

# Exhibit C

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**From:** [Trey Kropp](#)  
**To:** [Jensen, Fiona](#)  
**Cc:** [Beretti, Melanie](#); [Spencer, Craig](#)  
**Subject:** Re: Public Comment - PLN110257-AMD1  
**Date:** Thursday, November 20, 2025 10:37:11 AM  
**Attachments:** [image001.png](#)

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Thank you Fiona. I am formally requesting that PLN110257-AMD1 be referred to a public hearing before the Zoning Administrator.

On Thu, Nov 20, 2025 at 10:27 AM Jensen, Fiona <[JensenF1@countyofmonterey.gov](mailto:JensenF1@countyofmonterey.gov)> wrote:

Thank you, Trey. I separately responded to your first email.

Thank you,



**Fionna Jensen**

*Principal Planner – Current Planning*

County of Monterey Housing & Community Development

1441 Schilling Place, South 2<sup>nd</sup> Floor

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**From:** Trey Kropp <[treykropp@gmail.com](mailto:treykropp@gmail.com)>  
**Sent:** Thursday, November 20, 2025 10:23 AM  
**To:** Jensen, Fiona <[JensenF1@countyofmonterey.gov](mailto:JensenF1@countyofmonterey.gov)>  
**Cc:** Beretti, Melanie <[BerettiM@countyofmonterey.gov](mailto:BerettiM@countyofmonterey.gov)>; Spencer, Craig <[SpencerC@countyofmonterey.gov](mailto:SpencerC@countyofmonterey.gov)>  
**Subject:** Public Comment - PLN110257-AMD1

Dear Fionna Jensen,

I am writing to voice some concerns I have with PLN110257-AMD1. I know this stretch of Highway 1 very well, and I and others are concerned with the proposal to change the fencing and gate at 35986 Highway 1.

The entrance that exists there now already looks out of place. It has a very suburban, estate-like feel that doesn't match the natural, rustic look that most of us associate with Big Sur and what is required in the LUP. What worries me even more is that the property sits just north of a designated coastal vista point—a place specifically set aside so the public can pull over and enjoy the scenery. That makes any visual change to this frontage especially important.

People come from all over the world to experience the beauty of Big Sur from these vista points. The last thing anyone wants is for those views to start feeling boxed in by private estate entrances. That completely changes the experience of driving this part of the coast.

Replacing the existing fencing with a long stone wall and installing a new bronze gate sounds like it would make the entrance even more noticeable, not less. A bronze gate feels like something from a gated subdivision or an upscale neighborhood—not something that belongs in a rural, natural coastline. And an Ashlar-style stone wall, with its straight lines and cut blocks, is not the kind of stone you see naturally in Big Sur. It would stand out in a way that feels artificial.

My biggest worry is what this could lead to. If one property near a scenic vista point is allowed to expand or formalize its entrance in a more urban or estate-like way, others may follow. Then slowly but surely, the whole character of the scenic corridor could shift. Visitors won't know what used to be here—they will just see walls and gates that don't belong on the wild Big Sur coast.

I know what feels right for this place. Big Sur's beauty comes from its simplicity and its natural look that blend into the environment. Anything built along this stretch of Highway 1, near a designated vista point, and especially in the critical viewshed, should blend into the landscape as much as possible—not stand out.

I respectfully ask the County to take a careful look at this amendment and make sure any changes to this entrance move it closer to the rustic, natural character that Big Sur is known for.

Thank you for listening and for helping protect the scenic experience we all depend on.

Sincerely,

Trey Kropp

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