:** Gonzales, Liz x5102  
**Sent:** Thursday, July 28, 2016 12:51 PM  
**To:** 'Jill Leach'  
**Cc:** Sidor, Joe (Joseph) x5262; Kakimoto, Monique x5185; Bowling, Joshua x5227  
**Subject:** RE: PLN160233 ? Short Term Rental at 3097 Sloat, Pebble Beach

**Importance:** High

Thank you for your clarification, Mr. Leach. Joe Sidor is the planner who wrote the staff report for the Administrative Permit and will be preparing the staff report for the Zoning Administrator Hearing.

I will look for the neighbor's petition coming in on Friday.

You may contact Josh Bowling, Code Enforcement Supervisor, at (831) 755-5227 to discuss the results of their research.

-----Original Message-----

From: Jill Leach [mailto:leachlinks@aol.com]  
Sent: Wednesday, July 27, 2016 6:18 PM  
To: Gonzales, Liz x5102  
Subject: Re: PLN160233 ? Short Term Rental at 3097 Sloat, Pebble Beach

Hi Liz,

What research did Code Enforcement do & I would like a Public Records Request to see their research.

I will be out of town next week but our neighbors have signed a petition against the short-term rental. I think our neighbor Maria was going to drop off the letters on Friday. **I would like to have this item pulled, a request for a Public Hearing** and I will definitely attend if I am in town. We are against the County approving short-term rentals to collect TOT and degrade our neighborhood with conditions that the County will not enforce. Allowing 7-9 occupants in a 3 bedroom house is not in keeping with the character of the neighborhood. I have also made calls into Pebble Beach Co. & DMFPOA.

What the County is doing reminds me of the lack of enforcement the County provided in the Carmel Valley Story about Attorney Mel Grimes, his wife & neighbor which was a total disaster, loss of lives & property.

Yes, please pull the item, request a Public Hearing & provide me with the Research you said that Code Enforcement did.

Thank You,  
Mike Leach

On Jul 27, 2016, at 4:42 PM, Gonzales, Liz x5102 <gonzalesl@co.monterey.ca.us> wrote:

Mr. Leach,

I just spoke with Code Enforcement and they will not be opening a code violation based on their research. In addition, the staff report has a condition of approval requiring observance of quiet hours from 9:00 p.m. to 8:00 a.m. At this time, I have not received any other letters from the public requesting a public hearing. Are you requesting a public hearing to the Zoning Administrator? If so, will you be able to attend the hearing to voice a substantive issue or would this condition of approval satisfy your concerns?

-----Original Message-----

From: Jill Leach [mailto:leachlinks@aol.com]  
Sent: Monday, July 25, 2016 2:16 PM  
To: Gonzales, Liz x5102  
Subject: Re: PLN160233 ? Short Term Rental at 3097 Sloat, Pebble Beach

Thank You Liz!

On Jul 25, 2016, at 1:22 PM, Gonzales, Liz x5102 <gonzalessl@co.monterey.ca.us> wrote:

Hello Mr. Leach,

The August 3rd Administrative Hearing is not a public hearing open to the public. But this email states you have an issue; so I will pull it from that date and set it for a Public Hearing with the Zoning Administrator. I spoke with someone this morning who said they will be submitting letters to me this week requesting a public hearing. I will keep you informed.

-----Original Message-----

From: Jill Leach [mailto:leachlinks@aol.com]  
Sent: Thursday, July 21, 2016 8:43 PM  
To: Gonzales, Liz x5102  
Subject: Re: PLN160233 ? Short Term Rental at 3097 Sloat, Pebble Beach

Hello Liz,

I received the Monterey County Resource Management Agency Notice of Pending Administrative Permit for 3097 Sloat RD in Pebble Beach, Project File No.: PLN160233.

I would like my comments to be included in the August 3, 2016 Public Hearing.

We have had to call Pebble Beach Security on several occasions regarding 3097 Sloat Rd due to after midnight noise. Per your email you said that my email was read into the record at the Del Monte Forest LUAC.

I understand that Short-term Rentals are a part of Municipalities, Counties and Government with additional TOT, and it is a great resource to individuals and families. Our Family have rented houses in LaQuinta & Palm Springs California. At these residences if it is necessary that Security or Police are called out to these Residences due to noise or disturbance there is first a warning to the occupants, if a 2nd visit is required there is a \$500 Fine and the Renter is also required to pay the costs of that patrolman's call to the property. There needs to be a consequence for peoples actions that are coming into our neighborhoods. Please let me know what is decided and how I can best keep our neighborhood free from excessive disturbances.

Thank You,  
Mike Leach  
831.601.3785

On Jun 29, 2016, at 3:40 PM, Gonzales, Liz x5102 <gonzalessl@co.monterey.ca.us> wrote:

Hi Mike,

I read your email into the record at the Del Monte Forest LUAC. They did not make a recommendation on the project. They had concerns about approving a short term rental in perpetuity. Although it seems the Hill project will be adequately managed by a property manager, should the property be sold in the future, potential future owners may not be as conscientious as the Hill's. The Ordinance is clear that all permits run with the land, and I do not have the authority to change that. Therefore, I am moving forward with an Administrative Permit on August 3, 2016, and should anyone have a substantive issue and want

a public hearing, they may request one. The appropriate authority, Zoning Administrator, can make decisions on a project if she felt it necessary based on neighborhood concerns. Just as an FYI, there is another short term rental permit that will be going before the Zoning Administrator on July 14, 2016. I believe whatever happens at this meeting may be the precedent setting for all.

-----Original Message-----

From: Jill Leach [mailto:leachlinks@aol.com]

Sent: Wednesday, June 29, 2016 9:15 AM

To: Gonzales, Liz x5102

Subject: Re: PLN160233 ? Short Term Rental at 3097 Sloat, Pebble Beach Good Morning Liz, I was interested in how the Meeting on June 16, 2016 went....?

Can you please let me know?

Thank You,

Mike Leach

On Jun 9, 2016, at 10:29 AM, Gonzales, Liz x5102 <gonzalesl@co.monterey.ca.us> wrote:

I will read your letter into the record at the meeting.

-----Original Message-----

From: Jill Leach [mailto:leachlinks@aol.com]

Sent: Wednesday, June 08, 2016 5:51 PM

To: Gonzales, Liz x5102

Subject: Re: PLN160233 ? Short Term Rental at 3097 Sloat, Pebble Beach

Liz,

My wife just reminded me for your information, you may not hear from some of the nearby neighbors because they may not receive this Public Notice since many of the homes are long-term rentals at 1106 Mestres Dr., 3093 & 3088 Sloat Rd.

Thank You!

Mike

On Jun 8, 2016, at 5:14 PM, Jill Leach <leachlinks@aol.com> wrote:

Hi Liz,

I just received in the mail today the Del Monte Forest Land Use Advisory Committee Meeting scheduled for June 16, 2016.

I hope to be able to attend the Meeting but if I am not I do want to go on record and voice my concern about approving a short-term rental at the property located on 3097 Sloat Road in Pebble Beach.

We live only a few houses from 3097 Sloat Road and have had to call on several occasions Pebble Beach Security late at night on this property due to noise, lights and partying from people using this residence. I am sure Pebble Beach Company, Security Division and Margaret Latham should have some records of calls made.

As a Family we have certainly used VRBO/Short Term Rental to rent a nice home in Palm Springs for a family vacation. Included in their contracts are very strict noise, time that party's are to stop, outside disturbance, drinking, pets and penalties.

The Country Club Tract in Pebble Beach is mostly single-family homes.

We have seen that people or groups that have already used this home during a time when it is hot in the Valley, come to Pebble Beach to enjoy the cooler temperatures, play golf and party. The partying and lack of respect for a neighborhood is not conducive. I do not think this was the intention of SFB Morse and Pebble Beach Company when developing the Country Club Tract within Pebble Beach.

I am not sure we can stop short-term rentals in Pebble Beach? If we can then I am opposed to 3097 Sloat being a short-term rental because the track record already indicates that there has been problems. If the property is allowed to have a short-term rental than I would suggest strict conditions so that people or groups using the property know that partying, noise, late nights and barking dogs will not be allowed.

Thank You!

Regards,

Jill & Mike Leach