

## Attachment 4

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**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, March 19, 2018**

1. Meeting called to order by Janet Brennan at 6:35 pm

2. **Roll Call**

Members Present: Janet Brennam; David Burbidge; John Anzini; Neal Agron; Chales Franklin

Members Absent: Judy MacClelland; Brian Rasmussen

3. **Approval of Minutes:**

A. February 20, 2018 revised minutes

Motion: David Burbidge (LUAC Member's Name)

Second: JohnAnzini (LUAC Member's Name)

Ayes: Janet Brennam; David Burbidge; John Anzini; Neal Agron; Chales Franklin

Noes: \_\_\_\_\_

Absent: Judy MacClelland; Brian Rasmussen

Abstain: \_\_\_\_\_

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.

**None**

5. **Scheduled Item(s)**

RMA staff presented draft Short Term Rental ordinance. After hearing public comments from over 50 participants RMA will revise and present at a future LUAC meeting.

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 9:55 pm

Minutes taken by: David Burbidge



Monterey County Board of Supervisors  
Monterey County Planning Commission  
Monterey County Agencies Charged with Commenting o Advising on Short Term Rentals

March 19, 2018

Subject: SHORT TERM RENTALS IN MONTEREY COUNTY

Dear Supervisors, Commissioners and Agencies:

We are writing in VIGOROUS OPPOSITION TO SHORT TERM RENTALS (STRs) in residential zones in Monterey County. Reasons for my opposition are well-summarized in the June 17, 2017 letter to the Board and the Commission, from Attorney Joseph E. Bileci, Jr., regarding Short Term Rentals (attached).

Those reasons include especially that

- Short Term Rentals undermine the fundamental and reasonable purposes of residential zoning. "The establishment of [residential zoning] districts", support home ownership and the concomitant "stability, interest in the promotion of public agencies, and recognition of the individual's responsibility for his share in the safeguarding of the welfare of the community ... which must come from personal participation in projects looking toward community betterment". That is, "Short-term tenants have little interest in public agencies or in the welfare of the citizenry. They do not participate in local government, coach little league, or join the hospital guild. They do not lead a scout troop, volunteer at the library, or keep an eye on an elderly neighbor." They do not "[engage] in the sort of activities that weld and strengthen a community." (See Bileci letter for citations from relevant court documents.).
- Failure to exclude STRs from residential zones produces numerous unmitigatable adverse environmental impacts within those zones (many such impacts listed and discussed in the Bilechi letter). The introduction of STRs in residential zones effectively nullifies legal protections and circumvents environmental protections provided to residents through zoning.
- Conditions, restrictions and limitations on STRs proposed by advocates of STRs typically do not in fact mitigate STRs' disruptive effects on the local community, but instead offer to substitute alternative supposed recompense for the disruption. Community integrity and civic coherence are sacrificed to potential commercial advantage, even in the face of land use plans' implicit guarantees of well-defined residential community character. (See the list of fallacies and facts, pages 3-5 of the Bileci letter).

Again, I join many County residents and citizens who vigorously oppose the injection of STRs, a clearly commercial use, into residential planning zones. We regard STRs in residential zones as an inexcusable betrayal of our agreement with the County as expressed in the County's land use plans.

We urge your rejection of any plan provisions that would include STRs in residential zones.

We appreciate your preservation and protection of residents' zoning interests and rights in the County.

Sincerely,

Timothy D. Sanders and Jane Z. Sanders  
25075 Pine Hills Dr.  
Carmel, CA 93923  
(831) 625-4324





**Rosales-Nava, Susan J. x4907**

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**From:** Richard Stott <rhstott@comcast.net>  
**Sent:** Saturday, March 10, 2018 10:52 AM  
**To:** Rosales-Nava, Susan J. x4907  
**Cc:** 'Janet Brennan'; 'Priscilla Walton'; 'Eric Sand'; 'DALE & CHRIS MCCAULEY'; 'Ruth carter'; 'jeff wood07'  
**Subject:** Carmel Valley LUAC Meeting March 19th  
**Attachments:** strs details.png; strs map.png

Hello Susan,

The Carmel Valley Association has contracted with the firm Host Compliance to obtain data on short term rentals in Carmel Valley. Well be referring to this data in testimony before LUAC, and Janet Brennan has suggested that it would be useful to share it with the committee prior of the meeting.

Attached are two documents from Host Compliance with Carmel Valley STR data from February.

Thanks, and let me know if you or the LUAC members need further information.

Dick Stott  
Carmel Valley Association Land Use Committee

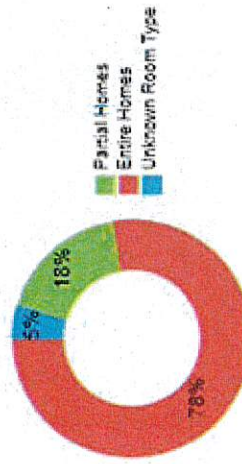


# Carmel Valley Data Details

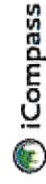
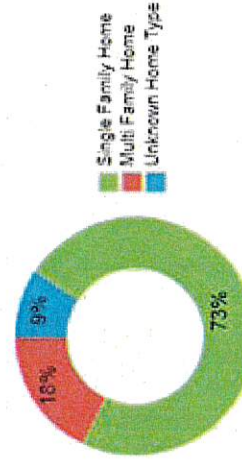
Median Nightly Rate  
(USD)

**\$250**

Unit Types

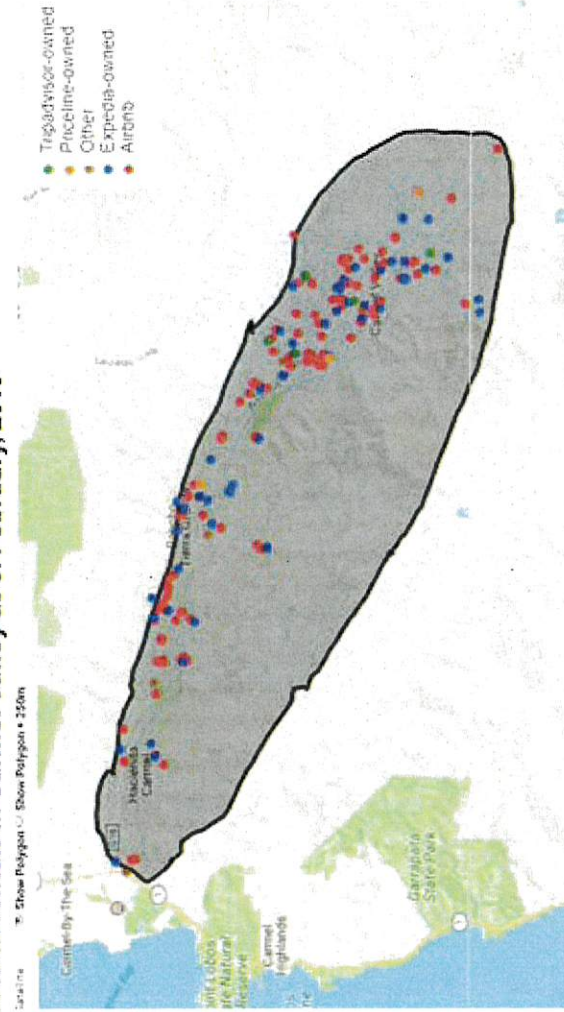


Listing Types



....and in Carmel Valley we have identified 198 listings,  
representing 161 unique rental units\*

Short-term rentals in Carmel Valley as of February, 2018



Sources: Host Compliance proprietary data

- \* Host Compliance's pricing is based on the count of listings and rental units that would need be to analyzed and monitored for compliance. In terms of listings, this number is 201 as we will expand our search area by several hundred yards beyond the borders of Carmel Valley to capture all relevant listings.



**Rosales-Nava, Susan J. x4907**

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**From:** Linda Cheatham <bigruffs1616@yahoo.com>  
**Sent:** Tuesday, March 13, 2018 8:56 AM  
**To:** Rosales-Nava, Susan J. x4907  
**Subject:** land use short term rental

Dear Land Use Committee,

I live in Carmel Valley and have experienced illegal short term rentals in my home association. It has been uncomfortable to have strange people walking in the streets and faces changing every weekend. We thought we moved into a safe neighborhood but how safe is it when your neighbors change every weekend. I would like short term rentals completely eliminated or if that is not possible at least controlled as in the city of Bishop. CVA has always promoted fair and wise solutions to these problems. Please take into consideration their stand on this issue.

Linda Cheatham  
31455 Via Las Rosas  
Carmel Valley



**Rosales-Nava, Susan J. x4907**

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**From:** Roberta Troxell <rtroxell@redshift.com>  
**Sent:** Wednesday, March 14, 2018 12:24 PM  
**To:** Rosales-Nava, Susan J. x4907  
**Subject:** Short term rentals in Carmel Valley

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Rosales,  
I live on Flight Rd in CV.  
There are short term rentals that are on my street that have had a impact on the neighborhood. The individuals cannot find the address of the rentals and come into the driveway of my house all hours of the night. They keep outdoor lighting on late into the evening as well as party out doors in good weather disrupting sleep.  
I moved to a quiet residential street in 1987 and now the street is becoming a location for commercial enterprise. There is a severe shortage of long term rental properties. The local hotels should not have to compete with these unlicensed businesses. The current ordinance offered by the county does not meet the needs of the residence who wish to keep R1 zoned areas residential. At the very least the owner of the property should live at the location full time if they are to rent any of the residence to transient visitors.

I do not believe commercial interest should be able to alter residential neighborhoods.

Roberta Troxell  
[rtroxell@redshift.com](mailto:rtroxell@redshift.com)





**From:** Kirsten Honeyman <ekhoneyman@gmail.com>  
**Sent:** Thursday, March 15, 2018 12:07 PM  
**To:** Rosales-Nava, Susan J. x4907  
**Cc:** president@carmelvalleyassociation.org  
**Subject:** STR situation in Monterey County



Dear Ms. Rosales-Nava -

We own a second home in Carmel Valley, and we have been following the debate about STRs in Monterey County. We are members of the Carmel Valley Association and receive their regular updates on the situation. We absolutely support the mission of CVA to preserve, protect, and defend the beauty, resources, and rural character of the Valley.

But, I am writing to you now to argue that the way the housing demographics are being broken down may be somewhat problematic: "According to our February survey conducted by the San Francisco firm Host Compliance, 78% of the 198 STR listings are investor-owned 'whole houses,' and only 18% are locally owned 'partial homes,' local residents renting out a room or two." (Quote from the March 15 bulletin of the CVA). if we were to pursue renting our property, these two categories would fail to capture our situation. Perhaps we would fall in the 4% of homeowners not mentioned in the breakdown?

My husband and I purchased our home in 2005 NOT as an investment, but as a family vacation home. We have always had an eye towards retiring to Carmel Valley when we stop working. We are both in our mid-60s and should be fully retired in the next 3 or so years. We then plan to sell our Fresno home and move to our home near Carmel Valley Village. We love our Carmel Valley house and spend as much time there as possible. We have three grandchildren, and we have used our home for years as a major family gathering place.

It would be a tremendous help to us if there were a path to having a permit for STR of our whole home during the weeks we are not there. Rental income would defray the significant costs of owning two homes and carrying two mortgages. We are not deep-pocket, out-of-town investors who have no interest in the Carmel Valley community nor are we local residents hoping to rent out a room or two. We own a second home where we spend a significant amount of time, yet would still like the opportunity to rent on a short-term basis.

In order for an STR permit to work for us, we could not be restricted to 30 day rentals. First, I believe there is little market for such rentals in Monterey County. I don't know the statistics, but I would guess most rentals are for a week or less. So, I would anticipate zero income from a 30-day rental minimum. Second, we love our home and want to have regular access to it. A 30-day rental term would not work for our situation. We have a garden to tend, hikes to take, and family and friends to see! We wouldn't want to give up access to our home for long stretches of time.

In summary, we would like the opportunity to purchase a reasonably priced County permit or license enabling us to rent out our vacation home on a short-term basis of less than 30 days. We urge the County and the entities invested in preserving quality of life in Carmel Valley to not make an either-or judgement on this matter. There needs to be some acknowledgement by the **negotiating** parties that there is a category of homeowner not really being reflected in

the discussion. We are not absentee investor-owners looking to profit on a full-time rental house in the Valley. We would hate to be the baby thrown out with the "investor-owned whole house" bathwater! We are responsible, community-minded people looking for a way to earn much-needed supplemental income on our second home via a legitimate, responsible path. We hope the County will provide one for us!

Thank you for your time and consideration of our input. - Elizabeth Honeyman





**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, April 2, 2018**

1. Meeting called to order by Robert Littell, Chair at 4:00 pm

2. **Roll Call**

Members Present: Clyde Freedman, Michael Hulfactor, Robert Littell, Jack Meheen, Barbara Rainer

Members Absent: none

3. **Approval of Minutes:**

a. October 16, 2017, January 16, 2018 and February 5, 2018 minutes

Motion: Meheen (LUAC Member's Name)

Second: Hulfactor (LUAC Member's Name)

Ayes: 5 (Freedman, Hulfactor, Littell, Meheen, Rainer) (see Note re: 01/16/2018 Minutes below)

Noes: 0

Absent: 0

Abstain: 1 Hulfactor abstained on 10/16/2017 Minutes approval because he was not a member of the Committee

**Note:** The Committee approved the 01/16/2018 Minutes it submitted to the County, not the current public version as posted by the County. The public version of these Minutes is missing page 10, and a corrected version of the Minutes should be made public.

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.

None



5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 5:55 pm

**Minutes taken by:** Michael Hulfactor, Secretary

**Submitted to the County on:** April 12, 2018

*Although every effort has been made to provide complete and accurate information in these Minutes, no representations, express or implied, are made as to the completeness or accuracy of the information.*

*These Minutes are PRELIMINARY until they are adopted by the Carmel/Highlands LUAC. The LUAC will vote to adopt/adopt with revisions/or not adopt at a future regularly scheduled meeting. If the Minutes are revised, they should be made public in the same manner as the preliminary Minutes.*



# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County RMA Planning  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **March 24, 2018**

1. **Project Name:** STIVER, JARED  
**File Number:** PLN170936 - Assessor's Parcel Number 243-032-013-000  
**Project Location:** 2777 Pradera Road, Carmel  
**Project Planner:** Jime Scott Guthrie, Associate Planner  
**Area Plan:** Carmel Land Use Plan, Coastal Zone  
**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of existing 2,090 square foot single story single family dwelling and 441 square foot one-car garage, and construction of a 3,388 square foot two-story single family dwelling with a 605 square foot attached two-car garage, and associated grading; and 2) Coastal Development Permit to allow 50 cubic yards of excavation within 750 of a known archaeological resource.  
**Recommendation To:** Zoning Administrator

Was the Owner/Applicant/Representative present at meeting? Yes   X   No           

John Moore, designer/architect of project; Erin Stiver, applicant

Was a County Staff/Representative present?           Craig Spencer           (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jean Murphy	X		Wants construction to be limited to reasonable hours, for example, no nighttime and Sunday work. Adjacent house under construction has workers there using noisy tools 7 days a week, even at midnight. Numerous calls to the County elicited no help.
Steven Jungeberg	X		Echoed Ms. Murphy's concern that construction noise be controlled. <b>Applicant, Erin Stiver, responded by saying that applicant would ask their general contractor to be sensitive to neighborhood noise concerns</b>





## 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)
Concern about impact of construction noise on neighborhood at odd hours.	Ordinance No. 5250 amending Chapter 10.60 of Monterey County Code relating to noise control (10.60.40).	Construction Management Plan should provide guidance on hours of construction. At minimum, follow nighttime noise ordinance and prohibit construction on Sundays and holidays.
Lighting was insufficiently detailed in the project plans.	Carmel Area LUP, Local Coastal Program 2.2.4.10d; see also Coastal Implementation Plan, Part 4 20.146.030.C.1d; and Title 20 Zoning Ordinance 20.18.070.E.	Exterior lighting to be unobtrusive and harmonious with the local area; lighting fixtures should illuminate on-site areas with off-site glare fully controlled.

## ADDITIONAL LUAC COMMENTS

The Committee was agreeable to the overall design of the project, but was divided over the visual impact of the white/cream color exterior walls and black metal roof. Some thought the proposed color scheme compatible with the neighborhood, and others thought warmer colors/earth tones would be more harmonious. The applicant, Erin Stiver, said the color scheme was similar to houses in other parts of Carmel, but would consider the Committee's comments.

The County nighttime noise ordinance offers no guidance for noise from construction activity. Neighbors of other projects brought before this Committee (e.g., 01/16/2018 meeting) have complained about construction activity (e.g., masonry saws) late at night and on Sundays. Recommend the County specify hours of construction activity in residential areas on substantial building projects, such as this one, so that neighbors and contractors are on the same page.

## RECOMMENDATION:

Motion by: Littell (LUAC Member's Name)

Second by: Rainer (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes (conditions of approval)

☐ Continue the Item

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

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

AYES: 5 (Freedman, Hulfactor, Littell, Meheen, Rainer)

NOES: 0

ABSENT: 0

ABSTAIN: 0

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County RMA Planning  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



### 2. Discussion of the Short Term Rental Ordinance (Attachment 1 – Preliminary Conceptual Draft STR Ordinance) and consistency with the Carmel Area Land Use Plan

Was a County Staff/Representative present? Melanie Beretti (Name)

**County Comments:** The Committee will receive comments from the County on this agenda item.

Melanie Beretti, RMA Planning's lead on the proposed STR ordinance, presented the proposed ordinance (Attachment 1) to the Committee and approximately 50 members of the public in attendance. She said the proposed ordinance is a framework that is still in development, and RMA Planning is meeting with all County LUACs to obtain input. It expands and amends Inland Zone, Title 21 (21.64.280 – Administrative permits for transient use of residential property for remuneration; there is no such ordinance for Coastal Zone). The new ordinance, with appropriate modifications for coastal, would apply to the Coastal Zone once adopted by the County and certified by the California Coastal Commission.

The framework includes two STR pathways: 1) Zoning clearance for resident-occupied 'home stay' rentals, essentially an over the counter "check the box" resulting in unlimited rentals for the applicant; 2) Use permit for STR operator or managed rentals, requiring hearings and approval by the Zoning Administrator, resulting in a limited number of rentals for the applicant.

At the end of the public comment portion of the meeting, Ms. Beretti said that currently a Coastal Development Permit is required for STR approval, costing about \$9,000, and that none have been issued in the Coastal Zone by the County.

She said the Planning Commission will need to address the following issues:

- Enforcement
- Private roads
- Consistency/alignment between the ordinance and other parts of Title 20
- Costs, fees and funding/implementation of enforcement activities

**Public Comments:** The Committee will receive public comment on this agenda item. The length of individual presentations may be limited by the Chair.

Name*	Comment
Michael Wizard, Peter Pan resident	Concerned about septic and water issues in his area. Enforcement concerns, no code officials during evenings and weekends when STR problems are most likely.



Lynne Boyde, Yankee Point resident	Concerned about enforcement, should not be 'neighbor against neighbor,' but outside enforcement. Also concerned that unlimited number of nights for 'home stays'; 3 to 5 year period of time for managed rentals is too long.
Michael Emmett, Mal Paso resident	Mal Paso Creek Property Association CC&Rs prohibits rentals under 30 days (he is president of the association). Has not been able to obtain clarification from the County as to whether an STR ordinance would preserve their restrictions or supersede them. Carmel Wastewater Study for the Highlands indicates that onsite wastewater systems, such as septic, require a CEQA study; impacts by the proposed ordinance would probably have this requirement. (Submitted an annotated portion of the <i>Carmel Highlands Onsite Wastewater Management Study</i> , attached to these Minutes.)
Bill Harris, Hatton Fields resident	The proposed ordinance mentions block density, but this is not further elaborated. Concerned that STRs could be concentrated in a few neighborhoods with resulting deterioration of quality of life. Would prefer "home stays" only, not managed rentals that could unbalance housing and affordability. Enforcement needs to be beefed up and credible with Friday, Saturday and Sunday enforcement. Said, 'this is a huge experiment with many unknowns, there should be a sunset clause on the ordinance.'
Glenn Berry, Yankee Point resident	Noted that there are already hundreds of illegal short-term vacation rentals in the unincorporated Carmel and the Carmel Highlands area, many of which are non-owner occupied investments. Said that the West Hollywood ordinance approved by the Coastal Commission could be a model for the Monterey County ordinance (Ordinance 15-958, which allows only owner-occupied units to be used for hosted home sharing). Suggests that all legal STRs be posted on the County website so the public can have quick and easy access to permitted activity.
Lynne Semelia, San Remo/Mal Paso resident	Observed that many insurance companies treat STR activity as a business and would require business insurance, raising the questions of adequate insurance coverage and liability. Had concerns about parking on roadways and obstruction by STR visitors and their vehicles of emergency operations, such as medical emergencies and fire.
Frank Hennessy, Corona Road resident	Said 'the County is on the right path,' and supports 'home stay' and investor-owned STRs. The Transit Occupancy Tax should help fund enforcement.
Michelle Alway, Sonoma Lane resident	Concerned the proposed ordinance could change the original intent of the Coastal LUP. Said that because STRs are business activities, they would change the residential intent of the area. In her experience, some STRs are now advertising retreats and other commercial activities that go beyond short-term stays. Concerned about the impact of STR activity will have on septic systems in the Carmel Highlands area.
Marilyn Rossen, Van Ess Way resident	Concerned about the effect of many more people that STRs could bring into the Carmel Highlands area could have on residents getting to their homes, interfering with first-responders of medical and fire emergencies.
Mark O'Shea, Sonoma Lane resident	Objects to STRs for reasons of safety, fire, and other emergencies. In the Highlands, most roads are non-conforming and not designed for large numbers of people or people who are unfamiliar with the area. Considers STRs to be a business activity that is not compatible with a residential environment.
David Picus, Valley Place resident	Had a positive view and experience of STRs. Previously ran a 'home stay' rental from his home which helped his family afford, keep the property. Communicated with and was sensitive to neighbor concerns.



Adrienne Berry, Carmel Highlands resident	Said that the California Coastal Commission is not an obstacle to banning STRs, as evidenced by Johnston versus City of Hermosa Beach (California Appellate Court No. B278424, 2018). Observed that there are alternatives to STRs, such as long-term rentals for people like the elderly, to keep their homes. Zoning laws exist for visitor-serving establishments such as hotels and Transient Occupancy Tax helps in infrastructure. Existing hotels and motels can be hurt by STRs, such as in Pacific Grove.
Justin Violen, Yankee Point resident	(Indeterminant comments.)
Jeanne Adams, Carmel Highlands resident	STRs can be compatible with neighborhoods and lend to improving international understanding. They also provide an income stream for homeowners. Supports a fair and enforceable STR ordinance that taxes STR income.
Guyn De P...l, Corona Road resident	The proposed ordinance needs to be compatible with the Carmel LUP already in place. Code enforcement is imperative, but the County has not and will not follow up on illegal operators of vacation rentals. Concerned about widespread business uses of STRs in residential areas that would negatively impact them. In Carmel Highlands, the Highlands Inn and Tickle Me Pink inns provide abundant visitor lodging.
Steve Kuevick	The County is on the right track with the proposed ordinance. There needs to be credible enforcement.
Brent Gross, Carmel Highlands resident	Submitted a written statement (attached to these Minutes).

\* Some name spellings are approximate since they were illegible on the sign-in sheet.

#### LUAC AREAS OF CONCERN\*

Concerns / Issues	Comment
High fees	The county should not be charging onerous fees like the cost of a Coastal Development Fee (about \$9,000) which would be the same cost a developer would pay for a new house. Perhaps the fee should have a different name, and definitely have a smaller cost.
Effects on septic systems, other infrastructure	Concerns about effects of visitors who do not know how to use septic systems on those systems, particularly in the Carmel Highlands.
Private roads	What is the impact of the proposed ordinance on private roads?
Consistency and coordination with Carmel LUP	Concerns about consistency and procedural matters between parts of the proposed ordinance and sections of the Carmel Area Land Use Plan.

\* Concerns/issues raised by members of the LUAC





**ADDITIONAL LUAC COMMENTS**

None

**RECOMMENDATION**

None (since this was a discussion, no motion or vote was required)



**ATTACHMENTS TO MINUTES  
Carmel/Highlands Land Use Advisory Committee  
Monday, April 2, 2018**



Statement of Brent Gross submitted to Carmel-Highlands LUAC during Public Comment of Project Item 2, Discussion of Short Term Rental Ordinance

Annotated excerpts from *Carmel Highlands Onsite Wastewater Management Study* submitted by Michael Emmett during Public Comment of Project Item 2, Discussion of Short Term Rental Ordinance

Recd. by the  
Carmel Highlands LUAC  
on April 2, 2018

MY STATEMENT REGARDING STR'S IN CARMEL HIGHLANDS

WE SHARE A COMMON DRIVEWAY WITH A NEIGHBOR. THERE IS A SECURITY GATE TO ENTER THROUGH. THE NEW OWNERS OF THE HOUSE HAVE DECIDED TO RENT OUT THERE GUEST HOUSE WHICH IS LOCATED ON THE COMMON DRIVEWAY. I HAVE NO PROBLEM WITH A LONG TERM TENANT. WHEN I VOICED MY CONCERN OVER THEIR USE FOR VACATION RENTALS THEY SAID "OH, WELL WE PLANNED ON MONITIZING IT".

THIS IS WHERE THE PROBLEM IS. LONG TERM RENTAL WOULD BE "MONITIZING" BUT NOT AS PROFITABLE AS AN STR. SO, BASICALLY WE HAVE A MOTEL NEXT DOOR. THAT IS COMMERCIALIZATION OF A RESIDENTIAL PROPERTY. WE HAVE 2 HOTEL FACILITIES VERY CLOSE TO US.

I AM VERY CONCERNED WITH MY PRIVACY. WHO KNOWS WHO THESE STR TENANTS ARE. THEY ALSO HAVE TO BE GIVEN OUR GATE CODE TO GET IN.

I CHECKED INTO WHAT WAS NECESSARY TO DO A B&B AND THERE IS A SUBSTANCIAL LICENCING FEE AND A PERMIT MUST BE ISSUED. AGAIN, COMMERCIALIZING A RESIDENTIAL PROPERTY.

IN MY VIEW, THE COUNTY SHOULD ADOPT AN ORDINANCE LIKE THE CITY OF CARMEL. MINIMUM OF A 30 DAY STAY. AND, WHAT ABOUT PEOPLE IN THE AREA TRYING TO RENT? ALL STR'S DO IT MAKE IT MORE DIFFICULT TO FIND A PLACE TO LIVE.

BRENT GROSS  
CARMEL HIGHLANDS HOMEOWNER

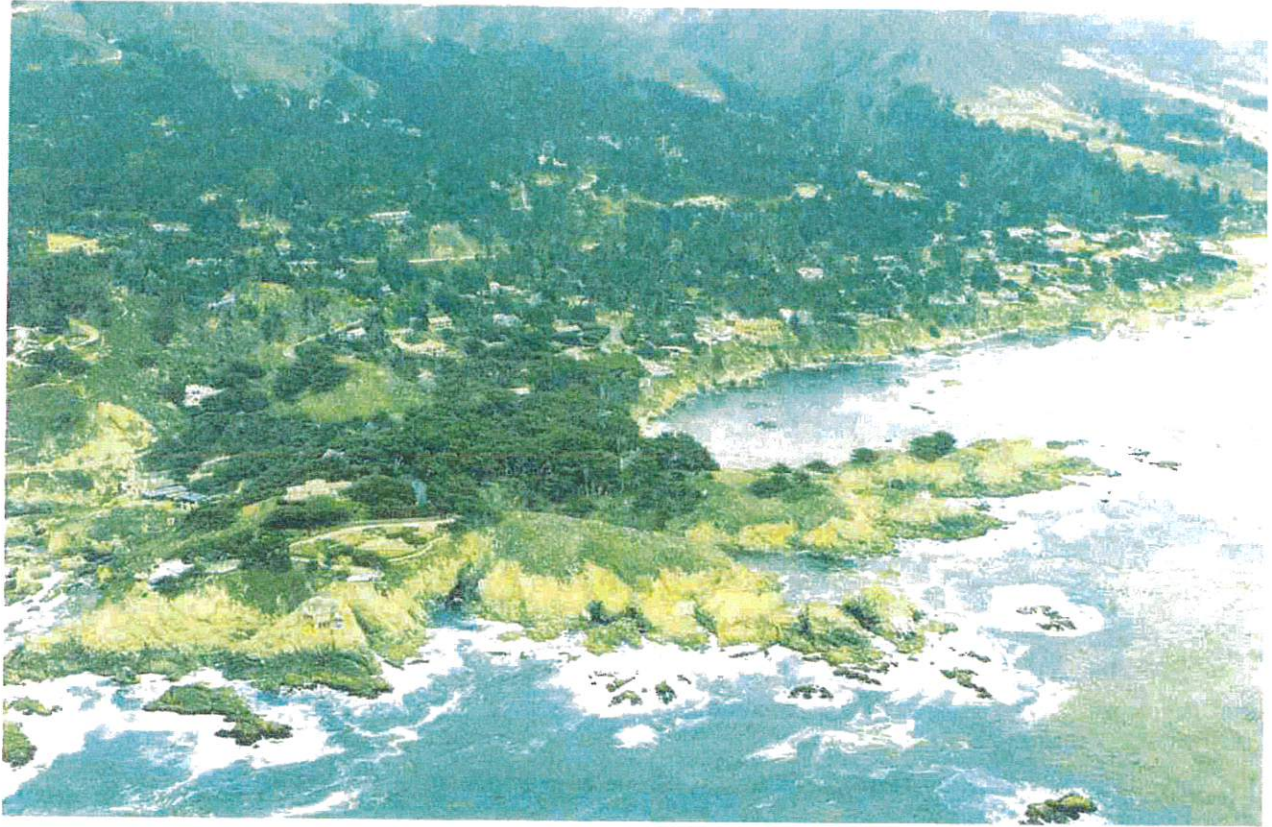




Submitted by  
Mike Emmett to Carmel Highlands LUAC on 04/02/2018

## **Carmel Highlands Onsite Wastewater Management Study**

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Prepared for:  
**Monterey County Health Department**

Prepared by:  
**Questa Engineering Corporation**

In Association with:  
**Todd Engineers**  
**Denise Duffy & Associates**

December 2009





## Conventional Systems

Conventional onsite wastewater treatment systems consist of two major components: (1) a septic tank for collection, settling and digestion of sewage wastes from the building; and (2) a disposal system for dispersal and absorption of septic tank effluent into the soil or geologic strata. The septic tank provides primary treatment of wastewater by providing sufficient detention time for gravity separation of solids. Heavier solids settle, forming a sludge layer at the bottom of the tank while fats, oils, grease, lighter solids, and decomposing organic material float to the surface to form a scum layer. Two types of conventional disposal fields are approved for use in Monterey County: (1) leachfield and (2) seepage pit. A leachfield (also termed "drainfield" or "soil absorption field") consists of a series or network of perforated pipes installed in gravel-filled trenches. This is the preferred method of disposal in Monterey County. Seepage pits provide for discharge into the deep soils and geologic strata through vertical, rock-filled boreholes.

## Alternative Systems

Beginning in the 1970s, considerable attention has been given in the U.S. to the study and improvement of onsite sewage disposal system practices. This has led to the evolution of numerous "alternatives" to the conventional septic system. Monterey County does not currently have a local regulatory framework in place to approve alternative systems. Applications for alternative OWTS are currently processed and permitted by the RWQCB.

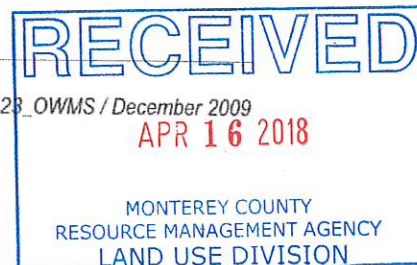
Alternative treatment technologies provide additional wastewater effluent treatment beyond that provided by a conventional onsite system. The primary types of alternative treatment technologies include sand filters, other packed bed filters and aerobic treatment units. Alternative dispersal systems provide additional options for system siting and design in constrained soil and geologic environments.

Alternative dispersal systems are typically oriented around two principles: (1) shallow dispersal to take advantage of the most aerobic and biologically active soil zone; and (2) uniform distribution of effluent to maximize soil contact and minimize the hydraulic/waste loading in a given area. The primary types of alternative disposal technologies include: pressure distribution leachfields, mound systems, at-grade systems, subsurface drip dispersal and evapotranspiration systems.

## OWTS Usage in Carmel Highlands

All OWTS are currently regulated by the Monterey County Division of Environmental Health under the provisions of County Code Chapter 15.20. However, since development in Carmel Highlands dates back to the 1950s, OWTS have been installed over many years under differing regulatory requirements and industry practices that have evolved over the past 60 years. Some of the relevant statistics regarding OWTS in Carmel Highlands determined from County files include the following:

- 32% of the OWTS are more than 50 years old; about half are more than 30 years old.
- 71% of the OWTS have still use their original system; 29% have been repaired or modified
- About 80% of the OWTS are conventional septic tank-leachfield systems; the remainder have a combination of seepage pits and leaching trenches.
- There are fewer than 15 OWTS with engineered design, including seven (7) utilizing alternative treatment systems.
- There are an estimated 10 to 15 OWTS that discharge to the ocean rather than to an onsite disposal field.



## DEVELOPMENT POTENTIAL

An analysis of development potential in the Carmel Highlands study area was completed by Denise Duffy & Associates. The analysis was based on current zoning, the Monterey County Assessor's GIS system's inventory of undeveloped, vacant legal lots of record, and a survey of aerial photography. This analysis did not attempt to evaluate the physical or environmental constraints on individual lots and, therefore, provides an estimate of the maximum theoretical potential for development. The analysis included a reasonable estimate of the potential for creation of new lots through the subdivision process, and also accounted for lots not likely to accommodate development based on past rejection by the County due to severe constraints for onsite sewage disposal.

Based on this, it is concluded that there is potential for the development up to a maximum of 105 residential parcels in the Carmel Highlands project area. In addition to the zoning analysis, a constraints analysis was completed to study key physical/environmental factors that could affect the ability of individual lots to accommodate new development, taking into account such factors as: coastline setbacks, stream setbacks, and steep slopes (greater than 30%). Steep slopes, and the associated constraints on development of a building and adequate wastewater disposal, are considered the limiting factors in site development. Based on the analysis, somewhere between 50 and 105 new single family dwelling units may be built in the Carmel Highlands project area in the future. To be conservative, the analysis of wastewater alternatives in this report utilizes the high end estimate of 105 future residential lots to project wastewater flows, facility requirements, and estimated costs.

## PROBLEM ASSESSMENT RESULTS

### *Site Suitability for OWTS*

Soil and geologic conditions in Carmel Highlands present moderate to severe constraints for OWTS due to the characteristically shallow (2- to 4-foot deep) sandy loam surface soils overlying slowly permeable weathered (decomposed) granite bedrock, which transitions with depth to dense, fractured granitic rock. The conditions are further complicated by steep topography, as more than 60 percent of the area has slopes greater than 30%. Additionally, perched seasonal groundwater commonly forms at the contact between the surface soils and underlying decomposed granite, and has been responsible for wet season "flooding" and failure of OWTS in some localized areas, notably the south end of Yankee Point Drive, Corona Road and Mt. Devon areas.

### *OWTS Design and Operational History*

The historical OWTS design practices in the area have relied on deep trench and seepage pits discharging into the decomposed granite, which is more slowly permeable than indicated by existing testing methods, resulting in less effective soil treatment, soil clogging and progressively faster decline in disposal field performance. Based on the age of the existing OWTS, it is reasonable to expect that in the foreseeable future as many as 30 to 50 percent of the OWTS in the study area will require significant upgrade and/or replacement. Information from septic tank pumping contractors indicates an unusually high rate of septic tank pumping, averaging about once every 12 to 18 months for each system in the area. This suggests that a significant amount of the septic tank pumping is being conducted in response to sluggish plumbing, backups or disposal field problems, rather than for maintenance cleaning of solids accumulation in the tanks.





## Groundwater and Wells

Groundwater occurs principally in the fractured granitic bedrock and is recharged mainly from local rainfall percolation. Domestic water wells tapping the bedrock aquifers are typically very deep, averaging about 450 feet, with annular well seals of 50 feet or more. Limited groundwater quality data available from the few existing wells in Carmel Highlands indicate elevated concentrations of some secondary drinking water constituents (minerals), which may be attributable to geologic conditions, sea water intrusion in one instance, and potentially mineral additions from OWTS discharges in the area. The limited data show no evidence of elevated groundwater-nitrate concentrations from OWTS, or exceedances of other primary drinking water standards.

## Nitrate Loading Estimates

Results of an area-wide nitrogen loading analysis for existing and future build-out conditions indicate rates of nitrogen loading from the combined contribution from OWTS and landscape fertilizers to be about 18 to 20 grams per day per acre, that are well within the general criterion of 40 grams per day per acre recognized in the Basin Plan. Nitrogen loading analysis for a localized area of concern (northern end of Yankee Point Drive) estimated groundwater nitrate-nitrogen concentrations to be above the drinking water limit of 10 mg-N/L, indicating that groundwater in this area is likely degraded for drinking water uses or will become so under build-out conditions, unless specific nitrogen management measures are implemented.

## Ocean Water Impacts

HIGHEST AREA LOCATIONS FOR STRC  
↓

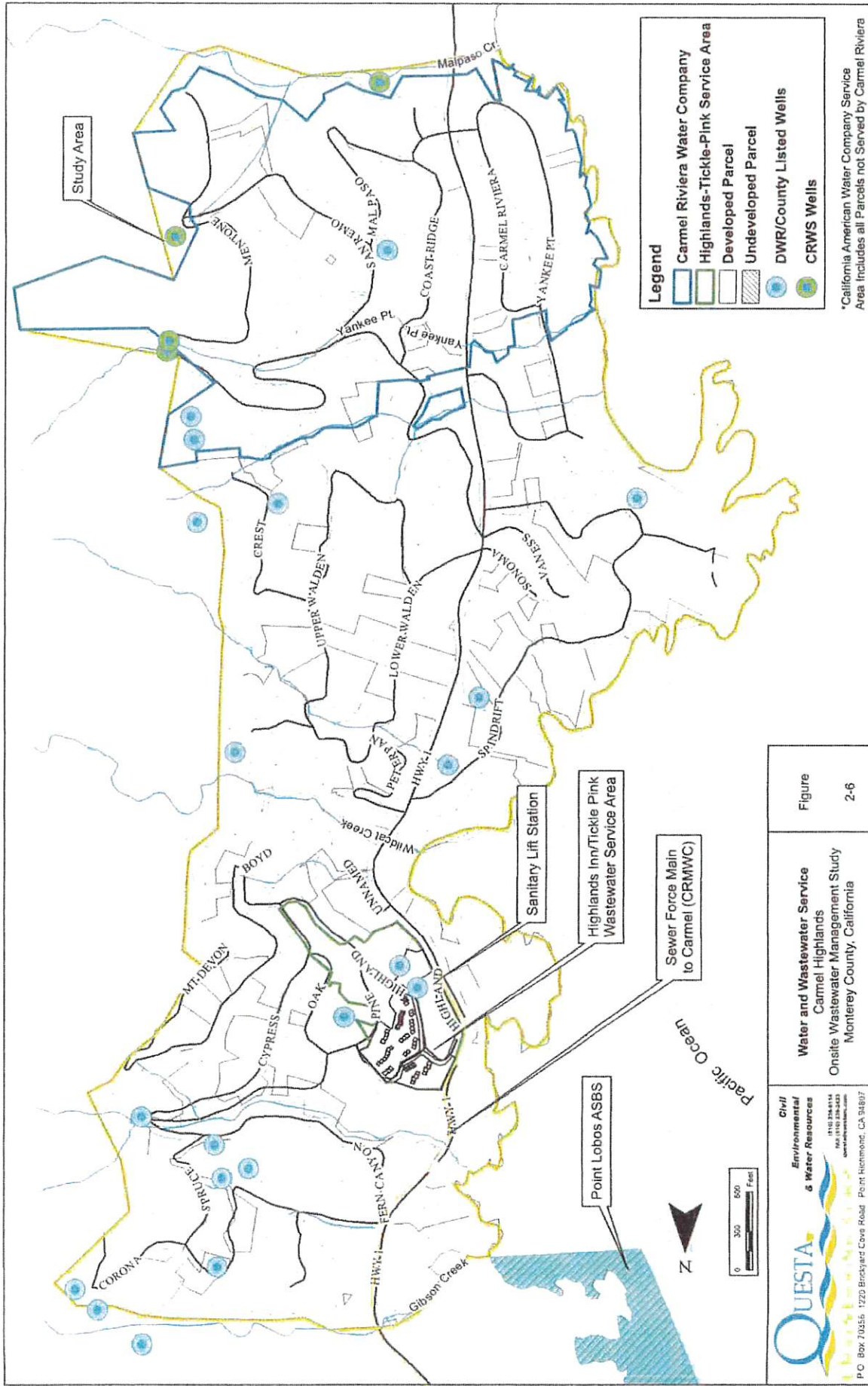
A significant threat to ocean water quality is posed by the OWTS serving ocean-front homes, where there are estimated to be 10 to 15 systems that have direct discharges of effluent to the ocean. Six such systems have been confirmed as of September 1, 2009, and the County's investigation efforts are ongoing. These discharges are not in compliance with either County Code, California Water Code, or the Federal Clean Water Act, pose a direct threat to beneficial uses of the ocean waters, and require an alternate sewage disposal solution. Additionally, effluent migration and discharge along the coastal bluffs is a significant concern due to the large number of developed ocean-front properties, typically thin soil mantle along the coastal bluffs, the age and undocumented location and condition of many older OWTS in this area, and evidence of high groundwater and seepage near and along the bluff faces, notably at the south end of Yankee Point Drive.

## Coastal Stream Impacts

Approximately 25 to 30 percent of the parcels in Carmel Highlands either border or are within 100 feet of one of the major streams or seasonal tributaries that drain through the area. Although no water quality data are available for local streams, wastewater contaminants, especially pathogens, reaching local streams could adversely impact recreational uses, especially in the lower reaches of the streams where they meet the ocean. An additional concern is the potential impact on groundwater quality and drinking water uses, via percolation and recharge of the bedrock aquifer along the stream channels.







\*California American Water Company Service Area Includes all Parcels not Served by Carmel Riviera

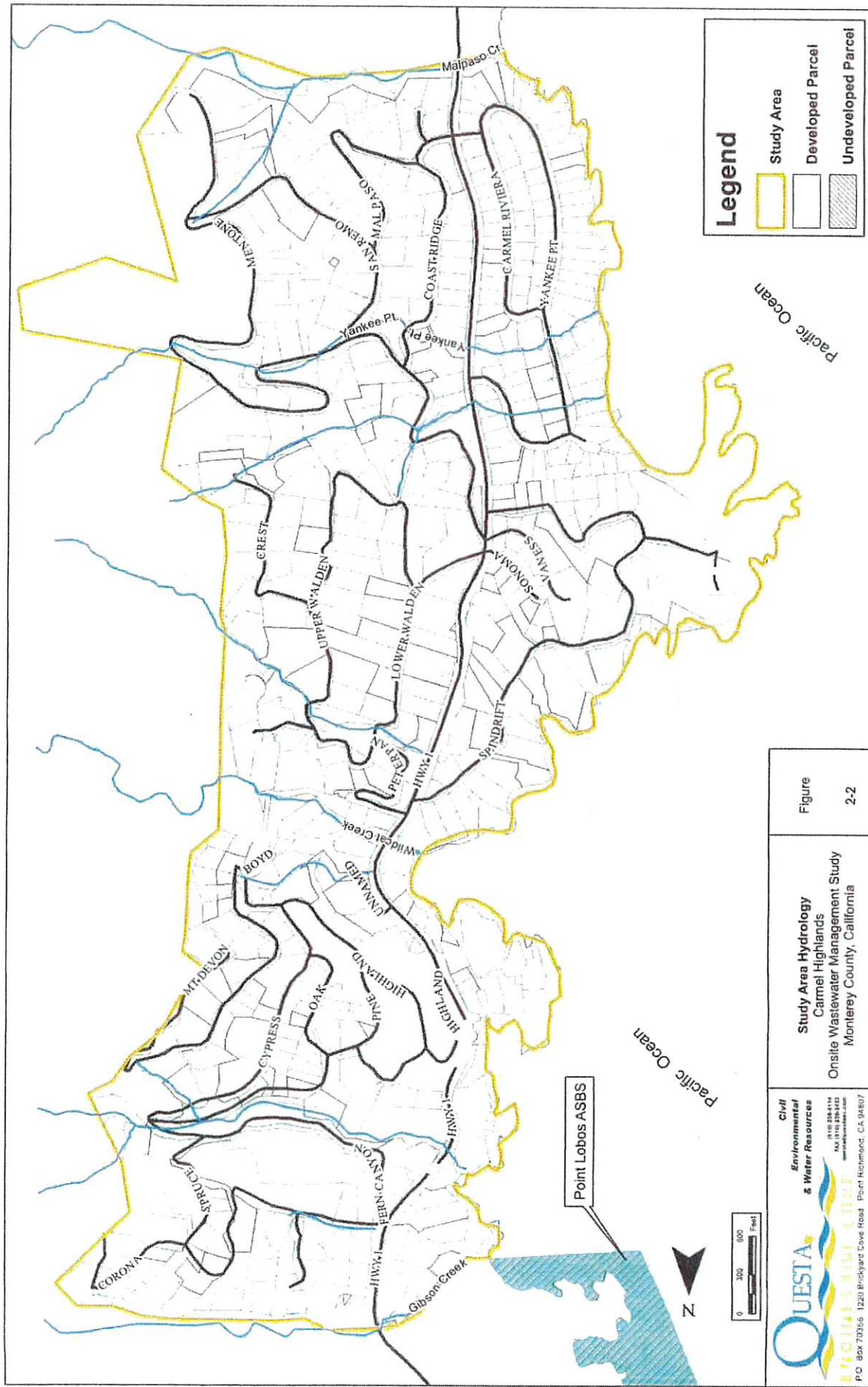
P:\2008\280133\_Carmel\_Highlands\GIS\Service\_Area\_Map\_Fig 2\_6\_11x17.mxd

<p><b>QUESTA</b> Civil Environmental &amp; Water Resources 1110 34th St P.O. Box 10255, 1220 Brickyard Cove Road, Point Richmond, CA 94807 TEL: (415) 324-2423 QUESTA@QUESTA.COM</p>	<p><b>Water and Wastewater Service</b> Camel Highlands Onsite Wastewater Management Study Monterey County, California</p>	<p>Figure 2-6</p>
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**RECEIVED**

**APR 16 2018**

MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY  
LAND USE DIVISION



P:\2008\280123\_Carmel\_Highlands\GIS\Study\_Area\_Hydrology\_Fig 2\_11x17.mxd

**RECEIVED**

**APR 16 2018**

MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY  
LAND USE DIVISION



Carmel Area Wastewater District (CAWD) wastewater treatment and reclamation facility located in Carmel. The study should analyze limiting the number of properties accommodated by the sewerage system to the available unused capacity in the existing Highlands Sewer line to CAWD, with additional alternatives outlined for sewerage all or additional high risk areas of the Carmel Highlands.

Engineering and environmental studies would cover the following major elements:

- **Highlands Sewer Capacity Analysis.** Detailed hydraulic/flow analysis of the existing Highlands Sewer system to determine available capacity for new connections. This analysis would also evaluate different pump operation strategies, including flow equalization, to optimize the system while assuring no detrimental effects on the existing facilities and service area.
- **Survey and Delineate High Risk Service Area.** Survey of potential service area owners and ranking of priorities for connection to the system, including any mandatory connections. This would entail a public outreach program and inspection of individual properties, subject to owner access agreements. The results of this effort would be a recommended service area matched to the capacity limits of the Highlands Sewer.
- **Comprehensive Highlands Sewer Analysis.** Detailed hydraulic/flow analysis of the entire Carmel Highlands area for the evaluation of a stand-alone or adjunct collection system and trunk line to service the entire Carmel Highlands area.
- **Recommended Facilities Plan.** Develop recommended sewerage facilities plan, utilizing information from this Onsite Wastewater Management Study and additional engineering data and findings from the Highlands Sewer capacity analysis and service area study tasks noted above. The recommended facilities plan would include analysis of engineering and service area alternatives, cost estimates, potential for future expansion of sewerage service to other areas of Carmel Highlands, operation and maintenance responsibilities, construction schedule and phasing, revenue/financing program, and other implementation steps.
- **Environmental Studies and CEQA Review.** Conduct environmental studies in connection with the feasibility analysis and conduct complete environmental review under CEQA of recommended sewerage facilities plan.

### Community Outreach

Community outreach via public meetings and/or questionnaires will be conducted to evaluate the relative acceptance of the various sewerage alternatives by the Carmel Highlands property owners. The information collected from this outreach effort will be used to help rank the various sewerage alternatives described in the study.



SIGN IN SHEET

NAME OF LUAC: Carmel Union/Highlands LUAC

MEETING DATE: April 2, 2018, 4:00 pm

NAME (PLEASE PRINT)

JOHN MOORE

JEAN MURPHY

Steven Lungeberg

Erin Silver - applicant

Michael Winer CRISMAN - Peter Pan resident

Lynne Boyd - Yankee Pt. resident

MICHAEL GUMMETT MAL PASO RESIDENT MPOCA PRESIDENT

Bill HARRIS - Nathan Fields

Glenn Berry - Yankee Pt

Lynne Semeria - San Remo / Mal Paso

FRANK HENNESSY CORONA RD

Michelle Alway - Sonoma Lane

Marilyn Rossen Van Ess Way

David Picus - Valley Place

Mark O'Shea - Sonoma Lane





SIGN IN SHEET

NAME OF LUAC: Carmel Union/Highlands LUAC

MEETING DATE: April 2, 2018, 4:00 pm

NAME (PLEASE PRINT)

Adrienne BERRY - Carmel Highlands

Justin Violin Yankee Point

Jeanne Adams Highlands

Sam De Groot QH, Corona Rd.

Steve Kovicic



## Rosales-Nava, Susan J. x4907

**From:** Michelle Alway <michellealway@gmail.com>  
**Sent:** Wednesday, April 11, 2018 2:38 PM  
**To:** Martha V Diehl; Vandevere, Keith; Wizard, Jonathan; amydroberts@gmail.com; mduflock@gmail.com; Getzelman, Paul C.; Padilla, Cosme; Mendez, Jose; Ambriz, Ana; Beretti, Melanie x5285; Onciano, Jacqueline x5193; Rosales-Nava, Susan J. x4907  
**Cc:** 100-District 5 (831) 647-7755; Mary Adams; ClerkoftheBoard; BuiltEnviro@aol.com  
**Subject:** Carmel Unincorporated/Carmel Highlands LUAC member

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sir/Madam,

It has come to our attention since the April 2, 2018 meeting that one of the members of the Carmel Unincorporated/Carmel Highlands LUAC, Clyde (C.W.) Freedman, has an undisclosed conflict of interest due to his owning/operating 3 short term rentals in the Coastal Zone, one of which is in Carmel Highlands. The importance of transparency has been stressed by the Monterey County Zoning administrators. He failed to disclose this fact at the meeting and recuse himself.

There are multiple advertisements and reviews on-line of his short term rentals, as well as a quote in a Pine Cone article after the Big Sur meeting on March 29. .

As per Monterey County Board Order, File ID RES 15-043 No. 7 dated April 29, 2015, page 8:

"g. Committee members will consider each application fairly and impartially on its merits, according to the applicable standards and regulations."

"i. Members with any financial interest in a matter before the LUAC must and shall disqualify themselves from participation as LUAC members in any discussion or vote on the matter. Members who have disqualified themselves from participating as LUAC members may however comment on the item as members of the general public. LUAC members may speak as individuals before any official body deliberating on a matter from which they disqualified themselves. Such a member so speaking must state that they are not representing the LUAC."

"j. LUAC members may speak as individuals before any official body deliberating on a matter. However, the LUAC member must state that he or she is not representing the LUAC unless that member has been authorized by the LUAC to represent it."

In The Carmel Pine Cone, April 6-12, 2018 and as a supporter of vacation stays, Clyde Freedman warned: "You had better work really closely with the coastal commission so they don't say, 'You have to go back to the drawing board'." In response to opponents' testimony that short term rentals are driving long term employees out of Big Sur and forcing those who remain to commute long distances to work, Freedman said property owners shouldn't be expected to house local employees. "It's the responsibility of employers to build housing".

We are concerned that any input given to the County has been tainted by having Clyde Freedman as a member of our local LUAC.

We hereby request that Clyde Freedman resign as a member of the Carmel Unincorporated /Carmel Highlands LUAC committee, based on the above mentioned Board Order, and/or as follows:

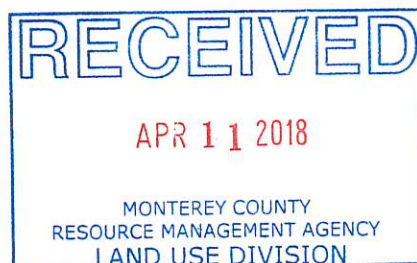
13. Removal of a LUAC member:

a. A LUAC member serves at the pleasure of the Planning Commission, and may be removed by a majority vote of the Planning Commission at a regular meeting.

We appreciate your assistance in this matter.

Regards,

Carmel Highlands Residents:  
Gwyn DeAmaral - [califwayoflife@aol.com](mailto:califwayoflife@aol.com)  
John Willsen - [califwayoflife@aol.com](mailto:califwayoflife@aol.com)  
Robert Danziger - [BobDanziger@mac.com](mailto:BobDanziger@mac.com)  
Martha Drexler Lynn - [marthallynn@mac.com](mailto:marthallynn@mac.com)  
Adrienne Berry - [yankeebeach@sbcglobal.net](mailto:yankeebeach@sbcglobal.net)  
Glenn Berry - [yankeebeach@sbcglobal.net](mailto:yankeebeach@sbcglobal.net)  
Lorraine O'Shea - [lorrainekoshea@gmail.com](mailto:lorrainekoshea@gmail.com)  
Mark O'Shea - [moshea@csumb.edu](mailto:moshea@csumb.edu)  
Don Burnett - [dlbnet@sbcglobal.net](mailto:dlbnet@sbcglobal.net)  
Linda Burnett - [dlbnet@sbcglobal.net](mailto:dlbnet@sbcglobal.net)  
Michelle Alway - [michellealway@gmail.com](mailto:michellealway@gmail.com)  
Charlotte Hallam - [bnest@redshift.com](mailto:bnest@redshift.com)  
Lynne Boyd - [lboyd456@aol.com](mailto:lboyd456@aol.com)  
[PreserveCarmelHighlands@gmail.com](mailto:PreserveCarmelHighlands@gmail.com)  
PreserveMontereyNeighborhoods.Community



**Big Sur Land Use Advisory Committee &  
South Coast Land Use Advisory Committee  
Joint Meeting  
SPECIAL MEETING MINUTES**

Tuesday, March 27, 2018

1. Meeting called to order by Mary Trotter at 9:40 am

2. **Roll Call**

Big Sur Members Present: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

Big Sur Members Absent: 0

South Coast Members Present: John Handy, Harry Harris, Lindsay Romanow (3)

South Coast Members Absent: Jerry Provost (1)

3. **Approval of Minutes:**

NONE

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.

5. **Scheduled Item(s) See below:**

A. Discussion of the Short Term Rental Ordinance (Attachment 1 -Preliminary Conceptual Draft STR Ordinance) and consistency with the Big Sur Land Use Plan.

7. Meeting Adjourned: 12:40 pm

Minutes taken by: Dick Ravich





# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: **Big Sur & South Coast Special Joint Meeting**

Please submit your recommendations for this application by:   N/A  

1.           **Project Name:** Discussion of the Short Term Rental Ordinance (Attachment 1 -Preliminary Conceptual Draft STR Ordinance) and consistency with the Big Sur Land Use Plan.

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

Was a County Staff/Representative present at meeting? Melanie Beretti (Name)  
and Jacqueline Onciano

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
24 participants as per attached sign-in sheet	X		Discussed STR issues in general and consistency with the Big Sur Land Use Plan.
			Major issue for some - the draft ordinance is not consistent with the Plan.
			Private road companies should be able to self-determine if STRs should be allowed.
			Some believe STRs should only be allowed in areas zoned commercial.
			Other comments taken by County staff. Written comments also submitted.

**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)
Ordinance should be drafted after the update of the Land Use Plan, not before.		
Written comments also submitted.		

**ADDITIONAL LUAC COMMENTS:**

Motion by: N/A (LUAC Member's Name)

Second by: \_\_\_\_\_ (LUAC Member's Name)

\_\_\_\_\_ Support Project as proposed

\_\_\_\_\_ Support Project with changes (see above)

\_\_\_\_\_ Continue the Item

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

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

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

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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



Big Sur / South Coast LUAC

March 27, 2018

Special greetings:  
Name (Please Print)

Email Address

RICHARD RAVICH

BLASURE@SUNNET.COM

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haha@bigsurcoast.com

David Smiley

dsmiley595@gmail.com

Mary Trotter

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Steve Becht

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Janet Rudisty

Cara Weston

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TELL WRIGHT

TIM TEMPLETON

ANA DAVEY

RICHARD WANG

Kodiak GREENWOOD

Kodiakgreenwood@gmail.com





Laura Pavloff

Mike Linder

ARDEN HANDSHY

CHRIS COUNTS

Laurabigsur@gmail.com

Big Sur Law@gmail.com

Arden@Handshy.com

chris@carmelpinecone.com



**From:** [mike raydo](#)  
**To:** [Rosales-Nava, Susan J. x4907](#)  
**Cc:** [100-District 5 \(831\) 647-7755](#)  
**Subject:** Fw: Short Term Rentals  
**Date:** Monday, March 19, 2018 3:13:19 PM

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Below is my correspondence with Kathleen Lee, Supervisor Potter's assistant when he was in office in May of 2015. I represented Tierra Grande homeowners association at the time, and I can assure you, our position regarding the opposition toward short term rentals has not changed, especially as it relates to unoccupied owner dwellings. We support CVA's stand on this matter, and although I will be unable to attend tonight's session, I'm hopeful it brings some positive resolution to this long debated matter.  
Mike Raydo

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

**From:** mike raydo <mikeraydo@sbcglobal.net>  
**To:** 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>  
**Sent:** Monday, May 11, 2015 10:26 AM  
**Subject:** Re: Short Term Rentals

Kathleen,

Although we would prefer that any ordinance enacted would require the owner live on property, or at least in the development where the rental property is located (this insures he has a stake in the neighborhood and a true relationship with the neighbors), a representative who can respond to an issue within 30 minutes (typically a management company) 24/7 might be a good compromise/bargaining point, if other restrictions, like the minimum stay policy that I mentioned in my first e-mail, are required.

BTW, the city of Indian Wells, a destination/resort area near Palm Springs where we visit frequently during the winter months for a few weeks, recently enacted a 30-day minimum stay policy on STRs in the city due to the many complaints and problems the city received from permanent residents over the years. If it would help, maybe I could get some information from them on their new policy?

As for our CCRs; the problem we have is that they go back 40 years, well before VRBO and the popularity of STRs, so we have very little we can go on in our development. Business commerce is restricted, but we've had difficulty in applying that restriction, as much business is conducted on line and even encouraged as environmentally friendly, emission-controlling work at home policies have emerged. As we have done recently with regards to our building code policies and water/well permitting, we rely more on county codes than our CCRs for enforcement.

Thanks for keeping me in the loop, Kathleen, and let me know if I can be of further assistance.

Mike Raydo

---

**From:** 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>

**To:** 'mike raydo' <mikeraydo@sbcglobal.net>  
**Sent:** Wednesday, May 6, 2015 5:13 PM  
**Subject:** RE: Short Term Rentals

Mike,

Thank you for sharing your thoughts on Short Term Rentals with our office and I have also shared your comments with Melanie Beretti from the Resource Management Agency who is the staff member who is spearheading this effort for the RMA. Many of the issues that you identify are ones that have come up in our discussions to date, and the suggestions that you have in how to deal with STR's are appreciated.

One issue that has been clear is that those areas with HOA's have a much stronger ability right now to deal with STR's as your CC&Rs can restrict short term rentals or transient occupancy of private homes. While CC&R's are not enforceable by the County, that is a possibility. Also, you are covered by the Inland zoning, and STR's are currently not allowed under 7 days and a permit is required. If there are homes that are conducting STR's in your neighborhood, you can contact code enforcement to lodge a complaint. Code Enforcement is not able to proactively do STR enforcement.

On our working group, we do have representatives from Carmel Valley actively participating. The group has discussed many of the issues you outlined but have not yet started working on draft language. The intent is to have the ordinance apply Countywide. One issue that has come up that I would appreciate your perspective on is: if STR's are a permitted use, many jurisdictions require that if the owner is not onsite that they have a representative who can respond 24/7 within X amount of time (usually 30 minutes.) Do you have thoughts on if the ordinance allows STRs if this is an appropriate time consideration?

Thank you,

**Kathleen Lee**  
**Chief of Staff for**  
**Supervisor Dave Potter**  
**(831) 647-7755**

---

**From:** mike raydo [mailto:mikeraydo@sbcglobal.net]  
**Sent:** Tuesday, May 05, 2015 11:39 AM  
**To:** 100-District 5 (831) 647-7755  
**Subject:** Short Term Rentals

Kathleen,

Thanks for the opportunity to share our concerns about short term rentals in our Development. I'm sorry I was unaware of the meetings you had organized to discuss this important topic, but I'm certain our neighborhood's concerns mirror those of the others in attendance.

We are opposed to short-term rentals in neighborhoods such as ours because they are totally inconsistent with the values that we strive to create among our homeowners

- The renters, as well as the property owner (who, in the majority of cases, does not reside in the



neighborhood), do not share the same pride of ownership that our residents do. The house and property are not adequately maintained, as profit, not neighbor relations, is the motivator. This also effects surrounding property values.

- Traffic issues, affecting families and children, along with walkers, concern our homeowners, as people unfamiliar with our narrow, curvy roads traverse our streets, often speeding.
- Strange vehicles and people render our Neighborhood Watch program virtually useless.
- The "hotel atmosphere" created by these businesses is inconsistent with the peace and tranquility that our development offers, as most renters come to party and unwind. Noise and traffic displace serenity.

I'm not sure what solutions or compromises have been proposed so far in your meetings, Kathleen, but here are 3 we have discussed:

- Banning short-term rentals in family neighborhoods such as ours.
- Requiring the owner of the STR to be on property
- Requiring a minimum stay of at least, say, one month, for the renters.

If you can, Kathleen, please share with me some of the key points - possibly the minutes - of your meetings, so I can pass the information on to our Board.

Thanks for your ongoing support,  
Mike Raydo

**Big Sur Land Use Advisory Committee &  
South Coast Land Use Advisory Committee  
Joint Meeting  
SPECIAL MEETING MINUTES**

**Tuesday, April 24, 2018**



1. Meeting called to order by Mary Trotter at 9:30 am

2. **Roll Call**

Big Sur Members Present: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

Big Sur Members Absent: 0

South Coast Members Present: Harry Harris, John Handy, Lindsay Romanow (3)

South Coast Members Absent: Jerry Provost

3. **Approval of Minutes: March 27, 2018**

Motion: Dave Smiley (LUAC Member's Name)

Second: Steve Beck (LUAC Member's Name)

Ayes: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich, Harry Harris, John Handy, Lindsay Romanow

Noes: 0

Absent: Jerry Provost

Abstain: 0

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.

5. **Scheduled Item(s) See below:**

A. Discussion of the Short Term Rental Ordinance (Attachment 1 -Preliminary Conceptual Draft STR Ordinance) and consistency with the Big Sur Land Use Plan.

7. Meeting Adjourned: 12:00 pm

Minutes taken by: Dick Ravich

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Planning Department  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: **Big Sur & South Coast Special Joint Meeting**

Please submit your recommendations for this application by: April 27, 2018

1. **Project Name:** Discussion of the Short Term Rental Ordinance (Attachment 1 -Preliminary Conceptual Draft STR Ordinance) and consistency with the Big Sur Land Use Plan.

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

Was a County Staff/Representative present at meeting? Melanie Beretti (Name)

**PUBLIC COMMENT:**

Name	Issues / Concerns
44 participants as per attached sign-in sheet	Participants on both sides of the STR issue ask the County to provide specific citations in the LUP that support consistency and non-consistency for allowing and not allowing STRs and homestays.
	Reference is made to the Beretti memo dated April 19, 2018 to the Big Sur & South Coast LUACs.
	Discussions continued from previous meetings including the March 27, 2018 meeting on STRs in general and specifically with respect to the other
	needs of the community including long-term housing, traffic, over use of Big Sur and the quality of the visitor experience, enforcement and "corporate" entry into STR ownership.



**LUAC AREAS OF CONCERN**

The LUACs share the the public concern for citing specific LUP language for allowing and not allowing STRs. To reiterate, the community would like to see the consistency determination linked to specific references in the LUP by section and number.		
There is continued interest in allowing private road and water companies to be able to self-determine if STRs should be allowed on private roads where liability and maintenance are totally borne by the property owners on their respective road.		
The LUACs request a follow up meeting to address these and other issues still unresolved.		

**ADDITIONAL LUAC COMMENTS:**

Motion by: \_\_\_\_\_ (LUAC Member's Name)

Second by: \_\_\_\_\_ (LUAC Member's Name)

\_\_\_\_\_ Support Project as proposed

\_\_\_\_\_ Support Project with changes (see above)

\_\_\_\_\_ Continue the Item

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

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

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

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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



Big Sur and South Coast LUAC  
Special Meeting

RECEIVED

APR 25 2018

April 24, 2018

Yes, please  
Send  
STC  
Public  
Notices

MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY  
LAND USE DIVISION

Name (Please Print)

Email Address

Melanie Beretti	berettim@co.monterey.ca.us	✓ Yes
Kate Daniels	daniels ku@co.monterey.ca.us	✓
Kirk Gafill	kgafill@nephenthebigsur.com	✓
<del>JAN WRIGHT</del>	KENBIGSUR ST@GMAIL.COM	✓
Mary Wright	mrwbigsur@gmail.com	✓
Kate Novoa	kwnovoa@mac.com	yes
Mike Caplin	mcaplin@sonic.net	✓
REEDS, CRUPE	4690 CUEZ RD	
DAN REZNICK	DANEDANREZNICK.COM	
MAGNUS TOREN	MAGNUS@HENRYMILLER.ORG	✓
KENDRA MORGENRATH	kendramorgenrath@gmail.com	
Matt Glauber	Matt@deetiens.com	
Sarah Shashani	sshashani@gmail.com	✓
Peery Sloan	peerysloan@gmail.com	✓
Sean Sweeney	seanwillsweeney@gmail.com	✓
ARDEN HANDSHY	arden@handshy.com	✓
Scott Moffat	smoffatphoto@gmail.com	✓
Mary Breen	mmbreen@mbay.net	
Ken McLeod	KMIWOODWORKING@YMAIL.COM	✓
C. FREEDMAN	CWFR@Hotmail.com	
<del>Sofia</del> art@sofeng.com		2
Lowell Strout		
RICK ALDINGER	RICK@BIGSURRIVERINN.COM	✓
Don Herington	don@donlouie.com	✓
Joel DePolg		
EURENWOYT	EURENWOYT@YAHOO.COM	
TIM GREEN		



RECEIVED

APR 25 2018

MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY  
LAND USE DIVISION

Name (Please Print)

Email Address

Weston Call

westoncall@gmail.com

Emilio Eimer

emilioeimer@gmail.com

Marcus Foster

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RALPH NOVOA

Nadine Clark

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Yes

DAN CLARK

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CELIA M. SANBORN

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PATRICIA HOLT

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Laura Pavloff

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yes

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RICHARD RAVICH

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David Smiley

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Mary Trotty

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Stere Beck

sterebeck2@gmail.com

John Handy

handyjc@mindspring.com

LINDSAY ROMANOW

lindsayromanow@yahoo.com



Greetings to all who are in attendance at this meeting concerning short term rentals. I'm sending this letter today because I don't know what kind of road conditions there will be between now and the meeting, or if I will be able to be at the meeting in person.

I live south of the road closure at Anderson Creek, and out on the South Coast Ridge Road, which is at this time so clogged up with downed trees and branches that it is a hazard to drive, and has already done significant damage to my vehicle. The crews may be coming out today to clear it, although I have heard no saws as of 10 AM. Later today there is supposed to be an announcement about conditions at Anderson.

In February, I will celebrate 44 years in the remote back-country homestead where I live, among the trees and buildings that my family put into place. The South Coast is always a challenge, and this year is a reminder of that. It's a challenge to build, to live, to make a living.

There is no town, and only one gas station. Small lodgings and a few restaurants make up the entire economy. Some of my neighbors drive for two hours each way for their commutes to higher-paying jobs out of the area. Internet service is by satellite, or not at all. Many people drive miles to use their cell phones in the few locations where service is available.

I work from home as an entrepreneur, having evolved from a peddler of many types of goods, and a dairy farmer, to having more valuable offerings. Because of modern telecommunications, people in the area now have more options than we used to have.

This section of the coast has been dogged by persistent poverty for decades, and yet the people who love it still live here. In recent years, some of that poverty has been mitigated by the growth of local business.

There have also been purchases of large pieces of land that are now permanently removed from community use by people who have no interest in local issues. We don't see them, and they don't see us.

People in the area, some of whom have also been here for many years, vary in points of view about how much they want to be involved with the outside world. Some of my neighbors would love to be able to welcome travelers into their homes, and stop going out to work, or to work part-time. They have a room or two that can be the source of them being able to have time to work on their property, and the funds to do so. They don't want to rent long term, and/or do not have anything suitable to rent long term.

Others would never open up their homes. They have the solitude that suits their nature.

The thing is, the choice should be our own. We bought our land. We pay our taxes. We want to open our hearts and our homes to the world, and give a place for people to land that they would not have, otherwise.

The income derived from short-term rentals is a boon to our community in helping people who are interested in our local issues to maintain their properties, improve them, and give back to the land that sustains us.

If all the land is bought up by outsider entities, people who aren't interested in our communities, and there are no community members left, what kind of preservation is that? Why should people who spent their lives and their energy to develop their property, going through so many difficulties to do so, be denied the right to enjoy what they have created in the way they see fit?

People who come to this area and stay in short term rentals are curious about how they can support the local economy, and they are very grateful for the opportunity to see things in the way that locals make available to them.

They spend money that goes directly into the pockets of the people who live here, not on some hotel bill paying into a corporate profit structure.

They want to know who the local artists are and what kinds of events are there that they can support. They have a strong interest in the local culture. They care about this area in a deep way, having made the journey to see something that is rare and precious for them.

Some of them will be our future neighbors, coming to this area to find ways to join our community.

This is not to deny the concerns that people have about how to house those who work here. Intelligent solutions can and must be generated for the needs of the work force. The county has the ability to create incentives for businesses to build or create housing for their employees. This will require re-thinking the ideas put forth in the 1970s to accommodate the needs of today. Changes in zoning and the like take time to consider and put in place, but they are needed if we are to break out of the conflict orientation that has dominated so much of the discussion to date.

One example could be re-routing the transient occupancy taxes to more accurately reflect the amount of contribution that Big Sur makes to the economy of Monterey County, and using those funds to subsidize innovative designs and ideas that our creative minds can put together.

We have far more people than anyone could have ever predicted, visiting us now. We need to make room for them in creative ways that enhance our local culture. We need to find ways to take care of our workers. These are not mutually exclusive ideas.

It is time to put together a plan that includes everyone.

Thanks for your attention.

Betty Withrow





# **Agricultural Advisory Committee (AAC)**

## **ACTION MINUTES**

<b>Location:</b>	Agricultural Commissioner's Office Ag Center Conference Room 1428 Abbott Street Salinas, CA 93901		
<b>Date:</b>	February 22, 2018		
<b>Time:</b>	2:30 p.m. to 4:30 p.m.		
<b>Attendees:</b>	<b><i>Committee Members</i></b>		<b><i>Staff &amp; Guests</i></b>
	Jocelyn Bridson Allen Davis Alex Eastman Kurt Gollnick Erik Heacox Val King	Bill Lipe Matt Shea Scott Storm Scott Violini Kirk Williams	Melanie Beretti, RMA Mary Perry, Deputy County Counsel Bob Roach, Assistant Agricultural Commissioner Kathy Nielsen, Agricultural Commissioner's Office
<b>Absent:</b>	Steve de Lorimier      Nick Huntington		

### **I. CALL TO ORDER**

The meeting was called to order by Chair Bill Lipe at 2:30 p.m.

### **II. CONSENT**

Approve the January 25, 2018, meeting minutes of the Agricultural Advisory Committee;

**MOTION:** It was moved and seconded by Committee Members Gollnick and Bridson, respectively, to approve the January 25, 2018, meeting minutes.

AYES:            Bridson, Davis, Eastman, Gollnick, Heacox, King, Lipe, Shea, Storm, Violini and Williams

NOES:           None

ABSENT:        de Lorimier, Huntington

### **III. Public Comment**

Adam Pinterits

### **IV. Agricultural Commissioner's Update**

*Bob Roach, Acting Agricultural Commissioner*

- The Wildlife Services Program EIR goes to the Board of Supervisors on March 13, 2018, at 2:30 p.m. for certification
- While not announced officially, Henry Gonzales has been selected as the County Ag Commissioner. He is a former employee of Monterey County and is expected to be appointed on February 27, 2018.

**V. Short-term Rentals (STRs)**

*Melanie Beretti, Special Programs Manager, Resource Management Agency*

Receive input from the Committee regarding how to address STRs on agricultural lands in the short-term rental ordinance under development; staff plans to develop draft ordinances and present to the Planning Commission in spring 2018.

**ACTION:** Receive the Agricultural Advisory Committee's input regarding:

- a) Short-term rentals for overnight accommodations in agricultural zones that allow residential uses in the unincorporated areas of Monterey County;
- b) STRs on lands under a Williamson Act contract.

**PUBLIC COMMENT:** Norm Groot, Monterey County Farm Bureau

Handouts regarding Williamson Act Compatible Uses were provided to the AAC by County Counsel.

The Agricultural Advisory Committee offered the following input regarding STRs:

- Buffer zone
- Rent to different people not under the same contract but at the same time
- Proof of access (roads and easements)
- Adequate parking\*
- Ability to rent out multiple dwellings on farms and ranches
- Hunts – some farms and ranches have longstanding traditions

*\*Per Ms. Beretti, one space for every two rooms; have parking guidelines. Reactive code enforcement, complaints are investigated but STRs are considered a Level 3 Priority and do not receive quick responses. Fines are increased to address recurring problems.*

This item is expected to return to the AAC in approximately two months.

**VI. Administrative Matters**

None

**VII. Agricultural Advisory Committee Comments**

None

**VIII. Adjournment**

The meeting was adjourned at 3:30 p.m.

Respectfully submitted,

*Kathleen Nielsen*

Agricultural Commissioner's Office

**Big Sur Land Use Advisory Committee &  
South Coast Land Use Advisory Committee  
Joint Meeting  
SPECIAL MEETING MINUTES**

**Monday, June 4, 2018, 2018**



1. Meeting called to order by Mary Trotter at 9:35 am

2. **Roll Call**

Big Sur Members Present: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich

Big Sur Members Absent: 0

South Coast Members Present: Lindsay Romanow, Harry Harris

South Coast Members Absent: John Handy, Jerry Provost

3. **Approval of Minutes: March 27, 2018 & April 24, 2018**

Motion by: Steve Beck (LUAC Member's Name)

Second by: Dave Smiley (LUAC Member's Name)

AYES: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich, Lindsay Romanow

NOES: 0

ABSENT: John Handy, Jerry Provost, Harry Harris

ABSTAIN: 0

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.

5. **Scheduled Item(s) See below:**

A. Consideration for Preliminary Consistency of Short Term Rental Ordinance Draft (Attachment Memo) with the Big Sur Land Use Plan.

7. Meeting Adjourned: 11:06 am pm

Minutes taken by: Dick Ravich



# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: **Big Sur & South Coast Special Joint Meeting**

Please submit your recommendations for this application by: June 11, 2018

1. **Project Name:** Consideration for Preliminary Consistency of Short Term Rental Ordinance Draft (Attachment Memo) with the Big Sur Land Use Plan.

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

Was a County Staff/Representative present at meeting? Melanie Berretti (Name)  
John Dugan

**PUBLIC COMMENT:**

Name	Issues / Concerns
19 participants as per attached sign-in sheet	Participants on both sides of the STR issue ask the County to provide specific citations in the LUP that support consistency and non-consistency for allowing and not allowing STRs and homestays.
	Reference is made to the Beretti memo dated May 23, 2018 to the Big Sur & South Coast LUACs.
	Discussions continued from previous meetings including the March 27, 2018 and April 24, 2018 meeting on STRs in general and specifically with respect to the other needs of the community including long-term housing, traffic, over use of Big Sur and the quality of the visitor experience, enforcement and "corporate" entry into STR ownership.
	Some participants concerned with costs to do STRs and too much regulation.

**LUAC AREAS OF CONCERN**

The LUACs share the the public concern for citing specific LUP language for allowing and not allowing STRs. To reiterate, the community would like to see the consistency determination linked to specific references in the LUP by section and number.		
There is continued interest in allowing private road and water companies to be able to self-determine if STRs should be allowed on private roads where liability and maintenance are totally borne by the property owners on their respective road.		
The number of STRs should be included toward the total VSU cap in the LUP.		
The LUACs request a follow up meeting to address these and other issues still unresolved.		

**ADDITIONAL LUAC COMMENTS:**

Motion by: \_\_\_\_\_ (LUAC Member's Name)

Second by: \_\_\_\_\_ (LUAC Member's Name)

\_\_\_\_\_ Support Project as proposed

\_\_\_\_\_ Support Project with changes (see above)

\_\_\_\_\_ Continue the Item

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

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

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

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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



Big Sur and South Coast LUAC  
Short Term Rental Special Meeting

June 4, 2018

Name (Please Print)	Email Address
Melanie Beretti	beretti.m@co.monterey.ca.us
JOHN DUGAN	duganj@co.monterey.ca.us
Bill Winters	bslawstuff@yahoo.com
LINDSAY ROMANOW	lindsayromanow@yahoo.com
LORRIE KEMPF	lorriekempf@gmail.com
C FRIEDMAN	cwfr@hotmail.com
Laura Pavloff	Laura.bigsur@gmail.com
Victor Pavloff	ggpark1@aol.com
Wardisty	sur1954@netnet.com
BARBARA WYATT	pulses@earthlink.net
HEIDI HYBL	bigsurpallister@gmail.com
CELIA M. SANBORN	celiasanborn@gmail.com
Ana Talbrook	anayabigsur@gmail.com
TIM GREEN	
Kirk Gafill	kgafill@open.thebigsur.com
Mary Trotter	quailmeadows@gmail.com
Geord Smiley	dsmiley595@gmail.com
Steve Beck	stevebeck2@gmail.com
RICHARD DAVICH	BIGSUR@SPRYNET.COM

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JUN 04 2018

MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY  
LAND USE DIVISION



**MINUTES**  
**Cachagua Land Use Advisory Committee**  
**Wednesday, March 28, 2018**

1. Meeting called to order by \_\_\_\_\_ MATT SHEA \_\_\_\_\_ at \_\_\_\_\_ 6:02 \_\_\_\_\_ pm

2. Roll Call

Members Present: \_\_\_\_\_ Jack Galante, Kathy Herberman, Sarah Haussermann, Dianne Miller, Matt Shea \_\_\_\_\_

Members Absent: \_\_\_\_\_ None \_\_\_\_\_

3. **Approval of Minutes:** Tabled for next meeting because minutes were not included in packet to members. Melanie Beretti with County said she would send work to staff to include in future packets.

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.

There was discussion regarding notification of LUAC meetings. It was suggested that a Cachagua LUAC email list could be advertised to residents in addition to posting at corner of Tassajara / Cachagua Roads and at Kasey's Market.

5. Scheduled Item(s)

**Discussion of the Short Term Rental Ordinance.** Melanie Beretti, RMA Service Manager, gave a report on the development of a STR ordinance to date. Two members of the public were in attendance. Discussion followed and the following points were brought forth by the committee for consideration:

1. Urban versus rural or even Cachagua specific ordinances should be considered due to the many differences between high density and rural areas.
2. Water Systems: Many homes in Cachagua are on shared water systems. These systems are stressed by drought and in some cases water has to be delivered. STR's should have to go through a stricter permitting process in such cases and neighbors should be consulted.
3. Private Roads and Easements. Privacy, safety, and ingress/egress are more of an issue in rural areas and should be flagged as a special consideration.
4. Tresspassing. There is concern that in areas without fences or known lot lines trespassing will be an issue. Owners of STR's should be required to inform their guests and be responsible for any unlawful activity by their guests.
5. Ag waiver zoning and lot size. Large parcels and land in Ag waiver zoning should not have same limitations for number of rental units as small parcels.
6. Density of rentals. The committee did not have any solutions that seemed equitable to all parties, but agreed there needs to be a limit on density. This item should be focused on further.

5. Other Items:

None

6. Meeting Adjourned: 7:50 \_\_\_\_\_ pm

Minutes taken by: \_\_\_\_\_ Matt Shea \_\_\_\_\_



**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, June 4, 2018**



1. Meeting called to order by Janet Brennan at 6:35 pm

2. Roll Call

Members Present: Janet Brennam; David Burbidge; John Anzini; Neal Agron; Chales Franklin; Judy MacClelland; Brian Rasmussen

Members Absent:

3. Approval of Minutes:

A. February 20, 2018 revised minutes

Motion: David Burbidge (LUAC Member's Name)

Second: JohnAnzini (LUAC Member's Name)

Ayes: Janet Brennam; David Burbidge; John Anzini; Neal Agron; Chales Franklin  
Judy MacClelland; Brian Rasmussen

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

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.  
**None**

5. **Scheduled Item(s)**

RMA staff presented draft Short Term Rental ordinance for the second time. After hearing public comments from over 12 participants RMA said would consider these for inclusion/exclusion in the ordinance

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 8:10 pm

Minutes taken by: David Burbidge

A handwritten signature in black ink, appearing to be "DB", written over the printed name "David Burbidge".

CV LUPG



1. Many rules and regulations but no mention of who enforces or code enforcement.
2. Before deciding to equate and count STR's as visitor serving units and using the caps presented in the Carmel Valley Policies, you should talk to Clint Eastwood. He hold an option on the portion of Rancho Canada golf Course—the portion not occupied by Parks. He also has an application not only to build out Rancho Canada Village but an application to build a hotel of 175 visitor serving units plus 50 units of employee housing. You really can't convert that 175 visitor serving unitd to short term rentals and overlook the 50 employee housing units!!!
3. Why wait to take a close look at traffic. Public Works has the figures for traffic and accidents at the mouth of the valley6 on Carmel Valley Road and the CHP has the traffic and accidents for Highway one from Rio Road to the Pebble Breach turn-off. You shoud also talk to the EMT,s and Emergency room personal to fid out if traffic delays are making patients sicker or with greater disabilities.
4. If you are equating STR's with Visitor serving units, you should use the same traffic count for both. It is 8.2 car trips per unit on all weekdays.
5. Visitor serving units: A number are required to serve the handicapped. No such requirement exists for short term rentals. Why not?
6. In the study group for str's as Dave Potter set this up, we had agreed on limits for the number of short term rentals for anyone property. I do not see that limit anywhere in the draft. There was a home in Tehama offered as a short term rentals with 14 bedrooms. It seems as if all 14 bedrooms could be used under the draft!

Margaret Robb  
Jun 3, 2018



6/3/2018

XFINITY Connect RE\_175 unit hotel on Ranvho Canada Golf Course Printout

Richard Stolt <rstolt@comcast.net>

6/2/2018 4:48 PM

**RE: 175 unit hotel on Ranvho Canada Golf Course**

To MARGARET E ROBBINS <mm\_robbins@comcast.net> • eric.sand@icloud.com

Hi Margaret,

This is all I could locate on the county web site. The address is

<https://aca.accela.com/Monterey/Cap/CapDetail.aspx?Module=Planning&capID1=HIS02&capID2=00000&capID3=05480>

Dick

**Project Location**

0 NA

*muhe*

**Record Details**

**Licensed Professional:**

KELLY 8318837560  
2620 FIRST AVE  
MARINA CA 93933  
Phone:  
Planner

**Project Description:**

LOMBARDO LAND GROUP I LP  
COMBINED DEVELOPMENT PERMIT INCLUDING (1)  
PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT; (2)  
U  
PERMIT AND DESIGN APPROVAL FOR THE DEVELOPMENT OF  
175 HOTEL OR TIMESHARE UNITS AND 50 EMPLOYEE HOUSIN  
UNITS, GOLF COURSE CLUBHOUSE AND RESTAURANT, FOUR  
TENNIS CLUBHOUSE AND TENNIS COURTS, HEALTH CLUB, SP  
ADMINISTRATIVE OFFICES AND RECONFIGURATION OF  
WEST  
GOLF COURSE; AND (3) USE PERMIT FOR DEVELOPMENT  
WITHIN THE CARMEL RIVER FLOODWAY. THE PROPERTY IS  
LOCATED ON CARMEL VALLEY ROAD, CARMEL (ASSESSOR'S  
PARCEL NUMBERS 015-162-039-000, 015-162-017-000, 015-162-025  
000, 015-162-026-000, 015-162-037-000 AND 015-162-040-000), WES  
OF THE INTERSECTION OF CARMEL VALLEY ROAD AND VIA  
MALLORCA.

*\**

More Details

*Margaret Robbins  
June 3, 2018*

on KUPA

After the law suit, Nick worked hard on the Carmel Valley Master plan. The result: plan contained a 175 unit hotel and 50 units of employee housing. This was preserved in the 2010 general plan/Carmel Valley Supplemental Policies as 175 visitors serving units.

To be fair to the other gold Courses/hotels another 110 visitor serving units were proposed for east of Villa Mallorca. 37 were set aside for Carmel Valley Ranch and 40 visitor serving units for Quail.

Margaret Robles  
June 3, 2018

**MINUTES**  
**Del Monte Forest Land Use Advisory Committee**  
**Thursday, April 5, 2018**



1. Meeting called to order by Lori Lietzke at 3 pm

2. **Roll Call**

Members Present: Ned Van Roekel, Kim Caneer, Lori Lietzke, Rick

Verbanec, June Stock, Bart Bruno

Members Absent: Sandy Getreu

3.

**Approval of Minutes:**

A. March 15, 2018 minutes (deferred to next meeting, April 19, 2018 due to delay in receiving minutes for Committee review)

Motion: / (LUAC Member's Name)

Second: / (LUAC Member's Name)

Ayes: /

Noes: /

Absent: /

Abstain: /

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.

none

5. **Scheduled Item(s)**





6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

*none*

B) Announcements *none*

7. **Meeting Adjourned:** 4:40 pm

**Minutes taken by:** Kimberly Caneer, Secretary



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: April 10, 2018

1. Project Name: **ADVANCED LANGUAGE SYSTEMS**  
**INTERNATIONAL INC**

*(delay due to minutes form not included in LUAC packet from Planning)*

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

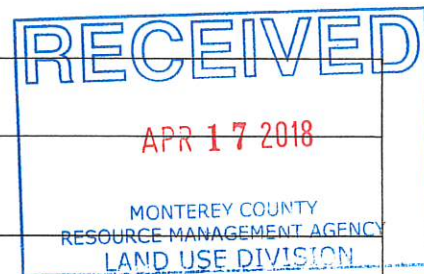
Was a County Staff/Representative present at meeting? Liz Gonzales, (Name)  
Richard Craig Smith

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Robert Colter 2885 Forest Lodge Road	✓		Proposed building footprint does not allow for adequate privacy

**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)

ADDITIONAL LUAC COMMENTS *none*

**RECOMMENDATION:**

Motion by Ned Van Roekel (LUAC Member's Name)

Second by Bart Bruno (LUAC Member's Name)

✓ Support Project as proposed

\_\_\_\_\_ Support Project with changes

\_\_\_\_\_ Continue the Item

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

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

AYES: 6 (Caneer, Lietzke, Stock, Verbanec, Van Roekel, Bruno)

NOES: 0

ABSENT: 1 (Getreu)

ABSTAIN: 0

**Action by Land Use Advisory Committee Project Referral Sheet**

Monterey County RMA Planning 1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901(831) 755-5025

Advisory Committee: **Del Monte Forest**

2. Discussion of the Short Term Rental Ordinance (Attachment 1 – Preliminary Conceptual Draft STR Ordinance) and consistency with the Del Monte Forest



**ADDITIONAL LUAC COMMENTS**

County Planning, Melanie Beretti, presented report on initial draft of Short Term Rental Ordinance. It was agreed by LUAC Del Monte Forest that Monterey County has both rural and urban areas that have different potential problems and concerns regarding STR's.

David Stivers, P.B.Co. CEO presented the Company's comments, concerns and suggestions to DMFLUAC STR Ordinance:

P.B.Co., grantor of deeded properties in Del Monte Forest, has to enforce established CC&R's which specifically prohibits residences from conducting a business enterprise.

P.B.Co. believes 80-90% of residences are not registered with County as STR's (approx. 100 homes) at present.

P.B.Co. would like County to limit the number of STR's, less than 30 days and more than 7 days within DMF.

Enforcement could be proposed by a company that specializes in monitoring STR's, such as Host Compliance, under the direction of County. Potential problems with STR's are: on-street parking, trash pick ups and noise.

Suggestions by P.B.Co. includes establishment of two different areas within DMF: Country Club (with smaller lot sizes) and Estate Section (larger lot sizes). STR's registration should not remain effective if a residence is sold - permit privileges are not tied to deed.



**MINUTES**  
**North County Land Use Advisory Committee**  
**WEDNESDAY, APRIL 4, 2018**

1. Meeting called to order by David Evans at 5:30 pm

2. Roll Call

Members Present: Sherry Owen, Robert MacDonald, D.L. Grier, David Evans, Lesley Noble,  
Emily Tafoya, and very slightly late - John Robinett, Michael Mastroianni (8)

Members Absent: 0

3. Approval of Minutes:

A. March 19, 2018 minutes

Motion: D.L. Grier (LUAC Member's Name)

Second: Emily Tafoya (LUAC Member's Name)

Ayes: Noble, Evans, Owen, Grier, MacDonald, Tafoya (5)

Noes: \_\_\_\_\_

Absent: John Robinett, Michael Mastroianni (2) late, not present for vote

Abstain: \_\_\_\_\_

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.

NONE



5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

B) Announcements

7. **Meeting Adjourned:** 6:52 pm

**Minutes taken by:** Lesley Noble





# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County RMA Planning  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: **North County**

Please submit your recommendations for this application by: **April 9, 2018**

1. **Project Name:** BROWN BULB RANCH LTD  
**File Number:** PLN170215 - (Assessor's Parcel Number 117-052-018-000)  
**Project Location:** 3060 Hilltop Rd., Moss Landing  
**Project Planner:** Craig Spencer, Senior Planner  
**Area Plan:** North County LCP  
**Project Description:** Coastal Development Permit to allow use of existing facilities for commercial cannabis activities including: 1) Up to 38,000 square feet for indoor cultivation; 2) Up to 160,000 square feet of mixed-light cultivation and/or nursery; 3) On-site processing including drying, trimming, and packaging of materials produced on-site; 4) Non-volatile manufacturing; and 5) Self-distribution of products produced on-site. The property is located at 3060 Hilltop Rd., Moss Landing (Assessor's Parcel Number 117-052-018-000) North County LCP.

**Recommendation To:**

Was the Owner/Applicant/Representative present at meeting? Yes   X   No             
(Please include the names of the those present) **Justin Brown**

Was a County Staff/Representative present at meeting?   No   (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
NONE			

**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)

**ADDITIONAL LUAC COMMENTS****RECOMMENDATION:**Motion by: D.L. Grier (LUAC Member's Name)Second by: Michael Mastroianni (LUAC Member's Name)☒ X Support Project as proposed☐ Support Project with changes☐ Continue the Item

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

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

AYES: Owen, Grier, Tafoya, MacDonald, Robinett, Mastroianni, Noble, Evans (8)

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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

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Advisory Committee: **North County**

2. Discussion of the Short Term Rental Ordinance (Attachment 1 – Preliminary Conceptual Draft STR Ordinance) and consistency with the North County Land Use Master Plan.

Melanie Beretti present. Overview presented.

### ADDITIONAL LUAC COMMENTS

Select members of the Committee had concerns regarding water supply; water company issues with respect to an increase in use by vacation renters on the water system; and the Ordinance's ability to address the more rural areas of Monterey County and individual versus commercial vacation rentals.





**MINUTES**  
**South County Land Use Advisory Committee**  
**WEDNESDAY, MAY 16, 2018**



1. Meeting called to order by Debbie Roberson at 7:07 pm

2. Roll Call

Members Present: Debbie Roberson, Ed Buntz, Carol Kenyon

Members Absent: Will Taylor, Bill Bartosh

3. Approval of Minutes:

A. May 17, 2017 minutes

Motion: Ed Buntz (LUAC Member's Name)

Second: Debbie Roberson (LUAC Member's Name)

Ayes: Ed Buntz, Debbie Roberson, Carol Kenyon

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

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.

5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

- 1) Discussion of the Short Term Rental Ordinance (Attachment A – Preliminary Conceptual Draft STR Ordinance) and consistency with the South County Area Plan.

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 8:15 pm

Minutes taken by: Debbie Roberson

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: **South County**

Please submit your recommendations for this application by: May 21, 2018

- 1) Discussion of the Short Term Rental Ordinance (Attachment A – Preliminary Conceptual Draft STR Ordinance) and consistency with the South County Area Plan.

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

Was a County Staff/Representative present at meeting? Melanie Beretti (Name)

## PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

## 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)
Fire areas		Make sure that fire pit areas are cleared.
Costs of licensing		May be too high at the present suggested rates. Making it too onerous to rent a room out for short term or one time events.

### ADDITIONAL LUAC COMMENTS

[illegible]

**RECOMMENDATION :**

Motion by: No Motion was made just given verbally to the county rep Melanie Beretti  
(LUAC Member's Name)

Second by: \_\_\_\_\_ (LUAC Member's Name)

- ☐ Support Project as proposed  
☐ Support Project with changes  
☐ Continue the Item

Reason for Continuance: \_\_\_\_\_  
Continued to what date: \_\_\_\_\_

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

NOES: \_\_\_\_\_ JUN 15 2018

ABSENT: \_\_\_\_\_ MONTEREY COUNTY

ABSTAIN:





**MINUTES**  
**Toro Land Use Advisory Committee**  
**MONDAY, APRIL 23, 2018**

1. Meeting called to order by Weaver at 4 pm

2. **Roll Call**

Members Present: Vandergrift, Mueller, Keenan, Rieger, Weaver, Bean

Members Absent: Bill Pyburn, Roy Gobetz, Bonnie Baker and Mark Kennedy



3. **Approval of Minutes:**

A. November 13, 2017 minutes

Motion: Keenan \_\_\_\_\_ (LUAC Member's Name)

Second: Vandergrift \_\_\_\_\_ (LUAC Member's Name)

Ayes: 5 Keenan, Rieger, Vandergrift, Mueller, Weaver

Noes: 0

Absent: 4 Pyburn (Called, family health issue), Gobetz (Called, out of town), Baker (Called, sent resignation letter), Kennedy (No call. Has missed several meetings)

Abstain: 1 Bean (did not attend November 13, 2017 meeting, excused absence)

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.

5. **Scheduled Item(s)**

- 1) Discussion of the Short Term Rental Ordinance (Attachment A – Preliminary Conceptual Draft STR Ordinance) and consistency with the Toro Area Plan.

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects (Refer to pages below)

B) Announcements- Weaver reported on the proposed project at **26735 LAURELES GRADE, CARMEL VALLEY** Project Name: CLIFTON HEATHER JOY & WOLSKE RUSSELL D. This project was reviewed by the Toro LUAC on 6/12/17 and 8/28/17 and our recommendation was to support the project with many changes as expressed in the LUAC areas of concern and additional comments. A number of neighbors were present at both meetings and had many objections. Subsequently, the Planning Commission met, then continued the hearing and will take up the project again on April 25, 2018. The staff recommends approval. Apparently there will be a fine for the cutting of 43 trees but no required replacement. They nixed the 2 story guest house and did not allow development on slopes greater than 25%. Fewer oak trees are anticipated to be removed than originally planned for the SFD, possibly 13 fewer oak trees to be removed. Staff recommends these oaks be replaced at a 1:1 ratio, using 15-gallon oak trees grown in containers. Weaver and others noted that this size of oak tree planting (15-gallon) usually does not flourish and is ultimately unsuccessful.

C) Election of Officers

It was moved by Mueller and second by Vandergrift to re-elect Weaver as Chair and Bean as Secretary. All six members present voted Aye.

8. Meeting Adjourned: 5:48 pm

Minutes taken by: Bean



## Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
1441 Schilling Place 2nd Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Toro**

Please submit your recommendations for this application by: April 27, 2018

- 1) Discussion of the Short Term Rental Ordinance (Attachment A – Preliminary Conceptual Draft STR Ordinance) and consistency with the Toro Area Plan.

Was a County Staff/Representative present at meeting? Yes- Melanie Beretti (County Special Projects )

**PUBLIC COMMENT:** No members of the public attended. Note: The Toro LUAC package was mailed on April 17, 2018 for the April 23, 2018 Toro LUAC meeting.

### RMA STAFF PRESENTATION, ANSWERS QUESTIONS:

RMA's Melanie Beretti discussed the nine-page Draft Amendment of Title 21. She indicated that the Planning Commission recommended a middle approach –to increase regulation of STRs but not to ban them. Currently there are 20 STR permits in the unincorporated county- mostly in Del Monte Forest. A study by the Carmel Valley Association showed that 78% of the 198 on-line listings located in Carmel Valley are investor owned and rented as STRs, with the owner not living there most of the time. A Big Sur citizens committee reviewed advertising for STRs in Big Sur and found 30-40 ads. The California Coastal Commission will review any STR Ordinance for the Coastal Area.

In summary, very few of the STRs currently operating in the unincorporated county are licensed. There are     listings in the Toro area. Almost all the STRs are currently operating without a permit.

The current code allows STRs of 7-30 days and the one-time permit costs approximately \$6,000. Current enforcement is minimal as the county responds to complaints by issuing a courtesy letter followed by enforcement. County enforcement is on the third level (or lowest) priority.



The Draft Amendment of Title 21, changes the process from an Administrative Permit process to a two-pronged approach consisting of:

- A) Land Use Clearance for home stays or STRs rented 12 times or fewer during a year and two times or fewer during a month.
- B) Use Permit for STRs that are rented more than 12 times per year or more than two times per calendar month. The Use Permit must be re-issued after one year and the second Use Permit is good for 3 years and the third and subsequent Use Permits are for 5 years. This is in order to provide on-going review of the STR for compliance and changing conditions.

Additionally, a number of requirements which address neighborhood impacts are proposed, which include off-street parking, maximum occupancy, noise and nuisance compliance, water quality, waste disposal, etc. The Draft Amendment has no minimum length of stay and a maximum of 30 days.

## **LUAC AREAS OF CONCERN, LUAC COMMENTS**

**Weaver had questions regarding the current process for transient use of residential property for remuneration (Short Term Rentals). He had a copy of the current Title 21.64.280 (Monterey County Inland Areas)**

- 1) What is the current process one uses if interested in doing short term rentals in a residential SFD?
- 2) Weaver looked online and could not find an application form to apply for Short Term Rentals. Where is the specific form. What does an applicant do?

Ans. 1 & 2: Melanie Beretti explained there is no current form. An applicant would need to visit the RMA. Once there one would explain one was interested in short term rentals and would fill out a generic form.

- 3) Weaver asked for clarification of the current need for an Administrative Permit versus the proposed Draft Document to Amend Section 21.64.280. This Draft document was included with the referral to the Toro LUAC. In this Draft document under "REGULATIONS", it calls for; a license shall be procured immediately from the Treasurer-Tax Collector, before the commencement, operation or maintenance of a short term rental.

Melanie Beretti stated that the Administrative Permit was burdensome, was outdated, and was expensive with an upfront cost of \$6,000. A license from the Treasurer-Tax Collector would set up TOT Transient Occupancy Taxes.

- 4) Under current Monterey County 21.64.280 Administrative Permits, (Section A) there are Findings and Declarations regarding impacts to residential areas which must be addressed through existing County Use Permit processes. Weaver reads Findings 5,6, & 7 regarding adverse impacts, the necessity of maintaining the integrity of the various zoning districts.

And (Section B) Purpose, #3. Weaver asks how going to the Monterey County Treasurer Tax Collector's window at the County Government Center to obtain a license for STR's may/will protect the residential areas of Toro?

Ans: Ms. Beretti explained there was a series of inspections/reviews by various County Departments as to the appropriateness of rooms to be rented or houses to be rented.

- 5) Mike Weaver asked how a hired Hearing Officer process might work for violations?

- 6) As the LUAC is being asked for the Amended Draft STR Ordinance's consistency with the current Toro Area Plan Weaver pointed out that the Toro Area Plan Supplemental Policies (under 1.0 Land Use):

T-1.1

T-1.7

appear inconsistent

(Under 2.0 Circulation):

T-2.1

T-2.4

T-2.7

appear inconsistent

Under 3.0 Conservation/Open Space

T-3.5

may be a problem with transient renters arriving late at night



The intensification of use could be a major problem for the Toro Area Plan, which requires safety improvements on Corral de Tierra Road past the Four Corners before any further development occurs. For example, there are no stripes on the middle of the Corral de Tierra Road further up. The proposal referred to as a Land Use Clearance allows intensification of use, and essentially removes single family zoning restrictions. It makes the process easier than the current existing process for the less intensively used STRs.

The Toro Area has significant issues regarding inadequate water for existing homes, inadequate and unsafe roads, septic issues, etc. which would be greatly impacted by intensification of use resulting from use of homes as STRs. We recognize that there may be a need for better regulation in more heavily impacted areas such as Carmel Valley and Big Sur. One opinion is that the Toro Area does not have a problem and no changes are required.

Weaver said LUAC member Pyburn called, and although not here today, asked that his concerns be added for the record. He stated his Mother purchased a home in Pacific Grove years ago. Then the house next door to his Mother's was sold to people from Fresno, who rented the place out on weekends. Pyburn said it became an ongoing problem, but of all the complaints his Mother made to City Hall regarding this, nothing was ever done. He has concerns that places in Toro could experience similar problems.

Weaver stated that there are no Rural Centers or Community Areas in Toro...However a Rural Center or Community Area may justify allowing some STR in them.

Weaver raised the issue of Home Owners Associations and whether their CCRs will be recognized by the County. Some of these CCR restrictions would not allow STRs. Weaver agreed to compile a list of HOAs in the Toro Area and reach out to them regarding the Draft STR Amendment. The time frame for the Draft Amendment completion to present to the Planning Commission is mid-June, 2018. The Toro LUAC decided to make no specific recommendation at this time.

**RECOMMENDATION :**

Motion by: \_\_\_\_\_ (LUAC Member's Name)

Second by: \_\_\_\_\_ (LUAC Member's Name)

\_\_\_\_\_ Support Project as proposed

\_\_\_\_\_ Support Project with changes

\_\_\_\_\_ Continue the Item

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

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

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

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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





**From:** [Beretti, Melanie x5285](#)  
**To:** [Michael Weaver](#); [Rosales-Nava, Susan J. x4907](#)  
**Cc:** [beverly Bean](#)  
**Subject:** RE: Toro LUAC April 23, 2018 - Draft Minutes  
**Date:** Monday, June 18, 2018 12:31:00 PM

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Hello Mr. Weaver,

In reviewing the minutes from April 23, there are a couple of points that I feel are not quite correct that I'd ask you to consider revising in the final minutes (below).

LUAC AREAS OF CONCERNS, LUAC COMMENTS

Ans. 1&2 – Please correct to read “Melanie Beretti explained there is no current short-term rental specific application form. Ms. Beretti recommended an applicant contact/visit the RMA Permit Center...”

Response to question 3 – Please correct to read “Melanie Beretti stated that the current regulations (Administrative Permit) was outdated, and that many feel the administrative permit process is burdensome and too expensive with an upfront cost of \$6,000...”

***Melanie Beretti*** | Special Programs Manager  
Office | 831-755-5285

**From:** Michael Weaver [mailto:michaelrweaver@mac.com]  
**Sent:** Wednesday, June 6, 2018 10:30 AM  
**To:** Rosales-Nava, Susan J. x4907 <Rosales-NavaSJ@co.monterey.ca.us>  
**Cc:** beverly Bean <beverlygb@gmail.com>; Beretti, Melanie x5285 <BerettiM@co.monterey.ca.us>  
**Subject:** Toro LUAC April 23, 2018 - Draft Minutes