

Attachment I
Miscellaneous Project Correspondence
Dated June 9, 2009
through January 21, 2012

Signal Hill, LLC
PLN100418

ZANDER ASSOCIATES

Environmental Consultants

October 22, 2009

Samuel T. Reeves
1176 Signal Hill Road
Pebble Beach, CA

Preliminary Biological Reconnaissance
1170 Signal Hill Road
Pebble Beach, California

Dear Mr. Reeves:

On October 6, 2009, I conducted a perimeter reconnaissance of an existing residential property adjacent to your residence at 1176 Signal Hill Road at Pebble Beach. Walking your property line to gain visual access, I evaluated biological resource conditions on the neighboring lot to the extent feasible without direct access on the ground. I also consulted available aerial photographs and other background documents. Following is my preliminary assessment.

Site Characteristics

The subject property (APN 008-261-007-000) is an approximately 2.13-acre existing residential lot with an existing house located at 1170 Signal Hill Road overlooking 17-Mile Drive and the Pebble Beach shoreline on the Monterey Peninsula (Figure 1). The property is situated in an older (ca 1950's) residential subdivision on sandy dune substrates between two existing golf courses: Spyglass Hill & Cypress Point. The property also sits near the base of Signal Hill Dune, a protected remnant of a once more extensive dune system that historically occurred along the Monterey Peninsula shoreline.

The existing residence, landscaping and associated use areas on the property occupy an approximately 0.45-acre graded pad adjacent to Signal Hill Road (Figure 2). Several mature trees including Monterey cypress (*Cupressus macrocarpa*) and eucalyptus (*Eucalyptus* sp.) are growing on the pad near the house. According to a July 2009 arborist's report, one dead Monterey cypress and one dead Monterey pine (*Pinus radiata*) were removed from around the house relatively recently (Forest City Consulting July 16, 2009). I observed the cut stumps of these trees in close proximity to the house during my reconnaissance. A sapling Monterey pine is also growing on the slope just southwest of the house (see Photo1).

West of the pad, the site slopes down toward 17-Mile Drive through sandy terraces that appear relatively undisturbed (see Photo1). However, on the day of my visit, there was some evidence of sand excavation and movement in the vicinity of flagged survey stakes on a lower terrace (see Photo 2).

4460 Redwood Hwy, Suite 16-240
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Telephone: (415) 897-8781
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Vegetation Types

The terraces and slopes below the residence are vegetated with a mix of native and non-native species typical of coastal dune scrub habitats including coyote brush (*Baccharis pilularis*), seacliff buckwheat (*Eriogonum parvifolium*), mock heather (*Ericameria ericoides*), sand dune sedge (*Carex pansa*), Mediterranean beach grass (*Ammophila arenaria*) and iceplant (*Carpobrotus* spp.) (see Photo 3). Sparsely vegetated open sandy areas, also characteristic in native dune landforms, also occur patchily on the slopes (see Photo 4).

Special-Status Species

Several species of plants and animals that are listed, proposed for listing, or candidates for listing as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS) and/or California Department of Fish and Game (CDFG), along with other special-status species are known to occur on dune substrates in the vicinity of the property. Such species include Tidestrom's lupine (*Lupinus tidestromii*) and beach layia (*Layia carnosa*), both state and federally listed endangered species; sand gilia (*Gilia tenuiflora* ssp. *arenaria*), federally endangered and state threatened; Monterey spineflower (*Chorizanthe pungens* var. *pungens*), federally threatened; black legless lizard (*Anniella pulchra nigra*), and coast horned lizard (*Phrynosoma coronatum frontale*), both CDFG Species of Special Concern.

Both seasonal and access limitations precluded any direct surveys for these species, but conditions on the on the subject property appear suitable to support at least some of them. In addition, anecdotal evidence from members of your family indicates that black legless lizards may be relatively common in the area. Focused, seasonally timed surveys would be required to adequately document presence or absence of special-status species on the site.

Environmentally Sensitive Habitat Areas

The property is in the coastal zone and is subject to the land use guidelines set forth in the Monterey County Local Coastal Program (LCP) and the Del Monte Forest Area Land Use Plan (LUP) (September 1984). Of particular importance to development within the coastal zone is the presence of environmentally sensitive habitat areas (ESHAs), which are protected through specific policies in both the LCP and the LUP. The California Coastal Act defines ESHA as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5). The Del Monte Forest LUP elaborates on this definition by specifically stating that ESHAs "include rare, endangered, or threatened species and their habitats; other sensitive species and habitats such as species of restricted occurrence and unique or especially valuable examples of coastal habitats...." The LUP then references "a complete listing" of ESHAs in the Del Monte Forest Area included as an appendix (Appendix A of the LUP). In addition to several of the species noted above, Appendix

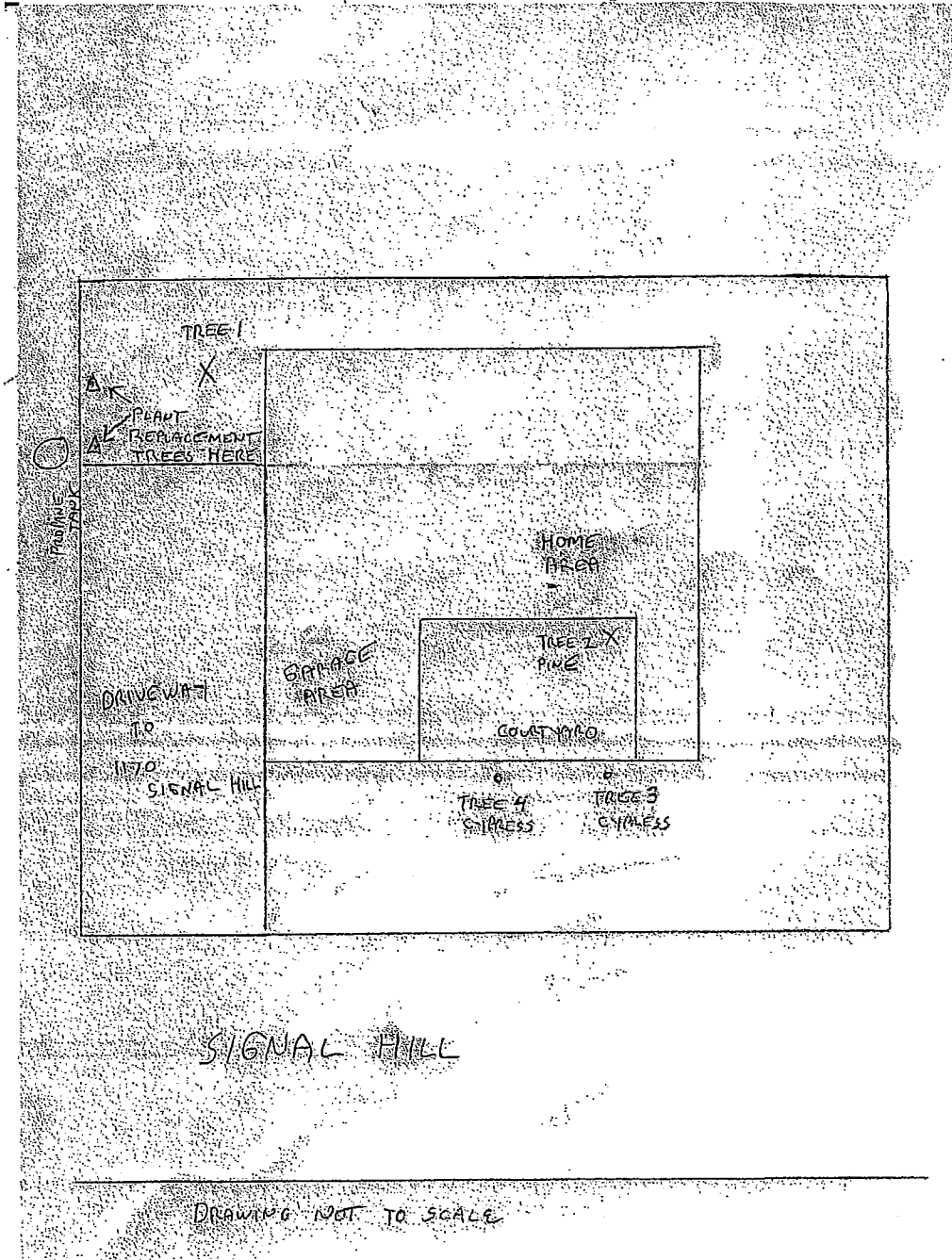


- 3) Have a certified arborist or forester inspect these trees for a period of three years. Inspections should occur on an annual basis. After each inspection, a report including photos should be submitted to the Pebble Beach Company.
- 4) In the event that a replacement tree dies, it will need to be replaced with another cypress and monitored for three years after replacing.

Sincerely,

Matt Horowitz
Certified Arborist/Utility Specialist #WE3163AU

Attachment 1 Site Map



A the LUP also lists "remnant dunes where the natural landform is stabilized by Monterey pine or other native vegetation" as ESHA.

In practice, the ESHA definition has been applied to any occurrences of special status species and important habitats in the Del Monte Forest Area regardless of whether they are included on Appendix A or mapped in the LUP. Under the broadest interpretation, any remnants of the former dune system associated with Signal Hill may be considered ESHA, which could include most of the previously undisturbed portions of the subject property. In a 2007 response to a proposal for expansion of an existing residence on a neighboring property (1158 Signal Hill Road), Coastal Commission staff concluded that the "...entire site is an environmentally sensitive habitat area (ESHA) under the LCP...."

Significant disruption of ESHA for non-resource dependent uses (e.g. residential development) is generally not allowable under the Coastal Act; Monterey County LCP policies typically require strict avoidance of ESHA. Only uses compatible with restoration and enhancement of remnant native sand dune habitat such as low-intensity scientific, educational or recreational activities are permissible under the Del Monte Forest LUP (Policy 18). On the neighboring property referenced above, Coastal Commission staff suggested that "...any expansion beyond existing developed areas on this site cannot be rectified to the LCP's ESHA protection policies as it would both remove ESHA and result in impacts that would significantly degrade remaining habitat on site and adjacent to it."

Conclusions

The approximately 2.13-acre parcel at 1170 Signal Hill Road is occupied by an approximately 0.45-acre graded pad, an existing single family residence and landscaping adjacent to the road. The remainder of the site consists of remnant native dune landforms occupied by coastal dune scrub vegetation. Invasive, non-native species such as Mediterranean beach grass and iceplant have colonized the terraces and slopes below the existing house but have not obscured signature coastal dune elements; these areas are excellent candidates for dune habitat restoration.

Any proposed new residence on the subject property would likely be restricted to the area currently occupied by the existing residence, driveway and other residential features. Extending beyond this footprint could result in impacts that could further compromise native dune substrates and may be considered "significant disruption of ESHA" under strict interpretation of the LUP. LUP Policy #16 allows for development on lots of record in dune areas adjacent to 17 Mile Drive provided that new adverse impacts are prevented and enhancement measures are instituted as part of the development proposal. As Coastal Commission staff stated in the April 2007 comment letter on proposed expansion of the residence at 1158 Signal Hill Road, "...ESHA policies in the LCP require that development associated with existing properly permitted residential sites in ESHA be limited to the existing developed footprint, and that areas outside of that footprint be maintained (and restored and enhanced) as ESHA...."

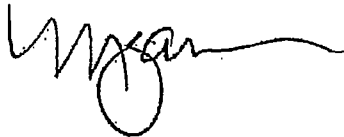
Sam Reeves
October 22, 2009
Page 4

Zander Associates

Focused, seasonally-timed surveys for special-status species would probably be required before any plans for redevelopment of the property could be approved. Locations of any special-status species, or possibly even suitable habitat (e.g. in the case of the legless lizard) identified on the site would probably need to be avoided through project design.

Please call me if you have any questions regarding this assessment.

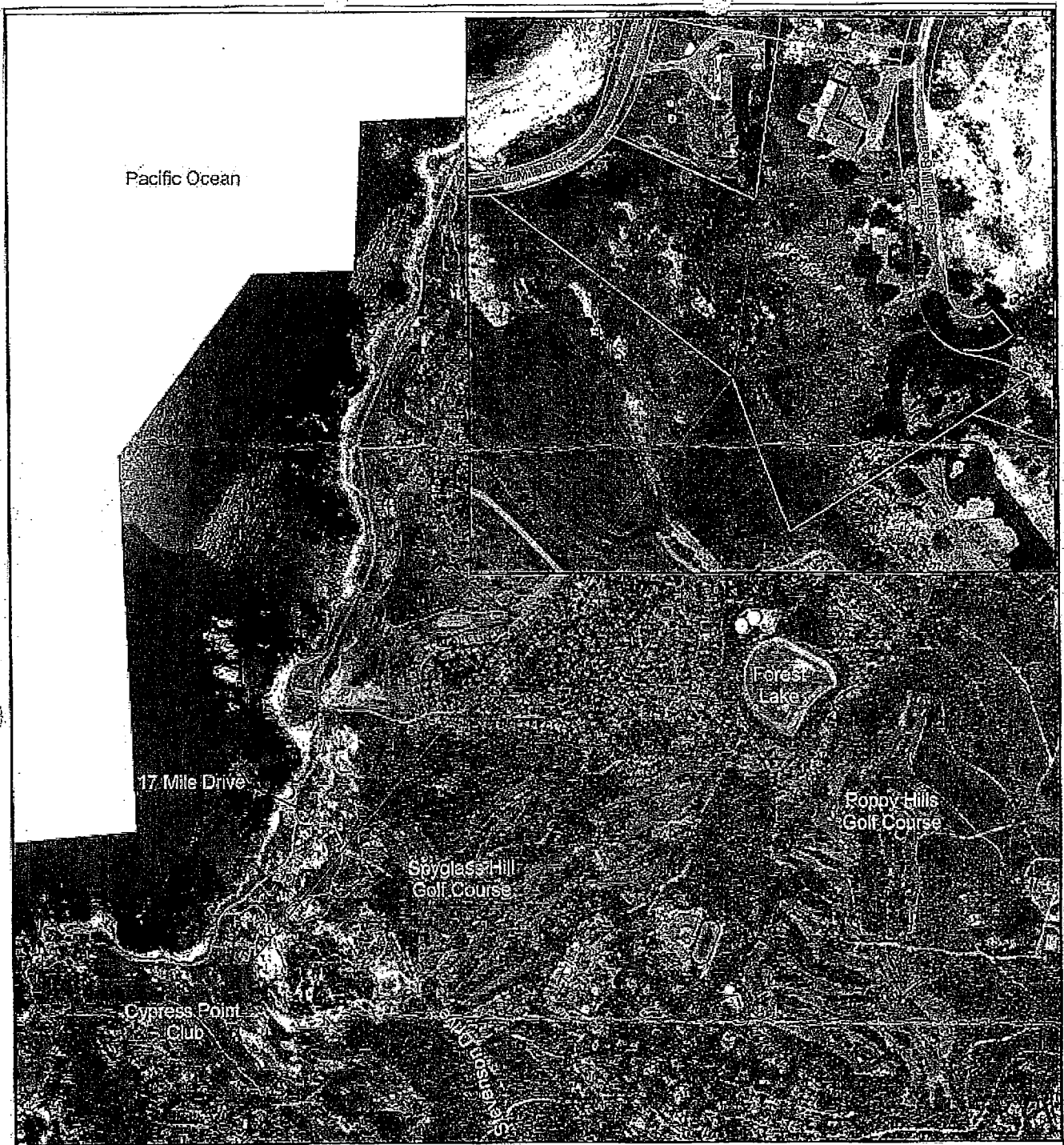
Sincerely,

A handwritten signature in black ink, appearing to read "Michael Zander", with a large, stylized flourish at the end.

Michael Zander
Principal


Attachments

cc: Jason Retterer, Lombardo & Gilles



1 inch equals 1,667 feet.

Legend

 Property Boundary



Zander Associates
 Environmental Consultants
 4460 Redwood Hwy, Suite 16-240
 San Rafael, CA 94903



Site Location:
 1170 Signal Hill Road
 Pebble Beach, California

Date: 10/09

Figure
 1



Legend

-  Developed Area
-  Property Boundary

1 inch equals 58 feet



Zander Associates
Environmental Consultants
4460 Redwood Hwy, Suite 16-240
San Rafael, CA 94903

Existing Conditions: Aerial View
1170 Signal Hill Road
Pebble Beach, California

Date: 10/09

Figure
2

Site Photographs
1170 Signal Hill Road

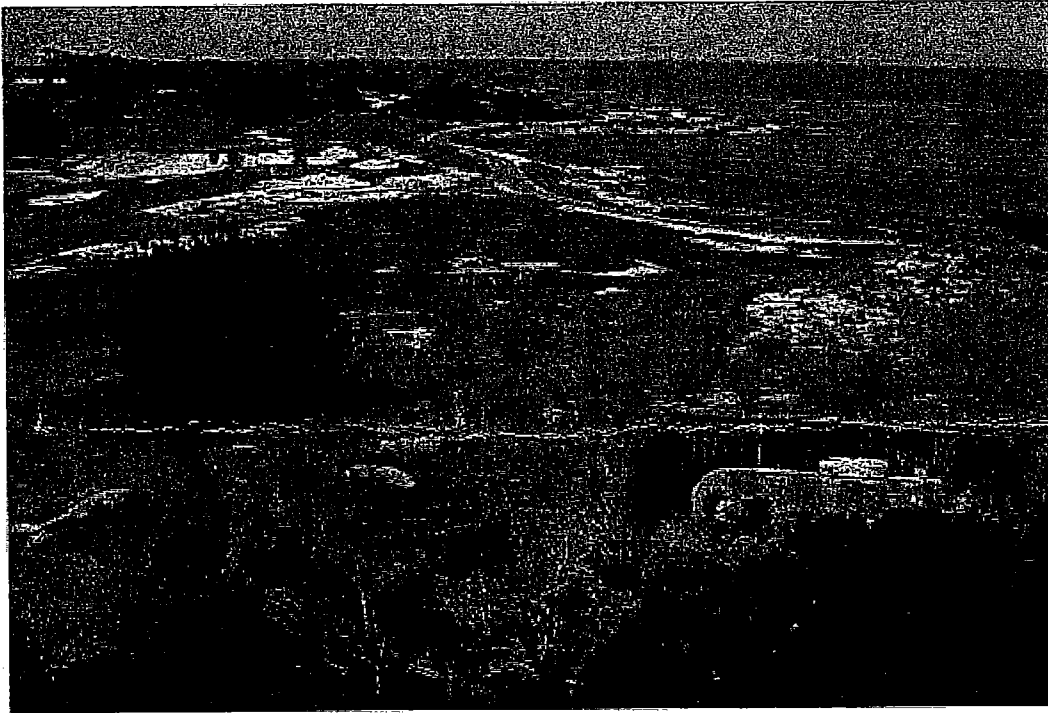


Photo 1: View of slopes from 1170 Signal Hill Road down toward 17-Mile Drive



Photo 2: First terrace directly below residence with indications of sand movement.

Site Photographs
1170 Signal Hill Road

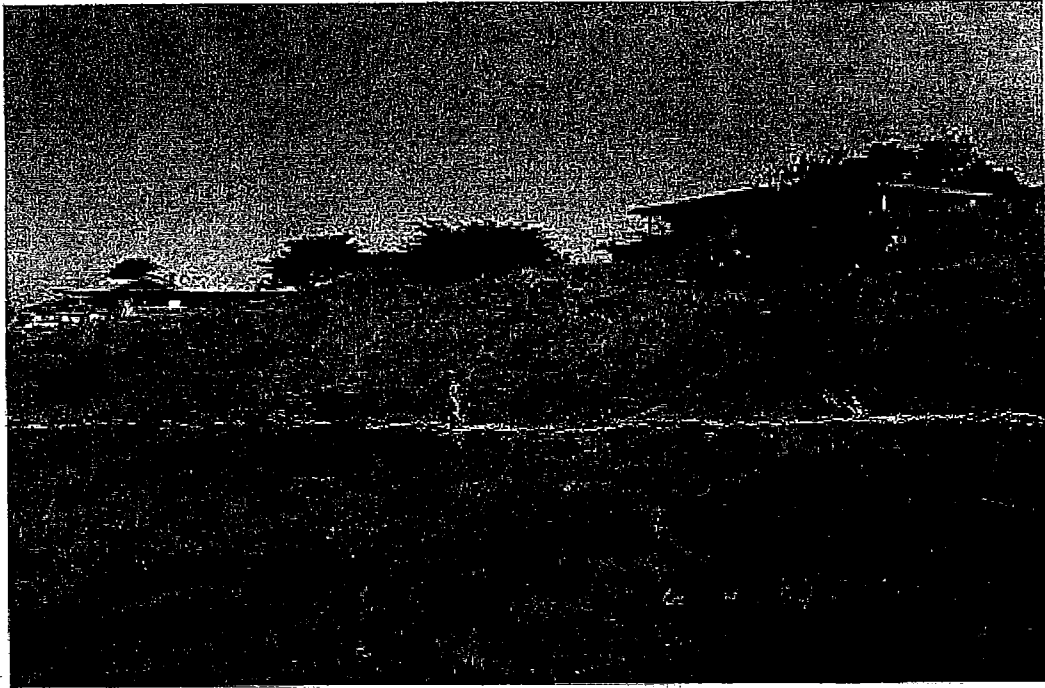


Photo 3: Slopes below residence with coastal dune scrub vegetation

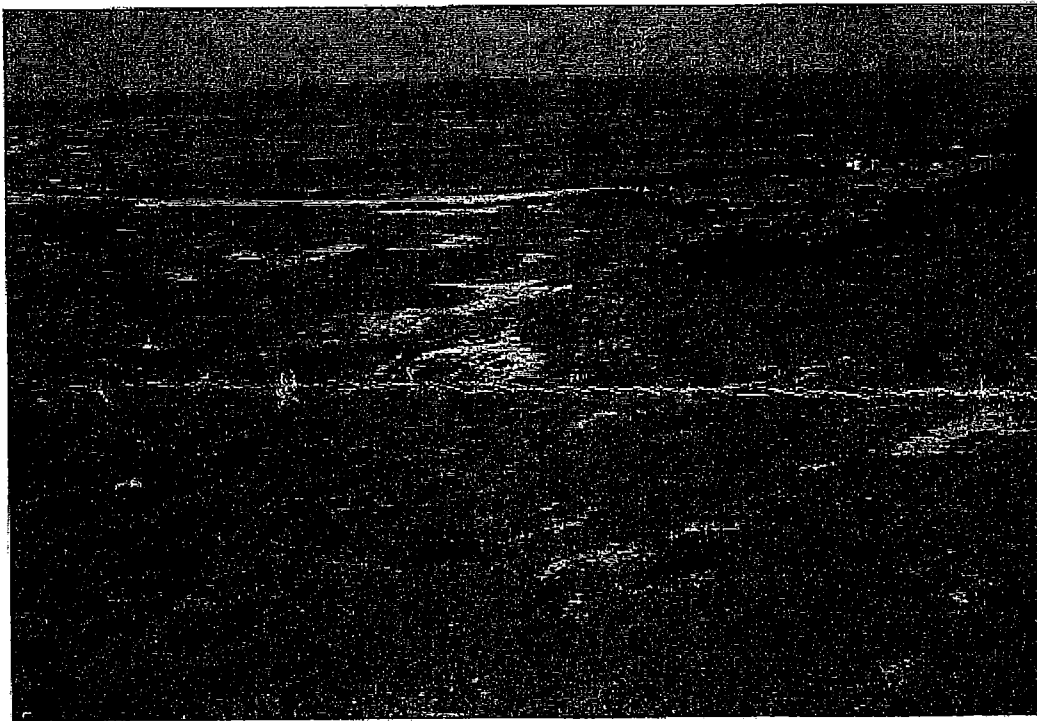


Photo 4: Open sandy areas in a matrix of dune scrub and iceplant on slopes below residence

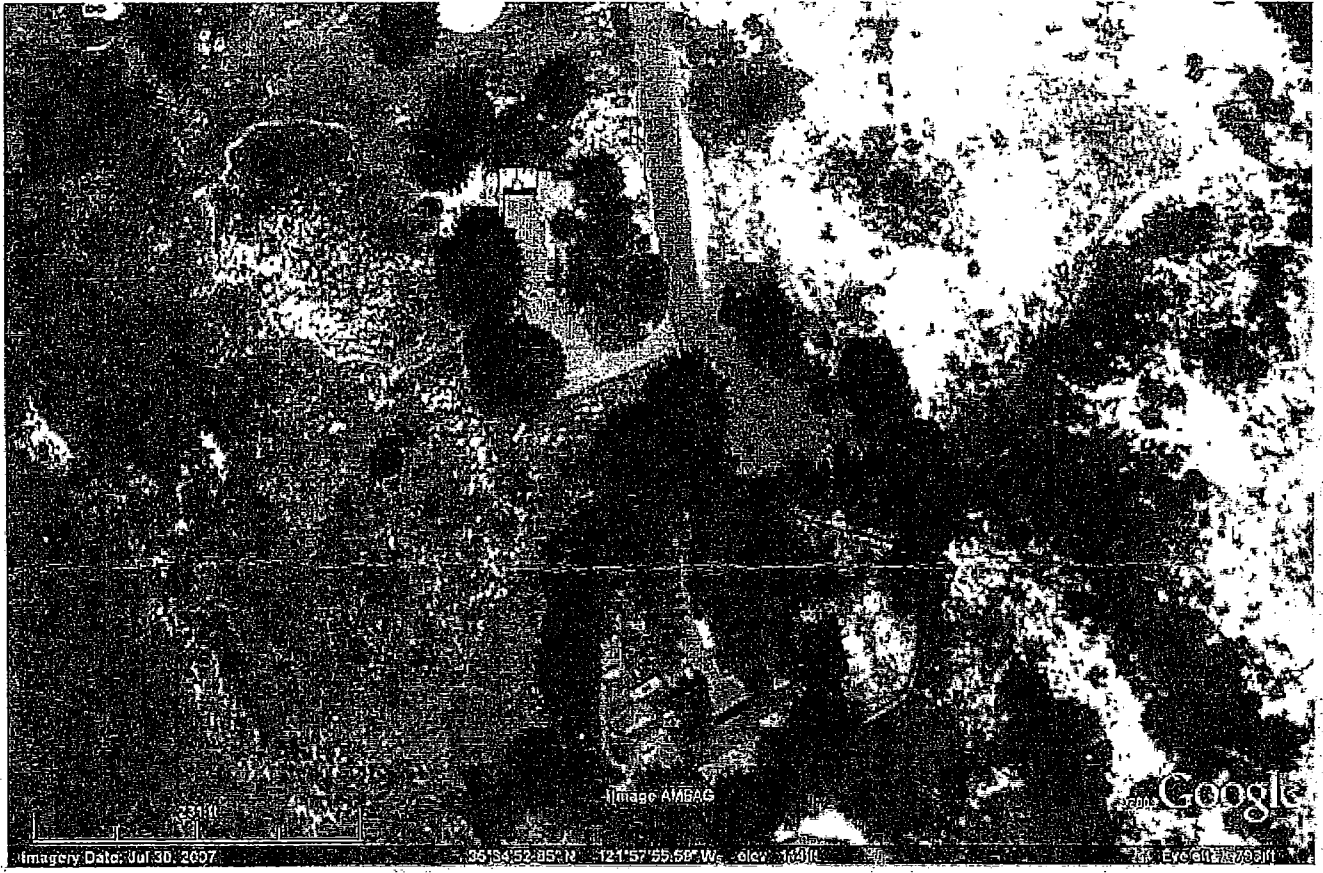


Image AMEAG

Google

Imagery Date: Jul 30, 2007

35°54'52.85"N 121°57'55.58"W elev: 144ft

Eye alt: 8093ft

ANTHONY LOMBARDO & ASSOCIATES
A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
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P.O. Box 2330
SALINAS, CA 93902
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FAX (831) 751-2331

January 31, 2012.

File No. 01599.001

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

Re: **Signal Hill LLC (Mehdipour)/PLN100338**

Dear Mike:

As you may recall, Massy Mehdipour proposes to demolish the historically significant Connell house on Signal Hill and replace it with a 15,000 square foot home constructed (at least partially) on the Signal Hill Dune complex which is considered ESHA. Ms. Mehdipour (or her agents) illegally removed several mature, native Monterey Cypress trees and disrupted the dune habitat so she could argue the buildable area on the lot is much larger than it really is.

I have written several times expressing my concerns with this project and have suggested that the appropriate course of action would be to take the application directly to the Planning Commission for denial based on the loss of the historic resource, disruption of ESHA, incompatibility with the neighborhood and inconsistency with the Del Monte Forest Land Use Plan. I still believe that is the best course of action.

The application is currently incomplete due to the fact that Ms. Mehdipour still has not restored the property as required by the County Code. It is apparently the Department's intention, based on a recent communication with Delinda Robinson, to wait until the application is deemed complete (whenever that might be) and then prepare an initial study. Based on the obvious and numerous significant and unmitigable impacts including demolition of a historic structure, development on ESHA and the inconsistency of the project with the Del Monte Forest Land Use Plan, the County would have to require the preparation of an EIR.

As mentioned, the Connell house that Ms. Mehdipour proposes to demolish is a significant historic resource. As part of the application process, Ms. Mehdipour hired Dr. Anthony Kirk to prepare an historic assessment of the property. In October 2010 Dr. Kirk prepared a Phase One Historic Assessment of the Connell house and concluded that the house, designed by the renowned American architect Richard Neutra, appeared to be eligible for listing in the California Register of Historical Resources at the local level under Criterion 3, as an important example of the American International, or Contemporary, style of architecture. That report was submitted by Ms. Mehdipour as a part of her application. When Ms. Mehdipour was informed of the significance of the home by the County, she then hired Ms. Sheila McElroy of Circa to refute Dr. Kirk's findings. On August 4, 2011 the HRRB considered this issue and reviewed the

Mr. Mike Novo
Monterey County Planning
January 31, 2012
Page 2

findings of both Dr. Kirk and Ms. McElroy and found, as had Dr. Kirk, the Connell house to be significant under Criterion 3 of the CRHR.

There is substantial evidence in the record from recognized experts (Dr. Kirk and the County's HRRB) that the Connell house is a historic resource. Ms. McElroy's attempt to refute their findings does not dismiss that evidence. There is also a growing body of evidence in the record of the significance of the Connell house, including correspondence from Richard Neutra's sons and from Thomas S. Hines, University of California, Los Angeles, professor of history and architecture emeritus and author of *Richard Neutra and the Search for Modern Architecture*. Mr. Hines is clear in his opinion that "it [the Connell house] is an important work that needs protection, support, and appreciation" and that he strongly disagrees with the Ms. McElroy's opinion that the "... Connell house is of marginal significance."

- CEQA Guidelines Section 15064.5(a) (3) states "... a resource shall be considered to be "historically significant" if the resource meets the criteria for listing on the California Register of Historic Resources." The County's HRRB has found that Connell house meets that criteria and so the Connell house must be considered to be a historic resource for the purpose of CEQA.
- Section 15064.5(b) goes on to state that a project that demolishes a historic resource is a "...significant adverse effect on the environment" and that the lead agency must identify mitigations to reduce "adverse changes in the significance of the resource." Demolition cannot be mitigated to a level of insignificance. An EIR is required.

Through the EIR all of the adverse effects of the project including the tree removal and dune damage, failure to restore, loss of ESHA, loss of the historic resource, neighborhood compatibility, and impact on public viewshed can be fully examined.

I still believe the proper course is to go directly to the Planning Commission with a recommendation to deny the project. But barring that, the County should inform the applicant that an EIR is necessary and determine whether she wishes to proceed with the preparation of one in light of the significant and unmitigable impacts associated with this project.

Sincerely



Anthony L. Lombardo
ALL:ncs

cc: Mr. Sam Reeves
Supervisor Dave Potter
Ms. Delinda Robinson
Ms. Meg Clovis
Dr. Anthony Kirk

Anthony L Lombardo
Jeffery R. Gilles

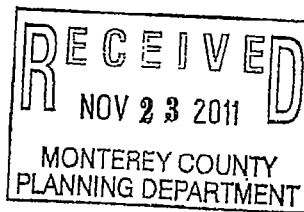
Dennis C. Beougher
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Amy Purchase Reid
Jason S. Retterer
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November 22, 2011



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File No. 01599.001

Ms. Delinda Robinson
Monterey County Planning
168 W. Alisal Street, Second Floor
Salinas, CA 93901

Re: **Signal Hill LLC/PLN100338/1170 Signal Hill, Pebble Beach**

Dear Delinda:

It was good to hear your comments to the Del Monte Forest Land Use Advisory Committee last Thursday regarding restoration.

As I recall, you told the Committee that the application could not and would not be deemed complete until the property had been restored to its pre-violation state. It is very clear from the aerial photographs from 2007 to 2009 (copy attached) that there has been major tree removal and major disruption of the dune habitat. The planting of five seedlings in areas outside the proposed house site is not, under the terms of the County's own ordinance, restoration. As you heard at the LUAC, the applicant intends to bring in large box trees as part of the project. We are also aware that the Cypress Point Club may have trees that could be transplanted as well. There is no reason other than Ms. Mehdipour trying to protect her illegally expanded building pad that large trees should not be planted in the location of the trees that were removed. Additionally, the dunes that have clearly been disrupted, should be fully restored. It is interesting to note that the project plans indicate and it was stated at the LUAC meeting that the dune restoration would occur if the project were approved. That is not restoration in the terms of the County's own ordinance. Please notify us in writing (email is fine) when the County receives a proposed restoration plan and when that plan is approved.

It was also discussed at the LUAC meeting and is clearly documented in your files that the existing house is historically significant. As indicated by the comments from the Parks Department, an environmental impact report will be required before the County can consider demolition of the house. We agree that under the requirements of CEQA, an EIR is required. The EIR should also address all of the issues related to the project, including the numerous public policy issues that have been raised over development in environmentally sensitive habitat and protection of the public viewshed as well as neighborhood compatibility.

Ms. Delinda Robinson
Monterey County Planning
November 22, 2011
Page 2

It is our continuing belief, however, that the project as a whole is so flawed that it should simply be taken to the Planning Commission for denial. As has been stated in our previous correspondence, the project is incompatible with the neighborhood, inconsistent with the Del Monte Forest Land Use Plan and proposes to demolish an historic structure. Rather than continuing down the path of an environmental impact report and what have amounted to minor project revisions to supposedly allay the public's concerns, the matter should simply go to the Planning Commission for denial.

Sincerely,

Lombardo & Gilles, LLP



Dale Ellis
Director of Planning and Permit Services

DLE:ncs

Enclosures

cc: Mr. Sam Reeves
Supervisor Dave Potter



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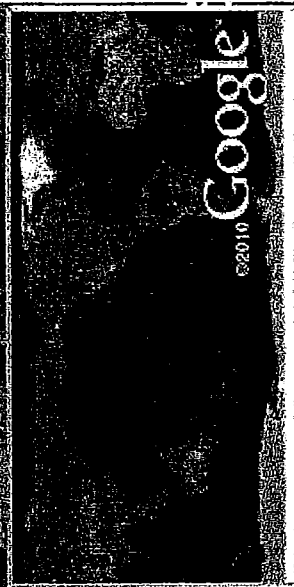
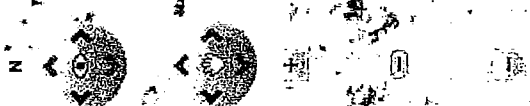
Eye alt. 1883 ft

Image A/B/E/G

36°34'53.99" N 121°57'55.69" W altov 110 ft

254 ft

Imagery Date: Jul 30, 2007



Imagery Date: Sep. 30, 2009 $36^{\circ}34'53.69''$ N $121^{\circ}57'56.76''$ W 6987 ft



From: Martin Fenton [mfenton@SRG-LLC.com]
Sent: Wednesday, November 16, 2011 9:48 PM
To: Robinson, Delinda x5198
Subject: Neutra / Connell House - Pebble Beach

Dear Delinda:

The other day I was walking on the 17 Mile Drive and noticed, to my horror, an aggregation of story poles around the classic Neutra house that is up on the dunes. I was also appalled to see that the site had been denuded of some specimen trees that are so prized in the coastal zone.

It would appear that the proposed house, and it could hardly be viewed as an improvement, would be two or three times larger than the Neutra house and thus significantly out of scale for the area.

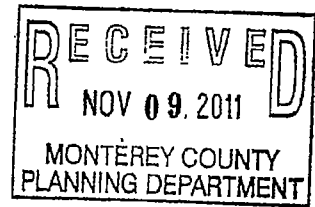
We have always treasured the unique environment that consists of the Del Monte Forest and especially the coastal zone and we have, unfortunately, been somewhat less than diligent in the past in our preservation efforts. So it would be a shame to allow such a huge house dominate that site and its neighbors. There are places in the forest for very large houses, but let us not allow such an intrusion into this area.

There is an old mantra that comes to mind: "We do not inherit this land from our forefathers; rather we borrow it from our children". Thus, as stewards of this land, we should ask the owner to exercise discretion and respect for the historical significance of this Richard Neutra house.

Thanks for your attention to this matter,

Martin Fenton

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Delinda Robinson
Monterey County Planning
168 West Alisal Street, Second Floor
Salinas, CA 93901

November 8, 2011

Dear Ms. Robinson:

It has been almost a year since I first wrote to you about my concerns for the Massie Mehdipour proposed house on Signal Hill Road, Pebble Beach. For the third time story poles have been installed for the new and smaller Lageretto-designed house. I drove up to Signal Road recently and was appalled to see that the new design still encompasses most of what looks like the buildable area of the small property. What also struck me was how incredibly well the present house fits unobtrusively into the landscape.

One can expect the present house would be appropriate for its environment. The house was designed by Richard Neutra, the famous Modernist architect. His specialty was to specifically design a house to fit into its natural environment. With the house as it now stands, Neutra has definitely achieved his goal. In contrast, the design of the proposed three-level 11,933 square foot dwelling ignores the sensitive and beautiful surroundings. It still stands out like a sore thumb when seen from the 17-mile drive.

The Mehdipour property is surrounded by an environmentally sensitive area, with wetlands and endangered species. Can you imagine the potential damage to this area with all the heavy equipment necessary for building?

When I want to remove a dead Monterey pine it usually takes several months and considerable expense to go through the permit process with the County and Pebble Beach Company. Ms. Mehdipour did not have this problem. She just went ahead and removed two beautiful healthy old Cypress trees without benefit of the required permits. No excuse she could give can justify this defiant and arrogant behavior. Her destruction of the dune is also curious. How did she get away with these outrages to the environment?

Kindly do everything in your power to stop this ridiculous and inappropriate project.

Thank you for your consideration.

Yours very truly,

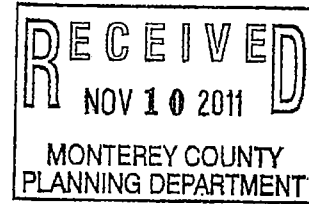
Marion Moore Cope
Mrs. Newton A. Cope, Sr. (Marion Moore Cope)
1143 Porque Lane, Pebble Beach, CA 93953
(Mailing address: 1000 Mason Street, San Francisco, CA 94108)

Robinson, Delinda x5198

From: Tony Ridder [tridder@yahoo.com]
Sent: Monday, November 07, 2011 5:18 PM
To: Robinson, Delinda x5198
Subject: Mehdi pour Project in Pebble Beach

I understand the house is now proposed at 12,000 sq ft instead of 13,500 which was the previous proposal. The objections I have written you twice still stand. The house building site is more than twice the existing building site, the house is significantly too large for the site and the surrounding area(three times the existing house), she illegally cut down healthy cypress trees with unlicensed tree people so that she could expand the building site for which she should not be rewarded and she has in a major way tampered with the dunes. My previous letters are still valid and a 10% reduction in the house size is irrelevant. Tony Ridder

Delinda Robinson
Monterey County Planning
168 West Alisal Street, Second Floor
Salinas, CA 93901



November 7, 2011

Re: Proposed 1170 Signal Hill residence

Dear Ms. Robinson,

I am a resident of Pebble Beach and currently reside on Bird Rock Road. I lived on Signal Hill Road from August 2007 until March 2009. I wish to express my objection to the proposed 12,000 square foot residence being considered by the Planning Commission. My objection is based on the following:

Proposed Scale Relative to the Current Ridgeline: The proposed house is considerably larger than the current residence and the profile is considerably more prominent than the current structure. This profile will obscure the view coming down the equestrian trails something I have enjoyed since I first began vacationing in the area almost 20 years ago. (See photo A: view from the Equestrian Trail)

Removal of Historic Cypress Trees: Because I lived on Signal Hill Road for over a year and a half, I am very familiar with the prior appearance of property. When we moved onto Signal Hill Road in August 2007, there were several Cypress trees on the ocean side of the existing house. The one tree closest to the ocean was singed by fire in July 2007. Around the time that we moved from the house, at least two of the mature Cypress trees were cut down presumably in preparation for the proposed residence. Both trunks remain on the property and lie within the proposed structure (See photo B: Photo of trunk of Cypress tree within story poles)

Disturbance of Dunes: Again, because I lived on Signal Hill Road, I am quite familiar with the prior contour of the land. There has been ongoing recontouring of the dunes, even as recently as the past four months, presumably to prepare for the building of the new residence. It is remarkable and ironic that the flattest portions of the lot now correspond with the proposed residence. (See photos C & D)

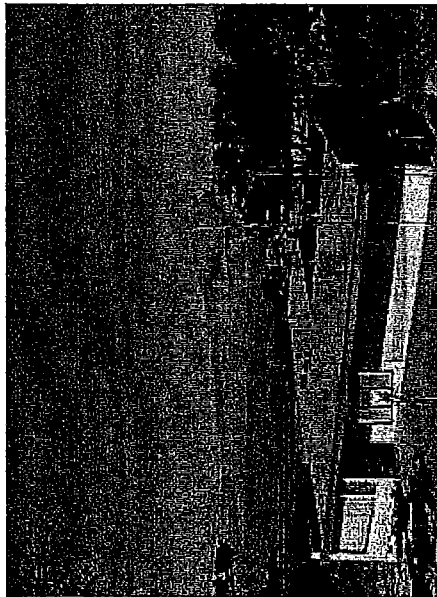
Permitting this residence will set a precedent which allows land owners to remove or disturb natural phenomenon, whether trees, plant life, or dunes; in order to suit their private building project with no consideration for the public view or for the natural resources which make our community so unique and one of the most beautiful places in the world.

I trust you will consider the significant impact this will make on the natural beauty of Signal Hill Road and the corresponding views from the 17 Mile Drive and the equestrian trails as you make this decision.

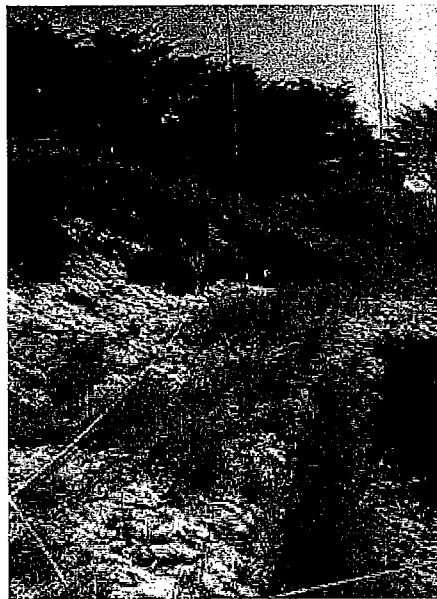
Respectfully submitted,

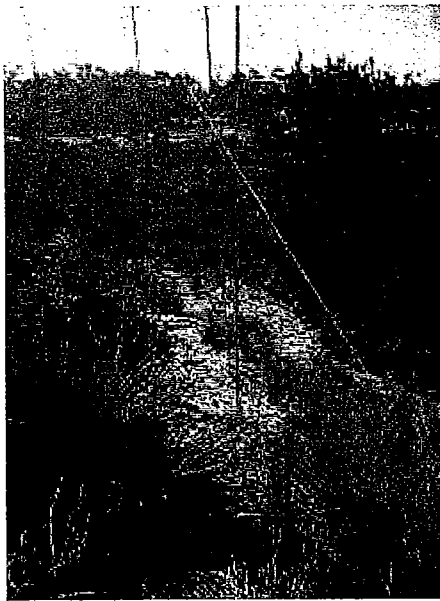

Liz Hulme

Enclosures - PHOTOS A, B, C, D









SANDRA S. LAUGHLIN

August 1, 2011

Dear Ms. Robinson,

Having been a part of the visiting groups to Pebble Beach since 1975 and now living in Pebble Beach for 20 years, I feel I need to voice a strong objection to the property on Signal Hill Road that has very tall orange netting that looms over the dune crest and that seems to engulf a very large part of the dune area below.

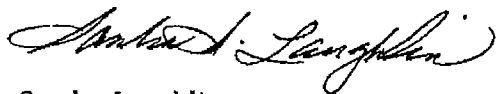
I am an avid birdwatcher with California Audubon Society and The Nature Conservancy. When we are birdwatching and walking along the picturesque walk from Spanish Bay to Fan Shell Beach, are you aware that when one is way north of say #9 PB sign, one can see this very same Signal Hill orange netting? (unless someone has lowered it)

And so, alas, I have been hearing many comments about this particular property. I feel I need to speak for many residents and visiting birdwatchers, when I say, that I have never noticed this rather large house that sits on the property now. I thought it a much smaller home. It seemed so much smaller because there were, I guess 2 maybe as many as 4 large Monterey Cypress Trees that shaded this existing house. The large White Tailed Kite nested and perched in those very same Signal Hill trees. The information for the Xmas Bird Count of Monterey County has been to go to the Fan Shell Beach and look up to dunes for the rare Kite. (not to mention all sorts of other wildlife)

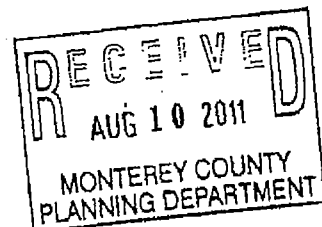
The existing house seems large as it is now. Then, when you see how much higher and longer the orange netting goes, I can see why someone would ask me about a new hotel in Pebble Beach. In closing there are so few natural dunes left in Pebble Beach. This is one of the special ones. Seems like it would be a good idea for this owner to either build on the footprint of the existing house or build in another less sensitive habitat location.

Thank you for your time.

Best Regards,



Sandra Laughlin



**Peter K. Barker
1125 Porque Lane
Pebble Beach, CA 93953**

July 28, 2011

Mike Novo, Director
Monterey Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Re: 1170 Signal Hill Road

Dear Mr. Novo,

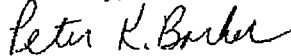
I am a resident of Pebble Beach at 1125 Porque Lane. We have watched with great interest what is happening at 1170 Signal Hill roach, which is directly across the Cypress Point Golf course from our house.

Now that the "story poles" are up, it's time to weigh in with you and the county.

- 1) They have cut down protected cypress trees. They have used the excuse that this was because of fire danger, which was not the case.
- 2) They have disturbed the natural dune with earth moving equipment, for which they had no permit.
- 3) They seem intent on building an enormous house, completely out of scale with the rest of the neighborhood.

We strenuously object to what is being proposed. Our neighborhood will be harmed. The proposed structure looks like the Pebble Beach Hotel, rather than a home in a residential neighborhood. We would ask that the county discharge its responsibility and deny the permit application.

Sincerely,



Peter K. Barker

cc: Supervisor Dave Potter
Delinda Robinson, Senior Planner, Monterey County



To Ms. Delinda Robinson,

I am contacting you in regards to the proposed Signal Hill development. My name is Merlyn Felton. From 1976 through 1985 I worked with the Santa Cruz Predatory Research Group on the recovery of the endangered Peregrine Falcon. Since that time my primary function has been monitoring the wild population. Since the early nineties there has been a Peregrine Falcon holding a winter territory in the Signal Hill area. I cherish the fact that I am one of the fortunate ones to work in the area and travel 17 Mile Drive almost daily. When looking for the Peregrine I always begin in the Fanshell Beach area, one of the gem spots along 17 Mile Drive, itself one of the gem spots of the world. A much favored hunting position was the large mature Monterey Cypress trees on Signal Hill. I was sickened the first time I saw those beautiful endemic protected trees taken out. Now, in their place, I see enough orange plastic to seemingly outline a football stadium. What is going to happen to one of the special scenic areas on earth?

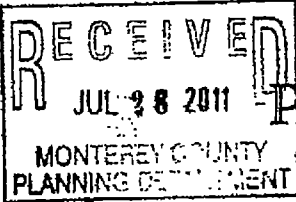
Thank you for taking the time to read this.

Mr. Merlyn Felton
concerned citizen and naturalist
2015 School Road
San Juan Bautista
California 95045

RECEIVED

JUL 27 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT



P. Anthony Ridder

July 26, 2011

Dear Ms. Delinda Robinson

I Am very much opposed to the
Mehdipour Project in Pebble Beach.
She should not be rewarded for
illegally cutting down beautiful
cypress trees so that she can
increase her footprint from the
existing 2500 sq ft. to the
proposed 5000 sq ft. footprint.
I look at the orange netting
and the proposed house would
be an eyesore for residents
and visitors who drive the
17 miles drive.

In addition since I am a

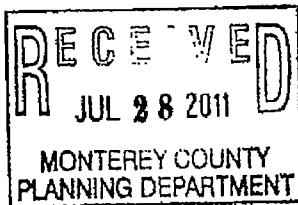
P. Anthony Ridder Pg 2

Neighbor she has illegally
CAQ:1) done substantial moving
and grading in the sensitive
dunes around her house. There
is now a big ugly pile of sand
that we look at.

This proposed house would
be out of character and
size for the site that she
now owns.

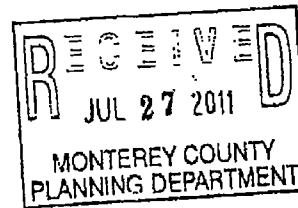
Sincerely

Tony Ridder



July 26, 2011

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



Re: **Mehdipour House; Signal Hill**

Dear Mr. Novo:

It is my understanding that Massy Mehdipour has resubmitted plans for a new house on Signal Hill. The proposed house is only slightly smaller than the house plan that was previously submitted. The issues are the same.

The average house on Signal Hill is about 3,800 square feet. The existing Mehdipour house is 3,300 square feet. The proposed house is nearly four times the average size of homes on Signal Hill and about two and one-half times the size of the largest home on Signal Hill. A house as large as the one proposed will be grossly out of scale and incompatible with the neighborhood.

Signal Hill Road is often used by the public to gain a broader view of the Cypress Point area. Visitors drive up Signal Hill Road, park at the top and enjoy the panoramic view. The area above Signal Hill is a part of the Pebble Beach Trail System and is routinely used by hikers and horseback riders. The Signal Hill neighborhood is also highly visible from 17 Mile Drive and a public parking lot on the west side of 17 Mile Drive just north of Cypress Point. The proposed house will be highly visible and clearly noticeable to the public as being large and out of scale with the neighborhood. It will clearly detract from the public's viewshed.

Over the past few years, Ms. Mehdipour has caused a great deal of work to be done on the property that has resulted in the illegal removal of large native Monterey Cypress trees and destruction of dune habitat directly behind her home. The only reason that has been done, it seems, is to make an argument that a larger portion of the property can now be developed because of the disturbed area. There are aerial photographs in your files from 2007 that clearly show what the true disturbed area was. Ms. Mehdipour should not benefit from her violations. Any new house to be built on the property should be limited to the area that was clearly disturbed before 2007.

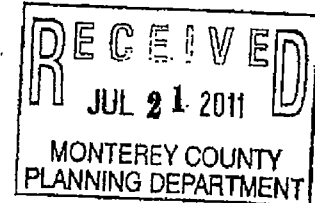
Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Hulme".

Elizabeth Hulme

CC: Supervisor David Potter
Delinda Robinson
Charles Lester, California Coastal Commission

Charlene George
27812 Crowne Point Drive
Salinas, CA 93908



July 20, 2011

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

Dear Mr. Novo:

I am writing to you today to express my opinion regarding the new erected story poles for the house at 1170 Signal Hill Road. I work in Pebble Beach and take 17 Mile Drive on my way to work. The story poles for this home remodel are clearly out of scale with the rest of the neighborhood.

The view I am so fortunate to experience on my way to work each day of the dunes from 17 Mile Drive would be obstructed if this proposed remodel were approved. Already there has been damage in the dunes and trees have been removed which unfortunately is visible from 17 Mile Drive in preparation for this remodel.

Permitting this remodel will set a precedence allowing landowners to remove and disturb our nature beauty. I am not against remodeling or improving one's home. However, to change the footprint in this magnitude while destroying a beautiful historic view, in my opinion, would be a tragedy not only for visitors to the forest, but also for the wildlife that frequents the area.

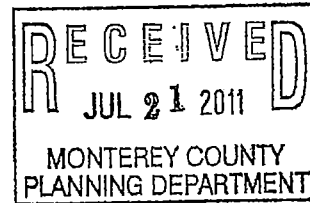
Sincerely,

A handwritten signature in cursive script that reads "Charlene George".

Charlene George

cc: Supervisor Dave Potter
Delinda Robinson
Charles Lester

SAMUEL T. REEVES
12167 TURTLE BEACH ROAD
NORTH PALM BEACH, FLORIDA 33408



July 19, 2011

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

Re: **Mehdipour House; Signal Hill**

Dear Mr. Novo:

I am writing to state my deep concern and opposition to the house proposed by Massy Mehdipour on Signal Hill. I own and live in the house immediately uphill from Ms. Mehdipour. The house as proposed is completely inappropriate for the Signal Hill neighborhood and the Cypress Point area.

According to public records, the existing house is approximately 3,300 square feet. The proposed house is just under 14,000 square feet, more than four times the size of her existing house. The staking and flagging that has been done on the property clearly shows that the size of the proposed house is completely out of character and out of scale with the neighborhood.

My understanding is that both the County and the California Coastal Commission place an extremely high value on preserving the public's viewshed. The existing Mehdipour house is fully visible from 17 Mile Drive and the public parking lot near Cypress Point. The existing scale and design blend well into the neighborhood and does not detract from the public's view. The proposed house will be highly visible from both 17 Mile Drive and the public parking lot near Cypress Point. Due to its massive scale and incompatibility with the neighborhood, the house will adversely affect the public viewshed. Signal Hill Road is heavily used by visitors to Pebble Beach. They drive up from 17 Mile Drive to the top of Signal Hill to enjoy the panoramic view from Cypress Point on the south, towards Spanish Bay on the north. A major portion of the public's view of the Cypress Point area from Signal Hill will be obliterated. There are public riding and hiking trails directly above Signal Hill that are routinely used by visitors and residents. The proposed house will also adversely affect those public views.

The Signal Hill area is recognized as an environmentally sensitive habitat due to the historic dunes in the area. It is my understanding that any development

Mr. Mike Novo
Monterey County Planning
July 19, 2011
Page 2

of the Signal Hill properties is to be limited to the historically disturbed areas of the property. It is well documented in the County's records that Ms. Mehdipour has, for at least the last four years, systematically removed major vegetation, including mature native Monterey Cypress trees and degraded the dune area in an effort to expand the "historically disturbed area" so she can build such a large house. No one should be allowed to benefit from such an egregious and blatant violation of the County's regulations.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Sam Reeves". The signature is written in dark ink and is positioned above the printed name.

Sam Reeves

cc: Supervisor Dave Potter
Ms. Delinda Robinson
Mr. Charles Lester

WILLIAM F. DOHR
245 Fischer Avenue, Suite C-1
Costa Mesa, California 92626



July 18, 1011

Delinda Robinson
Senior Planner
Monterey County RMA – Planning Department
Salinas, California 93901

RE: Massy Mehipour Application for 1720 Signal Hill Road,
Pebble Beach, California

Dear Ms. Robinson:

My company owns the home at 1123 Porque Lane, Pebble Beach, California overlooking the Cypress Point Golf Club and immediately to the west of the project referenced above.

It is my understanding that a hearing of the Advisory Committee will be held July 21, 2011, beginning at 3:00 p.m. at the offices of the Pebble Beach Community Services District at which time the applicant will seek approval of the project.

Based upon the information that has been provided to me, I would like to request disapproval of this project. Ms. Mehipour was previously denied permission to build a 16,000 square foot home on this sight, and now has made only nominal reductions to the proposed project in an effort to gain approval.

My understanding is that the new proposal involves construction of a three story, 12,400 square foot house, again on the bluff-top overlooking the bay. In reviewing the application, I would ask that you consider the following points:

1. Judging from the existing story poles the house will have a significant impact on the public view that is entirely inconsistent with the neighboring properties.
2. Virtually all of the homes in the Signal Hill area are less than 4,000 square feet or one-third of the size that Ms. Mehipour is proposing for the new construction.
3. While there is a legally disturbed habitat for the existing structure, I believe that the new residence will require a far greater encroachment on sensitive habitat than is currently permitted.

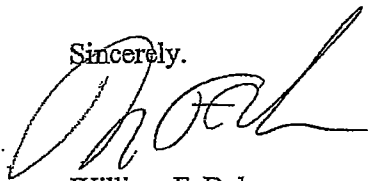
4. Having visited the area for several years now, it would appear that there has been a significant amount of illegal tree removal and disturbances of the dunes that will need to be restored. I believe that this remediation should occur prior to any new project being considered.

I would ask that this project be denied consideration until the habitat is restored and a home is proposed more in keeping with the low impact, low density nature of the area.

Please feel free to contact me at any time. My telephone number is 714.438.0604.

Thank you in advance for your consideration of my request.

Sincerely,



William F. Dohr
1123 Porque Lane
Pebble Beach, California 93953

WFD/b

via Federal Express.

Richard J. Barrett
3154 17 Mile Drive
Pebble Beach, CA 93953

July 18, 2011

Mr. Mike Novo
Director
Monterey County Planning Department
168 West Alisal Street
Salinas, CA 93901

Dear Sir:

I am writing to you as a concerned home owner in the Pebble Beach area regarding a potential construction project on a Signal Hill home owned by Massy Mehdipour. Recently, story poles were erected that highlighted the silhouette of her proposed renovation. I realize that the current proposal is a slightly smaller version of her previous submission, but the staggering proportion of the current project is still overwhelming and demonstrates a clear lack of understanding as to the appropriate scale and character of homes in the Forest area. In addition, it will tower over 17 Mile Drive and alter the public views in a particularly negative way.

As I understand the facts, the proposed three-story home would be a 12,400 square foot structure that is more than three times the size of the average home on Signal Hill. In order to achieve this dramatic increase in square footage, the footprint of the construction would certainly be more than doubled – all in an extremely sensitive environmental habitat with specific rare and endangered plant and animal species. Further, given its location on the hill, it would stand out as a monstrous exception to the other homes in that unique scenic setting.

Finally, I am concerned that the owner, Massy Mehdipour, has a prior history of questionable tree removal and disturbance of the dune habitat. If the project were to be approved at a scope anywhere approaching the current plan, it would stand as a permanent reminder that owners can disregard the environment in any way they see fit in order to facilitate a desired construction project.

I hope the Planning Department will take these concerns, as well as the many others I know will be voiced by our neighbors in the area, into consideration as it reviews, and hopefully disapproves, the Mehdipour project.

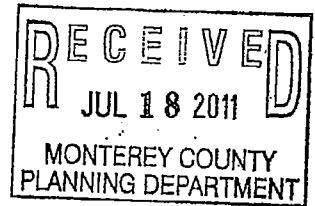
Best regards,

Richard J. Barrett

Cc: Supervisor Dave Potter
Monterey Courthouse
1200 Aguajito Road
Suite 1
Monterey, CA 93940

Cc: Delinda Robinson
Senior Planner
Monterey County RMA – Planning Department
168 West Alisal Street
Second Floor
Salinas, CA 93901

John P. Keller
3187 Del Ciervo Road
Pebble Beach, California 93953



July 14, 2011

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

Dear Mr. Novo,

I own a house in Pebble Beach at 3187 Del Ciervo.

I have seen the "story poles" for a huge house proposed for 1170 Signal Hill Road, Pebble Beach. I believe the size is totally inappropriate for that site. Among other objections, it would be in full view from the 17 mile drive. This is one of the great drives in America, and it would be an ugly detraction from this marvelous drive. Houses of this scale should not be allowed in that area.

Further I understand the owners have already illegally removed a number of trees. It shows their character and they should not be allowed to get away with it.

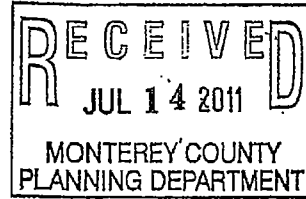
I hope you will stop this project as soon as possible.

Yours truly,

A handwritten signature in cursive script that reads "John P. Keller".

JPK/kk

cc: Mr. David Potter
 Ms. Delinda Robinson



7-12-2011

Mike Novo, Director
Monterey County Planning Dept.
168 West Alisal St., 2nd Floor
Salinas, CA 93901

re: 1170 Signal Hill Road, Pebble Beach, CA

Mr. Novo,

I am writing concerning a proposed residential construction project in Monterey County, specifically on Signal Hill (1170 Signal Hill Road), above the Cypress Point golf course and along the precious 17 Mile Drive. Apparently Massy Mehdipour wants to build a very large home on a very delicate piece of ground. I am writing to object to the proposal, based on seeing the story poles and reading that the square footage (12,400) of the proposed home is 3 times the size of existing homes on Signal Hill. Objecting to this project is low-hanging fruit.

In addition Signal Hill is a sensitive wildlife habitat which would be thoroughly disturbed and possibly damaged by such a large construction project.

Finally I understand that Ms. Mehdipour has already destroyed existing trees and other habitat. She needs to restore what plants & trees she removed.

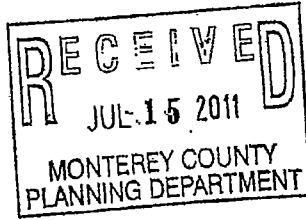
Sincerely,

A handwritten signature in cursive script, appearing to read "Bruce Crutcher".

Bruce Crutcher
1131 Porque Lane
Pebble Beach, CA 93953

Mailing address:
2750 Lake Villa Dr., #200
Metairie, LA 70002

Phone (504) 887-8832



Lynn Knoop
225 Crossroads Blvd. #158
Carmel, CA 93940
T 831-624-1994
F 831 -309-3816
lynnkbrown@sbcglobal.net

July 14, 2011

Delinda Robinson
Senior Planner
Monterey County RMA - Planning Department
168 West Alisal Street, Second Floor
Salinas, CA 93901

Dear Ms. Robinson,

I have been a resident of Carmel for the last 13 years and have been visiting the Monterey Peninsula since the early 50's. One of my favorite spots is Fan Shell Beach, which is at the bottom of Signal Hill Rd, just off the 17 Mile Drive. The wild life and views are astounding!

A week or so ago I noticed that the orange story poles are again in place at the top of Signal Hill Road. It does not appear that the size of the house has been reduced by much if anything, and there has been no effort made to restore the dunes and replace the two mature Cypress trees that were chopped down. In my opinion this project would have such an adverse effect on the beauty of the area and ruin a beautiful part of the 17 Mile Drive.

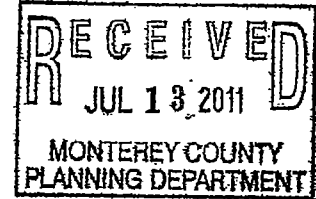
I am certain the agencies that are in place will handle this atrocity, but as someone who is passionate about this precious part of our world, I wanted my thoughts to go on record.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Lynn Knoop".

Lynn Knoop

1000 Mason Street
San Francisco 94108



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

July 12, 2011

Dear Mr. Novo,

I was in Pebble Beach in my house on Porque Lane recently and saw the new story poles for the 3-story, 12,400 square foot home of Massy Mehdipour at 1170 Signal Road. It is still too large and inappropriate for the small lot size. All other Signal Hill houses are relatively small. The proposed size and height on Mehdipour's small lot on Signal Hill Road would dominate the landscape from all angles. Just imagine an enormous house painted in bright orange or mustard yellow stucco! Pebble Beach is a national treasure and an enormous tourist attraction. The serenity and the beauty of the landscape would be sorely compromised by the jangling contrast this structure would bring to the beautiful experience of our incredible 17-mile Drive.

I am very familiar with the Lageretto architectural firm of Mexico City. It built the Camino Real Hotel which is purple and a variety of other colors. Also, I have been a guest in a house in Sonoma designed by this firm. The Sonoma house is on a hill surrounded by a grove of 100-year-old olive trees and other large trees. The property is more than 600 acres in size. The Mehdipour property is likely 2 acres or less. The Sonoma house is mustard yellow.

The Mehdipour property is surrounded by an environmentally sensitive area, with wetlands and endangered species. Can you imagine the potential damage to this area with all the heavy equipment necessary for building? I understand that the legally disturbed area is 4000 square feet and that the present house is 2500 square feet. The new house would require 5000 square feet...substantially larger than the current legal area.

This owner removed two beautiful healthy old Cypress trees without permits required by the County and Pebble Beach Company. (I have recently removed two very dead pine trees which took some time obtaining the appropriate permits.) Mehdipour obviously has no respect for our area, her neighbors or the law. How did she get away with taking two very beautiful and healthy Monterey Cypress trees out? Who was the woodcutter? Has anyone been fined? The replacement of these trees should be a requirement...BIG trees not seedlings! Mehdipour's arrogance is amazing but it looks like she has gotten away with killing two cypresses and reconfiguration of a dune.

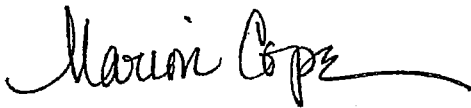
I can only hope and pray that Mehdipour does not get away with another transgression of building her enormous "me-to-me" monument.

Should Monterey County allow this owner to pursue this plan for her house?
ABSOLUTELY NOT!

I beg of you to do everything in your power to stop this ridiculous and inappropriate project.

Thank you for your consideration.

Yours very truly,

A handwritten signature in cursive script that reads "Marion Cope". The signature is written in dark ink and has a long, sweeping horizontal line extending to the right from the end of the name.

Mrs. Newton A. Cope, Sr. (Marion Moore Cope)
1143 Porque Lane, Pebble Beach, CA 93953
(Mailing address: 1000 Mason Street, San Francisco, CA 94108)

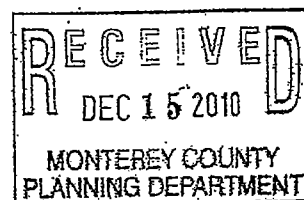
cc: ~~Supervisor Dave Pottet, Monterey Courthouse~~
Delinda Robinson, Senior Planner, Monterey County RMA- Planning Departmen

MR. AND MRS. CHARLES R. SCHWAB

188 FAIR OAKS LANE

ATHERTON, CALIFORNIA 94027

December 13, 2010



Delinda Robinson
Monterey County Planning
168 West Alisal Street, Second Floor
Salinas, CA 93901

Dear Ms. Robinson,

We have been residents of Pebble Beach for the past 19 years, first on Padre Lane and now on Live Oak. Over the years residents of this magical place have been able to have confidence in the good judgment of the architectural planning authorities. Pebble Beach retains its beauty and architectural integrity because of carefully followed regulations, including the preservation of the magnificent peninsula forest.

Sadly, the home on Signal Hill seems to be an exception to this careful regulation. First magnificent, mature cypress trees were removed. And now, with the trees out of the way, story poles seem to indicate that a large addition is planned.

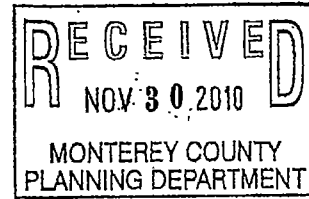
We would like to urge the County Planning Department to consider the beautiful vistas of this coastline and make sure that homes such as Signal Hill are not allowed to expand into a residence that is out of scale to its surroundings.

Thank you for your consideration.

Sincerely,

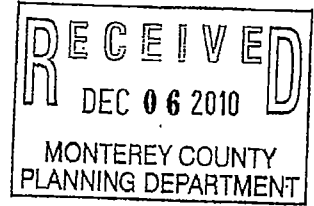
A handwritten signature in cursive script that reads "Helen Shivers".

From: Jane McCoy <jmccoy000@yahoo.com>
Date: November 30, 2010 11:04:12 AM PST
To: lynnhbrown@me.com



All the world comes to this uniquely beautiful coast to admire its breath-taking natural resources and picturesque geography. Those who are fortunate enough to live here take pride in preserving the wild beauty, the abundance of its wonders, large and small... The obvious and total disrespect for natural and visual harmony in the name of "development" or personal expression sacrifices the delicate balance that must be upheld in order to prevent the kind of undeniable scar, I repeat, SCAR, that this house represents. The owner has made her attitude perfectly clear that she could care less about good stewardship of our fragile coastlands by cutting down mature cypress trees, and the scale of what she wants to build is appalling! The destruction of what has already been done to the trees and the ripple effect on the dune life around them is painful enough...to proceed with the house as it is now planned amounts to standing by, watching our land be raped. And we will have no one to blame but ourselves when we realize it is too late. Shame on us if this goes through! Sincerely, Jane and John McCoy

PO Box 1160



November 30, 2010

Delinda Robinson
Monterey County Planning Dept.
168 West Alisal St.
2nd Floor
Salinas, CA 93901

Re: Signal Hill off 17 Mile Drive

Ms. Robinson,

I recently was made aware that someone is proposing to build a gigantic home on the side of historic and beautifully preserved Signal Hill just above the Cypress Point Golf Course in Monterey County. From our home on Porque Lane opposite Signal Hill I can normally only see trees, scrub and sand because the homes on Signal Hill have blended in so beautifully with nature. This proposed home would significantly disrupt that serene quality and destroy a vista which has been enjoyed by countless people for generations.

Also, I understand that several significant cypress trees were cut down, exposing the shell of the existing home. Were proper procedures followed for chopping down ancient cypress trees near Cypress Point?

If someone is going to develop a home on Signal Hill, it should be done with utmost care to the environment with a goal of preserving the precious landscape that has co-existed with nature for generations. We do not want our views destroyed!

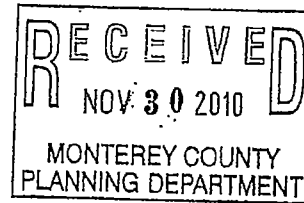
Yours truly,

Bruce Crutcher

California home: 1131 Porque Lane, Pebble Beach, CA 93953

Mailing address: 2750 Lake Villa Drive, Suite 200, Metairie, LA 70002

504-258-1440



Dear Delinda Robinson,

As a resident of the Del Monte Forest for many years now, I walk along the 17 Mile Drive in order to enjoy the natural habitat and to birdwatch. Being a birdwatcher I know this area to be an important destination for birders all around the world. Many months ago I noticed a significant change in the dune area near Fan Shell Beach that is near Signal Hill Road. First, I noticed that all the large trees were gone and that I now had the view of a house without any trees. Why would I notice the trees were gone? These trees, I am sure they were Monterey Cypress trees, and surrounding dunes are destinations, among other birds, for the White-Tail Kite. The Kite would perch in these trees while hunting for prey and raising its young. Many people come to this very area of 17 Mile Drive in Pebble Beach just to get a view of the rare Kite as well as for many other California birds.

Then second, one day I noticed big construction equipment right below this house. In my opinion, (and I wish I had old photos) this big construction equipment has made a large tiered terrace below the house. The equipment has changed the total countenance of the original dune, entirely.

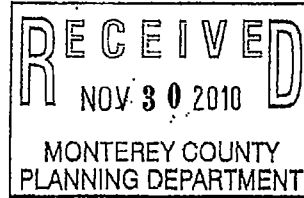
And now I see that orange netting has been installed. It is my deep concern, after my repeated viewing of this dune that the vast netting for a new structure, once again in my opinion, is looking like it might cover many many square feet of the property, not to mention the height, and would look like a hotel when compared to the homes around it.

I normally do not take interest in potential construction of homes in the area for the governing committees do a splendid job on such matters. I only hope that this project does not create an enormous eyesore on such a natural site of 17 Mile Drive in Pebble Beach.

Thank you for your time and consideration,

A handwritten signature in cursive script that reads "Sandra D. Laughlin".

Sandra Laughlin
Box 769
Pebble Beach, CA. 93953



Delinda Robinson
Monterey County Planning
168 West Alisal Street, Second Floor
Salinas, CA 93901

November 30, 2010

Re: Proposed Mediphor Signal Hill residence

Dear Ms. Robinson,

I am a resident of Pebble Beach and currently reside on Bird Rock Road. I lived on Signal Hill Road from August 2007 until March 2009. I wish to express my objection to the proposed 16,000 square foot residence being considered by the Planning Commission. My objection is based on the following:

Proposed Scale Relative to the Current Ridgeline: The proposed house is considerably larger than the current residence and the profile is considerably more prominent than the current structure. This profile will obscure the view coming down the equestrian trails something I have enjoyed since I first began vacationing in the area almost 20 years ago. (See photo A: view from the Equestrian Trail)

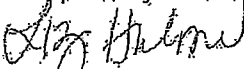
Removal of Historic Cypress Trees: Because I lived on Signal Hill Road for over a year and a half, I am very familiar with the prior appearance of property. When we moved onto Signal Hill Road in August 2007, there were several Cypress trees on the ocean side of the existing house. The one tree closest to the ocean was singed by fire in July 2007. Around the time that we moved from the house, at least two of the mature Cypress trees were cut down presumably in preparation for the proposed residence. Both trunks remain on the property and lie within the proposed structure. (See photo B; Photo of trunk of Cypress tree within story lines)

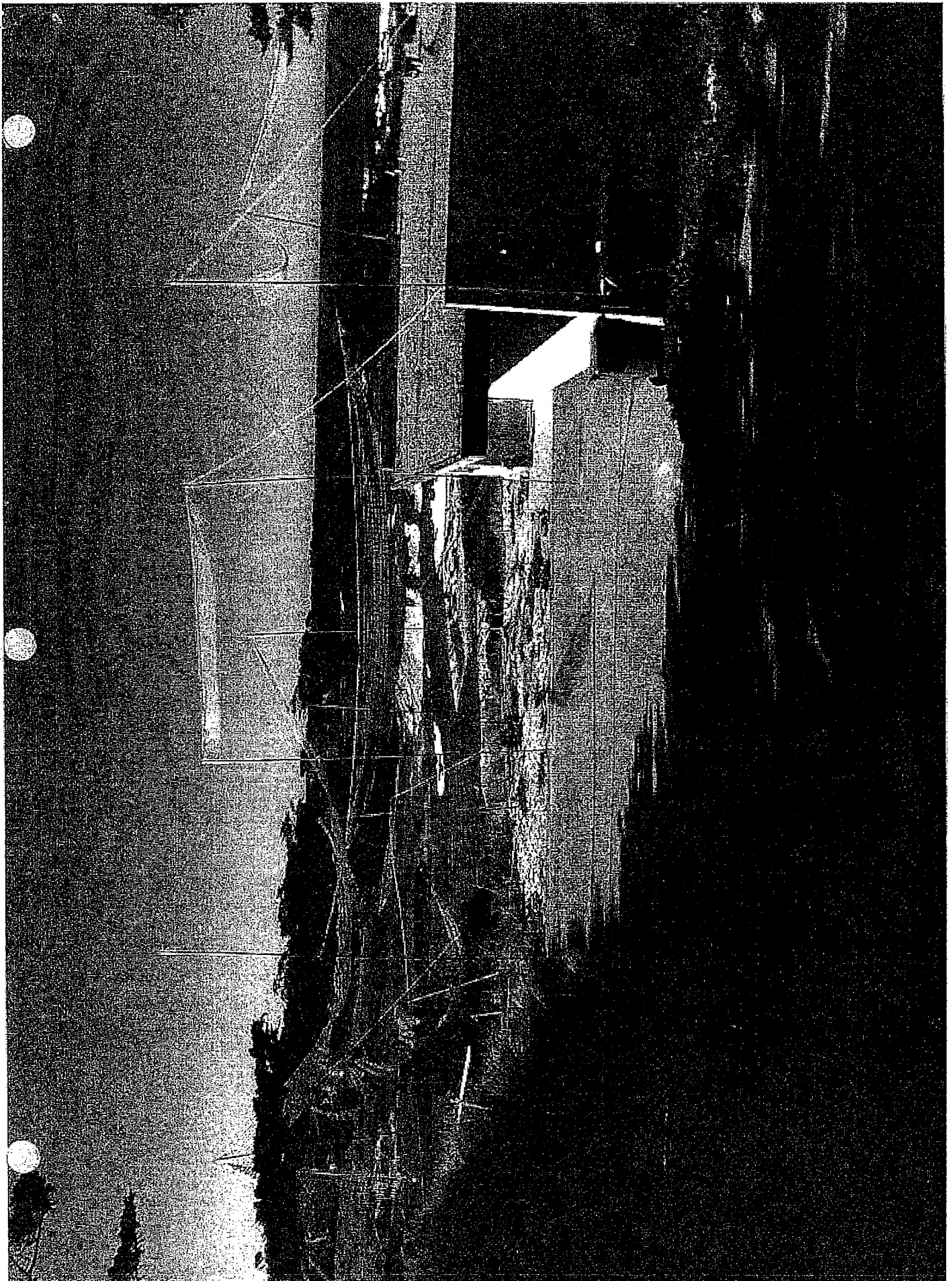
Disturbance of Dunes: Again, because I lived adjacent to the Mediphor residence, I am quite familiar with the prior contour of the land. There has been a recontouring of the dunes presumably to prepare for the building of the new residence. It is remarkable and ironic that the flattest portions of the lot now correspond with the proposed residence. (See photos C & D)

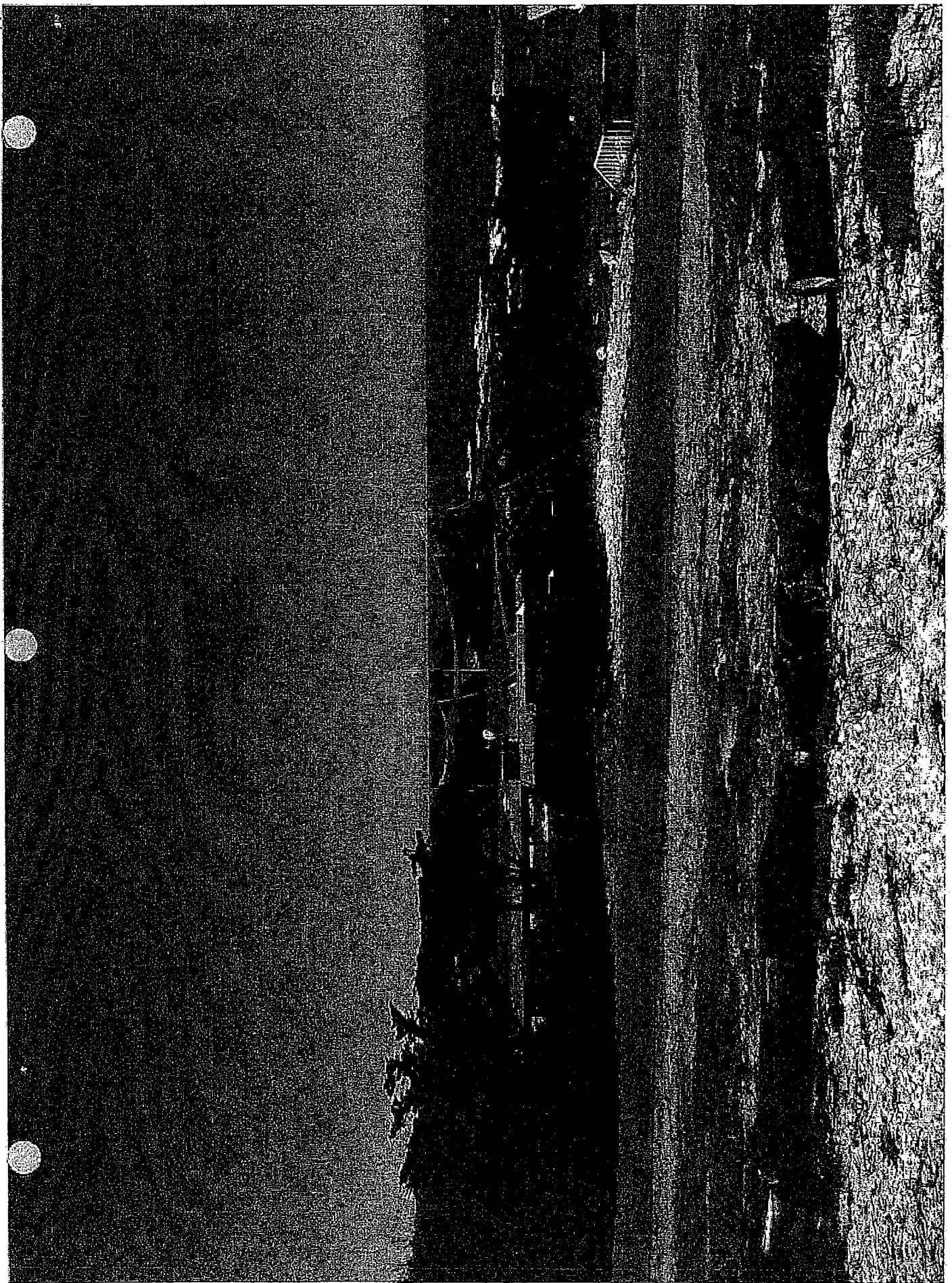
Permitting this residence will set a precedent which allows land owners to remove or disturb natural phenomenon, whether trees, plant life, or dunes; in order to suit their private building project with no consideration for the public view or for the natural resources which make our community so unique and one of the most beautiful places in the world.

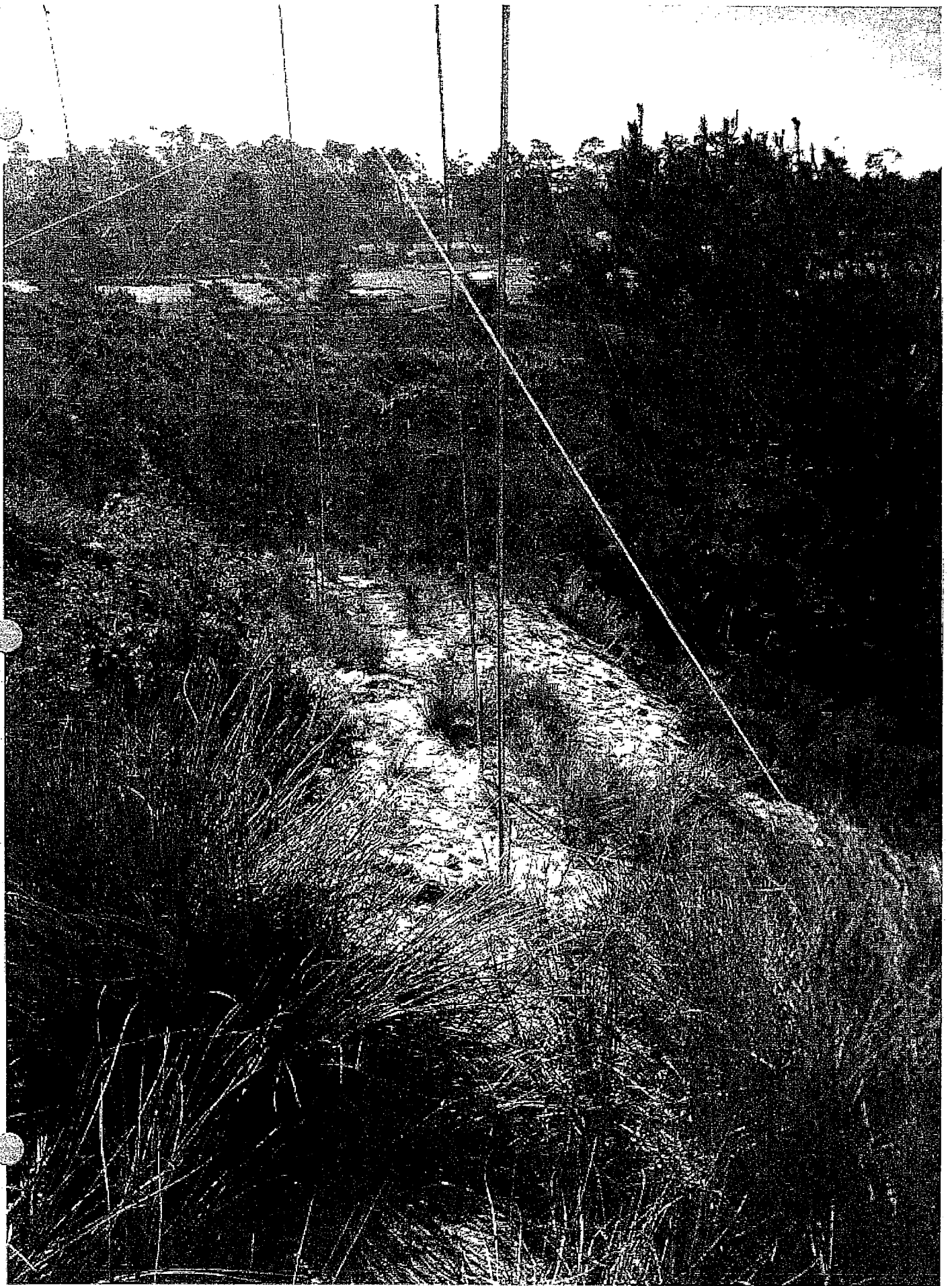
I trust you will consider the significant impact this will make on the natural beauty of Signal Hill Road and the corresponding views from the 17 Mile Drive and the equestrian trails as you make this decision.

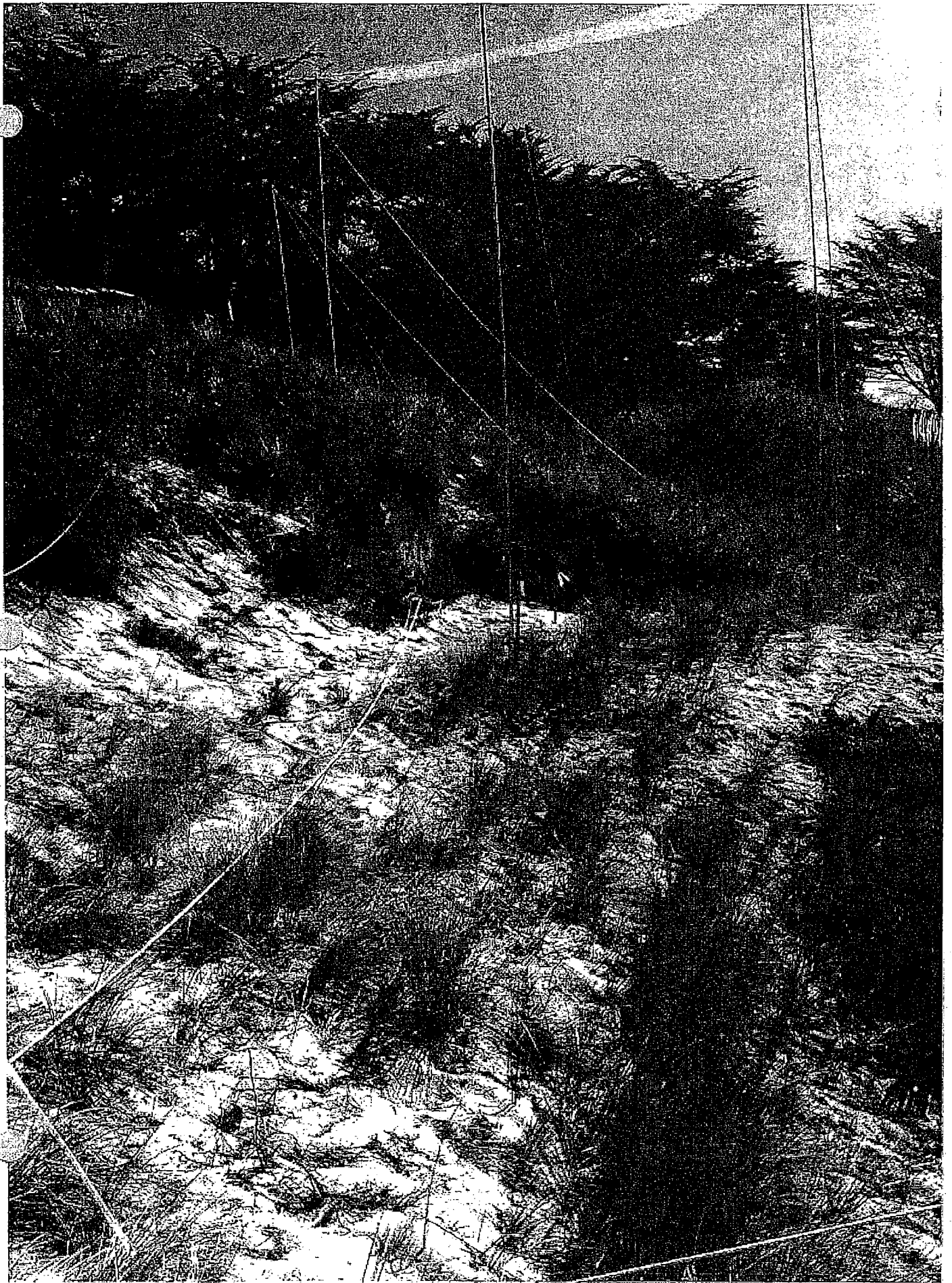
Respectfully submitted,


Liz Hulme









Lynn Brown Knoop

225 Crossroads Blvd. #158

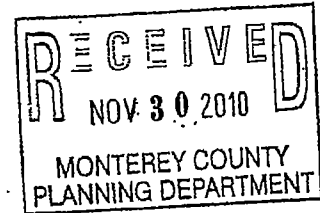
Carmel, CA 93940

T 831-624-1994

lynnhbrown@sbcglobal.net

November 29, 2010

Delinda Robinson
Monterey County Planning
168 West Alisal St. Second Floor
Salinas, CA 93901



Dear Ms. Robinson,

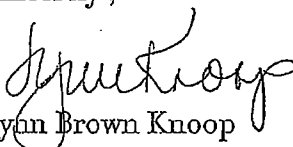
I have been a resident of Carmel for the last 12 years and have been visiting the Monterey Peninsula since the early 50's. One of my favorite spots is Fan Shell Beach, which is at the bottom of Signal Hill Rd. just off the 17 Mile Drive. The wild life and views are astounding!

Close to two years ago I notice a house on Signal Hill that I had never seen before, and in walking up the hill I saw evidence the mature cypress trees that had been covering the house had been cut down. This discovery was bad enough, but when I saw the orange netting and store polls that went up a month or two ago, I became enraged.

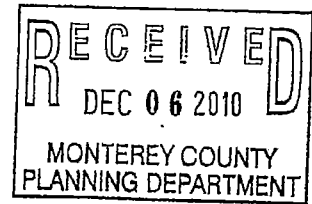
I am certain the agencies that are in place will handle this atrocity, but as someone who is passionate about this precious part of our world, I wanted my thoughts to go on record.

Thank you for your efforts, and if you need anything else from me please do let me know.

Sincerely,


Lynn Brown Knoop

Richard J. Barrett
3154 Seventeen Mile Drive
Pebble Beach, CA 95953
(831) 625-6544



November 29, 2010

Ms. Delinda Robinson
Monterey County Planning
168 West Alisal Street, Second Floor
Salinas, CA 93901

Dear Ms. Robinson:

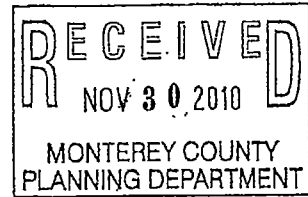
I am writing to you in regard to a proposed residential construction project to be built on Signal Hill in Pebble Beach. The house sits atop a dune area overlooking Seventeen Mile Drive and is visible from the Cypress Point area. Further, it is my understanding that the proposed structure would be over 16,000 sq. ft. (five times the size of the current home) and would be several times as large as any other structure in the vicinity, an estimate that the recently erected story poles would seem to confirm.

It is clear that the initial proposed plan would not only disrupt the current native landscaping, but also the sheer scale of the expansion is overwhelming. The result would be a home totally incompatible with any others in the neighborhood. More important, the significant expansion of the footprint of the house would assure that substantial and irreversible environmental damage would be done to an extremely sensitive habitat. Anecdotally, we have already witnessed a lack of concern to the natural habitat by the new homeowner by their removal of two mature cypress trees. It seems this was to accommodate the expansive plan that has been submitted. The two trees have been there for years and by removing the trees, the view is now wide open for the proposed structure.

I urge you to strenuously review this proposed project and curtail it so that it complies with both the letter and the spirit of the construction guidelines for the area and that the resulting structure is consistent with the character of the neighborhood and is cognizant of the sensitive nature of its environment.

Best regards,


Richard J. Barrett



Delinda Robinson
Monterey County Planning
168 West Alisal Street, Second Floor
Salinas, CA 93901

November 27, 2010

Dear Ms. Robinson:

A structure of the proposed size and height on Ms. Massy Mehdipour's small lot on Signal Hill Road would be a hideous eyesore for me and my neighbors on Porque Lane. Just imagine an enormous house painted in bright orange or mustard yellow stucco!

I am very familiar with the Lageretto architectural firm of Mexico City. It built the Camino Real Hotel which is purple and a variety of other colors. Also, I have been a guest in a house in Sonoma designed by this firm. The Sonoma house is on a hill surrounded by a grove of 100-year-old olive trees and other large trees. The property is more than 600 acres in size. The Mehdipour property is likely 2 acres or less. The Sonoma house is mustard yellow.

The Mehdipour property is surrounded by an environmentally sensitive area, with wetlands and endangered species. Can you imagine the potential damage to this area with all the heavy equipment necessary for building?

This owner removed two beautiful healthy old Cypress trees without permits required by the County and Pebble Beach Company. This owner obviously has no respect for our area, her neighbors or the law. Should we allow this owner to pursue this plan for her house? **ABSOLUTELY NOT!**

Kindly do everything in your power to stop this ridiculous and inappropriate project.

Thank you for your consideration.

Yours very truly,

Marion Cope

Mrs. Newton A. Cope, Sr. (Marion Moore Cope)
1143 Porque Lane, Pebble Beach, CA 93953
(Mailing address: 1000 Mason Street, San Francisco, CA 94108)

P. Anthony Ridder

NOV 11, 2010

Dear Ms. Robinson

I AM writing to strongly object to the proposed 16,000 sq. ft. home on Signal Hill Road in Pebble Beach. As I look at the orange marking above the current house (from my home on Longue Lane) it would substantially (more than double) the existing ridge line.

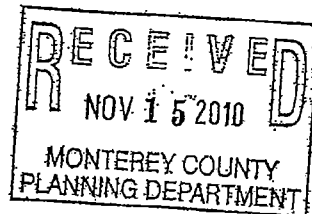
My most basic objection is that until approximately two years ago there were five large cypress trees that surrounded the house. Only two remain today and they do not interfere with the proposed siting. Had the owner not illegally and without permission from the County of Pebble Beach company cut and removed these trees she would not

be able to increase the size of the footprint
of the proposed house. It is NOT fair
or reasonable that the owner should
be rewarded for breaking the law and
regulations of the Public Beach
Company and Monterey County.

Why has the County NOT required
those fences to be replaced same size
in the same location as before.

Sincerely

Timy Riddin



Anthony L. Lombardo
Jeffery R. Gilles

Dennis C. Beougher
Patrick S.M. Casey
Kenneth Gorman
Amy Purchase Reld
Jason Retterer
Paul Rovella
Bradley W. Sullivan
James W. Sullivan
Kelly McCarthy Sutherland

Of Counsel
E. Soren Diaz
Virginia A. Hines

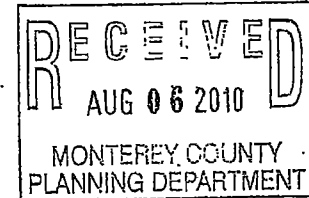
Lombardo
& Gilles
LIMITED LIABILITY PARTNERSHIP

378 Cayuga Street
P. O. Box 2119
Salinas, CA 93902-2119
831-754-2444 (SALINAS)
888-757-2444 (TOLL FREE)
831-754-2011 (FAX)
www.lomgll.com

530 San Benito St., Suite 202
Hollister, CA 95023
831-630-9444
831-630-5935 (FAX)

File No. 01599.001

August 5, 2010



Ms. Delinda Robinson
Monterey County Planning
168 W. Alisal Street, Second Floor
Salinas, CA 93901

Re: **PLN100338/1170 Signal Hill, Pebble Beach**

Dear Delinda:

As we discussed, there are a number of issues with this project that concern our client. We feel these issues need to be fully addressed in the review of this project.

Visual Impact. The project is highly visible from Seventeen Mile Drive and numerous public viewing areas along Seventeen Mile Drive. The staking, as it existed on July 28th, is inadequate to fully show the true visual impact of the proposed 14,000 square foot home. The proposed house should be fully flagged and staked with continuous orange netting. We appreciate your assurance that the full staking and flagging will occur when the full project application is submitted.

Environmentally Sensitive Habitat. The Signal Hill area, including this property, is identified in the Del Monte Forest LUP as remnant dune habitat and is known to contain a number of sensitive and rare and endangered species. The Coastal Commission determined this area to be an ESHA when it considered a prior development application on the parcel next door to this property. A letter from the Coastal Commission specifically addressing this issue on another Signal Hill project is attached.

As you can see from the Coastal Commission's letter, the project which is being proposed at 1170 Signal Hill would violate the Coastal Act and Del Monte Forest LCP provision restricting development in ESHA.

Current Violations. Two mature trees have been removed from the property without benefit of a Coastal Development Permit. The removal was determined to be a violation of the County's regulations and is subject to a compliance order. The requirements of that order have not been satisfied. I am enclosing an aerial photograph printed from Google Earth (Source AMBAG 2007). As you can see, the two trees that were removed, not coincidentally we suspect, were in the middle of the project area. While we respect the applicant's right to apply for this project,

Ms. Delinda Robinson
Monterey County Planning
August 5, 2010
Page 2

the County Code (Section 20.90.130) is clear that the application cannot be deemed complete "...until restoration has been implemented on that property and monitoring agreements are in place."

Scale. We recognize that Pebble Beach has a number of neighborhoods with very large homes. Signal Hill is not one of those areas. The proposed house at over 16,000 square feet would be approximately five times the size of the existing house and three times the size of any other home on Signal Hill. A house that size is simply out of scale with the neighborhood and should be significantly reduced before coming to hearing.

Please provide us notice of all actions on this application including application submittal, LUAC meetings and hearings.

Sincerely,

Lombardo & Gilles, LLP

Handwritten signature of Dale Ellis in cursive script, with the initials 'DLE' and 'ncs' written below the signature.

Dale Ellis, AICP
Director of Planning and Permit Services

DLE:ncs

cc: Mr. Sam Reeves
Ms. Margaret Leighton

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 3005
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877



April 6, 2007

Liz Gonzales
Monterey County Planning and Building Inspection Department
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Subject: HA Investment Ltd. (PLN060088)

Dear Ms. Gonzales:

This letter is in response to the County's request for comments during the project referral stage on the HA Investment Ltd. project (PLN060088). We have reviewed the project plans and biological report prepared for the project that you forwarded, and it is clear that the proposed project raises significant Local Coastal Program (LCP) and Coastal Act conformance issues. Please consider the following comments and observations as the County moves forward with project review.

The biological report indicates that the entire site contains sensitive dune habitat that lies within the southern extent of the larger Asilomar Dunes complex and that supports rare and endangered plant and animal species. As a result, it appears that the entire site is an environmentally sensitive habitat area (ESHA) under the LCP, including in relation to Del Monte Forest LUP Appendix A that lists remnant coastal dunes where the natural landform is stabilized by native vegetation as one of the categorical examples of ESHA in the Del Monte Forest, and that also lists at least one of the sensitive species present on the site as an example of a species that is considered ESHA in the Del Monte Forest. As such, LCP ESHA policies must be applied to the project in particular LUP Policy 8 which states that "new land uses within ESHA shall be limited to those which are dependent on the resources therein" and "development should be sited and designed to prevent impacts that would significantly degrade the protected habitat." Policies specific to dune ESHA include LUP Policy 16 which states that "remnant native sand dune habitat on Signal Hill shall be preserved through scenic and conservation easement. Lots of record in these dune areas may be developed provided that new adverse impacts are prevented." and LUP Policy 18 which states that "uses of the remnant native sand dune habitat shall be limited to low-intensity scientific, educational, or recreational activities dependent on the resource."

The proposed project would extend a non-resource dependent use into ESHA resulting in total removal of ESHA in this area. In fact, as proposed, the project would appear to at least double the amount of non-resource dependent residential development coverage in ESHA. It appears that any expansion beyond existing developed areas on this site cannot be rectified to the LCP's ESHA protection policies as it would both remove ESHA and result in impacts that would significantly degrade remaining dune habitat on site and adjacent to it. The proposed expansion

Liz Gonzales, Monterey County
HA Investment Ltd. (PLN060088)
April 6, 2007
Page 2

into ESHA is not resource dependent and has not been otherwise adequately sited or designed to prevent ESHA impacts. The above stated and other ESHA policies in the LCP require that development associated with existing properly permitted residential sites in ESHA be limited to the existing developed footprint and that areas outside of that footprint be maintained (and restored and enhanced) as ESHA. All development must be sited and designed to prevent significant degradation to ESHA resources (including by virtue of ESHA sensitive design). At a minimum, the project as proposed is therefore inconsistent with the LCP's ESHA policies; significant project re-design will be necessary before it can be reconsidered in this respect. In addition, the proposed project is located in a highly scenic area and any proposed development here must be considered in light to the LCP's scenic resource protection policies and the Coastal Act's access and recreation policies, given its location.

Thank you for the opportunity to comment in the development stage of this project. We hope that these comments help to frame the coastal permitting decision in this matter. We may have additional comments on this project as it moves through the planning process, including in response to these comments and any project redesigns. Please keep me informed as to its status and please forward any proposed revised project plans as they become available. Please also ensure that further project review includes a clear description of the development and coastal permitting history for this site, as such information provides required context for understanding any proposed development here. As always, please contact me at (831) 427-4863 if you would like to discuss this matter further.

Sincerely,



Katie Morange
Coastal Planner

cc: Gar Holtz, Monterey County Department of Planning and Building Inspection
Kerry Bauer, Applicant's Representative



PEBBLE BEACH
COMPANY

9 June 2009

Ms. Massy Mehdipour
1425 Dana Avenue
Palo Alto, CA 94301

Reference: ***Lot 35, Block 151A PB 008-261-007-000***
1170 Signal Hill Road, Pebble Beach

Dear Ms. Mehdipour,

This letter is a follow-up to our phone conversation in reference to the healthy Monterey Cypress tree which was removed from your property, referenced above, without permits and approvals. In our conversation you stated that Cal Fire had instructed you to remove the tree for fire clearance. I have checked with Cal Fire and their records stated that they only required the removal of dead branches, not the entire tree.

As I noted in our conversation, Monterey Cypress trees are protected species in the California Coastal Zone where your property is located. I am enclosing photos of the tree stump and the sand which was piled on top of the stump after the removal.

I am requesting that the tree be replaced immediately with a minimum of three 36" boxed specimens Monterey Cypress trees which are to be planted and protected until they are established. I am also requiring a full arborist report on the removed tree. No plans for construction of any kind will be considered until this has been completed. Monterey County Planning Department may also have additional requirements for restitution.

If you have any questions, please call my office at 831-625-8455. Thank you for your prompt co-operation.

Sincerely,

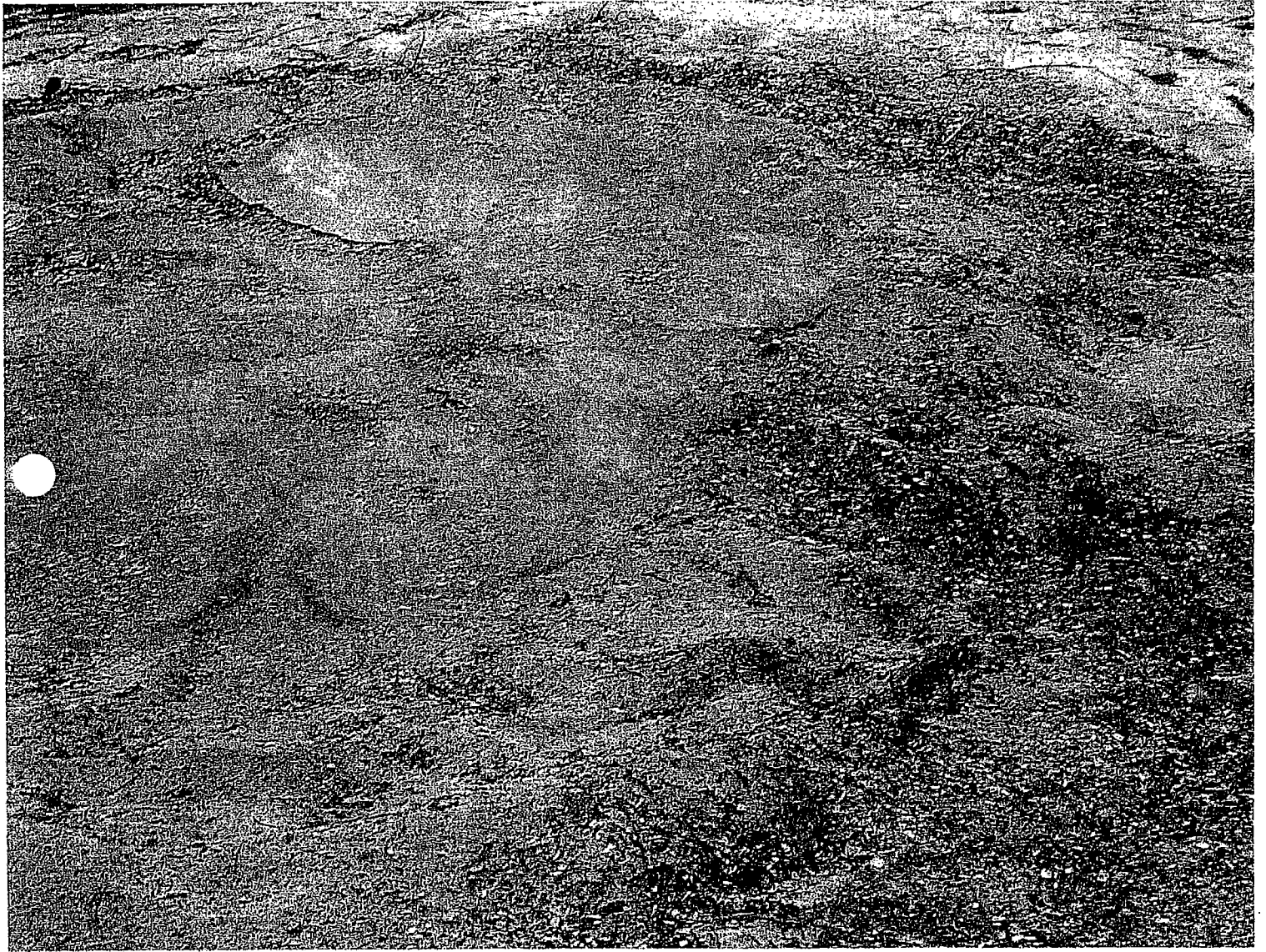
PEBBLE BEACH COMPANY

Margaret E. Leighton
Manager, Architectural Review and Building Inspection

Copies (Via email) Mark Stilwell, Executive Vice President and General Counsel
Eric Love, Pebble Beach Company, Forester
Monterey County Planning Department
Supervisor Dave Potter

DEL MONTE FOREST ARCHITECTURAL REVIEW





Robinson, Delinda x5198

From: John Bridges [jbridges@fentonkeller.com]
Sent: Tuesday, August 28, 2012 9:50 AM
To: Robinson, Delinda x5198
Cc: Massy Mehdipour; Lawrence, Laura x5148; Novo, Mike x5192; Maureen Wruck; David Armanasco (darmanasco@armanasco.com)
Subject: Tree replacement at 1170 Signal Hill Road (PLN100418/CE090288)

Delinda: Yesterday I submitted a letter to the Planning Commission responding to your staff recommendation on the above referenced matter.

My letter contained an error that I ask be corrected for the record.

On page 2 of my letter (in both the text and the revised condition language) I incorrectly referred to 35 feet as the minimum planting distance from removed tree C-1.

The correct minimum distance (as recommended by Maureen Hamb; ref. her 7-30-12 letter) is **30** feet. Please note this correction for the record and during your staff presentation.

Please also inform the Planning Commissioners of this correction in advance of the hearing if possible.

My apologies for any confusion my mistake may have caused.

thanks...JOHN

Also...please send me copies of any other correspondence received on this matter that is not included in the staff report. Thanks...

John S. Bridges
FENTON & KELLER
Post Office Box 791
Monterey, CA 93942-0791
831-373-1241, ext. 238
831-373-7219 (fax)
jbridges@fentonkeller.com
www.FentonKeller.com

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08/28/2012

Robinson, Delinda x5198

From: John Bridges [jbridges@fentonkeller.com]
Sent: Tuesday, August 28, 2012 10:12 AM
To: Robinson, Delinda x5198
Cc: Massy Mehdipour; Lawrence, Laura x5148; Novo, Mike x5192; Maureen Wruck; David Armanasco (darmanasco@armanasco.com)
Subject: 1170 Signal Hill (PLN100418/CE090288) :Staff report errata

Delinda: The staff report discussion/findings fails to mention the further peer review we provided (at the request of the Planning Commission) by Arborist Frank Ono (see attachment 2 to my 8-3-12 submittal of the new tree replacement plan).

Please note this report to the Planning Commission via an errata memo at the hearing and please reference it in Finding 2 Evidence b.

The key conclusion from Mr. Ono is:

"I concur with the findings of the [Hamb] report that soil reclamation is not a viable option for this property. The treatments to remediate soil born fungi would be monumental and create extreme disturbance with no guarantee of success."

thanks...JOHN

John S. Bridges
FENTON & KELLER
Post Office Box 791
Monterey, CA 93942-0791
831-373-1241, ext. 238
831-373-7219 (fax)
jbridges@fentonkeller.com
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