

Planning Commission
County of Monterey, State of California

Resolution No. 07022)
Resolution to withdraw the Bed and)
Breakfast Facility Use Permit,)
Resolution No. 05029)

This resolution is made with reference to the following facts:

- A. On June 29, 2005, the Planning Commission approved a Use Permit and Design Approval for Tim Arthur Williams et al to allow the conversion of an existing single-family residence to a Bed and Breakfast (Resolution No. 050029) [hereafter "Use Permit"]. The property is located at 350 Calle de los Agrinemsors, Carmel Valley (Assessor's Parcel Number 189-531-004-000), Carmel Valley area.
- B. On December 13, 2006, the Planning Commission directed Planning staff to prepare a report on condition compliance.
- C. On January 7, 2007, to fulfill condition of approval number 11 of the Use Permit, the Board of Supervisors approved a Traffic Impact Fee Agreement with the owners requiring that the owners pay to the County a fee of \$77,432.00 based on an assessment of the impacts of the permitted use.
- D. Planning staff presented a status report to the Planning Commission on January 31, 2007. The Planning Commission directed staff to set a public hearing to modify or revoke the Use Permit.
- E. On April 25, 2007, the Planning Commission held a duly noticed public hearing to modify or revoke the permit.
- F. On April 25, 2007, the owners provided the County with a letter withdrawing the permit (see attached), and the owner testified at the Planning Commission hearing that the owners were abandoning the permit effective immediately. The Planning Commission continued the hearing to May 30, 2007 with direction to staff to prepare and present a resolution acknowledging the owners' abandonment of the Use Permit and recommending an appropriate reduction in the traffic impact fee.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY:

- 1. Acknowledges that the Use Permit for a Bed and Breakfast Facility (Resolution No. 05029) is abandoned and as of April 25, 2007 was of no further force and effect; and
- 2. Directs staff to pursue an amendment of the Traffic Impact Fee Agreement to reduce and prorate the traffic impact fee to reflect the applicant's fee proportional to the reduced time in which the Use Permit was in effect.

PASSED AND ADOPTED this 30th day of May, 2007, upon motion of Commissioner Diehl, seconded by Commissioner Isakson, by the following vote, to-wit:

AYES: Errea, Brown, Isakson, Padilla, Ottone, Rochester, Diehl, Sanchez, Salazar, Vandeverre
NOES: None
ABSENT: None


Mike Novo, Secretary

Frank & Sandy Dobronte

350 Calle de los Agrinemsors
Carmel Valley, CA 93924 ~ 831.659.4080

April 24, 2007

Elisa Manuguerra
Monterey County Planning Dept.
168 West Alisal
Salinas, CA 93901

Dear Ms. Manuguerra,

In order to pursue the short term rental permit application, we are withdrawing our existing Bed & Breakfast permit at 350 Calle de los Agrinemsors. We feel the Bed & Breakfast permit does not meet the parameters of our business plan as a Concierge villa. We find that our clients are typically small corporate groups and families that stay an average of seven to ten days.

Best regards,



Sandy Dobronte