

# Exhibit A

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**Before the Planning Commission  
in and for the County of Monterey, State of California**

In the matter of the application of:

**STEIN CHARLES S & LYNDA MARIN TRS (PLN220014)**

**RESOLUTION NO. 23-**

Resolution by the Monterey County Planning Commission:

- 1) Finding that the project is for leasing of existing private structures, involving negligible or no expansion of an existing use qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and none of the exceptions contained in Section 15300.2 apply; and
- 2) Approving an Administrative Permit to allow transient use of a residential property (single family dwelling and guesthouse) for remuneration.

[PLN220014 Stein Charles S & Lynda Marin TRS, 41 Laurel Drive, Carmel Valley Master Plan (Assessor's Parcel Number: 187-371-002-000)]

**The Stein Charles S & Lynda Marin TRS application (PLN220014) came on for a public hearing before the Monterey County Planning Commission on April 12, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Planning Commission finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Carmel Valley Master Plan; and the
  - Monterey County Zoning Ordinance (Title 21).During the course of review of the project, a public comment was submitted via e-mail on December 5, 2022, expressing that the use of the subject property as a short-term rental has resulted in problems with street parking, congestion and noise, thus indicating inconsistencies with the text, policies and regulations in these documents. The public comment was received prior to the scheduled Carmel Valley Land Use Advisory Committee which was read into the record at the noticed public meeting. After the project was deemed complete and scheduled for an Administrative Permit hearing on February 1, 2023, additional

public comments were received both in support and opposition to the proposed project. Staff has reviewed the contents of each comment, and the County finds that the project is consistent with the text, policies, and regulations in the applicable documents. See Evidence “l” and “m” below.

- b) Allowed Use. The property is located at 41 Laurel Drive, Carmel Valley (Assessor’s Parcel Number: 187-371-002-000), Carmel Valley Master Plan area. The parcel is zoned Low Density Residential, 1 acre per unit with Design Control, Site Plan and Regulations for Residential Allocation Zoning overlay districts (LDR/1-D-S-RAZ), which allows for transient use of a residential property for remuneration, subject to an Administrative Permit pursuant to Monterey County Code (MCC) Section 21.64.280. As proposed, the project involves transient use of an existing residential property containing an existing guesthouse and single family dwelling, for remuneration. The main residence (3 bedrooms) and a garage were constructed in 1982, under Building Permit No. 32226. As proposed, the project involves the leasing of an existing 1,388 square foot single family residence and an existing 388 square foot guest house attached to the garage, together under a single contract, for transient use for remuneration. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The property is shown in its current size and configuration as Lot 26 on map entitled, “Tract No. 126, Rancho Del Monte Subdivision No. 4” filed in Volume 4 of Maps, “Cities and Towns,” at Page 66 within Monterey County Records. Therefore, the County recognizes the property as a legal lot of record.
- d) Design/Neighborhood and Community Character. The project involves the use of existing structures with no change to the exterior portions of the structures. Therefore, a Design Approval pursuant to MCC Chapter 21.44 is not required.
- e) Development Standards. The Applicant has applied for an Administrative Permit to allow transient use of the subject residential property and the project has been conditioned to comply with the requirements found in MCC Section 21.64.280.D.2 pertaining to the minimum rental period(s), on-site advertising, payment of transient occupancy taxes (TOT), designation of a local contact person and limitation on the total number of occupants. As proposed and detailed in the project application, the rental periods for the subject property shall be no less than a 7-night consecutive stay and no greater than a 30-night consecutive stay, no on-site advertising shall be allowed, and the total occupancy shall not exceed 10 guests. Pursuant to Section 21.64.020.D, guesthouses shall not be rented, let or leased from the main house. As proposed, the existing guesthouse will not be rented separately from the main residence.
- f) Pursuant to MCC Section 21.64.280.D.2.b, the number of occupants in any residential unit for transient use shall not exceed the limits set forth in the California Housing Code. Under the California Housing Code, each bedroom shall have a minimum of 70 square feet for the first two (2) people and 50 square feet for each additional person beyond two (2) people in that bedroom. The main residence has 3 bedrooms, 2

bathrooms, a laundry room, living room, dining room and kitchen. The guest house includes 2 bedrooms and a bathroom. The property owner is proposing a maximum of 10 occupants to stay at their property at a time. The total square footage of all the bedrooms is 820.3 square feet, this would allow each person 82.03 square feet of room. Therefore, as conditioned, the project is consistent with applicable Monterey County Code and California Housing Standards Code.

- g) The current property owners (Charles Stein and Lynda Marin) do not reside on the property, or within 5 miles of it. Consistent with MCC Section 21.64.280.D.2.d, information for the local property manager (located 1 mile from the subject property) has been provided to HCD-Planning and their contact information will be available to renters. The property manager will be available 24 hours a day to respond to tenant and neighborhood questions or concerns and to otherwise be responsible for assuring that the rental unit complies with the requirements of the Administrative Permit.
- h) The property is not subject to a Homeowner's Association and the proposed use of the residential property will not violate any applicable conditions, covenants, or other restriction.
- i) Pursuant to MCC Section 21.64.280, the County may apply conditions of approval as required to ensure use of a single family dwelling and guesthouse for transient use does not result in adverse impacts to the neighborhood and to maintain integrity of the zoning district. To protect the public, health, welfare, as well as the residential character of the neighborhood, Condition No. 4 has been applied. This condition requires the property owner to record a Deed Restriction containing the applicable regulations of MCC Section 21.64.280, regarding transient use for remuneration. The project planner conducted a site inspection on November 16, 2022, to verify that the project on the subject parcel conforms to the plans listed above.
- j) Parking. A total of 8 parking spaces will be provided on-site (2 spaces will be enclosed within the existing garage).
- k) Land Use Advisory Committee. Based on the Land Use Advisory Committee (LUAC) Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not require a public hearing. However, due to the proposed use (short-term rental) of the subject property, staff referred the project to the Carmel Valley LUAC for review. On December 5, 2022, the Carmel Valley LUAC reviewed this project and submitted public comment, and recommended approval of the project as proposed (5 ayes - 0 nays).
- l) Public Comment. During Planning review, staff received one public comment letter objecting to the project for the following reasons: concerns with the availability of street parking and increasing congestion and noise. The public comment was distributed during the LUAC meeting which took place on December 5, 2022. Although the applicant has informed staff that the subject property has been operating as an un-permitted short-term rental since approximately 2001, no complaints have been received by the Monterey County Code Compliance Division to date and there are no Code Enforcement cases

open (see Finding 4 below). The granting of this Administrative Permit will bring the property into conformance with applicable Monterey County Codes. If a complaint is filed with the County Code Compliance department following the issuance of this Administrative Permit relating to a violation of the Operations Plan or Conditions of Approval, the County would investigate the claim. The above-mentioned public objection letter was received before the project was noticed for pending administrative approval. See Evidence “m” below which address contentions expressed in the public comment letter. MCC Section 21.64.280.D.2 establishes the requirements and regulations for which a property operating as a transient use for remuneration must abide. As demonstrated in the above Evidence “e” through “k”, the applicant has provided evidence of compliance with the applicable requirements. Access to the subject property is via a private driveway. In accordance with MCC Section 21.64.280.D.1, the proposed project was scheduled for consideration before the HCD Chief of Planning. However, prior to the administrative hearing, staff received two public comment letters in objection to the project on January 31, 2023. These letters were submitted by an attorney representing the Save Our Peninsula “SOP” Committee, and the Carmel Valley Association in opposition of the proposed project and a request for the project to be reviewed by the Planning Commission. The public objection letters raised concerns regarding the need for a global assessment of short-term rental approvals on available housing stock, potential impacts to the character of residential neighborhoods, and potential environmental impacts on the unincorporated areas of the County. Much like the previous public comment, the letters expressed concerns around potential increase of environmental impacts including noise and traffic, HCD’s ability to enforce the 7-30 day rental period, and the lack of a cumulative impact assessment within the CEQA finding of the draft resolution. To address the concerns regarding increased noise and traffic and the impacts to the residential neighborhood character, see Evidence “m” below. Also, see Finding No. 5 and supporting evidence. One contention specific to this project included concerns with special events. A revised Operation Plan was submitted that strictly prohibits special events (see Page 2 of the attached Operations Plan). Additional letters from the public were received during the months of January and February of 2023. On January 26<sup>th</sup>, Rudolphe Proctor who is a neighbor of the applicant submitted a letter in support of the project. On February 2<sup>nd</sup>, Shaun Murphy expressed his support for the administrative approval of PLN220014 and rebutted the comments made in Mr. Rosenthal’s letter. On February 13<sup>th</sup>, another letter from the applicant’s neighbors, Ray Vernazza and Lalena Goard, expressed their support for the project as proposed.

- m) Based on the International Traffic Engineer Trip Generation Manual (10th Edition), a single family dwelling (Land Use Code 210) generates approximately 10 trips daily trips. The proposed project is considered a similar residential use to a single family dwelling and therefore will generate approximately 10 daily trips. The proposed project provides more than the required number parking spots to ensure that vehicles will

not overflow onto the private driveway. As stated in the attached Operation Plan, the property is subject to and will abide by Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM the following morning. Short-term rentals are not exempt from this ordinance. The attached Operation Plan lists quiet time hours consistent with Chapter 10.60. Through adoption of the Transient Use of a Residential Property for Remuneration Ordinance (No. 5135), the Board of Supervisors found that the "use permitted pursuant to this ordinance, as regulated, will not constitute a substantial adverse physical change to the environment or any substantive change in the intensity of use of existing single family dwellings." For the above reasons, the proposed project is considered a compatible use with the surrounding neighborhood.

- n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220014.

**2. FINDING: SITE SUITABILITY** – The site is physically suitable for the proposed use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. The recommended Conditions have been incorporated.
  - b) There are no physical or environmental constraints that would indicate that the site is not suitable for the use. Staff conducted a site inspection on November 16, 2022, to verify that the site is suitable for this use.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220014.

**3. FINDING: HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities will be provided. Water for the property is and will continue to be provided by California American Water. An existing onsite 1500-gallon septic system will continue to provide sewer treatment for the main dwelling and guesthouse. EHB has reviewed the submitted application materials and indicated no concerns with the proposal.
- c) The project does not involve any additional structural development to the existing residence, and no additional facilities are required.
- d) Concerns have been raised regarding impacts of short-term rentals on neighborhood character and the quiet enjoyment of residential properties in the vicinity of a short-term rental. With the proper implementation of the proposed operations plan and as conditioned in this permit, neighborhood impacts of the proposed short-term rental will be avoided and minimized.
- e) To address emergency situations, the attached Operations Plan includes an evacuation map.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220014.

**4. FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on November 16, 2022, and researched County records to assess if any violation exists on the subject property.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220014.

**5. FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts leasing of existing private structures, involving negligible or no expansion of an existing use.
  - b) The applicant proposes to use (lease) an existing residential single family dwelling and guesthouse as a transient use for remuneration and does not propose any additional development and/or expansion of the existing structures. The subject property will be limited to one rental contract at any given time, and therefore the property (guesthouse and main residence) is limited to functioning as one rental unit. The proposed project is considered a similar residential use to a single family dwelling and therefore will generate a similar number of daily trips (approximately 10). Adequate parking is proposed. All facilities are existing and have been confirmed by County agencies to be adequate for this use. The use of the single family residence as short-



term rental will not substantially change the intensity of use of the property and the existing structure. The potential impact of short-term rentals on long-term housing is not a unique circumstance that would disqualify the use of a categorical exemption. Potential social and economic impacts of short-term rentals are not required to be addressed in CEQA. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The project will not impact sensitive environmental resources and there will be no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. Potential impacts of short-term rentals on long-term housing are not a unique circumstance that would disqualify the use of a categorical exemption. There are currently 5,033 residential dwellings in Carmel Valley Master Plan area and 25 short-term rental applications in this same area on file with the County. If all these applications were to be approved, short-term rentals would make up 0.5% of the residences in Carmel Valley. Given the limited number of short-term rentals, the application of regulations that address cumulative concerns, and the negligible effects of short-term use compared to long-term occupancy of residential structures, exceptions to categorical exemptions due to potential cumulative considerations are not warranted.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN220014.

- 6. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Board of Supervisors. Pursuant to Title 21 Section 21.80.050.A, an appeal of the Planning Commission’s approval for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Find that the project is for leasing of existing private structures, involving negligible or no expansion of an existing use qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and none of the exceptions contained in Section 15300.2 apply; and
2. Approve the Administrative Permit to allow the transient use of a residential property (single family dwelling and guesthouse together) for renumeration.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 12th day of April 2023, upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Craig Spencer, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD'S OFFICE ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless use is started within this period.

# County of Monterey HCD Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN220014

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** This Administrative Permit (PLN220014) allows a transient use for remuneration of an existing one-story single family dwelling and guesthouse (commonly known as Short-Term Rental). The property is located at 41 Laurel Drive, Carmel Valley (Assessor's Parcel Number 187-371-002-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"An Administrative Permit (Resolution Number \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Number 187-371-002-000 on April 12, 2023. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

### 3. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

#### 4. PD017 - DEED RESTRICTION-USE

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Prior to commencement of use, the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the requested transient use as specified in Section 21.64.280 of Monterey County Code, Title 21. Including, but not limited to: 1) The minimum rental period for all transient use of residential property shall be greater than seven consecutive calendar days up to the maximum of 30 days; 2) The maximum number of allowed overnight guests shall not exceed the limit of 10; 3) No advertising on site; 4) An owner/applicant who does not reside within a five-mile radius of the residence shall designate a person located within a twenty-five (25) mile radius of the rental unit, as a local contact person who will be available twenty -four (24) hours a day; 5) A copy of any administrative permit shall be furnished by the Director of Planning to the Treasurer of the County of Monterey and the Sheriff of the County of Monterey; 6) The administrative permit holder and/or registrant shall collect and remit to the Treasurer of the County of Monterey, the transient occupancy tax for each rental unit; 7) The property shall only be rented for residential-related use; No corporate or private events and 8) Compliance with the requirements of this Section shall be considered conditions of approval, the violation of which may result in a revocation of any administrative permit by the Director of Planning. "  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the commencement of use, the Owner/Applicant shall submit the signed and notarized document to the Director of HCD-Planning for review and signature by the County.

Prior to commencement of use, the Owner/Applicant shall submit proof of recordation of the document to HCD-Planning.

#### 5. PDSP002 - TRANSIENT OCCUPANCY TAX (TOT) REGISTRATIION (NON-STANDARD)

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Chapter 5.40.070- Registration-Certification: "Within thirty (30) days after commencing business, each operator of any establishment renting occupancy to transients shall register said establishment with the tax collector and obtain the Tax Collector occupancy registration certificate, to be at all time posted in a conspicuous place on the premises."

Refer to County's website for Transient Occupancy Tax (TOT) FAQ's, forms, and ordinance: [www.co.monterey.ca.us/taxcollector](http://www.co.monterey.ca.us/taxcollector)

**Compliance or Monitoring Action to be Performed:** Within 30 days of commencement of use, the Owner/Applicant shall provide proof that the property and transient use has been registered with the Monterey County Tax Collector.

## 6. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

## 7. PDSP001 - PERMIT LIMITATION OF THE TRANSIENT USE OF RESIDENTIAL PROPERTY (NON-STANDARD)

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** This permit is valid for 3 years and shall expire on April 12, 2026, unless an extension is granted. Approval of this Administrative Permit is limited to 3 years to provide an adequate, ongoing review of the approved transient use of the residential property for remuneration.

Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.70.120. The appropriate authority to consider this extension shall be the Chief of Planning. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21; 2) that the nature and character of the neighborhood has not changed so as to cause the transient use to be detrimental to the area; and 3) an opportunity for Planning staff's review for ongoing compliance with the Administrative Permit's conditions of approval.

**Compliance or Monitoring Action to be Performed:** The applicant shall commence and operate the authorized use to the satisfaction of the HCD-Chief of Planning. Any request for an extension must be received by HCD-Planning at least 30 days prior to the expiration date.

## 8. PDSP003 - NO EVENTS ALLOWED (NON-STANDARD)

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Sections 21.64.280.A and B, to protect the residential character of the neighborhood on an ongoing basis, the property shall only be rented for residential-related use. The property shall not be rented to transient or short-term occupants for the purpose of holding a corporate or private event, unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

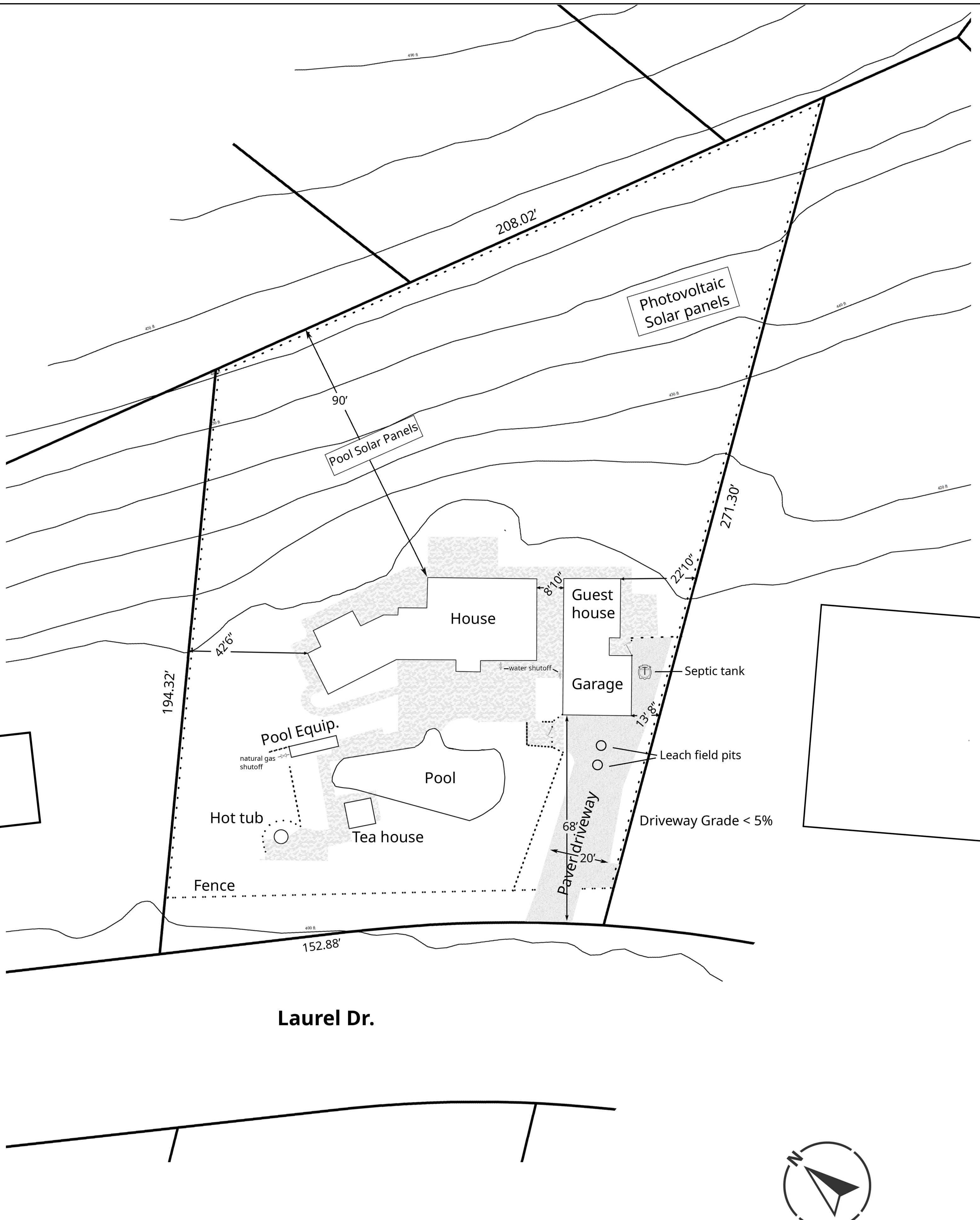
**Compliance or Monitoring Action to be Performed:** On an ongoing basis, the property shall only be rented for residential-related use.

**9. PDSP004 - DESIGNATION OF CONTACT PERSON (NON-STANDARD)**

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** An applicant who does not reside within a five-mile radius of the residence being rented, shall designate a person located within a twenty-five (25) mile radius of the rental unit, as a local contact person who will be available twenty -four (24) hours a day to respond to tenant and neighborhood questions or concerns and to otherwise be responsible for assuring that the rental unit complies with the requirements of the administrative permit issued and the provisions of this Section and other applicable provisions of Title 21. The name, address, and telephone number(s) of such a designated person shall be furnished to the Chief of Planning prior to commencement of use. This information shall be available for public review. The permit holder shall promptly notify the Chief of Planning of any change in the local contact person's address or telephone number. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use, the Owner/Applicant shall provide appropriate information, on whom shall be the designated local contact person. The name, address, and telephone number of the appropriate person(s) shall be provide to the Chief of Planning.



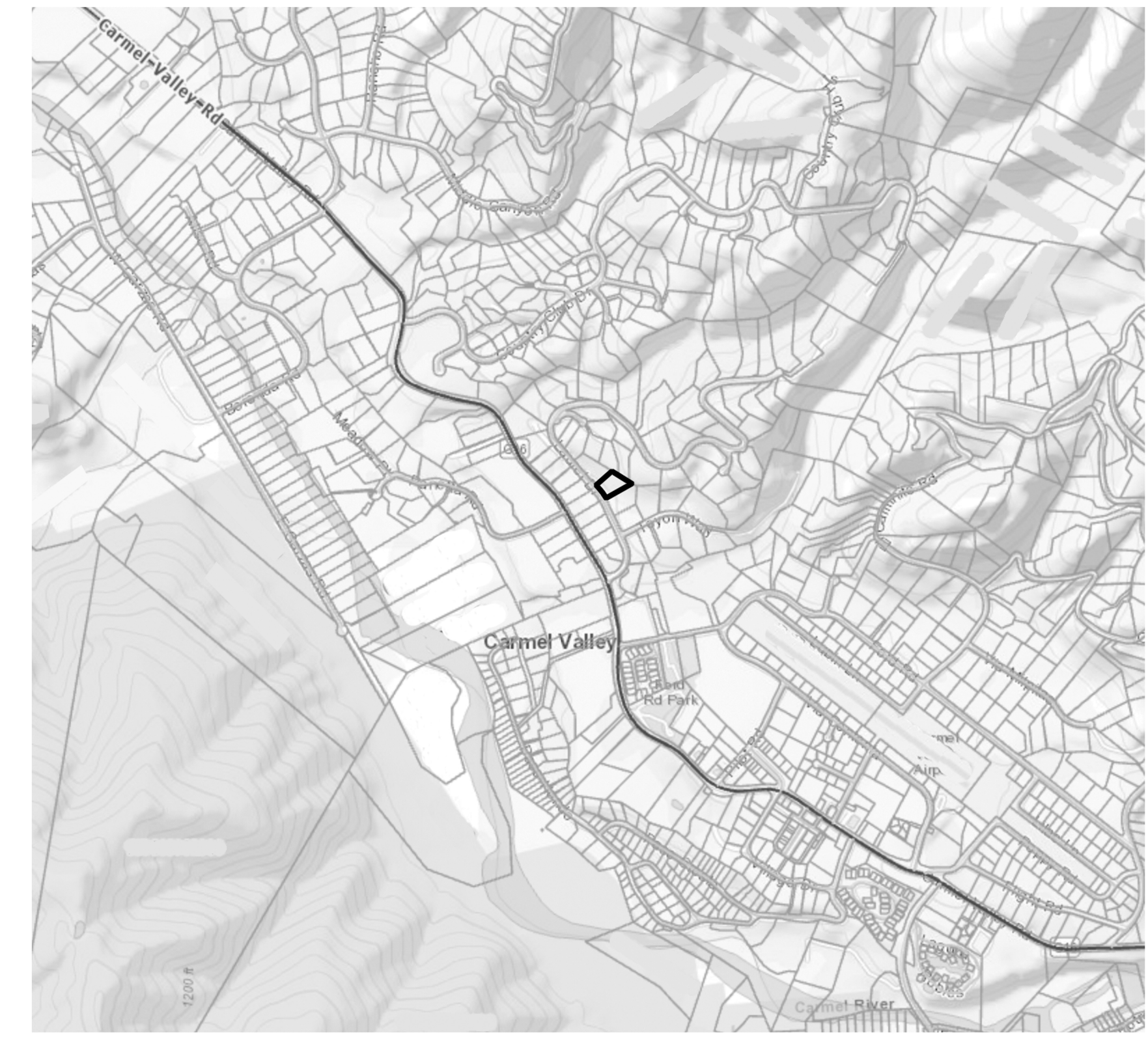
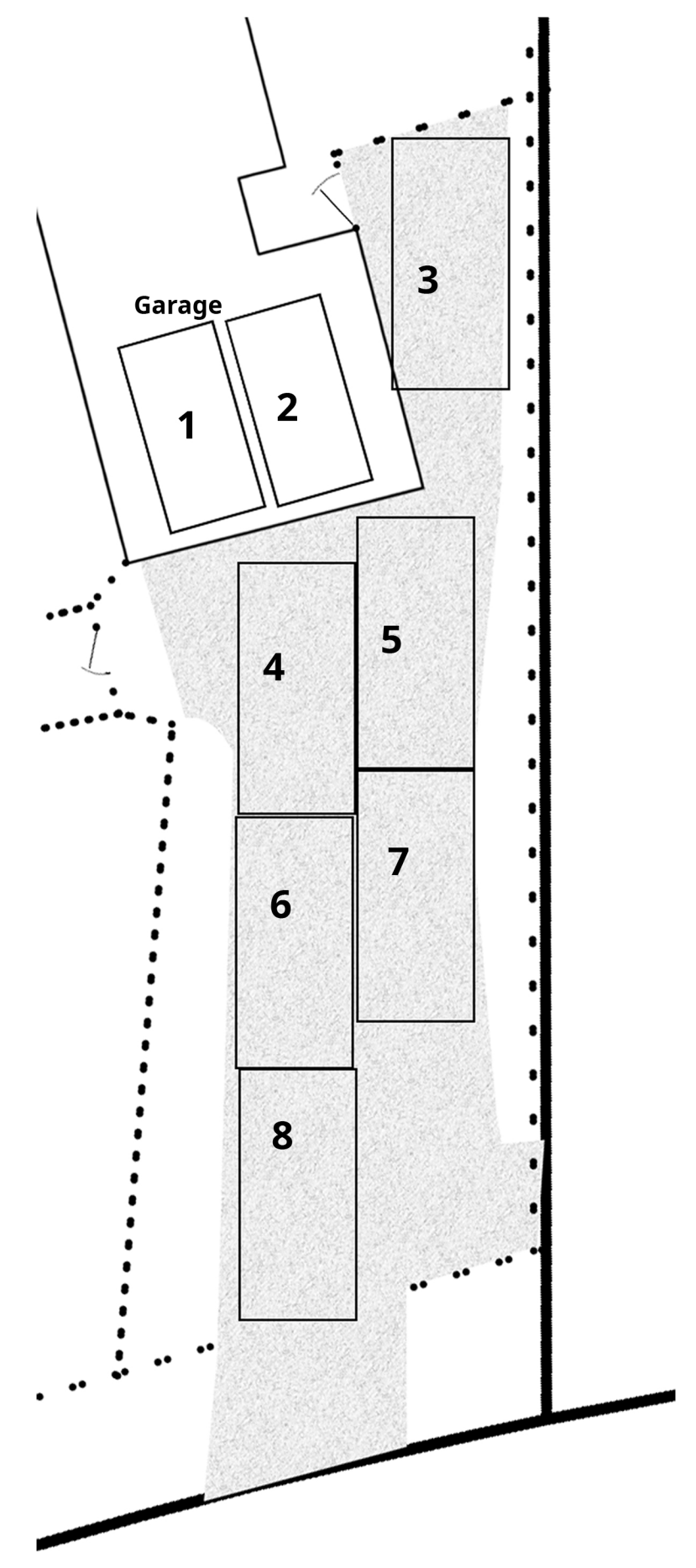
**Site Plan**

Scale 1" = 20'

Easement for pole and/or power lines heretofore conveyed by Del Monte Properties Company, a corporation, to Coast Valleys Gas and Electric Company.



**Parking Plan** Scale 1" = 12'

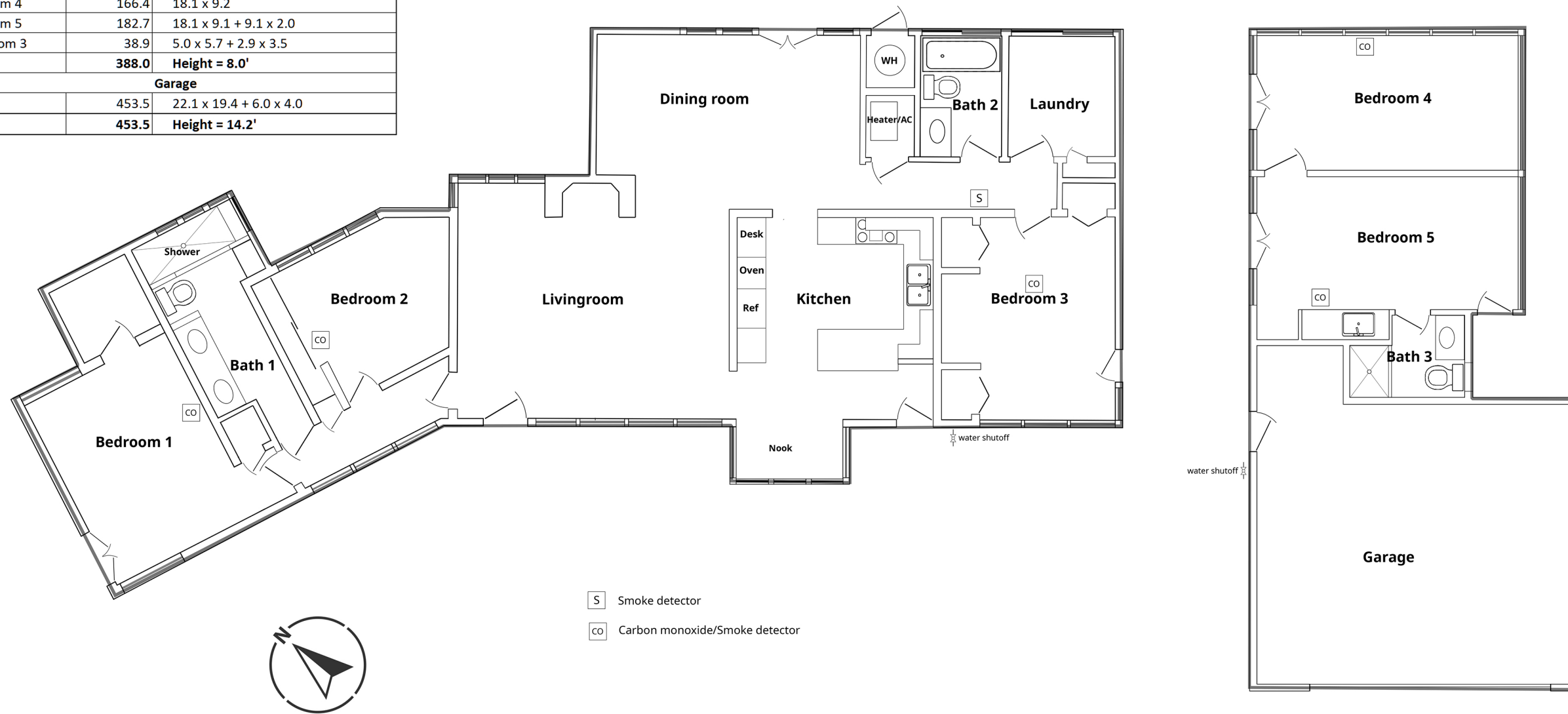


**Vicinity Map**

Project Summary Table	
Address	41 Laurel Dr., Carmel Valley, CA 93924
Accessor's Parcel number	187-371-002-000
Parcel size	0.9481 ac.
Land use designation	1C
Zoning designation	LDR/1-D-S-RAZ
Coastal zone	No
Archeology Report	LIB170376 (submitted for solar installation)
Existing lot coverage	2,695 / 41299 = 6.5% (house + guesthouse + garage)
Required & proposed parking coverage	Room for 8 cars in driveway and garage
Sewage type	OWTS, permit attached
Water provider	California American Water
Min. rental days per contract	7
Max. rental days per contract	30
Max. rental days per year	365
Resident occupying home during the transient rental use	No
Max. number of occupants during rental use	10
Max. number of employees anticipated	8
Occupancy classification of existing buildings	Residential
Closest Fire Station: Monterey County Regional Fire District	0.7 miles
Water source for fire protection	Swimming pool, ~30,000 gal.
Safety and Emergency Information/Plan.	Attached and part of booklet on kitchen counter
Vacation Rental Rules	Attached and part of booklet on kitchen counter



Room & Building Area & Dimensions		
Room	Area (sq.ft.)	Dimensions (feet)
<b>House</b>		
Bedroom 1	196.2	11.0 x 13.9 + 3.5 x 3.1 + 5.4 x 5.9
Bedroom 2	106.7	8.9 x 10.0 + 17.5 (triangle)
Bedroom 3	168.0	12.0 x 14.0
Bathroom 1	94.7	5.7 x 13.2 + 2.0 x 5.4 + 2.6 x 3.4
Bathroom 2	46.9	5.6 x 8.4
Kitchen	188.8	13.9 x 13.6
Livingroom	283.0	18.8 x 14.5 + 5.9 x 1.7
Dining room	213.7	18.2 x 12.1 - 2.3 x 2.7
Laundry room	59.9	7.3 x 8.2
Nook	30.2	4.1 x 7.4
<b>Total</b>	<b>1388.1</b>	<b>Height = 10' 8"</b>
<b>Guest house</b>		
Bedroom 4	166.4	18.1 x 9.2
Bedroom 5	182.7	18.1 x 9.1 + 9.1 x 2.0
Bathroom 3	38.9	5.0 x 5.7 + 2.9 x 3.5
<b>Total</b>	<b>388.0</b>	<b>Height = 8.0'</b>
<b>Garage</b>		
Garage	453.5	22.1 x 19.4 + 6.0 x 4.0
<b>Total</b>	<b>453.5</b>	<b>Height = 14.2'</b>



- S Smoke detector
- CO Carbon monoxide/Smoke detector

**Floor Plan**

Scale 1/4" = 1'0"

Revisions By

STR Use Permit Application

Chuck Stein & Lynda Mann  
2030 Smith Grade  
Santa Cruz, CA 95060  
831-247-9508

41 Laurel Dr.  
Carmel Valley, CA 93924  
APN 187-371-002-000

Date: 10/6/22

Scale: As noted

Drawn: CS

Job: STR Use Permit

Sheet

A<sub>2</sub>

of 3



Tea house



Street view from South-west



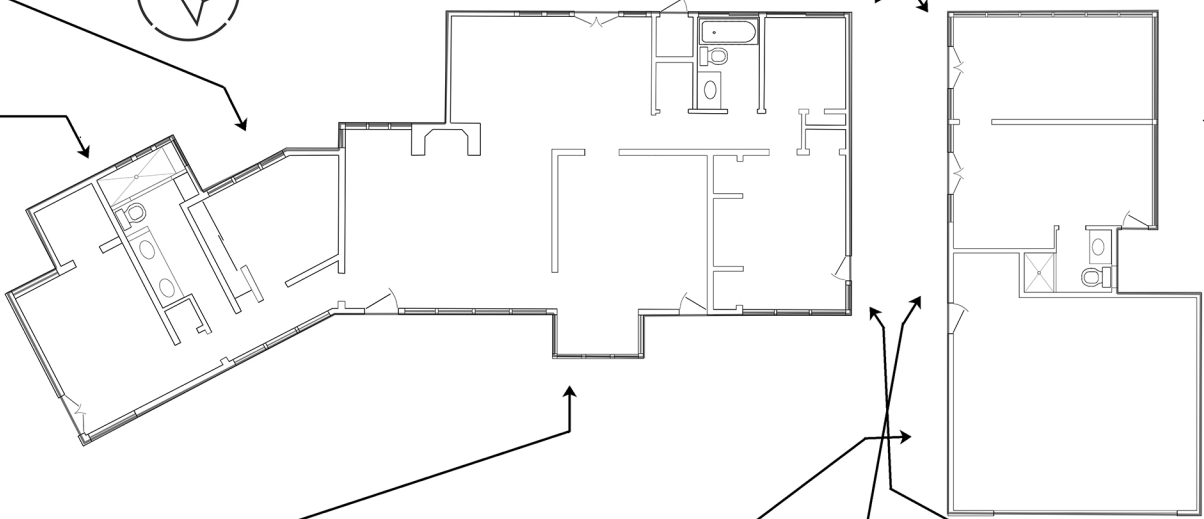
Street view from South



Street view from South-east



Street view Driveway from South



Revisions By

STR Use Permit Application

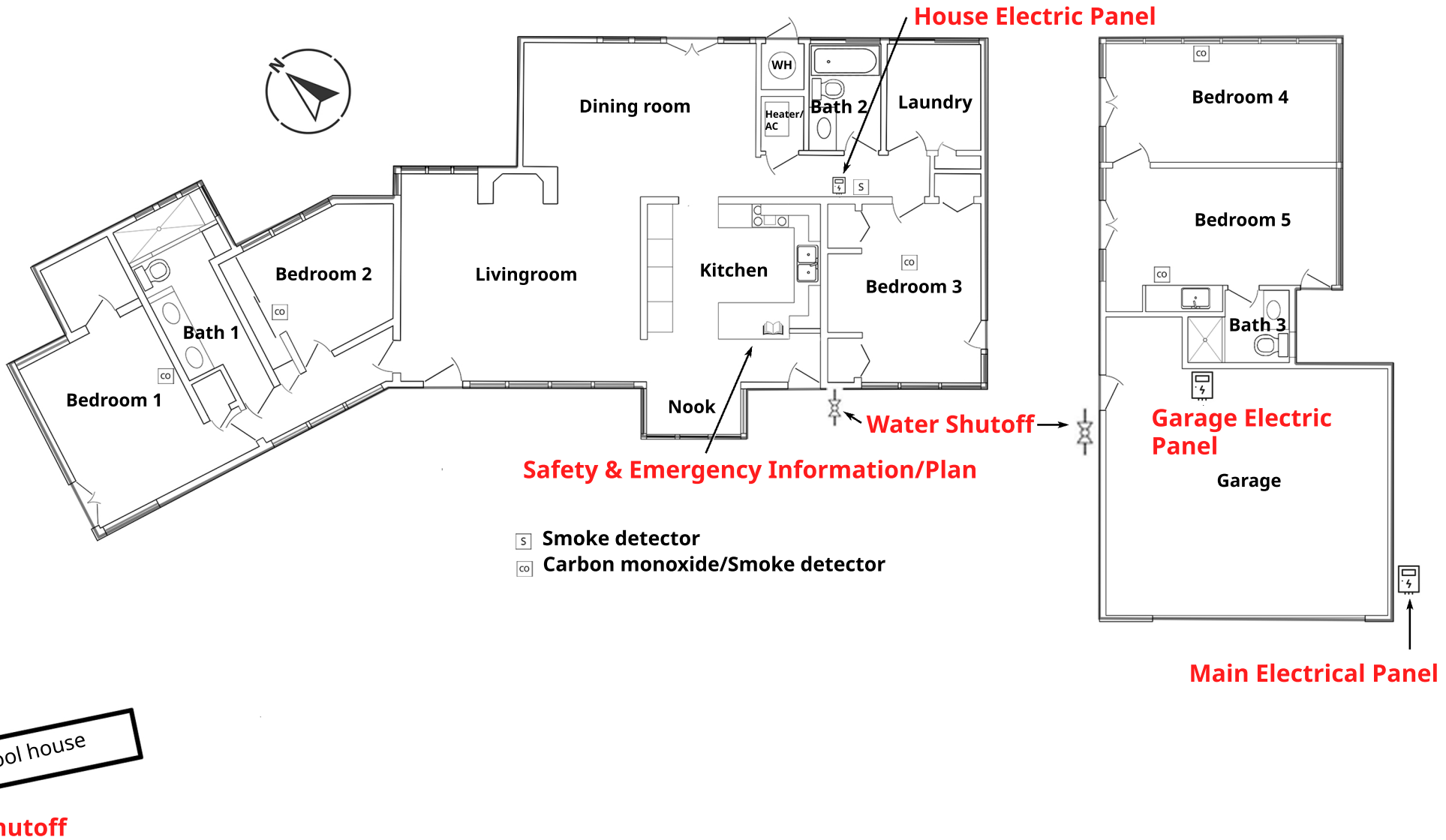
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Sheet: A<sub>3</sub>  
of 3

41 Laurel Dr. Photos

# Gas, Water & Electrical Shutoff Locations



# Carmel Valley Retreat Operational Plan

<b>Project Summary Table</b>	
Address	41 Laurel Dr., Carmel Valley, CA 93924
Acessor's Parcel number	187-371-002-000
Parcel size	0.9481 ac.
Land use designation	1C
Zoning designation	LDR/1-D-S-RAZ
Coastal zone	No
Archeology Report	LIB170376 (submitted for solar installation)
Existing lot coverage	2,695 / 41299 = 6.5% (house + guesthouse + garage)
Required & proposed parking coverage	Room for 8 cars in driveway and garage
Sewage type	OWTS, permit attached
Water provider	California American Water
Min. rental days per contract	7
Max. rental days per contract	30
Max. rental days per year	365
Resident occupying home during the transient rental use	No
Max. number of occupants during rental use	10
Max. number of employees anticipated	8
Occupancy classification of existing buildings	Residential
Closest Fire Station: Monterey County Regional Fire District	0.7 miles
Water source for fire protection	Swimming pool, ~30,000 gal.
Safety and Emergency Information/Plan.	Attached and part of booklet on kitchen counter
Vacation Rental Rules	Attached and part of booklet on kitchen counter

## Carmel Valley Retreat Vacation Rental Rules

- **QUIET HOURS:** Tenant shall not disturb neighbors with loud noise or music. No outdoor noise is allowed after 9 PM at night and before 7 AM.
- **PARKING:** Make all efforts to park all vehicles in the driveway and garage. Do not park in front of any of the neighbor's houses.
- **MAXIMUM OCCUPANCY:** Ten people is the maximum allowed to stay overnight on the property. The number of people staying at the house should match what was requested at the time of rental.
- **PROHIBITED USES:** No outdoor fires of any kind. No fireworks. Special events are not allowed. Special events include parties with people other than the renters, weddings, live music, gatherings of more than 15 people (including renters). Pets are not allowed. Smoking is only allowed outside and not in the house or guest house.
- **FURNITURE:** Please leave furniture in place. Repositioning increases risk of damage or injury. A minimum of \$50 will be charged if cleaning crew needs to reposition heavy furniture.
- **SUBLETTING:** Tenant shall not let or sublet all or any part of premises nor assign this agreement or any interest in it.
- **ADDITIONAL RULES:** Close umbrella on deck when not in use or when windy.
- **RIGHT OF ENTRY:** Landlord or their agent may enter the premises immediately, in the event of an emergency or a complaint, in order to investigate complaint or perform necessary repairs or maintenance, and within 24 hours of notice for normal maintenance.
- **BREACH OF RULES:** Landlord will retain all or part of the security deposit if any of the terms of the above rules are breached. Landlord has the right to evict Tenant with eight (8) hours notice if any of the above rules are broken. In this case, no rent paid by Tenant will be refunded.

## **Safety and Emergency Information/Plan**

### Contact information

Owner: Chuck Stein - (831) 247-9508  
Lynda Marin – (831) 840-4176  
Land line: - (831) 458-1416

Property Manager: Michael Dineen – (831) 594-3477

### Local Emergency phone numbers

Emergency: 911

Fire Department: Monterey County Regional Fire District  
26 Via Contenta, Carmel Valley, CA 93924  
(831) 659-2021

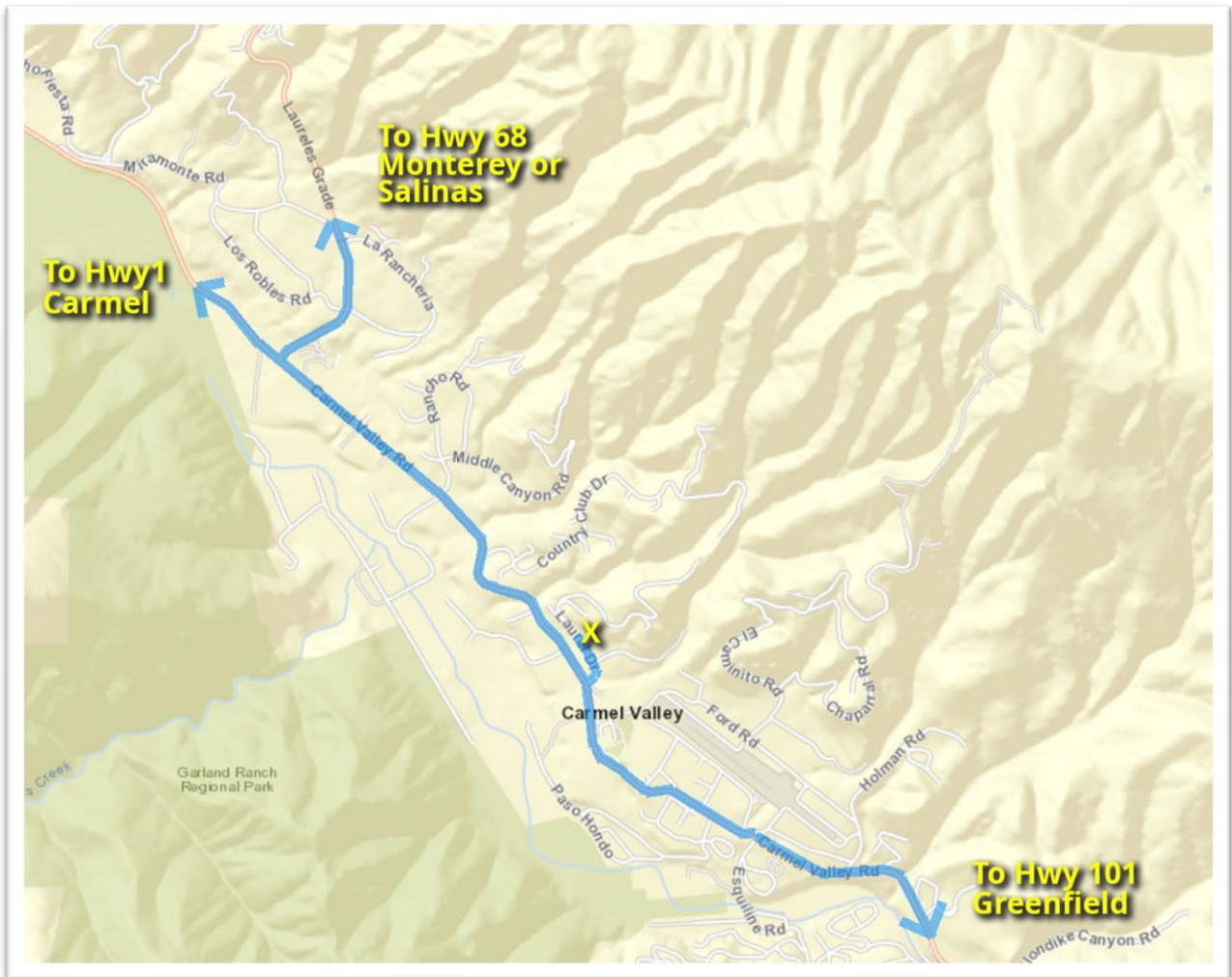
Police: Carmel Police Department  
Junipero Ave & 4th Ave, Carmel-By-The-Sea, CA 93923  
(831) 624-6403

Hospital: Community Hospital of Monterey (24 hours)  
23625 Holman Hwy, Monterey, CA 93940  
(831) 624-5311

## Emergency Evacuation Routes

In an emergency, local officials might call for an evacuation. If you are told by authorities to evacuate, you must do so immediately. There are three routes out of Carmel Valley. The choice of route will depend on the emergency and where the threat is. Officials will likely tell you which way to evacuate. The three routes are displayed below on the map.

- To Hwy 1 in Carmel. West on Carmel Valley Rd. to Hwy 1 (11.2 miles).
- To Hwy 68. West on Carmel Valley Rd., Turn right onto Los Laureles Grade to Hwy 68 (7.6 miles). From there, left to Monterey or right to Salinas.
- To Hwy 101 in Greenfield. East on Carmel Valley Rd. to Arroyo Secco Rd., then Left to Greenfield and Hwy 101 (41.8 miles).



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