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**MONTEREY COUNTY ZONING ADMINISTRATOR  
APRIL 9, 2026**

**AGENDA ITEM NO. 6**



# Additional Correspondence

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**PLN250318 - SPARANO**

**FOR ADDITIONAL INFORMATION CONTACT:**

Imani Harrigan, Assistant Planner  
Monterey County Housing and Community Development  
Land Use Division, Planning  
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901

(831) 755-5845 or [harrigani@countyofmonterey.gov](mailto:harrigani@countyofmonterey.gov)

**From:** [chelsea campbell](#)  
**To:** [293-zahearingcomments](#); [Harrigan, Imani](#); [Montano, Ramon](#)  
**Subject:** STR's in Monterey County  
**Date:** Thursday, April 2, 2026 9:04:28 AM

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**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Hi There -

I am writing this message to convey how horrific it is living next to THREE Short Term Rental properties on Monterey County property at Hatton Fields in Carmel. Both homes on either side of our home, and the one in front of ours, are used as STRs.

We own our home and have lived here the past 3 years, the STRs have been operating the entire time. The homeowners of these STRs do not live on property and they aren't local / stopping by to ensure that THEY are managing their guests.

The STRs properties are: 3317 Taylor Rd, 3339 Taylor Rd, and 3324 Taylor Rd.

These properties typically cycle guests every 2-3 days. At a conservative 60% annual occupancy (my guess is it's much higher like 80%), we are experiencing 263 different groups of people every year. This includes the people staying at the home (which ranges from individuals, couples, families, to groups of people) and also the maintenance and cleaning crews before each stay.

Math:

365

3 Homes

2.5 Average Nights Stay

60% Occupancy

$365/2.5 = 146$  Avg Guest Groups per Home

$\times 60\% = 87.6$  Avg Guest groups per Home with Occupancy %

$\times 3$  homes = 262.8 Total Guest Groups per Year

These people that stay at these houses do not care about the noise they are making or the people living on our street. They party late at night, blast music, grill, throw brunch parties outside during work hours, allow their pets to bark non-stop, use our home to park, and just act entitled to do whatever they want because they are on vacation. We have strangers living next to us every few days and I can't help but feel like the owners are exposing our families to individuals who may or may not have trustable backgrounds. The STR owners are not managing their guests and ensuring that they are respectful of our neighborhood - this is

being left up to everyone else. Even if these owners publish rules - they aren't actually local and stopping by to make sure they are enforced.

Here are some specific examples of recent incidences we experienced with these guests:

Last fall one of the STR guests was drunk/high in front of our house, slurring and talking about his p\*n\*s size loud enough for our kids to hear inside our home. It was horrifying and not something we should have to talk about with a 9, 6, and 3 year old. As a mom I did walk across the street the next day to communicate that the behavior had to stop but I can't help but feel angry that these property owners are exposing our families to transients. As a property tax paying citizen, I feel like I shouldn't have to micro-manage these commercial guests.

Over the Christmas power outage, the STR guests next door came over and begged to come into our home to use our shower (after seeing our generator).

Last week the dogs at the STR next door broke through our shared fence, came onto our deck, and barked at our kids through the glass door. This not only scared them (in their own home) but also woke up the rest of the house at 6:30am on a Sunday.

I am writing this letter in hopes that the County and possibly state get a better handle on zoning for commercial use. It is my understanding that certain areas are zoned for commercial use, to allow for businesses to operate accordingly. I don't understand how or why a residentially zoned area can be used for commercial usage. It's an absolute nightmare for residents, one that we did not sign up for but are being forced to live through.

Please do not give 26136 Atherton a permit for an STR, any of the homes mentioned above, or any others in Hatton Fields. They are ruining our neighborhood.

Please let me know if there's anything I can do to help protect our residential neighborhoods and families.

Chelsea  
8319150901

**From:** [Harrigan, Imani](#)  
**To:** [chelsea campbell](#); [Montano, Ramon](#)  
**Cc:** [293-zahearingcomments](#)  
**Subject:** Re: STR's in Monterey County  
**Date:** Friday, April 3, 2026 10:11:47 AM  
**Attachments:** [Outlook-County of .png](#)  
[Outlook-County of .png](#)

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Hello Chelsea,

The aforementioned properties, if they are operating vacation rentals, are operating without a permit which is a code enforcement violation. If a complaint isn't filed the County cannot investigate or follow through with enforcement of County regulations to prevent such behaviors from persisting. Commercial vacation rentals are a complicated issue, and the Board of Supervisors (BOS) is considering the condition of them and their operation within residential zones in the County. This month of April, the BOS will reconvene on the issue since the previous continuance from last month.

In addition to filing a formal complaint, it is advisable to attend the upcoming BOS public hearing to state your argument to the supervisors. Also, when unruly guests are trespassing or exhibiting other nuisance behaviors that negatively impact communal safety calling the police to deescalate the situation would be best, especially if your personal safety is in question.

At this time, the County's regulations for commercial vacation rentals require neighbors be notified in order to include them in the public hearing process. Additionally, applicants/owners/agents are required to preserve and protect the character of the neighborhood, as well as, uphold conditions that regulation business licensing, emergency rapid response services, management responsibilities for local property managers and staff, and specific activities such as not allowing private or corporate events on the premises at all. If the properties are found in violation, in order to continue forth operating, they will have to apply for permits and come into compliance.

My sympathies for you and your family for having to experience the continued disturbance.

Sincerely,

**Imani Harrigan**

Assistant Planner

Housing & Community Development

1441 Schilling Place, 2<sup>nd</sup> Floor, Salinas, CA 93901



Direct Line: (831)755-5845  
HarriganI@countyofmonterey.gov

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**From:** chelsea campbell <chelseabatson@hotmail.com>  
**Sent:** Friday, April 3, 2026 9:36 AM  
**To:** Harrigan, Imani <HarriganI@countyofmonterey.gov>; Montano, Ramon <MontanoR@countyofmonterey.gov>  
**Cc:** 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>  
**Subject:** Re: STR's in Monterey County

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Imani - I appreciate the quick response. Outside of filing complaints when codes are broken, what can we do as homeowners to stop commercial usage of residential neighborhoods? You are leaving it up to homeowners to file complaints to ensure that these STRs behave and stop terrorizing the residents - that is the core of my problem. At what point will the county protect residents from commercial usage of these properties? And offer a solution, like requiring the STR property owner to live onsite, that forces STR owners to properly manage these?

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**From:** Harrigan, Imani <HarriganI@countyofmonterey.gov>  
**Sent:** Friday, April 3, 2026 9:30:53 AM  
**To:** chelsea campbell <chelseabatson@hotmail.com>; Montano, Ramon <MontanoR@countyofmonterey.gov>  
**Cc:** 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>  
**Subject:** Re: STR's in Monterey County

Good morning Chelsea,

Thank you for bringing this forth to staff's attention. The County is reactive not proactive, but there is a process to file a complaint to start a code enforcement inquiry. In this email, I'll link the County website that gives more information about filing a complaint.

[Code Compliance / Filing a Complaint | County of Monterey, CA](#)

Have a good rest of your morning.

Sincerely,



**Imani Harrigan**

Assistant Planner

Housing & Community Development

1441 Schilling Place, 2<sup>nd</sup> Floor, Salinas, CA 93901

Direct Line: (831)755-5845

HarriganI@countyofmonterey.gov

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**From:** chelsea campbell <chelseabatson@hotmail.com>

**Sent:** Thursday, April 2, 2026 9:04 AM

**To:** 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>; Harrigan, Imani <HarriganI@countyofmonterey.gov>; Montano, Ramon <MontanoR@countyofmonterey.gov>

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