

Exhibit H

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From: [Katherine Wenglikowski](#)
To: [293-pchearingcomments](#); [100-District 1 \(831\) 647-7991](#); [100-District 2 \(831\) 755-5022](#); [100-District 3 \(831\) 385-8333](#); [100-District 4 \(831\) 883-7570](#); [100-District 5 \(831\) 647-7755](#)
Cc: [Katie@Coastal Butler](#); [Ellie@Coastal Oliver](#)
Subject: PLN220137 – SHAUGHENSSEY THOMAS E & PAMELA A
Date: Tuesday, April 9, 2024 6:06:44 PM

[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.]

While I don't live on Oak Knoll Road in Pebble Beach, I do want to voice my objection to the issuing of STR permits in Monterey County neighborhoods until such time as the newly proposed ordinance has passed. If the County doesn't have a set of rules governing how these STRs are going to conform to rules, then how can the County issue a permit?

I used to feel strongly that STRs should exist but having lived next door and across the street to two of them for this past year, I feel they need to be limited in scope pertaining to the number of days per year they can operate, how often they turn over guests, and the permit needs to be limited to a one year interval with a restriction that it cannot reapply for a permit for at least two additional years to avoid the kind of neighborhood burnout we have in the Yankee Point/Malpasos area.

The Airbnbs in the Yankee Point/Malpasos neighborhood turn over large groups of guests every 2 nights and they do it year round. Short term rentals should not be allowed to turn over guests every 2 nights, 365 days a year! As adjacent neighbors, we are subjected to the constant stream of guests coming and going, car doors opening and slamming, people getting lost, vendors, housekeepers, plumbers arriving day and night, lights left on all night, trash and constant loud noise. Personally, I would like to catch a break. When we bought our house, we did not sign up to live next-door to a hotel, much less two hotels.

Rules need to get written into law that protect the neighbors just as rules need to be put in place to allow for limited STRs, rules like how often a property can get rented over the course of a year and what are the minimum number of nights for each rental period. 7 day rental periods would be more reasonable than 2 day rentals (which is very similar to living next door to a hotel with a revolving door for an entrance. One group leaves at 11am, the housekeepers come, the new group shows up at 4pm.

No single neighborhood should have to endure the encumbering infringements that STRs bring along with them for more than a single year. Please hear my plea. What we've had to endure, I truly don't wish it on anyone. The County Planning department, Board of Supervisors and California Coastal Commission are the only ones who can help equalize what has been so one sided in terms of fairness. A lack of legal permitting has caused the STR business to flourish. Currently it is so incredibly biased towards favoring the commercialization of neighborhoods. This needs to be quelled.

Please, I urge you to consider what it means to the neighbors when you allow for and approve this kind permit.

Please do spread the STR love around the County but in limited capacity and for limited durations.

Thank you,

Katherine Wenglikowski
138 Carmel Riviera
Carmel, CA 93923

From: [Susan Kellermann](#)
To: [293-pchearingcomments](#)
Cc: [Jensen, Fiona](#)
Subject: PLN220137 - 2862 Oak Knoll Rd., Pebble Beach 93953
Date: Monday, April 15, 2024 1:10:55 PM

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Please submit for public comment (PLN220137)

Dear Monterey County Planning Commission:

We are writing in opposition of Project File No. PLN220137 located at 2862 Oak Knoll Road, Pebble Beach 93953.

We live in Carmel Highlands and have witnessed the detrimental effects that short-term rentals (STRs) have on a neighborhood. They degrade the character of a neighborhood by turning a residential neighborhood into a commercial district. Full time renters disappear and are replaced by transient occupants with no connection to the neighborhood. Full time renters and potential home buyers who live and work in this area are competing and losing to STR investors. Fewer long-term rental properties cause higher rental prices for local residents. Monterey County already has a housing shortage and the growth of STRs will only exacerbate this problem.

A residential neighborhood is no place for mini-hotels. Different groups of people show up every few days. There's constant commotion and loud parties. Trash receptacles overflow and excess trash sits in the street. Food delivery services come at all hours. Lights stay on all night.

Then, there is the safety issue of not knowing who is living next to you from day to day. This is a very high concern - especially when children are living in the nearby homes. This STR activity has no place in a residential neighborhood.

We urge you to deny the permit request for 2862 Oak Knoll Road, Pebble Beach.

Susan & Ron Kellermann
Carmel Riviera Drive
Carmel Highlands, CA

From: [Terry Lukas Littman](#)
To: [293-pchearingcomments](#)
Cc: [Jensen, Fionna](#)
Subject: PLN220137 2862 Oak Knoll RD Pebble Beach CA
Date: Monday, April 15, 2024 1:25:17 PM

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Please submit for public comment (PLN220137)

Dear Monterey County Planning Commission:

We are writing in opposition of Project File No. PLN220137 located at 2862 Oak Knoll Road, Pebble Beach 93953.

We live in Carmel Highlands and have witnessed the detrimental effects that short-term rentals (STRs) have on a neighborhood. They degrade the character of a neighborhood by turning a residential neighborhood into a commercial district. Full time renters disappear and are replaced by transient occupants with no connection to the neighborhood. Full time renters and potential home buyers who live and work in this area are competing and losing to STR investors. Fewer long-term rental properties cause higher rental prices for local residents. Monterey County already has a housing shortage and the growth of STRs will only exacerbate this problem.

A residential neighborhood is no place for mini-hotels. Different groups of people show up every few days. There's constant commotion and loud parties. Trash receptacles overflow and excess trash sits in the street. Food delivery services come at all hours. Lights stay on all night.

Then, there is the safety issue of not knowing who is living next to you from day to day. This is a very high concern - especially when children are living in the nearby homes. This STR activity has no place in a residential neighborhood.

We urge you to deny the permit request for 2862 Oak Knoll Road, Pebble Beach.

Sincerely,

Michael & Terry Littman

Carmel Riviera Dr

Carmel CA 93923

925-639-0465

From: [Marilyn Orris](#)
To: [293-pchearingcomments](#)
Subject: Shaughnessy PLN220137
Date: Tuesday, April 16, 2024 9:58:51 AM

[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 Sir or Madam,

We are concerned about the continuing requests of the Shaughnessys to rent their property on an ongoing basis. They recently applied to Pebble Beach Planning Commission and were unanimously rejected.

Currently they may rent their home on an annual basis or every 30 days. In the past they rented weekly. This has been going on since before 2016. Complaints have been filed with the county concerning noise and traffic

We believe this is important because this is a residential community. It is not zoned commercial. The Shaughnessys do not live in the home.

A precedent would be set if they are permitted to rent on a short term basis which would affect our quality of life, and would impact the many hotels and independently owned motels in the area who count on guests using their establishments.

Sincerely,

Andrew and Marilyn Orris
2868 Oak Knoll Rd
Pebble Beach, CA 93953