

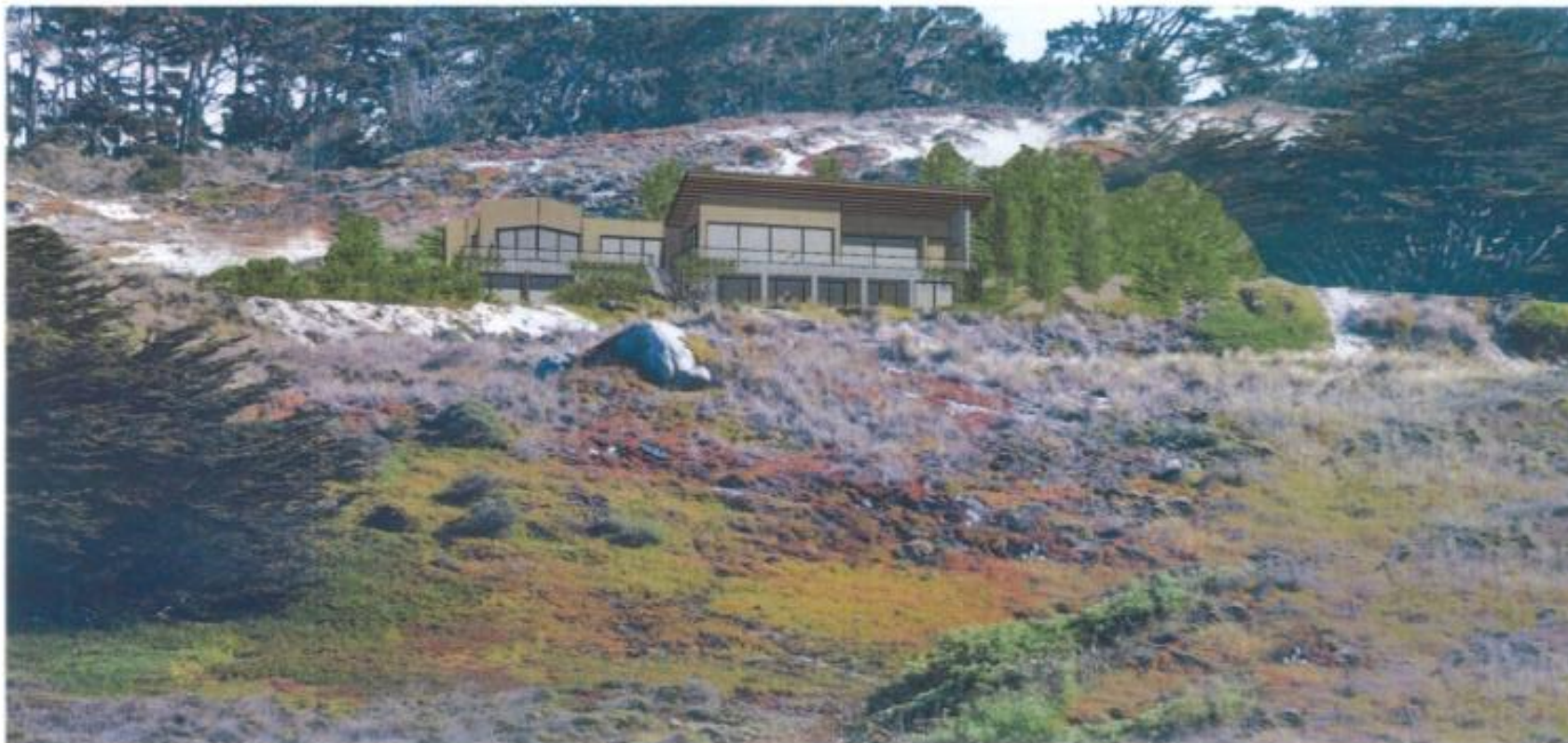
# Existing House



# Rendering of New House



## Rendering of New House



# Physical Model of New House



# Physical Model of New House



# New House Data Points

- 12.5% FAR (Allowable = 17.5%)
- 9,800 Sq Ft + 2,000 Sq Ft of Basement
- Existing Lot Coverage 7.5%
- New Lot Coverage 8.5% (Allowable = 15%)
- Location and Orientation: Over Existing Structure Only
- 30% Slope is Only the Driveway (As Required)

# Physical Model of New House



# Existing House





RESPONSE AND REBUTTAL  
TO COMMENTS BY  
CIRCA: HISTORIC PROPERTY DEVELOPMENT  
AND BILL BERNSTEIN, AIA  
ON AN EVALUATION OF THE CONNELL HOUSE  
PEBBLE BEACH, CALIFORNIA  
RECORDED BY ANTHONY KIRK, PH.D.  
15 OCTOBER 2010

**Kirk-Lombardo Agreement**

Prepared for

Anthony L. Lombardo  
Anthony Lombardo & Associates  
450 Lincoln Avenue, Suite 101  
Salinas, CA 93901

Prepared by

Anthony Kirk, Ph.D.  
134 McCornick Street  
Santa Cruz, CA 95062

12 March 2012

# Existing House



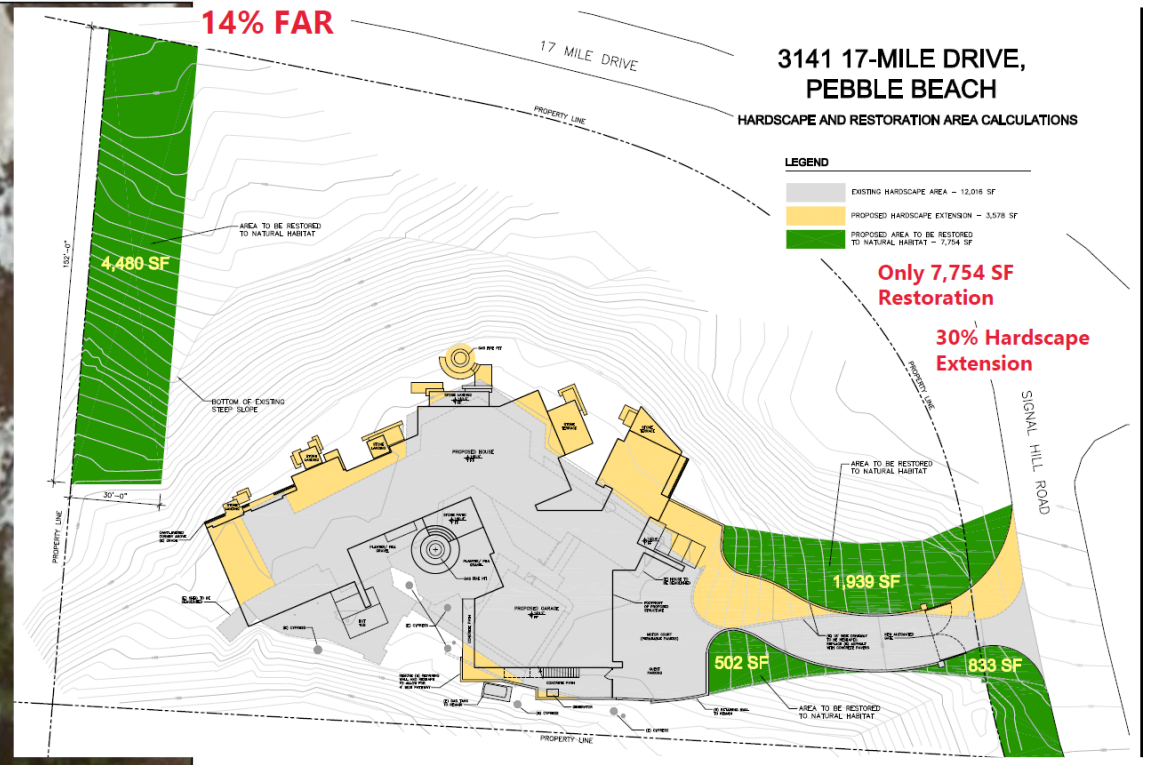
# Existing House



# Existing House



# ESHA



# Neighbor's Ridgeline Development

3141 17 Mile Drive

Ridgeline Development  
Approved by Planning  
Commission on  
January 11, 2023



Lombardo Supports, My Neighbor Does Not Object.

# Staking of New House – No Ridgeline Development



Other Pebble Beach Homes



# Examples of Other Pebble Beach Homes



# Examples of Other Pebble Beach Homes



# Examples of Other Pebble Beach Homes



# Examples of Other Pebble Beach Homes



Existing



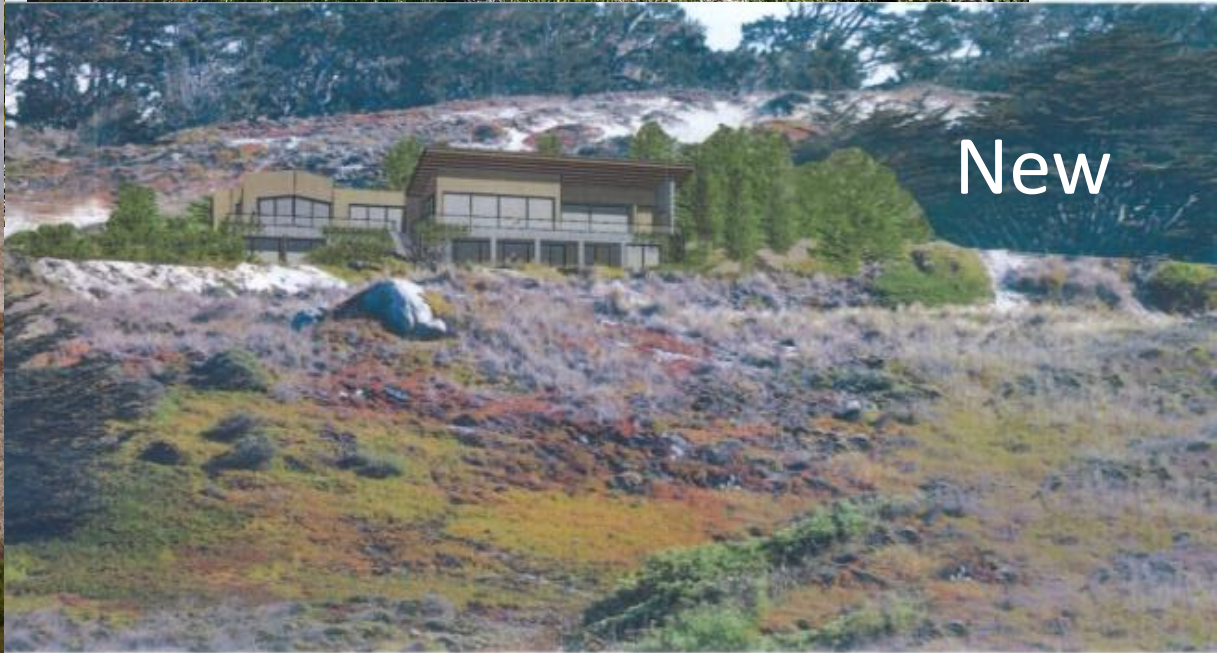
Existing



New



New





# Current Picture of Planted Tree After 3 Tries

