

Exhibit E

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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, March 18, 2019

Site Visit at 3:00 PM at 14 UPPER CIRCLE, CARMEL VALLEY (RAWNSLEY)

Attendees: Janet Brennan; David Burbidge; John Anzini; Judy MacClelland (4)

Members Absent: Charles Franklin; James Kendall (2)

ADJOURN TO REGULAR SCHEDULED MEETING

1. Meeting called to order by Janet Brennan at 6:30 pm

2. Roll Call

Members Present:

Janet Brennan; David Burbidge; John Anzini; Judy MacClelland; James Kendall; Charles Franklin (6)

Members Absent:

0

3. Approval of Minutes:

A. March 4, 2019 minutes

Motion: David Burbidge (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Janet Brennan; David Burbidge; John Anzini; Judy MacClelland; James Kendall;
Charles Franklin (6)

Noes: 0

Absent: 0

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.

None



5. Scheduled Item(s)

6. Other Items:

A) LUAC member nominated for Chairperson: Task completed on March 4, 2019

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

Second: N/A (LUAC Member's Name)

Ayes: N/A

Noes: N/A

Absent: N/A

Abstain: N/A

B) LUAC member nominated for Secretary: Task completed on March 4, 2019

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

Second: N/A (LUAC Member's Name)

Ayes: N/A

Noes: N/A

Absent: N/A

Abstain: N/A

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

D) Announcements

None

7. Meeting Adjourned: 7:40 pm

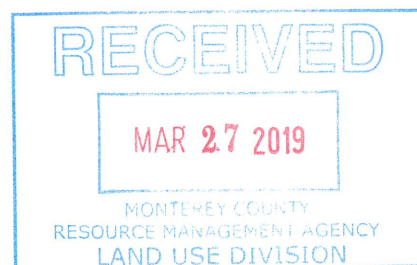
Minutes taken by: David Burbidge



Action by Land Use Advisory Committee

Project Referral Sheet

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



Advisory Committee: Carmel Valley

1. Project Name: RAWNSLEY KATHI A TR Item continued from 3/4/19 meeting
File Number: PLN180112
Project Location: 14 UPPER CIRCLE CARMEL VALLEY
Assessor's Parcel Number(s): 197-081-014-000
Project Planner: SON PHAM-GALLARDO
Area Plan: CARMEL VALLEY MASTER PLAN
Project Description: Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow the construction of a 4,212 square foot single family dwelling, 1,163 square foot detached garage/workshop, 600 square foot detached guesthouse and 2) a Use Permit for removal of 32 Oak trees for driveway.
Recommendation To: PLANNING COMMISSION

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Justin Hawley

Was a County Staff/Representative present at meeting? Anna Quenga (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Lori Pike	X		Dirt off site; Drainage: Truck Traffic
Eric Sands		X	EMERGENCY ACCESS ROAD
Troy Colby – Stone Pine Rep	X		Ridge-line development; Tree removal plan; emergency access; septic system
Marc Blum	X		Fire egress
SEE MARCH 4, 2019 minutes for additional comments			

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)
John Anzini		Construction Plans; Drainage Plan; Emergency Access Plan

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: John Anzini (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

☒ Support Project as proposed – Have above plans available, etc.

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

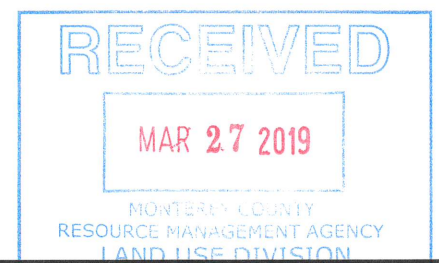
Continue to what date: _____

Ayes: Janet Brennan; David Burbidge; John Anzini; Judy MacClelland; James Kendall;
Charles Franklin (6)

Noes: 0

Absent: 0

Abstain: 0



Action by Land Use Advisory Committee

Project Referral Sheet

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



Advisory Committee: Carmel Valley

2. Project Name: WALDROUP MAY S ET AL
File Number: PLN180231
Project Location: 32 MIRAMONTE RD CARMEL VALLEY
Assessor's Parcel Number(s): 187-081-001-000
Project Planner: KENNY TAYLOR
Area Plan: CARMEL VALLEY MASTER PLAN
Project Description: After-the-fact Use Permit to clear Code Enforcement violation (18CE00051) to allow three (3) guest rooms operating as a Bed and Breakfast facility within an existing residence.
Recommendation To: DIRECTOR OF RMA PLANNING

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

May Waldroup – See Attached letter

Was a County Staff/Representative present at meeting? Anna Quenga (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Mibs McCarthy</i>		X	In Favor
Marianne Plancke	X		See attached letter – “No”
<i>Nina Harmon</i>		X	Has been good neighbor – in favor
James Rheim	X		See attached letter – “No”
<i>Luana Conley</i>		X	Favor – County in error
Maria McGowan	X		See attached letter – “No”

PUBLIC COMMENT CONTINUED:

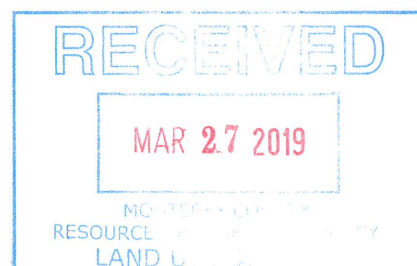
Christine Kemp – Attorney	X		See attached letter: Re several neighbors – “No”
David Benjamin	X		Opposed
Barbara & Steve Vinje	X		See attached letter – “No”
Chip Hawley	X		Opposed
Donna Buchholz	X		See attached letter – “No”

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)
John Anzini	Incomplete	
Judy MacClelland	Does comply with “cap”	

ADDITIONAL LUAC COMMENTS

Support subject to meeting all conditions of regulations



RECOMMENDATION:

Motion by: James Kendall (LUAC Member's Name)

Second by: Charles Franklin (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

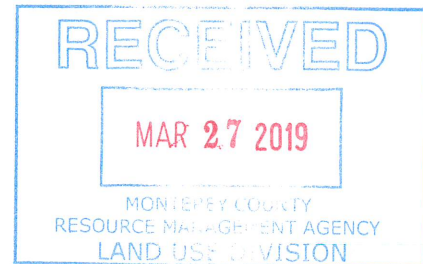
Continue to what date: _____

Ayes: Janet Brennan; David Burbidge; John Anzini; Judy MacClelland; James Kendall;
Charles Franklin (6)

Noes: 0

Absent: 0

Abstain: 0



Submitted to Carmel Valley LUAC at 3/18/19 meeting



Good evening neighbors and Valley residents.

My name is May Waldroup. I have lived in Carmel Valley for 49 years, and with my family, built and owned The Barnyard Shopping Center at the mouth of Valley. Some of you might remember my bookstore, The Thunderbird, which I ran – first in the main Valley Hills Shopping Center barn and then in the Barnyard - from 1970 until 2006.

I have been very active in the community during the almost 50 years I have lived here, through all the events and festivities we offered at the Barnyard, which some of you might also remember. What you may not know is that I have also owned this same house for almost 50 years on Miramonte Rd, and I have also been very active over the years helping to keep our beautiful Valley protected from over-development. We live in a very special place that is dear to me.

I am here tonight because of an “after-the-fact”...violation, and to be allowed to operate a AirBnB in our existing residence.

First I would like to address the point of the “after-the-fact ... violation”. I would like to address this so the committee and the community understand how we operated in the past and how we intend to operate should we be granted the permit.

I would like the committee and the community to understand that we never intended to violate any codes or operate out of compliance. My daughter, Kristin, and I sought a permit but were misinformed and misguided about the requirements. We first went to Carmel City Hall and were told we did not need a permit since we were in an un-incorporated area of Carmel Valley. We then went to Monterey County Planning Department and were informed that we only needed to pay a TOT tax regularly – which we did – and were not told we needed any other permits. The County Tax Office accepted our TOT tax payments for eight quarters over 2 years and never informed us that we were not in compliance otherwise. We thought that paying our tax and the Tax Office accepting it without any questions meant that we must be operating in compliance.

Once we were informed “after-the-fact” by the County of our infraction, we immediately ceased operation in order to seek the necessary permit – which we are doing now.

I am 88 and living in a retirement home. My daughter Kristin lives in our house in the Valley as the primary resident and keeper of our family home and will own it upon my passing. I am often up at the house during the week and always for a family

Sunday dinner and frequently spend the night in my old bedroom so as not have to drive in bad weather or in the dark. Our home has housed 4 generations over the years!

At this point, I can no longer travel and the family has to come to see me, and when they do, they need a roof over their head and my house provides that. It is a joy when all my family comes for visits and holidays with my children, grandchildren and great grandchildren – 4 of them so far!

However, keeping two houses is expensive and it is a good solution for us to use my home for occasional guests when my family is not here.

Our Air B&B is owner-occupied and a very low-impact operation. I am sure you know this – hosts and guests select each other based on their respective earned references within the AirBnB network, and either party can opt out of a prospective visit. We have a high standard in selecting the generally older, more mature people we choose to open our home's door to.

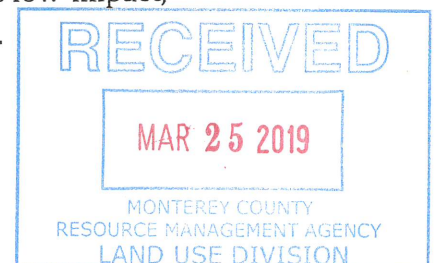
We recognize the problems that non-owner-occupied rentals can bring to a residential area, particularly where lots are considerably smaller than our 2.5 + acres. Without an owner in residence, no one is there to maintain the peace and quiet and we too would not want that kind of operation in our backyard. However, we also recognize there is a difference between non-owner-occupied and owner-occupied operations and believe that owner-occupied AirBnBs can be a good thing.

We give our guests recommendations to local businesses and restaurants. We share with them our love for the Peninsula, and in doing so hope that they fall in love with this wonderful place, with the kind of respect that only a real 'local' would have. We have received letters and complimentary reviews from virtually all our guests, who express their appreciation for our hospitality.

We also do not have a high volume of guests. There is considerably less traffic and commotion than there would be if the house was occupied full-time with a family with driving-age teenagers.

We have 10 letters of support from our neighbors, who describe the kind of neighbors we are and how little disruption we create in the neighborhood.

We hope that the committee and the community will recognize that we have been good citizens of the Valley for almost half a century - that our infraction was a mistake we are trying to correct, and that our request to operate this low-impact, owner-occupied and community-focused AirBnB would be accepted.



Submitted to Carmel
Valley LUR @ 3/18/19
meeting

Plancke



From: planckem@hotmail.com
Date: March 17, 2019 at 10:34:50 AM PDT
To: Marianne Plancke <mplancke@intermandeco.com>
Subject: Preserve Miramonte neighborhood

Dear neighbors,

I live directly across the street from 32 Miramonte. I received a request from its resident to support an illegal operation in said residence. She is also soliciting support of people who are not really her neighbors, friends maybe.

In response to her request, of course she is free to stay in the neighborhood. The bed and breakfast operation was shut down by County Ordinance. We as neighbors cannot be responsible for her financial well being. As a community we all live under the same laws and regulations. Many of us have a lot of empty bedrooms we can turn into quick cash. Do we want our neighborhood to become a commercial area?

As far as disturbances; there has been a steady influx of unknown people and cars. An unsightly and not permitted water system. Trashy signage.

In addition, Kristen does not own 32 Miramonte road, her elderly mother does. When her mother passes, this house will be owned by the heirs. This creates an unknown as to what will happen to our neighborhood.

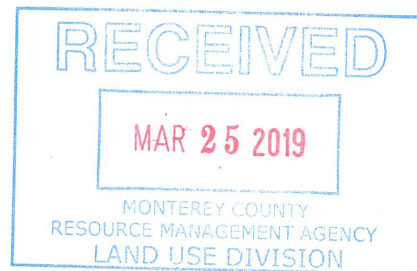
I cannot support an illegal operation that will destroy our neighborhood for ever.

VICK LAW GROUP
A PROFESSIONAL CORPORATION

800 WEST 6TH STREET, SUITE 1220
LOS ANGELES, CA 90017

TELEPHONE: (213) 784-6225
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SCOTT VICK
DIRECT DIAL: (213) 784-6227
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October 30, 2018

VIA FEDERAL EXPRESS

Carmel Valley Land Use Advisory Committee
Monterey County RMA Planning
1441 Schilling Place
South Second Floor
Salinas, CA 93901

Re: **Opposition to Requested After-The-Fact Use Permit For Bed & Breakfast at 32 Miramonte Road, Carmel Valley**

Project: Waldroup May S.
File No.: PLN170160
Location: 32 Miramonte Road, Carmel Valley
Area Plan: Carmel Valley Master Plan

Ladies and Gentlemen:

Our law firm represents Marianne Plancke, the long-time owner of two residences located at 25 Miramonte Road and 21 Miramonte Road in Carmel Valley, California.

We write to oppose the request for an after-the-fact use permit to clear a code enforcement violation (18CE00051) for three guest rooms operating as a bed and breakfast facility within an existing residence located at 32 Miramonte Road, Carmel Valley, California (Item Number 2 on the Committee's November 5, 2018 meeting agenda).

When the owners of 32 Miramonte Road opened their home as a Bed and Breakfast – without approval – they did so in direct contravention of Carmel Valley Master Plan which provides in pertinent part that:

- a. Expansion of existing hotels, motels, and lodges should be favored over the development of new projects.
- b. Visitor accommodation projects must be designed so that they respect the privacy and rural residential character of adjoining properties."

- c. Bed and breakfast facilities shall be counted as visitor accommodation units and be limited to a maximum of five (5) units clustered on five (5) acres in accord with Monterey County Code Chapter 15.20 unless served by public sewers.

(CV-1.15) (emphasis added).

The request for an after-the-fact use permit should be denied for three reasons.

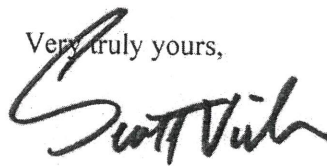
First, the use permit seeks to subvert the Master Plan's objective of disfavoring the expansion of existing over development of new projects, such as this one. (CV-1.15(a)). There has been no showing that existing lodging facilities are insufficient. Even if there was a need for additional lodging units (and there is not), there has been no showing that a new project like this one should proceed instead of an expansion of existing lodging facilities. The Master Plan's purpose was to avoid a crazy-quilt of haphazard projects, like this one.

Second, when new projects like this one are allowed, the Master Plan requires that they "must be designed so that they respect the privacy and rural residential character of adjoining properties." (CV-1.15(b)). My client has a vested interest in this project being rejected because she owns not one, but two, residential properties adjacent to the project location at 32 Miramonte Road. Like other members of that community, my client places a high value on the peace and quiet at her two neighboring homes without the attendant disruption or chaos that added noise and traffic would cause of a neighboring bed and breakfast operation. A neighboring bed and breakfast – with tourists continually travelling in and out – would intrude into the community's serene, rural, and bucolic character and interfere with the existing way of life in this neighborhood. A bed and breakfast's business is to market to and attract travelers into the neighborhood, not to ensure the value and existing character of the neighborhood as an enclave and escape from the hustle and bustle of other areas of the community. While we are unaware of any specific studies relevant to the Carmel area, there is a general view that neighboring homes decline in value (or increase at a lower pace) when a bed and breakfast business is introduced. At the very least, approval of the after-the-fact use permit should not take place without further consideration of this factor.

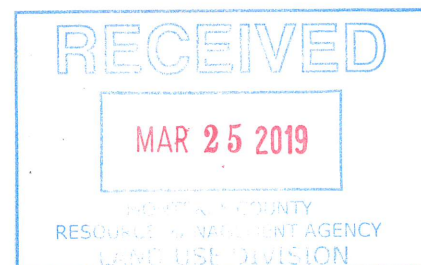
Third, under the Master Plan, a bed and breakfast cannot be approved on a property – like the one at 32 Miramonte – that is situated on less than five acres without a connection to public sewers.

We therefore urge the Committee to reject the requested after-the-fact use permit for the bed and breakfast project at 32 Miramonte Road, Carmel Valley.

Very truly yours,



Scott Vick



Submitted to Carmel Valley
LUAC at 3/18/19 meeting
Rheim



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

From: James Rheim <jrheim9830@aol.com>
To: "steve.mcgowan@yahoo.com" <steve.mcgowan@yahoo.com>
Sent: Saturday, March 16, 2019, 10:50:39 AM PDT
Subject: 32 Miramonte

Dear Steve,

Thanks for your email regarding the B&B idea at 32 Miramonte. I'm opposed to it. I consider our neighborhood residential and not commercial. I'd like to keep our neighborhood quiet and peaceful without unknown guests coming and going. I think 32 Miramonte already has two or three families living in it.

If I may be of further assistance to stop this B&B, let me know how I can do so.

I enjoyed meeting you on our walk on Miramonte a couple weeks ago. We do live in a beautiful neighborhood and I'm grateful.

Thanks for your involvement in stopping the B&B.

See you out walking,

Jim

> Hi Jim,
>
> My name is Steve McGowan, I am your neighbor at 22 Miramonte Rd.
>

- > As promised, I want to update you on the status of a
- > Miramonte neighbor, at #32 Miramonte, who has submitted an application
- > to the County to convert their residence into a 3 bedroom "Bed &
- > Breakfast facility".
- >
- > A number of Miramonte neighbors are opposed to a B & B in our
- > quiet LDR zoned neighborhood.
- >
- > The Planning Committee will hold a public meeting next Monday evening, the 18th,
- > at St. Phillip's Lutheran Church, 8065 Carmel Valley Road, at 6:30PM.
- >
- > I have a brief packet of information for you regarding the topic, if you
- > would like it.
- >
- > Please let me know,
- >
- > Thank you,
- >
- > Steve
- >
- > 831 659 5235



Submitted to Carmel Valley
LUAC @ 3/18/19 meeting

I am not used to speaking to groups. 3/18/19

Welcome CVLUAC members, and thank you for your dedicated service And for this opportunity to speak to you tonight.

>>>>>

My name is Marie McGowan. My husband Steve and I are direct abutting property owners residing at 22 Miramonte Rd. We are generally 'private people' – BUT in this matter we must express our views strongly and clearly.

>>>>>

It is important to state that we sincerely and personally like, value and respect ALL of our Miramonte area neighbors, No exceptions.

This is not personal in any way. We strongly object to this proposed action for a commercial B&B conversion.

>>>>>

Our reason for the opposition is that it is totally inappropriate to have a commercial facility situated anywhere within our beautiful 'low density zoned' residential neighborhood, (zoned - LDR-RAZ.)

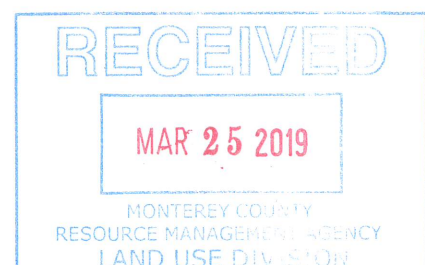
We have informed multiple Miramonte neighbors about this application and they have universally expressed surprise, shock and strong opposition to having a commercial facility in the heart of our neighborhood.....

Some neighbors were so surprised that they questioned if we were confused or possibly wrong. They thought a commercial B&B facility could not happen in our residential area due to the protection provided by the County's residential zoning regulations.

As you are aware, some of these neighbors have written directly to you to express their strong opposition, and we respect their privacy.

I have with me letters of opposition from one direct abutting and three adjacent property owners to present to you.

>>>>>



We are opposed for three primary reasons:

1st – We believe that the conversion of ANY neighborhood residence into a commercial B&B facility is a threat to our residential neighborhood because it would be a permanent change to a residence, beyond the current owners, into perpetuity.

2nd - Converting a residence into a B&B would constitute a “de-facto” rezoning of our Low Density Residential neighborhood into a mixed ‘commercial-residential’ zoned neighborhood.

3d – Approving this application would directly conflict with both the CV and the Monterey County zoning and land use rules, regulations and ordinances.
Our Attorney will expand on this point.

>>>>>>

For the above reasons, approval of this application, is detrimental to the health, safety and general welfare of the neighborhood residents, their children and grandchildren,_____ the code “21.64.100.D#1”.

A B&B facility will clearly be’ inharmonious and injurious’ to the charm and the character of our Miramonte LDR neighborhood.

>>>>>>

And finally, where would this type of resident conversion stop. At one B&B, at two B&B’s, or 5, 10, or 25B&B’s or could every house a B&B??? Sure, it sounds strange, but without code enforcement it could happen.

Approval of this application would make a mockery of Monterey County’s LDR-RAZ zoned neighborhood rules and regulations.

Please protect all of our property rights and zoning laws by denying this application!

My husband and I, as well as our concerned neighbors, **thank you** for your **thoughtful consideration** of this crucial matter and dedicated service to our County.



Specifically, those zonings regulations are:

1. The CV Master Plan states that the owner of a single-family residence who wants to convert to a Bed & Breakfast facility must have least 5 acres of land, see "CV - 1.15, e", dated 2/12/2013. This lot is approximately 2.6 acres.
2. The current Monterey County regulations require that the owner of the residence both live in and manage the B & B facility, see "21.64.100, C - 1". Per County property tax records; the property owner is, Ms. May Waldroup et al, and she does not live there.
3. By converting this residence into a B&B facility, it would allow renting three bedrooms per night, this equates to 2,184 transients per year in a neighborhood currently zoned as low density residential, or LDR/2.5-D-S-RAZ. What happens to the concept of low density?
4. Miramonte Road is an 'unlighted' two-lane road with the exception of approximately a 200 yard single lane section on a downhill curve. The 'locals' know to drive this section slowly and with care to prevent accidents. The additional 2,184 transient vehicle trips, would pose a significant traffic danger that adversely impacts traffic conditions, code "21.64.100.D#3".

Stephen & Marie McGowan

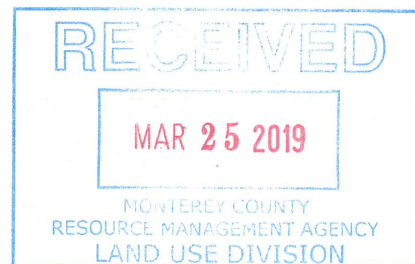


NOLAND
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OUR FILE NO. 22594

March 13, 2019



Stephen W. Pearson

Lloyd W. Lowrey, Jr.

Anne K. Secker

Randy Meyenberg

Michael Masuda

Christine G. Kemp

Terrence R. O'Connor

Timothy J. Baldwin

* Charles Des Roches

* Leslie E. Finnegan

Ana C. Toledo

* Robert D. Simpson

Lindsey Berg-James

Nicholas W. Smith

Danny J. Little

Retired

James D. Schwefel, Jr.

Jo Marie Ometer

Harry L. Noland
(1904-1991)

Paul M. Hamerly
(1920-2000)

Myron E. Etienne, Jr.
(1924-2016)

Peter T. Hoss
(1934-2018)

* CERTIFIED SPECIALIST IN
PROBATE, ESTATE PLANNING,
AND TRUST LAW BY
THE CALIFORNIA BOARD OF
LEGAL SPECIALIZATION
STATE BAR OF CALIFORNIA

EMAIL taylork2@co.monterey.ca.us

Carmel Valley Land Use Advisory Committee
c/o Kenny Taylor, Planner
Monterey County RMA
Planning Department
1441 Shilling Place South 2nd floor
Salinas, CA 93901

Re: PLN180231 (18CE00051) - 32 Miramonte B&B -APN 187-081-001
March 18, 2019 LUAC Review

Dear Chair and Members of the LUAC:

I am writing on behalf of multiple concerned neighbors in opposition to the B&B being proposed at 32 Miramonte Road, Carmel Valley (PLN180231).

We ask that your LUAC recommend denial of the application for the following reasons:

1. There are Existing Onsite Code Violations

This application is described as an "after the fact use permit" to allow a B&B to clear an existing code violation (18CE00051), once the owner was cited in 2018 for engaging in illegal short term rentals for three years. The applicant should not derive an advantage to obtain an "after the fact" permit, by previously engaging in illegal rental activities.

Additionally, the owner has converted the residence into two units with a completely separate attached unit, with kitchen, as shown on her plans submitted with her application. After a records request, and review by the concerned neighbors, we have been unable to locate any County permits allowing this second rental/conversion to duplex unit on the site.

Illegal actions should not be rewarded, but, in fact, told to cease.



this conversion, and main living quarters, on a 2.6 acre parcel. The parcel is only half the size of the 5 acres required for visitor accommodation units on a parcel without a public sewer system, therefore violates the minimum parcel sizes required for this use without public sewer service.

3. The Project Violates the Monterey County Code

Monterey County Code Section 21.64.100 regulates Bed and Breakfast facilities.

Section 21.64 100.C requires the B & B to be consistent with the County General Plan or applicable area plan. As set forth above, the application is not consistent with the Carmel Valley Area Plan.

Section 21.64.100.C(1) requires the property owner occupy and manage the B&B facility. The property owner resides at Carmel Valley Manor. The B&B would not be occupied, nor managed by, the owner.

Section 21.64.100.C(4) requires one parking space for each guest room, plus two for the owner. In this case, 3 guest rooms equal 3 spaces, plus 2 spaces for the owner, plus at least 1 or 2 spaces for the additional rental unit with kitchen, for a total of 6-7 onsite parking spaces required. There is no garage or any covered parking on the site, nor any other parking spaces shown on the site plan.

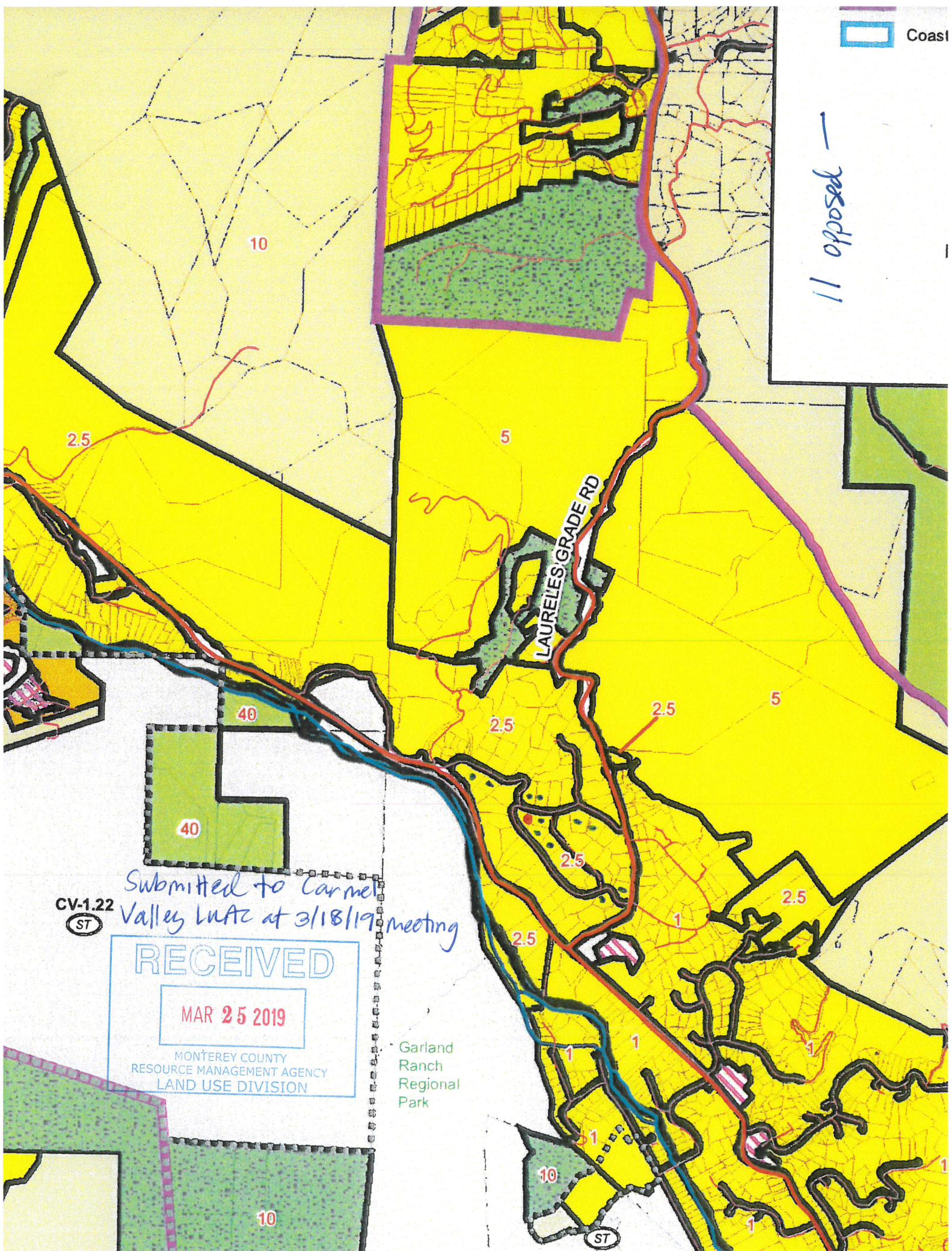
Section 21.64.100(D) requires all of the following findings be made to allow the application to be approved:

1. That the establishment of the B & B would not be detrimental to the health, safety, and general welfare of the persons residing in the neighborhood;
2. That the proposal complies with section C, above;
3. That the proposal will not adversely affect traffic conditions in the area;
4. That the proposal has adequate sewage disposal and water supply;
5. That the proposal is consistent with the General Plan and area plan; and
6. That there are no violations on the site.

For the reasons set forth herein, none of these required findings can be made relative to this application.

Coast

11 opposed — pasado 11



Submitted to Carmel Valley LAFC at 3/18/19 meeting

CV-1.22 (ST)

RECEIVED

MAR 25 2019

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

Garland Ranch Regional Park

(ST)

Submitted to Carmel Valley
LUAC at 3/18/19 meeting

RECEIVED

MAR 25 2019



Submitted to Carmel Valley
LUAC at 3/18/19 meeting



CVLUAC

Inbox	x
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Vinje

Mar 12, 2019, 4:13 PM (5 days ago)

Barbara Vinje

to me

My husband and I have lived in our home for 30 years. We were initially attracted to it for the beauty and quiet of its neighborhood. It is totally impossible to consider the impact and intrusion of anyone considering converting their home into a Bed and Breakfast facility, disrupting the very reason we all live here.

Ours is a place where residents can safely walk their children and dogs. The car owners know to slow down and be careful on the local streets. Transient drivers would totally disrupt this security and peace of mind. Noise, clutter and accidents would be imminent threats. With all the personal and legal reasons stacked up against this proposal, I certainly can't imagine its being passed.

Please add ours to other's opposition.

Barbara and Svein Vinje

Submitted to Carmel Valley
LUAZ at 3/18/19 meeting



Buchholz

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

From: Donna Buchholz <bigwatercabin@aol.com>
To: "saveourneighborhood7@gmail.com" <saveourneighborhood7@gmail.com>
Cc: "barbara@barbaravinji.com" <barbara@barbaravinji.com>; "plankem@hotmail.com" <plankem@hotmail.com>; "steve.mcgowan@yahoo.com" <steve.mcgowan@yahoo.com>; "golfbuilder@yahoo.com" <golfbuilder@yahoo.com>
Sent: Sunday, March 17, 2019, 7:37:25 AM PDT
Subject: Re: saveourneighborhood7@gmail.com. OPPOSED APPLICATION 32 MIRAMONTE ROAD

March 17, 2019

Good Morning,

Thank you for including 17 Ring Lane on the opposed side of the Bed and Breakfast located at 32 Miramonte Road, Carmel Valley, CA 93924.

First of all, I saw the email to many of OUR NEIGHBORS requesting a letter be sent in favor of the application for the Bed and Breakfast rental. Our neighborhood is pretty small and I don't recognize most of the emails....are these just friends of 32 Miramonte that live in Carmel Valley?

As I have stated before, Miramonte Road traffic is increasing as a by pass road from Laureles Grade to Carmel Valley Road. With approval of this new business, it will increase traffic in OUR NEIGHBORHOOD. There are no stores, restaurants or other tourist attractions or activities in our neighborhood, hence you need to drive. I see this new business as creating more traffic. I am often walking to Garland Park (1 mile from my home) and have to be extremely cautious with cars driving fast through our neighborhood. I am always picking up trash on Miramonte Road, with some drivers using an area near the application as a dump site, many of these items have been there for years.

I've owned my home since 1993 and I enjoy the quietness of the neighborhood. It would be a shame to have it changed into a commercial real estate space.

Regards,
Donna Buchholz
17 Ring Lane
Carmel Valley, CA 93924

