

# Exhibit H

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**From:** [JEFF MAST](#)  
**To:** [293-pchearingcomments](#)  
**Subject:** Lincoln Green PLN220308  
**Date:** Monday, November 10, 2025 4:48:22 PM  
**Attachments:** [Letter to Monterey County Planning Commission.docx](#)

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My letter regarding the Lincoln Green PLN220308 is attached.  
Please include it in the Planning Commission of the County of Monterey hearing  
scheduled for Wednesday, November 12, 2025.

Lauren E Mast  
26233 Carmelo St.  
Carmel, CA 93923  
Jeffm37@comcast.net  
November 9, 2025

To:  
Monterey County Planning Commission  
168 West Alisal Street  
Salinas, CA 93901  
Email: [planningcommission@co.monterey.ca.us](mailto:planningcommission@co.monterey.ca.us)

Subject: Comments on Proposed Change of Zoning District – Project PLN220038 (Lincoln Green Inn LLC)

Dear Commissioners,

I am writing as a nearby resident who received notice of the proposed zoning change for the Lincoln Green Inn, located at 26200 and 26208 Carmelo Street in Carmel. My home is directly across the street from this property.

I would first like to express that Lincoln Green Inn is currently a valued and attractive part of our neighborhood. The property is well maintained, the gardens are beautiful, and the four cottages fit harmoniously with the surrounding residential character. The current use has not negatively impacted our neighborhood, and I appreciate the care the owners have taken to preserve the property's charm.

However, I am concerned about the proposed change from MDR/2-D(18)(CZ) (Medium Density Residential, Design Control, Coastal Zone) to VSC-D(18)(CZ) (Visitor Serving Commercial, Design Control, Coastal Zone). Our neighborhood is a quiet, residential area with narrow streets that already experience limited parking and occasional congestion. A change to a commercial zoning designation could potentially allow expansion of the existing use, an increase in the number of guests, greater parking demand, or future construction that may not fit within the scale and residential feel of our community.

If the goal of this zoning amendment is simply to bring the current inn's operation into conformance with zoning regulations, I respectfully suggest that the County consider whether a Conditional Use Permit (CUP) under the existing MDR-2 zoning could achieve this instead of a full rezoning to Visitor Serving Commercial. This would preserve the residential zoning framework while allowing continued use of the property in its current low-impact form.

I appreciate the Planning Commission's efforts to maintain the character of Carmel's neighborhoods and to balance the needs of property owners with those of surrounding residents. I ask that you carefully consider the potential long-term effects of this proposed zoning change before making your decision.

Thank you for the opportunity to share my comments.

Respectfully,

Lauren Mast  
Carmel, California

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