

Exhibit A

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ANTHONY LOMBARDO & ASSOCIATES

A PROFESSIONAL CORPORATION

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November 16, 2022

Our File No: 1599.001

Francisco Mendoza, Chair
Monterey County Planning Commission
1441 Schilling Place
Salinas, CA 93901

RE: Signal Hill, LLC (Mehdipour)

Dear Chair Mendoza and Members of the Planning Commission:

We represent Sam and Betsy Reeves. Their home is at 1176 Signal Hill, Pebble Beach, immediately next to the Signal Hill, LLC property. Some Commissioners will recall that the applicant, Massy Mehdipour, proposed to demolish the Connell house in 2010, a home which is on the National Register of Historic Places (listing#14000304), and replace it with a 12,000 SF house, of an entirely different design many times larger than the Connell House, extending into Environmentally Sensitive Coastal Habitat (ESHA).

The property owner submitted a historic resource analysis prepared by their own consultant, Dr. Anthony Kirk, as part of their application to demolish the Neutra home. That analysis found that the existing home was historic, the County was mandated by law to prepare an Environmental Impact Report before it could consider the application to demolish a historic home. That process has taken over a decade during which time a number of mysterious acts of vandalism have occurred to the historic home in what appears to be an attempt to destroy its structural integrity.

We have now been informed by Monterey County that there will be a public hearing on this application December 7, 2022. We wrote to them advising them that I would not be available on December 7th or January 11th, 2023 and asked that no hearing be scheduled until after those dates. Subsequently we were told, that the applicant "is not amenable to a continuance" and that because there are "competing desires on timing ... the Planning Commission, not staff, should consider the [continuance] request." This application has been in process for over 12 years but the applicant will not agree to continue the hearing 8 weeks.

We respectfully request this application be continued to January 25, 2023. Pursuant to Section 10-2 of the Planning Commission by-laws (October 26, 2022): "The Planning Commission shall allow, as a matter of right, one continuance of any public hearing item without a public hearing on the merits of the item, provided that the continuance would not violate the Monterey County Code or state law. A request for a continuance must be received by the Secretary to the Planning

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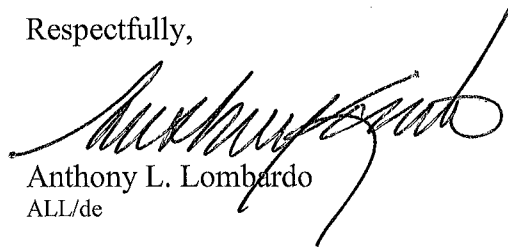
Commission or his/her designee by 5:00 pm. the Wednesday preceding the hearing date. The Secretary to the Planning Commission or designee shall note the continuance on the Commission's agenda as "To Be Continued to [date]" and notify the newspaper of local circulation for high profile or controversial projects. At the Commission meeting, the Commission shall continue the item to a date certain."

We also request that the Planning Commission refer this matter to the Historic Resources Review Board (HRRB). The HRRB has not reviewed this application or been allowed to make a recommendation on the project before you which is the demolition of a historic home as required by Monterey County Code 18.25.150 and 18.25.170. The HRRB did not have the County's EIR when they were asked to render their opinion on the historicity of the Neutra designed home.

We believe the Commission should have the benefit of the HRRB's recommendation on the certification of the Final Environmental Impact Report, demolition of the Connell House, the proposed 12,000 SF replacement, project alternatives and project mitigations rather than relying on an 11-year-old decision which was solely on the historic significance of the Connell House.

Again, we respectfully request this application be continued to January 25, 2023 and that the application be referred to the HRRB for their review and recommendation.

Respectfully,



Anthony L. Lombardo
ALL/de

cc: Client
Les Girard, County Counsel
Kelly Donlon, Deputy County Counsel
Erik Lundquist, AICP, Chief of Planning
Craig Spencer, Chief of Planning Services
Mary Israel, Senior Planner
John Scourkes, Chair, Historic Resources Review Board.