

Exhibit C

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Nickerson, Jacquelyn x5240

From: Ronald Abelman <rabelmann@ronjer.com>
Sent: Wednesday, September 5, 2018 8:45 PM
To: Bernal, Lucy (Luciana) x5235
Cc: Nickerson, Jacquelyn x5240
Subject: APPEAL. Pending Design Approval for parcel #007-303-010-000 3044 Cormorant Road, Pebble Beach

Dear Ms. Bernal,

We live in the house immediately adjacent to this property. We received this Notice from Jackie Dickerson a few days ago.

This property has, to the best of my knowledge been used as a rental property. For well over a year, since it was purchased, the outside has been poorly maintained. Untended wild grasses on the West side and pine needles from the trees overgrowing the property, and eucalyptus tree droppings....including on our side, have been, in my view a potential fire hazard. The home also has a very old wood shake roof.

My concerns regarding the planned work are:

1. A fire hazard.

The plans show both a fire pit...on a wooden deck....and a chimney in a new room addition, which appears to be about 10 feet from our property line. More important, the chimney is about 5-8 feet from eucalyptus trees located between the South side of this house and our property. It is well known generally, and to Cal Fire how highly flammable these trees are. Having the fireplace/chimney that close to the trees, and in conjunction with an old wood shake roof, are of real concern to us.

The fire pit on the West side of the planned wooden deck, at the West property line, is just feet away from the untended grasses both on the 3044 property and on MPCC property. I believe that this represents another potential fire hazard.

The property seems to currently be a rental, and transient renters may not take the same care as a resident homeowner, to prevent either the fire pit or fireplace becoming a source of a damaging fire.

2. This home took a couple of years to sell because, as we understood it, the architect was Mark Mills, a disciple of Frank Lloyd Wright. It was therefore was deemed historic, and could not be altered in any material way. I assume that the planned changes will have to be approved by the review board that set the initial constraint on the property.

I have no concerns about the planned upgrading of the property, but I do want to be sure that all steps are taken to ensure that known existing, and future, potential fire hazards are permanently eliminated.

I'd be happy to answer whatever questions you may have,

Sincerely,

Ron Abelman
3048 Cormorant Road 831 643-2666.



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