

NOTE - DUE TO ELECTRONIC MEMORY LIMITATIONS OF OUR SCANNING EQUIPMENT, ONLY THE NEW MATERIALS RECEIVED SINCE THE JUNE 8TH 2006 HEARING DATE ARE POSTED ON THE PAGES THAT FOLLOW.

TO REVIEW THE JUNE 8TH PACKET MATERIALS CONCERNING 1400 PICO, SEE ITEMS 6B.1, 6B.2, AND 6B.3 POSTED ON THE WEB CONCERNING THAT MEETING.

**City Of Pacific Grove
Community Development Department**

Memorandum

To: PLANNING COMMISSION
From: SALLY RIDEOUT, ASSOCIATE PLANNER
Date: 8/11/2006
Re: 1400 PICO AVENUE PROPOSED MITIGATED NEGATIVE DECLARATION, REVISED PROJECT SUBMITTAL

Attached for your review are reductions of the revised single-family dwelling project at 1400 Pico Avenue. The proposed revisions include the following items in response to the Commissioners' concerns:

- Placement of the proposed detached office in a manner that retains a 28" Monterey pine tree on the site;
- A 6" reduction in plate height;
- Proposed excavation that reduces the amount of fill placed in the swale, creating a finished grade that is up to 3' lower than the existing grade within the proposed footprint.

The overall height of the proposed single family dwelling is reduced by 2'-3'. The proposed project remains consistent with the land use polices contained in the Local Coastal Program Land Use Plan.

Height: 23' proposed at tallest point (25' maximum);
Total Site Coverage: 14.9% proposed (15% maximum);

Staff has determined that the revised project is consistent with the analysis contained in the initial study prepared for the project in that no additional potentially significant impacts have been identified and no additional mitigation measures are required for the revised project.

Nevertheless, to address issues and concerns raised during public comment and the previous public hearings on the project (June 8 & July 6, 2006); staff suggests that the following mitigation measures be incorporated into the mitigation monitoring program for the project:

- *No trees shall be removed from the site during the nesting bird season, March 1 – July 31 (mitigation measure #12).*
- *To prevent the incidental taking of black legless lizards, a protected species, the Project Biologist shall search the construction area for them, prior to the onset of project-related site preparation activities. If any are found they shall be captured and released into a suitable habitat area on the site outside the construction boundary (mitigation measure #21).*
- *15-20 replacement trees shall planted on the site in locations that do not negatively affect endangered plant species or their habitat on the site.*

- *As much as feasible and under the direction of the project biologist, large trunks and limbs of dead trees shall remain in place on the site to provide wildlife habitat.*

Mitigation No. 14 requires that "the locations of required replacement trees shall be included on the final Landscape Restoration Plan". Staff suggests the following language also be added to Mitigation No. 14 and incorporated into the proposed mitigation monitoring program.

The locations of required replacement trees and existing downed trees retained for wildlife habitat shall be included on the final Landscape Restoration Plan

Staff recommends adoption of the proposed mitigated negative declaration and mitigation monitoring program as modified. No potentially significant impacts to the environmental resources of the Asilomar dunes planning area were identified that are unavoidable, or that are not mitigated to minimize, reduce or compensate for potentially significant impacts that may occur during implementation of the project. An environmental impact report is not required.

Should the Planning Commission concur with the factual evidence of record and adopt the proposed mitigated negative declaration and mitigation monitoring program, subject to compliance with the agreed upon mitigation measures, the following finding must be made pursuant to Section 15074(b) of the California Code of Regulations:

On the basis of the whole record, including the initial study and comments received, there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment.

If you have any questions regarding this memorandum or the attached information, please call me at 648-3190.

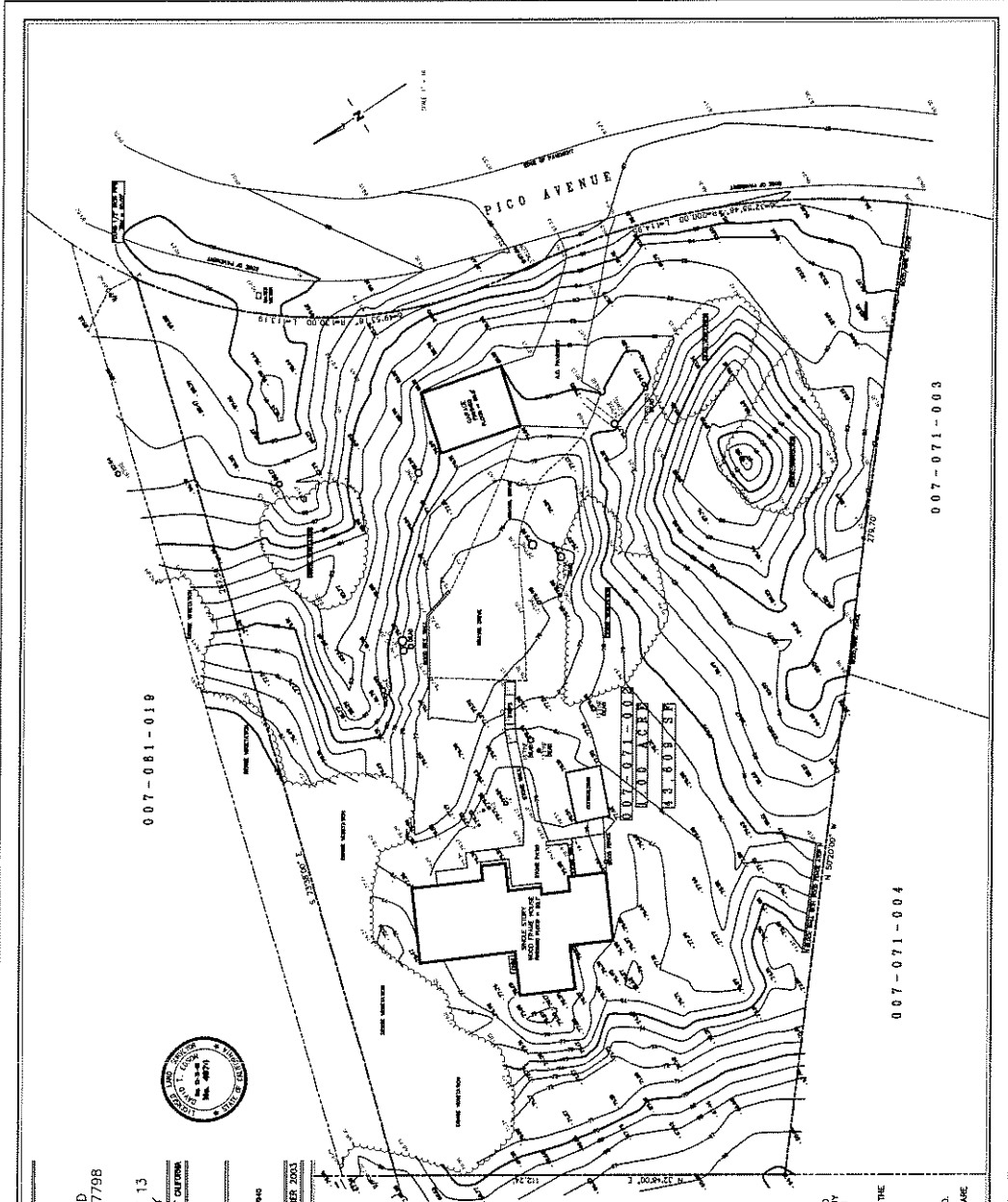
A-000
 SHEET

EXISTING SITE PLAN
 JOB NAME: Residential
 PROJECT: Pacific Grove, California
 DATE: 10/10/06
 SCALE: 1/4" = 1'-0"
 DRAWN: [Signature]
 JOB NUMBER: 0031

ERIC MILLER ARCHITECTS, INC.
 ARCHITECT
 157 GRAND AVENUE, SUITE 106
 PACIFIC GROVE, CA 93950
 PHONE (831) 772-0475 • FAX (831) 772-7242 • WEB: WWW.ERICMILLER.COM

CONSULTANT:

REVISION	NO.	DATE	DESCRIPTION



TOPOGRAPHIC MAP

THE LOT DESCRIBED IN THE DEED RECORDED IN DOCUMENT #2092-087798 AND SHOWN ON THE MAP FILED FOR RECORDS AT VOLUME 3, CITIES & TOWNS, PAGE 13 RECORDS OF MONTEREY COUNTY

PREPARED FOR
Drew & Debe Johnston

CENTRAL COAST SURVEYORS
 5 HUNTERS CANY, SUITE 4-11
 MONTEREY, CALIFORNIA 93940
 PHONE (831) 341-4337
 FAX (831) 341-4337

SCALE: 1" = 10'
 JOB NO. 03-147
 DATE: OCTOBER 2003

APN 007-071-002

EXISTING CONDITION

LOT SIZE	= 49,604 SF.
(E) HOUSE	= 1266 SF.
(E) ACCESS BLDGS.	= 140 SF.
(E) GARAGE	= 445 SF.
(E) BLDG. COVERAGE	= 1,656 SF.

- NOTES:**
1. PROPERTY LOCATIONS SHOWN HEREIN WERE DETERMINED WITH THE BEST AVAILABLE DATA. BOUNDARY DATA FROM RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
 2. ELEVATIONS SHOWN ARE BASED ON THE ASSUMED DATUM. ELEVATIONS SHOWN ARE TO THE CENTER OF GRAVITY AT THE NORTHEAST PROPERTY CORNER, AS SHOWN. ELEVATION = 90.00 FEET (ASSUMED)
 3. CONTOUR INTERVAL = ONE FOOT.
 4. TREE TYPES ARE SHOWN AS CIRCLES. OTHERWISE INDICATED. DIMENSIONS OF TREES ARE SHOWN IN INCHES. TREES ARE NOT NECESSARILY SHOWN. ALL DEAD TREES ARE NOT NECESSARILY SHOWN.

RECORDED

AUG 10 2006

EXISTING SITE PLAN
 SCALE 1/4" = 1'-0"

A-1

N.T.S. on 8 1/2" x 11" SHEET
 COMMUNITY DEV. DEPT.

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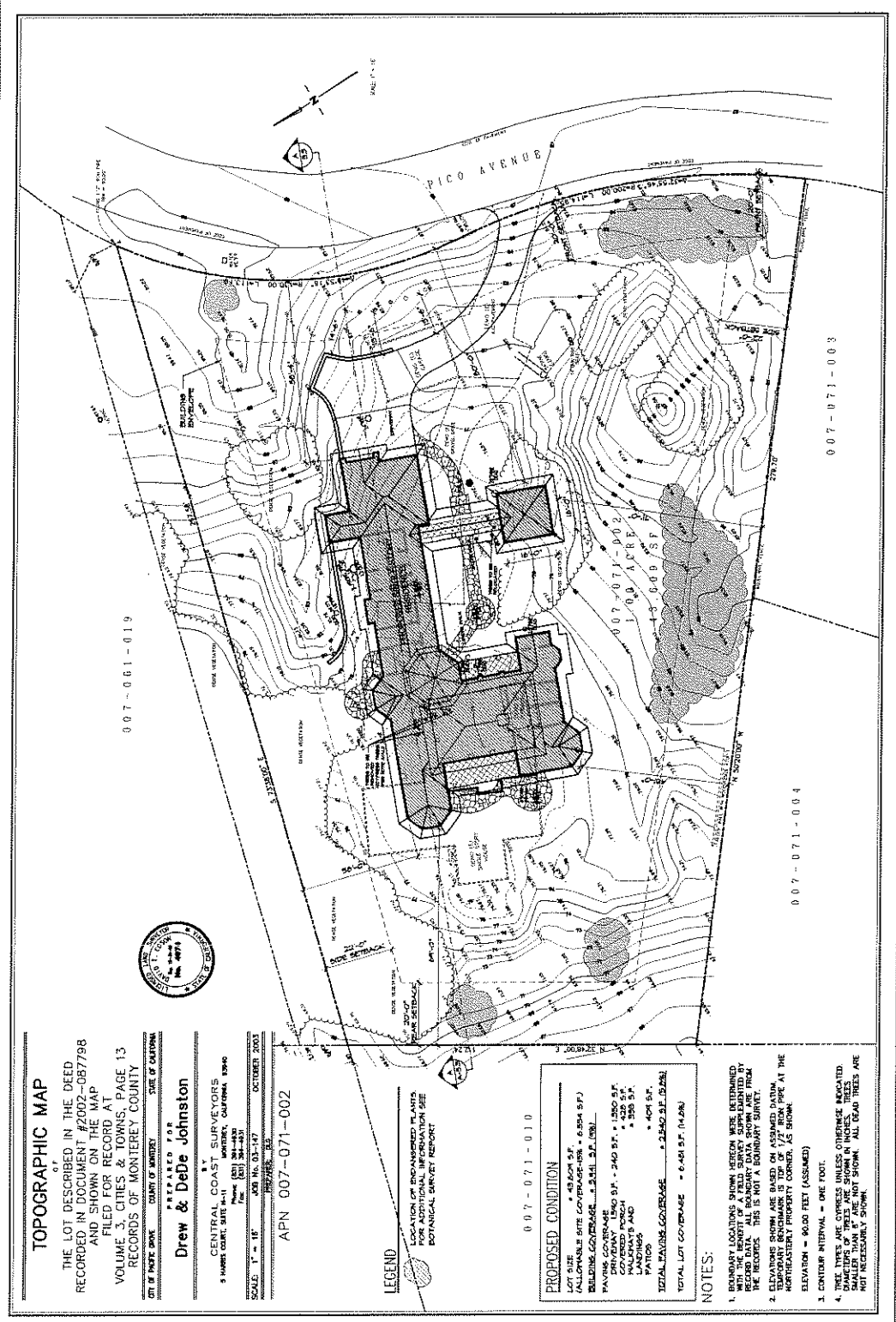
AUG 10 2006

PROPOSED SITE PLAN
 SCALE: 1/4" = 1'-0"

REVISION	No.

CONSULTANT:
 ARCHITECT:
 ERIC MILLER ARCHITECTS, INC.
 157 GRAND BLVD 108
 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-2840 • WEB: WWW.ERICMILLER.COM

PROPOSED SITE PLAN
 JOB NAME: Residential Residence
 PROJECT LOCATION: Pacific Grove, California
 DATE:



TOPOGRAPHIC MAP
 OF
 THE LOT DESCRIBED IN THE DEED
 RECORDED IN DOCUMENT #2002-087798
 AND SHOWN ON THE MAP
 FILED FOR RECORD AT
 VOLUME 3, CITIES & TOWNS, PAGE 13
 RECORDS OF MONTEREY COUNTY
 CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Drew & Debe Johnston
 BY
 CENTRAL COAST SURVEYORS
 9 HUNTER GATE, SUITE 101
 PACIFIC GROVE, CALIFORNIA 93950
 Phone: (831) 341-4831
 Fax: (831) 341-4831
 SCALE: 1" = 10'
 JOB NO. 03-17
 DATE: OCTOBER 2003
 DRAWN BY: DJE
 CHECKED BY: DJE

APN 007-071-002

LEGEND
 LOCATION OF ENDANGERED PLANTS
 FOR ADDITIONAL INFORMATION SEE
 BOTANICAL SURVEY REPORT

PROPOSED CONDITION
 LOT SIZE = 43,604 SF
 TOTAL SITE COVERAGE = 6,584 SF
 BUILDING COVERAGE = 2,526 SF (5.8%)
 PAVING COVERAGE = 1,250 SF
 DRIVEWAY 1,250 SF • 284 SF
 DRIVEWAY 2,500 SF
 WALKWAYS AND
 LANDINGS = 401 SF
 PATIOS = 256 SF
 TERRAZZING COVERAGE = 2,250 SF (5.2%)
 TOTAL LOT COVERAGE = 6,481 SF (14.9%)

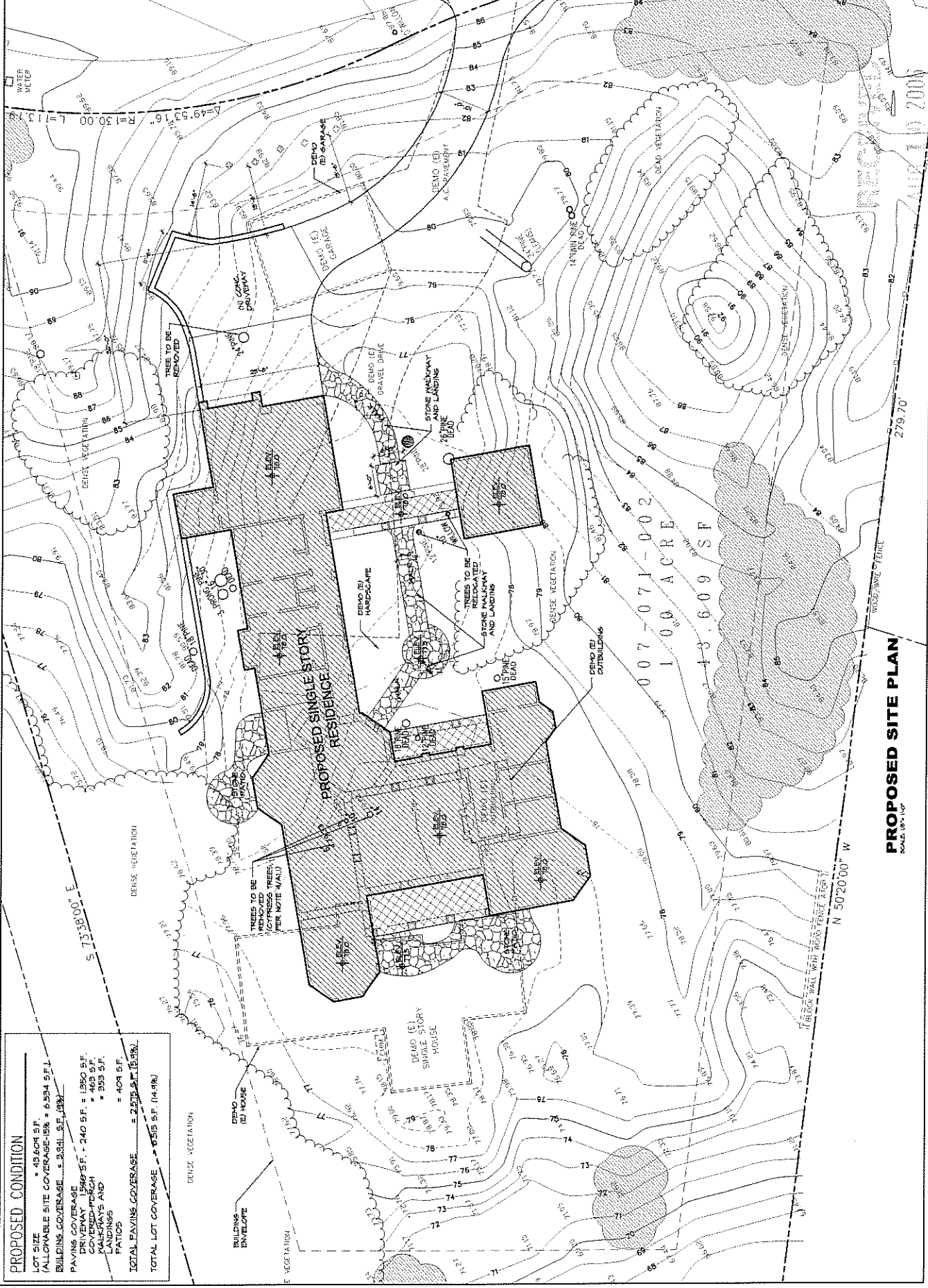
NOTES:
 1. BOUNDARY LOCATIONS, FINISH ELEVATION, AND DISTANCES WERE DETERMINED BY FIELD SURVEY. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
 2. ELEVATION BENCHMARK IS TOP OF 1/2" DIA. IRON AT THE HORIZONTAL PROPERTY CORNER, AS SHOWN.
 ELEVATION = 80.00 FEET (ASSUMED)
 3. CONTOUR INTERVAL = ONE FOOT.
 4. TREE TYPES ARE CORRECT UNLESS OTHERWISE NOTED. DIMENSIONS OF TREES ARE SHOWN IN INCHES. TREES NOT SHOWN ARE NOT NECESSARILY SHOWN.

PROPOSED SITE PLAN
 157 GRAND AVE. #108
 PACIFIC GROVE, CA 93950
 PHONE (831) 737-0410 • FAX (831) 737-2840 • WEB: WWW.ERICMILLERARCH.COM

ERIC MILLER ARCHITECTS, INC.
 ARCHITECT

CONSULTANT:

REVISION	No.



PROPOSED CONDITION	
LOT SIZE	= 43,609 SF
ALLOWABLE SITE COVERAGE-15%	= 6,541 SF
BUILDINGS COVERAGE	= 3,941 SF (9%)
PAVING COVERAGE	= 1,250 SF
CONCRETE DRIVE	= 250 SF
PAVING PATIOS AND PATIOS	= 350 SF
DEMO (E) HOUSE	= 409 SF
DEMO (E) SINGLE STORY RESIDENCE	= 2,215 SF (5.0%)
TOTAL PAVING COVERAGE	= 2,215 SF (4.9%)
TOTAL LOT COVERAGE	= 2,515 SF (5.7%)

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

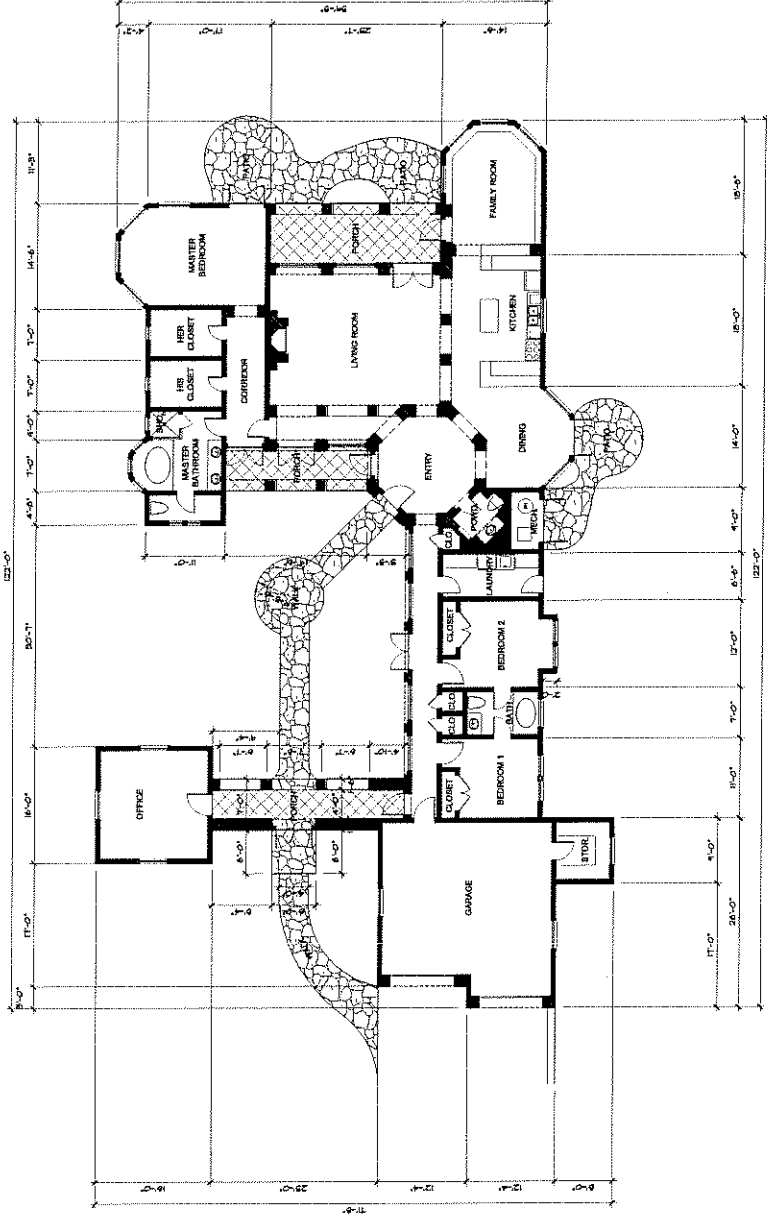
REC'D 10 2000
 AUG 10 2000

COMMUNITY DEV. DEPT.

AUG 10 2006

RECEIVED

FLOOR PLAN
 SCALE: 1/8" = 1'-0"



CONSULTANT:

ARCHITECT:

ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVE. 106 PACIFIC GROVE, CA 93950
 PHONE (831) 572-0418 • FAX (831) 572-7940 • WEB: WWW.ERICMILLERARCHITECTS.COM

FLOOR PLAN
 Job Name: Residential Residence
 Date: 8/10/06
 Scale: 1/8" = 1'-0"
 Drawing: 001
 Job Number: 0511

REVISION	No.

A-21
 DEPT

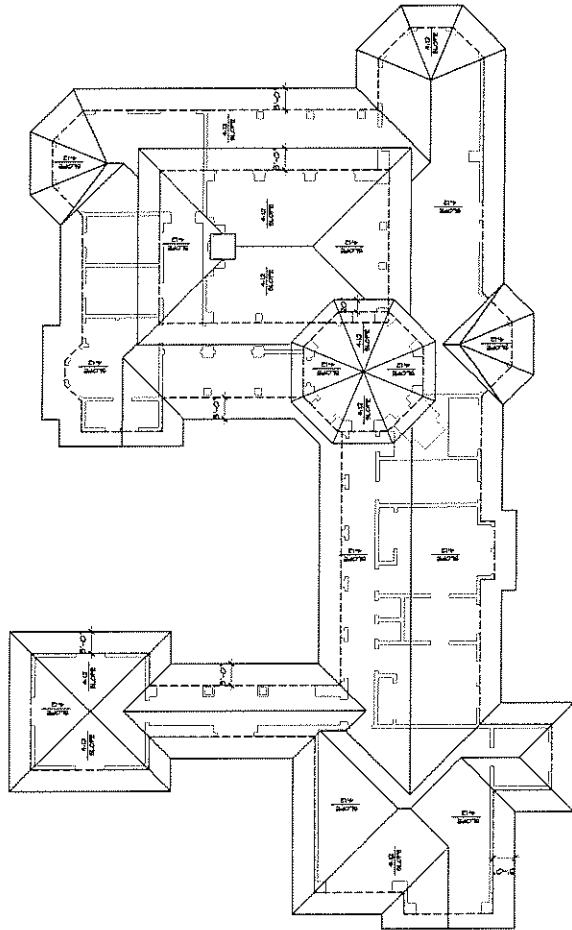
N.T.S. on 8 1/2 x 11

Job Name: 157 Grand Ave. Residence
 Job Number: 001
 Date: 08/10/06
 Scale: 1/8" = 1'-0"
 Drawn: [Blank]
 Checked: [Blank]

ERIC MILLER ARCHITECTS, INC.
 ARCHITECT
 157 GRAND AVE. #100 PACIFIC GROVE, CA 93950
 PHONE (831) 272-0419 • FAX (831) 272-0440 • WEB: WWW.ERICMILLER.COM

CONSULTANT:

REVISION	NO.



ROOF PLAN
 SCALE 1/8" = 1'-0"

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AUG 10 2006

COMMUNITY DEV. DEPT.

DATE	NO. OF SHEETS	DATE	NO. OF SHEETS

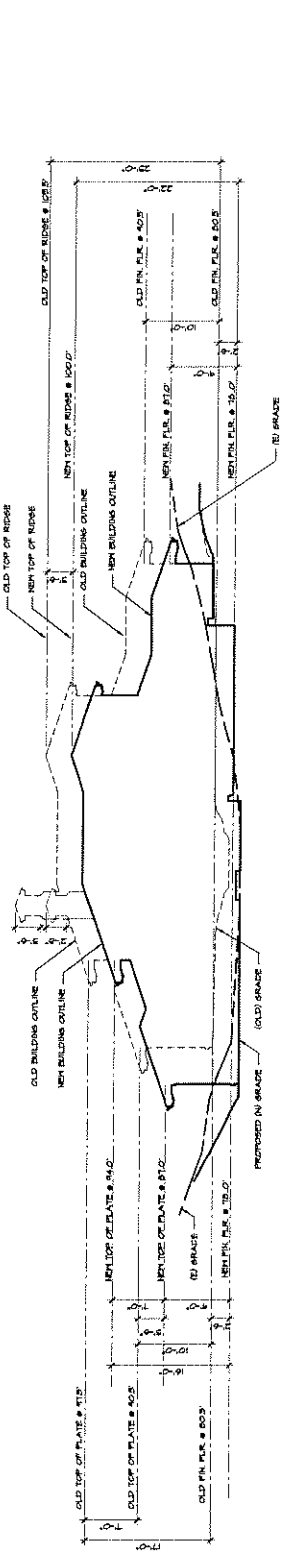
ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVENUE, PACIFIC GROVE, CA 93950
 PHONE (805) 272-9412 FAX (805) 272-9449 WEB: WWW.ERICMILLER.COM

REVISION	NO.

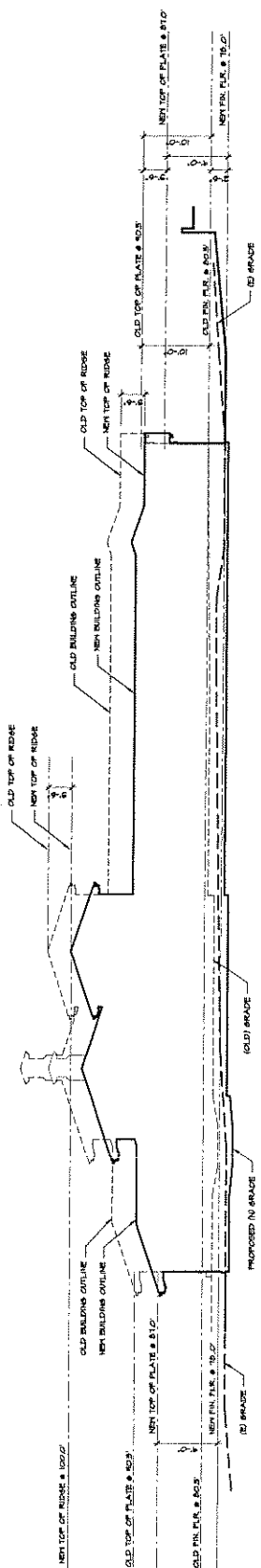
CONSULTANT

ARCHITECT

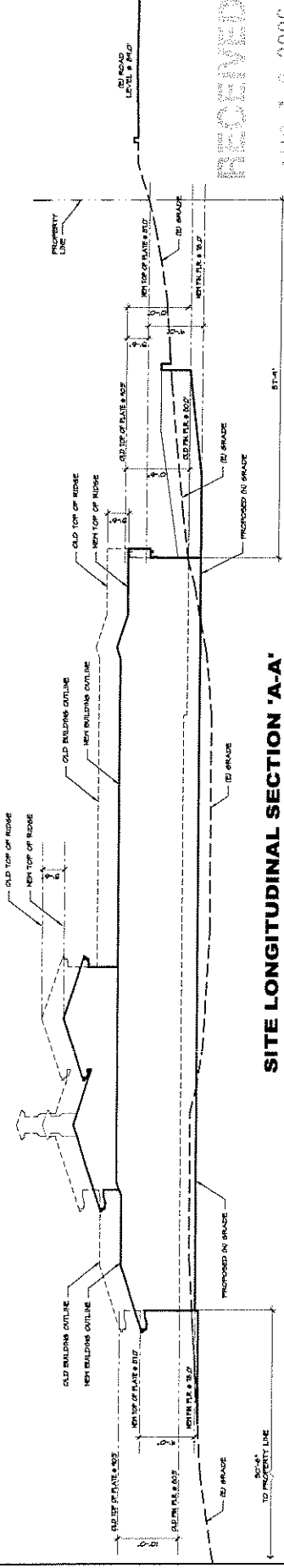
ELEVATIONS OVERLAY



EAST ELEVATION OUTLINE OVERLAY
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION OUTLINE OVERLAY
 SCALE: 1/8" = 1'-0"



SITE LONGITUDINAL SECTION 'A-A'
 SCALE: 1/8" = 1'-0"

RECEIVED
 AUG 10 2006
 COMMUNITY DEV. DEPT.

**City Of Pacific Grove
Community Development Department**

Memorandum

To: PLANNING COMMISSION
From: SALLY RIDEOUT, ASSOCIATE PLANNER
Date: 7/6/2006
Re: 1400 PICO AVENUE, COASTAL ECOLOGIST SUPPLEMENTAL ASSESSMENT: TREES

Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 7/6/06
 PC Members Planners
 Library CDD Public Info Binder
 Owner Applicant Appellant

Name: _____

Attached for your review is a supplemental report from the Project Biologist for the proposed new dwelling at the above-referenced address.

According to the report, relocation of the 4 cypress trees on the site is possible but may be infeasible when replanting is an available mitigating option with a better success rate in the dune environment. The report also states that the remaining live Monterey pine trees appear to have recovered from the effects of pine pitch canker, nevertheless, the Project Biologist recommends approval of the tree removal permit as proposed.

The report includes recommendations for 15-20 replacement trees planted on the site in locations that do not negatively affect endangered plant species or their habitat on the site. His report also recommends that some of the larger trunks and limbs of the dead trees remain in place on the site to provide wildlife habitat.

Mitigation No. 14 requires that "the locations of required replacement trees shall be included on the final Landscape Restoration Plan". Staff suggests the following language also be added to Mitigation No. 14 and incorporated into the proposed mitigation monitoring program.

The locations of required replacement trees and existing downed trees retained for wildlife habitat shall be included on the final Landscape Restoration Plan

If you have any questions regarding this memorandum or the attached information, please call me at 648-3190.

**TREE ASSESSMENT AND MITIGATION MEASURES FOR
PROPOSED TREE REMOVALS AT 1400 PICO AVENUE,
PACIFIC GROVE**

DREW AND DE DE JOHNSTON RESIDENCE

Project Description

The project proposes to demolish an existing house and detached garage and construct a new house with a detached office. Removal of 14 trees is proposed to accommodate the proposed footprint of the buildings and paved areas.

Tree Assessment

Based on reviewing the approved tree removal permit and the Planning Commission Agenda Report for the June 8, 2006 meeting, the project is proposing to remove 14 trees, including nine Monterey pines, four Monterey cypresses and one acacia. All but two of the Monterey pines proposed for removal are already dead, rapidly decomposing, and in several instances have fallen to the ground. Within a few more months all of the dead pines will be laying on the ground.

There are presently 17 dead Monterey pines on the property, including 11 that are within the footprint of the proposed development. There are three living mature Monterey pines on the property, two of which are proposed for removal. Six small Monterey pine seedlings are also growing in the development area and are proposed for removal.

Nine of the 12 living Monterey pines that existed on the site when the planning phase of the project began about three years ago have died, primarily as a result of old age accelerated by the affects of pine pitch canker disease. The three remaining live trees appear to have withstood the disease, do not show any signs of pitch canker, and, in fact, may have developed some resistance to the disease.

A cluster of four Monterey cypress trees is located in the footprint of the proposed main residence and is therefore proposed to be removed. The trees are growing very close together, with the outer most trees occurring less than ten feet apart. Competition between the trees for light, water and nutrients has negatively affected the size and form of all of the trees. Least affected is the larger one (16 inch dbh – diameter at breast height), which is located on the southern side of the cluster where winter and spring sunshine exposure is the greatest. It is approximately 25 feet tall with a full, balanced spread of about 35 feet. The other trees in

the group have smaller main stems and are poorly shaped, generally as a result of shading and dominance of the 16 inch dbh tree.

Although Monterey cypress is native to the Monterey Peninsula, it is not indigenous to the Asilomar Dunes. The cluster of cypresses on the site was planted approximately 30 years ago.

One exotic (non-native) Sydney golden wattle (*Acacia longifolia*) or “acacia” is proposed to be removed to accommodate construction of the proposed detached office building. All of the other acacias on the property would be removed as part of a landscape restoration project aimed at removing exotic vegetation and reestablishing the native plant community on the property. The acacia plants are actually large shrubs and form dense stands of vegetation in several places on the property, as indicated on the project’s site plan. This particular species of acacia typically only lives for about 25-30 years, and all of the remaining living plants on the property are presently reaching or exceeding that age limit.

Mitigation Goals

Tree planting is one of several ways to mitigate the affects of new developments in the Asilomar Dunes. Per the City’s tree protection ordinance, removal of standing living or dead trees is mitigated by planting of replacement trees. When appropriate to meet environmental objectives, tree planting is included in mitigation requiring restoration and maintenance of the native plant community on properties where new developed is being considered, per the City’s Local Coastal Plan. If Monterey pines are removed to accommodate construction or if the site contains plant species representative of the Monterey pine plant community, Monterey pine or Monterey cypress may be recommended for planting in a project’s required Landscape Restoration Plan. Finally, the Pacific Grove Architectural Board when reviewing projects in the Asilomar Dunes has recommended tree plantings to mitigate visual impacts resulting from new construction.

On the project site, the Monterey pines, Monterey cypresses and acacias have provided a significant degree of screening or concealment of the existing house when viewed from Pico Avenue. The side of the house facing Sunset Drive is unscreened and fully visible from the road. Replacement of trees that have died and are proposed for removal as part of the proposed project should be done with the aim of meeting or exceeding the level of screening that was provided by the trees prior to the start of the project.

Monterey pine forest once filled the central part of the property, in the swale protected by the surrounding dune ridges. Reforesting suitable areas on the property with Monterey pines or Monterey cypresses will restore the forest qualities that have been lost since the trees died.

Determination of the actual number of replacement trees should be based on biological and aesthetic factors. The City Forester recommended approval of a tree removal permit application (#5351) in June 2004, allowing removal of 14 trees and requiring replanting of 40 Monterey cypress trees. It's not clear why 40 replacement trees were required. As a simple replanting guideline, the project should aim to reestablish trees where they historically occurred on the site, as indicated by the current distribution of the Monterey pines (live and dead) on the property. They should not be planted where they may eventually displace or adversely impact other sensitive species (i.e., Tidestrom's lupine and Monterey spineflower) on the property. From an aesthetic viewpoint, replacement trees should be carefully located to help screen the new development from public and private views, while maintaining coastal views from the interior of the proposed residence.

Recommended Mitigation Measures and Alternatives

1. Remove the Monterey cypress cluster and two live Monterey pines.

The cluster of Monterey cypresses can either be cut down or moved to another location on the property. The trees would need to be moved as a group, and could not be separated, unless to just remove one or two of the trees. Keeping the root ball intact is a critical requirement when moving trees and is particularly difficult in sandy soils. Separating the cypress cluster and moving them as individual trees would cause excessive damage to the clusters root ball and would likely result in the death of the trees.

According to a local tree moving company (Environmental Design, Inc.), which has extensive experience in moving trees including large cypresses, moving the cluster of cypresses would cost \$27,500-35,000. To separate out and move just the largest tree in the group, would cost \$17,000-22,500. Given that these are not landmark, specimen or particularly attractive trees, moving the trees seems impractical and not worth the cost, particularly when there are other methods that could achieve similar, if not better, results for far less expense.

The two live Monterey pines proposed for removal would not survive being moved. The Asilomar coastal environment is very harsh. Even under the best of conditions, plant establishment, formation and survival are problems for plants, especially Monterey pines, because of the desiccating, salt-laden winds and the dry, nutrient poor soils. Monterey pines are also not as tolerant as most other trees, such as Monterey cypress or coast live oak, to damage, particularly when their roots have been cut or reduced, or to changes in their growing environment. When damaged they become readily susceptible to various insect pests and disease. Although it is likely that the two pines would initially survive the moving process, there is a very low probability of the trees living more than 2-3 years afterwards. The high cost of moving these trees is unjustifiable given the high risk of the trees not surviving over the longer term.

To retain the benefits that the existing live and dead trees provided, a better way is to replace them with large container grown trees. This would be accomplished by contract growing a number of Monterey cypresses in large boxes, which when of a suitable height (approximately 15 feet), could be strategically placed to screen the new buildings and help reestablish the forested character of the site. The cost to grow and install a large boxed Monterey cypress would be about \$2,500 per tree. Large Monterey cypresses are not readily available and would need to be contract grown in order to be ready for planting approximately when construction of the project is completed. A lead time of one and a half to two years is needed to grow trees to the desired size. Planting young, vigorously growing boxed trees would help increase the survivability of the replacement trees and provide for their rapid growth in the ensuing years. The actual number of large boxed trees and their locations will be defined in the Landscape Restoration Plan, but will consist of approximately 10-12 trees. Another 5-10 smaller Monterey cypress trees would also be planted. The goal would be to establish 15 to 20 mature Monterey cypress trees on the site, essentially surrounding the existing buildings where large trees grew prior to the start of the project. Establishing more trees than this would result in negative impacts to existing rare plants and habitat on the site. The landscape plan will also define a program for maintaining the trees and ensuring their success, including replacing any trees that do not survive.

2. Remove all of the acacia shrubs.

As a condition of project approval by the California Coastal Commission, all exotic vegetation on the property will be removed in order to restore the native plant community that existed on the property prior to the introduction of the exotic plants. This will include removal of all of the acacia and ice plant. There are several native coffeeberry (*Rhamnus californica*) shrubs growing on the property. As a species, it is similar to the acacia in size and density and would be a suitable replacement plant for the acacia.

3. Remove most of the dead trees.

There are presently 17 dead Monterey pines in varying stages of decomposition on the property, mostly in the swale or immediately adjacent to it. Not only is all this woody debris unsightly but it is considered a fire hazard, per City ordinance (I can't remember which ordinance.). Some of the larger trunks and limbs of a few of the dead trees should be left on the ground as wildlife habitat. The rest should be removed. The Landscape Restoration Plan will identify which fallen trees should be retained on the site.

Prepared By: _____ Date: _____

THOMAS K. MOSS
Coastal Biologist

Agenda Item No. **6A**
Planning Commission

Sally Rideout

From: Valerie Loeb [yotkestrel@yahoo.com]
Sent: Sunday, July 02, 2006 1:06 PM
To: Sally Rideout
Subject: RE: Project at 1400 Pico Avenue

Dear Sally:

Thank you so much for airing my comments to the planning department! I was encouraged to read that the planning commission generally felt the same way. I am sorry that I will not be around for the site review, but I leave on 5 July for a scientific conference in Hobart Tasmania.

However, I hope that the site review will impress the planning commission with how much of the most beautiful portion of the lot will be destroyed by the proposed construction. The tree studded glade behind the sand dune is beautiful. Additionally, I think that one of the "dead or dying" pine trees located here is home for a family of acorn woodpeckers that are taking advantage of my backyard bird feeder.

Best wishes!
Valerie

Sneak preview the [all-new Yahoo.com](http://all-new.yahoo.com). It's not radically different. Just radically better.

Sally Rideout

From: Sally Rideout
Sent: Tuesday, July 18, 2006 7:53 AM
To: 'Daniel Schickele'
Cc: 'Ines Barcan-Ellis'
Subject: RE: Johnston Residence

Hi Mr. Schickele;

Thank you for sending the additional comments. The Department has received a request to continue the public hearing to the Planning Commission meeting of August 3, 2006, to allow the architects to prepare additional information for the Commission's consideration. I will include your comments will be included in the supplemental packet materials for that meeting. If you have any questions, please feel free to contact me.

Sally Rideout
Associate Planner
Community Development Department
(831) 648-3190

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From: Daniel Schickele [mailto:dschickele@earthlink.net]
Sent: Saturday, July 15, 2006 8:15 PM
To: Sally Rideout
Subject: Johnston Residence

RE: Proposed Mitigated Negative Declaration and Mitigation Monitoring Program, Use Permit Application No. 2830-04 and Tree Removal Application No. CDD 5351.

To Whom It May Concern:

We would like to suggest some additional "overlays" to indicate the mass of the proposed house at 1400 Pico Avenue. We believe that diagonal views from the north and south sides of the property from the road will show whether the house will block more of the views for more people than the current house.

We also have concerns for the re-vegetation strategies. Although Monterrey Cypress are native, we would like to point out that if irrigated, as proposed, they will grow straight up to be extremely tall, which is certainly not in the character of the Asilomar Dunes planning area. Furthermore, nothing will grow under them because of their duff, which, if not contained, will prohibit dune vegetation and possibly threaten the endangered species on the property.

Finally, we would like to mention the 800-pound gorilla that nobody seems to want to acknowledge. The lack of consideration for "private view sheds" is part of what is driving the gradual profound alteration of the character of this very special area. By not allowing this consideration, people are, in essence, forced to add stories or go up when someone else encroaches their view. We realize that this may not have any bearing on the current

7/18/2006

proposal; however, it might be something to consider if we are truly concerned about preserving the unique character of the Asilomar Dunes planning area.

Sincerely,

Daniel Schickele & Bertha McKinley

Address of record: 8610 Terrace Drive

El Cerrito, CA 94530

Local Address: 1492 Pico Avenue

Pacific Grove, CA