

# Exhibit F

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# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Greater Monterey Peninsula**

Please submit your recommendations for this application by: **May 20, 2017**

1. **Project Name:** HUGO H & LINDA TRS  
**File Number:** PLN120587  
**Project Location:** 583 VIEJO RD CARMEL  
**Project Planner:** LIZ GONZALES  
**Area Plan:** Greater Monterey Peninsula Area Plan  
**Project Description:** Administrative Permit to allow the transient use of residential property for remuneration (short term rental) of an existing 8 bedroom/8 bathroom two-story single family dwelling located on a 5.2 acre parcel). The property is located at 583 Viejo Road, Carmel (Assessor's Parcel Number 103-031-004-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes \_\_\_\_\_ No

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
MRS. MATTHEWS	✓		no complaints about noise or activity
MRS. Butler	✓		There have been no rentals since last LUAC If approved will have impact on value why would you ask neighbors to enforce rules
			Butler's own driveway + access was granted to Hugo's. But easement granted did not consider so much use.

**MINUTES**  
**Greater Monterey Peninsula Land Use Advisory Committee**  
**Wednesday, May 17, 2017**

1. **ATTENDEES:** R. De Hoff, T. Harris, K. Eoyang

P. Smith, E. Matthews, L. Gonzalez, P. Butler

2. Meeting called to order by R. De Hoff at 4:00 am/pm

3. **Roll Call**

Members Present: De Hoff, Harris, Eoyang

Members Absent: T. Jacobs

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

6. **Scheduled Item(s)**

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

10. Meeting Adjourned: 4:45 pm

Minutes taken by: T. Harris

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
How many parking spaces - There are enough Roads are narrow	unfamiliar, winding	
more reasonable to rent only to <sup>one</sup> family not 5 individuals	How to enforce	local prop. manager who could respond quickly

**ADDITIONAL LUAC COMMENTS**

condition - 10 people, not adults, what about children + actual use of rooms  
 Shared driveway is a negative no way to enforce use of only 5 rooms  
 area is not conducive to all the travel on roads

**RECOMMENDATION:**

Motion by: R. DeHoff (LUAC Member's Name)

Second by: T. Harris (LUAC Member's Name)

not consistent with rural nature of area

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: \_\_\_\_\_

NOES: R. DeHoff, T. Harris, K. Eoyang

ABSENT: J. Jacobs

ABSTAIN: \_\_\_\_\_





Submitted 5/16 to the County  
for the UVAC meeting 5/17

**Gonzales, Liz x5102**

**From:** Linda Lamb [lambdesign@aol.com]  
**Sent:** Tuesday, September 16, 2014 7:50 AM  
**To:** Gonzales, Liz x5102  
**Subject:** Permit Application for short term Rental - Howard Hugo

Dear County of Monterey Resource Management Agency, Planning Department,

I am writing to oppose the pending application for a short term rental permit submitted by Mr. Howard Hugo. I live at 580 Viejo Road, which is the very next driveway after Mr. Hugo's and immediately below his property.

Permitting short term rentals effectively allows commercial use of residences which inevitably detracts from the neighborhood. Negative issues associated with short term rentals in residential areas include increased noise and traffic and more importantly decreased security. The County already has areas that are zoned for commercial properties.

In general, there are significant benefits to having owner occupied residences in many specific neighborhoods. Jack's Peak is one such area that is particularly inhospitable for short term rentals. The size of most of the homes and properties are generally large. Larger homes allow for more people, which in turn, increases traffic. Noise is also a concern because of how it travels in the hills. Most of us who live in Jack's Peak were attracted to the area because of the privacy and quiet it affords. Short term rentals threaten those basic neighborhood characteristics and ultimately affect property values.

I am aware that the Land Use Advisory Committee has recommended against the application and feel their position should be given substantial weight. The hearing held on this matter showed clearly that neighbors have enormous concerns about allowing such use. I was able to be present, but in my opinion, short term rentals are contrary to the residential nature of our Jack's Peak neighborhood. Consequently, I am strongly opposed to the application.

Sincerely,

Linda Lamb

Linda Lamb, ASID  
**LAMB DESIGN GROUP**  
580 Viejo Road  
Carmel, CA 93923

Dear Members of the Planning Department,

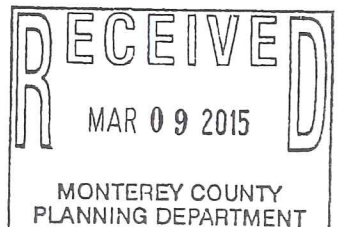
I am writing to express my opposition to the application for an Administrative Permit by Mr. Hugo at property residence 583 Viejo Road. I understand that his permit is for short term rental of the property for 52 weeks per year and that it does not have a time limit even if the property is sold. My wife and I live at 579 Viejo Road directly across the street. We have lived here for several decades and enjoy the peace and tranquility of this residential area away from commercial entities. We are concerned for the changes this would bring to or residential area.

The stated purpose of Monterey County Zoning Ordinance, Title 21 is to "preserve and enhance the residential character of zoning districts established and the sense of security and safety in stable neighborhoods of owner-occupied residences. The issuance of his permit would clearly contradict the purpose of the ordinance.

The ability to engage in short term rentals would significantly increase both the traffic and the noise in the area. The streets are narrow and winding with dangerous blind curves. There is no existing street lighting. Mr. Hugo's residence consists of eight bedrooms and bathrooms, which allows for multiple people and vehicles to frequent the area. It also requires support staff on a regular basis. He has rented his property from time to time in the past for several days at a time, this I assume without a permit. Therefore I can only assume he is planning to rent on a more regular basis as an actual commercial venture, hence the applied for permit. Currently, they list their home on VRBO for \$45,000 per 30 or 31-day period.

Thank you for you careful consideration,

Richard and Gail Zug





**Gonzales, Liz x5102**

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**From:** Cammy Torgenrud [cammyt@gmail.com]  
**Sent:** Monday, September 01, 2014 3:57 PM  
**To:** Gonzales, Liz x5102  
**Subject:** No to Mr. Hugo's Jack's Peak rental use permit

Dear Ms. Gonzales and Members of the Planning Department -

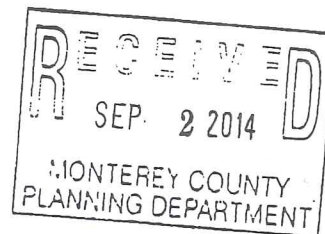
My 84-year old mother Margaret Downes and I, owner/residents at 570 Viejo Rd in Jack's Peak, are opposed to the issuance of the Administrative Permit sought by Mr. Hugo to rent his property for transient use.

From what I can tell, were this permit to be issued, Mr. Hugo could rent his home out for the majority of the year. Given the size of his extensive 8-bedroom structure, such a change would likely increase noise, parking and traffic and degrade the overall ambiance of our quiet community. Additionally, I fear this is a bad precedent to be setting in our unique area, and I know I speak for many homeowners in resisting the idea of lots of frequent short-term renters coming and going with little regard for the long-term sanctity and safety (fire and water, for ex) of our 5-acre lots. I am particularly concerned about the possibility of Mr. Hugo and others renting their properties out for large scale wedding/festival events - the noise and parking issues created by these can be particularly difficult to control.

Neighbors who have done more research say the current law allows Mr. Hugo to rent his home monthly, or on a longer term basis. This adequately addresses his property rights. Granting this new permit elevates his rights and his desire to make money, over all of his neighbors' property rights and over their respective enjoyment of their properties.

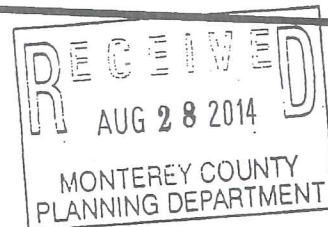
The location and size of the residence, coupled with the extent of the request, causes me to oppose the application.

Sincerely,  
Cammy Torgenrud, on behalf of the family of Margaret Downes (570 Viejo Rd)



**Gonzales, Liz x5102**

**From:** Robin Selvig [zselvigs@yahoo.com]  
**Sent:** Wednesday, August 27, 2014 12:53 PM  
**To:** Gonzales, Liz x5102  
**Subject:** Hugo application



Hello Ms. Gonzales,

I am writing you again as I am not sure my letter was included for the meeting on August 20, 2014 pertaining to an application submitted by Hugo H & Linda TRS for an administrative Permit to allow their 8 bedroom/8 bathroom family dwelling to be turned into a short term rental.....

We are opposed to the changing use of this property.

We own a neighboring property and our water is supplied by a well which was drilled when our house was built in the early 1970's. We do not have CAL AM supply our water. With the constant threat of drought our area has, we have concerns about the water usage for this property. Changing the use from a single family residence to a short stay vacation rental with 8 bedrooms has the potential to increase the water usage far beyond normal residential use. The Hugo well is within 1000+ feet of our well and we see this as a risk to our water supply.

By allowing the transient use of this property it will dramatically change our neighborhood. Please consider some of the impacts: noise, constant cleaning staff, grounds personnel, caterers, maintenance visits, check-in, check out personnel and ever changing tenants. With this comes increased traffic on our narrow winding roads that don't have center lines, we are the ones who have to meet them on the blind corners when they're on the wrong side of the road. People on vacation typically are noisier than they are at home. And when they come to our neighborhood they feel "they're in the country" and there's no one around to bother and the owner will not be on the premises to monitor his property.

Now, please imagine 16 +/- persons renting this house every week during a month. You would be allowing 64 new visitors to occupy one house in our neighborhood! This will certainly change our community.

As I understand the County's role, it is to regulate the use of residential property that it may not create adverse impacts on surrounding residential uses including, but not limited to, increased levels of commercial and residential vehicle traffic, parking demands, light and glare, and noise detrimental to surrounding residential uses and the general welfare of the County. Moreover, such use may increase demand for public services, including, but not limited to police, fire, and medical emergency services.

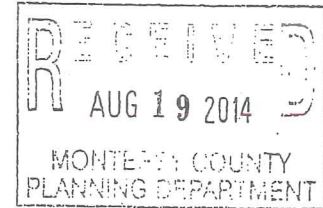
Please consider our property rights too. I understand should this permit be granted it is a permit that remains with the property should the Hugos sell. As neighbors our properties will forever be impacted by this inappropriate use of 583 Viejo Road, Carmel, CA. By approving this application the County will be setting a precedent in our neighborhood, which would ruin a unique area of our peninsula.

Robin Selvig



**Gonzales, Liz x5102**

**From:** Corey Butler [coreybutler767@gmail.com]  
**Sent:** Tuesday, August 19, 2014 10:50 AM  
**To:** Gonzales, Liz x5102  
**Subject:** Short Term Rental Application



Dear Ms. Gonzales -

I am writing to express my reservations about the application of Mr. Hugo to obtain a permit to engage in short term rentals of his property located at 583 Viejo Road.

Mr. Hugo owns a large residence capable of housing many individuals. The size of the property problematic because it allows a significant number of people, along with their respective cars and friends, to inhabit the house for the period of the rental. Quite frankly, the house is as large, if not larger, than many bed and breakfast facilities. Traffic and noise are great concerns for myself and my family. We moved to the area to enjoy the peace and tranquility offered by the forest setting. Our enjoyment of the solitude, as well as our property and privacy rights will be adversely impacted by having a short term rental within such close proximity.

Mr. Hugo has an easement over the driveway owned by my wife and me. It was never anticipated that the easement would be used for commercial purposes like the one proposed. If necessary, the person who granted the easement will submit a declaration attesting to such. Our driveway is where our three children, ages 7, 9, and 11, play and ride their bikes, skateboards, and other wheeled equipment. Their safety is of utmost importance. Increasing the traffic on the driveway substantially increases the risk of injury to our children.

For example, several years ago Mr. Hugo rented his house out during the week of the Concours. The renters drove a race car up and down the driveway, and on the roads, at unsafe speeds, jeopardizing the safety of all persons in the area. Racing, especially in high performance race automobiles, is entirely inappropriate for anywhere but a race track.

I also have grave concerns about the increased traffic on the roads of Jacks Peak. Obvious to anyone familiar with the area, the configuration of the roads creates additional safety concerns. Solo car accidents are not uncommon, typically involving persons unfamiliar with the roads.

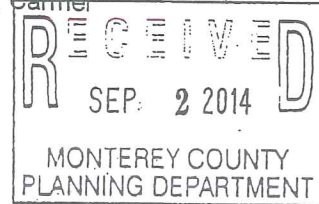
Finally, there are simply inadequate enforcement mechanisms to monitor the rental. We have experienced numerous incidents from prior rental of the property. From persons coming onto our property and playing on our swing set, loud music and noise, extreme traffic, Embassy Suites mini buses transporting groups of individuals to and from the residence, to race cars screeching up and down the driveway, to name a few. The Sheriff does not have the time, resources, or inclination to monitor short term rentals. Additionally, county offices are not open on nights and weekends, when much of the offending conduct and behavior occurs.

Simply stated, our use and enjoyment of our property will be negatively impacted having a short term rental property next door. I hope you consider my concerns when making any decisions on the application.

Sincerely,  
Corey Butler

**Gonzales, Liz x5102**

**From:** jgavrin@gmail.com on behalf of Jeanne Gavrin [jeanne@gavrin.com]  
**Sent:** Tuesday, September 02, 2014 4:31 PM  
**To:** Gonzales, Liz x5102  
**Subject:** Fwd: Short term rental application at 583 Viejo Road, Carmel



----- Forwarded message -----

**From:** Jeanne Gavrin <jeanne@gavrin.com>  
**Date:** Tue, Sep 2, 2014 at 4:19 PM  
**Subject:** Short term rental application at 583 Viejo Road, Carmel  
**To:** Liz Gonzales <gonzales@co.monterey.ca.us>, Robin & Dirck Selvig <zselvigs@yahoo.com>, David & Patti <hughes@nilsson.com>, Ed Gavrin <esg@gavrin.com>

Dear Ms. Gonzales,

We live at 571 Viejo Road, Carmel, and are contacting you with our concerns about the following:

File number PLN 120587  
Project name: Hugo H & Linda TRS  
Project location: 583 Viejo Road, Carmel, CA  
Project Description: Administrative Permit to allow the transient use of residential property for remuneration (short term rental) of an existing 8 bedroom/8 bathroom two-story single family dwelling etc...

Please do not grant this application since we, as neighbors, will be forced to live with all that comes with this type of use.

Viejo Road in the Jacks Peak area is a very quiet, very rural, 5 acre zoned residential area. We who live here came for exactly these characteristics and are very anxious that these values be maintained.

Some obvious impacts of permitting this type of use include increased traffic on our very narrow winding road as well as loud noise from sizable (8 bedrooms) rental groups who are coming on vacation and, perhaps understandably, expect to be able to "party".

However, what concerns us the most is that we live with the constant fear of fire in our heavily wooded and very dry area. Strangers constantly coming into the area will not be aware of the need for high diligence around this issue.

It is our understanding that the owner will not be on site to monitor this commercial establishment which only increases our concerns about the other issues. Moreover, once one of these permits is allowed it becomes much harder to refuse future similar permit applications.

We also understand that once a property has a permit, it stays with the property and transfers to any new owners who may have even less interest in maintaining the character for which we moved into this neighborhood.

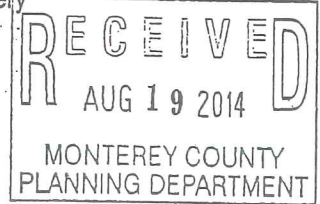
Please don't grant a permit that can so greatly change the character of our heretofore quiet rural neighborhood.

Sincerely,   
Edward and Jeanne Gavrin

Submitted at GMP  
LUAZ 8/20/14 mtg

**Gonzales, Liz x5102**

**From:** KatieClare [katieclare@sonic.net]  
**Sent:** Tuesday, August 19, 2014 7:15 PM  
**To:** Gonzales, Liz x5102  
**Subject:** Adminisrative Permit allowing transient use of residential property



**From:** KatieClare <katieclare@sonic.net>  
**Date:** August 19, 2014 at 3:09:05 PM PDT  
**To:** "gonzalesLco.monterey.ca.us" <GonzalesL@co.monterey.ca.us>  
**Subject:** Adminisrative Permit allowing transient use of residential property

Attention Plannner Gonzales Please do all you can to oppose the Administrative Permit to allow transient use of residential property for renumeration of an existing 8 bedroom/8bathroom dwelling in the Jacks Peak neighborhood. My husband and I bought property at 506 Aguajito Rd, in 1980, He has died some years ago however I have lived here continuously for almost 35 years. The main reason we moved here was for its peaceful, non-commercial surroundings.

Please help me and my neighbors keep it this way!

Thank you.

Katie Clare Mazzeo  
506 Aguajito Rd. Carmel, CA 93923

831-372-2233

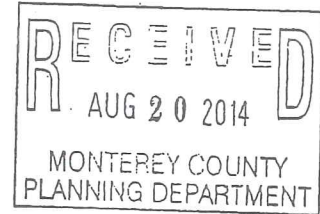
Sent from my iPad



Submitted at Gmp  
Lutz 8/20/14 mtz

Gonzales, Liz x5102

**From:** Christina Olsen [colsen2004@gmail.com]  
**Sent:** Wednesday, August 20, 2014 11:08 AM  
**To:** Gonzales, Liz x5102  
**Cc:** Angela Scontrino  
**Subject:** Fwd: Short-Term Rentals on Aquajito/Jack's Peak



Angela Scontrino <[alscontrino@gmail.com](mailto:alscontrino@gmail.com)>

Dear Ms. Gonzales,

In the recent months, I have noticed an increase in traffic in what once my quiet neighborhood that consists of Viejo Road on Jack's Peak. I noticed my neighbor having people in and out of their home every weekend, disturbing my dogs and creating incredible noise with the partying that these vacation renters are causing. One night, a group decided to take ATVs out at 1:00am and kept me up for almost almost two hours. Last week, I was almost run off of the road, by a mini van with Nevada plates driving fast on the road. As we all know the roads are narrow and windy. There is little to no signage in regards to speed, mirrors to assist with blind curves, clearly designated street signs, nor proper lighting. Will it take an accident? I noticed a sign looked as if someone had run into it, as it was turned over onto the street. It seems that the safety and also resident's rights for peace are not being taken into account. I am curious as to what true research on the cause and effects you have put into place in order to make these careful decisions in allowing residents to turn their homes into vacation rentals. I can think of a few:

1. What are the tax laws associated with vacation rentals? Shouldn't they follow the same laws as what the local hotel business does? They are turning a profit afterall. There are personal as well as city taxes that should be applied.
2. What has been your zoning and safety concerns in regards to increase traffic? Have you done research on what the current and long-term effects will be?
3. According to various sources, what constitutes a Bed and Breakfast is actually a private residence that has more then 4 bedrooms. Has this type of research in classification of these homes wanting to be vacation rentals been considered?
4. Shouldn't a residence submitting a contract provide proper insurance proving they are covered for fire and other possible damages caused by these third party guests? Afterall, we live in a forest where the city can barely maintain the proper cutting of trees and shrubs during peak fire seasons.
5. Have you reviewed the marketing for these short-term rentals on sites such as VRBO? They don't say single families only, there are no limitations to how many parties rent the home at the same time, great opportunity for large wedding parties, bachelor parties, etc.

I hope you all are doing your due diligence as I am sure this is new territory for you as well. I just want us all to be critical thinkers as we consider what we are doing to our neighborhoods and look at the long-term, bigger picture. Thank you in advance for taking my concerns into consideration.

Sincerely,

Angela Scontrino  
Residence: 590 Viejo Road



Mr. Steve Mason, Associate Planner  
Planning Department, Monterey County  
Planning Commission  
168 W. Alisal St., 2<sup>nd</sup> Floor  
Salinas, CA 93901

January 13, 2011

RE: PLN090351

Dear Mr. Mason,

We are property owners in the Jacks Peak area of Monterey County. It has come to our attention that the Monterey County Planning Commission will be considering the above referenced permit for the "Barn" on Mr. Hugo's property.

One of our concerns is the design of this "Barn." It does not appear to be intended for animals, fodder or the storage of agricultural implements but rather looks to be a house complete with decks, openings which can be retrofitted to contain windows or French doors and a bathroom.

The location of the proposed building is on a very steep section of the property as indicated on the site plan. Considering the implications of the slope of the property it seems there would be a better suited location for a barn. The fact that the volume of grading needed to prepare the site for this size building should suggest it is not suited for development.

Another consideration we would like you to take into account is the fact the property has been used as a short-term rental and has had large events held there as recently as October 2, 2010. These occasions have frequently impacted the neighborhood with cars parked along the roadways creating obstacles for emergency vehicles in our "very high fire

danger area." During these events there has been; amplified music, DJ's, MC's and the volume created by the sheer numbers of people who have been brought into our quiet neighborhood for these festivities. This "Barn" could in fact be used to facilitate the owner's effort to market his home as a business venture that is not appropriate for our neighborhood.

We thank you for receiving our letter and urge you to deny the application.

Respectfully,

Concerned Neighbors

**Subject:** Fw: Application you requested  
**From:** Robin Selvig (zselvigs@yahoo.com)  
**To:** pbutler333@yahoo.com;  
**Date:** Tuesday, March 10, 2015 4:16 PM

----- Forwarded Message -----

**From:** "rusaenz@redshift.com" <rusaenz@redshift.com>  
**To:** Robin Selvig <zselvigs@yahoo.com>  
**Sent:** Saturday, August 30, 2014 4:48 PM  
**Subject:** Re: Application you requested

Hi Robin Selvig,

Thank you for the Development Project Application. Please submit this letter, as a concerned Jacks Peak Resident. As I understand the application the following would be granted.

1. The home would be rented out between 10-20 times per year.
2. The home could conceivably house 16 adults.

My opposition to granting these two requests are the following: How long would the rentals last. 10-20 times per year sounds more like a bed and breakfast or motel-hotel business instead of a single family dwelling. I do not appose a single family renting this home, only the use of it for commercial purposes. We are not zoned for commercial business. If this application is granted, I fear that the added traffic, and transient nature of 10-20 rental occasions per year would require added police presence, as well as waste management services. Please do not permit this type change in our community.

Sincerely,

Ruben Saenz

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

Building Services / Environmental Services / Planning Services / Public Works & Facilities  
168 W. Alisal Street, 2nd Floor  
Salinas, California 93901

(831)755-4800

[www.co.monterey.ca.us/rma](http://www.co.monterey.ca.us/rma)



### MEMORANDUM

**Date:** March 29, 2017

**To:** Michael Harrington

**From:** Brandon Swanson, RMA Planning Services Manager

**Subject:** PLN120587 – Hugo Short Term Rental Permit Application

On February 9<sup>th</sup>, 2017, Monterey County Planning Staff received a letter from the law offices of Brian Finnegan and Michael J. Harrington regarding file number PLN120587 (Hugo) requesting issuance of a permit due to operation of law. The application associated with this file number is for Transient Use of Residential Property for Remuneration of an 8 bedroom/8bath single family dwelling located at 583 Viejo Rd, Carmel.

Monterey County in consultation with County Counsel finds that an application is not automatically approved by operation of law, but there is a process per Government Code 65956.b should the applicant wish to go that route. Due to the number of guestrooms in the single-family dwelling, there are two paths to permitting the use of this property as a short-term rental:

- 1. Obtain an Administrative Permit for Transient Use of Residential Property for Remuneration with Conditions of Approval limiting the use to no more than 5 guestrooms.**
  - a. Monterey County Code 21.64.280 allows for the transient use of residential property for remuneration subject to an Administrative Permit in the Zoning District associated with this property.
  - b. Section 21.64.280.D.2.b states: *The 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 within the unit.*
  - c. According to current California Building Code Section 310.5.2, the maximum number of guestrooms that can be permitted for 'Lodging Houses' in accordance with the California Residential Code in dwellings with the R-3 Building (occupancy) Classification is five (5).
  - d. To comply with Section 21.64.280.D.2.b of Monterey County Code, Staff would include a Condition of Approval limiting the Administrative Permit to no more than



five (5) guestrooms for transient rental so that this use would not exceed the limits set forth in the Building Code.

- e. Based on letters of concern submitted by the public regarding this project, this Administrative Permit would be set for a public hearing at the Zoning Administrator.
- f. Limiting the operation to five guestrooms would not result in an intensification of use. As such, the Private Road Ordinance would not apply.

**2. Obtain a Use Permit for a use of a similar character, density and intensity to a Bed and Breakfast to utilize all eight (8) guestrooms.**

- a. Monterey County Code 21.64.100 allows for the use of a property as a Bed and Breakfast subject to a Use Permit in the Zoning District associated with this property.
- b. In an Administrative Guideline Memo dated September 20, 2016, the Director of the RMA made the interpretation that applications could be made for uses of a similar character, density and intensity to that of a Bed and Breakfast.
- c. More than five (5) guestrooms changes the building occupancy from R-3 to R-1, which changes the nature of use from residential to commercial in nature (e.g.; hotel/motel/bed & breakfast). As such, Planning Staff has interpreted that use of more than five (5) guestrooms cannot be permitted with an Administrative Permit. However, you could apply for the Planning Commission to determine this would be of a similar character, density and intensity to a Bed and Breakfast, which may be permitted with a Use Permit subject to similar regulations contained in County Code 21.64.100.
- d. If granted, a Use Permit for a use of a similar character, density and intensity to a Bed and Breakfast would change the building classification from R-3 to R-1, which would require the building to conform to all the associated R-1 building standards (e.g.: ADA access, Fire Suppression, Parking, etc.).
- e. The Appropriate Authority to consider this Use Permit would be the Planning Commission.
- f. Changing the use from residential to commercial would result in an intensification that requires application of the Private Road Ordinance (Chapter 21.64.320 MCC).

Please let me know if you have any questions regarding this interpretation, or would like to proceed with one of the two options listed in this memo. If you disagree with staff's determination above, you may request an Administrative Interpretation pursuant to Chapter 21.82 MCC. Such as request must be initiated in writing to the RMA Director.



3.29.17

Brandon Swanson  
RMA Planning Services Manager

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