

February 10, 2026

Chair Ernesto Gonzales
Monterey County Planning Commission
PO Box 1728
Salinas, CA 93902

RE: Item 9. REF250042 [Coastal] & REF250043 [Inland] - Amended Vacation Rental Ordinances

Dear Chair Gonzales and Planning Commission Members:

LandWatch supports the revised ordinances that limit the number of non-hosted vacation rentals. LandWatch advocates sustainability, equity and smart growth, including adequate housing for local working families. We have been involved for over 10 years in advocating a vacation rental policy that benefits local community members— people who work in Monterey County but cannot afford to live here.

LandWatch supports restricting non-hosted vacation rentals because Monterey County has a severe housing shortage, especially for those who work in our community but cannot afford a home here. Non-hosted vacation rentals take existing housing stock away from the local community. Our County needs housing for people who live and work here.

Because of its high desirability as a tourist destination, Monterey County needs strong vacation rentals regulations that prioritize workforce housing. The County has invested considerable resources in a housing element that will promote affordable housing. LandWatch encourages the Planning Commission to support a revised vacation rental policy that prioritizes housing for the community by approving Staff's recommendation.

Sincerely,



Michael DeLapa
Executive Director

