

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT  
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# W15a

**Prepared August 11, 2025 for August 13, 2025 Hearing**

**To:** Commissioners and Interested Persons

**From:** Kevin Kahn, Central Coast District Manager  
Katie Butler, Central Coast District Supervisor

**Subject: Additional hearing materials for W15a  
Monterey County LCP Amendment Number LCP-3-MCO-24-0039-1  
(Vacation Rentals)**

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received in the time since the staff report was distributed

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Saturday, July 26, 2025 1:18:04 PM

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**From:** melody pfingsten <mpfingsten5@hotmail.com>  
**Sent:** Saturday, July 26, 2025 9:16:35 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

I live in pebble beach and have two illegal str by me one behind the other across the street. I purchased a 2 m dollar home in 2022 not knowing there were str in my backyard literally. I am totally against them, they destroy community, they drive up long term rents, you have strangers coming and going every few days, my dog hates it as someone new is constantly in her backyard with new smells and new noise. They are the cause of too many tourist just like Barcelona Spain where the locals have had enough. We didn't have these problems before airbnb and the likes existed.

Melody Pfingsten  
3112 Stevenson dr  
Pebble beach

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**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Sunday, July 27, 2025 6:40:07 AM

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**From:** Sharon Wilson <sharon.petrosino@gmail.com>  
**Sent:** Saturday, July 26, 2025 5:56:41 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

**To: California Coastal Commission**

**Re: Opposition to Permitting Short-Term Rentals in Big Sur**

Dear Commissioners,

I am writing to urge the California Coastal Commission to uphold the protections of the Big Sur Land Use Plan (LUP) and reject any proposal that would allow short-term rentals (STRs) in the Big Sur coastal region.

Big Sur is not only a globally renowned natural landscape, but also a community grounded in the principle of environmental stewardship and residential integrity. The Big Sur LUP has long prohibited commercial uses in residential areas, clearly stating that these zones “shall continue to be limited to residential uses in order to protect residents from unwanted intrusion by other incompatible activities” (LUP Section 5.4.2.G.2). STRs, by their very nature, are transient and commercial—they are wholly incompatible with this directive.

Permitting STRs in Big Sur would result in significant, irreversible harm:

1. **Loss of Housing for Locals:** Every home turned into a short-term rental is one fewer home for a teacher, firefighter, or hospitality worker. Big Sur’s limited housing stock is already stretched thin. Allowing STRs removes long-term rentals and exacerbates displacement.
2. **Environmental Impacts:** STRs increase vehicle traffic on already dangerous, narrow roads and put untrained visitors into high-fire-risk areas without the situational awareness that locals have. Many illegal STRs are already operating on

remote parcels with steep access roads, raising serious safety and ecological concerns.

3. **Violation of the LUP and CIP:** STRs are not described, authorized, or envisioned in the LUP or the Coastal Implementation Plan. Any attempt to permit them without amending these guiding documents would be an illegal end-run around established coastal protections.
4. **Erosion of Community Cohesion:** Residential neighborhoods are being turned into revolving doors for wealthy tourists. STRs bring noise, litter, and disruption to areas meant for peace and quiet, driving away long-term residents and eroding the social fabric.
5. **Lack of Enforcement Infrastructure:** The County has no credible enforcement system in place. Even with new rules, illegal STRs will flourish without dedicated staff and funding to stop them. As it stands, enforcement is nearly nonexistent—this reality must be acknowledged.
6. **Contradiction of the Coastal Commission's Equity Mission:** Perhaps most troubling is that these rentals do not make the coast more accessible—they do the opposite. Many STRs in Big Sur rent for **\$8,000 a night on average**, with some properties listed for **\$24,000 per night**. This level of pricing makes a mockery of the Commission's stated goal of ensuring coastal access for all Californians. In fact, these luxury rentals are creating a de facto privatization of public coastal resources, accessible only to the ultra-wealthy.

Big Sur is not a resort town. It is a rugged, ecologically sensitive, and tightly knit community that has coexisted with nature under strict land-use protections for decades. Permitting short-term rentals undermines this legacy and invites irreversible harm.

We urge the Coastal Commission to respect the language and intent of the Big Sur Land Use Plan and preserve what remains of this extraordinary place—for residents, for visitors, and for future generations.

Sincerely,

**Sharon L. PetrosinoWilson**

Big Sur Resident

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, July 28, 2025 6:53:43 PM

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**From:** sheri benham <sherib@me.com>  
**Sent:** Monday, July 28, 2025 5:22:22 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Thank you for considering this important issue. As a homeowner for 25 years in Pebble Beach I would appreciate it if short-term rentals are not allowed in our community. I think over one month is reasonable but anything less creates safety issues in our neighborhoods with people driving unsafely, littering (beer cans were noticed this week on the street next to a home that frequently has 4-6 various & ever changing vehicles in front of it) and the quick turnover of visitors changes the sense of community within our neighborhoods.

I also have a neighbor a few doors away that has a fire pit in their front yard and clearly they have guests visiting frequently seemingly without the owners present. I only hope the guests know how to take care of the fire pit and use it properly so that a wildfire doesn't start.

There are plenty of hotels within a couple of miles (for example near Del Monte Shopping Center) that can accommodate tourist who are visiting less than 30 days.

Thank you.

Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Tuesday, July 29, 2025 6:45:20 AM

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**From:** Sheila Robinson <terskr@yahoo.com>  
**Sent:** Monday, July 28, 2025 7:29:30 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Coastal Commission

As a resident of Pebble Beach, I am contacting you to voice my position that I am against Short Term Rentals in Pebble Beach and prefer that short term visits be limited to the existing lodging resort options available in Pebble Beach.

The private roads and quiet neighborhoods in Pebble Beach are not suited for frequent tourist traffic access. Visitor impact is better managed within the existing resort accommodations and such selective access protects the serenity and quiet residential quality of the Forest.

In light of the January massive fires in Pacific Palisades and Altadena, out of town guests pose a fire safety risk to the Forest as they are not necessarily attuned to the fragility of our unique forest conditions and may practice more lax fire pit and or outdoor bbq ember burning not compatible with our high fire risk tall canopies of both the Monterey Pine and native Monterey Cypress trees.

I am in support of prohibiting short term rentals in Pebble Beach.

Thank you,  
Sheila K Robinson

**From:** [ExecutiveStaff@Coastal](mailto:ExecutiveStaff@Coastal)  
**To:** [Ammen, Breylen@Coastal](mailto:Ammen.Breylen@Coastal); [Butler, Katie@Coastal](mailto:Butler.Katie@Coastal)  
**Subject:** FW: Monterey County Local Coastal Plan Amendment  
**Date:** Wednesday, July 30, 2025 1:59:10 PM

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Fyi -

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**From:** Jeffrey Wood <[jeff\\_wood07@comcast.net](mailto:jeff_wood07@comcast.net)>  
**Sent:** Tuesday, July 29, 2025 2:07 PM  
**To:** ExecutiveStaff@Coastal <[ExecutiveStaff@coastal.ca.gov](mailto:ExecutiveStaff@coastal.ca.gov)>  
**Cc:** Kate Wood <[kwood99@comcast.net](mailto:kwood99@comcast.net)>  
**Subject:** Monterey County Local Coastal Plan Amendment

Dear CA Coastal Commissioners,

After eight years of careful development, I support Monterey County's Local Coastal Plan Amendment and encourage the California Coastal Commission to ratify these needed ordinances to protect our communities without damaging access to our beautiful shores. We Monterey County residents live in one of the most beautiful meetings of land and sea in the world which requires a delicate balance among land owners, tourists and nature. Please ratify this new Plan Amendment to maintain that delicate balance.

Sincerely,

Jeffrey B. Wood  
28051 Hawk Court  
Carmel, CA 93923  
831-917-0814

Sent from my iPhone

**From:** [ExecutiveStaff@Coastal](mailto:ExecutiveStaff@Coastal)  
**To:** [Ammen.Breylen@Coastal](mailto:Ammen.Breylen@Coastal); [Butler.Katie@Coastal](mailto:Butler.Katie@Coastal)  
**Subject:** FW: LCP Monterey Ammendments  
**Date:** Wednesday, July 30, 2025 2:00:44 PM

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Fyi -

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**From:** Eileen Herlihy <eherlihy03@gmail.com>  
**Sent:** Monday, July 28, 2025 2:45 PM  
**To:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>  
**Subject:** LCP Monterey Ammendments

To Whom it May Concern,

I currently live in the Hatton Fields area of Carmel, in Monterey County. From my home, I can see 13 homes around me from either my front or back yards. Fully 6 of these homes are non hosted vacation rentals, with 90% changeover every weekend. Late Thursday or early Friday mornings every weekend the new "visitors" arrive. That is 46% of the homes I can visually see. I am not sure how you can say it is "relatively benign to residential character and housing stock... (not) causing undue housing or neighborhood harm". There is significantly more vehicle traffic in the neighborhood since I bought my home. We have narrow streets and with more vehicles parking on the street and more traffic it has become more dangerous to walk our dogs and have children play outside. I have had many bricks broken along the edge of my property, because of drivers not seeing the edging because of the lack of street lights in the neighborhood. There is excessive noise, especially on the weekend. This neighborhood no longer has the same residential character that it did 15 yrs ago. The neighborhood has definitely become more commercialized. There are strangers here, with no concern for our families, our pets, or our quiet neighborhood. They come here for local events, which result in many parties, loud events, loud vehicles and it seems like heavy drinking. If homeowners can not afford the mortgage, maybe they weren't a good risk by the bank. I really do think that if some of these STRs were rented out to people working in the community, it would be a better solution. I think the problem is greed. You can get 3-4 times more income from STR prices vs renting to a consistent tenant. There are so many people looking for rentals in this area, I think that is the better solution than STR. I think the other issue is corporations, such as Blackrock, owning rental property and not individual people. They have no concern for neighborhood good will, but instead how much money they can make for their shareholders. I do appreciate that you are limiting the number of rentals from 7% to 4% with only 3 stays per year. I am really unsure how that will be regulated, unless it falls to the neighbors to police. I know my neighbors and I have been complaining about the rapid increase and noise pollution STRs cause especially since covid began. We have not had much response, so now we

have even more units.

Therefore, I am respectfully asking how these restrictions will be regulated, and can you even reduce the amount to 3%.

Sincerely

--

**Eileen Herlihy**  
**928.242.0355**

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Wednesday, July 30, 2025 3:31:13 PM

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**From:** MEGAN MAYER <mgmayerlaw@comcast.net>  
**Sent:** Wednesday, July 30, 2025 3:27 PM  
**To:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>; CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Commission Members,  
Please prohibit Short Term Rental use of residential property in Pebble Beach, California. This commercial use of property creates dangerous risk by  
1) drawing visitors who smoke in yards (because the houses prohibit smoking indoors) and make outdoor wood fires, putting the Del Monte Forest and our residents at risk of fire. Additionally, they toss cigarettes out of their cars. When they are on the small side roads where the houses are (rather than the wider, groomed roads where the resorts are), this increases risk of fire.  
2) endangering children and adults because sexual predators visiting short term rentals need not register even if they are registered sexual offenders  
3) endangers our bird, sea mammal, and land mammal life. Short term rental guests hold large parties and drive fast through small side streets in the forest (because they are staying there). The parties disturb the wildlife, and the fast driving kills it.  
Please keep the commerce of vacation travel to the resorts designed to handle them, and preserve the quiet nature of our residential communities that respect and live symbiotically with our natural resources.

Thank you,  
Megan & Doug Mayer  
Dr. and Mrs. Douglas P. Mayer  
P.O. Box 162  
Pebble Beach, California 93953  
[mgmayerlaw@comcast.net](mailto:mgmayerlaw@comcast.net)  
(949) 838-5896

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Wednesday, July 30, 2025 3:32:31 PM

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**From:** Marcus Foster <marcusfoster69@gmail.com>  
**Sent:** Tuesday, July 29, 2025 1:21 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

>> Dear Members of the Coastal Commission:

>> Yes, I support the language that prohibits "short term transient use  
>> for thirty or fewer days whereby residents host visitors in their  
>> homes or on their properties for compensation."

>>

>> Short term rentals deplete guest and caretaker houses for the potential use of long term rentals for employees and residents that

>> contribute to this small and unique community. These people are the

>> workers of the "legal" hotels, volunteers on our fire department,

>> artists, etc.. I have watched these properties that used to house friends that lived and worked here get evicted so new owners can turn

>> them into commercial Visitor Serving Units in order to make a

>> profit. This is a dangerous precedent as outside interests and even corporations are buying up houses outside the Visitor Serving

>> Commercially zoned areas to convert them not only into hotels but also

>> into special event wedding sites.

>> VSU's have a cap in the Big Sur Land Use Plan in order to accommodate increased visitation and use of Highway 1 for the millions of visitors annually. Scenic Highway 1 has already exceeded its carrying capacity and is the primary coastal access for everyone to enjoy. Further commercialization of residential properties will only add more vehicles onto an already congested highway depleting the enjoyability of a "scenic recreational drive", the primary activity of visitors stated in our LUP.

>>

>> Some of the letters I have read in favor of STR's have admitted to doing so for years and have other houses around the state in which

>> they use for the same purpose. It is a business for them at the expense of our community. They are upset that there will be a policy in the County and LUP update that prohibits STR's. They need to be reminded that

>> this activity is already not permitted in the unincorporated coastal zone of

>> Monterey County and the current LUP states "residential areas are not

>> well suited for commercial or visitor use." This is where the lack of enforcement by the County has led to this false sense of anger towards the new ordinance.

>>

>> Enforcement of the LUP and County ordinances is mandatory in

>> preserving Big Sur and its community! Monterey County is so fortunate

>> to have this state, national and worldwide treasure that brings in

>> millions of dollars to the County and California businesses. I believe it needs a designated

Monterey County code enforcement officer

>> just for the Big Sur planning area that focuses solely on making sure

>> the policies in the Big Sur Land Use PPlan are upheld and followed.

>>

>> The County and State can't keep talking about the emergency need for

>> housing for its residents and workforce and then allow the conversion

>> of existing houses into hotel rooms for visitors. It's time to take care of people that want to live

here over the visiting public and the

>> absentee second home owners that just look at their Big Sur properties

>> as a way to make money.

Thank you,

>>

Marcus Foster

Full Time Resident

Big Sur, CA

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Wednesday, July 30, 2025 3:36:35 PM

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**From:** Kristi Shawl <mealsbykristi@gmail.com>  
**Sent:** Monday, July 28, 2025 6:29 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

There are way too many short term vacation rentals in Carmel. I live in what used to be a nice, family friendly neighborhood of Carmel called Hatton Fields. About one out of every ten houses in that neighborhood is now an illegal short term rental. Short term renters come in for a couple of days and want to party. They stay up late, play loud music and leave outside flood lights on that make it difficult for families that have school or need to go to work the next day. We live in a residential neighborhood for a reason. We don't want the hustle and bustle of a commercial/hotel district.

Thanks,

Concerned resident

Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Wednesday, July 30, 2025 3:38:04 PM

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**From:** chelsea campbell <chelseabatson@hotmail.com>  
**Sent:** Monday, July 28, 2025 9:47 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** cecomplaints@countyofmonterey.gov <cecomplaints@countyofmonterey.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

I am writing this message to convey how horrific it is living next to THREE Airbnb/VRBO properties on Monterey County property in Carmel. Both homes on either side of our home, and the one in front of ours, are rented/offered on these 3rd party rental platforms.

We own our home and have lived here the past 2 years, the Airbnb/VRBOs have been operating the entire time.

The Airbnb/VRBO 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, 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 owners do not live onsite so they are not living through all of this, they are only experiencing the positives of STRs which is profiting.

Last fall one of the Airbnb/VRBOs guests in front of us was either drunk or high in front of our house, talking about his penis 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. This is one example from one home-owner - other neighbors on our street have experienced different issues with these same homes.

The home next to ours, which shares a low and exposing fence, allows dogs to freely roam and bark at our children. The fence is not safe enough to stop an aggressive dog from jumping over. Our kids are petrified of dogs so more often than not they have to play inside when a dog is present.

I am writing this letter in hopes that the Coastal Commission gets 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.

Please let me know if there's anything I can do to help protect our residential neighborhoods and families. What we've experienced over the past few years is unacceptable.

Thank you,

Chelsea – 3329 Taylor Rd Carmel CA 93923 / 831-915-0901

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Wednesday, July 30, 2025 3:39:55 PM

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**From:** Christina Bell <christinalbell@icloud.com>  
**Sent:** Saturday, July 26, 2025 10:15 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Coastal Commission,

I'm writing to express my concerns about the continued presence of unrestricted short term rentals in our community. We live in Mission Fields and I adore our neighborhood and neighbors but find our area is increasingly being populated by whole house short term rentals. Vacationers stream in and out of these rentals while out-of-town proprietors reap all the profits, and local families have no sense of community.

Two families that I know in Hatton Fields have a vacation rental on either side of their homes and across the street, and they've told me the same stories. They have had trash shoved in their green cans, they've been woken in the middle of the night by tourists unable to find their rental, and they don't have neighbors to borrow a cup of sugar from, or watch their kids, or have a block party with.

With a numbered restriction on full house vacation rentals, local residents have more incentive to rent out their ADUs or their houses when they're on vacation or during weeks of high rental demand, like car week, and profits stay in this community supporting strong neighborhoods and creating an influx of housing for young families.

As a family who relies on the profits from the short term rental out of our ADU we're a prime example of a local family reaping the benefits of our beautiful coast by making our home, advice and hospitality available to tourists. The relationships we have fostered over the years with our guests bring them back time and again, and our family has been able to donate 1% of our total profits each year to local environmental non-profits like the Big Sur Land Trust and the California Marine Sanctuary as a result.

We love the central coast and the wonderful neighbors who surround us. Please keep houses primarily for residents in Monterey county. Not tourists.

Thank you for your consideration.

Christina Bell

**Christina Bell**  
Cell: [\(650\) 380-0262](tel:(650)380-0262)



**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Comment on "Central Coast District" section of the agenda, item 15a:  
<https://www.coastal.ca.gov/meetings/agenda/#/2025/8>  
**Date:** Wednesday, July 30, 2025 3:40:22 PM

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**From:** Romina Marazzato <[rmsparano@gmail.com](mailto:rmsparano@gmail.com)>  
**Sent:** Friday, July 25, 2025 9:25 PM  
**To:** CentralCoast@Coastal <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Comment on "Central Coast District" section of the agenda, item 15a:  
<https://www.coastal.ca.gov/meetings/agenda/#/2025/8>

Dear Commissioners and Staff,

I am writing to provide public comment on the proposed Monterey County vacation rental regulations (LCP-3-MCO-24-0039-1) scheduled for your August 13, 2025 hearing.

I support the County's efforts to balance visitor access with community needs and environmental concerns, and I respectfully request that the Commission consider incorporating performance-based criteria into the regulatory framework to avoid a first-come first-served bias and distinguish between well-managed and problematic vacation rentals, as quality visitor experiences and responsible services are key to the sustainability and thriving of our coastal community.

Since the staff report does not specify how the County will choose which 118 out of 218 current rentals will continue operations, I urge the Commission to include provisions that ensure responsible operators are prioritized.

**Specific Recommendations:**

**Ensure that properties with a record of outstanding service and neighbor compatibility receive priority consideration** in the permitting process. Performance metrics including guest reviews, neighbor complaints, tax compliance, and adherence to occupancy/noise limits offer concrete evidence of a property's impact on the community and should be factored into CDP decisions for Commercial Vacation Rentals.

**Supporting Rationale:**

**Well-managed vacation rentals provide essential visitor accommodations without negative community or environmental impacts.** These properties contribute to the local economy and tourism while maintaining good neighbor relationships and demonstrating environmental stewardship through practices such as water conservation and respect for coastal resources. A blanket reduction approach fails to distinguish between responsible operators and problematic properties.

**Performance data provides an objective measure of compatibility with residential neighborhoods.** Metrics such as five-star guest reviews, zero neighbor complaints, tax compliance, and adherence to occupancy/noise limits offer concrete evidence of a property's impact on the community.

**This approach rewards responsible operators while addressing problematic properties.** Rather than penalizing all vacation rental operators equally, performance-based criteria would incentivize good management practices and allow the most compatible properties to continue serving visitors.

**Suggested Implementation:**

Consider allowing well-performing vacation rentals to:

- Receive expedited CDP processing
- Qualify for longer permit terms
- Continue operating in areas approaching caps if they demonstrate superior performance metrics

This balanced approach would better serve the Coastal Act's mandate to maximize public access while protecting residential communities from legitimate compatibility concerns.

Thank you for your consideration of these comments.

I remain at your disposal for any follow-up.

Best,

Romina Marazzato Sparano

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Romina Marazzato Sparano, MAT, CT

Cell: 831-595-7779

Social: [Linked-in](#) | [Twitter](#)

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Wednesday, July 30, 2025 3:40:54 PM

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**From:** Jeffrey Carmichael <beatitkook@gmail.com>  
**Sent:** Friday, July 25, 2025 9:57 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

NO STR'S IN BIG SUR ! Nothing in Big Sur is conducive to STR'S.

DO YOUR JOB PROTECT THE COAST.

Jeffrey Carmichael

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: To the Coastal Commission re: Carmel Highlands  
**Date:** Thursday, July 31, 2025 12:08:00 PM

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**From:** Danial Faizullabhoy <[daniel@indusvalleyvc.com](mailto:daniel@indusvalleyvc.com)>  
**Sent:** Thursday, July 31, 2025 12:01:56 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>; [ExecutiveStaff@Coastal](mailto:ExecutiveStaff@Coastal) <[ExecutiveStaff@coastal.ca.gov](mailto:ExecutiveStaff@coastal.ca.gov)>  
**Cc:** Margaret Thomas <[marg.thomas@gmail.com](mailto:marg.thomas@gmail.com)>; Sasha Faizullabhoy <[sashagf@gmail.com](mailto:sashagf@gmail.com)>  
**Subject:** To the Coastal Commission re: Carmel Highlands

FROM:  
Danial and; Sasha Faizullabhoy  
Los Altos, CA 94024

Also live at 12 Yankee Point Dr  
Carmel, CA 93923 (pretty close to Brad Pitts new home)

TO:  
California Coastal Commission  
455 Market Street, Suite 300  
San Francisco, CA 94105

Dear Commissioners,  
My name is Danial Faizullabhoy. I live in Los Altos part time and own a second home in the Carmel Highlands and we are there often and love it.

I'm writing in support of the short-term vacation rental located next door to at 6 Yankee Point Dr. Which is my property, which is hosted by a mother-daughter team who have done a truly remarkable job maintaining and improving their home. HUGE amazing job.

There has never been a party, a noise complaint, or a parking issue. In fact, I often forget the home is being rented at all. It is consistently well cared for, the lights are on, and the house has a warm and welcoming presence. Compared to many of the other homes on our street—which otherwise would sit dark and vacant for much of the year—this one feels alive.

There is even a bridge from both properties - been there forever - no issues.

Since they began hosting, I've seen how thoughtfully they've designed the space and how much care they've put into the house and the surrounding landscape. Their guests are quiet, respectful, and seem to come to the area for the same reasons we all do: to enjoy the natural beauty and peacefulness of the Carmel Highlands.

In my experience, responsible short-term rentals like this one add value \$\$\$ wrt the property value and vitality to our community, not disruption. I have reviewed the Commission's perspective however the property values in our neighborhood and our investments means a \$7K-10K monthly rental - so if someone one wants to rent great - there are many other areas around the Carmel Highlands that have rentals at a fraction so it's a matter of choice.

I have seen and met with the families who visit with their students in the Bay Area or babies from places like Michigan - some of them have immune deficiency issues and do not want to stay at the local Hyatt - but our

conversation with their guests is that they like being together with the entire family in a home with a kitchen.

I respectfully suggest we support property owners who are doing things the right way and contributing positively to the fabric of our neighborhoods and in exchange keeps property values and taxes high supporting the local firefighters, police and the local economy. Thank you for your time and thoughtful consideration.

Best,

Danial and Sasha

Date: 31 July, 2025

To: California Coastal Commission

From: Melissa Dailey and Daniel Mueller, Big Sur Resident

Subject: Monterey County LCP Amendment Number LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners:

We are writing with great concern in regards to the banning of Short Term Rentals, specifically in Big Sur. We are caretakers for a property on the South Coast of Big Sur that includes a vacation rental home. We live in a separate dwelling on property, maintaining the home and grounds in exchange for our housing. With the proposed severe restrictions of STRs, our personal housing and livelihoods are at stake.

We agree with the need and goal to create responsible practices for the operation of STRs. However, the proposed restrictions are quite unrealistic and further limit visitor accessibility to the coast. In this stretch of Big Sur, south of the current landslide on Hwy 1, there are only 4 overnight-serving businesses for almost 30 miles of coastline! (Lucia Lodge, Treebones Resort, Gorda, and Ragged Point Inn). The vacation rentals operating in our locale provide more opportunity to serve overnight visitors in this remote area with high tourist demand: accommodating for families, pets, and providing Monterey County with further income from the Transient Occupancy Tax (TOT).

There is a large assumption that STRs take long-term housing opportunities away from local people. In our situation and others, this is not the case. Because of our work-trade as caretakers for this property, we have stable and affordable housing – which is a dream for many, but almost an impossibility for young, low-income families in California like ourselves.

It is very expensive to maintain this large, off-grid property, and the property owners operate this STR in order to afford the costs of owning. If vacation rentals are effectively banned, they will not be able to afford it. It would then become purchased by the very wealthy as a second or third home, mostly left empty – further exacerbating the existing housing crisis.

The workforce who actually live in this remote area of Big Sur cannot afford these pricey properties. Employment is predominately in the hospitality industry here, which does not typically provide a boisterous enough income to rent – much less own – these high-cost homes. Property taxes and fire insurance alone are thousands of dollars a month.

This is not a made-up possible scenario. We have seen multiple properties in our immediate neighborhood become purchased by the ultra-wealthy, who then displace the current renters or caretakers, only to use the home as an occasional weekend retreat or to throw large parties.

Our STR strikes a balance. It provides local housing and employment, but also another accommodation for people to enjoy south Big Sur, at an affordable rate with extra amenities. We are here on-site to help and educate about the home and enjoying Big Sur responsibly, while also providing privacy and a quiet that is so desirable to Big Sur visitors (which is not achieved by the proposed, undesirable “homestay” rental option, in which the home is shared).

We and the property owners are invested members of our community. We do not host parties, weddings, or large events. We have never received any complaints, and visitors are so grateful this home is available to them. Our STR does not contribute to a significant increase in road usage, as we are not rented every day of the year, and guests leave the property less often than we do as busy residents.

We feel that this property and vacation rental are an exception (but not a rarity!) to the problems raised against most STRs, and urge the county that moving forward, properties should be individually assessed as opposed to adopting broad-sweeping restrictions or bans. We are not the only rental in the area who is operating responsibly, while providing local housing and employment.

The severe limitations and effective ban on STRs in Big Sur will – without a doubt – compromise our housing, employment opportunities, and visitor access. We urge a reconsideration and alternative approach to the Short Term Rental restrictions.

Sincerely,

Melissa Dailey  
Daniel Mueller

South Coast Big Sur Residents

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Thursday, July 31, 2025 12:33:46 PM

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**From:** karen wood <tasker928@hotmail.com>  
**Sent:** Thursday, July 31, 2025 10:23 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

I support Monterey County's Local Coastal Plan Amendment and encourage the California Coastal Commission to ratify these needed ordinances that will protect residential housing in coastal communities - we need more affordable housing and this will help greatly.

Karen Wood  
Carmel Valley

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public comment  
**Date:** Thursday, July 31, 2025 12:34:42 PM

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**From:** Andrew <allison.aa@gmail.com>  
**Sent:** Thursday, July 31, 2025 9:07 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** CVA President <carmelvalleyassociation@gmail.com>  
**Subject:** Public comment

Re: "Amendments to the County of Monterey's Local Coastal Plan (LCP) to Regulate Vacation Rentals in the Coastal Zone" on **Wednesday, August 13, 2025.**

The "submit a comment" link in the Agenda does not lead to a way to submit a comment. Kindly post the following comment.

I support Monterey County's Local Coastal Plan Amendment and encourage the California Coastal Commission to ratify these needed ordinances that will protect residential housing in coastal communities without unduly limiting access to our beautiful coastline.

Andrew Allison  
25420 Via Cicindela, Carmel, CA 93923

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, July 31, 2025 12:35:01 PM

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**From:** Deeann Mahoney <deemahoney@gmail.com>  
**Sent:** Wednesday, July 30, 2025 10:14 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

## Public Comment Opposing Ban on Vacation Rentals in Multi-Unit Dwellings

Dear Members of the California Coastal Commission,

I respectfully urge you to reconsider and deny the proposed ban on vacation rentals in multi-unit dwellings within the coastal zone. While well-intentioned, a blanket prohibition undermines the core tenets of the California Coastal Act by limiting public access to the coast, disproportionately affecting lower- and middle-income visitors, and failing to provide a nuanced or equitable solution.

### 1. Access for All is a Coastal Mandate.

The California Coastal Act enshrines maximizing public access to the coast as a central goal. Vacation rentals in multi-unit dwellings are often the only affordable option for families, seniors, students, and culturally diverse groups who cannot afford hotels or single-family rentals. Banning them reduces coastal access to an elite few, violating the spirit and intent of the Act.

### 2. Economic Diversity and Inclusion.

Multi-unit vacation rentals enable economic inclusion and reflect the diversity of California's population. They allow responsible property

owners and long-time residents to supplement income, stay in their homes, and participate in the local economy. Removing this opportunity disproportionately harms middle-class and fixed-income individuals, not just tourists.

### 3. Discriminatory Impact on Part-Time Owners.

This ban also has a disproportionately negative—and arguably discriminatory—impact on responsible homeowners who use their coastal properties part of the year and rent them the remainder to offset expenses. These owners are not absentee landlords or corporate investors; they are Californians with deep ties to the coast who rely on seasonal rental income to sustain access to their own homes. Denying them the ability to rent equitably restricts their property rights without distinction for responsible use.

### 4. Proven Regulatory Alternatives Exist.

Instead of a ban, local jurisdictions should be empowered to adopt balanced, enforceable regulations that address nuisance concerns, such as noise, over-occupancy, or parking—while still allowing well-managed vacation rentals. Licensing, caps, inspection programs, and neighborhood response protocols are working in many cities and can be scaled. A ban is a blunt tool where a scalpel is needed.

### 5. Environmental and Transportation Impact.

By offering walkable, in-town stays, multi-unit rentals reduce car dependence and promote sustainable tourism. Forcing visitors into outlying hotel zones may increase emissions and congestion, contradicting environmental goals.

### 6. Legal and Practical Precedent.

Courts have repeatedly upheld the Coastal Commission's mandate to protect access and affordable lodging. A sweeping ban risks litigation and public backlash while setting a harmful precedent that restricts the very

public the Commission is tasked to protect.

In closing, a one-size-fits-all ban is neither fair nor forward-thinking. I respectfully ask the Commission to deny this ban and instead support locally crafted, enforceable solutions that protect both community character and coastal access for all Californians, including those who responsibly share their part-time homes and visitors seeking affordable, diverse lodging.

Sincerely,

Deeann Liu Mahoney

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: "Public Comment: Short-Term Rentals in Monterey County."  
**Date:** Thursday, July 31, 2025 12:36:20 PM

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**From:** CW <cari.widman@gmail.com>  
**Sent:** Wednesday, July 30, 2025 5:46 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>  
**Subject:** "Public Comment: Short-Term Rentals in Monterey County."

Dear Commissioners,

I ask that the letter below is distributed to all 12 voting members before the public hearing on Aug. 13, 2025.

My name is Cari Widman, and I am writing to share my personal story and plea regarding short-term rentals in the Carmel Highlands.

After the wildfires in Southern California, where I currently live, I found myself in a constant state of struggle. The air quality, smoke residues, and chemical pollutants have made daily life difficult, even indoors. My body and nervous system became overwhelmed.

I suffer from Multiple Chemical Sensitivity (MCS), a condition that makes it extremely difficult and often impossible for me to stay in hotels or in shared, hosted accommodations. I react severely to synthetic fragrances, cleaning chemicals, mold, and other environmental irritants commonly found in hotels, motels, and many shared homes. Even trace amounts can trigger debilitating symptoms that take weeks to recover from.

In May 2025, I came to Carmel Highlands for a much-needed reset. I found an unhosted short-term rental in the trees, close to the ocean—and for the first time in months, I could breathe. The fresh air, quiet, and surrounding nature offered something rare: relief. I was able to walk by the sea, rest peacefully, and recover in a way that no other place has allowed.

It breaks my heart to think I may not be able to return. This feels like discrimination to people whose health depends on a safe, clean and peaceful place to re-set. There are so few places in California that are truly healing for people with environmental illnesses, and the nurturing landscape of the Highlands is one of them. I am not a party guest. I am not bringing groups. I come alone, quietly, seeking recovery. And an unhosted short term rental is the only kind of accommodation that my health allows.

I ask you to please consider those of us with invisible illnesses when making your decisions. For many of us, the ability to stay in a clean, unhosted home by the ocean is not a luxury—it's a lifeline.

Sincerely,

Cari Widman  
Los Angeles, CA

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Thursday, July 31, 2025 3:49:36 PM

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**From:** John Sexton + Anne Larsen <sexton.larsen@mac.com>  
**Sent:** Thursday, July 31, 2025 3:19 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Greetings,

I support Monterey County's Local Coastal Plan Amendment and encourage the California Coastal Commission to ratify these needed ordinances that will protect residential housing in coastal communities without unduly limiting access to our beautiful coastline.

Respectfully,

John Sexton and Anne Larsen

291 Calle de Los Agrinemsors  
Carmel Valley, CA 93924

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 1, 2025 10:27:28 AM

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**From:** storboz@comcast.net <storboz@comcast.net>  
**Sent:** Friday, August 1, 2025 10:02:01 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Commission,

I'm taking this opportunity to thank the Monterey Board of Supervisors for their diligent work on Short Term Rentals over many years as well as the Coastal Commission for hearing me out at the Santa Cruz meeting a few months back.

As stated before I have been a resident of the Del Monte Forest for more than 25 years and can only speak to living in the Forest. When my late husband and I purchased our first home here we saw nothing in the CC&Rs that permitted commercial use of properties. In the past few years so many homes are being sold for commercial use, Airbnb's, Verbo, etc. There are currently 16 within one mile of my home many without proper permits. Regulating has been difficult that is clear often requiring residents to be the police.

These folks renting by the day have often exhibited bad behavior, loud, excess trash, throwing cigarette butts, lighting fire pits creating a potential fire risk in a high fire risk area, constant rolling suitcases, not picking up after pets and so forth.

I hear often about inhibiting the visitor experience what about those of us who live here the loss of the neighborhood feeling not ever know who is across the street or next door to you. The Pebble Beach Co owns the roads to which we all paid road fees yearly, these renters are not adhering speed limits, often exhibiting reckless driving not know the narrow curving roads in many cases.

There are many hotels, more being built, beach access abounds I just do not see the need for the continuation of STR's in the Forest. I hope the Commission will take into consideration and agree not one size fits all, the Del Forest is special and many ways to enjoy it without turning our neighborhoods into hotel central.

Thank you again for your time.

sincerely, Nanci Markey

nanci markey  
storboz@comcast.net  
4051 Costado Rd.  
Pebble Beach, Ca 93953  
831 233 8002

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 1, 2025 12:03:19 PM

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**From:** James Greco <[greco@jamesgreco.com](mailto:greco@jamesgreco.com)>  
**Sent:** Thursday, July 31, 2025 2:04 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

I strongly support Monterey County's Local Coastal Plan Amendment and urge the California Coastal Commission to ratify these important ordinances. They strike a thoughtful balance—preserving much-needed residential housing in our coastal communities while continuing to protect public access to our cherished coastline.

Thank you-  
James Greco



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**From:** [Katherine spitz](mailto:katherine.spitz@me.com)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal); [CentralCoast@Coastal](mailto:CentralCoast@Coastal); [ann.nordhoff@coastal.ca.gov](mailto:ann.nordhoff@coastal.ca.gov)  
**Subject:** STR Coastal zone Del Monte Forest  
**Date:** Saturday, August 2, 2025 8:04:30 AM

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Coastal Commissioners,

**Subject: Urging Rejection of Monterey County’s Proposed Short-Term Rental Policy for the Del Monte Forest Coastal Zone**

Dear Coastal Commissioners,

I am writing to express my deep concern regarding Monterey County’s proposed policy on short-term rentals (STRs) in the coastal area of the Del Monte Forest. While the policy may reduce the total number of STRs, it fails to address their geographic distribution—an oversight that significantly impacts the character and livability of our neighborhoods.

Under the current proposal, STRs can be heavily concentrated on individual streets, resulting in more vacation rentals than full-time residences. This is already the case on streets like Sunset Lane and Costado. On my own block, the number of STRs equals the number of permanent homes, making it impossible to form a Fire Wise community due to a lack of full-time residents.

This is not just a safety issue—it’s a housing one. In one of the more affordable areas of the Del Monte Forest, we are rapidly losing housing opportunities for local families and workers. The unchecked proliferation of STRs has inflated home prices and severely limited access to both home ownership and long-term rental options.

The County’s policy, as it stands, undermines community stability and housing availability. Until a fair and enforceable distribution system is implemented, this policy should not be approved.

We all understand that STRs, when not properly regulated, harm neighborhoods and contribute to the housing crisis. The coastal zone of the Del Monte Forest deserves a more thoughtful, community-focused strategy—one that protects both residents and the environment.

Thank you for your time and consideration.

Sincerely,

**KATHERINE SPITZ, AIA**  
**Architect**  
4175 Sunset Lane  
Pebble Beach Ca 93953

310-251-7476  
k.spitz@me.com



**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Support of Title 20  
**Date:** Sunday, August 3, 2025 8:18:49 AM

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**From:** Brian Linehan <blinehan2@icloud.com>  
**Sent:** Friday, August 1, 2025 5:51:45 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Support of Title 20

To: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Subject: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Chair and Commissioners,

I am writing as a long-time resident of the Carmel Highlands in strong support of certifying Monterey County's Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1. I want to thank the Coastal Commission staff and the County for their years of thoughtful work on this complex issue and for striking what we see as a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

For many years, Monterey County lacked a clear ordinance regulating short-term rentals (STRs). This allowed an unchecked proliferation of commercial Airbnbs and vacation rentals in environmentally sensitive and infrastructure-limited neighborhoods like ours. The result has been deeply disruptive and, at times, dangerous.

Here are some of the critical reasons why STRs are incompatible with our community:

#### A. Septic Failures & Ocean Pollution:

Our neighborhood relies on aging septic systems, and overuse from high-turnover vacation rentals puts enormous strain on them. When these systems fail, sewage can leach directly into the ocean, threatening both marine ecosystems and human health.

#### B. Limited Water Resources

We face chronic water scarcity, especially during drought years. Commercial STRs dramatically increase water demand in a zone where conservation is critical.

#### C. Fire Risk

Carmel Highlands and Big Sur are among the most fire-prone regions in the state. Visitors unfamiliar with local fire protocols add unnecessary risk in a landscape that can't afford mistakes.

#### D. Dangerous Terrain

Our oceanside cliffs are steep and unpredictable. Tragically, a neighbor died last year after falling into the ocean while fishing. This isn't an area suited for unsupervised or unfamiliar visitors.

#### E. Natural Hazards

We face regular blocked roads from falling trees and storm debris, isolating residents and visitors alike. These situations demand a level of awareness and community connection that short-term renters simply don't have.

#### F. Extreme Ocean Events

Powerful winter waves have literally broken through homes and started fires. Emergency response is delayed in our area, and the presence of untrained guests complicates evacuations and safety planning.

#### G. Public Safety Issues

Our neighborhood has experienced noise disturbances, illegal dumping, parking violations, and even a shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental.

#### H. Lack of County Services

Despite being close to town, we are underserved by law enforcement, fire protection, and emergency medical services. Other, better-zoned communities are more capable of handling the strain of overnight tourism.

In addition to these safety and environmental concerns, commercial STRs have decimated our local housing supply. In our small community along the southern edge of Yankee Point and Carmel Riviera, we currently have just three long-term renters. Not long ago, there were at least eight—all of whom contributed meaningfully to our local economy and supported the tourism industry by working in hospitality, dining, medical, and retail. Tourism cannot thrive if the workers who sustain it have nowhere to live.

We believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands. There is ample visitor lodging in the County, including North County beaches where the Commission has indicated it will consider allowing more access and potential accommodations. Our neighborhood, however, is simply not equipped—ecologically nor logistically to absorb the impacts of vacation rental commercialization. Seemingly overnight, our neighborhood was turned into a mini hotel zone without the appropriate resources to deal with such a high level of guests.

We thank both the County of Monterey and the California Coastal Commission for your long-standing attention to this issue and urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

Sincerely,  
Brian Linehan  
Carmel Highlands Resident  
96 Yankee Point Drive  
Carmel Highlands, CA 93923

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Support of Title 20  
**Date:** Sunday, August 3, 2025 8:18:49 AM

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**From:** Brian Linehan <blinehan2@icloud.com>  
**Sent:** Friday, August 1, 2025 5:51:45 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Support of Title 20

To: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Subject: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

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#### A. Septic Failures & Ocean Pollution:

Our neighborhood relies on aging septic systems, and overuse from high-turnover vacation rentals puts enormous strain on them. When these systems fail, sewage can leach directly into the ocean, threatening both marine ecosystems and human health.

#### B. Limited Water Resources

We face chronic water scarcity, especially during drought years. Commercial STRs dramatically increase water demand in a zone where conservation is critical.

#### C. Fire Risk

Carmel Highlands and Big Sur are among the most fire-prone regions in the state. Visitors unfamiliar with local fire protocols add unnecessary risk in a landscape that can't afford mistakes.

#### D. Dangerous Terrain

Our oceanside cliffs are steep and unpredictable. Tragically, a neighbor died last year after falling into the ocean while fishing. This isn't an area suited for unsupervised or unfamiliar visitors.

#### E. Natural Hazards

We face regular blocked roads from falling trees and storm debris, isolating residents and visitors alike. These situations demand a level of awareness and community connection that short-term renters simply don't have.

#### F. Extreme Ocean Events

Powerful winter waves have literally broken through homes and started fires. Emergency response is delayed in our area, and the presence of untrained guests complicates evacuations and safety planning.

#### G. Public Safety Issues

Our neighborhood has experienced noise disturbances, illegal dumping, parking violations, and even a shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental.

#### H. Lack of County Services

Despite being close to town, we are underserved by law enforcement, fire protection, and emergency medical services. Other, better-zoned communities are more capable of handling the strain of overnight tourism.

In addition to these safety and environmental concerns, commercial STRs have decimated our local housing supply. In our small community along the southern edge of Yankee Point and Carmel Riviera, we currently have just three long-term renters. Not long ago, there were at least eight—all of whom contributed meaningfully to our local economy and supported the tourism industry by working in hospitality, dining, medical, and retail. Tourism cannot thrive if the workers who sustain it have nowhere to live.

We believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands. There is ample visitor lodging in the County, including North County beaches where the Commission has indicated it will consider allowing more access and potential accommodations. Our neighborhood, however, is simply not equipped—ecologically nor logistically to absorb the impacts of vacation rental commercialization. Seemingly overnight, our neighborhood was turned into a mini hotel zone without the appropriate resources to deal with such a high level of guests.

We thank both the County of Monterey and the California Coastal Commission for your long-standing attention to this issue and urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

Sincerely,  
Brian Linehan  
Carmel Highlands Resident  
96 Yankee Point Drive  
Carmel Highlands, CA 93923

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Certifying Title 20  
**Date:** Sunday, August 3, 2025 8:19:11 AM

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**From:** William H Jordan <billjordan831@gmail.com>  
**Sent:** Friday, August 1, 2025 7:13:23 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Certifying Title 20

To: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Subject: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Chair and Commissioners,

We are writing as a long-time residents of the Carmel Highlands in strong support of certifying Monterey County's Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1. I want to thank the Coastal Commission staff and the County for their years of thoughtful work on this complex issue and for striking what we see as a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

For many years, Monterey County lacked a clear ordinance regulating short-term rentals (STRs). This allowed an unchecked proliferation of commercial Airbnbs and vacation rentals in environmentally sensitive and infrastructure-limited neighborhoods like ours. The result has been deeply disruptive and, at times, dangerous.

Here are some of the critical reasons why STRs are incompatible with our community:

A. Septic Failures & Ocean Pollution:

Our neighborhood relies on aging septic systems, and overuse from high-turnover

vacation rentals puts enormous strain on them. When these systems fail, sewage can leach directly into the ocean, threatening both marine ecosystems and human health.

#### B. Limited Water Resources

We face chronic water scarcity, especially during drought years. Commercial STRs dramatically increase water demand in a zone where conservation is critical.

#### C. Fire Risk

Carmel Highlands and Big Sur are among the most fire-prone regions in the state. Visitors unfamiliar with local fire protocols add unnecessary risk in a landscape that can't afford mistakes.

#### D. Dangerous Terrain

Our oceanside cliffs are steep and unpredictable. Tragically, a neighbor died last year after falling into the ocean while fishing. This isn't an area suited for unsupervised or unfamiliar visitors.

#### E. Natural Hazards

We face regular blocked roads from falling trees and storm debris, isolating residents and visitors alike. These situations demand a level of awareness and community connection that short-term renters simply don't have.

#### F. Extreme Ocean Events

Powerful winter waves have literally broken through homes and started fires. Emergency response is delayed in our area, and the presence of untrained guests complicates evacuations and safety planning.

#### G. Public Safety Issues

Our neighborhood has experienced noise disturbances, illegal dumping, parking violations, and even a shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental.

#### H. Lack of County Services

Despite being close to town, we are underserved by law enforcement, fire protection, and emergency medical services. Other, better-zoned communities are more capable of handling the strain of overnight tourism.

In addition to these safety and environmental concerns, commercial STRs have decimated our local housing supply. In our small community along the southern edge of Yankee Point and Carmel Riviera, we currently have just three long-term renters. Not long ago, there were at least eight—all of whom contributed meaningfully to our local economy and supported the tourism industry by working in hospitality, dining, medical, and retail. Tourism cannot thrive if the workers who sustain it have nowhere to live.

We believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands. There is ample visitor lodging in the County, including North County beaches where the Commission has indicated it will consider allowing more access and potential accommodations. Our neighborhood, however, is simply not equipped—ecologically nor logistically to absorb the impacts of vacation rental commercialization. Seemingly overnight, our neighborhood was turned into a mini hotel zone without the appropriate resources to deal with such a high level of guests.

We thank both the County of Monterey and the California Coastal Commission for your long-standing attention to this issue and urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

Sincerely,

Susan and William Jordan  
Carmel Highlands Resident  
87 Yankee Point Drive  
Carmel Highlands, CA 93923  
[billjordan831@gmail.com](mailto:billjordan831@gmail.com)  
August 1, 2025

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: STR in Big Sur  
**Date:** Sunday, August 3, 2025 8:20:32 AM

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**From:** Eduardo Eizner <eeizner@icloud.com>  
**Sent:** Saturday, August 2, 2025 6:58:41 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** STR in Big Sur

### **To Whom It May Concern,**

I am writing to express my strong opposition to the presence of short-term vacation rentals (STRs) in Big Sur. As a resident/supporter of this community, I believe that STRs pose a serious threat to the environmental, social, and cultural integrity of the area.

Big Sur is not just a scenic destination. Allowing short-term rentals to proliferate here undermines the very values that make Big Sur worth protecting. The influx of tourists facilitated by STRs contributes to increased traffic, illegal parking, strain on emergency services, and erosion of already fragile infrastructure. Unlike regulated lodges or inns, STRs often operate without proper oversight or contribution to the local economy in a meaningful or sustainable way.

More urgently, STRs displace long-term housing for the very people who live and work in Big Sur—teachers, firefighters, hospitality workers, and caretakers of the land. As homes are taken off the rental market to accommodate tourists, community members are forced out, hollowing out the heart of the region. The loss of workforce housing also jeopardizes public safety in an area already vulnerable to wildfires, storms, and road closures.

I urge you to consider enacting or strengthening regulations that prohibit short-term rentals in Big Sur. The region needs policies that prioritize residents, protect the environment, and ensure that Big Sur remains a place of refuge and reflection—not just another commodity on a travel website.

Thank you for your attention to this matter, and for your commitment to preserving what makes Big Sur extraordinary.

Sincerely,

Eduardo Eizner

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Sunday, August 3, 2025 8:21:19 AM

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**From:** Nancy Brown <nsbrown@comcast.net>  
**Sent:** Saturday, August 2, 2025 10:37:49 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** 'Price, Taylor' <PriceT1@countyofmonterey.gov>; 5@countyofmonterey.gov <5@countyofmonterey.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

To Members of the Coastal Commission,

We have lived in our RESIDENTIAL neighborhood in upper Pebble Beach for 40 years. As homes begin to sell in this area, short-term rentals spring up.

There is an illegal short-term rental next door to our home; according to Monterey County the owners (or rental agency) do not have a required permit, nor have they applied for one. This is not acceptable. Although we live next door, no one had the good manners to inform us of plans for the home after it was sold. At one time, this was required for neighbors within 300 feet.

Renters do not comport themselves as a resident would. There is yelling in the driveway, horn-honking upon arrival and departure, lights on all night that shine in our windows, dogs pooping in another lot, games set up for the family and their guests on another's property, people coming and going every three days, and finally a renter looking over our tall fence to see what is in our back yard and who offered no apologies when asked what he was doing. There is worse behavior expressed by neighbors near our home; some neighbors have a short-term rental on both sides of their house.

At one time, and it is still written in HOA policies, short-term rentals were not allowed in Pebble Beach unless included in the owner's deed.

We are not opposed to the 4 percent of homes being rentals as long as the required permits are obtained; however, we expect owners and their agents to bring guests that respect the residents' way of life and their privacy. Every vacationer has access to the beaches in Monterey County, including Pebble Beach. It is not necessary to

rent a home to have that access. There are two nice hotels in Pebble Beach.

Thank you for your attention,

Dr. Gerald Brown

Nancy Stacey-Brown

4049 Los Altos Drive

Pebble Beach

(831) 402 7065

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Strong Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Sunday, August 3, 2025 8:21:37 AM

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**From:** Katherine Wenglikowski <kathweng@gmail.com>  
**Sent:** Saturday, August 2, 2025 11:02:51 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Strong Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rentals)

RE: Strong Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Chair and Honorable Commissioners,

I am writing as a resident of the Carmel Highlands, an environmentally sensitive coastal neighborhood, to express my full support for the certification of Monterey County's proposed Local Coastal Program amendment: Title 20 – LCP-3-MCO-24-0039-1.

Monterey County has spent well over a decade thoughtfully developing a framework for short-term rental (STR) regulation. The inland STR ordinance (Title 21) went into effect in October 2024, but in the coastal zone, we are still living in a regulatory vacuum. With no coastal STR rules currently in place, commercial vacation rentals—particularly large Airbnbs—have proliferated unchecked in our community, resulting in widespread and ongoing harm to both residents and the fragile coastal environment.

Our neighborhood is not suited for commercial lodging. We live on septic systems and a private water company with under 200 hookups. In periods of drought or high demand, the system is strained. Vacation rentals accommodating 10 to 16 guests at a time are far beyond what this infrastructure was designed to support. One neighboring Airbnb recently replaced its septic system, yet it is already overwhelmed by excessive use. As of this week, sewage and greywater were visibly flooding the leach fields and draining into the street.

Our community faces multiple hazards that make it particularly inappropriate for high-occupancy, transient use:

- Extreme fire danger, worsened by unfamiliar visitors,
- Storm-related hazards including falling trees and blocked driveways,
- Cliffside erosion and large winter waves that have breached homes,
- And tragic accidents—including the death of a neighbor on June 5, 2024, who fell from the cliffs into the ocean while fishing.

In addition, we've faced violent crime directly linked to STR activity. A recent shooting occurred at the Airbnb directly across from my home. Four shots were fired into an occupied neighboring house from the rental's backyard. It could just as easily have been into mine. That incident, along with frequent noise disturbances, overflowing trash, and strangers coming and

going at all hours, has left us feeling unsafe in our own homes.

These are not hypothetical concerns. This is our lived experience in a community that has seen its character, safety, and sense of neighborliness eroded by the rise of unregulated commercial STRs.

And importantly, these STRs do not serve the Coastal Commission's mandate to provide affordable public access to the coast. The homes being rented in Carmel Highlands and similar coastal enclaves are luxury properties—they cater to the wealthy, not the average traveler. Meanwhile, local workers and long-time renters are being displaced in droves. In my small area near Yankee Point and Carmel Riviera, we used to have at least eight long-term tenants. Now we have just three. These were people who supported our local economy and the broader tourism industry. Tourism cannot function if the people who staff restaurants, hotels, and shops cannot afford to live nearby.

The unregulated commercial STR model is not sustainable. It's not affordable. It's not safe. It's not aligned with the Coastal Act.

We feel Title 20 strikes a thoughtful and balanced compromise. It provides for:

- Hosted home shares and limited-use rentals (up to three per year),
- While prohibiting commercial STRs in communities like ours, where they are fundamentally incompatible with infrastructure, environmental conditions, and safety needs.

The ordinance is grounded in the County's certified LUP and CLUP and aligns with Coastal Act goals of protecting the environment, ensuring public access, and supporting sustainable residential use. It also recognizes that equitable coastal access does not mean unlimited access everywhere, and certainly not in fragile zones where the presence of commercial lodging endangers both residents and guests.

Final Thought:

We really appreciate the Commission's and the County's diligence, professionalism, and years of effort in crafting this policy. This has been a long time in coming. I urge you not to delay this vote even though you have until Feb 2026. As I said to my husband about getting married when he wanted to delay, "What will you know in six months that you don't already know now?" We have now been married for thirty years and we are still getting to know each other. It will be like that with title 20. Changes and tweaks can be made down the road but for now it's time to get hitched.

We urge you to certify Title 20 as written, so that residents, visitors, and the coast itself are protected under a fair and enforceable regulatory framework.

Thank you for your time and commitment to preserving California's coastal communities.

Sincerely,  
Katherine Wenglikowski  
Resident, Carmel Highlands

P.S. My congratulations go out to the staff members who wrote the Staff report and

recommendation. It was very thoughtfully written, balanced in its assessment and showed real care and concern for the notion that certification can and will benefit those who fall on both sides of the vacation rental issue. I enjoyed reading it and learned a lot.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Monterey County LCP Amendment Number LCP-3-MCO-24-0039-1 (Vacation Ren tals)  
**Date:** Monday, August 4, 2025 9:06:40 AM

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**From:** David Hart <dahart@juno.com>  
**Sent:** Sunday, August 3, 2025 2:37:54 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Monterey County LCP Amendment Number LCP-3-MCO-24-0039-1 (Vacation Ren tals)

As a homeowner and resident of the Carmel Highlands area of Monterey County I concur with the Commission's staff and recommend that the Commission find that the proposed Implementation Plan amendment conforms with and is adequate to carry out the Land Use Plans, and that the Commission certify it as submitted.

The reasons for my recommendation include those quoted in the following memo sent by our property owners' organization, the Mal Paso Creek Property Association (MPCPA) in 2016:

“From: Mal Paso Creek Property Association (MPCPA)

SUBJ: Short Term Rentals in the Carmel Highlands

Dear Ms. Beretti and members of the Monterey County Planning Commission:

Thank you for your attention and concern regarding the impact and issues related to Short Term Rentals (STR) in our community. The Mal Paso Creek Property Association is a voluntary association with a board chartered to express the voice of our fellow property owners, specifically with a view of protecting the residential character of our neighborhood. We are writing on behalf of the majority of our property owners, to request that the Planning Commission maintain the current prohibition on STR's in our neighborhood which lies within the Coastal Zone. The rationale for this prohibition includes the following:

Loss of Affordable Long-term or Mid-Term Housing in the Coastal area:

- 1) Our area has become increasingly unaffordable for those low or medium income citizens seeking residences in the coastal zone. We have seen small subordinate units on properties which may have provided low income or medium term residences for workers in our area, leave the long term rental market, to be used instead as STR's. That has meant that units near the coast which could have been used for teachers, contract nurses, students, general workers and others are no longer available.
- 2) Medium and higher income properties have also left the long term rental market. They have been pushed up in price, making them unaffordable as rentals or purchases for all except the highest income owners. Many of these properties have remained on the market for extended periods until purchased by trusts, investors building real-estate investment portfolios, foreign nationals, and others who seek to use these properties primarily as investments. Many of these homes are seldom if ever occupied by the owners, but have reached prices beyond affordability by those with an intent to live in the coastal area. Instead owners are offering them as high-end STR rental properties, often renting them to groups.

Conversion of residential homes in favor of commercial activities:

- 3) In the instances above, those properties have been lost to the community as residences, and have become commercial enterprises.

4) Further, several of these properties have been purchased to be offered year round, or nearly year round as STR's with impact both on availability as long or medium term coastal residences as well as impact on the character of the neighborhoods in which they are located.

Environmental impacts:

5) Those paying to stay in STR's often do not understand the fragile nature of our coastal environment. There have been no long term reviews of the impact of this STR activity on our sewage systems, water systems, and other utilities. Where small units may have had 1 or 2 residents, they are now full to the brim with visitors. And high end "vacation homes" which used to be used occasionally by their owners are now booked and frequented by visitors and groups.

6) The environmental impacts are aggravated by infrastructure insufficiency. We see the influx of traffic on Highway 1, parking overflows at Pt. Lobos, parked cars, and even limos, choking the narrow roads in the Highlands. Many of us are concerned about what might happen if we need to travel on Highway 1 in an emergency at a time when traffic is at a standstill in our neighborhoods /andor highways from Carmel River to Garrapata State Park.

Sufficient and reasonable access under current ordinances:

7) We understand the desire to make our beautiful coastal environment available to visitors to our area, but believe except for one or two peak periods each year, there are sufficiently available hotel rooms and time-shares available to handle the volume. Our area has always had a strong tourist economy, and those tourists filled our hotels and commercial establishments before AirBnB, VRBO, etc.

8) Many in our neighborhood rented their homes for longer term rentals—often a year at a time, which is much preferable to high-turnover rental investments.

9) Further, for those interested in sharing their properties with others, they may do so without permits for stays of 30-days or more. For those hosting short term visitors, the current Bed and Breakfast ordinance (20.64.100 and 21.64.100) provides them means to do so. (It is interesting that so few permits have been requested or approved.) These ordinances allow the residential character of our neighborhoods to be maintained, while opening properties to transients.

Preservation of the residential character of our communities:

In addition to the above, our members have expressed the following concerns if STRs are allowed to continue or proliferate in the Carmel Highlands:

- Loss of "neighborhood" residential character, by introducing "STR businesses" with high turn-over of transient traffic instead of neighbors
- Impact of increased volume of people on our fragile coastal ecosystem
- Safety concerns by introduction of transients unfamiliar with conditions, laws, and hazards of the area
- Increases in wear-and tear on our beach areas and increased costs to maintain easements and insure against liabilities on our common areas due to increased non-resident traffic
- Noise issues, litter, excessive parked vehicles.

In summary, on behalf of our property owners, we request that the county not move to permit STR's in the Carmel Highlands and in the Coastal area."

Respectfully submitted,

David Hart  
152 Carmel Riviera Dr.  
Carmel, CA 93923

California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060  
Email: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

To: The California Coastal Commission  
Regarding: public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

This letter expresses our support for fair and sensible regulations surrounding short-term rentals. Short-term rentals offer numerous benefits to communities, and well-crafted regulations can maximize these advantages while minimizing potential drawbacks.

Short-term rentals contribute to the local economy by attracting visitors who spend money at local businesses, restaurants, and attractions. They also provide homeowners with a valuable source of additional income and can help alleviate housing shortages in certain areas. Moreover, short-term rentals can revitalize underutilized properties and foster a vibrant sense of community and cultural exchange.

As a patron of short-term rentals in your area we have found several advantages. First, the rentals have provided us more space and privacy than a standard hotel facility making it more ideal for our group of family members traveling together. The benefit of having amenities like kitchens, laundry facilities, living and outdoor spaces have made us feel more comfortable as if we are in a home away from home. We have found the rentals to be more affordable than comparable hotels therefore allowing longer affordable stays. We have found that short-term rentals in private homes in your area has provided us a cozier, quieter, more comfortable, and relaxing environment during our vacation stays versus a room in a noisy, crowded hotel environment.

Instead of outright bans, please consider the positive impact of short-term rentals and work with the community to establish balanced and comprehensive regulations. Focus on strategies that promote responsible rental practices, such as requiring permits, enforcing noise restrictions, and addressing parking concerns.

Through open communication and collaborative effort, we believe you can create a regulatory framework that ensures the continued success of short-term rentals while protecting the quality of life for the residents of your communities.

Sincerely,  
Jerry & JoAnn Dupler  
Boulder, MT 59632  
[jdupler@msn.com](mailto:jdupler@msn.com)

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a Monterey County LCP Amendment No. LCP-3-MC0-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 4, 2025 9:21:11 AM

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**From:** Stacey Elving <sselving@gmail.com>  
**Sent:** Monday, August 4, 2025 9:10:59 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a Monterey County LCP Amendment No. LCP-3-MC0-24-0039-1 (Vacation Rentals)

To whom it may concern,  
I am writing to ask you to allow VRBO and Air B and B homes to continue to rent to families. We have had the opportunity to rent homes throughout the Monterey Bay area for a number of years. We particularly have a need to be able to cook for ourselves as we have children with severe food allergies and cross contamination could put their lives at severe risk. Not to mention the relaxing time away from our daily lives. Renting a home gives us the ability to vacation without worry. Please consider this a plea to not undo a VRBO or Air B and B rentals.

Respectfully submitted,  
Stacey Elving

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 4, 2025 12:07:55 PM

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**From:** Deeann Mahoney <deemahoney@gmail.com>  
**Sent:** Friday, August 1, 2025 8:13 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

## Oppose the Coastal Ban on Vacation Rentals in Multi-Unit Homes

Dear Coastal Commission,

This proposed ban is unfair, exclusionary, and contradicts the very mission of the California Coastal Act—to protect public access for all, not just the wealthy.

Vacation rentals in multi-unit dwellings are critical to coastal access. They offer affordable options for families, students, seniors, and diverse communities who can't afford hotels. Banning them shuts the door on middle- and working-class visitors and violates the spirit of the law.

The ban also punishes responsible part-time homeowners—not corporations—who rely on rentals to afford and access their homes. It's discriminatory and a violation of property rights.

Better options exist. Local regulation, licensing, and enforcement have proven effective. A statewide ban is a sledgehammer where a scalpel is needed.

Environmental consequences are real. Forcing visitors to drive to distant

hotels increases emissions and undermines sustainability goals.

This policy risks lawsuits, backlash, and harm to the very people the Commission is meant to serve. Deny the ban. Support equitable, local solutions that protect access, affordability, and community balance.

Sincerely,

Deeann L.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 4, 2025 12:08:05 PM

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**From:** Deeann Mahoney <deemahoney@gmail.com>  
**Sent:** Friday, August 1, 2025 8:30 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

**Subject: Opposition to Certification of Monterey  
County LCP Amendment LCP-3-MCO-24-0039-1  
To: California Coastal Commission  
Re: August 13, 2025 Hearing – Item W15a**

Dear Commissioners,

I respectfully urge you to vote NO on the proposed certification of LCP Amendment LCP-3-MCO-24-0039-1 submitted by Monterey County.

While I recognize the County’s effort to regulate vacation rentals, the current proposal undermines the fundamental goals of the Coastal Act, particularly those ensuring equitable coastal access and visitor-serving accommodations. This amendment proposes a blanket ban on Commercial Vacation Rentals in Big Sur and the Carmel Highlands—two iconic, globally cherished coastal destinations where lodging is already scarce and expensive.

This prohibition does not merely regulate—it eliminates a vital form of lower-cost, flexible lodging for families and groups. These areas lack hotel infrastructure and depend on vacation rentals to meet public demand. Removing them:

- Disproportionately impacts middle-income travelers,
- Increases day-use congestion without providing viable overnight alternatives,
- And contradicts the Coastal Act's mandate to maximize public access and prioritize visitor-serving uses.

Moreover, shifting the burden to North County—a more affordable and less tourism-ready area—risks worsening housing insecurity in the very communities the amendment claims to protect.

While well-intentioned, this LCP amendment presents a false trade-off between housing and access. It risks undermining both. A more balanced, community-informed solution is possible—one that retains regulated vacation rentals in all coastal areas and enforces good-neighbor standards without discriminatory bans.

I ask the Commission to reject this amendment and encourage Monterey County to revise the proposal with more equitable, inclusive, and access-forward solutions.

Sincerely,

Deeann

Carmel Resident

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)  
**Date:** Monday, August 4, 2025 12:08:44 PM

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**From:** Lulu Coffey <1lulucoffey@gmail.com>  
**Sent:** Friday, August 1, 2025 10:14 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Chair and Commissioners,

As home-owners and residents of the Carmel Highlands, we are in strong support of certifying Monterey County's Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1. We want to thank the Coastal Commission staff and the County for their years of thoughtful work on this complex issue and for striking a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

For many years, Monterey County lacked a clear ordinance regulating short-term rentals (STRs). This allowed an unchecked proliferation of commercial short-term and vacation rentals in environmentally sensitive and infrastructure-limited neighborhoods like ours. This has turned single-family residence neighborhoods into virtual commercial zones, and the result has been deeply disruptive and, at times, dangerous.

Listed below are some reasons STRs are incompatible with our community:

- **Limited water resources:** We face chronic water scarcity, especially during drought years. Commercial STRs dramatically increase water demand in a zone where conservation is critical.
- **Public safety issues:** Our neighborhood has experienced noise disturbances, detonation of fireworks, illegal dumping, parking violations, and even a shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental.
- **Septic failures & ocean pollution:** Our neighborhood relies on aging septic systems, and overuse from high-turnover vacation rentals puts enormous strain on them. When these systems fail, sewage can leach directly into the ocean, threatening both marine ecosystems and human health.

- Natural hazards such as high fire risk and dangerous terrain. Carmel Highlands and Big Sur are among the most fire-prone regions in the state. Visitors unfamiliar with local fire protocols add unnecessary risk in a landscape that can't afford mistakes. Last year, during a very warm and dry period, visitors staying in a short-term rental for the weekend trespassed onto our property and detonated fireworks in dry brush. Additionally, our oceanside cliffs are steep and unpredictable. Tragically, a neighbor died last year after falling into the ocean while fishing. This isn't an area suited for unsupervised or unfamiliar visitors.
- Extreme weather events: We face regular blocked roads from falling trees and storm debris, isolating residents and visitors alike. Power and water outages are regular occurrences. These situations demand a level of awareness and community connection that short-term renters simply don't have. Powerful winter waves have broken through homes and started fires. Emergency response is delayed in our area, and the presence of untrained guests complicates evacuations and safety planning.
- Lack of county services: Despite being close to town, we are underserved by law enforcement, fire protection, and emergency medical services. Other, better-zoned communities are more capable of handling the strain of overnight tourism.

In addition to these safety and environmental concerns, commercial STRs have decimated our local housing supply. In our small community along the southern edge of Yankee Point and Carmel Riviera, we currently have just three long-term renters. Not long ago, there were at least eight—all of whom contributed meaningfully to our local economy and supported the tourism industry by working in hospitality, dining, medical, and retail. Tourism cannot thrive if the workers who sustain it have nowhere to live.

We believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands. There is ample visitor lodging in the County, including North County beaches where the Commission has indicated it will consider allowing more access and potential accommodations. Our neighborhood, however, is simply not equipped—ecologically or logistically to absorb the impacts of vacation rental commercialization. Seemingly overnight, our neighborhood was turned into a commercial hotel zone without the appropriate resources to deal with such a high level of guests.

We thank both the County of Monterey and the California Coastal Commission for

your long-standing attention to this issue and urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

Sincerely,

Dr. Robert Coffey & Mrs. Lulu Coffey

Carmel Highlands Residents

193 San Remo Rd.

Carmel Highlands, CA 93923

[llulucoffey@gmail.com](mailto:llulucoffey@gmail.com)

August 1, 2025

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Vacation Rentals  
**Date:** Monday, August 4, 2025 12:08:57 PM

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**From:** Alex Miller <[miller.alex86@gmail.com](mailto:miller.alex86@gmail.com)>  
**Sent:** Saturday, August 2, 2025 5:37 AM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Vacation Rentals

To whom it may concern,

My name is Alexander Miller. I was born and raised in Monterey, California. I love my home with all of my heart. The way that the ocean sparkles under the sparsely warm sun and the way the deers feed off of the fruit tree outside my home makes my soul feel content. I've spent my whole life venturing to Big Sur, and in the past decade I've seen a gigantic change. One of the many things that is spoiling the energy and landscape is the lack of housing. The employees of the businesses in Big Sur mostly live in their cars because of this problem. Short term rentals are contributing to this issue. For the sake of the beautiful land's stewards and animal residents, I ask you, from the bottom of my heart to outlaw vacation rentals in this rural part of the globe. It takes away from established hotels in the area and will be a gigantic mess if it is approved. Community first!

Thank you for your time,  
Alex Miller

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: SRT in Big Sur  
**Date:** Monday, August 4, 2025 12:09:33 PM

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**From:** Eduardo Eizner <eeizner@yahoo.com>  
**Sent:** Saturday, August 2, 2025 7:00 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** SRT in Big Sur

**To Whom It May Concern,**

I am writing to express my strong opposition to the presence of short-term vacation rentals (STRs) in Big Sur. As a resident/supporter of this community, I believe that STRs pose a serious threat to the environmental, social, and cultural integrity of the area.

Big Sur is not just a scenic destination. Allowing short-term rentals to proliferate here undermines the very values that make Big Sur worth protecting. The influx of tourists facilitated by STRs contributes to increased traffic, illegal parking, strain on emergency services, and erosion of already fragile infrastructure. Unlike regulated lodges or inns, STRs often operate without proper oversight or contribution to the local economy in a meaningful or sustainable way.

More urgently, STRs displace long-term housing for the very people who live and work in Big Sur—teachers, firefighters, hospitality workers, and caretakers of the land. As homes are taken off the rental market to accommodate tourists, community members are forced out, hollowing out the heart of the region. The loss of workforce housing also jeopardizes public safety in an area already vulnerable to wildfires, storms, and road closures.

I urge you to consider enacting or strengthening regulations that prohibit short-term rentals in Big Sur. The region needs policies that prioritize residents, protect the environment, and ensure that Big Sur remains a place of refuge and reflection—not just another commodity on a travel website.

Thank you for your attention to this matter, and for your commitment to preserving what makes Big Sur extraordinary.

Sincerely,

**Eduardo Eizner, M.A.; M.F.T.**  
**30 Maple St.**  
**Salinas, CA 93901**

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**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Title 20 consideration  
**Date:** Monday, August 4, 2025 12:10:10 PM

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**From:** Joan Little <[golfchickjoan@gmail.com](mailto:golfchickjoan@gmail.com)>  
**Sent:** Saturday, August 2, 2025 2:37 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Title 20 consideration

A friend recently told me that you are considering certifying Title 20 to protect the Carmel Highlands against very short term (AIR BNB) rentals. I was so happy to hear that. I have been a long term renter in the Highlands for many years but lost that opportunity as people converted to the short term rentals. It has really changed the character of the community and I am so supportive of having you restore the residential character and housing availability by eliminating short term AIR BNB's. Thank you for your consideration.

Joan Little  
1527 Club View Dr  
Los Angeles, CA 90024

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: letter for August 20 meeting - support for staff recommendations and Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)  
**Date:** Monday, August 4, 2025 12:10:36 PM

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**From:** Lawrence Robertson <[robertsonlawrence@hotmail.com](mailto:robertsonlawrence@hotmail.com)>  
**Sent:** Saturday, August 2, 2025 4:48 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** letter for August 20 meeting - support for staff recommendations and Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Members of the Commission:

I support the Commission staff's work and recommendation that the Council certify Monterey County's Title 20 vacation rental ordinance. I write to urge the Council to certify the ordinance, including its provisions under LCP-3-MCO-24-0039-1.

The lack of clear, enforced rules for short-term rentals (STRs) has been extremely detrimental to our community in Carmel Highlands and destructive to the environmentally-sensitive habitats around us.

Carmel highlands is designed to be low-density residential. Homes are not meant to be used as unregulated hotels. Septic systems in our neighborhood cannot handle the water use and waste that comes with occupancy levels far in excess of home design. Low-density residential is all our roads, septic, water, and emergency services can handle. The fire risks that come with huge numbers of temporary occupants are frightening.

And commercial STRs have squeezed out long-term renters that had been part of the community and work in the area.

Thank you for your long-standing work to protect the coast and access; I believe that the proposed regulations as written that allow responsible and regulated short-term rentals is in keeping with the neighborhood, Carmel Highlands, and broader community interests.

I strongly urge you to move forward by certifying Title 20 as proposed as recommended by staff.

Thank you for your attention to this important matter.

Lawrence

Lawrence Robertson  
22 Yankee Point Drive  
Carmel Highlands, CA 93923

831-392-7717

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler_Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 4, 2025 12:10:52 PM

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**From:** Linda Humber <lindhumb@gmail.com>  
**Sent:** Saturday, August 2, 2025 5:01 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Kristan Neubecker <kristansnarf@aol.com>; Nanci Markey <storboz@comcast.net>; Katherine spitz <k.spitz@me.com>; David Whaley <david\_whaley@comcast.net>; Suzanne Hartley Hill <suzhartleyhill@yahoo.com>; leek@pebblebeach.com <leek@pebblebeach.com>; caroC@countyofmonterey.gov <caroC@countyofMonterey.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

I have carefully read the proposed Amendment concerning STRs in the Del Monte Forest and while I am appreciative of the time and effort that has been put into trying to find a compromise between the opposing factions, I still have some serious concerns. I know personally how the peaceful use of my own property, as well as my feelings of safety, security and well being have been negatively impacted by the Commercial Vacation Rental across the street. These transient renters use the house to throw big parties often spilling over into the street and certainly not abiding by good neighbor standards. We are finding that more and more of the houses in the DMF are being turned into STRs as tenants leave and/or houses are sold and it is greatly impacting our quality of life. A quick review of VRBO and AirBnB shows over 100 listings of houses in the DMF which is WAY too much. The proposed amendment would reduce that number to 57 which is still not ideal, but would be less invasive. However, what the proposed amendment does not discuss is enforcement of rules and regulations. It does admit that at the present time, violations of rules are seldom, if ever, acted upon. So what's the point of making rules if they are not going to be enforced? I have complained many times about the house across the street being illegal, unsafe, not abiding current occupancy and parking regulations, as well as excessive noise, etc. but nothing long term as been done. The operator only wants the income. He has done nothing to control the renters. He has not even given us his contact information. Contrary to the Coastal Commission's desire to promote coastal access by visitors, many of these large houses only promote partying. That does not fit in with the CC's vision or the residential nature of the DMF. PLEASE, if you are going to try to control the situation, make it controllable. If you are going to set regulations, set up a way to enforce them. Give us a mechanism to report those who are not abiding by the rules. We want to keep our neighborhoods safe, our homes habitable, and our beautiful Del Monte Forest the wonderful place it is for us residents as well as visitors, but we can't do that when we are overrun by outsiders who don't care for our very special area and when we have no recourse when these outsiders misbehave. PLEASE help!

Thank you,  
Linda Humber  
4017 Costado Road  
Pebble Beach CA

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Monterey County Vacation Rentals #LCP-3-MCO-24-0039-1  
**Date:** Monday, August 4, 2025 12:11:07 PM

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**From:** Susan Kellermann <smkellermann@yahoo.com>  
**Sent:** Sunday, August 3, 2025 1:48 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Monterey County Vacation Rentals #LCP-3-MCO-24-0039-1

**Public comment for August 13, 2025 meeting-#LCP-3-MCO-24-0039-1 (Monterey County Vacation Rentals).**

Dear California Coastal Commissioners,

As Carmel Highlands residents, we strongly support certification of the amendments to Title 20 and its proposed restrictions on short-term rentals in the coastal zone. We believe the amendments are reasonable, prudent and fair.

Commercial vacation rental operators have repurposed and converted property after property, displacing long-term renters in the process. In the absence of any regulations and only cursory enforcement, these commercial vacation rental operators pack large groups of people into these properties with total disregard to the neighbors and the neighborhood.

The long-term housing supply in our neighborhood is being depleted. Lower housing supply has led to higher rents and longer commutes. This is a commercialization of residential real estate that prioritizes short-term rentals over residents. There should be some balance in an area zoned residential.

There is no shortage of visitor serving facilities from Marina to Big Sur that provide accommodations and coastal access to serve a broad spectrum of visitors and budgets.

The certification of these amendments to Title 20 is necessary to preserve the safety, security, natural beauty, and the residential character of our coastal neighborhood.

Thank you for your time and consideration.

Respectfully,

Susan & Ron Kellermann  
Carmel Riviera Drive  
Carmel Highlands, CA

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Vacation Rentals in residential neighborhoods  
**Date:** Monday, August 4, 2025 12:11:16 PM

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**From:** Ingrid Conroy <keningbo@yahoo.com>  
**Sent:** Sunday, August 3, 2025 3:18 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Vacation Rentals in residential neighborhoods

15a Monterey County LLP Amendment; LCP-3-MCO-24-00394

To Whom it May Concern,

When my husband and I purchased our home almost three years ago, I specifically asked our realtor if vacation rentals ( AirBnB) were allowed in our neighborhood. The answer was “No”. That is the answer that we wanted to hear. Then we come to find out that the house directly next door to our property has been turned into a “hotel”. Numerous families at one time stay in the house for usually 3-5 days. Sometimes just overnight. Cars coming and going at all hours of the day and night. It’s not unusual to count 6 cars in the driveway. We’ve called the sheriff’s department to issue a noise complaint. This is a family neighborhood. Would you like to have a “hotel” right next door to your residence ???

I think not. And neither do we.

PLEASE do not allow short term vacation rentals in our neighborhood, and PLEASE enforce any restrictions that relate to this problem.

I sincerely hope that you understand that this is a huge problem. Thank you for hearing our concerns.

Ingrid and Ken Conroy. Carmel Riviera Dr. Carmel, CA ( Yankee Point neighborhood)

Sent from my iPad

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Short term rentals  
**Date:** Monday, August 4, 2025 12:11:31 PM

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**From:** Nancy Wilkerson <njwilk82@gmail.com>  
**Sent:** Sunday, August 3, 2025 7:14 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Short term rentals

Hello,

We were very disappointed to hear that short term rentals may be banned in parts of Monterey county. Our family has rented homes in Pebble Beach numerous times. We enjoy all the amenities a home can offer that a hotel simply cannot. We also eat out at local restaurants and shop at local stores. Please, please do not ban short term rentals in Monterey County or we will be forced to go elsewhere.

Thank you,

Nancy Wilkerson

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 4, 2025 12:12:53 PM

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**From:** Natalie Moore <nataliemariemoore17@gmail.com>  
**Sent:** Monday, August 4, 2025 7:12 AM  
**To:** Lmarin@cruzio.com <Lmarin@cruzio.com>; CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear California Coastal Commission,

I'm writing as a visitor who deeply values the ability to stay in short-term rentals when visiting Monterey County and other parts of the California coast. I strongly urge you not to ban short-term rentals in Monterey County.

Short-term rentals offer a unique, flexible, and often more affordable alternative to hotels—especially for families, groups, or longer stays. Personally, I choose STRs because:

- They allow me to stay in residential neighborhoods and experience the area more like a local
- I can cook meals, relax in a living room, and enjoy the comfort and privacy of a home
- It makes traveling with family, including children or older relatives, much easier and more enjoyable
- Hotels often can't accommodate our needs in the same personal or practical way

Short-term rentals enhance access to the coast, especially for middle-

income families who may be priced out of hotels in tourist areas. Banning STRs would limit public access and reduce the diversity of lodging options in a way that seems contrary to the Coastal Act's mission.

Please consider the needs of travelers like me who support local businesses and rely on vacation rentals for a meaningful coastal experience.

Thank you for your time and consideration.

Sincerely,

Natalie Moore Alonso

Los Angeles, CA

Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: STR / MCVRA  
**Date:** Monday, August 4, 2025 12:13:58 PM

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**From:** Kay Gard <[kgardali@aol.com](mailto:kgardali@aol.com)>  
**Sent:** Monday, August 4, 2025 8:54 AM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Cc:** [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com) <[Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)>  
**Subject:** STR / MCVRA

Coastal Commission,

Over the years I have rented homes around Carmel ,Pebble Beach and Santa Cruz.

When our children were young it was nice to be in a home, to cook and enjoy the conveniences of home and not a noisy hotel room. As the years went by our children could bring their children (our grandchildren) enjoy walks on beach and restaurants.

There are so many reasons to enjoy being in a home especially when it was a month. I would never stay in a hotel for a month. Also I supported local business, shopping, restaurants and grocery stores.

I hope you will keep the STR going, it will hurt the economy.  
Sincerely,  
Kay F Gardali

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Monterey county vacation rental ordinance  
**Date:** Monday, August 4, 2025 12:16:28 PM

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**From:** Nikki Henley <[nikkihenley3@gmail.com](mailto:nikkihenley3@gmail.com)>  
**Sent:** Monday, August 4, 2025 9:04 AM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Monterey county vacation rental ordinance

Dear Commissioners

I have lived here along the Big Sur coast in this same home for over 40 years. I have seen many changes to this area over these 40 years, but living next to a short term rental impacted my life more than any other changes I have seen. We had strangers wandering around our property looking for places to hike or walk, we had people lost trying to find the rental while driving up neighbors driveways at all hours of the day and night. Our roads are extremely dangerous and these people don't have a clue about driving these kinds of Big Sur roads causing us danger as well as danger to themselves. Many of these Big Sur roads were not designed for heavy traffic and especially not people driving them thinking they are the only ones on the road, or what a fun adventure they are having by driving these roads. I am also very concerned about the liability on these private roads if someone should get hurt or killed while driving on them.

There have been problems with noise, trespassing, driving incidents, and people putting on events at these rentals without the owners even knowing. I encountered rental equipment trucks delivering wedding tables and chairs to one house and when I called the owner he didn't know this was happening at his short term rental. We had one neighbor decide to rent out his house and land for an event that helicoptered in 60 people for a sit down dinner in a tent. What will be next????

When people pay these high rents ( some as high as \$8000. a night) for these short term rentals or events venues they feel they have certain rights and this causes tensions between the rental guests and the people who live here. I don't see any benefits to our residential neighborhoods with these short term rentals except to the people who are collecting the monies. These are residential neighborhoods and they were never intended to be commercial in any way. People are buying up the properties knowing they can make huge profits in Short Term Renting. These are not home owners struggling in today's economy.

The two short term rentals which were started up in our once friendly neighborhood of ten homes has caused tensions between neighbors as well as the loss of our neighborhoods and the sense of community which we once had. I live where I live because I want a neighborhood with people I know and who I can trust. I want my privacy, but short term rentals make me feel like I am living next to a hotel with strangers coming and going.

Enough is enough! Please think about the people who live and need to work here and want to thrive here in a neighborhood and community of people we know and care about. The world is crazy enough and now we are losing our sense of home. We are being invaded with the

business of short term rentals. These short term rentals are no different than running a high end small hotel in a neighborhood designed for families. The situation of short term rentals where I live has been an accident waiting to happen. It is just a matter of time before someone will get hurt and lawsuits will happen.

We need to enforce the laws which were set in place a long time ago. This is not fair to the people who live or work here and want to live in a place they can call home and feel safe. It is also not fair to the local hotels and businesses who do this legally in the town areas. Please, the Coastal Commission needs to enforce the laws that do not allow short term rentals in our coastal neighborhoods. We need to keep our neighborhoods from becoming commercial businesses. Neighborhoods should be places where people live and know each other and where children grow in a safe environment.

Thank you,

Nicole Henley and Family

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Monterey County LCP Amendment #LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 4, 2025 12:17:56 PM

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**From:** Patricia Brukoff <pbrukoff@gmail.com>  
**Sent:** Monday, August 4, 2025 11:49 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Monterey County LCP Amendment #LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear California Coastal Commissioners:

I support Monterey County's Local Coastal Program (LCP) amendments and urge the California Coastal Commission to certify these much needed Vacation Rental Ordinances. We need to protect local housing in our coastal communities without unduly limiting access to our beautiful coastline. I believe the amendments to the Monterey County code are reasonable, prudent and fair.

Patti Brukoff  
Carmel Highlands Resident  
(831) 392-7710

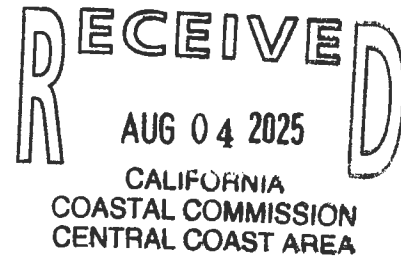
# Christopher Clark

4070 Mora Lane | Pebble Beach, CA 93953 | 415 637 1692 cell | c.clark@outlook.com

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July 31, 2025

California Coastal Commission  
Central Coast District Office  
725 Front Street Suite 300  
Santa Cruz, CA 95060  
Email: [CentralCoast@costal.ca.gov](mailto:CentralCoast@costal.ca.gov)



Dear Commissioners,

I own a house in Pebble Beach that I have made available as a Short Term Rental for nine years. I grew up in the house after it was built in 1952 and now enjoy it with my grandsons. It is our family house.

As a short term rental, the house provides wonderful and easy access to the Pacific Coast for visitors from around the world. In reviews, many have commented on how nice it is to spend time at the nearby coastline and beaches. It provides just the access that the Coastal Commission has historically endorsed and supported.

Now I understand that the Commission has taken a position opposite to that, and has opposed Short Term Rentals. If true, this is an unfortunate position that flies in the face of the purpose of the California Coastal Commission!

I urge your support and encouragement of Short Term Rentals.

Please contact me if you have any questions or need more information.

Sincerely,

A handwritten signature in blue ink that reads "C. Clark". The signature is stylized and written in a cursive-like font.

Christopher Clark

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Subject: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)  
**Date:** Tuesday, August 5, 2025 7:08:31 AM

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**From:** Robert Leisk <[robertleisk@gmail.com](mailto:robertleisk@gmail.com)>  
**Sent:** Monday, August 4, 2025 11:54:36 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Subject: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Chair and Commissioners,

I am writing as a long-time resident of the Carmel Highlands in strong support of certifying Monterey County's Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1. I want to thank the Coastal Commission staff and the County for their years of thoughtful work on this complex issue and for striking what we see as a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

For many years, Monterey County lacked a clear ordinance regulating short-term rentals (STRs). This allowed an unchecked proliferation of commercial Airbnbs and vacation rentals in environmentally sensitive and infrastructure-limited neighborhoods like ours. The result has been deeply disruptive and, at times, dangerous.

Here are some of the critical reasons why STRs are incompatible with our community:

A. Septic Failures & Ocean Pollution:

Our neighborhood relies on aging septic systems, and overuse from high-turnover vacation rentals puts enormous strain on them. When these systems fail, sewage can leach directly into the ocean, threatening both marine ecosystems and human health.

B. Limited Water Resources

We face chronic water scarcity, especially during drought years. Commercial STRs dramatically increase water demand in a zone where conservation is critical.

### C. Fire Risk

Carmel Highlands and Big Sur are among the most fire-prone regions in the state. Visitors unfamiliar with local fire protocols add unnecessary risk in a landscape that can't afford mistakes.

### D. Dangerous Terrain

Our oceanside cliffs are steep and unpredictable. Tragically, a neighbor died last year after falling into the ocean while fishing. This isn't an area suited for unsupervised or unfamiliar visitors.

### E. Natural Hazards

We face regular blocked roads from falling trees and storm debris, isolating residents and visitors alike. These situations demand a level of awareness and community connection that short-term renters simply don't have.

### F. Extreme Ocean Events

Powerful winter waves have literally broken through homes and started fires. Emergency response is delayed in our area, and the presence of untrained guests complicates evacuations and safety planning.

### G. Public Safety Issues

Our neighborhood has experienced noise disturbances, illegal dumping, parking violations, and even a shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental.

### H. Lack of County Services

Despite being close to town, we are underserved by law enforcement, fire protection, and emergency medical services. Other, better-zoned communities are more capable of handling the strain of overnight tourism.

In addition to these safety and environmental concerns, commercial STRs have decimated our local housing supply. In our small community along the southern edge of Yankee Point and Carmel Riviera, we currently have just three long-term renters. Not long ago, there were at least eight—all of whom contributed meaningfully to our local economy and supported the tourism industry by working in hospitality, dining, medical, and retail. Tourism cannot thrive if the workers who sustain it have nowhere to live.

We believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands. There is ample visitor lodging in the County, including North County beaches where the Commission has indicated it will consider allowing more access and potential accommodations. Our neighborhood, however, is simply not equipped—ecologically nor logistically to absorb the impacts of vacation rental commercialization. Seemingly overnight, our neighborhood was turned into a mini hotel zone without the appropriate resources to deal with such a high level of guests.

We thank both the County of Monterey and the California Coastal Commission for your long-standing attention to this issue and urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

Sincerely,

Robert & Rose Leisk  
Carmel Highlands Resident  
Carmel Highlands, CA 93923  
8/5/25

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Tuesday, August 5, 2025 7:08:58 AM

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**From:** A Patel <arpnap@gmail.com>  
**Sent:** Monday, August 4, 2025 9:57:55 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear California Coastal Commissioners,

We are writing to express our **strong support** for the certification of the proposed amendments to Title 20.

As new residents of Carmel Highlands, we have, in a short time, directly witnessed the significant **environmental and safety risks** posed by commercial short-term rentals in our neighborhood. These operations also place undue **strain on essential county services**.

We commend the county and the commission staff for their diligent efforts in reaching this reasonable, prudent, and fair compromise.

Respectfully,

Achal & Nisha Patel  
Carmel Highlands Residents  
101 Yankee Point Dr, Carmel Highlands, CA 93923  
[arpnap@gmail.com](mailto:arpnap@gmail.com)

**From:** [ExecutiveStaff@Coastal](mailto:ExecutiveStaff@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal); [Kahn, Kevin@Coastal](mailto:Kahn, Kevin@Coastal)  
**Subject:** FW: Monterey County LCP Amendment Number LCP-3-MCO-24-0039-  
**Date:** Tuesday, August 5, 2025 8:36:01 AM

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**From:** Glenn Berry <[yankeepoint@sbcglobal.net](mailto:yankeepoint@sbcglobal.net)>  
**Sent:** Saturday, August 2, 2025 5:33 PM  
**To:** [ExecutiveStaff@Coastal](mailto:ExecutiveStaff@Coastal) <[ExecutiveStaff@coastal.ca.gov](mailto:ExecutiveStaff@coastal.ca.gov)>  
**Cc:** Kate Daniels <[daniels.kate@gmail.com](mailto:daniels.kate@gmail.com)>  
**Subject:** Monterey County LCP Amendment Number LCP-3-MCO-24-0039-

Please include this letter in the packet for the August 2025 California Coastal Commission meeting concerning the Central Coast District:

Dear Members of the California Coastal Commission,

I am writing to express my strong support for Monterey County's proposed Short-Term Rental (STR) ordinance in the coastal zone, and to respectfully urge the Commission to approve this vital measure.

The unchecked proliferation of STRs in coastal communities has significantly undermined housing affordability and availability for full-time residents. In areas like Carmel Highlands, and the Big Sur coast, an increasing number of homes are being operated year-round as short-term vacation rentals rather than serving as housing for the people who live and work in these communities.

This is not just a housing supply issue—it is also a matter of tax policy. The federal and state tax codes make it substantially more affordable, on an after-tax basis, to operate a home as a short-term rental business than to live in it as a permanent resident. STR owners are able to deduct a wide range of expenses—including mortgage interest, property taxes, repairs, utilities, and even depreciation—when the property is used as a rental. These deductions can dramatically lower their taxable income or even generate paper losses that shelter other income.

Meanwhile, regular homeowners who live in the community and contribute to the local economy are unable to access these same deductions partly because of the SALT limitations. They bear the full burden of property taxes, maintenance, and insurance without offsetting income or tax relief. The result is a structural advantage for STR investors and a systemic disadvantage for working families and long-term residents.

Over time, this dynamic drives housing prices higher and displaces the very people who sustain our coastal towns: teachers, hospitality workers, public safety employees, and others who are essential to community life. The consequences are visible across Monterey County, where rising housing costs and the hollowing out of neighborhoods are no longer abstract

concerns—they are daily realities.

**Serving on the Personnel Subcommittee of the Board of Directors at our local hospital, I** am constantly reminded how the lack of reasonably priced housing is one of the biggest barriers to recruiting and retaining essential medical personnel.

At the same time, in my own neighborhood, I see homes being bought for speculation—often enabled by the ability to use them as short-term rentals (STRs). This trend is driving up housing costs and reducing the number of homes available for full-time residents, including the very professionals our community depends on. Not only is this true for homeownership but includes full time rentals as well.

The proposed STR ordinance is a thoughtful, balanced response. It allows for limited and regulated short-term rentals while protecting the integrity of residential communities and the availability of housing for full-time residents. It also helps ensure that the economic benefits of tourism do not come at the cost of permanent community displacement.

In approving this ordinance, the Coastal Commission has the opportunity to reinforce a critical truth: that protecting public access to the coast also means preserving the ability of people to live in coastal communities—not just visit them.

Thank you for your consideration and for your commitment to equitable coastal stewardship.

Glenn W. Berry III, MD  
13 Yankee Beach Way  
Carmel Highlands, California 93923

August 5, 2025

California Coastal Commission

CentralCoast@coastal.ca.gov

My name is Michael Sapuppo and I have owned and operated a short-term rental in the Monterey County coastal zone (Del Monte Forest) for 3 years. I am writing today because I have concerns and oppose the Monterey County's LCP-3-MCO-24-0039-1.

I respectfully urge the Coastal Commission to protect and promote visitor accommodations rather than restrict them in one of California's most iconic and highly sought-after destinations.

Short-term rentals such as ours, meet a distinct and important need in the visitor economy. We offer multiple bedrooms (4), allowing families or groups to stay together and share costs. We provide kitchen facilities, reducing the need to dine out for every meal. These options provide affordable and inclusive stays. Restricting the number of short-term rentals will have the **opposite** effect to the intent of the ordinance. Simple economic theory dictates that limiting a supply of goods will only lead to an increase in price. If anything, this ordinance will lead to **higher** costs for visitors to Monterey County.

Further, many visitors do not prefer to stay with a stranger during their vacation. By allowing an unlimited amount of hosted vacation rental licenses the County is favoring one group of owners (residents) over another (non-residents).

We ask that you **consider increasing the cap to 6% for the Coastal zone.** Additionally, I ask that you consider including a **grandfathering clause for existing short-term rentals that have been operating responsibly**—those that have consistently paid taxes, remained in good standing, and currently have confirmed reservations. This compromise would provide stability for both property owners and visitors, reassuring travelers that they are welcome, while also addressing concerns about unchecked growth in the STR market.

If this ordinance is passed in its current form, our 4 bedroom home would be ineligible for workforce housing rentals, and we would be required to rent it on a monthly basis instead. Our monthly carry costs are well in excess of what would be affordable to low to moderate income, workforce housing tenants. We visit the home often and would want to maintain that ability. This change would fail to meet the intended goal of converting short-term rentals into workforce housing.

I sincerely appreciate your time and attention on this extremely important matter. I ask that you please consider the 6% cap and the grandfathering clause to provide a greater compromise and ensure protection of visitor accommodations.

Sincerely,

Michael Sapuppo

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)  
**Date:** Tuesday, August 5, 2025 10:53:01 AM

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**From:** Sara Stone Psihas <stonepsih@gmail.com>  
**Sent:** Monday, August 4, 2025 8:54 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Greg Psihas (husband) <gpsih@gmail.com>  
**Subject:** Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Chair and Commissioners,

I am writing as a resident of the Carmel Highlands in strong support of certifying Monterey County's Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1. I want to thank the Coastal Commission staff and the County for their years of thoughtful work on this complex issue and for striking what we see as a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

For many years, Monterey County lacked a clear ordinance regulating short-term rentals (STRs). This allowed an unchecked proliferation of commercial Airbnbs and vacation rentals in environmentally sensitive and infrastructure-limited neighborhoods like ours. The result has been deeply disruptive and, at times, dangerous.

Here are some of the critical reasons why STRs are incompatible with our community:

**A. Septic Failures & Ocean Pollution:** Our neighborhood relies on aging septic systems, and overuse from high-turnover vacation rentals puts enormous strain on them. When these systems fail, sewage can leach directly into the ocean, threatening both marine ecosystems and human health.

**B. Limited Water Resources:** We face chronic water scarcity, especially during drought years. Commercial STRs dramatically increase water demand in a zone where conservation is critical.

**C. Fire Risk:** Carmel Highlands and Big Sur are among the most fire-prone regions in the state. Visitors unfamiliar with local fire protocols add unnecessary risk in a landscape that can't afford mistakes.

**D. Dangerous Terrain:** Our oceanside cliffs are steep and unpredictable. Tragically, a neighbor died last year after falling into the ocean while fishing. This isn't an area suited for unsupervised or unfamiliar visitors.

**E. Natural Hazards:** We face regular blocked roads from falling trees and storm debris, isolating residents and visitors alike. These situations demand a level of awareness and community connection that short-term renters simply don't have.

**F. Extreme Ocean Events:** Powerful winter waves have literally broken through homes and started fires. Emergency response is delayed in our area, and the presence of untrained guests complicates evacuations and safety planning.

**G. Public Safety Issues:** Our neighborhood has experienced noise disturbances, illegal dumping, parking violations, **and even a shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental.**

**H. Lack of County Services:** Despite being close to town, we are underserved by law enforcement, fire protection, and emergency medical services. Other, better-zoned communities are more capable of handling the strain of overnight tourism.

In addition to these safety and environmental concerns, commercial STRs have decimated our local housing supply. In our small community along the southern edge of Yankee Point and Carmel Riviera, we currently have just three long-term renters. Not long ago, there were at least eight—all of whom contributed meaningfully to our local economy and supported the tourism industry by working in hospitality, dining, medical, and retail. Tourism cannot thrive if the workers who sustain it have nowhere to live.

We believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands. There is ample visitor lodging in the County, including North County beaches where the Commission has indicated it will consider allowing more access and potential accommodations. Our neighborhood, however, is simply not equipped—ecologically nor logistically to absorb the impacts of vacation rental commercialization. Seemingly overnight, our neighborhood was turned into a mini hotel zone without the appropriate resources to deal with such a high level of guests.

We thank both the County of Monterey and the California Coastal Commission for your long-standing attention to this issue and urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores

residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

With Gratitude,

Sara Stonepsihias  
Carmel Highlands Resident  
201 Spindrift Rd.  
Carmel Highlands, CA 93923

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Tuesday, August 5, 2025 10:53:49 AM

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**From:** Jon Wolfe <jon.b.wolfe@gmail.com>  
**Sent:** Monday, August 4, 2025 3:45 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

I adamantly oppose allowing Short Term Rentals (STR) anywhere along the “Big Sur” coast.  
Thank you for your consideration and time. Jon B. Wolfe 93921

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Agenda item #15a - Monterey County LCP Amendment #LCP -3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Tuesday, August 5, 2025 10:54:48 AM

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**From:** claire . gorman <clairegorman@att.net>  
**Sent:** Monday, August 4, 2025 3:36 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Agenda item #15a - Monterey County LCP Amendment #LCP -3-MCO-24-0039-1 (Vacation Rentals)

We support the Monterey County's Local Coastal Program (LCP) amendments and urge the California Coastal Commission to certify these much needed Vacation Rental Ordinances. We need to protect local housing in our coastal communities without unduly limiting access to our beautiful coastline. We believe the amendments to the Monterey County code are reasonable, prudent and fair.

Respectfully,  
Claire and Richard Gorman  
17 Yankee Point Drive, Carmel Highlands, CA

*Claire Gorman*  
**831-595-7733**  
Sent from my iPad

**From:** [Katherine Wenglikowski](mailto:Katherine.Wenglikowski@coastal.ca.gov)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal.ca.gov); [Carl, Dan@Coastal](mailto:Carl.Dan@Coastal.ca.gov)  
**Cc:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal.ca.gov); [CommissionerETurnbull-Sanders@coastal.ca.gov](mailto:CommissionerETurnbull-Sanders@coastal.ca.gov); [district5@countyofmonterey.gov](mailto:district5@countyofmonterey.gov); [Kimbley Craig](mailto:Kimbley.Craig@coastal.ca.gov)  
**Subject:** Many thanks!  
**Date:** Wednesday, August 6, 2025 9:45:22 AM

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To: Katie Butler and Dan Carl

Dear Katie and Dan,

When I called the Central Coast office yesterday, I ended my conversation with my ebullient complements to the staff who wrote the recommendation to certify Title 20. Your cohort mentioned your names so I thought I would reach out by email to share my direct complements and thoughts.

I want to thank you personally for your tenacity to sort out all sides of the “Vacation Rental” issues with so much finesse. Your writing reflected a carefully thought out set of responses to a difficult situation. It showed sensitivity to everyone’s plight regardless of which side the reader falls on. So many of us are emotionally engaged in this issue and rather than fan the flames, you quelled them with really good assessments and content. You also opened up the door for future adjustments to Title 20 which will help refine the process of implementation going forward.

I really applaud your efforts to be fair minded and flexible while also stating that Monterey County has worked hard to meet the needs of the LUP and Local Coastal Access plan. It’s now time to enact an ordinance that gives the County a set of legs (rules) to stand on going forward in the Coastal Zone. Without an ordinance on the books, the County has effectively been paralyzed to address the problems that have arisen from overly active vacation rentals, problems that affect a large part of the population who live near active commercial short term rentals. Thus, I very much hope that the Commissioners will take your recommendation seriously and certify Title 20 just to get us started with some form of regulation.

While I lean towards Libertarianism and want people to be the director their own lives and do what they want within their own homes, when those homeowner’s actions begin having a negative effect on the community around them, it means something is askew and red flags get raised. I thank you for attempting to lower the flags to half mast while new methods of operation can get implemented. Now it’s time for the Commissioners to take those flags from “red” (dangerous waters) to “green” (safe swimming) along the Monterey coastline.

Kindest regards to the both of you,

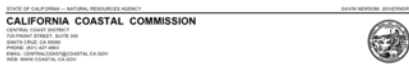
Katherine and Floyd Wenglikowski  
Carmel Riviera Dr.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: CA Coastal Commission/Monterey County Vacation Rentals - LCP-3-MCO-24-0039-1  
**Date:** Wednesday, August 6, 2025 12:00:08 PM  
**Attachments:** [preview.png](#)

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**From:** Marie Canepa <mezcanepa@yahoo.com>  
**Sent:** Wednesday, August 6, 2025 11:56 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Fw: CA Coastal Commission/Monterey County Vacation Rentals - LCP-3-MCO-24-0039-1

## Monterey County's amendment's to Title 20 is on the California Coastal Commission's (CCC) August 13, 2025 agenda for a certification vote.



### W15a

Prepared July 25, 2025 for August 13, 2025 Hearing  
**To:** Commissioners and Interested Persons  
**From:** Dan Carl, Central Coast District Director  
Kevin Kahn, Central Coast District Manager  
Katie Butler, Central Coast District Supervisor  
**Subject:** Monterey County LCP Amendment Number LCP-3-MCO-24-0039-1 (Vacation Rentals)

#### SUMMARY OF STAFF RECOMMENDATION

Monterey County proposes to amend its Local Coastal Program (LCP) Implementation Plan (IP) to provide regulations for vacation rentals (also known as short-term rentals) within single-family residential dwellings in the County's coastal zone. This amendment would constitute the County's first vacation rental regulations for the coastal zone. That said, although this use has not to date been explicitly regulated by the LCP, the County has in more recent times provided a permitting path under existing LCP rules (as a use akin to bed and breakfasts) while they developed a vacation rental program. This path has been difficult and imperfect, leading to what is probably best considered a somewhat stifled vacation rental market currently, as opposed to what the market might bear under a different regulatory construct. In any case, the County indicates that there are approximately 400 vacation rentals of all types (e.g., hosted and unhosted) currently operating in the County coastal zone, representing about 4% of overall coastal zone single-family residential housing units.

The proposed amendment would add a series of new vacation rental-related definitions, it would include referenced operational requirements (related to annual licensing, transient occupancy taxes, rental contracts, noise, occupancy, trash, parking, hosting platforms, etc.), it would create three distinct vacation rental types (Homestays, Limited Vacation Rentals, and Commercial Vacation Rentals), and it would provide limits on the number of Commercial Vacation Rentals in each of the County's four coastal areas. In terms of the latter, the proposed amendment would allow unlimited Homestays (i.e., room rentals in an occupied residence, also known as hosted rentals) and unlimited Limited Vacation Rentals (i.e., whole house rentals, also known as unhosted rentals, up to three times per year) anywhere in the coastal zone without a CDP, but would cap the number of Commercial Vacation Rentals (i.e., whole house/unhosted rentals with no limit on the number of rentals per year) at four percent (i.e., the current overall percentage of homes used for vacation rentals) of the total single-family residential unit count by area, except in the Big Sur and Carmel Highlands areas where Commercial

w15a-8-2025-report

PDF Document · 244 KB

I support Monterey County's Local Coastal Program (LCP) amendments and urge the California Coastal Commission to certify these much needed Vacation Rental Ordinances. We

need to protect local housing in our coastal communities without unduly limiting access to our beautiful coastline. I believe the amendments to the Monterey County code are reasonable, prudent and fair.

[Public comment for August 13, 2025 meeting-#LCP-3-MCO-24-0039-1 \(Monterey County Vacation Rentals\).](#)

Dear California Coastal Commissioners,

As Carmel Highlands residents, we strongly support certification of the amendments to Title 20 and its proposed restrictions on short-term rentals in the coastal zone. We believe the amendments are reasonable, prudent and fair.

Commercial vacation rental operators have repurposed and converted property after property, displacing long-term renters in the process. In the absence of any regulations and only cursory enforcement, these commercial vacation rental operators pack large groups of people into these properties with total disregard to the neighbors and the neighborhood.

The long-term housing supply in our neighborhood is being depleted. Lower housing supply has led to higher rents and longer commutes. This is a commercialization of residential real estate that prioritizes short-term rentals over residents. There should be some balance in an area zoned residential.

There is no shortage of visitor serving facilities from Marina to Big Sur that provide accommodations and coastal access to serve a broad spectrum of visitors and budgets.

The certification of these amendments to Title 20 is necessary to preserve the safety, security, natural beauty, and the residential character of our coastal neighborhood.

Thank you for your time and consideration.

Respectfully,  
Michael and Marie Canepa  
Carmel Riviera Drive  
Carmel Highlands, CA

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:00:26 PM

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**From:** Carly Graner <granerc@icloud.com>  
**Sent:** Wednesday, August 6, 2025 11:51 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commission,  
Big Sur holds a special place in my heart. Visiting there was not just a vacation — it was a chance to connect with nature, with loved ones, and with the deeper peace that this unique region offers. I was able to stay overnight because of a vacation rental that felt like home. For families and visitors like me, these types of stays are often the **only affordable way** to experience Big Sur without compromising on space, accessibility, or privacy. Please don't eliminate this opportunity for others. I ask that you **allow a limited number of unhosted vacation rentals**, carefully regulated, to maintain access for everyday Californians — not just those who can afford high-end resorts. Let's keep Big Sur welcoming for all. Thank you for considering this perspective

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:00:54 PM

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**From:** Mark Nehoray <mark@envisioncollection.com>  
**Sent:** Wednesday, August 6, 2025 11:50 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To:  
California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060  
Email: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Cc: [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

Mark Nehoray  
Envision Collection

Cell: (213) 300-0202

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: From someone who rented a private home and had their dream wedding there in 2017  
**Date:** Wednesday, August 6, 2025 12:01:34 PM  
**Attachments:** [STR\\_email\\_request\\_6\\_.pdf](#)

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**From:** Lindsey Hiniker <hauole13@hotmail.com>  
**Sent:** Wednesday, August 6, 2025 11:48 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** From someone who rented a private home and had their dream wedding there in 2017

Thank you for your time.  
Lindsey Highland

## Letter 6: A Personal Connection to the Coast

**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a -  
Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

My visit to Big Sur was one of the most memorable and peaceful experiences of my life. Being able to stay overnight in a home rather than a hotel allowed me to truly relax, reflect, and experience the coastal landscape intimately and respectfully.

I'm concerned that banning unhosted vacation rentals will make it impossible for many others to enjoy Big Sur in this way. There are **no affordable hotels** in the area, and shared accommodations don't always meet the needs of families or those seeking a deeper connection to the land.

Please reconsider the ban and instead allow a **balanced number of unhosted rentals**, thoughtfully managed, so that Big Sur remains open to **all who cherish it**, not just a privileged few.

Thank you for safeguarding access alongside preservation.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:01:50 PM

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**From:** Courtney Vail <Courtney@lightkeepersfoundation.com>  
**Sent:** Wednesday, August 6, 2025 11:34 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I am writing as someone who has had a truly unforgettable experience visiting Big Sur on several occasions, including for our recent marriage in early May.

The time I spent there was peaceful, deeply meaningful, and filled with awe for the natural beauty of the coastline. Staying in a private home allowed me to connect with the land in a way that no hotel ever could. It gave me space, privacy, and the feeling of truly being part of Big Sur, not just passing through. I also believe the impact on the land and coastline is very much reduced in a private setting with a smaller footprint than a hotel or other commercial enterprises that seek to accommodate larger numbers of people and with a more sensitive approach.

I understand the need to protect this area, but I believe there's a balanced way forward. I ask that you do not ban all un-hosted vacation rentals. Instead, consider allowing a reasonable number, thoughtfully regulated, so that others can experience the same sense of connection I did.

Thank you for your time and for protecting both the land and public access to it.

Warm regards,

**Courtney S. Vail**  
**Director**

480.747.5015 | [lightkeepersfoundation.com](http://lightkeepersfoundation.com)



**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Subject: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:02:03 PM

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**From:** Bruce Brill <bruce.bruce@sbcglobal.net>  
**Sent:** Wednesday, August 6, 2025 11:31 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Subject: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

**etter 1: Coastal Access for All**

**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,

I've visited Big Sur many times and treasure its natural beauty, peacefulness, and

the opportunity to stay in homes that feel personal and connected to the land. I'm

deeply concerned that banning unhosted short-term rentals will eliminate affordable

and meaningful lodging options for families like mine.

The Coastal Act prioritizes maximizing public access, not restricting it. In Big Sur,

unhosted rentals are the **only way many visitors can stay overnight** — there are

no affordable hotels, and hosted stays are not practical for families.

I urge you to find a balanced path — don't ban unhosted rentals outright.

Please

allow a **reasonable number of them with proper safeguards**. Public access must

include access for **middle-income Californians**

**Thanks!**

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)  
**Date:** Wednesday, August 6, 2025 12:02:17 PM

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**From:** G. Venkatesh <ven@texanventures.com>  
**Sent:** Wednesday, August 6, 2025 11:31 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>; ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>  
**Cc:** Kate Daniels <daniels.kate@gmail.com>  
**Subject:** Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Chair and Commissioners,

We are writing as long-time full time residents of the Carmel Highlands in strong support of certifying Monterey County’s Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1. We want to thank the Coastal Commission staff and the County for their years of thoughtful work on this complex issue and for striking what we see as a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

For many years, Monterey County lacked a clear ordinance regulating short-term rentals (STRs). This allowed an unchecked proliferation of commercial Airbnbs and vacation rentals in environmentally sensitive and infrastructure-limited neighborhoods like ours. Additionally, owners of larger properties are using the guise of STR to rent out their properties for commercial events like weddings and company retreats (which have large groups -several dozen people - descending on our neighborhood). The result has been deeply disruptive and, at times, dangerous.

Here are some of the critical reasons why STRs are incompatible with our community:

**A. Septic Failures & Ocean Pollution:**

Our neighborhood relies on aging septic systems, and overuse from high-turnover vacation rentals puts enormous strain on them. When these systems fail, sewage can leach directly into the ocean, threatening both marine ecosystems and human health. Short term renters who are normally used to staying in hotels and inns, treat these smaller residential systems like a commercial one, which they are not set up to handle the load and misuse.

## B. Limited Water Resources

We face chronic water scarcity, especially during drought years. Commercial STRs dramatically increase water demand in a zone where conservation is critical.

## C. Fire Risk

Carmel Highlands and Big Sur are among the most fire-prone regions in the state. Visitors unfamiliar with local fire protocols add unnecessary risk in a landscape that can't afford mistakes. In order to attract renters, the owners of the property provide fire pits which are not properly extinguished after use, leaving them open to start fires.

## D. Dangerous Terrain

Our Oceanside cliffs are steep and unpredictable. Tragically, a neighbor died last year after falling into the ocean while fishing. This isn't an area suited for unsupervised or unfamiliar visitors. Additionally, we have seen visitors unfamiliar with local ordinances, going into the coves for surfing, paddle boarding, canoeing, rafting and the like. They end up being a threat to the ocean creatures and a safety risk to themselves.

## E. Natural Hazards

We face regular blocked roads from falling trees and storm debris, isolating residents and visitors alike. These situations demand a level of awareness and community connection that short-term renters simply don't have.

## F. Extreme Ocean Events

Powerful winter waves have literally broken through homes and started fires. Emergency response is delayed in our area, and the presence of untrained guests complicates evacuations and safety planning.

## G. Public Safety Issues

Our neighborhood has experienced noise disturbances, illegal dumping, parking violations, and even a shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental. We also see a large number of strangers (particularly when rented out to big groups for weddings and retreats), standing by the fence side and staring into our home. They also end up having bands and playing loud music into all hours of the night. We can never be sure when this is being done with nefarious intent. We have had to call the

Sheriff's office several times, to restore order. This is not something we want to be doing constantly.

#### H. Lack of County Services

Despite being close to town, we are under-served by law enforcement, fire protection, and emergency medical services. Our streets are in disrepair since they are overused and not adequately serviced by the county. Other, better-zoned communities are more capable of handling the strain of overnight tourism.

In addition to these safety and environmental concerns, commercial STRs have decimated our local housing supply. In our small community along the southern edge of Yankee Point and Carmel Riviera, we currently have just three long-term renters. Not long ago, there were at least eight—all of whom contributed meaningfully to our local economy and supported the tourism industry by working in hospitality, dining, medical, and retail. Tourism cannot thrive if the workers who sustain it have nowhere to live.

We believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands. There is ample visitor lodging in the County, including North County beaches where the Commission has indicated it will consider allowing more access and potential accommodations. Our neighborhood, however, is simply not equipped—ecologically nor logistically to absorb the impacts of vacation rental commercialization. Seemingly overnight, our neighborhood was turned into a mini hotel zone without the appropriate resources to deal with such a high level of guests, and certain large home owners are using their properties as "Bed and Breakfast" joints like a commercial inn or for event hosting (under the guise of STRs).

We thank both the County of Monterey and the California Coastal Commission for your long-standing attention to this issue and urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

Sincerely,

Gopal & Brenda Venkatesh  
Carmel Highlands Resident  
173 Spindrift Rd  
Carmel Highlands, CA 93923

[Texan\\_ace@yahoo.com](mailto:Texan_ace@yahoo.com)

Aug 6, 2025

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:02:30 PM

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**From:** grace0598@yahoo.com <grace0598@yahoo.com>  
**Sent:** Wednesday, August 6, 2025 11:27 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

My visit to Big Sur was one of the most memorable and peaceful experiences of my life. Being able to stay overnight in a home rather than a hotel allowed me to truly relax, reflect, and experience the coastal landscape intimately and respectfully.

I'm concerned that banning unhosted vacation rentals will make it impossible for many others to enjoy Big Sur in this way. There are **no affordable hotels** in the area, and shared accommodations don't always meet the needs of families or those seeking a deeper connection to the land.

Please reconsider the ban and instead allow a **balanced number of unhosted rentals**, thoughtfully managed, so that Big Sur remains open to **all who cherish it**, not just a privileged few.  
Thank you for safeguarding access alongside preservation.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Support regulated access, not a ban  
**Date:** Wednesday, August 6, 2025 12:02:47 PM  
**Attachments:** [STR\\_email\\_request\\_2\\_.pdf](#)

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**From:** Sally Zhang <sallyzhang2014@gmail.com>  
**Sent:** Wednesday, August 6, 2025 11:26 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Support regulated access, not a ban

[https://mcusercontent.com/6e2b91a0b421c89bc7474b495/files/f528614b-c32e-a6b4-40c7-5fa857f5880c/STR\\_email\\_request\\_2\\_.pdf](https://mcusercontent.com/6e2b91a0b421c89bc7474b495/files/f528614b-c32e-a6b4-40c7-5fa857f5880c/STR_email_request_2_.pdf)

## Letter 2: Support Regulated Access, Not a Ban

**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a -  
Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commission,

As a visitor to Big Sur, I strongly oppose a full ban on unhosted vacation rentals in this coastal zone. This policy is **not aligned with the Coastal Act's mandate** to protect and encourage affordable, lower-cost visitor accommodations.

I respectfully request that you **reject the current amendment** and instead require Monterey County to adopt **reasonable regulations**, such as night caps or permit limits, rather than an outright ban.

Big Sur should remain open and accessible to all — not just those who can afford luxury hotels or private estates. Please support equitable, balanced coastal access.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Subject: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:02:58 PM

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**From:** Katherine Knight <katherineannk@icloud.com>  
**Sent:** Wednesday, August 6, 2025 11:25 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Subject: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

My visit to Big Sur was one of the most memorable experiences of my life. It is where my now-husband proposed and a year later where we got married in a intimate ceremony with just our immediate family - parents and siblings. Being able to stay overnight in a home rather than a hotel allowed us to truly enjoy, cherish, and experience the coastal landscape intimately and respectfully — not to mention affordably, making our dream day possible.

I'm very concerned that banning unhosted vacation rentals will make it impossible for many others to enjoy Big Sur in this way. It would have been our case, as there are **no affordable hotels** in the area, and shared accommodations don't always meet the needs of families or those seeking a deeper connection to the land. Please reconsider the ban and instead allow a **balanced number of unhosted rentals**, thoughtfully managed, so that Big Sur remains open to **all who cherish it**, not just a privileged few.

Thank you for safeguarding access alongside preservation,  
Katherine

Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:03:11 PM

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**From:** grace reynoso <lopez\_0598@yahoo.com>  
**Sent:** Wednesday, August 6, 2025 11:24 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,

I've visited Big Sur many times and treasure its natural beauty, peacefulness, and the opportunity to stay in homes that feel personal and connected to the land. I'm deeply concerned that banning unhosted short-term rentals will eliminate affordable and meaningful lodging options for families like mine. The Coastal Act prioritizes maximizing public access, not restricting it. In Big Sur, unhosted rentals are the **only way many visitors can stay overnight** — there are no affordable hotels, and hosted stays are not practical for families. I urge you to find a balanced path — don't ban unhosted rentals outright. Please allow a **reasonable number of them with proper safeguards**. Public access must include access for **middle-income Californians**, not just the wealthy. Thank you for your consideration

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:03:30 PM

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**From:** Grace Reynoso <grace\_0598@yahoo.com>  
**Sent:** Wednesday, August 6, 2025 11:20 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I'm writing as someone who has had a truly unforgettable experience visiting Big Sur. The time I spent there was peaceful, deeply meaningful, and filled with awe for the natural beauty of the coastline. Staying in a private home allowed me to connect with the land in a way that no hotel ever could. It gave me space, privacy, and the feeling of truly **being part of Big Sur**, not just passing through. I understand the need to protect this area, but I believe there's a **balanced way forward**. Please **don't ban all unhosted vacation rentals**. Instead, consider allowing a **reasonable number**, thoughtfully regulated, so others can experience the same sense of connection I did. Thank you for your time and for protecting both the land and public access to

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:03:59 PM

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**From:** Josh Hillinger <hillingerjosh@gmail.com>  
**Sent:** Wednesday, August 6, 2025 11:22 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I'm writing as someone who has had a truly unforgettable experience visiting Big Sur. The time I spent there was peaceful, deeply meaningful, and filled with awe for the natural beauty of the coastline.

Staying in a private home allowed me to connect with the land in a way that no hotel ever could. It gave me space, privacy, and the feeling of truly being part of Big Sur, not just passing through.

I understand the need to protect this area, but I believe there's a balanced way forward. Please don't ban all unhosted vacation rentals. Instead, consider allowing a reasonable number, thoughtfully regulated, so others can experience the same sense of connection I did.

Thank you for your time and for protecting both the land and public access to it.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:04:29 PM

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**From:** Alexandra Delivanis <[adelivanis@gmail.com](mailto:adelivanis@gmail.com)>  
**Sent:** Wednesday, August 6, 2025 11:11 AM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,

I am writing in support of the ban on vacation rentals in Big Sur.

I have visited Big Sur many times with my family, and love that it has continued to be a beautiful place that is not completely overrun by AirBnBs. Banning short term rentals will keep tourism money within the community rather than for the rich who buy homes for the pure purpose of renting them out to make extra income. Thank you for your consideration and for moving this proposal forward!

Alexandra

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Alexandra Delivanis  
[adelivanis@gmail.com](mailto:adelivanis@gmail.com)  
(650) 279-9282

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:04:43 PM

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**From:** Eric Tilenius <eric@tilenius.com>  
**Sent:** Wednesday, August 6, 2025 11:10 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

**Re: Public Comment on August 2025 Agenda Item Wednesday 15a -Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)**

Dear Commissioners,

I'm writing as someone who has had a truly unforgettable experience visiting Big Sur.

In fact, my wife and I got married at a private home in Big Sur and it is a treasured part of our lives forever!

Staying in a private home allowed us to connect with the land, sea, and each other in a way that no hotel ever could allow.

On our special wedding day (and evening), it gave us space, privacy, and the feeling of truly **being part of Big Sur**, not just passing through.

I understand the need to protect this area, but I believe there's a **balanced way forward**. Please **don't ban all unhosted vacation rentals**.

Instead, please consider allowing a **reasonable number**, thoughtfully regulated, so others can experience the same sense of connection my wife and I did on our special, magical day.

Thank you for your time and for protecting both the land and public access to it.

I hope others may be able to experience the joy and wonder on their special days in the future as my wife and I did on our wedding day there in Big Sur!

Eric Tilenius  
1000 Harvey Dr Apt 340  
Walnut Creek, CA 94597-3295



**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:04:54 PM

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**From:** Lauren Parenti <laurenparenti@gmail.com>  
**Sent:** Wednesday, August 6, 2025 11:07 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,  
I've visited Big Sur many times and treasure its natural beauty, peacefulness, and the opportunity to stay in homes that feel personal and connected to the land. I'm deeply concerned that banning unhosted short-term rentals will eliminate affordable and meaningful lodging options for families like mine. The Coastal Act prioritizes maximizing public access, not restricting it. In Big Sur, unhosted rentals are the **only way many visitors can stay overnight** — there are no affordable hotels, and hosted stays are not practical for families. I urge you to find a balanced path — don't ban unhosted rentals outright. Please allow a **reasonable number of them with proper safeguards**. Public access must include access for **middle-income Californians**, not just the wealthy.

Thank you for your consideration

Sent from my iPhone

Dear Members of the California Coastal Commission,

I am writing to express my strong support for short-term vacation rentals (STVRs) and to urge the Commission to recognize the important role they play in maintaining equitable and accessible coastal experiences for all Californians.

While I understand the need to balance community interests, it's essential to consider the many benefits STVRs offer—particularly in helping fulfill the Commission's core mission of maximizing public access to the coast.

STVRs expand access to a broader and more diverse range of people. Unlike traditional hotels, which can be prohibitively expensive, short-term rentals provide affordable, flexible lodging options. My family enjoys being able to stay together under one roof and share costs, which makes coastal vacations more attainable for us and for families of varied incomes and backgrounds.

We also value the authentic, non-commercial experiences STVRs provide. Staying in residential areas allows us to experience coastal communities in a more meaningful and respectful way. This kind of tourism supports local businesses beyond hotels and resorts, spreading the economic benefit throughout the community.

Short-term rentals are especially well suited to multi-generational families like ours. We appreciate having access to full kitchens, multiple bedrooms, bathrooms and private parking—all of which are typically unavailable or very costly in hotels. STVRs make our coastal visits more comfortable, affordable, and feasible, especially when traveling with young children and older adults.

It's also important to consider the homeowners. Many rely on part-time rental income to afford their homes, pay property taxes, and manage the rising cost of living in coastal areas. Responsible short-term rentals not only support these middle-income homeowners but also create jobs for local cleaners, maintenance workers, and property managers.

Because STVRs are more affordable, our family can visit the coast more often, which in turn means we're contributing more frequently to local restaurants, shops, grocery stores, golf courses and attractions. Unlike hotel guests who may stay briefly and move on, STVR visitors often return year after year and build lasting relationships with these communities. This is certainly true for us. Short-term vacation rentals have given us the opportunity to know, explore and love the Monterey Bay area.

I hope you will agree that short-term vacation rentals are a valuable asset to the coastal community, homeowners and vacationers. They promote inclusive access, support local economies, and help preserve the California coast as a destination for everyone while providing an authentic experience.

Thank you for your consideration and for your ongoing efforts to preserve both the character and accessibility of our cherished coastline.

Sincerely,

Sally Georgouses and family

Fresno, California

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Agende Item LCP-3-MCO-24-0039-1 Short Term Rentals  
**Date:** Wednesday, August 6, 2025 12:05:37 PM

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**From:** Robert Lockwood <[blockwood@hewittcabinets.com](mailto:blockwood@hewittcabinets.com)>  
**Sent:** Wednesday, August 6, 2025 10:32 AM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Agende Item LCP-3-MCO-24-0039-1 Short Term Rentals

Thank you for your attention to the issue of STR's. My comment on the proposed ordinance relates to F, 3, a. The language as written prohibits all "Commercial Vacation Rentals" in Visitor Serving Commercial (VSC) districts. This is exactly the type of activity intended for these parcels as laid out in the land use plan. If approved as written there will be a conflict between the LUP and the ordinance.

Sincerely,

Bob Lockwood

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Hewitt Cabinets  
T 253-272-0404  
F 253-272-1985  
[Blockwood@HewittCabinets.com](mailto:Blockwood@HewittCabinets.com)  
[www.HewittCabinets.com](http://www.HewittCabinets.com)

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Subject: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)  
**Date:** Wednesday, August 6, 2025 12:06:34 PM

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**From:** Greg Psihas <GPSIHAS@yahoo.com>  
**Sent:** Wednesday, August 6, 2025 9:15 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Subject: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Chair and Commissioners,

I am writing as a long-time resident of the Carmel Highlands in strong support of certifying Monterey County's Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1. I want to thank the Coastal Commission staff and the County for their years of thoughtful work on this complex issue and for striking what we see as a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

For many years, Monterey County lacked a clear ordinance regulating short-term rentals (STRs). This allowed an unchecked proliferation of commercial Airbnbs and vacation rentals in environmentally sensitive and infrastructure-limited neighborhoods like ours. The result has been deeply disruptive and, at times, dangerous.

Here are some of the critical reasons why STRs are incompatible with our community:

A. Septic Failures & Ocean Pollution:

Our neighborhood relies on aging septic systems, and overuse from high-turnover vacation rentals puts enormous strain on them. When these systems fail, sewage can leach directly into the ocean, threatening both marine ecosystems and human health.

## B. Limited Water Resources

We face chronic water scarcity, especially during drought years. Commercial STRs dramatically increase water demand in a zone where conservation is critical.

## C. Fire Risk

Carmel Highlands and Big Sur are among the most fire-prone regions in the state. Visitors unfamiliar with local fire protocols add unnecessary risk in a landscape that can't afford mistakes.

## D. Dangerous Terrain

Our oceanside cliffs are steep and unpredictable. Tragically, a neighbor died last year after falling into the ocean while fishing. This isn't an area suited for unsupervised or unfamiliar visitors.

## E. Natural Hazards

We face regular blocked roads from falling trees and storm debris, isolating residents and visitors alike. These situations demand a level of awareness and community connection that short-term renters simply don't have.

## F. Extreme Ocean Events

Powerful winter waves have literally broken through homes and started fires. Emergency response is delayed in our area, and the presence of untrained guests complicates evacuations and safety planning.

## G. Public Safety Issues

Our neighborhood has experienced noise disturbances, illegal dumping, parking violations, and even a shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental.

## H. Lack of County Services

Despite being close to town, we are underserved by law enforcement, fire protection, and emergency medical services. Other, better-zoned communities are more capable of handling the strain of overnight tourism.

In addition to these safety and environmental concerns, commercial STRs have decimated our local housing supply. In our small community along the southern edge of Yankee Point and Carmel Riviera, we currently have just three long-term renters. Not long ago, there were at least eight—all of whom contributed meaningfully to our local economy and supported the tourism industry by working in hospitality, dining, medical, and retail. Tourism cannot thrive if the workers who sustain it have nowhere to live.

We believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands. There is ample visitor lodging in the County, including North County beaches where the Commission has indicated it will consider allowing more access and potential accommodations. Our neighborhood, however, is simply not equipped—ecologically nor logistically to absorb the impacts of vacation rental commercialization. Seemingly overnight, our neighborhood was turned into a mini hotel zone without the appropriate resources to deal with such a high level of guests.

We thank both the County of Monterey and the California Coastal Commission for your long-standing attention to this issue and urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

Sincerely,

Greg Psihas  
201 Spindrift Rd  
Carmel Highlands, CA 93923  
gpsih@yahoo.com  
August 6, 2025

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Title 20 - Vote on Aug 13th  
**Date:** Wednesday, August 6, 2025 12:07:01 PM

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**From:** Katherine Wenglikowski <kathweng@gmail.com>  
**Sent:** Wednesday, August 6, 2025 8:46 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Fwd: Title 20 - Vote on Aug 13th

Forgot to copy the general Central Coast office.

Begin forwarded message:

**From:** Katherine Wenglikowski <Kathweng@gmail.com>  
**Date:** August 5, 2025 at 4:04:44 PM PDT  
**To:** CommissionerCLopez@coastal.ca.gov  
**Cc:** CommissionerETurnbull-Sanders@coastal.ca.gov,  
CommissionerDBochco@coastal.ca.gov, CommissionerCHart@coastal.ca.gov,  
CommissionerSLOWenberg@coastal.ca.gov, CommissionerANotthoff@coastal.ca.gov,  
CommissionerLEscalante@coastal.ca.gov, CommissionerMWilson@coastal.ca.gov,  
CommissionerAKelley@coastal.ca.gov, CommissionerJPreciado@coastal.ca.gov,  
CommissionerMHarmon@coastal.ca.gov, CommissionerRJackson@coastal.ca.gov  
**Subject: Title 20 - Vote on Aug 13th**

Dear Supervisor and Coastal Commissioner Chris Lopez,

I write to you as a resident of the Central Coast and a homeowner in the Carmel Highlands. Over the years, I've attended several Board of Supervisors meetings and want to commend County staff for their hard work in developing a viable ordinance for short-term rentals. We also want to say that the CCC staff recommendation to certify report was thoughtfully and comprehensively written.

Title 20 is not perfect, but it is a strong, enforceable starting point - one that aligns with the Coastal Plan and Land Use Plan. I understand your concerns about limited resources for enforcement, but having a clear law on the books is a critical first step. Right now, we are living in a state of unregulated lawlessness. We urge you to certify Title 20 without further delay.

This part of the Carmel Highlands lacks the infrastructure to support constant guest turnover. Our private well water system serves fewer than 200 connections and is easily depleted. Our septic systems are aging. One neighboring STR has required a weekly pumper truck for months, and leach field runoff has flowed into the street—ultimately reaching the ocean. We are not zoned, equipped, or resourced to handle commercial hotel-style operations in residential neighborhoods.

Worse still, during storms or emergencies, this area often loses power for days and may become inaccessible to emergency services. Yet STR hosts prioritize nightly occupancy over neighborhood stability and environmental safety. This is the reality we're living with. To add insult to injury, we have also been harassed by Airbnb hosts who threaten us every time we file a complaint with the County about their noise, trash, spotlights left on all night, verifiable gunfire toward an occupied residence, septic issues and ongoing safety concerns.

We respectfully urge you to certify Title 20 as written, allowing for limited (3 per year) vacation rentals and owner-hosted home sharing, while eliminating full-time commercial STRs from low-infrastructure, high-impact areas like ours. There is ample lodging available in designated visitor-serving zones to the north and south. Our area already provides meaningful coastal access, including Malpasos Beach and highway pullouts.

The Local Coastal Program and Coastal Access Plan offer a thoughtful framework. Let's implement it now and improve it over time.

Please, don't delay another six months. We need action and relief now.

Sincerely,

Katherine and Floyd Wenglikowski

Carmel Highlands Residents

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: STR ban in Big Sur  
**Date:** Wednesday, August 6, 2025 12:08:11 PM

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**From:** Eskandar Hakakian <[alexhakakian2@icloud.com](mailto:alexhakakian2@icloud.com)>  
**Sent:** Wednesday, August 6, 2025 8:18 AM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Cc:** [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com) <[Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)>  
**Subject:** STR ban in Big Sur

Subject: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To:  
California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060  
Email: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Cc: [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,  
Alex hakakian  
Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)  
**Date:** Wednesday, August 6, 2025 12:09:04 PM

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**From:** cappwolf@comcast.net <cappwolf@comcast.net>  
**Sent:** Tuesday, August 5, 2025 7:23 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Amy Cappellanti-Wolf <cappwolf@comcast.net>  
**Subject:** Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Chair and Commissioners,

I am writing as a resident of the Carmel Highlands in strong support of certifying Monterey County's Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1. I want to thank the Coastal Commission staff and the County for their years of thoughtful work on this complex issue and for striking what we see as a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

For many years, Monterey County lacked a clear ordinance regulating short-term rentals (STRs). This allowed an unchecked proliferation of commercial Airbnbs and vacation rentals in environmentally sensitive and infrastructure-limited neighborhoods like ours. The result has been deeply disruptive and, at times, dangerous.

Here are some of the critical reasons why STRs are incompatible with our community:

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Carmel Highlands and Big Sur are among the most fire-prone regions in the state. Visitors unfamiliar with local fire protocols add unnecessary risk in a landscape that can't afford mistakes.

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Our oceanside cliffs are steep and unpredictable. Tragically, a neighbor died last year after falling into the ocean while fishing. This isn't an area suited for unsupervised or unfamiliar visitors.

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## G. Public Safety Issues

Our neighborhood has experienced noise disturbances, illegal dumping, parking violations, and even a recent shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental.

## H. Lack of County Services

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In addition to these safety and environmental concerns, commercial STRs have decimated our local housing supply. In our small community along the southern edge of Yankee Point and Carmel Riviera, we currently have just three long-term renters. Not long ago, there were at least eight—all of whom contributed meaningfully to our local economy and supported the tourism industry by working in hospitality, dining, medical, and retail. Tourism cannot thrive if the workers who sustain it have nowhere to live.

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We thank both the County of Monterey and the California Coastal Commission for your long-standing attention to this issue and urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

Sincerely,

Amy Cappellanti-Wolf

232 Highway 1

Carmel, CA

93923

cappwolf@comcast.net

August 5, 2025

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Short term rentals  
**Date:** Wednesday, August 6, 2025 12:09:17 PM

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**From:** Richard Cain <[rcainmec@pacbell.net](mailto:rcainmec@pacbell.net)>  
**Sent:** Tuesday, August 5, 2025 6:29 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Short term rentals

My wife and I live in Otter Cove, a small gated community on the south side of Mal Paso Creek bridge. The people who do short term rentals in our community have been coached to say the rental is for at least a month even though the rental is for the weekend. The rentals are never for a couple or a family. Instead, a large group partying with lots of noise, litter, very fast driving on our one street and a break down of our security arrangements. Monterey County is pathetically lethargic in enforcing existing restrictions on short term rentals. It needs the Coastal Commission to give it some spine. Thank you for your attention;  
Marsha and Richard Cain  
30830 Aurora Del Mar, Carmel 93923  
Sent from my iPad

**To: Members of the California Coastal Commission**  
**Email: CentralCoast@coastal.ca.gov**  
**From: Robert Schonefeld**  
**RE: Ordinance LCP-3-MCO-24-0039-1 – Homeowner Comments**  
**Date: August 6, 2025**

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Members of the California Coastal Commission. I respectfully submit my comments to the Commission related to your upcoming vote on Ordinance LCP-3-MCO-24-0039-1 on August 13, 2025. Thank you for your time in considering my comments below.

I have lived in California for more than 60 years and own property in the state. I have also founded businesses in California. Currently, I am the co-owner of a home at 3245 Cabrillo Road in Pebble Beach, located within the coastal zone. Alongside my business partner, I acquired this property and invested significantly in its improvement. Although the property was aged and in disrepair, we valued its historical significance within Del Monte Forest and were committed to its preservation. Importantly, the feasibility of this renovation relied on the ability to offset some costs through short-term rental opportunities.

In addition to use by friends and family, the home is available for short-term rental. All guests, including renters, can access the property at a competitive rate, providing opportunities for a variety of people to visit the California coast. I have ventured there since I was young and never envisioned being able to spend time in the area as I do now.

A home of this type in this area can be offered to short-term renters who seek a cost-effective stay in Pebble Beach. The region is more suited to short-term rather than long-term rentals. High housing costs make ownership or long-term renting inaccessible for most people. Short-term rentals provide an option for individuals wishing to visit the area on vacation. Imposing restrictions on the number of short-term rentals in Pebble Beach could further limit access for visitors interested in exploring the coastline.

***I oppose several provisions of the proposed ordinance.***

**Restricting Short Term Rentals** will reduce the allowable rental stock and no doubt lead to higher costs for visitors. This is counter-intuitive to me in light of the Coastal Commission's stated objective is to make coastal access easier for the general public. How can that occur if there are no cost-effective rental options in the area?

**TOT Revenue** will be eliminated for each short-term rental removed from the market. I believe this is a major revenue driver for many government agencies. Reduced TOT revenue will likely add to even more strain on already strained budgetary resources.

**Hosted vs. Un-hosted Rentals** – Un-hosted rentals are clearly more efficient and effective in allowing ease of management and providing more visitors cost effective options in the area. We’ve all seen the commercials and understand the awkward aspects of “hosted” rentals. The area is not conducive to hosted rentals.

**Visitor Access** – I personally believe this part of the California Coast is one of the most spectacular aspects of California. Why further restrict access? We take pride in the fact that our property is an excellent, cost-effective way to visit an area everyone should see. Reducing the rental stock will not effectively address this need.

**Rental Caps** – There is currently no established justification for setting a lower cap on the number of short-term rentals relative to occupied homes. At present, there are numerous unoccupied homes in the area at any given time. Consideration may be given to whether such policies primarily benefit individuals who can afford second homes rarely used.

**Grandfather Rentals in Good Standing** – We take painstaking efforts to work within the confines of the current regulations. Our management company is equally dedicated to “doing it right” under regulations. Short term rentals in good standing should be grandfathered in. Why break something that is working? No doubt over time the rental stock will decrease simply from attrition.

Thank you for considering my concerns.

**Robert Schonefeld**

[robertschonefeld@comcast.net](mailto:robertschonefeld@comcast.net)

415-310-5048

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:10:16 PM

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**From:** Elliot Aryeh <elliotaryeh@gmail.com>  
**Sent:** Tuesday, August 5, 2025 2:01 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

**Elliot Aryeh**  
310.804.2633  
elliotaryeh@gmail.com

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)  
**Date:** Wednesday, August 6, 2025 12:11:34 PM

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**From:** Michelle Alway <shell3belle@gmail.com>  
**Sent:** Tuesday, August 5, 2025 1:47 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Chair and Commissioners,

I am writing as a long-time resident of the Carmel Highlands in strong support of certifying Monterey County's Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1.

I believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands.

The County of Monterey and the California Coastal Commission has given long-standing attention to this issue and I urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

I am concerned about numerous issues, including septic failures and ocean pollution. Short term renters normally come from large cities and are unfamiliar with our issues of living on a septic system and experiencing water shortages. Granted they are on vacation, but our neighborhood was not created to include loud noise especially late at night, wrongful disposal of trash, inconsiderate and hazardous parking on our narrow and winding roads and other activities which have skirted fires in our area.

In addition, the over abundance of short term rentals has depleted the long term rental market for local workers.

The new ordinance seems to contain compromises and allows for limited and regulated short-term rentals while protecting the integrity of residential communities and the availability of housing for full-time residents, without destroying the neighborhood atmosphere.

Sincerely,

Michelle Alway

172 Sonoma Lane, Carmel Highlands. CA

shell3belle@gmail.com

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:11:50 PM

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**From:** kayla shoushani <kaylashoushani@gmail.com>  
**Sent:** Tuesday, August 5, 2025 1:05 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To:  
California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,  
Kayla Beroukhim

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Subject: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:12:19 PM

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**From:** Alex Ganjian <[alexganjian@gmail.com](mailto:alexganjian@gmail.com)>  
**Sent:** Tuesday, August 5, 2025 1:00 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Cc:** [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com) <[Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)>  
**Subject:** Subject: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

**To the California Coastal Commission,**

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I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:12:55 PM

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**From:** Michael Younesi <michaelyounesi@gmail.com>  
**Sent:** Tuesday, August 5, 2025 12:59 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

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I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

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I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,  
Michael

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: STR's in Big Sur - concerned!  
**Date:** Wednesday, August 6, 2025 12:13:16 PM  
**Attachments:** [image001.png](#)

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**From:** Kevin Klein <[kevin@kevinkleindesign.com](mailto:kevin@kevinkleindesign.com)>  
**Sent:** Tuesday, August 5, 2025 12:59 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Cc:** [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com) <[Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)>  
**Subject:** STR's in Big Sur - concerned!

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I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

-----  
Kevin Klein  
Principal  
818.425.0120



**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Wednesday, August 6, 2025 12:13:59 PM

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**From:** Danielle Davenport <d3groupproperties@gmail.com>  
**Sent:** Tuesday, August 5, 2025 11:53 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners and Staff,

My name is Danielle Davenport, and I'm writing to provide testimony on the proposed Monterey County LCP Amendment related to vacation rentals (Agenda Item 15a). I'm a California resident, and my property is located in the coastal zone of Big Sur—a truly iconic and irreplaceable part of our state.

My family has rented our home as a short-term rental for the past several years. We've taken pride in providing a peaceful, affordable place for visitors who want to experience the natural beauty of Big Sur, often splitting costs among families or friend groups. These guests frequently tell us they couldn't afford to stay in the area without this option, as hotels are scarce, often far more expensive, and don't offer the flexibility of space or kitchen access—especially important for families traveling with children or those with dietary needs.

I want to thank the Commission and staff for your work on this issue. That said, I have significant concerns with the current staff recommendations:

- The claim that short-term rentals (STRs) are not affordable is misleading. STRs *are* affordable when compared to limited hotel options, particularly when groups split the cost of accommodations. STRs often avoid hidden fees that hotels tack on—like valet, resort, or Wi-Fi charges—and offer essential amenities like kitchens.
- The suggestion that these homes could become workforce housing is speculative at best. My home, like many others, would not convert to a long-term workforce rental—it's used part-time by my family, and the only viable alternative would be a monthly vacation rental. This would mean the County loses Transient Occupancy Tax (TOT) revenue, and the home would not be available for visitor access, defeating the Coastal Act's goal of preserving low-cost coastal accommodations.

I strongly oppose the proposed 4% cap in the coastal zone and the outright ban on STRs in the Carmel Highlands and Big Sur. These restrictions are overly broad and do not reflect the unique needs of this region, nor the importance of maintaining diverse visitor lodging options in this world-renowned destination.

I respectfully urge the Commission to:

- Increase the Coastal Zone STR cap to 6% to better reflect demand and preserve access

for visitors of varying income levels.

- Apply the 6% cap equally to Carmel Highlands and Big Sur.
- Grandfather in all STRs that were in good standing prior to the ordinance. These operators—who have paid TOT, complied with county rules, and acted responsibly—should not be unfairly penalized. The permit process and waitlist should prioritize continuity for these community participants.

Unhosted rentals like mine offer a reliable, accessible way for people to enjoy the coast, while supporting local businesses and contributing tax revenue. Removing this option would hurt both residents and visitors alike.

Please let me know if you need additional information, and kindly confirm receipt of this email. I am also registering to speak at the hearing and will notify you separately of my participation.

Thank you again for your time and consideration of this important matter.

Warm regards,

**Danielle Davenport**

408-888-7794

California Resident | Carmel

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**DANIELLE DAVENPORT**

REALTOR® | DRE# 00954910

**THE DAVENPORT GROUP**

**HOME, LAND & RANCH**

**RESIDENTIAL & COMMERCIAL**

**M:** 408.888.7794 | **E:** [d3groupproperties@gmail.com](mailto:d3groupproperties@gmail.com)



**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Please oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur  
**Date:** Wednesday, August 6, 2025 12:15:35 PM

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**From:** Claudine Shokouhi <[claudineshokouhi@gmail.com](mailto:claudineshokouhi@gmail.com)>  
**Sent:** Wednesday, August 6, 2025 12:14 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Please oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur

To:  
California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060  
Email: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Cc: [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

Claudine Shokouhi

**From:** [Jacqueline McNamara](#)  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15b - City of Santa Cruz LCP Amendment No. LCP-3-STC-25-0023-1-Part A (Downtown Plan Expansion).  
**Date:** Monday, July 28, 2025 6:13:23 PM

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Family residential areas should be  
For families only not short term rentals. These air bnb are not maintained and pull down the  
Neighborhood. A ruling should prohibit them  
J Mc Namara  
Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:07:26 PM

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**From:** Nancy and Callum Booker <nancyandcallum@gmail.com>  
**Sent:** Wednesday, August 6, 2025 11:37 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commission,

As a visitor to Big Sur, I strongly oppose a full ban on unhosted vacation rentals in this coastal zone. This policy is **not aligned with the Coastal Act's mandate** to protect and encourage affordable, lower-cost visitor accommodations. I respectfully request that you **reject the current amendment** and instead require Monterey County to adopt **reasonable regulations**, such as night caps or permit limits, rather than an outright ban. Big Sur should remain open and accessible to all — not just those who can afford luxury hotels or private estates. Please support equitable, balanced coastal access.

Thank you,

Nancy  
Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Thursday, August 7, 2025 12:07:48 PM

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**From:** Nisha Patel <nisha@celesteq.com>  
**Sent:** Wednesday, August 6, 2025 11:58 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear California Coastal Commissioners,

We are writing to express our **strong support** for the certification of the proposed amendments to Title 20.

As new residents of Carmel Highlands, we have, in a short time, directly witnessed the significant **environmental and safety risks** posed by commercial short-term rentals in our neighborhood. These operations also place undue **strain on essential county services**.

Being downhill from two STRs, we have become more acutely aware of the environmental damage caused by the septic stress and overflow issues caused by the way the STRs are run.

The real shock for us however was an incident that occurred around April 17th, 2025. Four shots were fired at our house, with one bullet penetrating our bedroom window and two interior walls from the STR behind our house. **As of today the case remains open** with the Monterey County Sheriff's Office (**Case # 25-02039**). Sadly, the sheriff's office must prioritize cases and this one didn't involve blood shed. This time.

Adding to the trauma, the STR operator has denied responsibility (in spite of a shell casing found on the STR property) and has refused to take action without an official police report. This dismissive response is unacceptable and highlights the need for greater oversight. **Frankly the incident has shaken our sense of safety in our own home.**

I sincerely hope you agree that the current regime of unregulated commercial STRs must end.

We commend the county and the commission staff for their diligent efforts in reaching this reasonable, prudent, and fair compromise.

Respectfully,

Achal & Nisha Patel  
Carmel Highlands Residents  
101 Yankee Point Dr, Carmel Highlands, CA 93923  
[fiery.jupiter.night@gmail.com](mailto:fiery.jupiter.night@gmail.com)

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:08:10 PM

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**From:** Paola Padilla <traveljunkie3329@icloud.com>  
**Sent:** Wednesday, August 6, 2025 12:07 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,

I've visited Big Sur many times and treasure its natural beauty, peacefulness, and the opportunity to stay in homes that feel personal and connected to the land. I'm deeply concerned that banning unhosted short-term rentals will eliminate affordable and meaningful lodging options for families like mine.

The Coastal Act prioritizes maximizing public access, not restricting it. In Big Sur, unhosted rentals are the **only way many visitors can stay overnight** — there are no affordable hotels, and hosted stays are not practical for families.

I urge you to find a balanced path — don't ban unhosted rentals outright. Please allow a **reasonable number of them with proper safeguards**. Public access must include access for **middle-income Californians**, not just the wealthy.

Thank you for your consideration,

Paola Padilla

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:08:41 PM

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**From:** pam ryan <kauaibound522@gmail.com>  
**Sent:** Wednesday, August 6, 2025 12:37 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

**To:**  
California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060  
Email: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

**Cc:** [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)

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To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

Pam Ryan

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:09:04 PM

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**From:** Ally Stump <astump518@gmail.com>  
**Sent:** Wednesday, August 6, 2025 12:42 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I'm writing as someone who has had a truly unforgettable experience visiting Big Sur. The time I spent there was peaceful, deeply meaningful, and filled with awe for the natural beauty of the coastline. This is where I got married and it is a very special place in my heart.

Staying in a private home allowed me to connect with the land in a way that no hotel ever could. It gave me space, privacy, and the feeling of truly **being part of Big Sur**, not just passing through. The time I spent here was lifechanging and I hope for others to experience as well.

I understand the need to protect this area, but I believe there's a **balanced way forward**. Please **don't ban all unhosted vacation rentals**. Instead, consider allowing a **reasonable number**, thoughtfully regulated, so others can experience the same sense of connection I did.

Thank you for your time and for protecting both the land and public access to it.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Protect Overnight Access in Big Sur - Keep Big Sur Accessible  
**Date:** Thursday, August 7, 2025 12:09:23 PM  
**Attachments:** [STR\\_email\\_request\\_4\\_.pdf](#)  
[STR\\_email\\_request\\_1\\_.pdf](#)  
[STR\\_email\\_request\\_5\\_.pdf](#)  
[STR\\_email\\_request\\_3\\_.pdf](#)  
[STR\\_email\\_request\\_2\\_.pdf](#)  
[STR\\_email\\_request\\_6\\_.pdf](#)

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**From:** Amar Goli <[amar.goli@gmail.com](mailto:amar.goli@gmail.com)>  
**Sent:** Wednesday, August 6, 2025 12:44 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Protect Overnight Access in Big Sur - Keep Big Sur Accessible

To Whom It May Concern,

Please see our email requests attached to this email. We strongly believe that it is in everyone's best interest to keep Big Sur accessible and to allow overnight access for paying patrons to this beautiful part of the United States.

The people who come and visit and rent places to stay in Big Sur always appreciate and respect the nature and the culture/community of Big Sur and the Central Coast. We will always be respectful and want to care for the area as if it were our own.

Personally, I got married there, and it's a special place for our family.

Thank you very much for understanding.

Thank you very much!

Best,

Amar Goli

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**Amar Goli**  
1625 Chatham Avenue  
Charlotte, NC 28205  
P | (202) 607 - 7780  
E | [amar.goli@gmail.com](mailto:amar.goli@gmail.com)

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:09:37 PM

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**From:** Robert Gomez <rpgmez@gmail.com>  
**Sent:** Wednesday, August 6, 2025 12:48 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear California Coastal Commission:

I am reaching out as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for many people, myself and many of my friends and family members included, to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access. Big Sur is a beautiful destination that should be accessible to all, and having STRs available make that a more realistic goal to achieve.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Thank you,

Robert Gomez

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:09:55 PM

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**From:** June Hofilena <junehofilena@hotmail.com>  
**Sent:** Wednesday, August 6, 2025 12:51 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

**To:**

California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060  
Email: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

**Cc:** [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

Mary June Hofilena

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:14:41 PM

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**From:** Alex Nehorai <anehorai@aol.com>  
**Sent:** Wednesday, August 6, 2025 12:59 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060  
Email: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)  
Cc: [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

**Alex Nehorai**

Chief Executive Officer  
Sterling Capital Group  
[Alex@SterlingCapitalLP.com](mailto:Alex@SterlingCapitalLP.com)  
1621 East 27th Street Tel: (323)846-1200  
Los Angeles, CA 90011 Fax: (323)846-1225

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Submission to Monterey LCP MCO-24-0039-1  
**Date:** Thursday, August 7, 2025 12:15:16 PM  
**Attachments:** [Coastal Commission 813.pages](#)

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**From:** Cascara <2cascara@gmail.com>  
**Sent:** Wednesday, August 6, 2025 1:04 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Submission to Monterey LCP MCO-24-0039-1

Katie Butler,  
California Coastal Commission  
Central Coast District, Santa Cruz

Dear Katie,

Please add this comment to the public record for review in the 9 AM August 13, meeting of the California Coastal Commission in Calabasas.

I'm not sure what the best format would be best for you to transfer the comment so I will include it as an attachment and also paste the text below.

Thank you.

Philip M Talbrook  
67585 Highway 1, Big Sur, CA 93920  
(831) 220-9403

**California Coastal Commission 9:00 a.m August 13, King Gillette Ranch, Calabasas, CA**

**RE: Monterey County LUP-MCO-24-0039-1**

I want to recognize and thank the members of the Coastal Commission for their consistent courage in protecting access to the California coast in the face of continuous opposition from vested interests.

Yours is not an easy job and you've done it well.

In this case, I want to add what support I can to you to continue to protect that access.

At the turn of this century I built my home in Big Sur with stones from the property.

As a long term resident I value my solitude. I understand the impulse to exclude others from sharing in that privilege. Yet it would be cowardly of me to not stand and say that I am horrified by the efforts to prevent a handful of others to even enjoy a brief moment of that experience.

It has been said that the invariable purpose of new laws is to protect monopolies.

I have been a city, county and regional planner. I am well familiar with the processes involved in the creation and certification of land use plans, ordinances and environmental reviews.

I am a founding member and former long time board member of LandWatch Monterey County which supports legislation limiting vacation rentals in urban residential areas.

There is however a distinction between urban residential areas and Big Sur.

Big Sur is not Barcelona, or even Carmel Valley.

Although several entities have misappropriated the designation of "Big Sur" online, there are actually only sixteen family vacation rentals in the seventy mile long coastline and territory of Big Sur. I believe the larger number Monterey County earlier claimed came from a count drawn from on online advertising rather than actual physical location.

With the encompassing public lands, private parcels of land in Big Sur are few and seldom change hands. If so, the new hand would hold many millions of dollars. That isn't a component of a family vacation rental.

I must say that efforts by private parties and County staff in several instances to produce and enact this proposed ordinance have startled me in several instances.

In order to find a rationale to ban short term rentals in the newly revised Local Use Plan, County staff used a 1977 traffic study to conclude that family vacation rentals would produce 1.5 vehicle trips per day. The fact is, unlike the existing hotels and campgrounds in Big Sur, which require multiple daily trips to secure and prepare food, family vacation rentals in Big Sur have full kitchens which do not require daily vehicle trips. Instead they serve as a complete and comfortable gathering place for family members, unlike a cramped hotel room, and create a secure place where families can enjoy the beauty of Big Sur together without traveling the highway.

In reading the full text of the ordinance itself, it's clear that it is constructed to eliminate all family vacation rentals in Big Sur, either directly by fiat, or by kafkaesque regulations, with costly fees and annual at will reviews for the categories created by the ordinance. The most benign category, created perhaps to somewhat disguise that intent, are owner occupied "Homestays."

In addition to the Monterey County hotel tax currently paid, Homestays would require costly annual applications to continue at County staff determination without appeal, and be subject to inapplicable requirements of commercial hotels. Perhaps most bizarre of all, the onsite owners would be required not just to always remain on the property with guests, but to sleep "in an adjoining room" in the same building on the property.

This effort has used faulty data and falsely conflated issues like affordable housing to broaden the appeal of restricting access to the coast in order to preserve an exclusive monopoly.

I believe that the Coastal Commission will act to preserve the remaining small bit of access to the coast for a few families that are not millionaires.

Relegating Big Sur to only a drive-through Highway Instagram opportunity is not a future we want.

I don't believe any member of this Commission wants that either.

Reject this exclusionary proposal and all its implications.

Philip Talbrook 67585 Highway 1, Big Sur, CA 93920

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Legal discussion on Private home rentals in Monterey County  
**Date:** Thursday, August 7, 2025 12:16:21 PM

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**From:** gregorydavidwayne@gmail.com <gregorydavidwayne@gmail.com>  
**Sent:** Wednesday, August 6, 2025 1:22 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** lmarin@cruzio.com <lmarin@cruzio.com>  
**Subject:** Legal discussion on Private home rentals in Monterey County

I wanted my voice to be heard in the discussion of whether private home rentals should be allowed in Monterey County and environs. As someone who lived in California for over 30 years and now travels there for pleasure I absolutely understand the appeal of the central coast and the desire to provide a level of comfort and care and safety to those visiting. During my travels I have stayed in both hotels and private residences and they each provide a unique experience to the traveler. For longer stays or with groups larger than 2-3 people nothing can compare to relaxing in a private residence and having all the comforts of home including room for everyone and a kitchen to prepare food and such. This is something not found in a hotel/motel. As long as the home is as presented, there is a way to resolve issues during a stay, and a contract is in place that details all parties to the contract's responsibilities, there is no reason why this type of accommodation cannot be made to travelers. Certainly there are a limited number of hotel rooms and many times they are sold out or charging exorbitant rates. Having the competition and convenience of the private residence is an asset to the public. Of course controls need to be in place and responsibilities and restrictions on those renting a private residence in order not to upset the people and neighbors living nearby but certainly those can be envisioned and enacted. I am certainly in favor of this concept and hope the government agencies involved in this discussion can see their way to making this a reality.

Sincerely,  
Greg Wayne

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: STR at Big Sur  
**Date:** Thursday, August 7, 2025 12:16:49 PM

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**From:** mmoskowitz007@icloud.com <mmoskowitz007@icloud.com>  
**Sent:** Wednesday, August 6, 2025 1:49 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** lmarin@cruzio.com <lmarin@cruzio.com>  
**Subject:** STR at Big Sur

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

Michael Moskowitz

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:17:48 PM

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**From:** Tiffany F <tfereydouni@gmail.com>  
**Sent:** Wednesday, August 6, 2025 1:54 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I hope your day is going well! Big Sur is such a magical, awe-inspiring place and a wonderful, beautiful community. The time my loved ones and I have spent there has been so delightful, wondrous, meaningful, and filled with awe for the natural beauty of the coastline and parks. Truly my favorite place in our birth state of California gifting us memories we will cherish for life.

Staying in a private home allowed us to connect with the land and community in a way that no hotel ever could. It gave us space, privacy, a kitchen that inspired us to shop locally to cook together, balanced with the treat of dining out at the amazing local restaurants, and the feeling of truly being part of Big Sur, not just passing through.

I understand the need to protect this area, but I believe there's a balanced way forward. Please kindly consider not banning all vacation rentals. Instead, please kindly consider allowing a reasonable number, thoughtfully regulated, to continue to share Big Sur's magic with others that may find hotels inaccessible.

Thank you for your time and for protecting both the land and public access to it.

Appreciate your consideration and wishing you all the best.

Warm Regards,

Tiffany

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Thursday, August 7, 2025 12:19:04 PM

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**From:** karen edwards <karene@yahoo.com>  
**Sent:** Wednesday, August 6, 2025 2:13 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

**Dear Members of the Coastal Commission,**

Please ensure that our coast remains a **shared resource**, not a **private reserve**.

As you consider regulations surrounding short-term rentals along the Carmel Highlands and Big Sur Coast, I'd like to share insights from my experience as a long-standing host and advocate for responsible coastal access.

In over 11 years as a host, the feedback from guests consistently highlights **three core themes**—**each of which reflects and supports the intent of the Coastal Act to maximize public access and enjoyment**.

**1. Unmatched Views**

Guests frequently note the breathtaking, panoramic ocean views from the home—vistas not available in local hotels or other accommodations. For many families, this is their only chance to wake up to the Pacific, something otherwise reserved for multi-million dollar property owners.

**2. Immersive Nature Experiences**

Over 75% of reviews mention wildlife encounters—dolphins, whales, sea otters, pelicans, and more. These experiences are deeply meaningful and foster a lasting connection with California's coastal ecosystem—something rarely possible from conventional lodging.

**3. Inclusive, Multi-Generational Gatherings**

STRs like mine serve a wide range of Californians. Roughly **80% of my guests are families**, and over **65% are California residents**—many of whom say this is the only way they can afford a coastal stay

\* Families with small children or grandparents who need kitchen access and space to spread out,

\* Responsible, well-vetted environmentally-sensitive students and grad students who are shut out of the limited camping options in the area.

\* Groups who otherwise would be forced to rent multiple hotel rooms at a prohibitive cost farther away who will drive to the area anyway

Attached are a few reviews, which I promise were not prompted or influenced by me. Without STRs, these visitors would likely be priced out or shut out entirely, leaving coastal access disproportionately in the hands of affluent property owners. This runs counter to the Coastal Commission's mission to ensure equitable access for all.

Allowing well-managed STRs like mine to continue operating helps ensure that our coast remains a **shared resource**, not a **private reserve**. Thank you for your time and

dedication to protecting both the coast and the public's right to enjoy it.

Thank you,

Karen Edwards

## REVIEWS

1. .... **You feel as if you are in a nature sanctuary and no hotel in the country can compare with these views. .... We were almost in shock with how spectacular the setting was in person. .... We can't wait to return!**

2, **Breathtaking views .....So close to so many beautiful State Parks and WOW to Point Lobos - a definite must see and it's only minutes from the house.**

3.**My family and I had a lovely time staying here.** The views were absolutely Immaculate.....It's also **super close to Point Lobos**, which was so convenient for us to make a quick **visit in the morning before it got too crowded.**

4..... **You are literally right on the Pacific Ocean, with a panoramic view of the crashing waves. Step outside and the sound is mesmerizing and relaxing..... There is quaint beach that is accessible by walking down a short trail that is right next door.**

5. **"..As a Stanford grad student hosting my family of five....this oceanfront property was perfect. we could monitor the little one while including grandmother in activities. The ocean setting created magical moments.... Being close to town made it easy for family to explore while others relaxed. ....This place isn't just a rental—it's a genuine home that welcomed us. For multi-generational families seeking coastal memories, this house is absolutely mesmerizing..... We'll definitely return!"**

6. **The Dolphin House is incredible. We held a family reunion there and every conversation was amplified by a majestic backdrop of crashing waves.**

7, **Unbeatable views. .... My husband and I work demanding jobs and we truly felt so refreshed and relaxed throughout (even with a 2 year old!). We hope to make this trip an annual tradition for our growing family.**

8.. ....**Best thing is the view and outdoor space where we saw whales, hummingbirds and bunnies. ....You can feel the love Karen put in the this home, from the collection of heart shaped stones, to the nods to sea glass throughout.**

9 ....**We saw whales give off the days we were there and dolphins on two.**

10. ...house is in a spectacular location, the views are truly mesmerizing and photo worthy. **We enjoyed seeing whales, sea otters, hummingbirds, brown pelicans, cormorants, swallows, even a starfish on a rock in the cove.**

10. ....**Fantastic for families, and easy drive into Carmel, Monterey or Pacific Grove!**

11.....**We were there as a family and we didn't here the dreaded "I'm bored" once..... For the adults, it was easy to sit outside and get lost in the views of the landscape and ocean.**

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP : Do not ban CZ STRs  
**Date:** Thursday, August 7, 2025 12:19:57 PM

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**From:** karen edwards <karene@yahoo.com>  
**Sent:** Wednesday, August 6, 2025 2:34 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP : Do not ban CZ STRs

Dear Coastal Commission,

**Not all of the activity increase in Carmel Highlands is due to STRs.**

A few residents here have complained about increased activity in Carmel Highlands and they blame this solely on STRs. This isn't right or accurate.

For many years, more than half of the homes here sat vacant, providing an unusually low level of activity for a neighborhood this size. **Residents here have enjoyed this exclusive privilege on the coast** and a few are unhappy to see this change.

Today, more houses are being used more frequently, providing sustainable access to the coast for more people than in the past when they sat vacant. That's a good thing and aligns with a mission of the Coastal Commission.

And the increased activity is not all from short-term rentals. Some of us **homeowners are spending more time here due to remote work opportunities, or inviting friends and family to stay at our homes**, and yes, renting out our homes—for 30 days plus or short term-- to fund maintenance and improvements like investing in solar electricity. That is also a good thing.

Only a few residents are complaining, not everyone, but you wouldn't know it from the County meetings. My immediate neighbors support my decision to rent and have unsolicitedly commented that they are pleased with how I manage my rental. They appreciated that I am selective with whom I host and I **adhere to MCVA's sensible guidelines**, limiting occupancy to two guests per bedroom.

I sincerely enjoy **sharing my small slice of the coastal view with people seeking to encounter nature here**. I provide binoculars, a telescope, a wildlife watch list, and

marine life books for all ages, **inspiring many of my guests to ask how they can help preserve our ocean and coast.**

I hope the Coastal Commission will take these issues into consideration and support short-term rentals here to **continue coastal access for more people beyond just a privileged few homeowners who live here permanently full-time.**

Thank you for your attention to these matters.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:20:51 PM

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**From:** Celine Nehoray <celinenehoray@gmail.com>  
**Sent:** Wednesday, August 6, 2025 2:36 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** lmarin@cruzio.com <lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To the California Coastal Commission,

**California Coastal Commission**  
**Central Coast District Office**  
**725 Front Street, Suite 300**  
**Santa Cruz, CA 95060**

I am writing to oppose the proposed ban on short-term rentals in Big Sur.

Big Sur is a special part of California and the traffic there should not be limited due to this ban. I believe the state will regret a decision like this. I strongly support the commission's opportunity to reject this amendment. We deserve the right to enjoy the California Coast.

Celine Nehoray

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: My vote for BIG SUR to stay OPEN!!!  
**Date:** Thursday, August 7, 2025 12:21:18 PM

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**From:** Tamara Massey <mtmest1993@yahoo.com>  
**Sent:** Wednesday, August 6, 2025 2:35 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** My vote for BIG SUR to stay OPEN!!!

#### **Letter 4: Cherished Memories in Big Sur**

**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a -  
Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I'm writing as someone who has had a truly unforgettable experience visiting Big Sur. The time I spent there was peaceful, deeply meaningful, and filled with awe for the natural beauty of the coastline.

Staying in a private home allowed me to connect with the land in a way that no hotel ever could. It gave me space, privacy, and the feeling of truly **being part of Big Sur**, not just passing through.

I understand the need to protect this area, but I believe there's a **balanced way forward**. Please **don't ban all unhosted vacation rentals**. Instead, consider allowing a **reasonable number**, thoughtfully regulated, so others can experience the same sense of connection I did.

Thank you for your time and for protecting both the land and public access to it.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Protect Access to Big Sur  
**Date:** Thursday, August 7, 2025 12:21:58 PM

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**From:** Kate Lenington <katelenington@ymail.com>  
**Sent:** Wednesday, August 6, 2025 2:38 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Protect Access to Big Sur

Dear California Coastal Commission,

I'm writing to urge you to reconsider any efforts to ban or severely restrict short-term rentals in Big Sur, CA. This issue isn't just about vacation homes, it's about access, equity, and preserving the soul of a place that belongs to all of us.

Years ago, I had the privilege of working a summer at Pfeiffer Big Sur State Park. That experience profoundly shaped my love for California's wild spaces, and taught me the value of stewardship and deep respect for the land. It's because of that love that I chose Big Sur as the place I would get married. We had exactly 15 people at our wedding — a quiet, intimate gathering, made possible only because of a short-term rental. Without it, we could never have afforded to celebrate in a place that meant so much to us.

Big Sur has always been a haven for artists, thinkers, writers, and drifters. It's part of its myth and its truth. Its legacy has never been about exclusivity, but about freedom, reflection, and connection with nature. If vacation rentals are eliminated, the opportunity to experience Big Sur will be available only to the wealthy, or to those who already live there.

Public land should be accessible to the public. That includes affordable ways to visit it. I fully support responsible regulation of rentals to protect the land and community — but an outright ban or restricted access to overnight stays only closes the door to people like me: teachers, nurses, students, and others who care deeply about Big Sur but can't afford a luxury resort. Please protect the inclusive spirit of Big Sur. Please don't take this access away.

Respectfully,

Kate Lenington  
601-317-1031  
Birmingham, AL  
kl3@uab.edu

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment: Short-Term Rentals in Monterey County  
**Date:** Thursday, August 7, 2025 12:22:47 PM

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**From:** Lindsey Swift <lindseyswift@att.net>  
**Sent:** Wednesday, August 6, 2025 2:55 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>  
**Subject:** Public Comment: Short-Term Rentals in Monterey County

Hello,

Please distribute this letter to all 12 voting members. Thank you!

I am writing to share my opinion about short term rentals. I travel frequently and I would say that 95% of the time, I choose to stay in a short term rental as it provides me with more quality time with my family than staying in hotels. I have an adult son, daughter in law and grandchildren so staying in 1 shared space is best. We stay for longer periods of time in short term rentals since we can spend time together in what feels like a home yet still spend money dining out and shopping. We prefer to cook our breakfast and in the evenings like to play board games, hang out by a fire pit, etc.

I work remotely and by having options to stay in short term rentals, I am more inclined to travel. I would not do so if I were limited to a hotel. If Monterey county limits short term rentals, sadly, I would not travel there as often. I hope that short term rentals will continue as an option for my trips to the coast.

Thank you for your consideration!

Lindsey Swift

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Thursday, August 7, 2025 12:23:54 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**From:** Matt Regan <mregan@bayareacouncil.org>  
**Sent:** Wednesday, August 6, 2025 3:14 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Commissioners,

The Bay Area Council is an 80 year-old public policy and advocacy organization and we focus on the key challenges to and opportunities for our region and it's economy. For several decades the critical shortage of housing in our region and California as a whole has created a drag on our economy as well as well documented and wide spread negative socio economic outcomes for the people who call this State home.

We have studied the causes and consequences of this self inflicted crisis in great detail and in one analysis [https://www.bayareaeconomy.org/files/pdf/BACEI\\_Housing\\_10\\_2016.pdf](https://www.bayareaeconomy.org/files/pdf/BACEI_Housing_10_2016.pdf) carried out by the Bay Area Council Economic Institute in 2016, that the San Francisco Chronicle dubbed "A Clear Eyed Report on Housing Crisis" <https://www.sfchronicle.com/opinion/editorials/article/Editorial-10059668.php> we found that contrary to popular and incorrect wisdom, short term rental opportunities provided a critical opportunity for middle income families to be able to afford to own a home in high cost parts of our State, and they do not negatively impact the availability of housing. Our study found that eliminating short term rental opportunities in San Francisco would result in an additional 1,556 families being priced out of the market.

Please consider this data when voting on item 15.

Thank you

Matt Regan



HISTORIC  
**KLAMATH**  
BAY AREA COUNCIL

**Matt Regan**  
Senior Vice President

Phone: 415 298 0330

The Klamath Pier 9, The Embarcadero, San Francisco

[www.bayareacouncil.org](http://www.bayareacouncil.org)



**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:24:15 PM

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**From:** ahnehorai (null) <ahnehorai@aol.com>  
**Sent:** Wednesday, August 6, 2025 3:16 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

-Atoosa Nehorai  
Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: email to CCC  
**Date:** Thursday, August 7, 2025 12:24:55 PM

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**From:** Norman Leve <[normanleve@icloud.com](mailto:normanleve@icloud.com)>  
**Sent:** Wednesday, August 6, 2025 3:37 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Cc:** Floyd/Katherine Wenglikowski <[kathweng@gmail.com](mailto:kathweng@gmail.com)>; Susan Kellermann <[smkellermann@yahoo.com](mailto:smkellermann@yahoo.com)>  
**Subject:** email to CCC

Dear Chair and Commissioners,

My wife (Fran) and I (Norman) have owned our home in Yankee Point for 31 years and as long time residents, we would like to add our names in support of Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1. I would like to be original and compose my own letter, but frankly the below letter which was drafted by residents residing in Yankee Point says it far better than I could ever hope to. When Fran and I bought our home in 1994 we never dreamed that some people would try to use some of the homes for commercial purposes which in time is changing the very character of why we decided to move to Yankee Point.

We sincerely hope that you will take the lifestyle of those who live in our community and support Title 20 vacation rental ordinance and its provisions under LCP-3-MCO-24-0039-1 when voting.

Yours truly,

Fran and Norman Leve  
Dear Chair and Commissioners,

I am writing as a long-time resident of the Carmel Highlands in strong support of certifying Monterey County's Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1. I want to thank the Coastal Commission staff and the County for their years of thoughtful work on this complex issue and for striking what we see as a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

For many years, Monterey County lacked a clear ordinance regulating short-term rentals (STRs). This allowed an unchecked proliferation of commercial Airbnbs and vacation rentals in environmentally sensitive and infrastructure-limited neighborhoods like ours. The result has been deeply disruptive and, at times,

dangerous.

Here are some of the critical reasons why STRs are incompatible with our community:

#### A. Septic Failures & Ocean Pollution:

Our neighborhood relies on aging septic systems, and overuse from high-turnover vacation rentals puts enormous strain on them. When these systems fail, sewage can leach directly into the ocean, threatening both marine ecosystems and human health.

#### B. Limited Water Resources

We face chronic water scarcity, especially during drought years. Commercial STRs dramatically increase water demand in a zone where conservation is critical.

#### C. Fire Risk

Carmel Highlands and Big Sur are among the most fire-prone regions in the state. Visitors unfamiliar with local fire protocols add unnecessary risk in a landscape that can't afford mistakes.

#### D. Dangerous Terrain

Our oceanside cliffs are steep and unpredictable. Tragically, a neighbor died last year after falling into the ocean while fishing. This isn't an area suited for unsupervised or unfamiliar visitors.

#### E. Natural Hazards

We face regular blocked roads from falling trees and storm debris, isolating residents and visitors alike. These situations demand a level of awareness and community connection that short-term renters simply don't have.

#### F. Extreme Ocean Events

Powerful winter waves have literally broken through homes and started fires. Emergency response is delayed in our area, and the presence of untrained guests complicates evacuations and safety planning.

#### G. Public Safety Issues

Our neighborhood has experienced noise disturbances, illegal dumping, parking

violations, and even a shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental.

#### H. Lack of County Services

Despite being close to town, we are underserved by law enforcement, fire protection, and emergency medical services. Other, better-zoned communities are more capable of handling the strain of overnight tourism.

In addition to these safety and environmental concerns, commercial STRs have decimated our local housing supply. In our small community along the southern edge of Yankee Point and Carmel Riviera, we currently have just three long-term renters. Not long ago, there were at least eight—all of whom contributed meaningfully to our local economy and supported the tourism industry by working in hospitality, dining, medical, and retail. Tourism cannot thrive if the workers who sustain it have nowhere to live.

We believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands. There is ample visitor lodging in the County, including North County beaches where the Commission has indicated it will consider allowing more access and potential accommodations. Our neighborhood, however, is simply not equipped—ecologically nor logistically to absorb the impacts of vacation rental commercialization. Seemingly overnight, our neighborhood was turned into a mini hotel zone without the appropriate resources to deal with such a high level of guests.

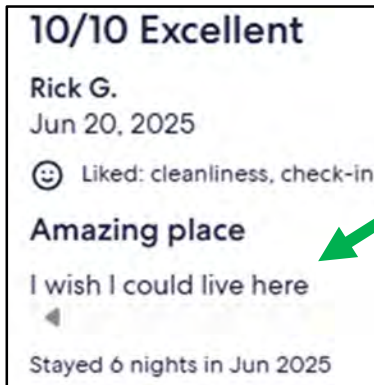
We thank both the County of Monterey and the California Coastal Commission for your long-standing attention to this issue and urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

Sincerely,

Norm & Fran Leve  
Carmel Highlands Resident  
113 Yankee Point Drive  
Carmel Highlands, CA 93923  
NormanLeve@me.com  
7/6/2025

Dear California Coastal Commission,

We are writing this letter because our Big Sur Short-Term Rental is threatened with being shut down by the ordinance as written by Monterey County. According to the ordinance, CVR/STRs are not allowed in Big Sur. The California Coastal Commission will decide this on August 13<sup>th</sup>.



We have owned our 8-acre property on the Big Sur south coast since 2016 and used it as a STR and a vacation home for our two families. It is also the home of a lovely local caretaker couple who live in a separate unit. Located at 28900 Plaskett Ridge Road, it is known as “Sunshine Alley”. It was rented for years as an STR before we purchased it. We have never received any complaints. There are scores of glowing reviews by guests who are so thankful for having a special Big Sur experience at our home.

The Big Sur Coast represents 64 of the 99 miles of California Coastline within Monterey County. **That is most of the coast!** The Big Sur South Coast area is one of the most remote locations in Big Sur and about halfway between Carmel and San Luis Obispo. There is minimal accommodation for travelers in our area. On the Monterey Big Sur Coast, 37 of the 925 residences are documented Short Term rentals (about 4%); which happens to be the county target in other areas.



The County has forwarded an ordinance that effectively bans Short Term Rentals on the Big Sur coast. The current draft does offer highly restrictive “Hosted” or “Limited” vacation rentals that are not viable for most owners and unpopular for guests. The County seems to justify the effective Ban on Short Term Rentals in Big Sur by the revisions to the Big Sur Land Use Plan. The primary claim is that STRs increase traffic on HWY 1. This is speculation and certainly untrue in the case of our property. In any case, 37 STRs operating on Big

Sur’s 64 miles of Monterey County Coastline would be insignificant. Public access should take precedence over private – this is the goal of the Coastal Act!

The debate to allow or prohibit STRs on the coast has drawn on for years. We understand that the California Coastal Commission encourages the development of rules that allow responsible operations of STRs for visitors to the Coast. We fully support this direction. Reasonable ordinances have been put in place in other Coastal California counties. However, people in charge of drafting the Monterey County ordinance are choosing an

opposite direction which greatly curtails, or prohibits outright, STRs on the Big Sur coast. We have written letters to Monterey County officials, outlining our situation and position; no response, only an automatic "receipt".

We ask that the California Coastal Commission reject the Monterey County ordinance. A more reasonable version should be drafted. Why not allow Big Sur to have a 4-6% STR goal like other areas? Again, Big Sur is most of the Monterey County Coast!

We feel that operating our property part time as a Vacation Rental fully supports the mission of the Coastal Commission to preserve the natural resources of the coast while serving visitors. Operating our Short-Term Rental is the highest use of Sunshine Alley:

- We provide excellent family accommodations in Southern Big Sur
- We have never received any complaints - **none**
- No Parties or events are allowed
- We are on a public Road and have plenty of parking on property
- This setting is very private and more than 300ft from any neighbor
- We collect and submit Transit Occupancy Tax (TOT) to Monterey County
- Our property is also home to a caretaker couple who work locally

The cost of maintaining our large parcel, off-grid property on the Big Sur coast is very high. Without income from short-term rentals, we will flounder. Such properties like Sunshine Alley will eventually be owned by the Ultra-Wealthy as personal vacation homes.

Sincerely,

The owners of Sunshine Alley (28900 Plaskett Ridge Road)

David Erlach

Gisele Goetz-Erlach

(805) 570-1396

(805) 895-5338

[giseledave@cox.net](mailto:giseledave@cox.net)

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Against the Monterey County LCP Amendment  
**Date:** Thursday, August 7, 2025 12:26:25 PM

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**From:** Susanne Mentzer <susanne.mentzer@me.com>  
**Sent:** Wednesday, August 6, 2025 7:28 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Fwd: Against the Monterey County LCP Amendment

I neglected to add the attachment. See below  
My location is at the white circle at top of the map.

Begin forwarded message:

**From:** Susanne Mentzer <susanne.mentzer@me.com>  
**Subject: Against the Monterey County LCP Amendment**  
**Date:** August 6, 2025 at 4:17:38 PM PDT  
**To:** CentralCoast@coastal.ca.gov

To the members of the Coastal Commission,

It is my understanding that the commission will meet to discuss the Monterey County LCP Amendment.

I ask that you consider denying the request from the county.

This amendment will not only make it harder for visitors to find affordable places to stay, it is a hardship for senior citizens like me who rely on an STR home stay to help me afford to reside in Monterey County.

The **\$12,000** permit price that Monterey County is requesting will be very hard to pay, especially in addition to paying TOT Tax of 10.5%.

I am unsure how the business license price was decided. It makes no sense.

From the county website:

All Vacation Rentals operating in the unincorporated Monterey County must obtain a Vacation Rental Operation License with a fee of \$965, plus fees that are charged as a percentage of the overall fees and fees from other County of Monterey departments. The total fee for the Vacation Rental Operation License is \$1,152.40, plus if you are on a well or septic system, there may be a County of Monterey Environmental Health Bureau fee of \$301. This fee does not include Transient Occupancy Tax, business license fee, and, if applicable, the fee for the land use entitlement if operating a Commercial Vacation Rental. The Vacation Rental Operation License application fee is valid for one year from when the Vacation Rental application is approved. The Vacation Rental Operation License renewal fee has not yet been set, but it will be less than the initial \$965 fee.

- In the coastal areas of the County, short term rentals may be allowed by obtaining a coastal development permit under the category of similar use. These permits cost approximately \$12,000.

### **About me**

I have operated a STR-basically a Homestay- in the lower level of my home in Monterey County. for over 10 years.

My address is zoned coastal, even though I am a bit far from the coast as a crow flies.

My home is located between Highway 1 and the ocean. Attached is a map.

I have a super host rating and I live upstairs with my husband.

There are very few neighbors as it is an isolated and short street (24275 San Pedro Ln. 93923).

There is dedicated parking for the rental and I have never had any complaints. I have constantly payed Transient Occupancy Tax as well.

### **Advantages to the area of a STR**

The guests I host tend to be couples and I do not charge for dogs, which is a bonus for the guests since Carmel is so dog friendly.

I also only charge \$130 per night on average. My unit is booked nearly every night because it is affordable. I do not price gouge.

I would hate to not have my guests be able to visit our beautiful area because of the exorbitant cost of hotels and motels.

Since the rental is in my home I can keep tabs on any loud behavior, etc. That said, there has been none to date.

Thank you for your time.

Susanne Mentzer, owner and resident host  
24275 San Pedro Ln  
Carmel, CA 93923  
(708)899-0637  
susanne.mentzer@me.com

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on Agenda Item Wednesday 15a- Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:27:14 PM

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**From:** LIORA HAKAKIAN <liorahakakian@icloud.com>  
**Sent:** Wednesday, August 6, 2025 7:58 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on Agenda Item Wednesday 15a- Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

Liora Hakakian

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Big Sur Petition  
**Date:** Thursday, August 7, 2025 12:27:32 PM

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**From:** Anna Massey <anna\_masse3@yahoo.com>  
**Sent:** Wednesday, August 6, 2025 8:24 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Big Sur Petition

### Letter 3: A Family Perspective

**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a -  
Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commission Members,

My family has enjoyed visiting Big Sur thanks to the availability of unhosted short-term rentals. These are the **only type of lodging** that allows us to cook meals, travel together affordably, and connect deeply with this unique coastal region.

If unhosted rentals are banned, families like ours will have no way to stay in Big Sur. Hotels are not a viable option, and hosted rentals often don't accommodate our needs or privacy.

I ask the Commission to **find another way forward** — allow a **limited, regulated number of unhosted rentals** so that Big Sur remains open to all Californians.

Thank you for protecting coastal access for families.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Ref: Agenda Item #15a- Monterey County LCP Amendment #LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:35:38 PM

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**From:** Cap Puccino <cappuccinohere@yahoo.com>  
**Sent:** Thursday, August 7, 2025 8:25 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Ref: Agenda Item #15a- Monterey County LCP Amendment #LCP-3-MCO-24-0039-1 (Vacation Rentals)

This message is to convey my support Monterey County's above referenced amendments and encourage the Coastal Commission to certify the same. I believe the amendments strike a fair and reasonable balance between protecting the neighborhood residents interests while allowing STR's to operate within prescribed and enforceable restrictions.

Respectfully submitted,

Thomas W Snead, Manager  
EM McCue Properties LLC  
77 Yankee Point Dr  
Carmel 93923

[Sent from Yahoo Mail for iPhone](#)

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Thursday, August 7, 2025 12:36:59 PM

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**From:** sur1954janet@aol.com <sur1954janet@aol.com>  
**Sent:** Thursday, August 7, 2025 9:30 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>; Janet Hardisty <sur1954janet@aol.com>  
**Cc:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>;  
CommisionerSLOWenberg@coastal.ca.gov <commisionerslowenberg@coastal.ca.gov>; Kelley,  
Ariel@Coastal <Ariel.Kelley@coastal.ca.gov>; Notthoff, Ann@Coastal  
<ann.notthoff@coastal.ca.gov>; Hart, Caryl@Coastal <caryl.hart@coastal.ca.gov>; Lopez,  
Chris@Coastal <Chris.Lopez@coastal.ca.gov>; Bochco, Dayna@Coastal  
<dayna.bochco@coastal.ca.gov>; Turnbull-Sanders, Effie@Coastal <effie.turnbull-  
sanders@coastal.ca.gov>; Preciado, Jose@Coastal <Jose.Preciado@coastal.ca.gov>; Escalante,  
Linda@Coastal <linda.escalante@coastal.ca.gov>; Harmon, Meagan@Coastal  
<meagan.harmon@coastal.ca.gov>; Wilson, Mike@Coastal <mike.wilson@coastal.ca.gov>; Jackson,  
Raymond@Coastal <Raymond.Jackson@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP  
Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Item: 15a ...  
Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Chair Harmon and Commissioner's,

Thank you for allowing me to voice my concerns about Vacation Rentals in Big Sur ...

In regard to the Monterey County LCP amendments. We do hope that the Coastal Commission will ban Commercial Vacation Rentals (CVRs) in Big Sur due to housing needs, and the rise in cost of local properties. So many of these properties are only being purchased to be short-term rented out as a hotel/motel unit. The loss of our valued friends and neighbors (residents) who keep Big Sur running, whether they are volunteering to fight fires, or rescuing locals and visitors alike, whether they are waiting tables or cleaning rooms, working the bar or the store or picking up garbage along the highway ... who will do this if Big Sur continues to lose more residents?

This is a good start, I feel the ordinance will need tweaking a little way down the road as I don't believe Limited Vacation Rentals (LVRs) are enforceable in Big Sur as well as anywhere else. The County (HCD) I believe still needs at least one more dedicated staff member to help with vacation rental paperwork and I think Code Enforcement could use at least one other officer dedicated strictly to enforcing vacation rental issues.

I'm hoping the end result after tweaks is that only Homestays (4 rentals per month in the homeowner's primary home with the "owner" present during each stay) will be allowed as this is what sharing is all about. So, I'm hoping that both the Coastal Commission and the County are open to tweaks further down the road due to problems with owners (Homestays) or their managers (Limited Vacation Rentals) trying to beat the vacation rental system.

Something else I would like to add ... At this time, Big Sur has well over 468 Visitor-Serving Units (Rooms) which can house up to approximately 1,330 visitors per night, then if you add in all of campgrounds which can house approximately 3,000 visitors per night that makes for a whopping total of 4,330 visitors that can stay overnight in Big Sur at one time ... That's a lot of tourists, especially when you consider Big Sur only has about 1,600 residents!!!

Oh, then there are the miles and miles of coastal bluffs, trails and beaches that Big Sur has to offer. So please take into account that with only approximately 1,600 residents verses the 4,330 overnight visitors ... Big Sur is by far more than generous with accommodating the visiting overnight guests and offering coastal access!

Then there are all the event venues taking place at a lot of our residential properties ... and if I'm not mistaken this is a big No No in the coastal zone, yes? Thank you!!

Respectfully,

Janet Hardisty

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Vacation rentals in the coastal zone  
**Date:** Thursday, August 7, 2025 12:38:30 PM

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**From:** Mark Mammel MD <mamme001@umn.edu>  
**Sent:** Thursday, August 7, 2025 10:10 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Vacation rentals in the coastal zone

To the Commission:

My wife and I are Carmel residents, but are away during the summer. We rent our home as short-term renters (STR) unhosted for a minimum of 7 days during that time. We are usually fully booked from mid-May to end of September. We have a number of regular renters who would not be able to visit the coast otherwise. Monterey County has presented a request for new limitations which in our opinion only benefit the large hotels, limit coastal access, and will almost certainly increase the number of empty homes in the area for large parts of the year. Many of us depend on such income as well, as this has allowed us to reside in this most beautiful part of the world.

We would make the following requests and suggestions:

1. Eliminate the CDP requirement. This is an unprecedented restriction which has no obvious benefit to anyone.
2. Increase the rental cap to 6%, as was the original proposal by the Board of Supervisors. There are currently only 203 STRs in the entire unincorporated coastal zone, less than 4% of the housing stock. Almost no complaints have been registered over the last many years. Proposing a ban addresses a nonexistent problem while harming many, local and visitors. Also, the Coastal Act says public access shall be "maximized," and lower-cost lodging shall be "protected and encouraged." But the data shows unhosted rentals are the only viable form of affordable lodging in Big Sur and Carmel Highlands. The staff recommendation bans this entire category—effectively eliminating access for families who can't afford \$800-1000/night luxury inns. That's not maximizing access. It's privatizing it.
3. Add the 6% cap to Big Sur- this is a world-renowned vacation area, and without rentals the daily traffic would become unbearable. Also, the County admits that STRs in Big Sur and Carmel Highlands are high-value second homes that would never convert to affordable housing. Even staff concedes there's "little evidence" that banning CVRs would increase workforce housing. Yet we're sacrificing visitor lodging and access on a housing pretense that the data doesn't support.
4. Grandfather in all existing coastal STRs as the permitting process so far has been unreliable, slow, uncertain and likely expensive.

The proposed amendment violates the Coastal Act, misinterprets the LUP, and rests on speculative housing claims. It's poorly structured and inequitable. If the Commission wants to preserve access and follow the law, it must reject this ban or revise it to allow a regulated number of unhosted rentals with reasonable safeguards. That's what public access looks like. Please find another way to protect coastal access to visitors that makes sense.

Thank you for your hard work and consideration.

Nancy & Mark Mammel  
26392 Isabella Ave  
Carmel, CA 93923

To: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Subject: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Chair and Commissioners,

I am writing as a long-time resident of the Carmel Highlands in strong support of certifying Monterey County's Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1. I want to thank the Coastal Commission staff and the County for their years of thoughtful work on this complex issue and for striking what we see as a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

For many years, Monterey County lacked a clear ordinance regulating short-term rentals (STRs). This allowed an unchecked proliferation of commercial Airbnbs and vacation rentals in environmentally sensitive and infrastructure-limited neighborhoods like ours. The result has been deeply disruptive and, at times, dangerous.

Here are some of the critical reasons why STRs are incompatible with our community:

A. Septic Failures & Ocean Pollution:

Our neighborhood relies on aging septic systems, and overuse from high-turnover vacation rentals puts enormous strain on them. When these systems fail, sewage can leach directly into the ocean, threatening both marine ecosystems and human health.

B. Limited Water Resources

We face chronic water scarcity, especially during drought years. Commercial STRs dramatically increase water demand in a zone where conservation is critical.

C. Fire Risk

Carmel Highlands and Big Sur are among the most fire-prone regions in the state. Visitors unfamiliar with local fire protocols add unnecessary risk in a landscape that can't afford mistakes.

D. Dangerous Terrain

Our oceanside cliffs are steep and unpredictable. Tragically, a neighbor died last year after falling into the ocean while fishing. This isn't an area suited for unsupervised or unfamiliar visitors.

#### E. Natural Hazards

We face regular blocked roads from falling trees and storm debris, isolating residents and visitors alike. These situations demand a level of awareness and community connection that short-term renters simply don't have.

#### F. Extreme Ocean Events

Powerful winter waves have literally broken through homes and started fires. Emergency response is delayed in our area, and the presence of untrained guests complicates evacuations and safety planning.

#### G. Public Safety Issues

Our neighborhood has experienced noise disturbances, illegal dumping, parking violations, and even a shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental.

#### H. Lack of County Services

Despite being close to town, we are underserved by law enforcement, fire protection, and emergency medical services. Other, better-zoned communities are more capable of handling the strain of overnight tourism.

In addition to these safety and environmental concerns, commercial STRs have decimated our local housing supply. In our small community along the southern edge of Yankee Point and Carmel Riviera, we currently have just three long-term renters. Not long ago, there were at least eight—all of whom contributed meaningfully to our local economy and supported the tourism industry by working in hospitality, dining, medical, and retail. Tourism cannot thrive if the workers who sustain it have nowhere to live.

We believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands. There is ample visitor lodging in the County, including North County beaches where the Commission has indicated it will consider allowing more access and potential accommodations. Our neighborhood, however, is simply not equipped—ecologically nor logistically to absorb the impacts of vacation rental

commercialization. Seemingly overnight, our neighborhood was turned into a mini hotel zone without the appropriate resources to deal with such a high level of guests.

We thank both the County of Monterey and the California Coastal Commission for your long-standing attention to this issue and urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

Sincerely,

*Douglas Wolf*

Douglas Wolf

Carmel Highlands Resident

232 Highway 1

Carmel Highlands, CA 93923

Wolf.llc@comcast.net

August 7, 2025

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Thursday, August 7, 2025 12:44:08 PM

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**From:** Rachel Goldberger <rachel@cabigsur.org>  
**Sent:** Thursday, August 7, 2025 11:27 AM  
**To:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>; CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

August 7, 2025

Megan Harmon, Chair  
California Coastal Commission  
455 Market Street  
San Francisco, CA 94105  
*Via Email:* [ExecutiveStaff@coastal.ca.gov](mailto:ExecutiveStaff@coastal.ca.gov) , [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Re: Agenda item W15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Chair Harmon and Commissioners,

My name is Rachel Goldberger, Big Sur resident and Program Manager for the Community Association of Big Sur (CABS). For decades, CABS has worked collaboratively with community members and public agencies - participating in community meetings, disaster recovery, destination stewardship, fire-adapted resilience, and visitation management efforts to serve both residents and visitors in sustaining Big Sur's well-being and resilience.

**I am writing in strong support of the Commission staff's recommendation to certify the County of Monterey's Implementation Plan for its Local Coastal Program regarding the regulation of Short-Term Rentals / Vacation Rentals.**

I want to support this ordinance by making the case for Community. The need for community housing in Big Sur has become critical. Every home lost to wildfire or converted to a short-term rental is one less home for a teacher, firefighter, healthcare provider, artist, or hospitality worker. These are the people who give Big Sur its character and keep it running. Visitors come for the natural beauty, **but also for the people and the culture that have shaped Big Sur for generations.** Preserving Big Sur means protecting both the land and the people who care for it.

The Big Sur Land Use Plan, certified by your Commission in 1986, was created to uphold a balance between public access, environmental protection, and the needs of local

communities by establishing that **commercial uses are not permitted in rural residential zones**. This principle is now under pressure from the rapid growth of short-term rentals.

Short-term rentals were not part of the conversation when the plan was adopted, but they now present serious challenges. As more homes are purchased as second homes or converted to commercial vacation rentals, fewer are available for those who live and work in Big Sur. Most community members rely on reasonably-priced rentals, but with short-term rentals offering higher income potential for property owners, many long-term housing options have disappeared. This has led to declining school enrollment, longer commutes, and staffing shortages for local visitor-facing businesses and services.

It is important to also remember that Big Sur has already significantly contributed to the Coastal Commission's intention to provide coastal access for visitors. With one of the highest ratios of hotel rooms to residences in the entire state of California, our small community continues to host hundreds of thousands of visitors each year.

The **Big Sur Destination Stewardship Plan (DSP)**, a collaborative initiative spearheaded by CABS to strike a balance between welcoming visitors, preserving the environment, and maintaining quality of life for the Big Sur community, puts it plainly:

“Lack of housing threatens the community in multiple ways. The loss of neighborhoods that once housed families and the employees of local establishments has led to declining school enrollments, the inability of the workforce to live and work in Big Sur, environmental and traffic impacts created by long commutes, and the increased difficulty of retaining employees in Big Sur businesses. Not only are the travel conditions on the already overburdened Highway 1 corridor worsened by commuters, but without residents, men and women are no longer available to provide critical local services, such as volunteering for Big Sur Fire and the Mid Coast Fire Brigade, the Big Sur Health Center, Big Sur Community Emergency Response Team, and other vital community services.”

This is the reality we are living in. **The severe lack of housing in Big Sur is contributing directly to the loss of our culture and community.**

CABS has identified **community housing as one of its top priorities**, and it is clear that any meaningful solution requires regulation. While this LCP Amendment is not perfect, and I personally believe it should go further in restricting vacation rentals to better protect community housing, it is an important step. It prohibits commercial vacation rentals while allowing exceptions that support long-time residents who contribute to the community and may rely on renting part of their property to remain in Big Sur. The LCP Amendment presents a middle ground, and is the result of years of County work, shaped by extensive public meetings, workshops, hearings, and thousands of community, business, and visitor

comments. This Amendment provides a great starting point while still accommodating visitors and addressing the need to preserve existing housing stock for long-term rentals.

If we lose our people, Big Sur loses its voice: its volunteer firefighters, local emergency responders, artists, healers, teachers, and workers in the hospitality industry - our key storytellers who also care for this place and help visitors understand how to best experience it. The Coastal Commission's mission to protect our coast and communities can only be fulfilled by supporting balanced solutions like this amendment, which seek to preserve both the land and the people who call Big Sur home.

For all these reasons, **I urge you to approve the Monterey County LCP Amendment Number LCP-3-MCO-24-0039-1** and help us take this necessary step toward a more sustainable and livable Big Sur. Not just for those of us who live here, but for the visitors who come seeking what makes this place so special.

Sincerely,  
Rachel Goldberger  
Big Sur Resident and CABS Program Manager



**Rachel Goldberger**  
Program Manager  
[Community Association of Big Sur](#)  
[Fire Adapted Big Sur](#)  
[rachel@cabigsur.org](mailto:rachel@cabigsur.org)



## Letter 1: Coastal Access for All

**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a -  
Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,

I've visited Big Sur many times and treasure its natural beauty, peacefulness, and the opportunity to stay in homes that feel personal and connected to the land. I'm deeply concerned that banning unhosted short-term rentals will eliminate affordable and meaningful lodging options for families like mine.

The Coastal Act prioritizes maximizing public access, not restricting it. In Big Sur, unhosted rentals are the **only way many visitors can stay overnight** — there are no affordable hotels, and hosted stays are not practical for families.

I urge you to find a balanced path — don't ban unhosted rentals outright. Please allow a **reasonable number of them with proper safeguards**. Public access must include access for **middle-income Californians**, not just the wealthy.

Thank you for your consideration.

*Tom Scott*

**From:** [Christopher Coyne <ch3fath3rim3@gmail.com>](mailto:ch3fath3rim3@gmail.com)  
**To:** [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)  
**Subject:** We love Big Sur and Rented out the Wind and Sea Estate for our wedding.  
**Date:** Thursday, August 7, 2025, 12:47:18 PM

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**From:** Christopher Coyne <ch3fath3rim3@gmail.com>  
**Sent:** Thursday, August 7, 2025, 12:14 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** We love Big Sur and Rented out the Wind and Sea Estate for our wedding.

Please keep it available for others to experience the magical moments we were able too!

Thank you,  
Christopher Coyne  
949-617-6010









Sent from ChriSCoyne5

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Short Term Rentals  
**Date:** Thursday, August 7, 2025 12:47:30 PM

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**From:** Kira Godbe <[kirapix@gmail.com](mailto:kirapix@gmail.com)>  
**Sent:** Thursday, August 7, 2025 12:16 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Short Term Rentals

Monterey County LCP Amendment Number LCP-3-MCO-24-0039-1 (Vacation Rentals).

PLEASE PASS THIS ORDINANCE TO EASE THE SHORTAGE OF HOUSING FOR WORKERS IN THE BIG SUR AREA. OUR RURAL COMMUNITY WITH DIRT ROADS, FIRE DANGERS AND OTHER CHALLENGES ARE ABSOLUTELY NOT COMMENSURATE WITH SHORT-TERM VACATION RENTALS BEING HOSTED AND UNREGULATED. THAT BEING SAID, HOMESTAY WITH OWNER ON PREMISES FOR A MAXIMUM TIME OF 4 PER YEAR COULD HELP PROPERTY OWNERS KEEP THEIR PROPERTIES.

THANK YOU FOR YOUR ATTENTION TO THIS.

Kira Godbe  
PO Box 222058  
Carmel, CA 93922  
831-626-4022 land line  
831-905-6446 cell  
[www.carmelphotography.com](http://www.carmelphotography.com)  
[kirapix@gmail.com](mailto:kirapix@gmail.com)

**From:** [ExecutiveStaff@Coastal](mailto:ExecutiveStaff@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** FW: Comment on Vacation Rental Ordinance  
**Date:** Thursday, August 7, 2025 3:12:44 PM

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Fyi -

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**From:** Patricia Holt <surph8@yahoo.com>  
**Sent:** Thursday, August 7, 2025 1:32 PM  
**To:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>  
**Subject:** Comment on Vacation Rental Ordinance

Hello Chair Harmon and Commissioners,

I am a 40-year, full-time resident of Big Sur, with my home on Pfeiffer Ridge. I am in support of the Vacation Rental Ordinance and second all points expressed in the Community Association of Big Sur letter to you. Also, I stand in alignment with the positions of Keep Big Sur Wild.

Thank you for your consideration and support of these well-informed positions. We anticipate a positive response from the Commission.

With sincere wishes,

Patricia Holt

**From:** [ExecutiveStaff@Coastal](mailto:ExecutiveStaff@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal); [Kahn, Kevin@Coastal](mailto:Kahn, Kevin@Coastal)  
**Subject:** FW: Support for Monterey County's Vacation Rental Ordinance in the Big Sur Coastal Zone  
**Date:** Thursday, August 7, 2025 3:13:35 PM

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Fyi -

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**From:** Trey Kropp <treykropp@gmail.com>  
**Sent:** Wednesday, August 6, 2025 8:43 PM  
**To:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>; Turnbull-Sanders, Effie@Coastal <effie.turnbull-sanders@coastal.ca.gov>; Bochco, Dayna@Coastal <dayna.bochco@coastal.ca.gov>; Hart, Caryl@Coastal <caryl.hart@coastal.ca.gov>; Lowenberg, Susan@Coastal <Susan.Lowenberg@coastal.ca.gov>; Notthoff, Ann@Coastal <ann.notthoff@coastal.ca.gov>; Escalante, Linda@Coastal <linda.escalante@coastal.ca.gov>; Wilson, Mike@Coastal <mike.wilson@coastal.ca.gov>; Kelley, Ariel@Coastal <Ariel.Kelley@coastal.ca.gov>; Preciado, Jose@Coastal <Jose.Preciado@coastal.ca.gov>; Harmon, Meagan@Coastal <meagan.harmon@coastal.ca.gov>; Jackson, Raymond@Coastal <Raymond.Jackson@coastal.ca.gov>; Lopez, Chris@Coastal <Chris.Lopez@coastal.ca.gov>  
**Subject:** Support for Monterey County's Vacation Rental Ordinance in the Big Sur Coastal Zone

Dear Commissioners,

I am writing in strong support of Monterey County's proposed Vacation Rental Ordinance for the Big Sur Coast, and I urge you to certify the amendment as submitted.

This proposal represents the culmination of over a decade of thoughtful planning, community input, environmental review, and legal vetting. It is not a ban on all vacation rentals, as some have misleadingly claimed. Rather, it allows for hosted and limited vacation rentals while eliminating the most harmful type: unhosted whole-home rentals operating year-round as commercial businesses in residential neighborhoods.

The Big Sur Coast Land Use Plan is clear in its intent to protect the region's natural character and to restrict new visitor-serving development. Policy 5.1.1 of the LUP states unequivocally that residential areas are not well suited for visitor-serving uses, and should continue to be used for residential purposes. Yet today, commercial vacation rentals have overtaken dozens of residential properties—many of them owned by LLCs, corporations, or absentee investors who do not live here. This directly displaces local housing and drives up prices beyond the reach of working families.

Contrary to claims made by the Monterey County Vacation Rental Alliance and luxury estate owners like Wind and Sea, vacation rentals in Big Sur are not providing affordable access. These properties routinely list for \$1,000 to \$5,000+ per night and are marketed

as luxury retreats. Their suggestion that eliminating unhosted STRs will eliminate public access is both false and offensive. Public access to Big Sur is primarily visual—through scenic Highway 1, state parks, beaches, and trails that are open to everyone. You do not need to spend the night in Big Sur to experience it. In fact, Big Sur’s historic overnight lodging cap exists to prevent exactly the kind of overdevelopment that STRs are now enabling through the back door.

The County’s approach—prohibiting commercial vacation rentals in Big Sur while allowing regulated hosted and limited rentals—is a well-balanced solution that aligns with the LUP and protects the integrity of the coast. Furthermore, if limited vacation rentals are to remain allowed, there must be a realistic enforcement mechanism. Without full-time staff dedicated to monitoring STR activity, hosts will simply continue to rent out properties off-platform and ignore caps. In Santa Barbara, the county hired two full-time STR enforcement officers and reportedly recouped over \$1 million in fines. Monterey County should be required to demonstrate similar enforcement capacity.

We cannot build more housing in Big Sur due to environmental constraints, lack of infrastructure, and strict zoning. That makes it all the more urgent to preserve what little housing stock remains for the community that lives and works here. STRs have been a major contributor to the housing crisis, alongside rising insurance and construction costs. If left unchecked, they will continue to displace residents, hollow out neighborhoods, and erode the rural character that makes Big Sur special in the first place.

Monterey County’s ordinance is a compromise. It still allows for visitor-serving use—but only in ways that do not undermine housing or the spirit of the LUP. I urge you to support it without weakening amendments. The future of Big Sur depends on your commitment to protecting this one-of-a-kind coastline for all the visitors, but for the people who call it home.

Sincerely,

**Trey Kropp**

Big Sur, CA

Pfeiffer Ridge Mutual Road Company  
PO Box 429  
Big Sur, CA 93920

August 8, 2025

Megan Harmon, Chair  
California Coastal Commission  
455 Market Street  
San Francisco, CA 94105

Via Email: [ExecutiveStaff@coastal.ca.gov](mailto:ExecutiveStaff@coastal.ca.gov), [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Re: Agenda item W15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1  
(Vacation Rentals)

Dear Chair Harmon and Commissioners,

**What are the rights of Mutual Road Companies in Big Sur to restrict non-commercial short-term rentals on gated private roads?**

As a private road, the maintenance and liability are paid for and are the responsibility of the members of the Mutual Road Company. On gated roads, only members, guests of members and service providers have access through the gate. Security is a high priority. Short-term renters would and do substantially reduce the level of security that members expect and are entitled to and increase members' exposure to liability due to a potential accident or injury incurred on the road. Are short-term rental property owners required to carry insurance coverage for property and bodily injury that may happen on the road? Are they required to commit to hold harmless or indemnify all other members on the road?

In some cases, Mutual Road Companies have held a vote by its members with a majority of members voting to restrict (not permit) short-term rentals by homeowners on their mutually shared road. Is this enforceable by the Mutual Road Company and is this issue addressed by the proposed ordinance? If not, why not? What are the rights of private property owners, members of a Mutual Road Company, in this regard on private roads?

Respectfully,



S. Richard Ravich, Board Member  
For Pfeiffer Ridge Mutual Road Company

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 12:22:50 PM

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**From:** Nihal <nmuzumdar@yahoo.com>  
**Sent:** Friday, August 8, 2025 11:09 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

To The Coastal Commission,

We have a small 1 BR cottage in unincorporated Monterey County, in Carmel, that we visit every week because we love spending time in Carmel. We have had it for ~10 years and have had it as an STR for the past 8 years. We bought it as a second home, and plan to retire in Carmel soon.

We can attest to the fact that there is a strong demand for un-hosted STRs like ours. Over the past 3 completed years our occupancy rate on average has been ~70% despite us usually blocking out ~10-15% of the year when we are out of town.

A large percentage of our guests have visited with families who appreciate staying in a home and having a kitchen that allows them to cook and save on meals. They would likely have to pay way more than a 100% premium to vacation in a hotel in Carmel. We'd like to believe our home offers an affordability and access to this beautiful area to families that they would not get staying in hotels and inns in Carmel or the surrounding areas.

We haven't raised our rates with inflation, even with the inflation being especially severe the past few years, because we are not trying to extract maximum value. We are not breaking even financially.

We have had ZERO complaints to date from guests or neighbors in the last 8 years from the start of listing this STR. We take hosting seriously, have quiet times, and ensure our guests are considerate of the surroundings. Our rating is 4.93 after more than 500 reviews.

We've paid several \$K in ToT per year, on time, since we offered the STR.

It seems like Monterey County's approach to outright ban un-hosted STRs like ours is harsh, poorly structured and inequitable. It is based on incorrect assumptions, certainly in our case, and even more likely so for most other larger un-hosted STRs:

- We will not offer our home as a full time rental or lower-cost housing option even if STRs were to be banned because we plan to continue to visit frequently and also retire

in it.

- There will be a material negative impact on coastal access and on consumption \$\$ in Monterey county from visitors like we have had, that will simply not be able to afford nose-bleed hotel rates and spending money – all of which will most certainly increase with the STR bans. The New York City example (attached link) provides concrete data on what could result [https://www.wsj.com/opinion/why-a-hotel-room-in-new-york-costs-500-a-night-a6b998ad?st=3Sg4AL&reflink=desktopwebshare\\_permalink](https://www.wsj.com/opinion/why-a-hotel-room-in-new-york-costs-500-a-night-a6b998ad?st=3Sg4AL&reflink=desktopwebshare_permalink)
- In line with the above reductions there will likely be a negative impact due to reduced ToT and employment (gardeners, cleaners, etc.) in the area because we and others like us will not be able to afford them.

Our humble request is that the Coastal Commission objectively examine the details and assumptions within Monterey County’s proposal and consider a reasonable un-hosted STR ordinance that balances affordable coastal access with the appropriate level of guardrails to ensure there is no abuse of the STR privilege. The system is broken as it is being made out to be.

We thank you very much for your consideration.

Nihal and Smitha Muzumdar  
(408 356 2144)

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 12:23:48 PM

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**From:** Caren Williams <carenalison@gmail.com>  
**Sent:** Friday, August 8, 2025 10:58 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I'm writing as someone who has had many unforgettable experiences visiting Big Sur - including a small, intimate wedding to my beloved husband. I believe in both protecting the beauty of this one-of-a-kind coastline as well as opening up options for people to visit safely and peacefully.

While we don't always stay in private homes (sometimes we camp or stay in small hotels), staying in a private home allowed me to connect with the land in a way that no hotel ever could. It also helped me, and my family, travel and stay sustainably. We only purchased the groceries we needed, didn't use excessive water, avoided the need for takeout containers, etc.

I understand the need to protect this area, but I believe there's a **balanced way forward**. Please **don't ban all non hosted vacation rentals**. Instead, consider allowing a **reasonable number**, thoughtfully regulated, so others can experience the same sense of connection I did.

Thank you for your time and for protecting both the land and public access to it.

-Caren Williams, San Francisco

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)  
**Date:** Friday, August 8, 2025 12:24:40 PM

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**From:** Pam < racing323334@yahoo.com >  
**Sent:** Friday, August 8, 2025 10:42 AM  
**To:** CentralCoast@Coastal < CentralCoast@coastal.ca.gov >  
**Cc:** p\_dorricott@pacbell.net < p\_dorricott@pacbell.net >; Mom < bdorricott@aol.com >  
**Subject:** Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

To: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Subject: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Chair and Commissioners,

We are writing as part-time residents of the Carmel Highlands, since the early 1980's. We are in strong support of certifying Monterey County's Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1. I want to thank the Coastal Commission staff and the County for their years of thoughtful work on this complex issue and for striking what we see as a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

For many years, Monterey County lacked a clear ordinance regulating short-term rentals (STRs). This allowed an unchecked proliferation of commercial Airbnbs and vacation rentals in environmentally

sensitive and infrastructure-limited neighborhoods like ours. The result has been deeply disruptive and, at times, dangerous.

Here are some of the critical reasons why STRs are incompatible with our community:

#### A. Septic Failures & Ocean Pollution:

Our neighborhood relies on aging septic systems, and overuse from high-turnover vacation rentals puts enormous strain on them. When these systems fail, sewage can leach directly onto the streets and into ocean, threatening both marine ecosystems, human health and the health of the many pets that are walked daily in our neighborhood. See attached pictures of a current septic system failure in one of the current commercial Airbnb's at 142 Carmel Riviera.

#### B. Limited Water Resources

We face chronic water scarcity, especially during drought years. Commercial STRs dramatically increase water demand in a zone where conservation is critical.

#### C. Fire Risk

Carmel Highlands and Big Sur are among the most fire-prone regions in the state. Visitors unfamiliar with local fire protocols add unnecessary risk in a landscape that can't afford mistakes.

#### D. Public Safety Issues

Our neighborhood has experienced noise disturbances, illegal dumping, parking violations, and even a shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental.

#### E. Lack of County Services

Despite being close to town, we are underserved by law enforcement, fire protection, and emergency medical services. Other, better-zoned communities are more capable of handling the strain of overnight tourism.

We believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands. There is ample visitor lodging in the County, including North County beaches where the Commission has indicated it will consider allowing more access and potential accommodations. Our neighborhood, however, is simply not equipped—ecologically nor logistically to absorb the impacts of vacation rental commercialization. Seemingly overnight, our neighborhood was turned into a mini hotel zone without the appropriate resources to deal with such a high level of guests.

We thank both the County of Monterey and the California Coastal Commission for your long-standing attention to this issue and urge you to move forward

with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

Sincerely,

Phyllis & Pamela Dorricott]  
Carmel Highlands Resident  
90 Yankee Point Drive  
Carmel Highlands, CA 93923  
p\_dorricott@pacbell.net  
August 8, 2025

Attachment:



**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Unnecessary limitations to short term rentals on the Monterey coast  
**Date:** Friday, August 8, 2025 12:26:27 PM

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**From:** Craig McCaleb <bayguycraig@gmail.com>  
**Sent:** Friday, August 8, 2025 9:21 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Unnecessary limitations to short term rentals on the Monterey coast

My multi-generational family owns a vacation home in Sonoma County. Our family is at the home regularly and we rent it as a short term rental on occasion to help with expenses. We are well- acquainted with the short term rental situation here in Sonoma County and are sure that it is similar down the coast. There are very few hotels along the coast and those that are there are very high priced and do not provide a good experience for families with children. STRs are essential for maximizing public access for citizens of all income brackets and family size. They provide affordable accommodations for visitors and customer traffic to our small business community on the coast. We hope that you will not limit this important contribution to our coastal community.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Title 20-LCP-3\_MCO-24-00391  
**Date:** Friday, August 8, 2025 12:26:46 PM

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**From:** Gerardo Lietz, Nori <[nglietz@hbs.edu](mailto:nglietz@hbs.edu)>  
**Sent:** Friday, August 8, 2025 9:18 AM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Title 20-LCP-3\_MCO-24-00391

Commissioners,

I write in strong support of Title 20 – LCP- 3-MCO-24-00391 (Vacation Rental Ordinance) that would regulate Short Term Rentals (“STRs”) in the Carmel Highlands and Big Sur. Regulation of STRs is desperately needed. I personally believe Title 20 is a reasonable compromise between the interests of local, community homeowners and those who wish to receive revenue from their second homes.

Others have effectively spoken and written about the strain these STRs put on the local environment and community resources, so I will not reiterate them. In short, STRs cause considerable strain on local communities by non-residents who come and quite frankly abuse the neighborhood.

I want to point out the devastation these STRs cause on an actual community. I moved to Carmel Highlands from Moss Beach, an unincorporated area of San Mateo County. I had a home on the bluffs one home away from the Fitzgerald Reserve. Within the last five years six homes in two blocks were converted to STRs including the two homes immediately adjacent to mine. I had to leave. Others also gave up and moved.

The street was essentially converted from a residential community into a commercial zone. The local neighborhood and community were destroyed. It was ridiculous. There was no effective recourse as there were no zoning restrictions limiting these conversions. The constant partying of these renters was absurd. My only recourse was to continually call the Sherrif when the noise from the STR partying was so extreme. There has to be a better way.

As I understand Title 20 it will on no way unduly restrict coastal access to tourists. They will still have access to all public beaches in our neighborhood. This proposal will also comport with the objectives of the Land Use Plan and the Local Coastal Plan.

As stated above, I strongly encourage the Commission to adopt Title 20 as it is in the interests of Californians. More comprehensive regulations of STRs should be adopted along the entire California coast.

Respectfully submitted,

Nori Gerardo-Lietz

**Nori Gerardo Lietz**  
**HARVARD | BUSINESS | SCHOOL**  
Soldiers Field | Rock Center 115  
Mobile: 415.306.2431  
Email: [nglietz@hbs.edu](mailto:nglietz@hbs.edu)

Faculty Assistant: Kayla Parker  
617.384-1021 | [kaparker@hbs.edu](mailto:kaparker@hbs.edu)

**From:** [ExecutiveStaff@Coastal](mailto:ExecutiveStaff@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal); [Kahn, Kevin@Coastal](mailto:Kahn, Kevin@Coastal)  
**Subject:** FW: LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 12:28:06 PM

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fyi

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**From:** Heidi Hopkins <h2hopkins@gmail.com>  
**Sent:** Thursday, August 7, 2025 2:53 AM  
**To:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>  
**Subject:** LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

As a property owner and longtime resident of Big Sur, I urge the Commission to approve the Monterey County LCP Amendment Number LCP-3-MCO-24-0039-1 (Vacation Rentals). I strongly support Monterey County's prohibition of Commercial Short Term rentals within the Big Sur planning area. Tremendous effort has gone into crafting this Amendment proposal, balancing the interest in tourist accommodation with the health of the local Big Sur community, particularly with regard to housing in this rural area where housing development is so limited.

Heidi Hopkins

50218 Partington Ridge Road

Big Sur

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 12:31:00 PM

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**From:** Polina Mirzad <polina@crescentmoontheaterproductions.com>  
**Sent:** Friday, August 8, 2025 8:52 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commission,

As a visitor to Big Sur, I strongly oppose a full ban on unhosted vacation rentals in this coastal zone. This policy is **not aligned with the Coastal Act's mandate** to protect and encourage affordable, lower-cost visitor accommodations. I respectfully request that you **reject the current amendment** and instead require Monterey County to adopt **reasonable regulations**, such as night caps or permit limits, rather than an outright ban. Big Sur should remain open and accessible to all — not just those who can afford luxury hotels or private estates. Please support equitable, balanced coastal access.

Sincerely?  
Polina

--

Chief Clown & Artistic Director: [www.crescentmoontheaterproductions.com](http://www.crescentmoontheaterproductions.com)

*"Even if you are a small forest surviving off of moon alone, your light is extraordinary." ~ Nayyirah Waheed*

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 12:31:25 PM

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**From:** Jill Gabbe <jill.gabbe@gabbe.com>  
**Sent:** Friday, August 8, 2025 8:35 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Jim Gabbe <jim.gabbe@gabbe.com>; Josh Ohanian <Josh@sanctuaryvacationrentals.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To whom it may concern:

We, James I. and Jill S. Gabbe, write as owners of a home at 3533 Lazarro Drive, Carmel (Hatton Fields). We wish to express our concerns regarding Monterey County's LCP-3-MCO-24-0039-1 amendment and to oppose the restrictions on short-term rentals proposed by the commission.

We've owned the home since April 2019, and have rented it since July 2019. Our home is available for about half the year as a short-term rental through Sanctuary Vacation Rentals, our property management company. We live in the house when it is not being rented. Since mid-2019, our home has received guests, many families with children, from all over the country.

Guests who book our home are well-vetted by Sanctuary, and are respectful of our property and of our neighbors. This is extremely important to us. We have never had an issue -- *not one* -- in over six years. We also have many repeat renters. Families leave testimonies and online reviews, citing their appreciation for our home as it enables them to share costs, cook at home, and avoid parking fees. It presents an affordable option for families to enjoy the magnificence of our Carmel community and the greater Monterey Peninsula.

Renting our home when we're not in residence has enabled us to fully enjoy the area while defraying the high costs of taxes and maintenance. *We will not consider using our home as a workforce rental, and would likely end our rental program should the commission require a monthly minimum stay. We ask that, at a minimum, our home is grandfathered as we are residents in good standing, with booked reservations well into 2026.*

We find this proposal to be punitive. We already pay high property taxes to Monterey County, plus a TOT annually on every rental. In addition, home insurance is expensive as is maintaining the house in top shape. Now, as proposed, we understand that there will be an additional cost of approximately \$10,000 for a permit in order to continue renting our home. *This is simply an added tax. As now stated, the proposal will negatively impact the significant revenues the county receives from short-term rentals produced by our home as we would opt to end rentals.* Specifically:

-- In 2024, we paid nearly **\$29,000 in property taxes** to the county.

-- We paid **\$41, 477 in TOT** to Monterey County (April 2023-June 2025 via Sanctuary).  
-- In addition, annually we pay **nearly \$3,000 for homeowner insurance** and **\$7500 to maintain the home** in pristine condition.

We have always appreciated that The Coastal Act mandates and encourages low-cost visitor accommodations that ensure the public has access to the coastal area. It is an area of great beauty that should be shared by many -- all of whom contribute to the local economy in myriad ways. We respectfully request that the Coastal Commission continue this policy without new restrictions, including a possible new additional permit "tax." Such a permit is onerous to owners and will reduce the number of visitors while also *not creating options for workforce lodging*.

We very much appreciate the opportunity to express our point-of-view on this important matter. *We respectfully urge the commission to consider our comments and to grandfather our house should this proposal be enacted.*

Sincerely,

James I. and Jill S. Gabbe  
3533 Lazarro Drive  
Carmel, CA 93923

710 Davenport Avenue, Unit 8  
New Rochelle, NY 10805

Jill S. Gabbe | President | CITIZENARTS

[jill.gabbe@citizenartscreative.org](mailto:jill.gabbe@citizenartscreative.org)

gabbegroup-CITIZENARTS

[www.citizenartscreative.org](http://www.citizenartscreative.org)

[www.gabbe.com](http://www.gabbe.com)

917.608.6897



**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 12:32:48 PM

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**From:** Sean Ostro <sean.ostro@me.com>  
**Sent:** Thursday, August 7, 2025 11:45 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I'm writing as someone who has had a truly unforgettable experience visiting Big Sur. The time I spent there was peaceful, deeply meaningful, and filled with awe for the natural beauty of the coastline.

Staying in a private home allowed me to connect with the land in a way that no hotel ever could. It gave me space, privacy, and the feeling of truly **being part of Big Sur**, not just passing through.

I understand the need to protect this area, but I believe there's a **balanced way forward**. Please **don't ban all unhosted vacation rentals**. Instead, consider allowing a **reasonable number**, thoughtfully regulated, so others can experience the same sense of connection I did.

Thank you for your time and for protecting both the land and public access to it.

Sincerely,  
Sean Ostro

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Short term rentals  
**Date:** Friday, August 8, 2025 12:33:05 PM

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**From:** JOEL WEINSTEIN <joelweinstein@sbcglobal.net>  
**Sent:** Thursday, August 7, 2025 11:10 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Short term rentals

We appreciate the Coastal Commission's efforts to make our lovely area available to the public, but we hope that they will be equally diligent in keeping the environment lovely for the people who live here. We who live here are very aware of the uniqueness of the local environment. That is why we live here. We understand why people want to enjoy this environment and we have a strong desire to protect it as well as share it sustainably. Unfortunately, recently we have been inundated by visitors who trash the environment both physically and noisily. We now have two houses on our street that are not residences, they are mini hotels. The visitors have no respect for the neighbors or our environment. There have been as many as ten cars parked at one house, with 20 or more people sleeping in sleeping bags all over the house with loud, drunken parties going on at all hours. There was even an incident when guns were fired from one of these short term rentals into a neighbor's house. This is a residential neighborhood not a commercial one.

We hope that the Commission will take account of the nature of this kind of neighborhood in setting the rules to keep it safe and livable.

Thank you.

Bonni & Joel Weinstein  
140 Carmel Riviera Dr.  
Carmel Highlands

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Opposition to CA Coastal Commission ban on short term rentals in the interest of people with disabilities  
**Date:** Friday, August 8, 2025 12:33:20 PM

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**From:** Kaylee McCarty <Kaylee.McCarty@disabilityrightsca.org>  
**Sent:** Thursday, August 7, 2025 9:42 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Opposition to CA Coastal Commission ban on short term rentals in the interest of people with disabilities

Dear Coastal Commissioners,

My name is Kaylee McCarty, and I work as a policy coordinator advocating for people with disabilities. It is deeply concerning to me that vacation homes along the coast—especially in the Carmel Highlands—may no longer be available to the public.

This is not just unfortunate—it is, in my view, a direct violation of the Coastal Act. The Act’s mission is to ensure public access to the coast, and vacation rentals have long been recognized by the Commission as a vital way to achieve that goal. Removing them outright would disproportionately harm people with disabilities and their families, many of whom rely on these rentals for therapeutic and practical reasons.

It is a well-documented fact that the negative ions in ocean air can promote healing. For those with disabilities—or families caring for a disabled child or friend—access to the coast can be restorative, even life-changing. Vacation homes offer accommodations hotels cannot: privacy, fully equipped kitchens, room for caregivers, and the ability to bring service animals. Hotels simply do not meet these needs.

Reasonable regulation, not elimination, should be the path forward. I propose that all pre-existing vacation homes be grandfathered in so that people can continue to enjoy meaningful and equitable access to the coast. This preserves the rights of the disability community and upholds the Coastal Act’s core mission.

I urge you to reconsider the proposed ban in the Carmel Highlands and to protect the accessibility and inclusivity of our coastline for all.

Respectfully,

**Kaylee McCarty** (*she, her, hers*)

Policy Coordinator

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**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 12:33:50 PM

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**From:** Gage Heyburn <gageheyburn@gmail.com>  
**Sent:** Thursday, August 7, 2025 9:00 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commission,

As a visitor to Big Sur, I strongly oppose a full ban on unhosted vacation rentals in this coastal zone. This policy is not aligned with the Coastal Act's mandate to protect and encourage affordable, lower-cost visitor accommodations. I respectfully request that you reject the current amendment and instead require Monterey County to adopt reasonable regulations, such as night caps or permit limits, rather than an outright ban. Big Sur should remain open and accessible to all — not just those who can afford luxury hotels or private estates. Please support equitable, balanced coastal access.

Thank you,  
Gage Heyburn

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 12:34:02 PM

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**From:** Robert McCarty <rotaxrotax68@gmail.com>  
**Sent:** Thursday, August 7, 2025 8:33 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

To the California Coastal Commission,

My name is Robert McCarty, and I live in Lodi. Growing up, my family had a modest beach house in Santa Cruz, but over time, we could no longer afford to keep it. Since then, finding meaningful ways to connect with the California coast has become both rare and sacred for us.

For the past several years, vacation rentals in the Carmel Highlands have provided our family with one of the only remaining ways to experience the beauty and peace of the coast. The Highlands is truly one of the most beautiful places on the planet—with its dramatic cliffs, ocean views, and cool coastal breezes. It has become a beloved place for our family to reconnect, rest, and make memories. It's more than just a vacation—it's a tradition that brings us together across generations.

If vacation rentals were no longer allowed in the Highlands, families like mine would be cut off from this experience. We can't afford to buy property there or stay in high-end resorts. Without vacation rentals, the simple dream of enjoying time in a beach house on the coast—something every Californian should have a chance to experience—would disappear for us.

Please protect the ability of everyday families to return year after year to places like Carmel Highlands. These homes are not just rentals—they are vessels for memory, tradition, and connection.

Sincerely,  
Robert McCarty  
Lodi, CA

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 12:34:29 PM

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**From:** Katelyn Kosinski <[ktkosin620@gmail.com](mailto:ktkosin620@gmail.com)>  
**Sent:** Thursday, August 7, 2025 6:59 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,

I've visited Big Sur and deeply treasure its natural beauty, peacefulness, and the opportunity to stay in homes that feel personal and connected to the land. I'm concerned that banning unhosted short-term rentals will eliminate affordable and meaningful lodging options for families like mine. The Coastal Act prioritizes maximizing public access, not restricting it. In Big Sur, unhosted rentals are the only way many visitors can stay overnight — there are no affordable hotels, and hosted stays are not practical for families. I urge you to find a balanced path — don't ban unhosted rentals outright. Please allow a reasonable number of them with proper safeguards. Public access must include access for middle-income Californians, not just the wealthy.

Thank you for your consideration.  
Katelyn Kosinski

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Support for Monterey County Amendment LCP-3-MCO-24-0039-1 Vacation Rentals  
**Date:** Friday, August 8, 2025 12:34:51 PM

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**From:** Susan Kamellard <suziekam@sbcglobal.net>  
**Sent:** Thursday, August 7, 2025 6:38 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Support for Monterey County Amendment LCP-3-MCO-24-0039-1 Vacation Rentals

Begin forwarded message:

**From:** Susan Kamellard <suziekam@sbcglobal.net>  
**Date:** August 7, 2025 at 6:36:00 PM PDT  
**To:** Centalcoast@coastal.ca.gov  
**Cc:** CommissionerETurnbull-Sanders@coastal.ca.gov,  
CommissionerDBochco@coastal.ca.gov, CommissionerCHart@coastal.ca.gov,  
CommissionerSLOWenberg@coastal.ca.gov,  
CommissionerANotthoff@coastal.ca.gov,  
CommissionerLEscalante@coastal.ca.gov,  
CommissionerMWilson@coastal.ca.gov, CommissionerAKelley@coastalca.gov,  
CommissionerJPreciado@coastal.ca.gov,  
CommissionerMHarmon@coastal.ca.gov,  
CommissionerRJackson@coastal.ca.gov, CommissionerCLopez@coastal.ca.gov  
**Subject: Support for Monterey County Amendment LCP-3-MCO-24-0039-1  
Vacation Rentals**

Begin forwarded message:

**From:** Susan Kamellard <suziekam@sbcglobal.net>  
**Date:** August 7, 2025 at 6:13:50 PM PDT  
**To:** Centralcoast@coastal.ca.gov  
**Subject: Support for Monterey County Amendment LCP-3-  
MCO-24-0039-1 Vacation Rentals**

Dear California Coastal Commissioners:

I am writing in strong support of certifying Monterey County's Title 20 vacation rental amendment LCP-3-MCO-24-0039-1. Thanks to the County and Coastal Commission for their years of thoughtful work on this complex issue and for striking what we see as a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

I have lived in the southern section of the Yankee Point area of Carmel Highlands for 37 years and have experienced many challenges in this environmentally sensitive area. Now the unchecked proliferation of 8 STRs in our circle of 54 homes within an area of half a mile is impacting the quality of life for the residents. Our area has become "hotel row". The County is striving to prevent overconcentration of vacation rentals like this.

Here are some of the critical reasons why STRs are incompatible with our community:

1. Septic issues. Some STRs are advertising accommodations for up to 16 guests which often exceeds the capacity of the septic fields. When we applied for a remodeling permit, we were restricted to the number of bedrooms for a family of 4. It is troubling that homeowners like us must comply with regulations while these rules do not apply to STRs. It is a health concern and a threat to the marine ecosystem.

2. Water resources. Our water is provided by a small mutual water company by way of stream diversion, wells, and a tank system. During the major floods in 1996, the Army Corps of Engineers provided the residents with a large tank where we could get drinking water. This resource is threatened during floods, fires, and drought. Commercial STRs dramatically increase water demand in a zone where conservation is needed.
3. Fire Risk. The Soberanes wildfire that burned for 83 days along the Big Sur Coastline in the Los Padres National Forest and Ventana Wilderness was in our backyard. Subsequent fires have occurred and are a risk for our many visitors.
4. Unhosted STRs do not provide security for residents. The recent shooting into a residential home on our circle from a commercial STR with no host on site left all of us alarmed. No face no name has left residents uneasy on "hotel row".
5. Some large STRs are being used for weddings and other venue events, often featuring loud music and large gatherings. This is commercialization in a residential zone.

I have observed that these STRs cater primarily to transient visitors who occupy these rentals for short periods of 1-3 days. However, there is no shortage of visitor serving facilities near coastal access from Marina to Big Sur that fit many budgets. Many are near beach access, restaurants,

and points of interest. While we are accommodating these transient visitors, we are reducing the housing supply for our local workers: employees in hospitals, retail, hospitality; teachers; students attending local colleges. These people contribute to our local economy. The primary goal for the County is to provide more affordable longer term housing for its residents and this proposed amendment aims to do that.

I thank both the County of Monterey and the California Coastal Commission for the long standing attention to this issue and urge you to move forward with certification of the amendment as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible regulation of short term rentals.

Respectfully,

Susan D. Kamellard  
Carmel Highlands Resident

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw:  
**Date:** Friday, August 8, 2025 12:35:20 PM

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**From:** Jason Linker <jason@jasonlinker.com>  
**Sent:** Thursday, August 7, 2025 6:06 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:**

I think you should ban all short term rentals in Big Sur!

Jason

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Agenda item #15a-  
**Date:** Friday, August 8, 2025 12:35:33 PM

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**From:** Terry Lukas Littman <terry.lukaslittman@gmail.com>  
**Sent:** Thursday, August 7, 2025 5:25 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Agenda item #15a-

[Public comment for August 13, 2025 meeting-#LCP-3-MCO-24-0039-1 \(Monterey County Vacation Rentals\).](#) **Monterey County LCP Amendment #LCP-3-MCO-24-0039-1 (Vacation Rentals)** in your public comments.

Dear California Coastal Commissioners,

As Carmel Highlands residents, we strongly support certification of the amendments to Title 20 and its proposed restrictions on short-term rentals in the coastal zone. We believe the amendments are reasonable, prudent and fair.

Commercial vacation rental operators have repurposed and converted property after property, displacing long-term renters in the process. In the absence of any regulations and only cursory enforcement, these commercial vacation rental operators pack large groups of people into these properties with total disregard to the neighbors and the neighborhood.

The long-term housing supply in our neighborhood is being depleted. Lower housing supply has led to higher rents and longer commutes. This is a commercialization of residential real estate that prioritizes short-term rentals over residents. There should be some balance in an area zoned residential.

There is no shortage of visitor serving facilities from Marina to Big Sur that provide accommodations and coastal access to serve a broad spectrum of visitors and budgets.

The certification of these amendments to Title 20 is necessary to preserve the safety, security, natural beauty, and the residential character of our coastal neighborhood.

Thank you for your time and consideration.

Respectfully,  
Michael & Terry Littman  
Carmel Riviera Drive

--

Terry Littman, Broker  
Key Properties, Inc  
DRE#01199123  
925-639-0465

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 12:35:50 PM

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**From:** Nataly Hakakian <natalyhakakian@gmail.com>  
**Sent:** Thursday, August 7, 2025 4:31 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>; LMarin@cruzio.com <LMarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Commissioners,

I own and manage a vacation rental in Big Sur and am writing to voice my strong opposition to the proposed LCP amendment that would eliminate all unhosted short-term rentals in the area. My property is one of many that enable responsible public access to this globally recognized stretch of coastline. It also helps support the local economy and preserves the quiet, low-impact tourism Big Sur is known for.

The proposed ban goes too far. Rather than solving the region's housing issues or protecting community character, it removes a valuable lodging type in a place with already limited overnight accommodations. I urge the Commission to reject this amendment and instead pursue a regulatory solution that better reflects the values and priorities of the Coastal Act. As your own staff report acknowledges, this amendment is unlikely to result in any meaningful housing gains. At the same time, it reduces access to overnight accommodations in Big Sur, while increasing short-term rental allowances in North County — an area with lower housing costs and less tourism demand. This uneven approach pushes STRs into communities that are already facing housing affordability pressures and removes them from the areas visitors actually seek out.

Instead of an outright ban, I respectfully ask that the Commission consider more balanced alternatives: allow a modest number of unhosted rentals under a cap, apply the 6% threshold to Big Sur and Carmel Highlands, remove the burdensome CDP requirement, and allow existing STRs to continue operating under a grandfather clause. These measures would better align with the intent of the Coastal Act and the long-term public interest.

Sincerely,  
Nataly Hakakian

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Amendment #LCP-3-MCO-24-0039-1 Vacation Rentals  
**Date:** Friday, August 8, 2025 12:36:07 PM

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**From:** James Van Natta <[frankvannatta@hotmail.com](mailto:frankvannatta@hotmail.com)>  
**Sent:** Thursday, August 7, 2025 3:28 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Amendment #LCP-3-MCO-24-0039-1 Vacation Rentals

Dear Coastal Commission Members:

I am a resident of the Carmel Highlands(CH). More specifically, the Yankee Point/Carmel Riviera Neighborhood. The Carmel Highlands is an especially tranquil and majestic area. The residents take great pride in their homes including architecture, landscape, and maintenance. We are all generally congenial and connected with a unique sense of community. In short, the only disruption to our chosen place of residence is the often unruly and raucous short term rental homes' temporary renters. The number of disturbances emanating from these properties is enumerable. Please help us by ending the vacation rental market in the Carmel Highlands. The CH is absolutely inappropriate for the likes of Airbnb. Additionally, allowing this to continue could, quite possibly, permanently alter the fabric of the CH into an area with predominantly more short-term rentals than actual Carmel residents. CLEARLY, that outcome needs to be avoided!!! That process has already destroyed vast areas of many major cities and parts of metropolitan areas.

Commission Members, please help.

Sincerely,

James Van Natta, MD

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: OPPOSE! Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 12:37:07 PM

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**From:** Nogen Beck <nb@nogenbeck.com>  
**Sent:** Thursday, August 7, 2025 2:38 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** OPPOSE! Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

**\*\* This is such blatant corruption it should be investigated. It's so obviously a measure put forth by the elite and corporations who would benefit from this measure. You should all be ashamed of yourselves for entertaining it. Stop being a joke and start having principles.\*\***

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,  
NB

Nogen Beck Photography  
Www.nogenbeck.com  
FB: [www.facebook.com/nogenbeck](https://www.facebook.com/nogenbeck)  
Insta/twitter: [nogenbeckphoto](https://www.instagram.com/nogenbeckphoto)

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 12:37:30 PM

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**From:** Eva S <evasyn@gmail.com>  
**Sent:** Thursday, August 7, 2025 2:25 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>; LMarin@cruzio.com <LMarin@cruzio.com>  
**Subject:** Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

August 7, 2025

Dear Commissioners,

As someone who has visited Big Sur many times over the years, I'm writing to strongly oppose the proposed amendment that would ban unhosted short-term rentals in the area. Vacation rentals have been the only practical and affordable way for me, and many others, to stay overnight and experience Big Sur.

I ask that you reject this amendment and instead consider alternatives that keep overnight access available to the public. Banning unhosted rentals will eliminate one of the few options for families, groups, and everyday travelers to spend more than a few hours in Big Sur. It will restrict overnight visits to only those who can afford high-end hotels or secure hard-to-get campground reservations.

The staff report even acknowledges that this change will reduce visitor-serving accommodations in a region already limited in overnight lodging. That outcome clearly goes against the spirit of the Coastal Act, which seeks to **maximize public access** to California's coastline.

Please don't take away one of the few remaining ways people like me can access Big Sur. Instead, I ask the Commission to:

- Keep unhosted vacation rentals allowed, with clear and fair caps.
- Remove the costly Coastal Development Permit requirement.
- Allow existing, responsibly operated vacation rentals to continue.

These options would preserve access while maintaining local character — a much better path than an outright ban.

Thank you for your consideration.

Eva  
Eva Synalovski  
954.803.2505

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 12:37:49 PM

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**From:** Jonathan Hakakian <[jonhakakian@gmail.com](mailto:jonhakakian@gmail.com)>  
**Sent:** Thursday, August 7, 2025 2:20 PM  
**To:** [LMarin@cruzio.com](mailto:LMarin@cruzio.com) <[LMarin@cruzio.com](mailto:LMarin@cruzio.com)>; [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Commissioners,

I am the owner of a home in Big Sur that I operate as a short-term rental. Over the years, I've welcomed guests from across California and around the world, offering them a unique opportunity to experience Big Sur in a respectful and sustainable way. Vacation rentals like mine help make the coast accessible to more people, especially given the limited and high-cost lodging options in the region.

I'm writing to urge the Commission to reject the proposed amendment and instead pursue a more balanced solution that reflects the needs of both residents and visitors. This proposal — a full ban on unhosted rentals in Big Sur — is a blunt instrument that does not reflect the nuanced, place-based policy-making the Coastal Act envisions.

The staff report itself concedes that this ban will not significantly increase long-term housing supply, nor will it enhance visitor-serving uses — in fact, it will do the opposite. It eliminates overnight access in an area where alternatives are few and far between, while encouraging growth of STRs in North County — an inland area with more affordable housing and less tourist infrastructure. This shift in access burdens the very communities that can least afford it. We ask the Commission to consider alternatives, including allowing a limited number of unhosted rentals in Big Sur under a cap, applying the 6% limit originally supported by the Board of Supervisors to Big Sur and Carmel Highlands, removing the Coastal Development Permit (CDP) requirement, and grandfathering in existing rentals. This would allow public access to continue in a controlled and fair manner while preserving housing for long-term residents.

Thank you for your time and commitment to the California coast.

Sincerely,

Jonathan Hakakian

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: comment on LCP Amendment  
**Date:** Friday, August 8, 2025 12:38:03 PM

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**From:** Robin Robinson <manta9@comcast.net>  
**Sent:** Thursday, August 7, 2025 2:17 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** comment on LCP Amendment

hi

I would like to comment on the upcoming vote on Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals). The vote is scheduled for August. 13 by the California Coastal Commission.

I am writing to urge a YES vote on the Vacation Rental restrictions proposed.

I live in Carmel and there are now at least 3 short term rentals on my block. My block has lost at least 4 long term renters due to turnover of homes that were torn down and made into super large, unaffordable homes. Those renters were: a house painter, a care giver, an artist and a retired person. There are few people left on the block who are renting long term and part of the community. Many of the homes are now empty and second homes. This is a trend that is killing our town and county, and will eventually mean working folks cannot live here and jobs go unfilled.

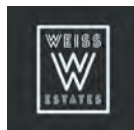
The STR homes could easily house long term renters who contribute to the community, who live and work here full-time, and who create a real neighborhood.

Please adopt STR restrictions spelled out in LCP-3-MCO-24-0039-1.

Thank you,  
Robin Robinson  
Carmel, CA  
831-238-0902



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**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 12:38:42 PM

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**From:** Adam Blazer <adam@adamblazer.com>  
**Sent:** Thursday, August 7, 2025 2:10 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,

As a born and raised Californian, I've had the privilege of visiting Big Sur many times, and it's a place that holds a special place in my heart. The natural beauty, peace, and the chance to stay in homes that feel truly connected to the land are things I deeply value. But I'm genuinely concerned that banning unhosted short-term rentals would take away affordable and meaningful lodging options for families like mine.

The Coastal Act is meant to maximize public access, not restrict it. In Big Sur, unhosted rentals are often the only viable option for many visitors to stay overnight—there are no affordable hotels, and hosted stays just aren't practical for families.

I urge you to find a more balanced solution—one that doesn't ban unhosted rentals outright. Allowing a reasonable number with proper safeguards in place would ensure that middle-income Californians, like my family, can continue to experience this amazing part of our state.

Thank you for considering my perspective.

Adam Blazer

August 6, 2025

To the California Coastal Commission,

I've been in Carmel for over 40 years and I own SHE, a small boutique located in The Crossroads shopping center—just minutes from the Carmel Highlands. My business depends on tourism, and many of my most loyal customers over the years have been families visiting the area through vacation rentals.

I'm writing to express serious concern about the proposed 100% ban on vacation rentals in Big Sur and the Carmel Highlands. These areas have long been known as vacation home communities. It makes no sense to prohibit rentals in places specifically designed for families to stay and enjoy the coast. If this ban goes into effect, most of these homes will sit empty, owned by second or third homeowners.

A complete ban is neither fair nor logical. Reasonable regulation is understandable, but eliminating vacation rentals altogether would deliver a direct blow to small, local businesses like mine. Guests staying in these homes eat at our restaurants, shop in our stores, and bring vital energy to our economy. Without them, many of us will struggle to stay afloat. Things have been working just fine, as is. I am not a proponent of more government regulation - rezoning of our real estate and reshaping our community. Over regulation has dire consequences and the community suffers.

I urge you to consider a more balanced approach—one that protects public access, preserves neighborhood character, and keeps our small businesses alive. The Highlands should not be treated the same as dense residential areas; it is a unique part of the coast that was built for people to visit and enjoy.

Sincerely,

Patty Wilson

Owner, SHE Boutique

110 Crossroads Blvd.

Carmel, CA 93923

Resident of 40+ years

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 3:55:57 PM

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**From:** Jess Wachtel <jessicawachtel2@gmail.com>  
**Sent:** Friday, August 8, 2025 3:47 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>; LMarin@cruzio.com <LMarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Commissioners,

The first time I stayed in Big Sur, it was in a small vacation rental that felt like part of the landscape. That experience would not have been possible at a large hotel — and without STRs, it wouldn't have been possible at all.

Banning unhosted rentals will reduce the number of overnight accommodations, making it harder for visitors to experience the coast beyond a quick drive. This conflicts with the Coastal Act's mission to expand public access.

I urge the Commission to preserve some unhosted rentals through reasonable caps, remove the excessive permit requirement, and grandfather in existing operators. This would keep Big Sur accessible without sacrificing its character.

Sincerely,  
Jessica Wachtel

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Jessica Wachtel, Esq.  
[Jessicawachtel2@gmail.com](mailto:Jessicawachtel2@gmail.com)  
818.400.5090

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Coastal Commission VR Permit Fee  
**Date:** Friday, August 8, 2025 3:56:20 PM

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**From:** Mia Jampolsky <mjampolsky@comcast.net>  
**Sent:** Friday, August 8, 2025 3:34 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Mia Jampolsky <mjampolsky@comcast.net>  
**Subject:** Coastal Commission VR Permit Fee

**To Whom it May Concern,**  
**STRs are essential for maximizing public access and providing affordable, lower-cost visitor accommodations.**

**Banning or limiting STRs disproportionately benefits a handful of affluent property owners at the expense of the wider public.**

**This outcome contradicts the California Coastal Act's promise of equitable access for all.**

**I ask the Commission to reject the staff recommendation and instead partner with hosts for fair solutions that balance housing needs and coastal access.**

**Those of us with existing permits should be grandfathered in, what if this was your short term vacation rental home?**

**[Mia Jampolsky](#)**

**707.481.7696 Cell/Text**

**[Life's Better at the Beach LLC](#)**

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a-Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 3:57:02 PM  
**Attachments:** [Public Comment on August 2025 Agenda Item Wednesday 15a-Monterey County LCP Amendment No.pdf](#)

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**From:** Devika Sood <devika.1.sood@gmail.com>  
**Sent:** Friday, August 8, 2025 3:31 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a-Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I'm writing as someone who has had a truly unforgettable experience visiting Big Sur. The time I spent there was peaceful, deeply meaningful, and filled with awe for the natural beauty of the coastline.

Staying in a private home allowed me to connect with the land in a way that no hotel ever could. It gave me space, privacy, and the feeling of truly being part of Big Sur, not just passing through. I have a very special memory in particular of getting married in a Big Sur and was able to stay there before and after our wedding and have my family with me and a space for them to gather which was such an incredible gift.

I understand the need to protect this area, but I believe there's a balanced way forward. Please don't ban all unhosted vacation rentals. Instead, consider allowing a reasonable number, thoughtfully regulated, so others can experience the same sense of connection I did.

Thank you for your time and for protecting both the land and public access to it.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Opposition to the staff recommendation for item 15a, the Monterey County LCP Amendment  
**Date:** Friday, August 8, 2025 3:57:41 PM

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**From:** Anna Tong <[anna.l.tong@gmail.com](mailto:anna.l.tong@gmail.com)>  
**Sent:** Friday, August 8, 2025 2:57 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Opposition to the staff recommendation for item 15a, the Monterey County LCP Amendment

Dear Commissioners and Staff,

I'm writing as a short term rental operator in Pacifica, to strongly oppose the staff recommendation for the Monterey County LCP amendment on your August 13, 2025 agenda (Item 15a). If approved, I believe it would go against the Coastal Commission's mission to protect and expand public access to California's coastline.

The Coastal Act and this commission are tasked with making sure our beaches and coastal resources are open to everyone, regardless of income. That includes ensuring there are affordable places to stay. Your own policies call lower-cost accommodations "essential" to coastal access. Unfortunately, the staff's recommendation does the opposite.

In Monterey County, especially in areas like Big Sur and Carmel Highlands, short-term rentals, particularly unhosted whole-home rentals, are often the only affordable choice for families and regular visitors. Your own research shows STRs make up as much as 80% of all overnight visitor capacity in coastal parts of the county. They give travelers flexibility, value, and a family-friendly way to enjoy the Central Coast. But the proposed ordinance would ban or severely restrict these rentals, wiping out the main source of affordable stays and effectively limiting coastal access to those who can afford expensive hotels.

I'm concerned that these rules are being driven by a small group of wealthy homeowners in places like Big Sur and Carmel who want to keep the coast exclusive. That's not preservation; it's privatization. The Coastal Act was written to protect access for everyone, not just the few. I urge you to reject the staff recommendation and work with short term rental operators on solutions that protect both housing and public access. Blaming short-term rental hosts in one of the wealthiest parts of the country isn't the answer.

Thank you for your time and for standing up for the public's right to the coast.

Sincerely,

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[Anna Tong](#)

Cell: (650) 468-3913

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Carmel Highlands Vacation Rentals PLEASE DISTRIBUTE TO ALL TWELVE VOTING MEMBERS  
**Date:** Friday, August 8, 2025 3:58:00 PM

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**From:** Vera Thomas <veraelischer@icloud.com>  
**Sent:** Friday, August 8, 2025 2:35 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>  
**Subject:** Carmel Highlands Vacation Rentals PLEASE DISTRIBUTE TO ALL TWELVE VOTING MEMBERS

When I heard the news VRBO's will be banned in the Carmel Highlands I was moved to write a letter. I have heard there is a proposal to allow such rentals in Marina and North county Monterey and that is not the same setting, etc, My name is Vera Elischer. I'm 87 years old and live in Long Beach. One of the greatest joys in my year is traveling to Carmel Highlands to spend time with my daughter, her husband and some younger members of my family.

We stay in a lovely quiet vacation home where we can cook healthy meals, sharing family recipes by cooking together. The kitchen there is a joy to use. It's part of what makes our time feel like a true vacation. That kind of experience simply isn't possible in a hotel or a hosted stay.

Traveling is expensive and not easy at my age, but this annual trip has become a treasured tradition. Being able to connect as a family—relaxing, cooking, sharing meals, and making memories—is our version of luxury. If short-term rentals are taken away, we will lose this gathering place that means so much to us.

Please don't take this away from families like mine.

Sincerely,  
Vera E Elischer Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a-Monterey CountyLCP Amendment LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 3:58:59 PM

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**From:** mcneilkm@comcast.net <mcneilkm@comcast.net>  
**Sent:** Friday, August 8, 2025 1:49 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Fwd: Public Comment on August 2025 Agenda Item Wednesday 15a-Monterey CountyLCP Amendment LCP-3-MCO-24-0039-1 (Vacation Rentals)

----- Original Message -----

**From:** "mcneilkm@comcast.net" <mcneilkm@comcast.net>  
**To:** "CentratCoast@coastal.ca.gov" <CentratCoast@coastal.ca.gov>  
**Date:** 08/08/2025 11:03 AM EDT  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a-Monterey CountyLCP Amendment LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**To:** The Coastal Commission Members

I'm Kevin McNeilly and I own a short-term rental property on the north end of Carmel on Monte Verde. I am writing because I oppose Monterey County's rental ordinance LCP-3-MCO-24-0039-1. However, I do appreciate the committee's willingness to listen to our voices about this matter.

I believe you, the Coastal Commission, want to encourage tourism in the Carmel community and promote all our visitor accommodation. You know visitors, they want options and have limited vacation funds to travel. From my experience with short-term rentals the average number of visitors range from 4-6 (either larger families or multiple couples). My cottage provides a full kitchen, living and dining room, multiple patios and deck, large bedrooms, and parking. This gives guests options to dine in or out. I think the STR encourages guests to stay longer and enjoy the coastal area even more given California's most well-known and highly sought-after destinations. Also, when lodging is limited (i.e., Carmel Highlands and Big Sur) there need to be short-term rental options to encourage tourists to visit and stay overnight.

My cottage, "Mabuhay", has been in the family for 70 years! My mother inherited it when her best friend, Vail Sivertsen Benz of Los Gatos, passed away in 1954. My grandmother lived there until 1986 and enjoyed the artist community. Then my parents enlarged it into a 3-bedroom two bath cottage and made it a rental property for the next 20 years. They visited regularly and kept up the maintenance. In 2005, I inherited it and decided not to continue renting but instead make some improvements and visit every other month for 15 years. Luckily Carmel has such wonderful weather, the cottage did fine. However, recently due to medical reasons we had to reduce our time in Carmel. I decided to try short term rentals

and now I come out to visit and maintain the property whenever I can. We love the cottage and plan to keep it with the family. In a special way, I'm pleased families and guests can visit Carmel, to see the coastline (from my windows) and enjoy the restaurants and shops in town...and of course golf at Pebble Beach!

Given my personal views, I would encourage the Coastal Commission to strongly consider increasing the Coastal Zone cap to 6% and give Big Sur and Camel Highlands opportunities for both public and private lodging. It's also important to consider including a grandfather clause for those of us who currently operate as a short-term rental property, pay our taxes, and have confirmed future rentals. It seems to me the Coastal Commission needs to consider what is best for all parties, owners and visitors so that Carmel offers options for all types of travelers.

However, if this ordinance passes, my only option would be to rent monthly which is not a viable alternative for me. I would continue visiting as I have in the past and leave the cottage vacant when I'm not there which reduces its commercial value to Carmel merchants and local tourism.

Thank you for considering my thoughts about Carmel's short-term rental status. There are many viable compromises, and I sincerely hope you review them and think about what is best for both owners and visitors.

Thank you Kevin McNeilly

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler_Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 4:00:05 PM

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**From:** Josh Ohanian <josh@sanctuaryvacationrentals.com>  
**Sent:** Friday, August 8, 2025 1:34 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear California Coastal Commission and Staff,

I have been the General Manager of Sanctuary Vacation Rentals in Monterey County for over ten years. We currently have a staff of 33. We pride ourselves on being a responsible steward and community partner while providing a variety of accommodations to the visitors who seek a localized travel experience.

I want to thank you for your time and consideration of LCP-3-MCO-24-0039-1. I have concerns on the impact of this ordinance and I ask that you please move to establish a compromise of a 6% STR cap in the Coastal zone, remove the ban in Carmel Highlands and Big Sur, and provide some type of a grandfathering option for homes in good standing that meet the following criteria: have rented within the past year, have upcoming reservations, have paid their TOT, and haven't had any code violations. The 6% represents the original cap discussed following years of ordinance discussions. This compromise will seek to address the concerns of the County while still providing public access and affordable accommodations to visitors.

I have listed below the reasons I do not believe LCP-3-MCO-24-0039-1, in its current state, addresses Monterey County's concerns and why the 6% cap and grandfathering clause would be the best compromise to move forward.

### The Removal of STRs with Bans Will Not Provide Affordable Housing Stock

In preparing for this meeting, I contacted all of our homeowners in the Carmel Highlands and Big Sur areas. None of them are in a position to switch to longer-term rentals for several reasons. First, these homes are among the most expensive in the county due to limited inventory in these highly desirable locations. Renting them out year-round at market rates would be far beyond what's considered affordable housing.

Second, many of our owners live in California and value being able to use their homes for family and friends throughout the year. These properties also aren't suited to become "hosted" vacation rentals—our owners simply can't move in full-time.

Further, a recently released Orange County Grand Jury report found that *"the commonly held belief that STRs negatively impact affordable housing is not evident in cities with STRs."* Even more concerning the Grand Jury found that *"when cities ban STRs, this often leads to a never-ending game of "whack-a-mole" as soon as one unpermitted STR is shut down, another opens."*

Limited Vacation Rental Licenses and Homestays Do Not Provide Enough "Mix" for

Visitors

By definition, a limited vacation rental license—allowing only three rentals per year—would not realistically convert these homes into longer-term housing either. Instead, this would seek to drive a limited supply of accommodations while demand will continue to be high for this world-famous destination. Therefore, the average daily rates will increase. That means the area could become accessible only to higher-paying visitors, making it even less inclusive.

In addition to limiting affordable accommodations, this change will hurt the visitor experience. Our team has spent 25 years building a strong foundation of professional property care, responsible marketing, trust accounting, compliance with County rules, high guest experience standards, and community engagement. Our owners come from diverse professional backgrounds and asking them to uproot their lives just to receive the same permitting privileges as in-county residents—and to take on hosting responsibilities themselves—would be unrealistic and overwhelming. It could also negatively impact the level of quality and consistency guests have come to expect in these areas.

Create Economic Disadvantages for the County

According to a 2024 report by Tourism Economics, vacation rental spending on the Central Coast totaled \$77 million, with an additional \$117 million generated in state and local tax revenue, including local lodging taxes.

For our company, Sanctuary Vacation Rentals, a ban would mean laying off several employees and significantly cutting back on spending with local businesses. This includes partnerships with local artisans who create our welcome gifts, housekeeping services, marketing companies, laundry facilities, and more. We represent a large percentage of these companies' revenue and the ripple effect on the local economy would be substantial.

The change would also provide a significant decrease in transient occupancy tax collection.

Thank you for your time and dedication to the people, community and visitors of California. I appreciate your consideration in passing a 6% STR cap in the Coastal zones with a grandfathering permitting clause.

Sincerely,

Josh Ohanian

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Josh Ohanian  
General Manager  
Sanctuary Vacation Rentals

Office: (831) 373-7103

Email: Josh@SanctuaryVacationRentals.com

Website: www.SanctuaryVacationRentals.com

Address: NW Corner of Mission and 8th, Carmel-by-the-Sea

Office Hours: Monday-Friday 8:30 AM - 5:00 PM

**Nightly, Monthly & Long-Term Rentals on the Beautiful Monterey Peninsula!**

Date: 08/08/2025

Subject: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commission,

Big Sur holds a special place in my heart. Visiting there is not just a vacation — it was where I got married standing on a cliff of a vacation rental amongst nature, with loved ones, and with the deeper peace that this unique region offers.

I have grown up visiting the area and was able to get married and stay several nights with family and friends because of a vacation rental. For families and visitors like me, these types of stays are often the only affordable way to experience Big Sur without compromising on space, accessibility, or privacy. Please don't eliminate this opportunity for others. I ask that you allow a limited number of unhosted vacation rentals, carefully regulated, to maintain access for everyday Californians — not just those who can afford high-end resorts. Let's keep Big Sur welcoming for all so that I can return with my children to the very home we got married in and let them share this experience. Thank you for considering this perspective.

Sincerely,  
Janice Hillestad

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 4:00:34 PM

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**From:** Cloe Hakakian <skyhighlapayroll@gmail.com>  
**Sent:** Friday, August 8, 2025 1:35 PM  
**To:** lmarin@cruzio.com <lmarin@cruzio.com>; CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Commissioners,

When I visit Big Sur, I stay in a short-term rental because it's the only lodging that fits my budget and lets me feel part of the community rather than just a tourist passing through. These homes have allowed me to spend real time here — cooking meals, exploring trails, and watching the stars — experiences you can't have on a rushed visit.

A full ban on unhosted STRs would erase that opportunity for countless travelers. It would also reduce visitor accommodations in a place that already has very few options. This works against the Coastal Act's promise to maintain public access to the coast for all Californians.

I respectfully ask you to reject the ban and instead regulate in a way that keeps some unhosted rentals available. Caps, fair rules, and allowing existing operators to continue would protect both the community and public access.

Sincerely,  
Cloe Farrar

Sent from my iPhone

August 8, 2025

Jim Zack & Lise de Vito  
24760 Lower trail  
Carmel, CA 94923

California Coastal Commission  
Central Coast District  
725 Front Street  
Santa Cruz, CA 95060

Re: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Commissioners,

Our names are Jim Zack & Lise de Vito and we have owned and operated a short-term rental in the Monterey County coastal zone for just over two years, since March 2023. We are writing today because we have concerns and oppose the Monterey County's LCP-3-MCO-24-0039-1.

Every Short Term Rental owner has a unique story. Jim is a Carmel native who has lived in the Bay area for 40 years. Owning a home in Carmel again was a life-long dream, and the beginning of a retirement plan. Buying an affordable fixer upper and being able to do STR is allowing for a financially accessible plan to ease into full time retirement in Carmel in the coming years. It allows for our part time use of the home, as well as needed income to offset expense. As everyone knows the Coastal Zone of Monterey County has some of the most expensive property in the world, and not everyone can afford to maintain a vacation home that sits vacant much of the time. Short term rentals are a win-win, helping to provide necessary vacation housing options and allowing mid-income people also enjoy this wonderful place.

We respectfully urge the Coastal Commission to protect and promote visitor accommodations rather than restrict them in one of California's most iconic and highly sought-after destinations. The proposed overnight ban in Carmel Highlands and Big Sur would eliminate a significant portion of the already limited affordable lodging options in the area. The proposed limits on STR rentals in the currently allowed Planning Districts to 4% seems arbitrary and unnecessary, and will put many STR's out of business.

Short-term rentals meet a distinct and important need in the visitor economy. They often offer multiple bedrooms, allowing families or groups to stay together and share costs. Many also provide kitchen facilities, reducing the need to dine out for every meal, and they typically avoid the added daily fees—such as parking charges—that are common with traditional hotels. These options provide affordable and inclusive stays.

Further, many visitors do not prefer to stay with a stranger during their vacation. By allowing an unlimited amount of hosted vacation rental licenses the County is favoring one group of owners (residents) over another (non-residents).

We ask that you **consider increasing the cap to 6% for the Coastal zone and removing the ban in Big Sur as well as Carmel Highlands area to a cap of 6%.** This will align with the Big Sur LUP which encourages public and private lodging with visitor-serving uses over residential. Additionally, I ask that you consider including a **grandfathering clause for existing short-term rentals that have been operating responsibly**—those that have consistently paid taxes, remained in good standing, and currently have confirmed reservations. This compromise would provide stability for both property owners and visitors, reassuring travelers that they are welcome, while also addressing concerns about unchecked growth in the STR market.

If this ordinance is passed in its current form, our home would be ineligible for workforce housing rentals, and we would be required to rent it on a monthly basis instead. We visit the home often and would want to maintain that ability. This change would fail to meet the intended goal of converting short-term rentals into workforce housing.

I sincerely appreciate your time and attention on this extremely important matter. I ask that you please consider the 6% cap and the grandfathering clause to provide a greater compromise and ensure protection of visitor accommodations.

Respectfully,



Jim Zack & Lise de Vito

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 4:01:31 PM

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**From:** Morgan Sirlin <morgan.sirlin@gmail.com>  
**Sent:** Friday, August 8, 2025 1:07 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>; LMarin@cruzio.com <LMarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I'm writing as someone who cares deeply about access to California's coast and who has been fortunate to visit Big Sur multiple times. Each of those trips was made possible because of short-term rentals. Without them, I could not have afforded or found a place to stay in this remote and stunning part of the state.

I'm asking you to protect that access by not banning unhosted vacation rentals in Big Sur. These rentals are not just convenient — they're essential for people who want to spend more than a few hours in the area but can't afford high-end lodging or don't have access to a campsite.

The staff report confirms that this ban would reduce overnight accommodations. That directly contradicts the Coastal Act's mission to expand public access. We need more options on the coast — not fewer.

Please don't take away one of the last affordable, respectful ways that regular people can stay in Big Sur. Instead:

- Keep a reasonable number of unhosted STRs;
- Drop the excessive permit burden;
- And grandfather in hosts who are already operating within the rules.

Let's find a way to protect Big Sur that doesn't also exclude the public.

Sincerely,

Morgan Sirlin

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: We support Title 20 certification  
**Date:** Friday, August 8, 2025 4:01:47 PM

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**From:** Karen Cheesman <kawie100@gmail.com>  
**Sent:** Friday, August 8, 2025 12:45 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** We support Title 20 certification

Dear CA Coastal Commissioners,

While we were visiting my sister at 138 Carmel Riviera Drive, Airbnb guests next door and directly across the street were disturbing the peace, playing loud music all night, shouting, and revving their engines. There were pizza deliveries in the middle of the night and trash left everywhere. Furthermore, and most disturbing, were the loud bangs like gunfire or fireworks in the middle of the night, and lights shining in our windows. It frightened the dog and the children. This sort of behaviour is unacceptable.

We support the certification of Title 20.  
Thank you for your attention to this matter,  
K & T

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on 13 August 2025 – Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 4:02:28 PM

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**From:** Stephen Sander <ssander01@icloud.com>  
**Sent:** Friday, August 8, 2025 12:30 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on 13 August 2025 – Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Honorable Commissioners of the California Coastal Commission,

I write with profound gratitude for your tireless dedication as stewards of California's iconic coastline. Your commitment to preserving the ecological integrity, cultural significance, and public access to this cherished resource ensures that places like Big Sur and the Carmel Highlands remain a sanctuary for all. Your work embodies the vision of the Coastal Act, balancing conservation with the opportunity for people from all walks of life to experience the coast's transformative beauty.

As a native New Yorker, I am accustomed to the relentless energy of city life—crowded streets, constant noise, and a pace that frays the spirit. My visits to Big Sur and the Carmel Highlands are profoundly restorative. Standing among ancient redwoods, breathing ion-rich ocean air, and tracing the rugged cliffs immortalized by Jack Kerouac and John Steinbeck feels like a homecoming to nature. This coastline, a living masterpiece of our shared cultural heritage, offers healing and inspiration that is vital in today's fast-paced world.

I am deeply concerned about the proposed Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1, which could ban short-term rentals (STRs) in the coastal zones of Big Sur and the Carmel Highlands. I understand a small number of locals in the Highlands have banded together to push this through, but this is not representative of the entire region's perspective. A blanket ban risks limiting public access to this extraordinary landscape, undermining the Coastal Act's core mandate to ensure equitable access for all. STRs are not impersonal commercial enterprises; they are often family-owned homes, lovingly maintained with gardens and spaces that welcome visitors like me to celebrate life's milestones, reconnect with nature, and experience the coast's magic.

Banning STRs would also have economic repercussions for the broader community. The Transient Occupancy Tax generated by these rentals funds vital local initiatives, while providing stable employment for cleaning staff, maintenance workers, and other service providers who depend on tourism. Thoughtful regulation, such as grandfathering existing STRs, would preserve these benefits while aligning with the Coastal Act's goals of sustainable access and environmental stewardship.

I respectfully urge you to adopt a balanced approach that protects the coast's natural beauty while ensuring continued access for visitors and economic stability for residents. By grandfathering existing STRs and implementing sensible regulations, you can uphold the Coastal Act's vision, support local livelihoods, and allow people from near and far to experience the profound inspiration of this iconic coastline. Thank you again for your service and for considering this perspective. I trust in your wisdom to make a decision that honors both preservation and access for future generations.

Sincerely,

Stephen Sander

7 Bond Street apt 5D  
New York, NY 10012

Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Vacation rentals in Big Sur  
**Date:** Friday, August 8, 2025 4:08:37 PM

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**From:** Brian Gallagher <brianjameswoodworking@gmail.com>  
**Sent:** Friday, August 8, 2025 12:33 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Vacation rentals in Big Sur

To whom it may concern,  
I have lived and worked in Big Sur for the past ten years, and in that time I've watched far too many members of our community displaced by the billionaire class—most of whom rarely occupy their homes. To see these vacant houses turned into profit-making engines for increased tourism, while available housing for the working people who truly make this place what it is, steadily disappears, is deeply disheartening.

Housing here is already severely limited. Short-term vacation rentals must be banned if we are to preserve what was once an extraordinary community of craftspeople, artisans, and creatives.

Brian Gallagher

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 4:09:08 PM

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**From:** E P <emilyrosepeck11@gmail.com>  
**Sent:** Friday, August 8, 2025 1:03 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Hello,

**I support this LCP amendment because** it provides Big Sur with the first enforceable framework for short-term rentals in the coastal zone, protecting our community from unchecked commercial vacation rentals while allowing reasonable, well-regulated homestays and limited rentals.

As a Big Sur resident, I've seen and experienced firsthand how unregulated short-term rentals have worsened our housing crisis—removing homes from the long-term rental market, pushing out local workers and cherished neighbors, and eroding the sense of connection that makes Big Sur extraordinary. Our community is more than just a destination; it's a living, breathing place where people know and care for each other.

This ordinance helps protect both our homes and the deep-rooted character of our community. Rejecting it would mean continued housing loss, further strain on local residents, and no enforcement mechanism.

This is a necessary step toward keeping Big Sur a place where the people who care for it can continue to call it home.

Thank you,  
Emily Rose Peck

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 4:10:05 PM

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**From:** Susan Jones <stj916@gmail.com>  
**Sent:** Friday, August 8, 2025 2:59 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

**Susan Jones**

3236 Camino Del Monte  
Carmel, CA 93923  
STJ916@gmail.com  
831-236-8202  
August 8, 2025

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105

**Re: Support for Short-Term Rentals in the Coastal Zone of Monterey County**

Dear Commissioners,

I am writing to express my strong support for allowing and reasonably regulating short-term rentals (STRs) in the Coastal Zone of Monterey County. STRs serve the public interest by expanding coastal access, supporting local economies, and fostering community vitality — all while aligning with the California Coastal Act.

**Expanding Public Access**

The California Coastal Act emphasizes maximizing public access and recreational opportunities. STRs offer affordable, flexible lodging for families, retirees, and visitors who might not otherwise afford a coastal stay. They keep our coastline accessible to people from all walks of life.

**My Experience as a Host**

I have had the privilege of welcoming guests from all over the world — families, retirees, artists, and students — who come to experience the beauty and culture of Monterey County. Many tell me they chose a short-term rental because it allowed them to stay in a

real neighborhood, cook their own meals, and connect more deeply with our community. These visits generate local spending, support small businesses, and have created lasting friendships.

### **Strengthening Local Economies**

STR guests support restaurants, galleries, shops, and tour operators, while generating transient occupancy tax revenue that funds coastal infrastructure and environmental protection.

### **Balanced Regulation**

Clear, enforceable rules — such as occupancy limits, parking requirements, and noise controls — can address concerns while preserving the benefits of STRs. Many coastal communities have succeeded with this balanced approach.

I respectfully urge the California Coastal Commission to **support well-regulated short-term rentals in the Coastal Zone of Monterey County** to uphold the Coastal Act's mission, sustain our economy, and keep the coast open for everyone.

Thank you for your dedication to protecting and enhancing California's extraordinary coastline.

Sincerely,  
Susan Jones

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 4:10:41 PM

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**From:** Michelle Lamah <m.lamah@gmail.com>

**Sent:** Friday, August 8, 2025 3:26 PM

**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>; LMarin@cruzio.com  
<LMarin@cruzio.com>

**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Big Sur is one of California's greatest treasures. My visits there have been made possible by short-term rentals — without them, I could not have stayed overnight. These rentals have provided a home base from which I could hike, explore, and enjoy the natural beauty at my own pace.

If unhosted vacation rentals are banned, that access will disappear for people like me. The area's limited hotels and campsites cannot meet the demand, and many will be priced out entirely.

Please consider alternatives: maintain a limited number of unhosted rentals, remove the unnecessary Coastal Development Permit requirement, and allow existing, responsible operators to continue. That way, Big Sur remains open to everyone, not just a select few.

Sincerely,  
Michelle Lamah

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 4:11:02 PM

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**From:** Dream Upright <dreamupright@gmail.com>  
**Sent:** Friday, August 8, 2025 3:28 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

I've visited Big Sur many times, and each time I've stayed in a vacation rental. These homes allow visitors to experience the region in a way that hotels and campgrounds cannot — with more flexibility, more space, and most importantly more affordability. Removing unhosted STRs would cut off this important lodging option. In an area with so few alternatives, the ban will make overnight visits unrealistic for many.

I respectfully urge you to reject this proposal and instead keep unhosted rentals available in limited numbers, remove the expensive CDP requirement, and allow current hosts to continue serving visitors. This protects both public access and the community's unique character.

Sincerely,

Daniel Pritchett

Sent from my iPhone

Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 4:11:33 PM

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**From:** Marjan L <marjanla@gmail.com>  
**Sent:** Friday, August 8, 2025 3:31 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>; LMarin@cruzio.com <LMarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Commissioners,

Big Sur has always been one of those rare places that stays with you long after you leave. For me, the only way I've really been able to experience it — beyond just a quick drive through — is by staying in a short-term rental. Those stays have let me slow down, hike the trails, watch the sunset, and actually connect with the place.

I'm worried that banning unhosted short-term rentals would make that kind of experience out of reach for most people. I'm not looking for a fancy resort — just a peaceful place to stay that lets me be part of the landscape for a few days. Without these rentals, that's almost impossible.

Even your staff's report says this would reduce the already limited lodging options in Big Sur. That seems to go against the whole idea of the Coastal Act, which is supposed to keep the coast open and accessible.

I hope you'll consider a middle ground — keeping some unhosted rentals but with fair, reasonable rules. Drop the extra red tape like the Coastal Development Permit, and let the good, responsible operators keep doing what they do. Big Sur should be a place that all kinds of people can

experience, not just a lucky few.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 4:12:13 PM  
**Attachments:** [Coastal Commission Letter 08.08.2025.pdf](#)

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**From:** Fred Faltersack <fred@faltersack.com>  
**Sent:** Friday, August 8, 2025 9:58 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Public Comment on August 13th 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commission Members,

Today, I do not own a home in the Coastal Commission's jurisdiction of the Monterey County but I have in past years in the heart of Carmel by the Sea. My family, friends and I would enjoy beautiful stays at minimum, once monthly in the Monterey area but my home would remain vacant close to 300 days out of any given year. If I were able to rent it on a short term basis, hundreds of other traveling families from around the Country would have been able to enjoy vacation stays at my prior home at 4th and San Carlos.

The costs of owning a 2nd which could not be rented (due to restrictive ordinances) in my absence became burdensome but I still wanted the opportunity to frequently enjoy the Monterey area so I sold my Carmel By the Sea home and purchased out in the Carmel Valley area where I was able to apply for and obtain a Short Term Rental license. I have owned this new home now for 7 years and my family, friends & I still enjoy frequent visits to Carmel and the Monterey County. Additionally, over the years hundreds of other families from all over the United States have been able to afford and enjoy their vacations in the Monterey area while staying at my 6 bedroom home in Carmel Valley.

I believe that allowing travelers the ability to have choices depending on the makeup & size of their group is very important. For example, a couple (2 persons) would likely be happy with a hotel stay whereas an extended family consisting of parents, children, grandparents and their dog would prefer a home environment where they could spend their vacation as a family together vs. being separated from each other in multiple hotel rooms.

It is my understanding that one of the missions of the Coastal Commission is to see to it that travelers can easily and affordably enjoy the California Coastline. Even though my family and I visit Monterey monthly, my wife and I still travel to other coastal cities such as Cambria and Half Moon Bay and when we do, it's as a couple and in these instances, we have our favorite hotels we enjoy. We do not take family trips to these other coastal cities because of my vacation home in Carmel Valley, but if we did, I would hope that there would be a short term rental option anywhere my family would choose to go.

**In summary, I am a big believer and supporter of Short Term Rentals because:**

- **They allow affordable options for thousands of families wanting to visit the California Coastline.**
- **They allow owners such as myself to be able to afford to own a second home.**
- **They bring in additional revenue to the cities and Counties through the collection of TOT taxes, sales taxes, property taxes and more.**
- **They bring revenue to the many businesses including restaurants, retailers, wineries, and more.**
- **They bring jobs to the area. I employ weekly maid services, gardening services, maintenance services and more.**

Commission Members, I beg of you to please, in your decision making process, consider the thousands of families from all over the United States and other Countries who would like options when they visit the beautiful California Coast. **Please, do not support ordinances which would deprive them of a visit because of cost or by not having an option of keeping their family unit together in a single-family home environment.**

Regards,  
Fred Faltersack  
Harwood Farms  
16494 Harwood Road  
Los Gatos, CA. 95032  
fred@faltersack.com  
(408) 666-1234

ATTACHMENT: Letter

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 4:12:25 PM

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**From:** Remy and Ben <theguraries@gmail.com>  
**Sent:** Friday, August 8, 2025 9:29 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commission,

Big Sur holds a special place in my heart. Visiting there was not just a vacation — it was a chance to connect with nature, with loved ones, and with the deeper peace that this unique region offers.

I was able to stay overnight because of a vacation rental that felt like home. For families and visitors like me, these types of stays are often the **only affordable way** to experience Big Sur without compromising on space, accessibility, or privacy. Please don't eliminate this opportunity for others. I ask that you **allow a limited number of unhosted vacation rentals**, carefully regulated, to maintain access for everyday Californians — not just those who can afford high-end resorts.

Let's keep Big Sur welcoming for all. Thank you for considering this perspective.

Remy

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 4:12:46 PM

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**From:** Shelley Dearhart <shelleydearhart@gmail.com>  
**Sent:** Friday, August 8, 2025 9:20 AM  
**To:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>; CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

August 8, 2025

Megan Harmon, Chair

California Coastal Commission

455 Market Street

San Francisco, CA 94105

*Via Email:* [ExecutiveStaff@coastal.ca.gov](mailto:ExecutiveStaff@coastal.ca.gov), [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Re: Agenda item W15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Chair Harmon and Commissioners,

**I am writing in strong support of the Commission staff's recommendation to certify the County of Monterey's Implementation Plan for its Local Coastal Program regarding the regulation of Short-Term Rentals / Vacation Rentals.**

I am a former resident and employee in Big Sur and a current Executive Board Member of the Community Association of Big Sur (CABS). I became a "former" resident after receiving a full-time position working in Big Sur. I had to leave a live-to-work rental, and with housing being so limited, I found myself moving back to town and commuting nearly an hour and 15 minutes each way.

In my current role supporting the Community Association of Big Sur, I dedicate time weekly on various projects in support of the resident community and growing tourist experience, both important pieces of the Big Sur fabric. I have personally endured the challenges of

finding housing in a community that I am intricately connected to and working for, and I know so many other dedicated individuals are experiencing similar challenges. Because of this, I believe we must certify this implementation plan, which will outline some level of regulations around short-term and vacation rentals.

The community, while behind the scenes, possibly to the average tourist, is ultimately a big part of why so many are drawn to the area and continue to visit. The community, specifically those who have built their life here, keep the needs of Big Sur at the forefront of their mind every single day and regularly show up to be a voice for the land and wildlife; it's worth noting, they know it better than most. I have witnessed firsthand the energy residents of Big Sur dedicate to ensuring highway travel is safe for all, that everyone is doing their part to be fire safe and fire ready, engaging in constructive conversations to mitigate invasive species from taking over, the list goes on. Ultimately, this community works collectively, and with state and government entities to protect the land and spirit of this special place for all to enjoy. Without regulations around short-term and vacation rentals, that spirit will inevitably begin to fade. The voices showing up with care will not be able to continue working so diligently to share with others the nuances of experiencing Big Sur mindfully and the intricate history of this iconic place. Those who volunteer their time to keep the beaches and roadside clean of litter and protect the land from devastating fire, etc, will not be here to continue these services as they will ultimately be pushed out if no regulations are in place around future short-term and vacation rentals.

Please heed these concerns as you move forward in making this important decision. I cannot stress enough the delicate nature of housing in Big Sur already, and the importance of protecting those living there now, to remain local. The impact of this decision will be palpable. Please help support this community, truly dedicated to where they live, and certify this ordinance that will strengthen their ability to continue caring for this place that we all love, whether we are fortunate enough to experience it for a few days or a lifetime.

With much appreciation,

Shelley Dearhart  
*CABS Executive Board Member*

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Short term rentals in Big Sur  
**Date:** Friday, August 8, 2025 4:13:23 PM

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**From:** Brian Lyke <brian@lifecelebrations.org>  
**Sent:** Friday, August 8, 2025 8:18 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Short term rentals in Big Sur

Dear Friends,

I've lived in Big Sur for more than 30 years and during that time there was a period of a year when my wife was ill and we needed more income. We provided a short term rental with some cabins we had on our property and it truly saved us financially. But the great gift in that was not just the income, it was the joy we allow in sharing our property with strangers who loved being there. We hosted people from all over the county and also from outside the country who had an unforgettable experience of the natural world in a non-commercial setting that inspired them. These short term rentals provide a needed option for the general public, and I agree that they should be regulated. Big Sur needs employee housing and those wealthy people who turn their homes or guest houses or cabins into short term rentals just to make more money are the ones who need regulating... not the local residents who live on the property they are sharing with short term renters. Please consider all of these factors when you make your decision

Warm Regards,

Brian Lyke

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Brian Lyke  
PO Box 22673  
Carmel, CA 93922  
(H) 831-298-7086  
(C) 831-277-5171  
brian@lifecelebrations.org

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 4:13:38 PM

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**From:** Kevin Corrao <kevintcorrao@gmail.com>  
**Sent:** Friday, August 8, 2025 7:46 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I'm writing as someone who has had a truly unforgettable experience visiting Big Sur. The time I spent there was peaceful, deeply meaningful, and filled with awe for the natural beauty of the coastline.

Staying in a private home allowed me to connect with the land in a way that no hotel ever could. It gave me space, privacy, and the feeling of truly being part of Big Sur, not just passing through.

I understand the need to protect this area, but I believe there's a balanced way forward. Please don't ban all unhosted vacation rentals. Instead, consider allowing a reasonable number, thoughtfully regulated, so others can experience the same sense of connection I did.

Thank you for your time and for protecting both the land and public access to it

Kevin Corrao

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Affordable Housing  
**Date:** Friday, August 8, 2025 4:15:02 PM

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**From:** Nancy Jones <bnj7777@comcast.net>  
**Sent:** Friday, August 8, 2025 1:09 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Affordable Housing

Dear Chair Harmon and Commissioners,

I am joining Land Watch in supporting the STR ordinance. I am a 60 year resident of Monterey County.

Sincerely,

Nancy Jones, Salinas

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: NO on short term rentals in Big Sur  
**Date:** Friday, August 8, 2025 4:15:18 PM

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**From:** Carolyn <eiznerfam@yahoo.com>  
**Sent:** Thursday, August 7, 2025 9:07 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** NO on short term rentals in Big Sur

**Carolyn Shearer**  
**PO Box 63**  
**Big Sur, CA 93920**  
**8/7/2025**

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105

**Subject: Opposition to Short-Term Rentals and Airbnb in Big Sur, California**

Dear Members of the California Coastal Commission,

I am writing to express my strong opposition to the operation and expansion of short-term rentals and Airbnb-style accommodations in Big Sur, California.

Big Sur is one of the most ecologically sensitive and visually stunning stretches of coastline in the world. Its unique beauty, fragile infrastructure, and limited resources demand thoughtful, long-term stewardship—not a model of tourism that prioritizes high turnover and profit over preservation. The proliferation of short-term rentals undermines this stewardship in several key ways:

1. **Environmental Impact:** Increased visitor volume places significant stress on local ecosystems, wildlife corridors, and already limited water resources. Short-term rentals often bypass environmental oversight and are located in areas not designed for high occupancy or frequent turnover.
2. **Housing Displacement:** The rise of Airbnb and similar platforms has significantly reduced the availability of long-term housing for residents and workers in the area. This trend threatens the viability of the local workforce, especially in hospitality, education, fire services, and environmental management—those most essential to the community's health and safety.
3. **Traffic and Safety:** Big Sur's narrow, winding roads are not equipped to handle the increased traffic driven by transient tourism. Emergency access is compromised, and first responders are stretched thin, particularly during wildfire season. Tourist traffic at Garrapata Beach and Bixby Bridge is already unmanageable.
4. **Violation of the Big Sur Land Use Plan:** The community has long held a commitment to low-impact, sustainable development, reflected in the Big Sur Land Use Plan. Short-term rentals directly conflict with this vision and erode the character and integrity of the community.

Tourism in Big Sur should be managed through carefully regulated accommodations—campgrounds, lodges, and inns—that operate under existing zoning, permitting, and environmental laws. Allowing short-term rentals to circumvent these protections threatens not

only the environment but also the social fabric of this rural coastal community.

I urge the California Coastal Commission to prioritize the long-term health of Big Sur and its residents by rejecting proposals that allow or expand short-term rentals in the region. Please uphold the principles of environmental protection, public access, and responsible stewardship that define the Commission's mandate.

Thank you for your time and for considering the voices of those who care deeply about the future of Big Sur.

Sincerely,

**Carolyn Shearer**

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Opposition to CA Coastal Commission ban on short term rentals in the interest of special needs and disabled kids and families  
**Date:** Friday, August 8, 2025 4:15:58 PM

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**From:** Vera Alexandra Thomas <veraalexandra.thomas@gmail.com>  
**Sent:** Thursday, August 7, 2025 6:38 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** lmarin@cruzio.com <lmarin@cruzio.com>; Margaret Thomas <marg.thomas@gmail.com>  
**Subject:** Opposition to CA Coastal Commission ban on short term rentals in the interest of special needs and disabled kids and families

Dear Commissioners,

I am writing to respectfully share my opposition to the proposed ban on short-term vacation rentals (STRs) in the Carmel Highlands. While I understand and appreciate the intent to balance community interests, a complete ban would have unintended consequences for many visitors—especially families traveling with children who have special needs. For families like ours, short-term vacation rentals are not just a matter of convenience—they are a necessity. Children like my nephew, Sawyer, who has a condition called **Dravet syndrome**, a rare and severe form of epilepsy, which means he often requires environments that cannot be provided by traditional hotels or inns. Families traveling with service animals to assist these children benefit greatly from the privacy, space, and flexibility of a rental home. Vacation rentals allow for:

- **Safe and controlled environments** where medical equipment, quiet spaces, and seizure-safe accommodations can be maintained.
- **Service-animal friendly lodging** where trained animals can comfortably and effectively support their handler without the stressors of crowded, unfamiliar public spaces.
- **Kitchen facilities** for specialized diets, which are often medically necessary.
- **Family-centered settings** that promote rest and reduce anxiety, both of which are critical for children with neurological disorders.

In the Carmel Highlands, the beauty and tranquility of the coastal environment make it an ideal destination for healing and respite. Removing STR access would effectively close this destination to many families with unique medical needs who cannot adapt to conventional lodging options.

Rather than an outright ban, I urge the Commission to consider a **regulated and balanced approach**—one that addresses neighborhood concerns while preserving access for travelers who require the unique accommodations that STRs provide. Thoughtful permitting, occupancy limits, and community guidelines can achieve both goals without excluding those with legitimate accessibility needs.

The California Coastal Act emphasizes maximizing public access and ensuring equitable enjoyment of our coastal resources. Families with children who have disabilities deserve the same opportunity to experience the restorative and enriching benefits of our coastline as everyone else.

Thank you for your consideration of this important matter. I hope you will recognize that

preserving responsible short-term rental options is an act of inclusion, compassion, and alignment with California's values.

Sincerely,  
Vera Cook

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Friday, August 8, 2025 4:16:29 PM

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**From:** Sidney Robinson <[sidneyrobinson@hotmail.com](mailto:sidneyrobinson@hotmail.com)>  
**Sent:** Thursday, August 7, 2025 5:03 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commission,

As a visitor to Big Sur, I strongly oppose a full ban on un-hosted vacation rentals in this coastal zone. This policy is not aligned with the Coastal Act's mandate to protect and encourage affordable, lower-cost visitor accommodations.

I respectfully request that you reject the current amendment and instead require Monterey County to adopt reasonable regulations, such as night caps or permit limits, rather than an outright ban.

Big Sur should remain open and accessible to all — not just those who can afford luxury hotels or private estates. Please support equitable, balanced coastal access.

Best,  
Sidney Robinson

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 4:16:42 PM

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**From:** Diana Perez <diana1615.dp@gmail.com>  
**Sent:** Thursday, August 7, 2025 4:18 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Central Coast Coastal Commision,

I would like to help you understand that Short Term Rentals are the bread and butter for many retired people. This income helps pay for property taxes, monthly expenses because Social Security does not come close to covering the monthly expenses.

When I first moved to California I was surprised at the way of life in this state. People renting rooms for income, long term to people that can't afford thier own apartment. I really don't understand why the Coastal Commision feels they can dictate or interfere in someone's private lives and how they conduct themselves in their own home.

Sincerely

Diana Perez

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Friday, August 8, 2025 4:16:55 PM

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**From:** Andy <adrafison@gmail.com>  
**Sent:** Thursday, August 7, 2025 4:17 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** LMarin@cruzio.com <LMarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Commissioners,

I'm a California resident and frequent visitor to Big Sur. For years, I've relied on vacation rentals as the only realistic way to stay overnight in the area. The hotels are often booked or too expensive, and camping spots are extremely limited. Without short-term rentals, I simply wouldn't have been able to enjoy Big Sur in the same way.

I was disappointed to learn that the Commission is considering banning unhosted vacation rentals — which are often the only option for families and small groups. This proposal would make it much harder for everyday people to experience this incredible place beyond a quick drive-through.

Even the staff report makes it clear that the ban will reduce visitor accommodations in Big Sur — an area already underserved by traditional lodging. That's the opposite of what the Coastal Act was created to do: **increase access to the coast**, not limit it.

Rather than banning these rentals outright, I urge you to consider a more thoughtful approach:

- Allow a reasonable number of unhosted rentals with clear caps.
- Remove the unnecessary and burdensome CDP requirement.
- Let responsible operators who already exist continue to serve visitors.

Big Sur belongs to everyone. Please help keep it accessible.

Sincerely,

Andrew David

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 7:57:59 AM

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**From:** Sandy Hoag <sandyhoag0@gmail.com>  
**Sent:** Friday, August 8, 2025 3:57:50 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Alec Hoag <alec@magentasoft.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Alec and Sandy Hoag  
2631 Walker Avenue  
Carmel, CA, 93923

August 8, 2025

California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Re: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Commissioners,

While we appreciate the need for some sort of permitting process for STRs in Monterey County, we have serious concerns about the current proposal.

Forty percent of homes in Carmel are second or third homes. Surrounding areas have a similar rate. Houses that just sit vacant will not be used for visitors to our coast. In addition, as mentioned in your staff's recommendations, these homes are unlikely to become available to create workforce housing or by offered as long-term rentals.

**Please increase the CAP to the 6%** that the Board of Supervisors originally suggested. 4% will deny permits to current STR owners who have welcomed visitors to our coast for years. **Current STRs should be grandfathered in.** There seems no reason to alienate an existing group of homeowners who have done their best to operate in good faith. Many people rely on this income and pay workers (and taxes) in our county.

“Unlimited homestays” seems like a generous thing, but in practice, most families with children will not allow their children to stay in a home with a stranger. And most older adults want privacy. So **“unlimited homestays” is a distraction and will not bring visitors to our area.** The actual number of STRs operating in the county will be those categorized as Commercial STRs.

Please **eliminate the coastal development permit (CDP) requirement**, which will make the permitting or registration process unreasonably burdensome and costly. Also, the impact of an STR on the environment and local neighborhood is no more than (and often less than) the impact of a long-term rental. Do we use a CDP when a homeowner converts their home to a long-term rental?

Respectfully,  
Alec and Sandy Hoag

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)  
**Date:** Monday, August 11, 2025 7:58:58 AM

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**From:** meredith standiford <mstandiford@pacbell.net>  
**Sent:** Friday, August 8, 2025 4:08:27 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Support for Certification of Title 20 – LCP-3-MCO-24-0039-1 (Vacation Rental Ordinance)

Dear Chair and Commissioners,

We have lived in the Carmel Highlands for 25 years. I am writing to urge you to certify Monterey County's Title 20 vacation rental ordinance, including its provisions under LCP-3-MCO-24-0039-1.

Here are our major concerns:

- Our eco-system here is fragile with limited and aging resources. Septic tanks are old. Water is scarce and we are part of a small mutual water company. Commercial rentals stress all these systems. Septic systems are overloaded, resulting in pollution into the ocean (and indeed, running down the gutters due to our shallow water tables). More water is used, leading to decreased resources for all and for fire responses. Due to our aging infrastructure, we often even see water outages.
- Our neighborhood has experienced multiple public safety issues, including noise disturbances,

illegal dumping, parking violations, and even a shooting incident tied to a commercial STR—an event that would likely not have occurred had the property been a long-term rental.

In addition, we believe that commercial STRs in our neighborhood cause significant damage to the neighborhood. We have many second homes that the owners visit occasionally, but we have also had up to eight long term rentals. There are now only three. Hotels do NOT create a sense of neighborhood.

We also believe that commercial STRs in our neighborhood do not increase coastal access, but instead damage neighborhoods. The pricing for a weekend in our local STRs are extremely high. Those utilizing them could easily afford facilities which do not have such detrimental impacts on our neighborhood.

We believe Title 20 represents a reasonable and balanced solution, one that allows for Hosted Home Shares and Limited STRs in the Carmel Highlands while prohibiting commercial STRs in high-risk zones like Big Sur and the Carmel Highlands. There is ample visitor lodging in the County. Our neighborhood, however, is simply not equipped—ecologically nor logistically to absorb the impacts of vacation rental commercialization. Seemingly overnight, our neighborhood was inappropriately turned into a mini hotel zone without the appropriate resources to deal with such a high level of guests.

We thank both the County of Monterey and the California

Coastal Commission for your long-standing attention to this issue and urge you to move forward with certification of Title 20 as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible and regulated short-term rentals.

Sincerely,

Keith and Meredith Standiford

Carmel Highlands Residents

160 Carmel Riviera Drive

Carmel, CA 93923

mstandiford@pacbell.net

8 August 2025

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Input on Coastal Commission review of Monterey County STR Ordinance  
**Date:** Monday, August 11, 2025 7:59:38 AM

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**From:** Clay Properties <claypropertiesca@gmail.com>  
**Sent:** Friday, August 8, 2025 4:09:44 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Input on Coastal Commission review of Monterey County STR Ordinance

California Coastal Commission:

We own a single family home in unincorporated Monterey County and have operated what is now referred to as a Commercial STR for a number of years. Our home is our future retirement home that we are able to afford only because STR revenue allows us to defray the total cost of ownership. Based on our experience we request that you consider simplifying the proposed STR ordinance, remove arbitrary caps and look more closely at likely unintended consequences.

We have followed the development of the STR ordinance in Monterey County for years. What we have seen is that a vocal minority is overstating the negative impacts of STRs, special interest groups (like the Pebble Beach Company) have undue influence that negatively impacts STRs (to serve their own needs and priorities) and that the financial numbers in favor of STRs are understated (loss of ToT revenue, loss of tourism revenue, loss of Vacation Rental industry jobs).

We have repeatedly heard that vacation rentals need to be banned or capped (as low as 4%) to keep the current nature of the community and to provide affordable housing. Both of these arguments are being overstated. STRs are not the material cause of either. Monterey County is an extremely desirable area to live and visit. People with means outside of Monterey County want to own here. If STRs are limited this does not materially free up houses and it does not make them more affordable.

During the development of the STR ordinance the Board of Supervisors heard from a variety of owners who have circumstances (medical, family property inheritance, single owner LLCs for the purpose of managing liability) that are legitimate, reasonable situations that the new STR ordinance will be in conflict with. This will cause direct harm to a number of families who the Board of Supervisors hasn't properly considered.

Please consider the following changes to the proposed STR ordinance:

- Reduce the complexity of the ordinance: We suggest that you grandfather all existing STRs who have paid ToT and have operated without complaints. Require them to complete an STR application and a minimum of other documentation requirements while keeping the application process cost as low as possible. If complaints are encountered allow a simple process for addressing the primary issue of the complaint.

- De-emphasize Bans and Caps on STRs: Travelers want to come to Monterey County. Contemporary society accepts STRs as an alternative to hotel lodging. STRs allow multi family or entire family travel, use of a kitchen, access to yard and local amenities that hotels don't offer. County staff has indicated that the caps at 4% and 6% are arbitrary.
- Rightsize / Simplify the Ordinance: The current ordinance enacted in Monterey County and the version proposed for the Coastal Zones creates a significant administrative and enforcement burden on the County. Monterey County historically has not been able to afford to staff and manage the administration and enforcement of STR regulations. The ordinance should be simple, easy to navigate and constructed in a way that encourages operator compliance.
- Enhance Access to Monterey County and Coastal Zones: The coastal zones were created to ensure access to the public for the desirable coastal areas. STRs are an important part of providing that access. Restricting access to STRs is in conflict with that purpose.

We thank you for your careful consideration of our input.

Doug and Heather Clay

--

Doug and Heather Clay  
2924 Congress Road  
925 997-2774 / 2005

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a- Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 7:59:59 AM

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**From:** Casey Cushing <casey.cushing@esalen.org>  
**Sent:** Friday, August 8, 2025 4:16:38 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a- Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear leaders,

As someone who lives and works in Big Sur, I avidly support the LCP Amendment No. LCP-3-MCO-24-0039-1.

As it is, there is not enough housing for locals who support the local economy and community spirit! Please ensure that more is not taken away through vacation rentals.

Thank you!  
Casey

--

Casey Cushing (she/her) [Pronouns matter](#)

Head of Curriculum and Staff Development



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The Esselen Tribe are the Indigenous stewards of the land and coastal waters that the Esalen Institute resides upon.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 8:02:32 AM

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**From:** Chloe Neuhaus <chloeneuhaus1@gmail.com>  
**Sent:** Thursday, August 7, 2025 4:05:30 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Good afternoon,

I am writing in **support** of the proposed ban on unhosted vacation rentals. As an outdoor enthusiast and nature-lover, I believe keeping Big Sur as wild and undeveloped as possible is the key to preserving its beauty for future generations. Those opposing the ban cite accessibility for us middle and lower class folks as a reason to maintain the availability of short-term vacation rentals along the coast. However, as a lower income person myself, I rather disagree. There are very few accommodations along the Big Sur coastline, as well there should be. These include a few campsites (such as Pfeiffer), Ragged Point Inn, Deetjen's Inn, a couple luxurious hotels, and some others I have surely omitted. Those of us with less disposable income can and should continue to camp in available, designated campsites — to truly get a feel for the nature and raw beauty of the place — stay at Ragged Point Inn, or simply room in hotels near Carmel and Monterey. The very last thing Big Sur needs is more traffic on that fickle stretch of highway, more folks parking in odd places trying to find their rental home, more littering, noise, or other such disturbances to the wild, and simply any more development of any kind. It is not as if there are many hiking trails outside of the state parks anyhow, and those are hardly an inconvenience to reach from the nearest established towns. Do not let any of your constituents convince you that these rental properties offer them greater access to nature, as they should not be carving their own hiking trails through the delicate landscape anyway. Folks can stick to the established trails and stunning views available off of Highway 1, just as we always have. That is what keeps the place so pristine. Additionally, it is not as if these unhosted vacation homes are cheap to rent. The owners know what prime real estate they sit on and they charge folks accordingly. To truly save money, people are better off camping, booking with Ragged Point, or staying in the closest affordable hotel. Then, they may simply take a nice short drive along the coast to their desired hiking spot or lunch destination.

When casting your vote on this proposal, I ask that you kindly keep these points in mind and share them with your fellow committee members. Please, keep Big Sur wild.

Most sincerely,  
Chloe Neuhaus

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Monterey County public comment Short term rental ban  
**Date:** Monday, August 11, 2025 8:02:50 AM

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**From:** Rosalinda Jimenez <drktvillegas@yahoo.com>  
**Sent:** Thursday, August 7, 2025 4:02:49 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** lmarin@cruzio.com <lmarin@cruzio.com>  
**Subject:** Monterey County public comment Short term rental ban

Rosie Jimenez  
Seaside, CA  
June 10, 2025

Dear Commissioners,

My name is Rosie Jimenez, and I've worked as a professional cleaner on the Monterey Peninsula for over 30 years. I currently clean several vacation rental properties along the coast, including homes in Carmel Highlands, Pacific Grove, and Pebble Beach.

Short-term rentals are not just part of my business; they are the foundation of it. Each booking typically requires a full turnover every 2–3 days, which provides steady, dependable work for me and the two employees I've hired to help meet demand. If these homes were no longer able to rent on a short-term basis, it would significantly reduce the jobs me and my team depend on. My livelihood—and the livelihoods of the women who work with me—would be at risk.

I've heard that the Commission is proposing allowing short-term rentals in northern Monterey County, where I live. Many full-time residents live there, and that in itself will create housing issues. Meanwhile, the homes I clean in the Carmel Highlands are all second or third homes. They are not part of the permanent housing supply and do not contribute to the housing shortage.

I've worked hard to build my business from the ground up. I take pride in delivering a high level of service, and I've been able to support my family, put my two daughters through school, and contribute to the local economy thanks to the opportunities short-term rentals provide. They not only support tourism, they support small, local, working-class businesses like mine.

I have seen the care that goes into the homes my clients offer as vacation rentals. The guests are usually families who cook meals at the house and shop locally—I see the grocery and shopping bags in the trash. These are not party houses; I rarely see empty alcohol bottles or signs of big gatherings. The hosts I work for go the extra mile to keep their homes beautiful—gardens are well-tended, paint is fresh, and maintenance is done promptly. This also provides steady work for my friends and family who are painters, gardeners, contractors, landscapers, and electricians.

Please consider the human impact of any restrictions you're considering. We are not big corporations. We are local people who clean the homes, mow the lawns, and fix what's broken. We are part of this community, and short-term rentals keep us working.

Thank you,  
Rosie Jimenez  
Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Big Sur Coast Access  
**Date:** Monday, August 11, 2025 8:03:36 AM

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**From:** Neil Tomlinson <ntomlinson8873@hotmail.com>  
**Sent:** Thursday, August 7, 2025 3:48:06 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Big Sur Coast Access

Dear Sirs,

Please see the attached letter supporting un-opposed access to Big Sur.

Without that access, I would never have been able to rent such a beautiful house in such a stunning location for our most amazing wedding several years ago.

The area holds a very special place in our heart and we have visited many times since.

Your faithfully



Neil

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: STR Monterey County  
**Date:** Monday, August 11, 2025 8:04:06 AM

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**From:** Bob Smith <gte1303@frontier.com>  
**Sent:** Thursday, August 7, 2025 3:27:43 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** STR Monterey County

We need more housing for our workforce not for vacationers. Please help those working in Big Sur, Monterey, and Salinas obtain affordable housing.

Thanks

Robert Smith  
291 San Benancio Rd  
Salinas, CA  
93908

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Monterey County Commission meeting  
**Date:** Monday, August 11, 2025 8:04:27 AM

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**From:** Megan Finaly <mfinaly@gmail.com>  
**Sent:** Thursday, August 7, 2025 3:21:04 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Monterey County Commission meeting

To whom it may concern,

I feel it important that you are aware of the repercussions around limiting Coastal access with high permit fees.

- STRs are essential for maximizing public access and providing affordable, lower-cost visitor accommodations.
- Banning or limiting STRs disproportionately benefits a handful of affluent property owners at the expense of the wider public.
- This outcome contradicts the California Coastal Act's promise of equitable access for all.
- Urge the Commission to reject the staff recommendation and instead partner with hosts for fair solutions that balance housing needs and coastal access.

**The bottom line:**

The staff recommendation dramatically limits not just STRs, but the very ability of everyday Californians—and visitors from all walks of life—to enjoy our coast.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 11, 2025 8:06:59 AM

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**From:** Roy Thomas <iiwinos@aol.com>  
**Sent:** Thursday, August 7, 2025 3:17:12 PM  
**To:** lmarin@cruzio.com <lmarin@cruzio.com>; CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** marg.thomas@gmail.com <marg.thomas@gmail.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

**Dear Coastal Commissioners,**

**My name is Roy Thomas, and I am a vacation rental owner on the Monterey Peninsula. For my family—and for so many of the guests we’ve welcomed—these homes are about more than just a place to stay. They make possible the kind of family visits that simply cannot happen in a hotel: everyone gathered around a dining table for ten, enjoying Grandma’s cooking, just like when the kids were small.**

**We are trying to honor a family tradition without harming anyone. Over the years, we have hosted numerous groups of good people who come together for the same reason—to connect with loved ones and create memories in a peaceful, beautiful setting. These are families who often pool their resources to make the trip possible, choosing a whole home so they can share meals, celebrate milestones, and truly be together.**

**The proposed ban on rentals in the Carmel Highlands, while still allowing them in Marina and Northern Monterey County, is not equitable—and it is not the same experience for guests. The Highlands is a medium-density area with larger lots, giving families space to enjoy both the home and the surrounding nature. In contrast, the lots in northern Monterey County are much smaller, and the setting is entirely different.**

**I also reinvest much of my rental income back into the property—paying substantial TOT taxes, tending the trees and gardens, and making ongoing improvements to ensure the home is beautiful, comfortable, and welcoming. These efforts benefit not only our guests, but the broader community.**

**The California Coastal Act is meant to protect public access to our coast. Short-term rentals like ours are part of that access, and to say otherwise runs counter to the law’s intent. I urge you to reconsider this decision and grandfather in all existing vacation rentals in the Carmel Highlands so families can continue to enjoy and share this unique**

**part of California's coastline.**

**Respectfully,  
Roy Thomas**

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Subject: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 8:07:32 AM

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**From:** Christian Colunga <christian.colunga@gmail.com>  
**Sent:** Thursday, August 7, 2025 3:03:51 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Subject: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

**To the California Coastal Commission,**

**I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.**

**This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.**

**Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.**

**I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.**

**Sincerely,**

**Cc**

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item 15a: Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 8:08:59 AM

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**From:** Kara Wall <kara@kdwstudio.com>  
**Sent:** Thursday, August 7, 2025 3:02:37 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item 15a: Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

**Re: Agenda Item 15a: Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)**

To Whom It May Concern at the California Coastal Commission,

I am writing to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would **severely restrict public access to the coast**, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where **hotels are limited and expensive**—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

**I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.**

Thank you for your time and consideration.

Sincerely,

Kara Wall

---

**Kara Wall**

Lead Designer | **Kelly + Desmond Organization**

• | • Your space reimaged to maximize usefulness, flow and peace of mind • | •

**818.429.9818**

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Subject: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 8:10:16 AM

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**From:** Jasminex Nguyen <jasminex.n2@gmail.com>  
**Sent:** Thursday, August 7, 2025 2:45:27 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Subject: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

Jasminex

P.S.... I've only been to Big Sur once in my life..

And I stayed in an air bnb.

And it was lovely.

I want to experience that again.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 8:11:04 AM

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**From:** Adam Duro <adam@duromedia.com>  
**Sent:** Thursday, August 7, 2025 2:42:21 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,  
Adam Duro

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 8:12:12 AM

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**From:** Talia Bentson <taliabentson@gmail.com>  
**Sent:** Thursday, August 7, 2025 2:32:24 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To the California Coastal Commission,

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This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,  
And Warmest Regards...

With Gratitude ...  
Talia Bentson

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 8:12:25 AM

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**From:** Brandon Beachum <[brandonbbeachum@gmail.com](mailto:brandonbbeachum@gmail.com)>  
**Sent:** Thursday, August 7, 2025 2:29:37 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Cc:** [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com) <[Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To the California Coastal Commission,

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This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,  
Brandon Beachum

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 11, 2025 8:13:22 AM

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**From:** brian <adamcaches@gmail.com>  
**Sent:** Thursday, August 7, 2025 2:21:14 PM  
**To:** LMarin@cruzio.com <LMarin@cruzio.com>; CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Commissioners,

I am the owner of a home in Big Sur that I operate as a short-term rental. Over the years, I've welcomed guests from across California and around the world, offering them a unique opportunity to experience Big Sur in a respectful and sustainable way. Vacation rentals like mine help make the coast accessible to more people, especially given the limited and high-cost lodging options in the region.

I'm writing to urge the Commission to reject the proposed amendment and instead pursue a more balanced solution that reflects the needs of both residents and visitors. This proposal — a full ban on unhosted rentals in Big Sur — is a blunt instrument that does not reflect the nuanced, place-based policy-making the Coastal Act envisions.

The staff report itself concedes that this ban will not significantly increase long-term housing supply, nor will it enhance visitor-serving uses — in fact, it will do the opposite. It eliminates overnight access in an area where alternatives are few and far between, while encouraging growth of STRs in North County — an inland area with more affordable housing and less tourist infrastructure. This shift in access burdens the very communities that can least afford it.

We ask the Commission to consider alternatives, including allowing a limited number of unhosted rentals in Big Sur under a cap, applying the 6% limit originally supported by the Board of Supervisors to Big Sur and Carmel Highlands, removing the Coastal Development Permit (CDP) requirement, and grandfathering in existing rentals. This would allow public access to continue in a controlled and fair manner while preserving housing for long-term residents.

Thank you for your time and commitment to the California coast.

Sincerely,

Adam

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 11, 2025 8:13:43 AM

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**From:** Jonny Joon <[jonnyjoonmusic@gmail.com](mailto:jonnyjoonmusic@gmail.com)>  
**Sent:** Thursday, August 7, 2025 2:19:37 PM  
**To:** LMarin@cruzio.com <[LMarin@cruzio.com](mailto:LMarin@cruzio.com)>; [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Commissioners,

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Thank you for your time and commitment to the California coast.

Sincerely,

**Jonny Joon**

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 11, 2025 8:14:50 AM

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**From:** David <david.hakakian@gmail.com>  
**Sent:** Thursday, August 7, 2025 2:12:24 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Commissioners,

I own a home in Big Sur that I rent as a short-term rental. Like many others in our community, I have operated responsibly for years, providing visitors with a rare opportunity to experience this extraordinary stretch of coastline while supporting the local economy and preserving the rural integrity of the area, all while doing it at a significantly lower cost versus the other visitor serving establishments in the area.

I urge the Commission to **reject the proposed LCP Amendment** and to reconsider a more balanced approach that reflects both the values of the Coastal Act and the lived realities of Big Sur. The current proposal — a blanket ban on unhosted rentals — is extreme, unnecessary, and unbalanced. It fails to consider common-sense alternatives that would protect housing and neighborhood character without eliminating overnight access to one of California's most iconic destinations.

Even the staff report acknowledges that this proposal will not meaningfully increase long-term housing and that it will reduce opportunities for overnight visitor-serving accommodations in a region already underserved by traditional lodging. This is particularly troubling given the Coastal Act's clear priority to maximize public access and support low- and moderate-cost visitor-serving uses. At the same time, the amendment expands allowances for unhosted rentals in North County — an area less relevant to coastal tourism and more vulnerable to housing displacement due to its relative affordability. In effect, this approach reduces access where it's most needed (Big Sur) while encouraging STR expansion in communities that can least absorb the pressure. Prohibiting all unhosted rentals in Big Sur — while expanding them in less tourism-relevant areas — undermines these goals and sends the wrong message about equitable coastal access.

We respectfully request that the Commission adopt a more reasonable and inclusive policy, such as:

- Do not ban unhosted STRs in Big Sur. Instead, offer a reasonable number of them through regulated caps.
- Apply the same 6% cap that the Board of Supervisors initially supported to Big Sur and

Carmel Highlands.

- Eliminate the Coastal Development Permit (CDP) requirement, which is both unprecedented and financially prohibitive for small operators.
- Grandfather in existing STRs that were operating prior to the amendment, to help preserve access and minimize disruption.

The path forward should not be an all-or-nothing ban. We ask you to find a middle ground that protects the coast and keeps it open to the public — as the Coastal Act requires.

Sincerely,

David Hakakian

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 8:19:15 AM

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**From:** Shone R. Freeman <[shone@srfreemaninc.com](mailto:shone@srfreemaninc.com)>  
**Sent:** Thursday, August 7, 2025 1:29:31 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Cc:** [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com) <[Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

# Public Comment Letter to the California Coastal Commission

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To: California Coastal Commission

Subject: Public Comment on Monterey County's LCP Amendment on Short-Term Rentals

Dear Coastal Commissioners,

My name is Shone Freeman, and I am a homeowner in the Del Monte Forest area of unincorporated Monterey County. I have owned my home for nearly three years, and I offer it as a short-term rental (STR) about half the year, with no complaints or disruptions to neighbors. This rental activity helps me offset the cost of maintaining the home until I can one day live there full-time.

I am writing to express my strong opposition to the Monterey County Local Coastal Program (LCP) Amendment that would severely restrict or ban unhosted short-term rentals (CVRs) in large portions of the coastal zone, including Big Sur and Carmel Highlands.

The proposed policy is not based on evidence, is inconsistent with both the Coastal Act and the Big Sur LUP, and would have deeply inequitable and exclusionary outcomes.

## 1. The Data Does Not Justify a Ban

According to County data, there are only 203 permitted STRs in the entire unincorporated coastal zone—less than 4% of the housing stock. Just 93 complaints were logged in four years, and only 13 total in Big Sur and Carmel Highlands combined. That hardly suggests a crisis. A full ban in these areas is not only disproportionate, it's unjustified.

## 2. This Violates the Coastal Act's Mandate

The Coastal Act requires public access to be “maximized” and low-cost accommodations “protected and encouraged.” But in Big Sur, where hotel options are expensive or nonexistent, CVRs are the only affordable option for families, outdoor travelers, and middle-income Californians. This amendment would eliminate that access, undermining the core mission of the Coastal Act.

## 3. The Big Sur LUP Is Being Misinterpreted

The Big Sur Land Use Plan clearly states that visitor-serving uses should be prioritized over residential and protected from residential encroachment. Yet this proposal does the opposite: it bans visitor-serving uses (CVRs) and protects low-density, often vacant, residential properties. That's a direct contradiction of the LUP.

## 4. Housing Justifications Don't Add Up

Even Commission staff admit there is “little evidence” that banning STRs would lead to more affordable housing. Most of the homes in question are high-value second homes that will not become workforce housing. The result of the ban will not be housing—it will be empty homes and reduced access.

## 5. The Structure is Arbitrary and Unfair

The amendment would allow unlimited homestays and up to three short unhosted rentals annually, while banning longer unhosted CVRs entirely. There's no data showing that CVRs cause more harm than these other forms. This policy favors the wealthy and well-connected while pushing out middle-income homeowners and travelers.

## 6. Reasonable Solutions Have Been Ignored

Other coastal jurisdictions—including Santa Cruz, Marin, and Half Moon Bay—have adopted balanced STR frameworks using tools like caps, primary residence rules, or permit lotteries. Monterey County staff rejected all of these in favor of an unprecedented and sweeping ban.

## 7. My Request to the Commission

I strongly urge the Commission not to approve this amendment as written. But more

importantly, I ask that you chart a more balanced path forward. Specifically, please:

- Do not ban unhosted rentals. Instead, find a way to allow a reasonable number in the coastal zone.
- Eliminate the unprecedented CDP requirement, which imposes unnecessary burdens on homeowners.
- Increase the cap to the original 6% limit set by the Board of Supervisors.
- Apply the 6% cap to Big Sur and Carmel Highlands as well, rather than banning unhosted rentals altogether.
- Grandfather existing STRs that operated prior to these amendments to provide continuity and stability while long-term policies are debated.

These are fair, evidence-based options that respect the intent of the Coastal Act, promote equitable public access, and support responsible local homeowners like myself.

Thank you for your time, your service, and for considering these comments as you review this deeply consequential proposal.

Sincerely,

Shone Freeman

Homeowner, Del Monte Forest

Member, Monterey County Vacation Rental Alliance (MCVRA)

August 07, 2025

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: URGENT: Friday deadline to help keep Big Sur accessible  
**Date:** Monday, August 11, 2025 8:20:45 AM

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**From:** Angelica Pinedo <[angelicampm03@gmail.com](mailto:angelicampm03@gmail.com)>  
**Sent:** Wednesday, August 6, 2025 3:57:36 PM  
**To:** CentralCoast@Coastal <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Fwd: URGENT: Friday deadline to help keep Big Sur accessible

Happy to see you're planning to closing them up!!!!

----- Forwarded message -----

**From:** **Wind & Sea Big Sur** <[oceancastlebigsur@129375622.mailchimpapp.com](mailto:oceancastlebigsur@129375622.mailchimpapp.com)>  
**Date:** Wed, Aug 6, 2025 at 11:03 AM  
**Subject:** URGENT: Friday deadline to help keep Big Sur accessible  
**To:** Angelica Pinedo <[angelicampm03@gmail.com](mailto:angelicampm03@gmail.com)>

[View this email in your browser](#)

Dear Angelica Pinedo

We need your help to **protect overnight access in Big Sur.**

The **California Coastal Commission** is about to vote on a proposal that would **ban most vacation rentals** in Big Sur — the very type of lodging that made your visit possible.

If this ban passes:

- **Costs to stay in Big Sur will skyrocket**, with only high-end hotels and limited inns/campsites remaining.
- Families, groups, and visitors who rely on vacation rentals will lose access to this iconic coast.

## Act Now! Send a Comment by August 8th (this Friday!)

We've made it easy. Just click below to get a pre written letter to the Coastal Commission (you can personalize it too) then send it to [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov):

- **OPTION 1: Coastal Access for All** [[PDF](#)]
- **OPTION 2: Support Regulated Access, Not a Ban** [[PDF](#)]
- **OPTION 3: A Family Perspective** [[PDF](#)]
- **OPTION 4: Cherished Memories in Big Sur** [[PDF](#)]
- **OPTION 5: Big Sur for Everyone** [[PDF](#)]
- **OPTION 6: A Personal Connection to the Coast** [[PDF](#)]
- **Write Your Own**

You can also access [THIS GOOGLE DOC](#) with all 6 letter options.

## Deadline: Friday, August 8 at 5:00 PM

Your voice matters. Help ensure Big Sur stays open and welcoming for all who cherish it.

With appreciation & gratitude,

Wind & Sea Estate

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Our mailing address is:

Wind & Sea Estates 54722 CA-1 Big Sur, Ca 93920 USA

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**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 8:21:31 AM

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**From:** Ashley Sanders <ashrsanders@gmail.com>  
**Sent:** Wednesday, August 6, 2025 4:48:23 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I'm writing as someone who has had a truly unforgettable experience visiting Big Sur. The time I spent there was peaceful, deeply meaningful, and filled with awe for the natural beauty of the coastline. Staying in a private home allowed me to connect with the land in a way that no hotel ever could. It gave me space, privacy, and the feeling of truly **being part of Big Sur**, not just passing through.

I understand the need to protect this area, but I believe there's a **balanced way forward**. Please **don't ban all unhosted vacation rentals**. Instead, consider allowing a **reasonable number**, thoughtfully regulated, so others can experience the same sense of connection I did. Thank you for your time and for protecting both the land and public access to it.

Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 11, 2025 8:22:32 AM

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**From:** Nathaniel Antonick <nantonick4@gmail.com>  
**Sent:** Thursday, August 7, 2025 8:07:44 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

**Dear Members of the California Coastal Commission,**

I'm writing to respectfully urge you *not* to ban short-term rentals in the Carmel Highlands and Big Sur area.

I'm a responsible, hardworking community college student with a deep appreciation for California's coastline. I grew up visiting Carmel Highlands and Big Sur with my family, camping, hiking, and even staying once at an expensive hotel in Carmel Highlands — a splurge that left a lasting impression. Over the years, regular visits to the Monterey Bay Aquarium sparked my interest in conservation and helped shape my commitment to protecting our natural environment. I've since become an avid outdoors enthusiast and advocate for sustainable living.

Recently, my partner and I were able to stay at the Dolphin House in Carmel Highlands — a rare opportunity for responsible, adult students like us to access a part of the coast we otherwise could never afford. Watching dolphins and sea otters from the deck, spotting cormorants, oyster catchers, and pelicans, hiking at Point Lobos — these were memorable, meaningful experiences. They deepened our appreciation for the environment and strengthened our desire to protect it. We followed all the house and neighborhood rules, we were quiet and respectful of the neighbors.

We considered camping in Big Sur, but as you may know, those sites are nearly impossible to book — often requiring log-ins at 4 a.m. on multiple devices, months in advance. Without the option of short-term rentals, affordable access for students and visitors becomes nearly impossible.

Since the mission of the Coastal Commission is to promote coastal access and encourage environmental stewardship, I urge you to consider how responsible short-term rentals — like the one we stayed in — can support that mission. They offer people like me, who don't own multimillion-dollar homes, a chance to connect with this extraordinary stretch of the California coast.

Thank you for your time and consideration.

Nataniel Antonick

Age 21

Foothill College

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: August 13, 2025 - 15a-Monterey County LCP Amendment  
**Date:** Monday, August 11, 2025 8:23:46 AM  
**Attachments:** [Wind & Sea NEW RATES & PPL COUNT found today. 05-16-2020.png](#)

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**From:** sur1954janet@aol.com <sur1954janet@aol.com>  
**Sent:** Thursday, August 7, 2025 8:20:13 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>; Notthoff, Ann@Coastal <ann.notthoff@coastal.ca.gov>; Turnbull-Sanders, Effie@Coastal <effie.turnbull-sanders@coastal.ca.gov>; Bochco, Dayna@Coastal <dayna.bochco@coastal.ca.gov>; Hart, Caryl@Coastal <caryl.hart@coastal.ca.gov>; CommisionerSLowenberg@coastal.ca.gov <commisionerslowenberg@coastal.ca.gov>; Escalante, Linda@Coastal <linda.escalante@coastal.ca.gov>; Wilson, Mike@Coastal <mike.wilson@coastal.ca.gov>; Kelley, Ariel@Coastal <Ariel.Kelley@coastal.ca.gov>; Preciado, Jose@Coastal <Jose.Preciado@coastal.ca.gov>; Harmon, Meagan@Coastal <meagan.harmon@coastal.ca.gov>; Jackson, Raymond@Coastal <Raymond.Jackson@coastal.ca.gov>; Lopez, Chris@Coastal <Chris.Lopez@coastal.ca.gov>  
**Subject:** August 13, 2025 - 15a-Monterey County LCP Amendment

Dear Commissioners,

This "Urgent" message ended up in my email on Wednesday, August 6, 2025 ...

Wind & Sea is one of Big Sur's major problems as it operates as both a Vacation Rental & Wedding Event Venue in an area zoned residential. They sent this out and included numerous generic prewritten letters to all their past guests and friends in hopes that they will send one of the letters to you. Please see included email below and also a capture of Wind & Sea's 2022 Wedding Venue price listing.

Please help us stop the urbanization of Big Sur and instead, help us keep it rural & wild ...

Just say no to Commercial Vacation Rentals in the Big Sur Land Use Plan Area.

Respectfully,  
Janet Hardisty

[View this email in your browser](#)

Dear Janet

We need your help to **protect overnight access in Big Sur.**

The **California Coastal Commission** is about to vote on a proposal that would **ban most vacation rentals** in Big Sur — the very type of lodging that made your visit possible.

If this ban passes:

- **Costs to stay in Big Sur will skyrocket**, with only high-end hotels and limited inns/campsites remaining.
- Families, groups, and visitors who rely on vacation rentals will lose access to this iconic coast.

## **Act Now! Send a Comment by August 8th (this Friday!)**

We've made it easy. Just click below to get a pre written letter to the Coastal Commission (you can personalize it too) then send it to [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov):

- **OPTION 1: Coastal Access for All** [[PDF](#)]
- **OPTION 2: Support Regulated Access, Not a Ban** [[PDF](#)]
- **OPTION 3: A Family Perspective** [[PDF](#)]
- **OPTION 4: Cherished Memories in Big Sur** [[PDF](#)]
- **OPTION 5: Big Sur for Everyone** [[PDF](#)]
- **OPTION 6: A Personal Connection to the Coast** [[PDF](#)]
- **Write Your Own**

You can also access [THIS GOOGLE DOC](#) with all 6 letter options.

**Deadline: Friday, August 8 at 5:00 PM**

Your voice matters. Help ensure Big Sur stays open and welcoming for all who cherish it.

With appreciation & gratitude,

Wind & Sea Estate

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You are receiving this email because you have either opted in via our website, stayed with us in the past, or hosted your wedding or retreat with us in the past.

Our mailing address is:

Wind & Sea Estates 54722 CA-1 Big Sur, Ca 93920 USA

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe](#)



Guest Count	Peak Season Weekend	Peak Season Weekday	Mid Season Weekend	Mid Season Weekday	Off Season Weekend	Off Season Weekday
Up to 12	\$5,750	\$3,750	\$4,250	\$2,250	\$3,000	\$1,800
Up to 20	\$7,250	\$4,750	\$5,500	\$3,500	\$4,000	\$3,000
Up to 30	\$8,500	\$5,750	\$6,750	\$4,750	\$5,000	\$4,000
Up to 40	\$9,750	\$6,750	\$7,750	\$5,750	\$6,000	\$5,000
Up to 50	\$11,000	\$7,750	\$8,750	\$6,750	\$6,750	\$5,750
Up to 60	\$12,250	\$8,750	\$9,750	\$7,500	\$7,500	\$6,500
Up to 70	\$13,500	\$9,500	\$10,500	\$8,250	\$8,250	\$7,250
Up to 80	\$14,500	\$10,250	\$11,250	\$9,000	\$9,000	\$8,000
Up to 90	\$15,500	\$11,000	\$12,000	\$9,750	\$9,750	\$8,750
Up to 100	\$16,500	\$11,750	\$12,750	\$10,500	\$10,500	\$9,500

Weekend Venue Rates apply to Holiday Dates

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: bcc: Margarethomas@gmail.com  
**Date:** Monday, August 11, 2025 8:24:46 AM

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**From:** Karen Hoffman <nursehoffman@gmail.com>  
**Sent:** Thursday, August 7, 2025 8:33:33 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** bcc: Margarethomas@gmail.com

Dear Coastal Commissioners,

I live in Carmel, next door to a lovely vacation rental. I'm also a retired nurse and former Superhost who operated a peaceful VRBO in Carmel Valley for 7 years. I put a lot of care and dedication into being a respectful neighbor and host.

In my experience living on the Monterey Peninsula and participating in the STR community, the vast majority of unhosted short-term rentals are peaceful, well-managed, and have clear rules posted. In fact, I didn't even realize there were short-term guests staying next door until they kindly introduced themselves. We've since become friends, they visit the same time every year, are quiet, thoughtful, and genuinely grateful to spend time in this extraordinary place.

It would be a true loss to deny visitors like them the chance to experience the beauty and tranquility of the Carmel and the surrounding areas like the Carmel Highlands and Big Sur that promote peace and tranquility. This is not a party town, this is a place to connect with nature. Responsible STR hosts should not be punished. They should be grandfathered in as our vacation rental landscape evolves. These homes are part of a long-standing tradition of welcoming travelers to this unique region—many of them second homes, not primary residences. To suggest they contribute to the state's housing crisis is simply incorrect and barking up the wrong tree.

Short-term rentals like these enhance our local economy, support small businesses, and align with the Coastal Commission's mission of protecting public access to California's coastline. Let's not gatekeep one of our state's most beautiful assets.

Please reconsider the proposed ban and find a more balanced, fair approach for the Carmel Highlands, like allowing the current hosts to continue being stewards of this coastline.

Respectfully,  
Karin Hoffman  
Former Superhost and advocate for responsible coastal access  
Carmel, CA

**From:** [Ammen, Breylen@Coastal](mailto:Ammen.Breylen@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** FW: Submission of Comments for Vacation Rental Hearing August 14  
**Date:** Monday, August 11, 2025 8:44:15 AM

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**From:** Susan Layne <[sjlayneappraiser@gmail.com](mailto:sjlayneappraiser@gmail.com)>  
**Sent:** Saturday, August 9, 2025 11:01 AM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>; [ExecutiveStaff@Coastal](mailto:ExecutiveStaff@Coastal) <[ExecutiveStaff@coastal.ca.gov](mailto:ExecutiveStaff@coastal.ca.gov)>; [Ammen, Breylen@Coastal](mailto:Ammen,Breylen@Coastal) <[breylen.ammen@coastal.ca.gov](mailto:breylen.ammen@coastal.ca.gov)>  
**Subject:** Submission of Comments for Vacation Rental Hearing August 14

Hello,

I am resubmitting my comments as a precaution after receiving feedback that emails from my other email address used were not going through. Please forgive if this is a duplication. Thank you.

SJL

**From:** Susan Layne <[laynesj@msn.com](mailto:laynesj@msn.com)>  
**Date:** August 8, 2025 at 8:37:01 PM PDT  
**To:** [ExecutiveStaff@coastal.ca.gov](mailto:ExecutiveStaff@coastal.ca.gov), [centralcoast@coastal.ca.gov](mailto:centralcoast@coastal.ca.gov)  
**Subject: Comments for Vacation Rental Hearing**

Dear Commissioners,  
Please accept the attached documentation regarding the above hearing next Wednesday. Thank you.

<u>Dana P. Edwards</u>	<u>Susan Layne</u>
<u>121 Carmel Riviera Drive</u>	<u>118 Carmel Riviera Drive</u>
<u>Carmel, CA 93923</u>	<u>Carmel, CA 93923</u>

-  
August 8, 2025

-  
California Coastal Commission  
Central Coast District 725 Front Street  
Santa Cruz, CA 95060

-  
Re: Monterey County LCP Amendment Number LCP-3-MCO-24-0039-1 Vacation Rentals

-

Dear Commissioners:

We are alarmed by the Short Term Rental (STR) activity by Commercial Operators running what are effectively unregulated hotels in our neighborhood that is zoned for Single Family Residential. All of the permits and infrastructure for this subdivision were obtained, approved and built out for a Single Family Residential community; to be occupied and used according to the allowed uses in the Zoning for the neighborhood. No commercial activity is allowed in this neighborhood per the Zoning Laws for Monterey County.

While we could expound at length about the various negative impacts on our quality of life from these commercial activities, including increased traffic, trash and noise, overflowing septic systems, unleashed dogs, and excessive demand for water from the private mutual water company, we wanted to focus on the significant increase in population these quasi-hotels bring to what was once a peaceful neighborhood.

In the attached table we have shown each address in our immediate Yankee Point neighborhood, and where the actual occupancy is known, and the number of occupants is known, we have them noted. If we do not know, then they are shown as unknown, and the household size is estimated to be 2.4 people, per the Chicago Title demographics for the area.

-  
**Estimated Occupancy in Yankee Point Neighborhood: Carmel Riviera Drive, Yankee Point Drive and Yankee Beach Way**

**Total # of Houses in neighborhood: 99**  
Total # of Estimated Occupancy People: 257  
Total # of Estimated Occupancy Days: 28,764

-  
**Total# of Single Family Use Houses: 93**  
Total# of Single Family Use Occupancy People: 198  
Total# of Single Family Use Occupancy Days: 26,841

-  
**Total# of Short-Term Rental Houses: 6**  
Total# of Short-Term Occupancy People: 59  
Total # of Short-Term Occupancy Days: 1923

-  
**Thus, on any given day, we estimate that fully 23% of the population is transient, in our residential neighborhood: with some areas more concentrated. please refer to chart attached**  
-  
-  
-

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We believe that our occupancy figures for the lawfully used single-family residences are if anything, overstated, as we have estimated use of Second Homes as more frequent than observed to allow for any possible “bias creep” and to not distort the already grossly disproportionate impact of the unlawful commercial operations.

-

We ask that you uphold the zoning for our neighborhood and prohibit the commercial use of single-family homes as Short Term or Vacation Rentals.

-

Thank you.

-

Sincerely,

-

-

Dana Edwards

Susan Layne

<CCC NAMES REDACTED CHART.pdf>

<CCC Letter 8818 Final.pdf>

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler, Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 11, 2025 10:19:14 AM

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**From:** Lynda Marin <lmartin@cruzio.com>  
**Sent:** Friday, August 8, 2025 5:00 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060  
August 8, 2025

Dear Coastal Commissioners,

As officers of Monterey County Vacation Rental Alliance, we write to express our disappointment and disagreement with the Coastal Commission staff's recommendation to approve Monterey County's LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

The staff recommendation to accept Monterey County's STR amendment to the LCP comes like a whiplash to the long-standing protections the Commission has maintained in the exercise of its mandate to protect the coastal environment and the public's access to it. From its 1997 guidance to the Board of Supervisors to work with the Coastal Commission to amend an unacceptable STR ordinance that the County was attempting to pass at that time to as recently as July of 2022 when Katie Butler wrote a stern letter, on behalf of Dan Carl, to Erik Lundquist, director of Housing and Community Development, delineating the contradictions and inadequacies of the County's current efforts to develop Local Coastal Program (LCP) provisions for STRs in the County's Coastal Zone (Subject: Short Term Rentals in the Monterey County Coastal Zone, July 28, 2022). That letter objected to the requirement that STRs require a Coastal Development Permit (CDP) as STRs were being interpreted by the County as conditional use in residential zoning districts that would require a CDP per the LCP.

Katie Butler's response: "We do not agree with your logic, as we have opined before." In the next paragraph of that letter, Katie Butler enumerates the multiple reasons why the County should not enforce STRs for a LCP/CDP requirement: that "would likely lead to the overwhelming majority of STRs being shut down, including because of the difficulty in obtaining a CDP for an STR, which in the coastal zone, is exacerbated because there are no LCP provisions against which to evaluate any such CDP application; because the starting fee for such an application is quite high; because of the uncertainty associated with a discretionary permit decision on what the County is apparently considering a conditional use (with no LCP provisions to apply and against which to measure LCP consistency; and because of what appears to be both staff (at least as expressed in your July 13, 2022 memo) and decisionmaker (at least as can be deduced from actions like that taken last December) opposition to STRs." Monterey County Vacation Rental Alliance (MCVRA) was heartened at the time that the Coastal Commission staff was making some of the exact same points we had been making for, by then, six years, points along with data that were routinely ignored, never acknowledged,

and categorically dismissed. And we appreciated that she seemed to recognize the prejudice that the agencies and legislators directed towards STRs.

What changed? Certainly not the negative regard that STRs receive from Monterey County. The current coastal ordinance that you are primed to approve will eliminate the great majority of unhosted STRs, the most desirable type of STR, along the Monterey coast. Renaming unhosted rentals as “commercial,” and then limiting a strictly capped number of them to high density or commercial zones, where by definition they are not located, is a slight of hand that fools no one. Banning them entirely in the most desirable areas of the south coast is an extreme accommodation to the very prejudice against STRs that Katie Butler alluded to in 2022, especially when other measures such as caps and frequency restrictions could have been used instead. And how can the CDP requirement be recommended now when the Commission has, with good reason, so steadfastly refused to do that in almost every other jurisdiction?

The staff recommendation states that in this ordinance, “unhosted rentals, which appear to be the predominant rental type in the County’s coastal zone currently, would be curtailed significantly, especially south of Carmel.” It also recognizes, “that vacation rentals can provide a unique and important source of visitor-serving accommodations in the coastal zone, especially for families and groups, and has typically found that undue restrictions on this type of lodging are inconsistent with Coastal Act and/or LCP provisions prioritizing public access and visitor-serving uses.” Those families and groups referred to, however, will only be staying in unhosted homes. The staff knows, the County knows, you know, everyone knows that groups and families, often multigenerational and with children, do not rent hosted homes, do not fit in hosted homes, and want nothing to do with an onsite host mixing in with their food preparation on their family/group vacation. Nevertheless, the recommendation claims that the loss of some vacation rentals, i.e. unhosted, “is tempered by the fact that the overall package, including the allowance for unlimited Homestays and Limited Vacation Rentals in all areas, would still allow for these types of rentals to serve as important visitor serving facilities for groups of visitors or families . . .” That is a glaring contradiction of what the recommendation has acknowledged elsewhere and of reality!

In Katie Butler’s letter to Melanie Beretti, AICP Principal Planner, dated January 29, 2024, she strikes a much more supportive tone towards the County’s 8-year effort to produce an ordinance that will comply with Coastal Commission guidelines, particularly to the completion of a DEIR. She recognizes that the current proposed ordinance “aims to strike a balance between long-term housing availability/preservation of residential neighborhoods and the provision of visitor-serving accommodations (including the unique overnight accommodation type that vacation rentals provide) . . .” However, she questions the rationale for the definitions of Limited Vacation Rental (LVR) and Commercial Vacation LVR Rentals (CVR), noting that LVRs are very limited indeed “and may benefit from a more broadened rental allowance” as that may “help serve as justification for more strict standards for commercial rentals.” (As written, LVRs are for the benefit of wealthy residents who want to rent their homes to wealthy visitors for car week and exclusive golf tournaments in Pebble Beach.) She also notes the possible effect of banning CVRs in Big Sur and portions of Carmel on North County. She asks if it makes sense to reduce such a large number of CVRs in the very areas that the DEIR and the EPS identifies as having higher residential vacancy rates compared to other planning areas largely because of the inventory of seasonal, recreational, or occasional-use housing units.” She is concerned that this might put a demand on the North Coast that is presently “less reliant on tourism, and more so the rural agricultural economy,” and less able to provide public services or new housing opportunities. She suggests it may make sense to protect housing for residents and workers in this area. Most importantly she writes, “If the goal of the proposed ordinance is to protect existing housing opportunities while

still providing for reasonable options for overnight accommodations in areas where there is a demand for same, then we would recommend the DEIR evaluate other options and alternatives that may better meet such objectives.” What happened to those concerns and the guidance offered? The current ordinance does exactly what she warned against, but now it is being recommended anyway. To speak to Katie Butler’s stated concerns regarding the North Coast, at the Aug 27, 2025 BOS meeting during which this ordinance was approved, Glenn Church, D2 supervisor, wanted the Board, as soon as possible, to entertain the banning of CVRs entirely in his North Coast district, an issue the Board said it would revisit in one year—which is this month.

Finally, the Coastal Commission staff recommendation refers many times to the long, difficult effort the County has made to produce this ordinance. Indeed, it seems to resolve many of its contradictory observations about the role and value of STRs in relation to community identity, economic needs, and housing by recognizing the very long time it has taken the County to formulate this amendment to the LCP. “What is clear is that the different proposed prescriptions across the County’s coastal areas originated from many years of input, discussions, and ultimately, an EIR and Socioeconomic Analysis that explored in depth the issues associated with and impacts of vacation rentals.” As someone who attended, for the entire nine years, every single, pertinent Planning Commission and Board of Supervisor Meeting, countless “community outreach” meetings, and individual meetings with supervisors in pursuit of a reasonable, fact based, enforceable ordinance, the “years of input” tell a different story.

When Dave Potter made his referral in 2016 to pass an STR ordinance and set up a working group of advocates and opponents to hash out their differences and come to a recommendation, we were hopeful that within the year or so, we’d be close to achieving that goal. What ever happened to the work of that first committee? When he left office and Mary Adams replaced him, we met with her as soon as possible to ask that the process continue to resolution. Although we perceived her to be hostile to STRs, we worked as closely as possible with her office to provide information, data, surveys, articles, etc. Months went by. Eventually STRs would show up on a BOS agenda. The item would be referred to the Planning Commission where it would, after some time, be referred back to the Board for clarification or guidance. This went on for many years, with other supervisors and planning commissioners coming and going, starting from scratch on the issue of STRs. Then in 2021, The Monterey County Civil Grand Jury issued a report criticizing the County's handling of short-term rental enforcement, specifically noting a "passive approach" despite years of struggle. The report highlighted a lack of progress in adopting new regulations and a perceived reluctance to actively enforce existing rules, leading to a proliferation of unpermitted rentals. As response, the County announced it would apply a “pilot program” for STRs in District 5, Mary Adam’s district, where the concentration of STRs were operating. The program would stop the operations of STRs until their operators were able to obtain a permit under the 1997 STR ordinance. That led to an estoppel for the Coastal STRs, since the 1997 ordinance had never been approved by the Coastal Commission. For the inland, it led to some STRs going underground, while others took their chances and waited to see if the program would be enforced. The enforcement was arbitrary and infrequent.

The process continued like that until 2022 when a more serious effort was made that included a new draft ordinance and a DEIR. During this time, the opponents repeated at every public hearing the same stories about the same disturbance they had suffered on account of STRs in their neighborhoods. They admitted when asked that often they were complaining about the same property, but that they did not report the disturbance because the HCD had no response. The advocates, on the other hand, presented data, reports, neighbor testimonials, on the large number of STRs running successfully without ever causing a single complaint. We also

pointed out that the DEIR found no negative impacts on water, traffic, noise, etc. associated with a 6% distribution of STRs in the County. These findings were ignored. For the final draft ordinance, when the County was asked why it had dropped its proposed cap from 6% to 4% and then banned STRs entirely in the most popular areas, the response was that they had received "some comments." So while the Coastal Commission staff touts the value of the time the County took and the data it used to prepare this ordinance, our impression of the process by which, after nine years, we have been presented with a highly restrictive and counterproductive STR ordinance, is that it was badly mismanaged from the start and never had the benefit of real leadership or capacity to guide it.

The staff recommendation is so replete with internal contradictions, it is hard to read. They are exactly as Katie Butler had once identified in the draft ordinances the County presented over the years. These kinds of logic twistings usually indicate other forces at work that can't be declared. I don't envy the effort of the Coastal Commission to fulfill its mandate at this time in our country's history, where protecting the coastal environment and providing some kind of equitable access to it for everyone, not just the most economically privileged, could be seen as the institutionalization of DEI writ large. Perhaps you are all feeling a target on your backs, on the back of the Coastal Commission itself. Still, I wish you were standing up for us, the people for whom the Coastal Commission was formed. You don't need to accept the CDP requirement. You could insist on a low cap for unhosted STRs even in the most "sensitive" areas. You could call out the places in this ordinance that are disingenuous. You could be the guidance this Board of Supervisors so very much needs to do their jobs better. You could!

Best regards,

Lynda Marin, MCVRA secretary

Chuck Stein, MCVRA treasurer

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Lynda Marin  
MCVRAEvolve!  
(831) 458-1416 home  
(831) 840-4176 cell

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*"Not only is another world possible; on a quiet day I can hear her breathing."*  
~Arundhati Roy



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# LAW OFFICE OF DAVID M. BRANDON

## ATTORNEYS AT LAW

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LOS ANGELES, CALIFORNIA 90046

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E-MAIL: [DBRANDON@MFB-LAW.COM](mailto:DBRANDON@MFB-LAW.COM)

David M. Brandon, Esq.

Direct: 323-559-6775

August 8, 2025

**VIA EMAIL to:**

**Centralcoast@coastal.ca.gov**

California Coastal Commission  
455 Market Street, Suite 300  
San Francisco, CA 94105

Re: Comment on 13 August 2025  
Monterey County LCP Amendment LCP-3-MCO-24-0039-1  
(Vacation Rentals)

Dear Commissioners:

Greetings. My name is David M. Brandon, and I am an attorney based in Los Angeles. I have had the privilege of staying at a beautiful short-term rental in the Carmel Highlands—a place that offered peace, privacy, and direct access to one of the most spectacular stretches of California’s coast.

Coastal Act’s mandate is to preserve and protect public access to our coastline. But banning responsible short-term rentals in the Highlands would directly undermine that mission and prevent people for enjoying the beautiful coast.

In *Whaler's Vill. Club v. Cal. Coastal Com.*, (1985) 173 Cal. App. 3d 240, the court emphasized that such regulations should not deprive the owner of all economically viable use of the property.

Indeed, this amounts to an unjust taking in violation of the 5<sup>th</sup> Amendment of the U.S. Constitution.

In America, we believe in home ownership—which is the American Dream and property rights and freedom.

These homes are not part of the full-time housing stock—many are second homes—and when I was there, I noticed most surrounding houses were dark.

The Carmel Highlands experience cannot be replicated in northern Monterey County, where short term rentals are still proposed to be allowed.

The settings are entirely different, and lodging in the Highlands is already scarce and costly. These vacation homes also contribute meaningful TOT tax revenue, which is especially critical during California's current budget challenges.

I urge you to grandfather in all existing, well-managed short term rentals in the Carmel Highlands. Doing so will preserve both coastal access and vital economic benefits while honoring the intent of the Coastal Act. Thank you for reading this letter and for considering it. Indeed, litigation is not how this issue should be resolved. Regards,

Very truly yours,

A handwritten signature in black ink, appearing to read "David M. Brandon". The signature is fluid and cursive, with a prominent initial "D" and "B".

David M. Brandon, Esq.

Antony Tersol  
P.O. Box 3747  
Carmel CA 93921

August 8, 2025

California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Email: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Re: Public Comment on August 2025 Agenda Item Wednesday 15a  
Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Honorable Commissioners:

I am writing to request that you deny this amendment as written, and instead seek a solution which preserves access to the coast for those of us who prefer renting homes. There are myriad reasons for that preference, including accommodating a family group, having kitchen facilities available, choosing a more economic alternative to higher price hotels, and preferring the ambiance of a home over a hotel room.

I live on the Monterey Peninsula, and am affected only indirectly by this ordinance, not owning or operating a property that is rented for short term stays. I have stayed in such rentals elsewhere, and prefer them to hotels. We also have friends and relatives who have visited the area and share that preference. Having grown up in Carmel, I have lifelong friendships (55+ years) that started when I met people visiting the area who were renting houses for vacation stays. In writing this letter I just realized I can't remember anyone that became a friend who was staying in a hotel. I live in Pacific Grove now, and still meet people on the street who are renting for a short term visit. I guess living in a neighborhood they are more likely to walk down the street and say hi to residents than if in a motel in the "hospitality" district.

Those who oppose vacation rentals typically cite "noise, trash and parking", but my experience living on a block with multiple vacation houses belies that characterization. Visitors are just like us. No better, no worse. The property owners keep their houses neat and clean, out of pride and commercial necessity. There is typically a single car for those visiting, and none when the house is vacant, unlike the typical long-term tenants, who have a car for each parent, and possibly cars for each teenage driver.

Another argument is the claim that vacation rentals exacerbate the housing crisis, and eliminate affordable housing. There is little evidence of that - one New York study showed vacation rentals were associated with a rent increase of less than 1%. The contrary evidence is plentiful - Carmel outlawed short term renting decades ago, yet has some of the highest priced housing in the area. Pacific Grove banned such rentals outside the Coastal Zone a few years ago, yet housing prices have continued to rise. Housing prices are driven by dynamics other than short term renting - favorable climate, ocean accessibility, and proximity to economically strong areas (in our case, Silicon Valley and the Bay Area), in many ways the same forces that led to the Coastal Commission's formation in order to preserve access to the California coast for those who might not be able to purchase homes here, let alone second and third homes that sit vacant much of the time.

Vacation rentals permit the "rest of us" to enjoy these special areas, and increase the vibrancy and economic vitality of our communities, increasing local business activity for restaurants and shops, providing jobs and tax revenue for municipal services.

Please, reject this amendment and work out a better solution that maximizes coastal access rather than creating exclusive enclaves for the wealthy.

Thank you for your consideration,

Antony Tersol

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:07:43 AM

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**From:** Carlos Torres Garzón <carlosfilmimage@gmail.com>  
**Sent:** Thursday, August 7, 2025 2:37 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

--

Carlos Torres Garzón  
Torres Garzón photography  
[www.torresgarzonphotography.com](http://www.torresgarzonphotography.com)  
[carlosfilmimage@gmail.com](mailto:carlosfilmimage@gmail.com)  
408.348.7072

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:08:08 AM

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**From:** sarajackson621@gmail.com <sarajackson621@gmail.com>  
**Sent:** Thursday, August 7, 2025 1:25 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commission,

I've visited Big Sur many times and treasure its natural beauty, peacefulness, and the opportunity to stay in homes that feel personal and connected to the land. I'm deeply concerned that banning unhosted short-term rentals will eliminate affordable and meaningful lodging options for families like mine. I strongly oppose a full ban on unhosted vacation rentals in this coastal zone. This policy is **not aligned with the Coastal Act's mandate** to protect and encourage affordable, lower-cost visitor accommodations.

I respectfully request that you **reject the current amendment** and instead require Monterey County to adopt **reasonable regulations**, such as night caps or permit limits, rather than an outright ban.

Big Sur should remain open and accessible to all — not just those who can afford luxury hotels or private estates. Please support equitable, balanced coastal access.

Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:08:31 AM

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**From:** Saidey Whalen <saideywhalen1@gmail.com>  
**Sent:** Thursday, August 7, 2025 12:58 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I'm writing as someone who has had a truly unforgettable experience visiting Big Sur. My husband and I have always loved our visits to Big Sur, so much so that we decided to bring our families together to get married there last summer. The time I spent there was peaceful, deeply meaningful, and filled with awe for the natural beauty of the coastline. Staying in a private home allowed me to connect with the land in a way that no hotel ever could. It gave me space, privacy, and the feeling of truly **being part of Big Sur**, not just passing through. We have always imagined coming back with our children and staying in the same home that we were married in. I understand the need to protect this area, but I believe there's a **balanced way forward**. Please **don't ban all unhosted vacation rentals**. Instead, consider allowing a **reasonable number**, thoughtfully regulated, so others can experience the same sense of connection I did. Thank you for your time and for protecting both the land and public access to it.

Saidey Sabbagh

Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:08:48 AM

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**From:** Lan L <[violet.lanluo@gmail.com](mailto:violet.lanluo@gmail.com)>  
**Sent:** Thursday, August 7, 2025 12:52 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,

I've visited Big Sur many times and treasure its natural beauty, peacefulness, and the opportunity to stay in homes that feel personal and connected to the land. I'm deeply concerned that banning unhosted short-term rentals will eliminate affordable and meaningful lodging options for families like mine.

The Coastal Act prioritizes maximizing public access, not restricting it. In Big Sur, unhosted rentals are the **only way many visitors can stay overnight** — there are no affordable hotels, and hosted stays are not practical for families.

I urge you to find a balanced path — don't ban unhosted rentals outright. Please allow a **reasonable number of them with proper safeguards**. Public access must include access for **middle-income Californians**, not just the wealthy.

Best  
Lan

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 11, 2025 10:09:11 AM

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**From:** Tracy Jenkins <pbtreesandseas@gmail.com>  
**Sent:** Thursday, August 7, 2025 12:52 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Supervisors,

Banning my unhosted STR will reduce guests staying in the Coastal Zone by approximately 120 guests per year. My STR houses a max of 6 people and the price to stay is affordable for families or foursomes. 120 total guest stays is accumulated over about 20 weeks or weekends total that are booked. We are very careful about who we rent to and have NEVER had a complaint from neighbors. (One thing to note is the homes around us are 2nd or 3rd homes and are vacant most of the year). Additionally, this long time family residence (if banned from operating) would have to be sold and most likely be developed and become some billionaire's 2nd or 3rd home - driving down affordable stays in the coastal zone.

**Don't ban unhosted STRs. Find another way to offer a reasonable number of them in the CZ.**

My home is utilized about 70 percent of the time by families of at least 4 members or more. These families would never fit into or choose to stay in a hosted STR and are uninterested in staying at a local hotel. These families rent our home because they prefer to be together in spaces where eating, playing games, and hanging out in one great space works best for their stay on the peninsula. **Don't ban unhosted STRs. Find another way to offer a reasonable number of them in the CZ.**

A number of my guests focus on the kitchen because they have food allergies and can only travel if they can control their meals. They are so grateful for a safe and welcoming place they can vacation with family without risking food reactions. Whole homes are essential to many guests with special needs. **Don't ban unhosted STRs. Find another way to offer a reasonable number of them in the CZ.**

**Coastal Access Denied, Not Protected**

The Coastal Act says public access shall be "maximized," and lower-cost lodging shall be "protected and encouraged." But the data shows unhosted rentals are the only viable form of affordable lodging. The staff recommendation bans this entire category—effectively eliminating access for families who can't afford \$800/night luxury inns. That's not maximizing access. It's privatizing it.

**The Housing Justification Is Speculative**

The staff concedes there's "little evidence" that unhosted rentals displace affordable housing in coastal areas of the county. In fact, most homes in question are second homes, worth millions, that would never become workforce rentals. The report ignores that reality—and offers a speculative housing benefit to justify a very real loss in access. That's bad policy, unsupported by evidence.

**Vacant Homes, Gated Communities: The Real Impact**

If this passes, hundreds of homes near the coast will sit empty most of the year—used occasionally by out-of-area owners, but closed to the public. That’s the real impact: these homes won’t become affordable housing, and they won’t host visitors. They’ll just be empty—while families are turned away. That’s privatizing the coast through inaction.

**Reject This Amendment or Demand a Compromise**

This amendment violates the Coastal Act, misinterprets the LUP, and rests on speculative housing claims. It’s poorly structured and inequitable. If the Commission wants to preserve access and follow the law, it must reject this ban or revise it to allow a regulated number of unhosted rentals with reasonable safeguards. That’s what public access looks like.

Have a great Day,

Tracy Jenkins  
Managing Partner  
Air Shoe View  
314\*239\*9205

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler\\_Katie@Coastal](mailto:Butler_Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 11, 2025 10:09:27 AM

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**From:** Donald Danielson <ddanielson145@gmail.com>  
**Sent:** Thursday, August 7, 2025 12:50 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear California Coastal Commissioners:

We are writing in strong support of certifying Monterey County's Title 20 vacation rental amendment LCP-3-MCO-24-0039-1. Thanks to the County and Coastal Commission for their years of thoughtful work on this complex issue and for striking what we see as a fair and necessary compromise that preserves coastal access while protecting our fragile environment and residential communities. We have deep respect for the Land Use Plan (LUP) and Local Coastal Plan (LCP).

We have lived in the southern section of the Yankee Point area of Carmel Highlands for 39 years and have experienced many challenges in this environmentally sensitive area. Now the unchecked proliferation of 8 STRs in our circle of 54 homes within an area of half a mile is impacting the quality of life for us residents. Our area has become "hotel row". The County is striving to prevent overconcentration of vacation rentals like this.

Here are some of the critical reasons why STRs are incompatible with our community:

1. **Septic issues.** Some STRs are advertising accommodations for up to 16 guests which often exceeds the capacity of the septic fields. When we applied for a remodeling permit, we were restricted to the number of bedrooms for a family of 4. It is troubling that homeowners like us must comply with regulations while these rules do not apply to STRs. It is a health concern and a threat to the marine ecosystem.
2. **Water resources.** Our water is provided by a small mutual water company by way of stream diversion, wells, and a tank system. During the major floods in 1996, the Army Corps of Engineers provided the residents with a large tank where we could get drinking water. This resource is threatened during floods, fires, and drought. Commercial STRs dramatically increase water demand in a zone where conservation is needed.
3. **Fire Risk.** The Soberanes wildfire that burned for 83 days along the Big Sur

Coastline in the Los Padres National Forest and Ventana Wilderness was in our backyard. Subsequent fires have occurred and are a risk for our many visitors.

4. Unhosted STRs do not provide security for residents. The recent shooting into a residential home on our circle from a commercial STR with no host on site left all of us alarmed. No face no name has left residents uneasy on "hotel row".
5. Some large STRs are being used for weddings and other venue events, often featuring loud music and large gatherings. This is commercialization in a residential zone.

We have observed that these STRs cater primarily to transient visitors who occupy these rentals for short periods of 1-3 days. However, there is no shortage of visitor serving facilities near coastal access from Marina to Big Sur that fit many budgets. Many are near beach access, restaurants, and points of interest. While we are accommodating these transient visitors, we are reducing the housing supply for our local workers: employees in hospitals, retail, hospitality; teachers; students attending local colleges. These people contribute to our local economy. The primary goal for the County is to provide more affordable longer term housing for its residents and this proposed amendment aims to do that.

We thank both the County of Monterey and the California Coastal Commission for the long standing attention to this issue and urge you to move forward with certification of the amendment as proposed. This ordinance protects the coast, restores residential character, and still provides for meaningful public access through responsible regulation of short term rentals.

Respectfully,

Don and Nenita Danielson  
Carmel Highlands Residents

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:09:59 AM

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**From:** sarah <sarah.barber13@gmail.com>  
**Sent:** Thursday, August 7, 2025 12:23 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I'm writing as someone who has had a truly unforgettable experience visiting Big Sur as my husband and I had our intimate wedding at Wind & Sea, right on the magnificent coast of Big Sur just under 2 years ago. The time we spent there with our immediate families was peaceful, deeply meaningful, and filled with awe for the natural beauty of the coastline.

Staying in a private home allowed us to connect with the land and nature of the natural beauty in a way that no hotel ever could, which was one of our priorities of our wedding venue. It gave us space, privacy, and the feeling of truly being part of Big Sur, not just passing through. We hope to continue to visit this place every chance we get for our anniversary.

I understand the need to protect this area, but I believe there's a balanced way forward. Please don't ban all non hosted vacation rentals. Instead, consider allowing a reasonable number, thoughtfully regulated, so others can experience the same sense of connection as we and our families did.

Thank you for your time and for protecting both the land and public access to it.

Sarah & Gavin Clark

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Deadline tomorrow to keep Big Sur accesible  
**Date:** Monday, August 11, 2025 10:10:17 AM

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**From:** Jonathan A <[ja9253056500@gmail.com](mailto:ja9253056500@gmail.com)>  
**Sent:** Thursday, August 7, 2025 12:22 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Deadline tomorrow to keep Big Sur accesible

Dear Coastal Commissioners,

I've visited Big Sur many times and treasure its natural beauty, peacefulness, and the opportunity to stay in homes that feel personal and connected to the land. I'm deeply concerned that banning unhosted short-term rentals will eliminate affordable and meaningful lodging options for families like mine.

The Coastal Act prioritizes maximizing public access, not restricting it. In Big Sur, unhosted rentals are the **only way many visitors can stay overnight** — there are no affordable hotels, and hosted stays are not practical for families. I urge you to find a balanced path — don't ban unhosted rentals outright. Please allow a **reasonable number of them with proper safeguards**. Public access must include access for **middle-income Californians**, not just the wealthy.

Thank you for your consideration.  
Jonathan Arce

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:12:19 AM

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**From:** javad hashemi <mjhashe@yahoo.com>  
**Sent:** Wednesday, August 6, 2025 11:56 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

**To:**  
**California Coastal Commission**  
**Central Coast District Office**  
**725 Front Street, Suite 300**  
**Santa Cruz, CA 95060**  
**Email: [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)**

**To the California Coastal Commission,**

**I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.**

**This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.**

**Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.**

**I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.**

**Sincerely,**

**Jav**

Confidentiality: This email message, including any attachments, is for the sole use of the intended recipient (s) and may contain information that is confidential, proprietary, legally privileged, or otherwise protected by law from disclosure. Any unauthorized review, use, copying, disclosure, distribution or use is prohibited. If you are not the intended recipient, or the person responsible for delivering this to an addressee, you should notify the sender immediately by telephone or by reply e-mail, and destroy all copies of the original message. Thank you for your cooperation.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 11, 2025 10:12:38 AM

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**From:** Holly Thomas <134endlesssummer@gmail.com>  
**Sent:** Wednesday, August 6, 2025 11:45 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Coastal Commission,

Thank you in advance for allowing my voice to be heard, as I am unable to make the 300 mile journey to attend the meeting.

My family and I have been responsibly hosting a short-term rental in the Carmel Highlands since 2010.

It's been an honor to share this extraordinary part of the California coast with visitors from all over the world. We personally meet all of my guests who choose our home based on its proximity to the coast, and having the opportunity to explore and connect with the environment of Carmel Highlands and Big Sur coastlines.

I respectfully ask that you consider grandfathering in long-standing STRs like ours, or alternatively, establishing a reasonable cap—such as 6%—for the Carmel Highlands and Big Sur areas.

The Carmel Highlands is the northern gateway to Big Sur. With so few lodging options in this area, we believe the **Coastal Commission still has the opportunity to uphold its founding mission: Protecting the rights of access coastal accommodations.** A complete ban on STRs here would undermine that promise, limiting access to one of the most breathtaking and inspiring stretches of the California coastline.

Again thank you for your time and thoughtful consideration.

Sincerely,  
Holly Thomas

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 11, 2025 10:12:38 AM

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**From:** Holly Thomas <134endlesssummer@gmail.com>  
**Sent:** Wednesday, August 6, 2025 11:45 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

Dear Coastal Commission,

Thank you in advance for allowing my voice to be heard, as I am unable to make the 300 mile journey to attend the meeting.

My family and I have been responsibly hosting a short-term rental in the Carmel Highlands since 2010.

It's been an honor to share this extraordinary part of the California coast with visitors from all over the world. We personally meet all of my guests who choose our home based on its proximity to the coast, and having the opportunity to explore and connect with the environment of Carmel Highlands and Big Sur coastlines.

I respectfully ask that you consider grandfathering in long-standing STRs like ours, or alternatively, establishing a reasonable cap—such as 6%—for the Carmel Highlands and Big Sur areas.

The Carmel Highlands is the northern gateway to Big Sur. With so few lodging options in this area, we believe the **Coastal Commission still has the opportunity to uphold its founding mission: Protecting the rights of access coastal accommodations.** A complete ban on STRs here would undermine that promise, limiting access to one of the most breathtaking and inspiring stretches of the California coastline.

Again thank you for your time and thoughtful consideration.

Sincerely,  
Holly Thomas

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Coastal Access for All  
**Date:** Monday, August 11, 2025 10:12:54 AM

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**From:** Lauren <lauren.brookshire@gmail.com>  
**Sent:** Wednesday, August 6, 2025 10:19 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Coastal Access for All

Subject: Public Comment on August 2025 Agenda Item Wednesday 15a -  
Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,

I've visited Big Sur many times and treasure its natural beauty, peacefulness, and the opportunity to stay in homes that feel personal and connected to the land. I'm deeply concerned that banning unhosted short-term rentals will eliminate affordable and meaningful lodging options for families like mine.

The Coastal Act prioritizes maximizing public access, not restricting it. In Big Sur, unhosted rentals are the only way many visitors can stay overnight — there are no affordable hotels, and hosted stays are not practical for families.

I urge you to find a balanced path — don't ban unhosted rentals outright. Please allow a reasonable number of them with proper safeguards. Public access must include access for middle-income Californians, not just the wealthy.

Thank you for your consideration.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Big Sur  
**Date:** Monday, August 11, 2025 10:13:02 AM

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**From:** Dar Molayem <molayemdar@gmail.com>  
**Sent:** Wednesday, August 6, 2025 8:57 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Big Sur

To the California Coastal Commission,

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to maximize public access. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,

Dar Molayem

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:13:21 AM

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**From:** Anna McGarrigle <annamcg32@gmail.com>  
**Sent:** Wednesday, August 6, 2025 8:31 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,

I've visited Big Sur many times and treasure its natural beauty, peacefulness.

I'm deeply concerned that banning unhosted short-term rentals will eliminate affordable and meaningful lodging options for families like mine. The Coastal Act prioritizes maximizing public access, not restricting it. In Big Sur, unhosted rentals are the only way many visitors can stay overnight — there are no affordable hotels, and hosted stays are not practical for families.

This policy is not aligned with the Coastal Act's mandate to protect and encourage affordable, lower-cost visitor accommodations. I respectfully request that you reject the current amendment and instead require Monterey County to adopt reasonable regulations, such as night caps or permit limits, rather than an outright ban.

Thank you for your consideration.

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Anna McGarrigle

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:13:46 AM

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**From:** Nisha Butler <nehabutler@gmail.com>  
**Sent:** Wednesday, August 6, 2025 8:09 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,  
I've visited Big Sur many times and treasure its natural beauty, peacefulness, and the opportunity to stay in homes that feel personal and connected to the land. I'm deeply concerned that banning unhosted short-term rentals will eliminate affordable and meaningful lodging options for families like mine. The Coastal Act prioritizes maximizing public access, not restricting it. In Big Sur, unhosted rentals are the **only way many visitors can stay overnight** — there are no affordable hotels, and hosted stays are not practical for families. I urge you to find a balanced path — don't ban unhosted rentals outright. Please allow a **reasonable number of them with proper safeguards**. Public access must include access for **middle-income Californians**, not just the wealthy.

Thank you for your consideration  
Nisha Butler

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:14:43 AM

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**From:** Jake Finkel <jfinkel11@gmail.com>  
**Sent:** Wednesday, August 6, 2025 6:51 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lmarin@cruzio.com <Lmarin@cruzio.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

**To:**  
California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060  
**Email:** [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)  
**Cc:** [Lmarin@cruzio.com](mailto:Lmarin@cruzio.com)

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**To the California Coastal Commission,**

I am writing as a concerned citizen to strongly oppose the proposed ban on short-term vacation rentals (STRs) in Big Sur.

This amendment would severely restrict public access to the coast, directly contradicting the Coastal Act's mandate to *maximize public access*. In Big Sur—where hotels are limited and expensive—STRs offer one of the only affordable and realistic ways for regular people to experience this iconic part of California.

Banning STRs will effectively reserve Big Sur for the wealthy, turning it into an exclusive destination rather than a public resource. Families, students, and nature lovers will be shut out—not because of environmental or housing concerns, as your staff admits—but due to lack of access.

I urge the Commission to reject this amendment and uphold the public's right to access and enjoy the California coast.

Sincerely,  
Jake Finkel

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:14:58 AM

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**From:** Sharon and Brandon Pearlath-Tong <pearlnathtong@gmail.com>  
**Sent:** Wednesday, August 6, 2025 5:23 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Coastal Commissioners,

I've visited Big Sur many times and treasure its natural beauty, peacefulness, and the opportunity to stay in homes that feel personal and connected to the land. I'm deeply concerned that banning unhosted short-term rentals will eliminate affordable and meaningful lodging options for families like mine.

The Coastal Act prioritizes maximizing public access, not restricting it. In Big Sur, unhosted rentals are the only way many visitors can stay overnight — there are no affordable hotels, and hosted stays are not practical for families.

I urge you to find a balanced path — don't ban unhosted rentals outright. Please allow a reasonable number of them with proper safeguards. Public access must include access for middle-income Californians, not just the wealthy. Thank you for your consideration.

S&B

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).  
**Date:** Monday, August 11, 2025 10:16:31 AM

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**From:** sway zee <zadasway@gmail.com>  
**Sent:** Friday, August 8, 2025 4:25 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Margaret Thomas <marg.thomas@gmail.com>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).

To Whom it may concern,

I have been fortunate to stay at Margot's home on Yankee Point in the Carmel Highlands and wanted to share my experience. At times when I've needed it the most it was available to me, whether it was while I was evacuated from my home down the coast or while I was grieving the loss of my father this year, her beautiful peaceful space brought me such comfort and a sense of a being "home away from home" at times I needed that the most.

Such a wonderful intentional family home being available to me has been a blessing and is truly a sanctuary by the sea, that is grounding and healing.

I cannot imagine having a similar experience in a hotel, and hope that thoughtful family spaces such as hers are able to continue hosting similar experiences for others.

*Thank you for this consideration*

~

*Sway Zada*

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: LCP Amendment  
**Date:** Monday, August 11, 2025 10:36:32 AM

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**From:** Ruby <[rubybrowndudley@gmail.com](mailto:rubybrowndudley@gmail.com)>  
**Sent:** Friday, August 8, 2025 4:38 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** LCP Amendment

To whom it may concern,

I am writing to communicate my support of the LCP amendment, and my feelings against the use of short term rentals in Big Sur. Our community is endangered by short term rentals- they limit housing, take business from the establishments and our economy, make roads and neighborhoods unsafe, and change the use of private neighborhoods to commercial rather than residential. I have lived in Big Sur for 13 years, and see our small but mighty community losing ground to absent home owners, and lack of workforce housing. Our community is essential in times of road closures, fires, floods and other challenges to our livelihood. Short term rentals are detrimental to the culture, community and ecology in Big Sur. Please consider outlawing and enforcing STRs.

Many thanks for your consideration,

Ruby Way

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:36:44 AM

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**From:** Andrea Gmail <andrea.h.cahill@gmail.com>  
**Sent:** Friday, August 8, 2025 4:40 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

My dear fellow human being,

As you consider the impact of your choices now, I'd like to simply share the story of my house, in hopes that it might help you make wise decisions in this matter.

My name is Andrea, and I am a Carmel native. My parents moved to the area in the early 1960s, falling in love with it at first sight. Fortunately, they both had jobs they could transfer here. My father was a doctor at CHOMP Hospital for 50 years, and my mother was the operating room supervisor. My grandparents also fell in love with the area and moved here in the 1970s.

When my dad first arrived, he had horses in Carmel Valley and even rode a horse buggy down Carmel Valley Road.

In the early 2000s, the dot-com boom changed the area significantly. Most people I knew noticed the shift — everything quickly became unaffordable. Many would argue it was expensive before, but back then you could still find a place to live as a nurse or a doctor. By the end of my father's career, when he retired at 81, the hospital could not find a replacement anesthesiologist because no doctor could afford to buy a home here.

Fast forward to 2012. I was living abroad on an island with my husband

and our two-year-old daughter. My husband had a good income, and I had saved some money. We wanted our daughter to have a place to truly call home, as our island stay was temporary. During a visit to my parents, we noticed property prices were at an all-time low, and decided to try to buy a house in Carmel.

Even with my husband's high income, most houses were far beyond our budget. We drove through my favorite neighborhood and saw my dream home from the outside, but went to look at more affordable houses along the highway.

Then came the first bit of magic.

My mother called to tell me that my Ansel Adams photograph had just sold. To explain — Ansel and his wife were close friends of my parents. I knew him as a toddler, and before he died, he gifted me a few of his photographs so I would remember him. One of these, the iconic Snake River, increased in value so much over the years that we no longer wanted to pay the insurance on it. We placed it in a gallery with a price tag so high we thought no one would ever buy it. Or so we thought. The very day we decided we wanted to buy a house in Carmel, someone bought that photograph — and that became our down payment.

Several more miraculous things happened: the house we wanted unexpectedly fell out of escrow, and my parents happened to know the owner. They had walked the beach together for years. The owner's wife had loved the house, and after meeting us and our daughter, he reduced the price by \$200,000 — even though he had a full-price offer — so we could buy it.

And so, almost as if by magic, we became the owners of a home on Carmel Point.

At the time, one of the only ways we could afford it was by renting it out as

a vacation rental. That rental income was part of our financial plan from the start.

As the years passed, my husband became more and more of an alcoholic, and the house became a retreat and refuge for me and my daughter. During my difficult three-year divorce abroad, we were able to come to the house for long stretches to see my family and escape the turmoil. That would not have been possible if it were a long-term rental. The short-term rental income kept the house afloat until my divorce was finalized.

When I came home for my high school reunion, I saw again how lucky I was. I went to Santa Catalina, a private school in the area, and out of all my friends, I was the only one who could afford a home here. None of them still lived in the area because of the cost. That weekend, my house became our reunion space — because there was no restaurant or venue everyone could afford to rent out.

After my divorce, my daughter and I moved into the house. It was the only thing I walked away with from a 13-year marriage. I was grateful to have peace, stability, and good schools for my daughter. From 2019 onward, it was our home — just down the street from her school, close to my parents, and a comfort during COVID.

Later, I met the man I love and moved in with him and his boys in Santa Cruz. I invested heavily — time, effort, and money — to set up my Carmel home as a vacation rental so I could afford property taxes, maintain the house, and keep it for my daughter's future.

My brother and sister had long since left the area due to cost of living.

A year ago, my father passed away. My mother wants to downsize from her large three-story home, but no one in our family — not my niece (a doctor married to a doctor), my well-paid brother, or my financially stable sister — can afford the property taxes to keep it.

That means out of four generations in our family, I am the only one left with a home here.

My house has hosted our family for Christmas and Thanksgiving. When relatives visit, they often rent short-term rentals nearby, because I can't fit everyone. Likewise, my own neighbors have rented my house for visiting family. We choose short-term rentals for the same reason most people do — they're more affordable for families, and they allow you to cook your own meals.

Eating out here is prohibitively expensive. For my family of five in Santa Cruz, dining out is a rare treat. In Carmel, even the local “affordable” spot sells a burrito for \$26. A short-term rental with a kitchen makes visits possible. Without it, middle-class families are effectively shut out of staying here.

If this ordinance passes — with its \$14,000 annual permit fee — I and many others will be forced to sell.

Not all Carmel homeowners are wealthy. I live month-to-month. If I can keep my short-term rental, my mother can move into my smaller one-story home instead of a retirement facility, which she doesn't want. But that requires keeping the rental income during the months it will take her to sort through her belongings, sell her house, and move in.

I bought my home under the law that allowed short-term rentals. Changing that law changes everything.

For my family, adopting this ordinance would mean the end of our presence here. My siblings, their children, and our extended family would lose the only home we have on the peninsula. The house would sell to an ultra-wealthy cash buyer, and the many families who have stayed here and

cherished the experience would no longer have that option.

This is my story. It may be more dramatic than some, but it is true.

As you vote, I beg you — please do not change the law in a way that pushes families like mine out. This is not just my house; it's my family's. It's my daughter's. It's my classmates' gathering place. It's the new favorite temporary home for many families and friends who have rented it in the past few years and have said they can't wait to return.

Thank you for your consideration and humanity.

Kindly and with love,

Andrea

Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:37:03 AM

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**From:** Andrew Way <[aforrestway@gmail.com](mailto:aforrestway@gmail.com)>  
**Sent:** Friday, August 8, 2025 4:49 PM  
**To:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

I support this LCP amendment as a Big Sur resident and community member. STRs are detrimental to our community, culture, and environment, and should be outlawed.

Andrew Way  
PO Box 43  
Big Sur, CA  
93920

Sent from my iPhone

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: No to short-term rentals  
**Date:** Monday, August 11, 2025 10:37:17 AM

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**From:** Kalila Griffith <kalila.griffith@gmail.com>  
**Sent:** Friday, August 8, 2025 4:53 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** No to short-term rentals

To whom it may concern,

Please do not allow short term rentals in Big Sur! It is challenging enough for local to find housing here & if short term rentals were permitted, who would choose to rent long-term? Keep in mind the people who serve & support the land we call Big Sur!

Thank you,

Kalila Griffith

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** Fw: Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)  
**Date:** Monday, August 11, 2025 10:37:29 AM

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**From:** Peery Sloan <peerysloan@gmail.com>  
**Sent:** Friday, August 8, 2025 4:53 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2025 Agenda Item Wednesday 15a - Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals)

Dear Commissioners,

I write in strong support of the proposed Monterey County vacation rental ordinance. I lived in Big Sur for eight years in the traditional role of caretaker — a role often romanticized as quiet stewardship but which, for me, was fraught with instability. To remain here I worked an extra job while trying to sustain an art practice; that combination was not sustainable. My experience is not unique: housing precarity forces people who care for this place to split time, energy, and attention between survival and stewardship.

Vacation rentals are not only a housing issue; they are a structural force that reshapes community. When year-round homes are converted to short-term use, rental stock evaporates, rents escalate, and the workforce that keeps schools open, public services running, and trails and wildlands tended moves on. This erodes the social and cultural infrastructure that defines Big Sur — the artists, caretakers, long-term residents and small businesses whose everyday presence makes the region resilient and meaningful.

Those who live here are also stewards of local knowledge: they notice early signs of ecological stress, maintain access and trails, and quietly respond in emergencies. Displacing these residents reduces ecological resilience and weakens the very networks that protect landscape, culture, and public safety. Protecting housing for people who live and work here is therefore both a social and an environmental imperative.

I urge the Commission to adopt the ordinance and to ensure it includes strong, enforceable provisions that prioritize long-term community needs: meaningful limits on conversions to short-term rentals; clear owner-occupancy or primary-residence requirements; protections for existing long-term rental stock and workforce housing; transparent monitoring and data collection; and effective penalties for noncompliance. Pairing regulatory restrictions with incentives for long-term rentals and investments in affordable housing will make the ordinance far more durable and just.

Big Sur's cultural life — its artists, caretakers, and neighbors — is not an amenity to be packaged and sold to visitors. It is the living tissue of the place. Please adopt and robustly implement this ordinance so the people who sustain Big Sur can continue to live, work, and care for it.

Thank you for your consideration.

Sincerely,  
Peery Sloan  
Former caretaker, artist, and teacher  
Big Sur (resident 8 years)

Peery Sloan

[www.peerysloan.com](http://www.peerysloan.com)

**From:** [ExecutiveStaff@Coastal](mailto:ExecutiveStaff@Coastal)  
**To:** [Butler, Katie@Coastal](mailto:Butler,Katie@Coastal)  
**Subject:** FW: comments for the next meeting  
**Date:** Monday, August 11, 2025 11:37:07 AM

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fyi

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**From:** Heidi Hybl <[bigsurpainter@gmail.com](mailto:bigsurpainter@gmail.com)>  
**Sent:** Wednesday, August 6, 2025 12:37 PM  
**To:** [ExecutiveStaff@Coastal](mailto:ExecutiveStaff@Coastal) <[ExecutiveStaff@coastal.ca.gov](mailto:ExecutiveStaff@coastal.ca.gov)>  
**Subject:** comments for the next meeting

I live in Palo Colorado Canyon and I am writing about Short Term Rentals in my area. The description of various kinds of stays as described in the agenda illegally exist here. Unfortunately there is no enforcement. Short Term Rentals have a negative impact. There are traffic problems, water use issues, and increased liability. Palo Colorado Road is a single lane road with passing areas. Visitors inch their way up the road, holding up local traffic. Most tourists have difficulty navigating dirt roads. These roads are private. A lawyer I consulted assured me that in the case of an accident, "they can sue everybody on the road." Our small municipal water company is now being used by these commercial ventures. Housing is needed for local residents. Again, there are currently several illegal STRs in this area. Without proper enforcement those of us supplying water and ingress and egress on private roads, as we have been doing for several years, are being forced to carry an undue burden of liability for the STR's in our neighborhood. If I am sued I will have no choice but to consider Monterey County's lack of enforcement to be ultimately responsible.

Heidi Hybl

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[www.bigsurpainter.com](http://www.bigsurpainter.com)