



League of Women Voters of Monterey County



The

VOTER



Celebrating the Merger of LWVMP & LWVSV since 2013 / May 2016, Volume 88, Number 8

Saturday, May 14, 10am 2016 LWVMC 89th Annual Meeting

RSVPs Greatly Appreciated

Help us plan for enough coffee, light refreshments, and room set up. Please contact

Janet Brennan by Thursday May 7.

Phone 659-2090, JanetB@montereybay.com

We Need a Quorum of Members

Per League by laws, we need a quorum in order to conduct League business, including election of officers and directors, budget, local program issues for emphasis, and updates to positions.

Don't forget to Bring Your Agenda

A copy of the "Call to the Annual Meeting" agenda is included in the center of this Voter (the white 4-page insert).

It includes the Budget for you to review prior to discussion at 10:20 am.

Guest Speaker Brad Zeve, Monterey County Weekly

"Who's Watching City Hall: Local Media's Role in the Age of Disruptive Technology"

Mr. Zeve, owner of the **Monterey County Weekly** since 1988, feels the *Weekly* is an important community publication with a goal to push for open, honest government in its reporting, and endorsement of responsible, ethical public officials. In December 2015 the *Weekly* won the "Free Speech & Open Government Award" by the **First Amendment Coalition**. The *Weekly's* mission is to "inspire independent thinking and conscious action" and to highlight local arts and culture that are creative, inspirational and raise the caliber of the community.

LWVMC May 14, 2016 Annual Meeting

Unitarian Universalist Church <http://uucmp.org>

490 Aguajito Road / Carmel CA 93923 (831) 624-7404

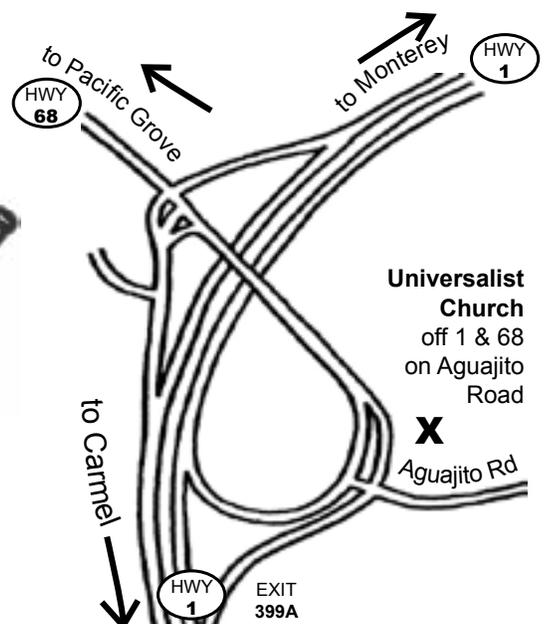


Registration and Coffee 10 am
Meeting 10:15 to 11am
Guest Speaker Brad Zeve
(including Q&A session)
11:00 to noon
(See full agenda
in center of this issue)



RSVP and Additional Meeting Information

Please contact **Janet Brennan**,
JanetB@montereybay.com



≡ ★★ **PRESIDENT'S MESSAGE APRIL 2016** ★★ ≡

Last month when I was preparing for a presentation on the importance of voting to high school students in Pacific Grove, it occurred to me that I had written a term paper on the subject when I was in the 10th grade. I found it deep in the archives of "stuff", and was pretty surprised to learn that not much has changed in terms of voting patterns in the last 62 years!



The percentage of voting age population voting in presidential elections has been on the decline since the beginning of the 20th century and has ranged between 50 percent and 63 percent since the 1930s, reaching a low of 49 percent in the 1996 election. The data, however, do not tell the full story since there have been many obstacles preventing or discouraging voting over the years.

Two quotes from the paper worth remembering:

"We who cherish the heritage of the love of freedom, which is ours because of our ancestry, must do all in our power to defend that heritage against the many movements lending to destroy the liberties for which our predecessors fought so nobly. Our weapons are facts, our methods must be those of education and persuasion."
K.F. Mather, "Builders of America"

"Stuffing the ballot box is as bad as starving it."

James S. Kemper,
"The Bread of Democracy"

Finally, students involved in **The Citizenship Education Project** in the 1950s undertook the following: in some classes concentration was placed on intensive study of our electoral system and the campaign, plus holding a "mock" election in the school. In by far the greater proportion of cases, however, the study went beyond school and classroom walls.

The activities extended all the way from visiting party headquarters to get information or observe, to actual participation. In some schools, classes ran their own campaigns to get people to register and vote; some teamed up with the local League of Women Voters, chamber of commerce, or other civic agency that was active politically; some went into party headquarters and sweated along with party regulars.

Good recommendations to students now and 60 years ago! Additionally, now students can work at the polls as long as they are 16 to earn community service credits.

Janet Brennan, JanetB@montereybay.com

★★ **VACATION RENTALS IN MONTEREY COUNTY** ★★

Do you have a bedroom or granny unit in your house which is unoccupied? Do you go away from home for periods of time? Do you think about renting to tourists in order to supplement your income? Do you hesitate because you don't know if you will be breaking a law?

not considered taxable income and need not be reported. Any rental expenses incurred during the rental may not be deducted. However interest, taxes, and casualty and theft losses on the non-rental property/home are allowed as itemized deductions (<http://www.irs.gov/publications/p527>).

Federal law allows a "de Minims rental" so long as taxpayers rent out their primary residence/home for 14 days or less. The rental revenue is

The rise of the shared economy—**AirBnB, VRBO, HomeAway**, etc.—has changed how some homeowners use their residences. As a result,



California counties and cities are concerned that they are missing out on tax revenues, losing residential units to commercial use, facing complaints from the community over water, noise, parking, traffic, and absentee owners.

A Caution to Cities

The League of California Cities published an article in August 2015 covering the issue of short-term rentals on a state level. First, a California Court of Appeal case *Ewing vs City of Carmel-By-the-Sea* upheld Carmel-By-the-Sea's ban on short-term rentals of less than 30 consecutive days because "short-term tenants have little interest in public agencies or in the welfare of the citizenry." It was suggested that regulating land use might be through limiting density, zoning, and number of rental days of the month or year.

Second, bills in the California legislature are under consideration which would allow California cities to impose a transient occupancy tax on short-term rentals as a business subject to a city's business license and tax requirements.

Third, regulating short-term rentals through local ordinance could be used, such as owner registration with the city, payment of fees, and penalties for noncompliance.

Fourth, regulation through bans on short-term rentals could be used. This is not as easy to do as bans foster deception on the part of owners. Instead, the League of California Cities suggests a ban on advertising of short-term rentals as there is no right to advertise illegal activity. Thus cities could go after websites which list short-term rentals.

The League of California Cities cautions cities to choose their options carefully (see "*Home Sharing in the New Economy*" by Trevor Rusin and Andrea Visveshwara, <http://www.westerncity.com/Wester-City/August-2015/Home-Sharing-in-the-New-Economy/>)

Monterey County Ordinances

In Monterey County, where your property is located determines which ordinance covers your property. Vacation rental may be called short-term rental, transient rental, or home stay, depending on where your home is. Not only is terminology confusing, but the relevant ordinances are confusing. The City of Pacific Grove has the most comprehensive regulations. Other cities have no regulations, while the unincorporated part of Monterey County has the most confusing regulations.



City of Pacific Grove

PG allows properties to be rented for less than 30 consecutive days once an annual Transient Use License is obtained under its Short-term Rental Program. There is a one-time application fee and an annual license fee. Property owners must also pay a Transient Occupancy Tax of 10 percent of revenue. If there are complaints/concerns about a vacation rental house in Pacific Grove, neighbors can call a hotline.

PG's ordinance includes: maximum number of occupants aged 18 or older (two persons per bedroom, plus one extra person per site); on-site parking space at the rental to be made available to overnight occupants; the City to mail notification to neighbors within a 300 foot radius of a transient house; an appeal process for suspension or revocation of a license if two verifiable complaints are made; the City to perform health and safety inspections on a random basis; the transient license to expire when the property is sold or transferred; and many other items (<http://www.codepublishing.com/CA/PacificGrove/#!/PacificGrove07/PacificGrove0740.html#7.40>).

On April 6, 2016, the PG City Council amended the existing program. Homeowners may apply for one of three types of permits:

Short Term Rental Type A: the property owner is not present and the property is rented for 30 days or less throughout the year. The annual license fee will be \$1,000.

Short Term Rental Type B: the property owner is not present and the property is rented for a

maximum of 90 days in a year. The annual license fee will be \$250.

Short Term Rental Type C: the property owner or his tenant is present and a single room or a set of rooms for one family is rented for less than 30 days throughout the year. The room must be in the home, and may not be in a secondary unit. The license fee will be \$250.

Noise restrictions were tightened: the maximum number attending a party at the rentals is twenty persons. It also includes a cap of 250 short-term rental units in the City (at this writing there were 222 registered units, but several local news articles implied there are many unregistered units). Rentals will be limited to 15 percent of each block except on Ocean View Boulevard and Mermaid Avenue—these two streets are subject to the 250 unit cap. Any existing licensed transient rentals will be “grandfathered” in so long as owners renew their annual license (for more information go to the City of Pacific Grove, City Council website, March 24 Special Agenda Meeting).



City of Carmel-by-the-Sea

In Carmel, “transient rentals” must be for 30 consecutive days or more. Transient rentals in areas zoned R-1 are prohibited. Carmel feels that there are sufficient transient rentals in commercially zoned districts (for more information see *Carmel-by-the-Sea’s Code, Chapter 17.08.060—Prohibited Uses, as well as Ordinance No. 89.17*).

City of Monterey

In Monterey, short term rental of a single room or an entire property must be 30 consecutive days or more. For short-term rentals of less than 30 consecutive days when the owner is not present, a short-term rental is allowed once in a 12 month period. A house swap/trade where no money is exchanged is not considered a short-term rental (see *City of Monterey Code Chapter 38, Article 11– Definitions*)

Seaside, Marina, Del Rey Oaks and Salinas

These cities do not have regulations for vacation

rentals. **Seaside** properties with one to three units are unregulated. **Del Rey Oaks** is in the process of writing an ordinance.

Unincorporated Monterey County

In the unincorporated area, excluding Big Sur, a “home stay” is for no less than seven consecutive days and no more than 30 consecutive days. Ongoing month-to-month rentals to the same renter in the same unit is not defined as a home stay. Home stays require owners to register with the **Director of Planning and Building Inspection** for an administrative permit. Then a covenant and/or deed restriction must be recorded on each unit applied for. Homeowners must comply with County regulations, must obtain a **Transient Occupancy Registration Certificate**, and pay transient occupancy taxes (TOT) of 10.5 percent to the **Monterey County Treasurer** as a way to show historic transient use of the property. The TOT is unavoidable and is independent of the status of the permit.

Other regulations include:

number of occupants being in line with the number of bedrooms; a ban on advertising at the property; that the owner reside within a five-mile radius of the property, otherwise a local contact within a 25-mile radius of the property and available 24 hours a day be designated to respond to tenant and neighborhood questions and concerns; a copy of the administration permit be sent to the **Treasurer of Monterey County** and the **Sheriff of Monterey County**; homeowners’ associations affected by the rental be notified, and if the they object, the permit will not be approved; that if the vacation rental owner is in violation of the County’s ordinance, either the person who uses or allows the use of the property (including anyone acting as agent, real estate broker, property manager, or reservation service) will be charged with a misdemeanor for each day there is a violation (http://www.co.monterey.ca.us/taxcollector/TOT/TOT_FAQs.pdf and www.co.monterey.ca.us/planning/docs/ordinances/Title21/title21.pdf).

Big Sur

Although Big Sur is in unincorporated Monterey County, short-term rentals there are illegal. Big Sur residents were opposed to the 1997 Monterey County home stay ordinance and appealed to the County. They claimed that the **Big Sur Land Use Plan** stated that the primary public access to Big Sur was a visual access not a physical access. The residents also argued that a scarcity of housing in the Big Sur community would be more acute with the conversion of housing units into commercial units. In February 1999, the **Monterey County Supervisors** agreed to ban Big Sur home stay rentals. This has not stopped such rentals.

There is a controversy over those portions of unincorporated Monterey County which are “coastal” and those which are “non-coastal.” The problem goes back to 1997 when the Monterey County supervisors passed the “home stay” ordinance. However the ordinance was not certified by the California Coastal Commission, leaving the ambiguity unresolved.

In March 2014, the **Monterey County Planning Department** drafted a new ordinance. The new draft regulations include: rental of a maximum of seven consecutive days per month; maximum of one vacation rental property per 15 acres; residential use only, not as “hospitality suite,”; applications accompanied by a map of the property; \$250 per day penalty if advertising an unpermitted property; permits priced at \$4,500 (http://www.co.monterey.ca.us/planning/Long-range-planning/Short_Term

[Rentals_Special_Events/Title%202020_Home%20Stay_Events_Discussion%20Draft_3%2018%202014.pdf](#)).

The new draft also sets out two categories of transient rentals: those which were in coastal areas and those that were in inland areas. Coastal properties would require a **Coastal Development Permit**. Inland properties would require a Monterey County permit. In July 2015, the Monterey County Planning Director asked the County Counsel for an “interpretation” of the County’s ordinance. The County Counsel responded that since there was as yet no ordinance permitting transient rentals in coastal areas, such rentals are prohibited. Therefore these rentals are illegal in “coastal” zones, i.e. they must be for 30 days or more. In “non-coastal” ones, Monterey County ordinances apply, i.e., seven to 30 days. Due to opposition to the draft, a new ordinance remains in limbo, leaving the current ordinance in effect.

While the common perception is that the short-term rental issue is confined to the Monterey Peninsula, a quick check of websites for vacation rentals show short-term rentals along Highway 101 from Prunedale to Salinas to King City.

One of the on-going issues related to short-term rentals is enforcement of local ordinances. Many cities and the County have limited resources to assure that land use ordinances, including short-term rental ordinances, are followed.

Kemay Eoyang, ckeoyang@msn.com

VOTE WITH THE LEAGUE JUNE 7, 2016 YES ON PROPOSITION 50 - SUSPENSION OF LEGISLATORS



The League of Women Voters of California recommends “YES” on Proposition 50. This constitutional amendment will give the Legislature clear authority to discipline Senators or Assembly Members by suspending them without pay (<https://lwvc.org/recommendation/recommendation-proposition-50-suspension-legislators>).

Two years ago, three California Senators were charged with criminal offenses. The Senate found that under current law those individuals could be suspended, but their pay and benefits could not be withheld. **This commonsense measure was placed on the ballot with strong bipartisan support.** The requirement for a two-thirds legislative vote on a resolution that states the reasons for suspension ensure this authority will not be misused for partisan purposes.



LWVMC CANDIDATE FORUMS & POLLING PLACE REPORTS: MARCH 2016



Supervisor & Congressional Forums in March

The first of two well-attended and enthusiastically received candidate forums co-sponsored by the LWVMC, was **Sunday March 20th**, co-sponsored with the **Carmel Valley Association** at **Hacienda Carmel**. Candidates for **5th District Supervisor**, **Mary Adams** and **Dave Potter**, generated a standing room only crowd. **LWVMC members** included Moderator **Marilyn Maxner**, **Max Chaplin**, **Alice Ann Glenn**, **Cynthia Hall**, and **Anton Prange**.



The following **Tuesday, March 23rd**, the League co-sponsored two panels with the **Pacific Grove Chamber of Commerce** at the **PG Community Center**.

The first was for **California 20th Congressional District** candidates. Seen in the bottom photo above from left to right, were **Jimmy Panetta** (Democrat), **Casey Lucius** (Republican), **Joe Williams** (Peace and Freedom Party), **Barbara Honegger** (Independent) and **Jack Digby** (Independent) who answered questions for more than an hour.

Thanks to photographer **Peter Munteer** and the **Cedar Street Times** for use of their images.

The second forum consisted of the same two candidates for **5th District Supervisor** (Adams and Potter), moderated by **MaryEllen Dick**.

Other League members who made the forums a success included **Jean Donnelly**, **Jane Haines**, **Judy Lind**, **Darold Skerrit**, **Robin Tokmakian**, and **Michelle Welsh**.

April Forum

A LWVMC forum co-sponsored with **Sustainable Seaside** for **5th District Supervisor** candidates has been scheduled

for **Thursday April 28th** at **Oldemeyer Center**, featuring **Dennis Donohue**, **Alex Miller** and **Jane Parker**. **Marilyn Maxner** will moderate with the help of League members **Diane Cotton**, **Arlene Guest**, **Jane Haines**, **Larry Parrish**, and **Anton Prange**. **Helen Rucker** will be registering voters.

Jeanne Turner, **LWVMC Voter Service for the Monterey Peninsula**, jturner215@comcast.net

LWVMC Polling Place Work

The League provided polling place officials for the **April 19 special election in Pacific Grove** regarding **Measure X**. Special thanks to **community volunteer Heidi Zamzow** for taking on the job of precinct inspector—that's the one role which requires an all-day commitment!

Thanks too to volunteer clerks **Janet Brennan**, **Max Chaplin**, **Linda Deutsch**, **Alice Ann Glenn**, **Beverly Kreps**, **Judy Lind**, **Dennis Mar**, **Marilyn Maxner**, **Anton Prange**, and **Darold Skerritt**. Welcome to our first-time workers **Linda Deutsch** and **Beverly Kreps**.

Dennis Mar, **Voter Service Salinas Valley**, DennisRMar3@yahoo.com

★ LWVMC MEMBER PROFILE: BEVERLY BEAN ★

Beverly Bean, who is currently handling logistics for LWVMC's Lunch & Learn sessions, has been a League member for more than three decades and an extremely active one since retiring from her business career. "I was Secretary at first," Beverly recalls. "Lorita Fisher asked me to come onto the board in 2000, so I did." She's also served as **President** of the chapter twice, has been **Vice President for Programming** (a position that no longer exists) and **Government Director**, and she was active on the issues of touch screen voting machines and campaign finance reform.

"I was on the committee that wrote the campaign finance ordinance, which became part of the League's position," Beverly says. *"The city of Pacific Grove adopted it as an ordinance. Our League also got the state and national Leagues to add the condition of transparency to the criteria for voting systems. That was a big accomplishment."*

A native of New York State and graduate of the **University of Pennsylvania's Veterinary School**, Beverly practiced as a veterinarian for a few years on the East Coast and then moved west with her first husband. She specialized in treating small animals, especially dogs and cats. *"I started the first mobile small animal veterinary clinic in Monterey County in 1976 and in 1978 I opened a veterinary hospital in Monterey,"* Beverly says. She sold her business in 1997 and it still exists under a different name.

In addition to the League, Beverly has been active locally working for environmental issues, including a successful effort by the **Safe Strawberry Working Group** to ban methyl iodide, a toxic agricultural fumigant. She was also involved with anti-fracking efforts, the county general plan and the **Keep Fort Ord Wild/Ballot Measure M**. She has served on the **Toro Land Use Advisory Committee** since 2011.



Since retiring, Beverly has also donated time to care groups. *"I was a hospice volunteer for eight years and then went from that to **CASA—Court Appointed Special Advocate** for children in foster care" she says, adding that the organization is now known as **Voices for Children CASA of Monterey County**. "I've been with CASA for almost seven years and I'm on my second case. This is very different from my scientific life."*

Beverly also likes to remain physically active. *"I used to ride horses; now I bicycle as much as I can,"* she says. *"My biggest biking accomplishment was a century ride—a benefit for the **Leukemia and Lymphoma Society**—100 miles in one day! It's an event for which you get sponsors and raise money for the cause.*

I did it when I was 50 and I'm not sure I could do another one."

Beverly and her husband, **Steve**, have been married since 1987 and live in the Corral de Tierra area. Their son, **Daniel**, 27, lives locally and works remotely as a software engineer. All of them enjoy traveling when time allows.

One fun travel anecdote Beverly recalls is from a 2014 trip to Florence, Italy. *"I was leaving the restroom of the **Bargello Sculpture Museum** and saw a line of women waiting to go in. One of them looked at me and called out, 'Beverly Bean—I recognize you from the **Monterey League of Women Voters!** It's a small world."*

Like most of the League's members, Beverly would like to see our chapter recruit more young people. *"A while ago,"* she recalls, *"we did an essay contest for high school kids on how voting is important. There were cash prizes, so they had an incentive, but they also learned about voting. I'd also like to see us spend our money on critical local issues that fall within the League's positions."*

Nancy Baker Jacobs,
Nancy@NancyBakerJacobs.com

DARK MONEY IN POLITICS

LWV of Santa Cruz County

Tuesday, May 17, 11:30 am

Community Foundation of Santa Cruz County,
7807 Soquel Drive, Aptos 95003



Guest speakers **Helen Hutchison, President LWV California**, and **Helen Grieco, Northern California Common Cause Organizer**, will discuss **“Money in Politics: Reigning in the Influence of Dark Money in Elections.”**



Hutchinson (left) and Grieco (right) will explain ways to help Californians follow the money (who



funds political activity?), ballot measures and legislation in process; and advocacy at state and national levels. Come hear our State President speak about progress on this vital issue, and hear what Common Cause is doing nationally and in California.

LWVMC members are cordially invited.

Free and open to the public.

Lunch 11:30 am, program begins at noon; complimentary coffee, tea, water, and cookies.

Lunch options: bring your own, just join us for the program, or order in advance Erik’s Deli Box Lunch for \$15. To reserve a box lunch, go to lwvsc.org/calendar, download, print and complete the form at the bottom of the flyer and return with payment by Thursday, May 12.

For more information contact:

Sue Becker, Co-chair, Voter Service,
suebecker108@sbcglobal.net,
(831) 325-4140,
or e-mail league@lwvsc.org



Join the League of Women Voters of Monterey County



Any person of voting age, male or female, may be a member of the League!

Renew Your LWVMC Membership.

If your membership has lapsed, please use the form below, or go to <http://lwvmryco.org>. Timely responses are appreciated as they help keep our local chapter strong.

*Renewal letter and form gone astray?
Uncertain of your membership due date?
Wish to make a donation?
Want to become a new member?*

Use the form below or contact:
Lisa Hoivik, Membership Director
LHoivik@comcast.net or 375-7765

*Checks payable to LWVMC
Mail to LWVMC PO Box 1995
Monterey, CA 93942*

Membership Levels

- \$250+ Carrie Chapman Catt
- \$200 Sojourner Truth
- \$150 Elizabeth Cady Stanton
- \$100 Susan B. Anthony
- \$ 95 Household (2 persons, 1 address)
- \$ 65 Single membership

Name(s)

Address

City

State

Zip Code

Phone

e-mail

- Send e-mail reminders for luncheons
- Call to remind me of luncheons
- Scholarship requested

Membership dues & contributions to LWVMC are not tax deductible, nor are donations to the Florence Curlee Scholarship Fund. However, donations to the League of Women Voters of California Education Fund (LWVCEF) are tax deductible.

Membership News

Welcome New Member!

Please add to your LWVMC Handbook:
Kathleen Bonner
 212 Shafter Avenue
 Pacific Grove, CA 93950,
 (831) 645-9277
waughter@gmail.com

With thanks,
Lisa Hoivik
LHoivik@comcast.net

THE LEAGUE LAUNCHES NEW ONLINE VOTER GUIDE, VOTER'S EDGE CALIFORNIA



Get the facts before you vote on June 7:
 Visit votersedge.org/ca before Election Day

- Use your address to get a PERSONALIZED BALLOT.
- Get in-depth info on CANDIDATES, MEASURES, and who supports them. Check where, when, and how to VOTE.
- Keep TRACK of your choices and use them to vote.
- Share and start the CONVERSATION!

League of Women Voters of Monterey County

Office / Board Meetings Mariposa Hall, 801 Lighthouse Avenue (corner of Irving), New Monterey CA 93940

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LWVMC The VOTER

published monthly with summer and winter breaks
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RETURN SERVICE REQUESTED



LWVMC 2016 Calendar



MAY

JUNE

LWV Santa Cruz County Lunch & Learn
"Money in Politics"
Helen Hutchison, President LWV California
Helen Greico, CA Common Cause
Tuesday, May 17, 11:30 am
Community Foundation Santa Cruz County
(see details page 8)

LWVMC Board Program Planning Meeting
& Potluck Luncheon
Saturday, June 11, 10am to Noon
at the home of Lisa Hoivik,
375-7765, LHoivik@comcast.net
Invitations, directions, and potluck dish
coordination to be announced by e-mail

JUNE / JULY / AUGUST

Summer Break

No Regular Board Meeting / No Lunch & Learn / No Voter

SEPTEMBER

Natural Resources Committee Meeting
Thursday, 8 September, 12 noon
Mariposa Hall, 801 Lighthouse, Monterey
Contact: **George Riley**, 645-9914
GeorgeTRiley@gmail.com

LWVMC Board Meeting
Monday, 12 September, 5:00pm
Mariposa Hall, 801 Lighthouse, Monterey
Contact: **Janet Brennan**, 659-2090
JanetB@montereybay.com

Lunch & Learn with the League
Wednesday, 14 September, 12 noon
"Topic and Guest Speaker To Be Announced"