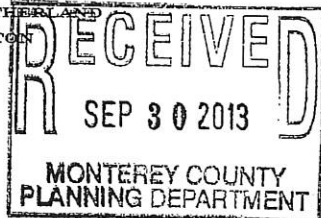


ATTACHMENT E  
**ANTHONY LOMBARDO & ASSOCIATES**  
A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO  
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September 24, 2013

File No. 01599.001

Mr. Mike Novo  
Monterey County Planning  
168 W. Alisal Street, Second Floor  
Salinas, CA 93901

Re: **Request for Director's Decision (PLN100418)**

Dear Mike:

This request is made pursuant to Monterey County Code Chapter 20.88.

**BACKGROUND**

There is an extensive history to this application that is well documented in the County's files and is incorporated herein by reference. In short, Ms. Mehdipour removed numerous trees from the property, severely pruned several others and destroyed over 2,500 square feet of dune habitat.

On February 5, 2013, the Board of Supervisors adopted Resolution 13-021 granting Sam Reeves' appeal of the Planning Commission's decision on the Coastal Development Permit for the Mehdipour restoration subject to six conditions. We have now been informed by Delinda Robinson and Irma Gowin that the Board's conditions have been met and code enforcement file has been closed. We subsequently found that the Department has now determined the application (PLN 100338) for the demolition of the Connell house and construction of a new house to be complete.

**REQUEST**

We are asking for a written Director's determination on these questions:

- Were replacement trees planted within 60 days of the Board's approval of PLN100418?
- The southernmost replacement tree is farther south than the tree it replaced. How does that comply with the Board's decision?
- The Board required the replacement trees be monitored for five years or until the tree canopy approximates the 2007 tree canopy destroyed by the illegal tree removal, whichever is longer. How can the condition be considered satisfied until that monitoring period is complete?

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- Have the monitoring reports on the health of the replacement trees and dune restoration been submitted on a quarterly basis? Have those quarterly reports been submitted in a timely manner?
- How was it determined that the canopy of the replacement trees in their current location will approximate the 2007 tree canopy and screening from Seventeen Mile Drive?
- Does the Planning Department consider the conditions of PLN100418 to be fully met?

Sincerely,



Dale Ellis  
Director of Planning and Permit Services

DLE:ncs

cc: Mr. Sam Reeves