

Attachment C

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From: [Chris Treptow](#)
To: [Sorensen, Jack](#); [McDougal, Melissa](#)
Cc: leek@pebblebeach.com
Subject: Agenda for the appeal of the short-term rental permit for: 4159 Sunset Lane
Date: Monday, June 29, 2026 1:58:19 PM

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Jack Sorensen:

I would like to receive the agenda for the appeal of the short-term rental permit for:

4159 Sunset Lane

APN: 008-072-017-000

PLN: PLN250332

I am a concerned resident who opposes short-term rentals in Pebble Beach. I have seen an increase of short-term rentals recently in Pebble Beach and am concerned about its negative impact and quality of life to our neighborhoods.

Sincerely,
Chris Treptow

From: treptowtrio@aol.com
To: [Sorensen, Jack](#); [McDougal, Melissa](#)
Cc: leek@pebblebeach.com
Subject: Agenda for the appeal of the short-term rental permit for: 4159 Sunset Lane
Date: Monday, June 29, 2026 1:56:11 PM

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Jack Sorensen:

I would like to receive the agenda for the appeal of the short-term rental permit for:

4159 Sunset Lane

APN: 008-072-017-000

PLN: PLN250332

I am a concerned resident who opposes short-term rentals in Pebble Beach. I have seen an increase of short-term rentals recently in Pebble Beach and am concerned of its negative impact and quality of life to our neighborhoods.

Sincerely,

Susan Treptow

From: jessicaandparker@comcast.net
To: [Sorensen, Jack](#)
Subject: Re: Short Term Rental APN No: 008-072-017-000
Date: Monday, June 29, 2026 1:43:12 PM

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Dear Mr. Sorensen,

I write to express my concern about the approval of a short term rental for the home located at 4159 Sunset Lane, Pebble Beach, CA. That approval is currently in the appeal process with a hearing date of July 7, 2026.

My husband and I reside at 4147 Sunset Lane, just a few parcels away from the address described above. Over the last several years many properties on the street have become short term rentals. I know of at least four (4) homes on the block of our street that is intersected by Sunridge on either end, that have been used as STRs. One of those properties had up to ten cars visiting several times. The absence of safe on street parking on Sunset creates a hazard. Moreover, there are a few homes used as STRs on the same block of Sunridge. Additionally, loud parties have occurred at some of these houses and the noise can be heard late into the night even when the doors and windows have been closed.

We ask that the appeal be granted. If short term rentals are allowed in Pebble Beach, the numbers of rentals on any one street or block on a street must have limits. Upper Pebble Beach is a quiet neighborhood on smaller lots than other areas of Pebble Beach. We have many full time residents. The proliferation of STRs in such an area is inappropriate.

Sincerely,
Jessica Frischling

From: [Lynn Anderson](#)
To: [293-zahearingcomments](#)
Cc: sorensonj@countyofmonterey.gov
Subject: Regarding: Assessor Parcel # 008-072-017-000 PLN number: PLN250332
Date: Monday, April 27, 2026 11:52:53 PM

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This message is to register my strong opposition to approving a short term rental (STR) permit for this property. I have had as many as four properties simultaneously operating as STRs close to my Pebble Beach property. As a senior citizen, living alone, I am concerned by the number of non-community members entering my residential area. They often create excessive noise and disrupt the serenity of my neighborhood. They also frequently park illegally in the street, potentially impeding emergency vehicle response. Bottom line, it is unfair to those of us who live here full time to be subjected to people who have little respect for our home environment. Please do not allow this practice to continue.

Lynn C. Anderson
1072 Laurel Lane
908-313-1066
Sent from my iPad

From: [Jacqueline Fobes](#)
To: [Estrada, Armida](#)
Subject: Re: Misc
Date: Wednesday, April 22, 2026 12:48:12 PM

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Hello Armida,

I am sorry. In my haste to run out of the house this morning I neglected to put the correct identifying information on my rushed email. What began this was a friend's difficulty with short term rentals at 4159 Sunset Lane in Pebble Beach. PLN is 008-072-017-000.

Thank you for your help.

Jacqueline Fobes

On Apr 22, 2026, at 9:08 AM, Estrada, Armida <EstradaAR@countyofmonterey.gov> wrote:

Hello Jacqueline,

Would you be able to provide me with the project number so that I may distribute your correspondence to all correct correspondence.

Best regards,

<image001.png>

Armida Ruano

County of Monterey Housing & Community
Development

1441 Schilling Place, South 2nd. Floor

O: (831) 755-5221 F: (831) 757-9516

estradaar@countyofmonterey.gov

In a world where you can be anything, Be Kind.

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Distribution, reproduction, or any other use of this transmission by any party other than the intended recipient is

prohibited.

<image002.png>

From: Jacqueline Fobes <jtfobes@yahoo.com>

Sent: Wednesday, April 22, 2026 7:30 AM

To: 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>

Subject: Misc

Hello,

I am a long time 30+ year resident of Pebble Beach. I have seen dramatic changes in the time we have lived here and many of them are not for the better.

The proliferation of short term rentals has changed our community. There are way too many, people coming and going that have no investment in our neighborhoods. Noise, trash, and traffic abound. Property owners are interested in cash not community. Yards are overgrown with weeds and un-trimmed trees and no one seems to care. We have rules but they are not enforced. Neighbors are not able to call the home owners because you do not know who they are and most do not live here. There are way too many cars at these homes, all parked in the street, preventing safe passage of emergency vehicles, coming and going at strange hours. People are outside at night talking loudly, yelling, and playing music. Renters often bring their pets and let them run free scaring deer. Many are here to party not to live quietly. Calling Security is often not viable. They cannot fully staff our gates much less respond to our calls.

Please no short term rentals. If people want to rent let them stay at hotels. Thank you.

Jacqueline Fobes

parcel #008-072-017-000 PLN250332 STR 4159 Sunset Lane, Pebble Beach



Linda Humber <lindh@linda.com>

To Sorensen, Jack

Reply Reply All Forward

Fri 4/24/2026 3:41 PM

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I am ***totally against*** granting a Coastal Development Permit for a commercial vacation rental for the above referenced property. The Monterey County staff, Board of Supervisors, and Coastal Commission have spent years and thousands of hours discussing Short Term Rentals and have come up with regulations that have been voted on and approved several times. For the Del Monte Forest this would limit the number of STRs to 57 with no new permits allowed over that cap. To allow this STR would be to directly disobey those regulations. There are currently over 100 listings on VRBO and Air BnB for STRs in Pebble Beach. That is about twice what the county and Coastal Commission approved. As one who has been greatly and negatively impacted by a STR directly accross the street and one further down our very short narrow street, I am adamant we do not need more de facto motels in our neighborhoods. These party houses create nothing but disturbances - excessive noise, cars parked on our streets blocking emergency and other vehicles, unvetted strangers coming and going at all hours, cars speeding endangering walkers, dogs, and deer, and, in general, infringing on my peaceful enjoyment of my own property and my feeling of safety. We do NOT need more STRs. We need enforcement of the regulations already put forth by the County and the Coastal Commission. Those regulations have been thoughtfully and thoroughly prepared, accepted multiple times by various agencies, so now is the time to stop dawdling and put those regulations into effect. It is definitely NOT the time to grant a permit to another STR.

Linda Humber
4017 Costado Road
Pebble Beach



PEBBLE BEACH
COMPANY

April 27, 2026

Zoning Administrator
County of Monterey
1441 Schilling Place
Salinas, CA 93901

Re: PLN250332, Commercial Vacation Rental License Application for 4159 Sunset Lane, Pebble Beach

Dear Zoning Administrator,

Pebble Beach Company reiterates its strong opposition to the issuance of commercial vacation rental permits within the Del Monte Forest, including the property at 4159 Sunset Lane, Pebble Beach.

Based on the prohibition on commercial use of residential property within the Del Monte Forest and the non-consensual use of Pebble Beach Company's private roads in violation of Monterey County Code Chapter 16.80, among other reasons, Pebble Beach Company has filed with the County of Monterey a blanket objection letter for all vacation rental permit applications within the Del Monte Forest, a copy of which is attached here. Pebble Beach Company requests the Zoning Administrator deny the application at 4159 Sunset Lane, Pebble Beach, on the basis of our objection as well as the direction from the Monterey County Board of Supervisors on January 6, 2026, to revise the vacation rental ordinances to restrict vacation rental licenses in residential areas.

Pebble Beach Company further requests that the Zoning Administrator cease the processing of all vacation rental license applications until such time as the Planning Commission and the Board of Supervisors have an opportunity to vote upon revised vacation rental ordinances. The discussion at the Board of Supervisors hearing on January 6, 2026, makes clear that the Board believes there is significant risk to the County General Fund from potential damages from pending litigation against the County.

The County's practice of continuing to process vacation rental applications in light of the blanket objection from Pebble Beach Company, the direction of the Board of Supervisors to revise the existing ordinances, and the County's memo of December 12, 2025, that

LEGAL AFFAIRS

Zoning Administrator

April 27, 2026

Page 2 of 2

The County's practice of continuing to process vacation rental applications in light of the blanket objection from Pebble Beach Company, the direction of the Board of Supervisors to revise the existing ordinances, and the County's memo of December 12, 2025, that enforcement of alleged vacation rental violations have been suspended, combine to create an untenable situation for both residents and owners within Del Monte Forest.

Pebble Beach Company respectfully requests that the permit application for 4159 Sunset Lane be denied and respectfully reiterates its request that a moratorium be placed on processing applications for vacation rentals with residential areas such as the Del Monte Forest.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathleen Lee".

Kathleen Lee

Director of Community and Governmental Affairs

Pebble Beach Company

From: [Patrick Lovejoy](#)
To: [293-zahearingcomments](#); [Katherine spitz](#)
Subject: short term rentals
Date: Tuesday, April 21, 2026 9:04:15 PM

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dear sirs,

I moved to Pebble beach for many reasons, not the least of which was that I was born and raised here. I love the place because of the sense of community and the well known and well established family neighborhoods. The constant pressure of short term profiteers (aka " investors") trying to make a fast buck at the expense of our community and family with this new "short term rental" fast-cash business dismays me to no end. Furthermore I was always to have understood that short term rentals were the exclusive right of The Pebble Beach Company via their hotels, which I support. They are well designed not to interfere with our community while providing reasonable public access..

There has been much no-good in my neighborhood from these fly by night profiteers who exploit our community for their personal profit. Not only that, but Monterey County as well as Pebble Beach Company have many wonderful hotels for our visitors to reside in, short term. It's not fair for these legal and licensed, tax paying, hotel operators to have to compete with vacancies from unlicensed and unapproved "investors". Nor is it fair for our neighborhood communities to have to endure the disruption of our homes by investors who really don't care about our neighborhood.

I want my neighborhood back!!

Patrick Lovejoy, 1064 Mission Rd, Pebble Beach, Calif

From: storboz@comcast.net
To: [McDougal, Melissa](#)
Subject: RE: Supporting stopping STR's Pebble Beach
Date: Tuesday, April 28, 2026 7:22:17 AM

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Hi

This was in support of not approving a permit for 4159 Sunset La, Pebble Beach. I am supporting this as I have a non permitted STR across the street from me and I am so weary of the weekend noise, safety concerns etc. it's time for the Board to make a decision.

Best, Nanci Markey

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

On 04/27/2026 4:13 PM PDT McDougal, Melissa
<mcdougalm@countyofmonterey.gov> wrote:

Good Afternoon,

What agenda item number are you providing public comment on?

Thank you,

Melissa

From: storboz@comcast.net <storboz@comcast.net>
Sent: Saturday, April 25, 2026 8:52 AM
To: 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>
Subject: Supporting stopping STR's Pebble Beach

When will it stop?

I live in upper Pebble Beach and within one mile of my home are approximately 16 STR's! These weekend folks do not care driving well over the 25 MPH speed limit, noise, disposal of garbage, smoking and throwing cigarettes in a wildfire area, how are they vetted is this endangering the safety of our neighborhoods? How will this impact the value of my home?

I have lived in Pebble Beach for 26 years it's hard to understand how and why we need these rentals there are many of hotels, more all the time are available. Why should I have to put up with this when they are raking in dollars at the homeowners who live here full time?

I am pleading to the Board after 10 years to make making a decision.

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

From: [Robert McHugh](#)
To: [293-zahearingcomments](#)
Subject: Re: project file no. PLN250332
Date: Wednesday, April 29, 2026 6:56:06 AM

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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.]

Sirs:

As a resident on Sunset Lane approximately 4 houses away from subject property I have to state my extreme concern about granting an exemption to the subject property.

This is a neighborhood where primarily the residents are full time locals who work in the area. There's a vacation rental nearby to this property that often has renters who have loud parties, multiple vehicles parked on the street and leave overflowing trash bins which often end up loose and blowing into others homes.

A 30 day rental requirement is not an imposition on property owners in this location and should be maintained.

Thank you.

Robert McHugh
4144 Sunset Lane
Pebble Beach, CA
503-819-3867
Sent from my iPad

From: [Lesli Williamson](#)
To: [293-zahearingcomments](#)
Subject: PLN250332 Hearing re: Commercial Vacation Rental
Date: Wednesday, April 29, 2026 7:40:40 AM

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Hi Jack,

I live just a few doors down from the property at 4159 Sunset Lane. The property just to the west of it is already being used as a vacation rental on a short term basis. As a result, there's a lot more traffic and noise in the neighborhood. I don't object to a 30 day rental period but anything less can be very disruptive to the neighborhood. Having two short-term rentals right next to each other just encourages even larger groups, more noise and traffic. As a result, I strongly encourage the county to reject the request for any rental period shorter than 30 days. Thanks so much for listening.

Sincerely

Lesli Williamson
4144 Sunset Ln.
Pebble Beach

Sent from my iPad



David Caneer <caneerdavid@yahoo.com>

To 293-zahearingcomments

Cc Sorensen, Jack



Wed 4/29/2026 3:40 PM

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Dear Sir/Madam,

I am unable to attend the subject hearing, so am submitting these written comments:

As a 25-yr. resident on Sunset Lane, I have been seeing a disturbing increase in short-term single-family home rentals on our street. There is a high concentration of short-term rentals on this block of lower Sunset Lane between Sunridge Rd. and Sunridge Rd. - - four (4) out of eight (8) homes are short-term rentals (nos. 4159, 4163, 4168 & 4178). The street feels like a commercial area, especially Thursday through Monday. We have lost our sense of being a community.

The increase in visitor traffic raises public safety concerns, including speeding on the blind curves, which I have experienced first-hand when a neighbor had to break up a raucous Car Week party in her bathrobe at 3 AM, at the same house whose owner is applying for this application. My former neighbors across the street, at 4167 Sunset Ln., moved to Montana as the direct result of the frequent disturbances caused by the short-term renters at 4163. **Additional short-term rentals place added strain on the neighborhood environment, including increased noise and limiting street capacity, resulting in diminished property values.**

Our single-family zoned neighborhood is intended for residential purposes - - NOT for temporary occupancy like hotels, condos, ADUs, duplexes, etc., which are not eligible to be permitted as Vacation Rentals.

I request that the County deny this permit and adopt clear limits on short-term rental density in residential areas to preserve neighborhood stability and intended land use.

Sincerely,

David Caneer
4170 Sunset Lane
Pebble Beach
831-915-5517

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