

# Exhibit E

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## Exhibit E - Comments Received Since December 13, 2023

**From:** [Beretti, Melanie](#)  
**To:** [Jennifer S. Rosenthal, Esq.](#)  
**Cc:** [Rachel Paralegal to JSR](#); [Price, Taylor](#)  
**Subject:** RE: Big Sur Land Use Plan Amendment  
**Date:** Monday, January 8, 2024 5:20:43 PM  
**Attachments:** [Big Sur Land Use Plan Zoning Amendments.pdf](#)

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This correspondence is received, and staff will review and be in touch. Please note your email address for Mr. Price was incorrect and I have cc'd using the correct address here (PriceT1@co...).

Kindly,  
Melanie

**Melanie Beretti, AICP** | Acting Chief of Planning  
Phone | 831-755-5285 Email | [BerettiM@co.monterey.ca.us](mailto:BerettiM@co.monterey.ca.us)



---

**From:** Jennifer S. Rosenthal, Esq. <jennifer@jsrlawoffices.com>  
**Sent:** Monday, January 8, 2024 3:25 PM  
**To:** Beretti, Melanie <BerettiM@co.monterey.ca.us>  
**Cc:** Rachel Paralegal to JSR <rachel@jsrlawoffices.com>; PriceT@co.monterey.ca.us  
**Subject:** Big Sur Land Use Plan Amendment

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Ms. Beretti:

Please see the attached correspondence with regard to the above referred to matter.

I look forward to hearing from you. Please confirm receipt.

Thank you,  
Jennifer

Law Offices of Jennifer S. Rosenthal  
A Professional Corporation  
Jennifer Rosenthal, Esq.  
Post Office Box 1021  
Carmel Valley, California 93924  
831.625.5193 - Office  
831.601.9376 - Mobile  
831.625.0470 - Fax

[www.jsrattorneyatlaw.com](http://www.jsrattorneyatlaw.com)

## **Exhibit E - Comments Received Since December 13, 2023**

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**Exhibit E - Comments Received Since December 13, 2023**

**LAW OFFICES OF**  
**JENNIFER S.**  
**ROSENTHAL**

A PROFESSIONAL CORPORATION

January 8, 2024

Monterey County Housing and Community Development  
Attention: Melanie Beretti, Director of Planning  
1441 Schilling Place  
Salinas, CA 93901  
Email: BerettiM@co.monterey.ca.us

*Sent via email only*

RE: Deetjen's Initial Inquiry for Zoning Amendment under the Big Sur Land Use Plan Amendment

Dear Ms. Beretti:

My firm represents Deetjen's Inn, also known as "Deetjen's Big Sur Inn", located at 48865 CA-1, Big Sur (APNs: 420-181-002 and 420-181-004) that has been operational as a coveted destination by both travelers and locals since the 1930s. For reference purposes the Inn is located north of Coast (formerly known as Coast Gallery) and several miles north of the historic Esalen Institute. Deetjen's is iconic and is a staple in the Big Sur community that is an attraction to tourists who visit Big Sur from across the globe but also a community centered establishment that brings people together.

We write to you to inquire and establish what the best process would be to update the mapping and zoning of our properties to reflect the entire scope of its long standing historical commercial use as we believe there is a mapping and zoning error in the original Big Sur Land Use Plan specific to the APNs listed above. As we understand it, the current Big Sur Land Use Map "Detail Areas F" identifies commercial facilities outside the rural community's centers and correctly identifies the Deetjen's commercial core on a portion of the split zones APN ending in 004. However, as it currently reads, it neglects to recognize the existing staff housing and other commercial uses on the APN ending in 002.

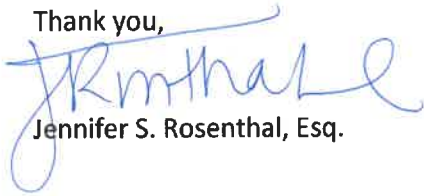
The APN ending in 002 is the location of most of our Inn units, our staff housing units, and our new wastewater treatment facility. Despite its long standing historic commercial use, APN 002 is, however, zoned WSC. This inconsistency complicates current use of the property and creates confusion at the County review level.

This update will eliminate the inconsistencies between the existing legal nonconforming uses to legal conforming and it is our position this amendment should take place while the overall land use updates are being considered and moving forward, given that the intent of amending the Big Sur Land Use Plan is to clarify its original intention in areas where it has not been achieved. As such we would like to discuss next steps with you to achieve our goal of having both parcels (APN 420-181-002 and 420-181-004) be properly zoned as either VSC or RCC to reflect their long-standing historical use.

**Exhibit E - Comments Received Since December 13, 2023**

I look forward to speaking with you.

Thank you,

A handwritten signature in blue ink, appearing to read "J Rosenthal". The signature is fluid and cursive, with a long horizontal stroke extending from the top of the "J" across the top of the name.

Jennifer S. Rosenthal, Esq.

## Exhibit E - Comments Received Since December 13, 2023

**From:** [BigSur\\_Kate](#)  
**To:** [cegacomments](#); [293-pchearingcomments](#); [breylen.ammen@coastal.ca.gov](mailto:breylen.ammen@coastal.ca.gov); [ann.northoff@coastal.ca.gov](mailto:ann.northoff@coastal.ca.gov)  
**Subject:** "REF210024—Big Sur Land Use Plan Update"  
**Date:** Thursday, January 25, 2024 2:38:53 PM

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I have several concerns over short-term rentals in Big Sur. Where I am on the South Coast of Big Sur, housing has always been a serious problem as there is so little private property.

The small and necessary school district, Big Sur Unified School District, has always had difficulties finding places for teachers and other staff to live, and has had to resort to trailers and campers many times.

The USFS has problems hiring forest technicians due to the lack of housing. Caltrans has had to create its own housing in order to fill the positions needed to take care of highway one.

Our volunteer firefighters struggle to hold on to any rental and/or caretaking housing they may have.

Businesses have to create their own housing, often illegally, as one business has done on the west side of the highway, in order to be able to hire the employees needed to run their businesses.

These houses represent the people needed to keep the infrastructure of Big Sur functioning. Without housing,

**Exhibit E - Comments Received Since December 13, 2023**

there can be no infrastructure to support the tourists that come here.

In addition, at least four houses I know of that are rented out as STRs down here are on very difficult roads that are not suitable for normal vehicles. STR renters do not understand this, nor do they understand the damage they do with their two wheel drive vehicles to a steep rarely maintained dirt road.

STRs change the nature and character of a community, especially one as tight-knit as Big Sur. It is the community that takes care of the tourists, the landscape, the children, the fires, the medical emergencies, and accidents. How can we do this if there is no housing?

I urge the Coastal Commission to support the Big Sur Land Use Plan's ban of Short-term rentals. Thank you,

Kate Novoa

Resident of Big Sur since 1985

31200 Plaskett Ridge Rd.

Big Sur, CA 93920

Big Sur Kate

Novoa

<https://bigsurkate.blog>



## Exhibit E - Comments Received Since December 13, 2023

**From:** [Magnus Torén](#)  
**To:** [293-pchearingcomments](#)  
**Cc:** [ABNotthoff@gmail.com](mailto:ABNotthoff@gmail.com); [breylen.ammen@coastal.ca.gov](mailto:breylen.ammen@coastal.ca.gov); [ann.notthoff@coastal.ca.gov](mailto:ann.notthoff@coastal.ca.gov)  
**Subject:** "REF210024—Big Sur Land Use Plan Update"  
**Date:** Thursday, January 25, 2024 11:59:05 AM

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To Whom It May Concern:

Short term rentals are neither permitted nor are they consistent with the letter and spirit of the LUP.

Further, their continued exclusion as a permitted development in the Big Sur Planning Area must be supported with an efficient enforcement effort.

Each current and additional short term rental in the Big Sur Planning Area represents an additional increase in destination traffic impacts, a conversion of existing housing and the loss of long term community housing stock.

Thank You!

Magnus Torén  
Executive Director  
The Henry Miller Library is a 501 (c) 3 non-profit arts organization.  
[A Big Sur Podcast](#)  
[You Tube Channel](#)  
[Sign Up to the Library mailing list](#)

Henry Miller Library  
48603 Highway One  
Big Sur CA 93920  
Phone: 831-667-2574

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Tax ID# Fed. EIN 77-0473818  
State resale # SR GHC 97315514  
DUNS # 827035437  
State Account #: 444-2546-0

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"A poet's work is to name the unnameable, to point at frauds, to take sides, start arguments, shape the world and stop it from going to sleep." / Salman Rushdie

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## Exhibit E - Comments Received Since December 13, 2023

**From:** [Perry Holloman](#)  
**To:** [293-pchearingcomments](#)  
**Subject:** REF210024—Big Sur Land Use Plan Update  
**Date:** Thursday, January 25, 2024 2:01:14 PM

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[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

To Whom it May Concern:

I am a Landowner in Big Sur (assessment # 420-021-018-000) and do not have nor do I plan to have a short term rental. I am however well aware of the costs of maintaining property in Big Sur. I am in favor of granting landowners reasonably regulated permission to have such rentals.

Respectfully,  
Perry Holloman  
[Phollomanconsulting@gmail.com](mailto:Phollomanconsulting@gmail.com)

REF100042 &  
REF130043

**Friedrich, Michele**

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**From:** Barbara Callaway <becincv@gmail.com>  
**Sent:** Saturday, January 27, 2024 12:18 PM  
**To:** ceqacomments  
**Subject:** Vacation Rentals in Carmel Valley

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

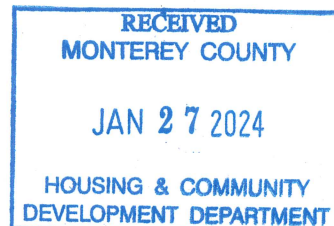
No. No. No.

I bought my house during a time of conventional zoning laws. I expected those laws to remain. "Residential" never meant "vacation rental."

As it is, we are besieged by badly behaving tourists way too often, especially the under-40 crowd. From destination weddings to casual get-togethers, attendees often drink way too much, get way too loud and boisterous, endanger others on our roads with excessive speed and "under the influence", and take advantage of misbehaving in a community they will be driving out of very shortly. If they rent the house next door, how many times will I have to call on our Sheriff's office (already understaffed and stretched way too thin) to get things back in order?

Enough is enough. No commercial rentals and enforce a reduction of limits on rentals altogether.

Thank you.



REF 100042 &  
REF 130043

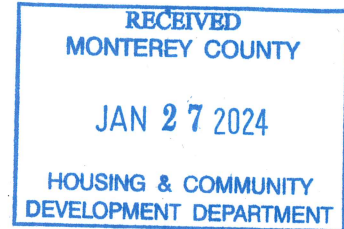
**Friedrich, Michele**

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**From:** Jaci Pappas <jacipappas@gmail.com>  
**Sent:** Saturday, January 27, 2024 1:21 PM  
**To:** 293-pchearingcomments  
**Cc:** breylen.ammen@coastal.ca.gov; ann.notthoff@coastal.ca.gov; ceqacomments; Martha Diehl; Daniels.kate@gmail.com  
**Subject:** REF210024 - Big Sur Land Use Plan Update & REF 130043 - Big Sur Land Use Plan Update 1.27.24  
**Attachments:** BSLUP STR update 1.27.24.docx

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

To Whom It May Concern: I am requesting that you take the time to read my attached short letter regarding the above subject. Thank you very much. Gratefully, Jaci Pappas Big Sur resident for 43 years



**Jaci Pappas Bookkeeping  
Post Office Box 429  
Big Sur, California 93920  
831-667-2956**

January 26, 2024

Melanie Beretti, AICP, Principal Planner  
Monterey County  
Housing & Community Development  
1441 Schilling Place South, 2<sup>nd</sup> Floor  
Salinas, California 93901

Re: REF210024-Big Sur Land Use Plan Update

To Whom It May Concern:

I am against allowing short-term rentals (STRs) in Big Sur. As a 43 year resident, I have seen a lot of changes in our community, but the items listed below are extremely disturbing to me.

1. STRs can take away housing units for people who are essential to our community including teachers for our Capt. Cooper Elementary School, U.S.F.S. personnel, Big Sur Volunteer Fire Brigade firefighters, Big Sur Health Center personnel and employees of the hospitality businesses.
2. People unfamiliar with driving on dirt or partially paved roads can cause problems for long-term residents, and can cause deterioration of the roads due to their lack of driving knowledge in these off-road conditions. Plus their lack of knowledge re wild fire conditions can be extremely dangerous.
3. Most of the possible STR units are on roads behind locked gates. Security then becomes an issue when local residents meet someone they do not know on the road, or have a turnover of people on a property next to theirs.

For the above reasons, I respectfully request that you support the update to the Big Sur Land Use Plan that would ban STRs in Big Sur.

Thank you for your attention to my request.

Gratefully,

Jaci Pappas

**From:** [BigSur\\_Kate](#)  
**To:** [cegacomments](#); [293-pchearingcomments](#); [breylen.ammen@coastal.ca.gov](mailto:breylen.ammen@coastal.ca.gov); [ann.northoff@coastal.ca.gov](mailto:ann.northoff@coastal.ca.gov)  
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The small and necessary school district, Big Sur Unified School District, has always had difficulties finding places for teachers and other staff to live, and has had to resort to trailers and campers many times.

The USFS has problems hiring forest technicians due to the lack of housing. Caltrans has had to create its own housing in order to fill the positions needed to take care of highway one.

Our volunteer firefighters struggle to hold on to any rental and/or caretaking housing they may have.

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there can be no infrastructure to support the tourists that come here.

In addition, at least four houses I know of that are rented out as STRs down here are on very difficult roads that are not suitable for normal vehicles. STR renters do not understand this, nor do they understand the damage they do with their two wheel drive vehicles to a steep rarely maintained dirt road.

STRs change the nature and character of a community, especially one as tight-knit as Big Sur. It is the community that takes care of the tourists, the landscape, the children, the fires, the medical emergencies, and accidents. How can we do this if there is no housing?

I urge the Coastal Commission to support the Big Sur Land Use Plan's ban of Short-term rentals. Thank you,

Kate Novoa

Resident of Big Sur since 1985

31200 Plaskett Ridge Rd.

Big Sur, CA 93920

Big Sur Kate

Novoa

<https://bigsurkate.blog>

**From:** [Barbara Woyt](#)  
**To:** [293-pchearingcomments](#)  
**Subject:** "REF210024—Big Sur Land Use Plan Update"  
**Date:** Saturday, January 27, 2024 11:54:02 AM

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*To Whom It May Concern:*

*I wish to let you know I am against (or for) STRs in Big Sur for the following reason(s): 1, 2, 3.*

Short Term Rentals are not legal in Big Sur ..and should remain prohibited with effective enforcement

All of the essential community services, health & safety are provided by the resident community in this unincorporated 90 mile coastal community.

STR must remain prohibited for the community to remain viable as well as provide the workforce of the hospitality/tourism businesses. Health, Fire force, and safety are all manned by local residents to serve both community and the visiting public

The Original LUP protected residential neighborhoods —1997 decision re-enforced that . Commercial STR is a threat to that essential community structure and function. STR's must remain prohibited and be enforced.

The original LCP has protected this coast and community well since 1986. Development and visitor services have proliferated beyond the amazingly prescient predictions of those original planners. The needs and realities stand accurate and provide appropriate protections . That LUP must be honored by the Coastal Commission with maximum support.

**Carrying capacity** is what a region can support without environmental degradation..

**Cumulative effect** applies to sustaining the beauty of coast and its survival into the future

**Quality of experience** is for both the health of environment and natural beauty, as well as serving the community and the visiting public

Please protect this wild coast by prohibiting Short Term Rentals



**From:** [Magnus Torén](#)  
**To:** [293-pchearingcomments](#)  
**Cc:** [ABNotthoff@gmail.com](#); [breylen.ammen@coastal.ca.gov](#); [ann.notthoff@coastal.ca.gov](#)  
**Subject:** "REF210024—Big Sur Land Use Plan Update"  
**Date:** Thursday, January 25, 2024 11:59:05 AM

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To Whom It May Concern:

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Thank You!

Magnus Torén  
Executive Director  
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[You Tube Channel](#)  
[Sign Up to the Library mailing list](#)

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State Account #: 444-2546-0

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"A poet's work is to name the unnameable, to point at frauds, to take sides, start arguments, shape the world and stop it from going to sleep." / Salman Rushdie

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**From:** [Connie McCoy](#)  
**To:** [cegacomments](#)  
**Cc:** [293-pchearingcomments](#); [ann.nothoff@coastal.ca.gov](#); [Martha Diehl](#); [Kate Daniels](#); [breylen.ammen@coastal.ca.gov](#)  
**Subject:** DEIR Vacation Rental & REF210024 - Big Sur Land Use Plan Update  
**Date:** Sunday, January 28, 2024 11:33:18 AM  
**Attachments:** [McCoy Ref 210024County Ord.pdf](#)  
[Willett Ref210024County Ord.pdf](#)

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To Whom It May Concern:

I am requesting that you take the time to read my attached letter regarding the above subject.

Also attached is a letter from my friend Robert Willett who cannot send it himself. If necessary, you can verify his intent at [munroewillett@earthlink.net](mailto:munroewillett@earthlink.net).

Thank you very much.

Best regards,

Connie McCoy

To whom It may Concern:

I support the ban of Short Term Rentals in Big Sur. As a resident for 48 years, I am aware of the profound negative affect of the proliferation of STRs on our community

STRs contribute to the trend of less affordable housing in that prospective buyers are more willing to snap up a residence at an inflated price, perhaps beyond their existing resources, by planning to offer it part-time as a short term rental to help pay the mortgage. This reduces competition from those of similar means, who might bargain for a lower price, intending to purchase the home solely as their own residence. This is true even more so when investors purchase homes for the singular purpose of conversion to STRs. It's natural that once a home is sold at an inflated value other home prices in the area will rise.

During slack visitor periods, STSs are often occupied in residential areas when motels have vacancies, taking business away from legitimate concerns in commercial zones.

Because homeowners can glean better returns from transient use, there is less incentive to make properties available to full time renters. Property owners who rent out their entire home as STRs live in the home only part time or not at all—they are invested mainly for personal financial gain.

Homes that could be occupied year round are rented erratically by transients reducing the number of units available for long-term rentals. This contributes to the housing shortage. Many of those working in Big Sur who would likely contribute to the fabric of the community by participating in local events and perhaps volunteering by dint of living here, face the opposite situation, that of driving long distances from homes outside of the community, adding to traffic congestion which is a major concern addressed in the LUP update. The effect of homes occupied by transient visitors combined with workers not being able to live locally, contributes to the erosion of a sense of community.

There is also the issue of a constant turn over of guests in residential neighborhoods—full time residents have no awareness of the transient renters' background or character. Transient renters are not aware of fire danger and don't know what to do when fire threatens. Nor do many of these visitors have the appropriate vehicle or driving skills to negotiate the ever changing conditions of backroads. STR operators are usually not on the property when their units are occupied and are unable to monitor inappropriate activities such as loud parties which bring in even more traffic from attending participants.

For all these reasons I urge you to support the proposed ban on Short Term Rentals.

Thank you.

Sincerely,  
Connie McCoy

To Whom It May Concern:

I am writing in support of the ban of STRs as proposed in the County of Monterey Ordinance and in the update of the BSLUP.

As a more than fifty year resident of Big Sur who has worked, owned property and businesses here, I have seen how the introduction of STRs into Big Sur has been a detriment to our community. Many properties that once were homes to long-term residents now are owned by people who are rarely here and yet they rent them out for a few days at a time for transient occupancy.

These are in residential areas that are not zoned for commercial use such as our hotels and inns in the appropriate locations. I see a constant turnover of people going to these houses on the back roads. They don't have driving skills for being off the main highway and cause hazards for the local residents. Many are not aware of how to conduct themselves in relation to the year round fire danger in wilderness areas where many of these STRS are located. Additionally, I worry about our general security, especially for children, in our neighborhoods with a turnover of strangers constantly coming and going.

The owners of these transient occupancy houses spend no time residing on their property or only come for short vacations so they do not contribute to the fabric and spirit of community. They do not attend school functions or volunteer in local institutions such as Big Sur Fire. They just come to relax briefly and make money from their transient rentals. There's no give, just take.

Transients rentals cause a real shortage of longterm rental housing for essential workers in Big Sur. Our hospitality workers, not to mention law enforcement officers, teachers, health practitioners in many instances must commute from other communities in order.

Please be vigilant in seeing that the very wisely proposed policy of the County ordinance and inclusion in the BSLUP update of banning STRs is upheld in its journey through community input, County approval and CCC acceptance.

Respectfully,

Robert M Willett  
munroewillett@earthlink.net

**From:** [Friedrich, Michele](#)  
**To:** [Price, Taylor](#); [Beretti, Melanie](#)  
**Subject:** FW: "REF210024—Big Sur Land Use Plan Update"  
**Date:** Monday, January 29, 2024 12:25:24 PM  
**Attachments:** [image001.png](#)

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I forgot to include you both in my previous email.



**Michele Friedrich**

Principal Office Assistant  
Housing and Community Development  
1441 Schilling Place South 2<sup>nd</sup> Floor, Salinas, CA 93901  
O: (831) 755-5189  
[friedrichm@co.monterey.ca.us](mailto:friedrichm@co.monterey.ca.us)

To access our permit database, please go to: <https://aca-prod.accela.com/monterey/Default.aspx>

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**From:** Friedrich, Michele  
**Sent:** Monday, January 29, 2024 12:23 PM  
**To:** eduardo eizner <eduardoeizner@gmail.com>; breylen.ammen@coastal.ca.gov;  
ann.notthoff@coastal.ca.gov  
**Subject:** RE: "REF210024—Big Sur Land Use Plan Update"

Good afternoon –

Staff received your comments regarding the Notice of Availability of the Draft EIR for County of Monterey Vacation Rental (aka Short Term Rental) Ordinances (REF100042 & REF130043), within the review comment period.

A hard copy will be printed out and provided to Melanie Beretti for the file.

For future reference, you have the incorrect REF file number and project name in the "Subject" line.

The correct file numbers are REF100042 & REF130043.

The correct project name is: County of Monterey Vacation Rental (aka Short Term Rental) Ordinances

Thank you.

**Michele Friedrich**

Principal Office Assistant  
Housing and Community Development  
1441 Schilling Place South 2<sup>nd</sup> Floor, Salinas, CA 93901



O: (831) 755-5189  
[friedrichm@co.monterey.ca.us](mailto:friedrichm@co.monterey.ca.us)

To access our permit database, please go to: <https://aca-prod.accela.com/monterey/Default.aspx>

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**From:** eduardo eizner <[eduardoeizner@gmail.com](mailto:eduardoeizner@gmail.com)>  
**Sent:** Friday, January 26, 2024 4:25 PM  
**To:** ceqacomments <[ceqacomments@co.monterey.ca.us](mailto:ceqacomments@co.monterey.ca.us)>; [breylen.ammen@coastal.ca.gov](mailto:breylen.ammen@coastal.ca.gov);  
[ann.notthoff@coastal.ca.gov](mailto:ann.notthoff@coastal.ca.gov)  
**Subject:** "REF210024—Big Sur Land Use Plan Update"

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*To Whom It May Concern:*

*I wish to let you know I am against STRs in Big Sur for the following reason(s):*

- 1. lack of housings for local workers*
- 2. Guests increase safety issues on our roads*
- 3. artificially inflate rental costs*
- 3.It attracts disruptive visitors.*
- 4.disrupts the social fabric of our neighborhood*

*Thank you.  
Respectfully,*

**Eduardo Eizner, M.A.; M.F.T.  
46205 Clear Ridge Rd,  
Big Sur, CA 93920**

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**From:** [Frank Pinney](#)  
**To:** [293-pchearingcomments](#)  
**Subject:** Monterey County LUP Big Sur issues as presented  
**Date:** Thursday, February 1, 2024 3:26:43 PM

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To Members of the Monterey County Planning Commission:

I speak as a 40 year resident of Big Sur, from 1972 through 2013, an active volunteer fire fighter, Charter Member since the founding in 1974 with the Big Sur Volunteer Fire Brigade (now Big Sur Fire.), Fire Chief for 17 years, former Board Chair and currently an active Board member of Big Sur Fire in my 50th year of active service to the community. I am also a board member of two non-profits which raise funds to support Big Sur local non-profits in public safety, education, health care, local culture and residents with needs in connection with natural disasters, fires, floods and landslides. My wife and I have raised 4 children and operate a still-active construction business in Big Sur, building and remodeling some of the most renown architecture in the county. Though we live now in Carmel Valley, we continue with our life and work in Big Sur to this day.

My perspective of the future of Big Sur has been shaped by more than 50 years of total immersion in the community for work and volunteer service. From this perspective, I take issue with some elements in the draft Big Sur Land Use Plan that I would like to comment on and propose language and/or actions which will address these concerns.

My issues are: **1) Wildfire Safety; 2) unregulated public access; 3) the lack of employee and affordable housing, and 4) helicopter use.**

**1. Wildfire Safety** Located at the top of North Coast Ridge Road, at an elevation of around 3000 feet, there exists a small enclave of homes built over the past 50 years, off the grid and close to a half hour drive off of Highway One, which have survived all of the wildfires which have ripped in and out of the Los Padres National Forest in the past five decades Wildfire adaptability principles have been utilized to protect these structures, remote in every way from resources to protect them. Because of their location, several of them have often been utilized by Cal Fire and USFS when there is a wildfire in or near the Los Padres National Forest. There are a number of camp sites accessed by North Coast Ridge Road, including Cold Springs, Timber Top and Sykes Hot Springs, none of which have running water to put out a campfire. Unfortunately partly because of social media, the amount of backpackers accessing the Los Padres National Forest has increased substantially, many of whom have little or no knowledge of the risk of wildfires. Many of the wildfires that have occurred in the Big Sur area, such as the Soberanes Fire in 2016, which burned over 130,000 acres, was started by an illegal campfire. I urge the Planning Commission to recommend in the draft BSLUP, that the USFS require that anyone backpacking into the Los Padres National Forest be required, at a minimum, to register at the Big Sur Multi Agency Building or on line, so that the USFS, the Sheriff and the Highway Patrol know who is camping in the Los Padres National Forest. In addition to registering with the USFS, language should be added to the draft BSLUP, that anyone backpacking in the Los Padres National Forest, agree to follow very strict guidelines regarding camping and fire safety. Over the years, residents who live on North Coast Ridge Road, have put out smoldering campfires, left by campers with little knowledge of how to put out a campfire. There should be additional language in the draft BSLUP that urges the County and state to work with the USFS in establishing regulations for camping in the Los Padres National Forest, and to increase enforcement by the USFS and others, to reduce the risk of wildfires.

**2. Unregulated public access** - a few years ago, the Monterey County Visitors Bureau, with the support of the Community Association of Big Sur, funded the Destination Stewardship Plan, which provided numerous recommendations regarding how Monterey County could better manage public access. Included in the Destination Stewardship Plan were recommendations to better manage public access at Bixby Bridge. I urge the Planning Commission to incorporate the recommendation in the Destination Stewardship Plan into the BSLIP. Unregulated public access, especially along Highway 1, has damaged the environment, and has negatively impacted both the residents of Big Sur, as well as the visitors who come to Big Sur.

**3. Lack of employee housing** -Several of the local businesses including Post Ranch Inn, Alila Ventana and others have built and maintain substantial employee housing facilities. Post Ranch Inn, for instance , has a total of 32 employee housing units, and have recently received the approval to build an additional 9 employee housing units. They have a wait list of 20 staff who need housing. The Monterey County Coastal Implementation Plan at page BS106, states: "The maximum number of such new housing units shall be 1 unit per inn unit or six restaurant seats." Given the lack of employee housing in Big Sur, I urge that the Planning Commission to eliminate the limitation of one housing unit per hotel room. In addition, on page 99 of the draft BSLUP, I urge the Planning commission to add Tiny Homes, in paragraph (e), as an example that Tiny Homes may be used as permanent housing. I also urge that the draft BSLUP provide suggestions as to how the County can simplify the planning and permitting process which will encourage businesses and residents to build more affordable housing in our community.

**4. Helicopter Use** - I urge the Planning Commission to delete paragraph 14 on page 95 from the draft BSLUP. In 2017, when Highway 1 was closed and Post Ranch was landlocked, Post Ranch instituted helicopter service, which kept their staff employed as they were able to stay open. In addition, they flew in food and medical supplies to the community. With Highway 1 as the only means of access in and out of Big Sur, helicopter service is a necessity whenever Highway 1 is closed. In addition, when Highway 1 was closed in 2017, Post Ranch used helicopters to fly in teachers, as they set up a temporary school at Post Ranch for the young children who were cut off from getting to Captain Cooper school. The vast majority of helicopter use, is not private residential use, but is in fact helicopter use by the Sheriff, Highway Patrol, Cal Fire, and PG&E. With the Big Sur Volunteer Fire Brigade, (now Big Sur Fire) located at Post Ranch, along with the ambulance service, they have utilized private helicopters to locate lost hikers, and evacuate both guests and residents during wildfires. There are a few helicopter pilots who also reside in Big Sur, and but for the fact that they have a helicopter at their disposal, we would not have been able to respond to an emergency. There is a huge benefit to the community having a helicopter available during emergencies, to fly in supplies, help to locate lost hikers, fly out residents and visitors who have to evacuate immediately because of a wildfire, and in one instance flying an elderly resident into and out of Big Sur for medical care at no cost to her. With as many residents in Big Sur who live off the beaten track, and with the number of dirt roads that are closed because of the rains, private helicopter service is an important safety net for both residents and businesses, and luckily there are a few residents who help the community cope with these issues. Having lived in Big Sur for 40 years, been involved in all of the major emergencies and community closures and served as Incident Commander for the 1998 El Nino Emergency and the 2008 Basin Complex Fire, along with a plethora of similar incidents involving helicopter and fixed wing evacuations and re-supply operations, the amount of private helicopter service has not been an issue, and as such I urge the Planning Commission to delete paragraph 14.

My sincere thanks to all of those public servants and private citizens who have dedicated so much time and effort to preparing the draft LUP. I urge you to review these few concerns and adjust the appropriate language to support each point of concern expressed here by myself and the many others who are seeking to improve on the needs we have seen arise over the years to support the people and



visitors of the Big Sur community.

Frank Pinney  
Chief Emeritus  
Big Sur Fire  
831-596-6662

**From:** [Perry Holloman](#)  
**To:** [293-pchearingcomments](#)  
**Subject:** REF210024—Big Sur Land Use Plan Update  
**Date:** Thursday, January 25, 2024 2:01:14 PM

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To Whom it May Concern:

I am a Landowner in Big Sur (assessment # 420-021-018-000) and do not have nor do I plan to have a short term rental. I am however well aware of the costs of maintaining property in Big Sur. I am in favor of granting landowners reasonably regulated permission to have such rentals.

Respectfully,  
Perry Holloman  
[Phollomanconsulting@gmail.com](mailto:Phollomanconsulting@gmail.com)

**From:** [Kendra Morgenrath](#)  
**To:** [293-pchearingcomments](#)  
**Cc:** [breylen.ammen@coastal.ca.gov](mailto:breylen.ammen@coastal.ca.gov); [ann.notthoff@coastal.ca.gov](mailto:ann.notthoff@coastal.ca.gov); [Kate Daniels](#)  
**Subject:** REF210024—Big Sur Land Use Plan Update  
**Date:** Monday, January 29, 2024 2:41:43 PM

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To Whom It May Concern:

I wish to let you know I am against Short Term Rentals (STRs) in Big Sur for the following reason(s):

1. STRs are a commercial activity taking place in a residential zone not intended for this type of activity. By allowing STRs, the LUP dilutes and weakens the zoning laws intended to protect the community.
2. STRs contribute to an inflation in residential real estate in Big Sur.
  - a. I was born and raised in Big Sur. I'd like to buy land and raise a family. I will not be able to therefore I need to be a renter.
3. STRs replace critically needed long-term rentals for people who work in Big Sur, and it also inflates the cost of existing long-term rentals. Employees of businesses in Big Sur are then required to drive from the Monterey Peninsula which has increased traffic from the Monterey Peninsula to the Big Sur Valley.
4. STRs do not promote, strengthen, or enhance the Big Sur community directly or indirectly. I have seen it remove caretaking and housing opportunities, increase traffic on rural residential roads, increase noise and emergency incidents over the years.
  - a. STRs present a health and safety challenge to the community during times of wildfire and road closure. Often the STRs guests who are renting these homes are not familiar with how to drive on dirt roads, may not have cell reception where they are staying, have not been versed in what to do in the case of a wildfire (or power outages or water leaks) are not linked in to the County warning system, and can potentially put others at risk in the community by blocking egress or through other uninformed actions they might take when a crisis hits.
  - b. STRs put additional burdens on our resources – e.g., shared water, shared roads – without providing compensation to the community managed water and road associations.
  - c. STRs are impacting the cohesion of our community by reducing the number of folks who can live, work and volunteer here. People

who rent are among the most active who work or volunteer for our essential community services like Big Sur Fire or the Post Office or the Big Sur Health Center.

Respectfully submitted,

Kendra Morgenrath

Pfeiffer Ridge Resident

Human Resources Coordinator, Nepenthe/Phoenix Corp.

President, Big Sur Grange #724

Vice Chair, Community Association Big Sur

Board Member, Big Sur Health Center

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*Kendra Morgenrath*  
*(831)588-9877*