

From: Lorraine Oshea <loshea@csumb.edu>
Sent: Tuesday, June 09, 2015 1:47 PM
To: Jayne Mohammadi
Cc: Mohammadi, Jayne F. x7708; MPWSP-EIR; Paul Miller; Michael Wisner; Magnus Toren; Jaci Pappas; Lee, Kathleen M. 647-7755; Flores, Bryan x7755; Holm, Carl P. x5103; dmiller@montereyherald.com; Hasson, Cynthia L. x5205; Helen Russell; Michelle Alway; Novo, Mike x5192; David Armanasco; Robert Danziger; Katie Coburn; endodoc81; Donald Burnett; Mark OShea
Subject: Re: Short-term rental and the Peninsula Desal Project, and Big Sur Exemption

Jayne,

Although I have not been able to attend the short term rental work group for Monterey County, due to my work schedule, I would personally like to say that I support Bob Danziger's position and would like to see Carmel Highlands exempted from short-term rentals and events.

Many of the roads in Carmel Highlands are non-conforming and private. All homes are on septic systems. There are no sewers in the Carmel Highlands. Some homes have wells. We do not have natural gas service to the Carmel Highlands. Homes are either all electric or need propane deliveries. There is only one way in and out of Carmel Highlands and that is Highway 1. Many weekends, traffic is still backing up for miles in both directions so residents of Carmel Highlands are already inconvenienced by the current traffic situation.

We have had issues before with noise, large events, cars and transient occupancy less than 7 days in Carmel Highlands. In the past, and maybe still in the present, owners have found a loop-hole writing monthly rental agreements, letting tenants stay for the weekend; following another set of tenants on another monthly rental agreement stay the following weekend. I do not want to have to police my neighborhood for those who choose to abuse the county ordinances.

Thank you,
Lorraine O'Shea

On Tue, Jun 9, 2015 at 7:40 AM, Robert Danziger <bobdanziger@mac.com> wrote:
Hi Jayne,

Has the increased water use from Short-Term Rental been factored in to the Environmental Impact Report of the Regional Desalination Project? If not, isn't the Board of Supervisors obligated to notify the Public Utilities Commission of the expected impact of the hundreds of illegal rentals already occurring, and the dramatic increase in those numbers and resulting water use that will occur if such illegal rentals are made legal?

Also, we are aware that Big Sur has asked to be exempted from any new ordinance allowing Short-Term Rentals. I believe that any exemption that applies to them should equally apply to Carmel Highlands and the areas in-between. All of the arguments they are making apply with even greater force to the Highlands, and exempting one without the other will create huge traffic jams and other strains on local resources, including access to timely emergency services, that affect both communities. This is particularly acute because Short-Term Rentals take away housing for local workers, increasing the strain on the roads and resulting traffic.

Best,

Bob Danziger

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