





Exhibit B  
Project Vicinity Map  
Cornell SFR Addition  
A-94-78-A1



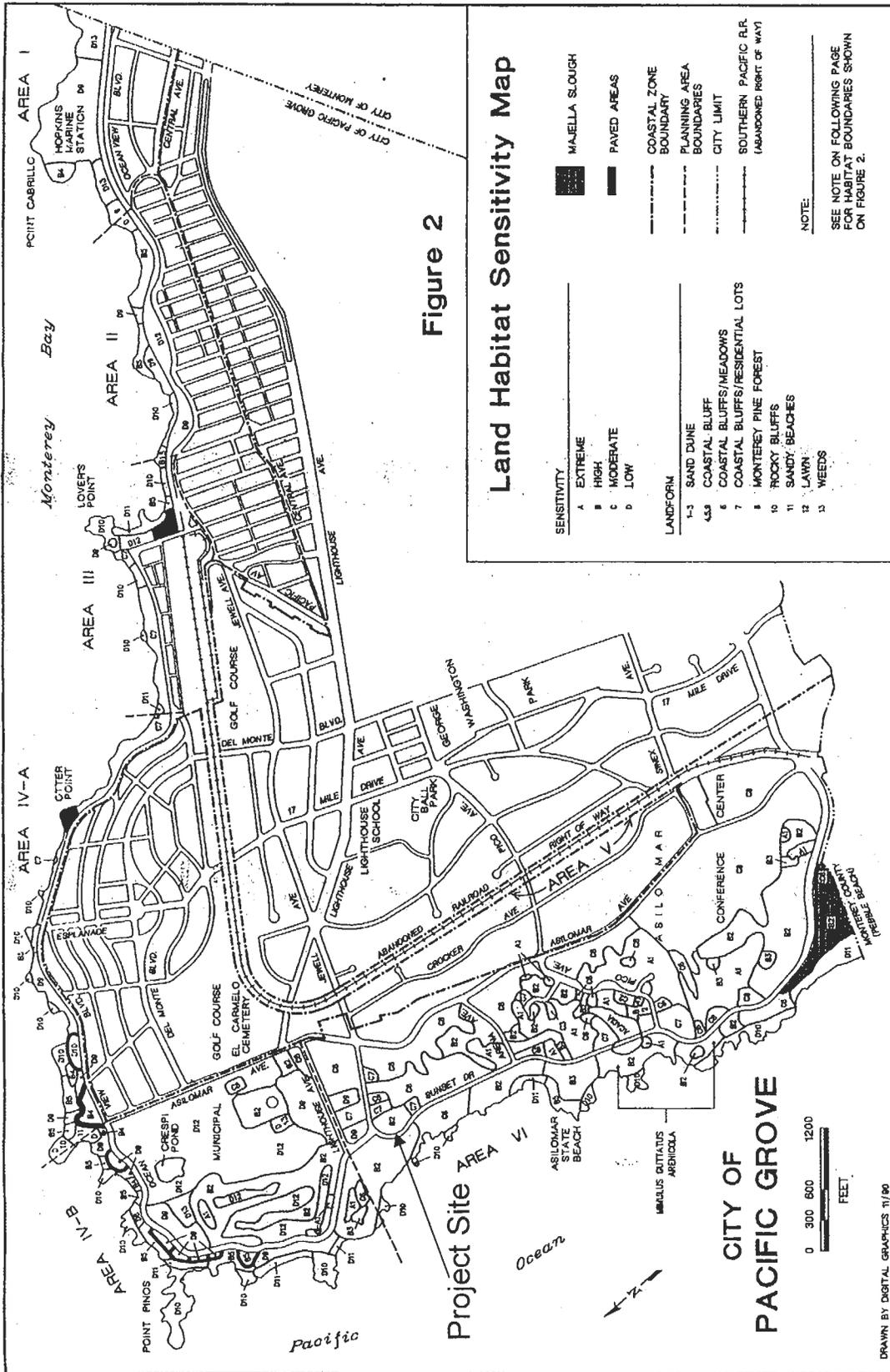


Exhibit D  
 Land Habitat Sensitivity Map  
 Cornell SFR Addition  
 A-94-78-A1

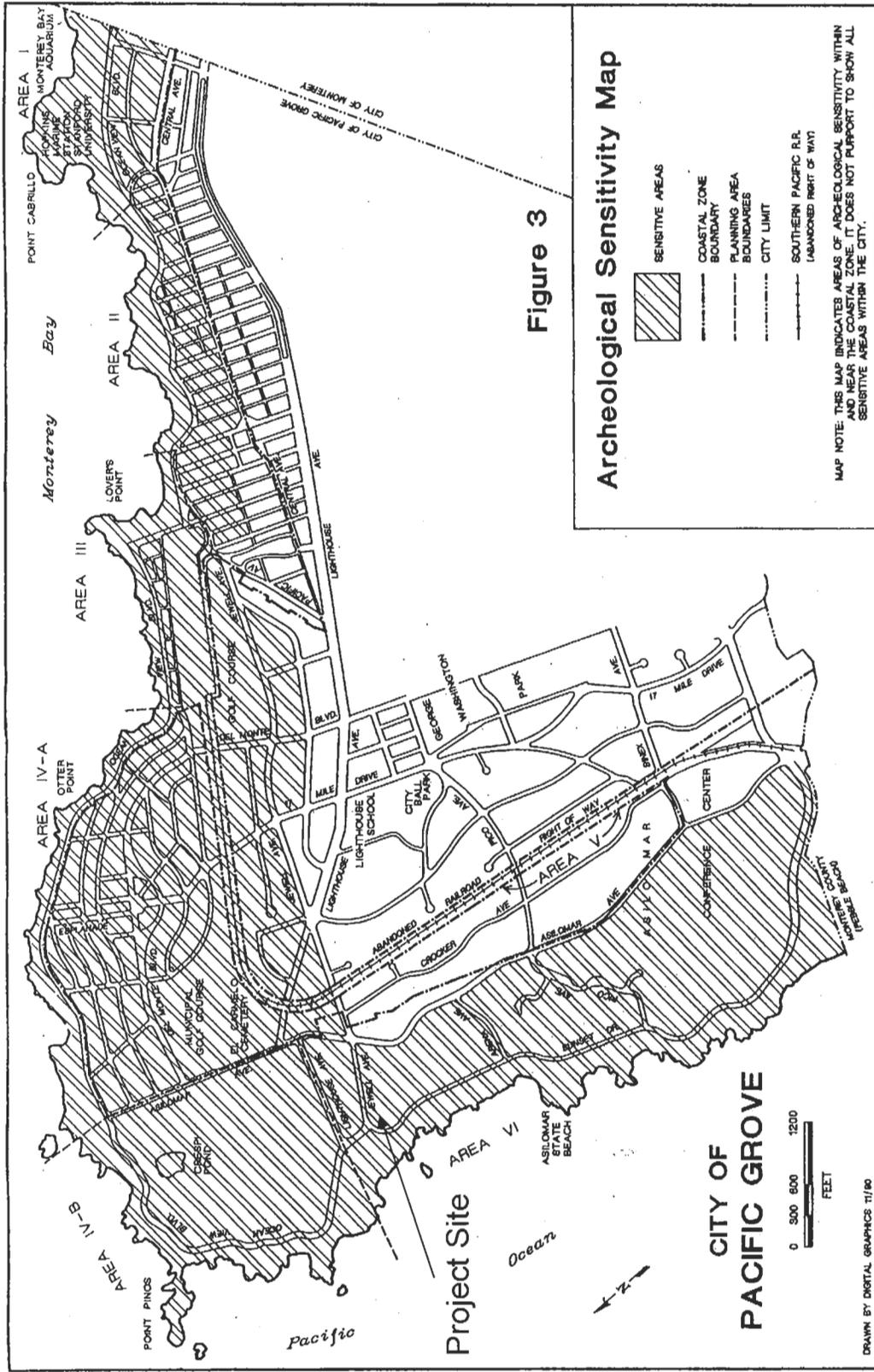


Exhibit E  
 Archeological Sensitivity Map  
 Cornell SFR Addition  
 A-94-78-A1

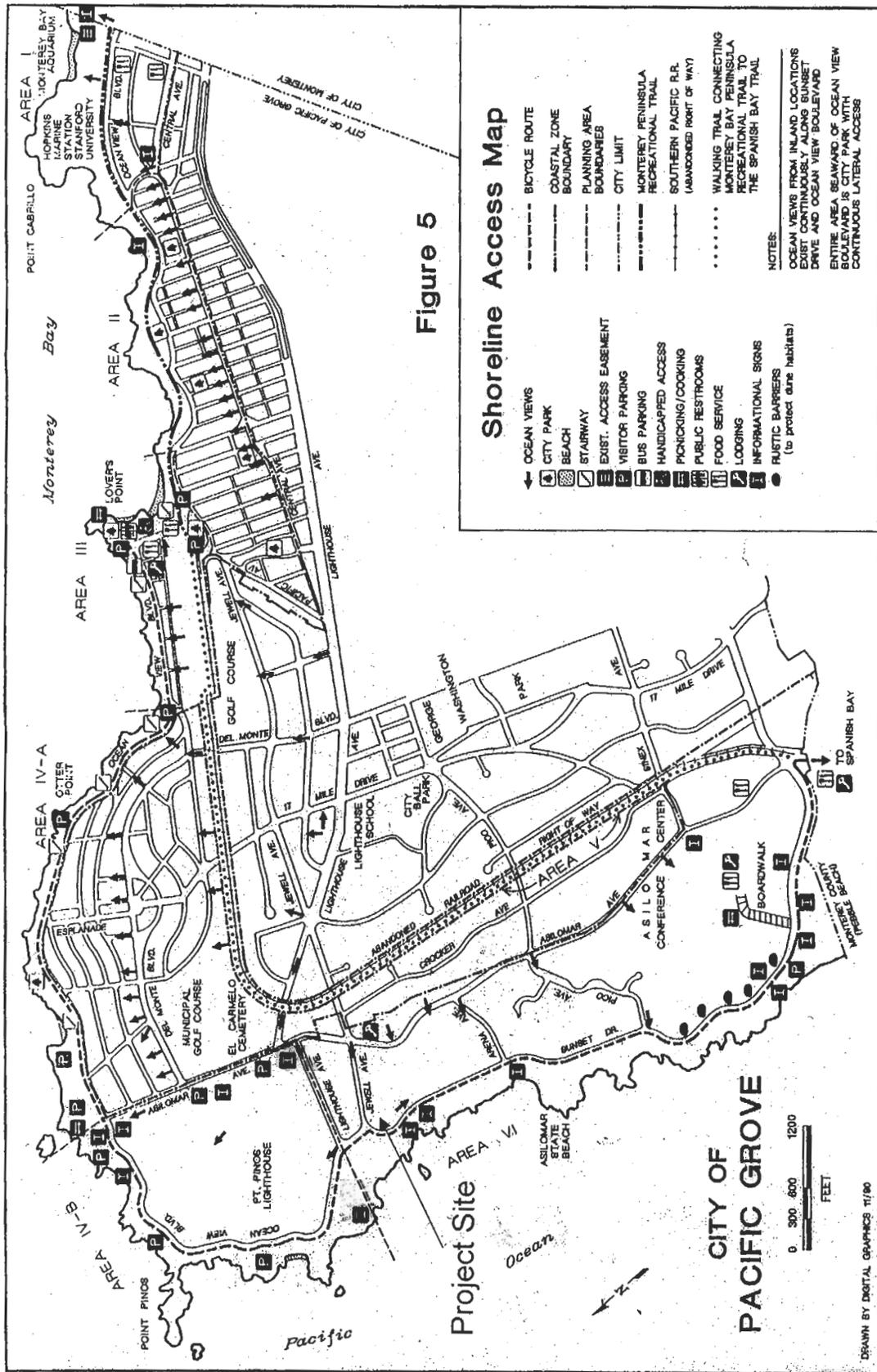
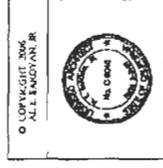


Figure 5

Exhibit F  
 Shoreline Access Map  
 Cornell SFR Addition  
 A-94-78-A1

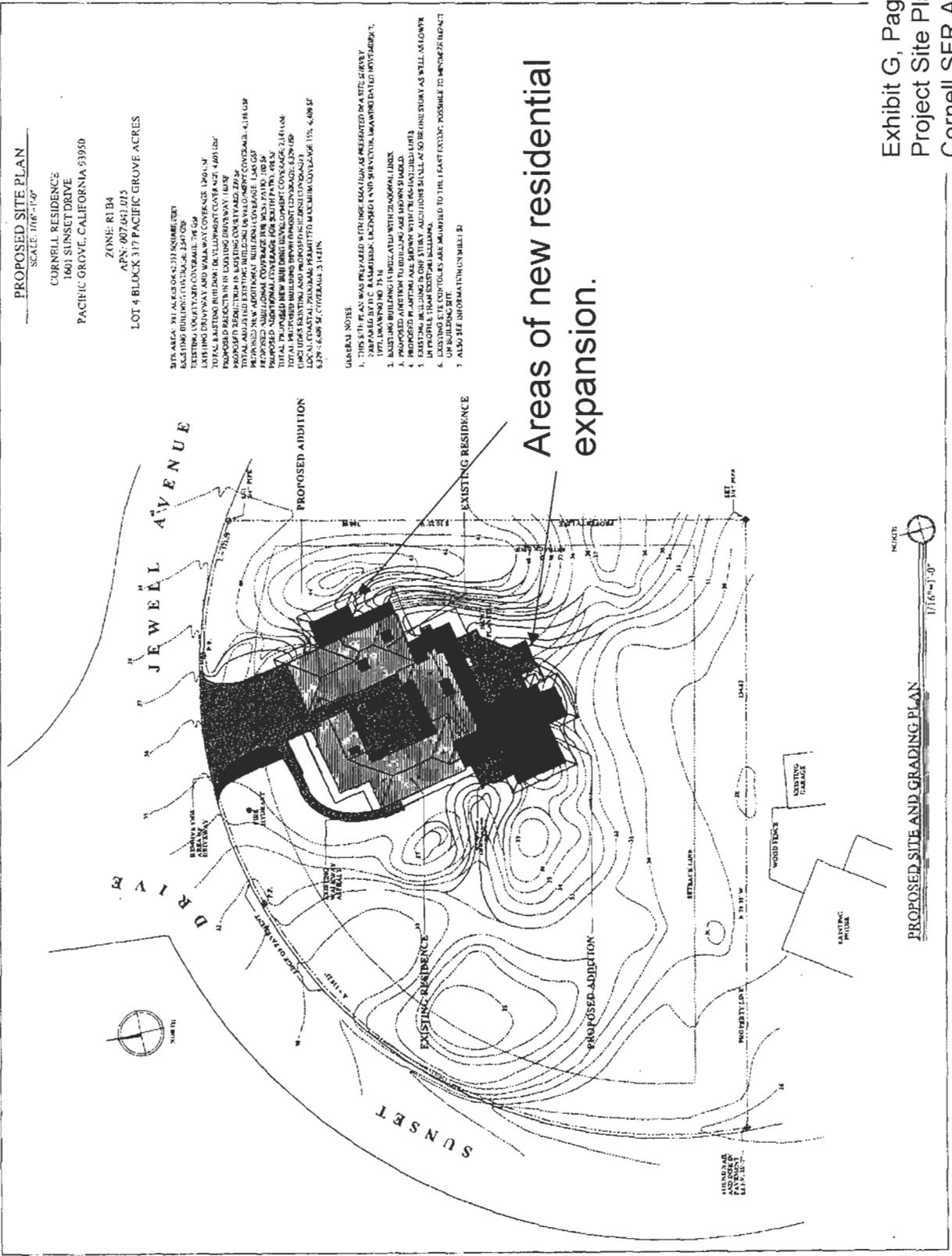
REVISIONS	
DATE	REVISION
04/25/06	FINAL A/E IT REV
DATE	BY
04/25/06	CASBY
DATE	BY



**CORNELL RESIDENCE**  
1601 SUNSET DRIVE PACIFIC GROVE, CA 93950



SITE PLAN  
DAVID DUNWOOD  
SHEET NO.



**PROPOSED SITE PLAN**  
SCALE: 1/16"=1'-0"

CORNELL RESIDENCE  
1601 SUNSET DRIVE  
PACIFIC GROVE, CALIFORNIA 93950

ZONE: R1B4  
APN: 007-043-015  
LOT 4 BLOCK 317 PACIFIC GROVE ACRES

SITE AREA: 391,145 SQ. FT.  
EXISTING BUILDING FOOTPRINT: 2,340 SQ. FT.  
EXISTING DRIVEWAY AND WALKWAY COVERAGE: 1,960 SQ. FT.  
EXISTING DRIVEWAY AND WALKWAY AREA: 4,460 SQ. FT.  
PROPOSED DRIVEWAY IN EXISTING DRIVEWAY: 1,635 SQ. FT.  
PROPOSED DRIVEWAY IN EXISTING DRIVEWAY: 2,795 SQ. FT.  
TOTAL ADDED EXISTING BUILDING DEVELOPMENT COVERAGE: 4,118 SQ. FT.  
TOTAL ADDED EXISTING DRIVEWAY DEVELOPMENT COVERAGE: 4,460 SQ. FT.  
TOTAL ADDED EXISTING DRIVEWAY DEVELOPMENT COVERAGE: 6,213 SQ. FT.  
PROPOSED ADDITIONAL COVERAGE FOR EXISTING DRIVEWAY: 4,985 SQ. FT.  
TOTAL PROPOSED NEW BUILDING DEVELOPMENT COVERAGE: 21,441 SQ. FT.  
TOTAL PROPOSED NEW DRIVEWAY DEVELOPMENT COVERAGE: 4,460 SQ. FT.  
TOTAL PROPOSED NEW DRIVEWAY DEVELOPMENT COVERAGE: 8,925 SQ. FT.  
LOCAL COASTAL ZONING PERMITS TO MAXIMUM COVERAGE 15% 6,498 SQ. FT. 8,925 SQ. FT. COVERAGE 13.142%.

- GENERAL NOTES:**
- THIS SITE PLAN WAS PREPARED WITH THE REGULATION AS PREPARED BY A SITE SURVEY PREPARED BY P.C. KAMMERSER, LICENSED AND SURVEYOR, UNAWARDED BUT NOT YET RECORDED.
  - BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR.
  - PROPOSED DRIVEWAY ARE SHOWN WITH DASHED LINES.
  - PROPOSED DRIVEWAY ARE SHOWN WITH DASHED LINES.
  - EXISTING BUILDING IS ONE STORY. ADDITIONS SHALL BE NO MORE THAN ONE STORY AS WELL AS LOWER IN PROFILE THAN EXISTING BUILDING.
  - EXISTING DRIVEWAY ARE SHOWN WITH DASHED LINES.
  - ALSO SEE INFORMATION SHEET 52.

**Areas of new residential expansion.**

Exhibit G, Page 1 of 3  
Project Site Plans  
Cornell SFR Addition  
A-94-78-A1

PROPOSED SITE AND GRADING PLAN  
SCALE: 1/16"=1'-0"





Cornell residence

Jewel Street

Sunset Drive

Asilomar  
State Park

Exhibit H  
Aerial Photo  
Cornell SFR Addition  
A-94-78-A1



Existing Cornell Residence  
1601 Sunset Drive  
APN 007-041-015

Approximate location of  
proposed residential expansion.



Exhibit I  
Site Photo  
Cornell SFR Addition  
A-94-78-A1

CALIFORNIA COASTAL COMMISSION  
631 Howard Street, San Francisco 94105 - (415) 391-6800

STAFF RECOMMENDATION

Appeal No. 94-78  
(Midgley)  
Hearing Opened: 5/3/78

DECISION OF REGIONAL COMMISSION: Permit denied by Central Coast Regional Commission

PERMIT APPLICANT: Judith Midgley

DEVELOPMENT LOCATION: Southwest corner of Sunset and Jewel Streets, Asilomar Dune area of Monterey County (Exhibit 1,2)

DEVELOPEMNT DESCRIPTION: Construction of a two-story, single family residence (Exhibit 3,4)

APPELLANT: Judith Midgley

PUBLIC HEARING: Opened on May 3, 1978

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STAFF RECOMMENDATION:

I. Approval with Conditions.

The Commission hereby grants, subject to the conditions below, a permit for the proposed development, on the grounds that, as conditioned, the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Conditions.

This permit is subject to the following conditions:

1. Revised Plans. Prior to commencing construction, the applicant shall submit revised plans and working drawings to the Executive Director of the Commission for his review and approval showing:
  - a. A one-story single family residence not exceeding 15 feet in height and restricting the driveway to a width of 8 feet.
  - b. Siting the residence behind existing dune formations on the lot to minimize the visual impacts from the adjacent scenic roads.

All construction shall be done in accordance with the

**COC Exhibit** J  
**(page** 1 **of** 8 **pages)**  
A-94-78-A1 SR  
6/6-7/78

2. Grading Plans. Prior to commencing construction, the applicant shall submit a detailed grading plan for review and approval by the Executive Director of the Commission. These plans shall indicate the minimum amount of grading necessary to construct the approved development. All grading shall be done in accordance with these plans. All excavated sand shall be retained on the site; or, if necessary, with prior consent of the Executive Director of the Commission, placed elsewhere within the Asilomar dune complex.

3. Landscape Plans. Prior to commencing construction, the applicant shall submit landscape plans for review and approval by the Executive Director to the Commission showing the removal of all iceplant on the site and revegetation of the lot with native dune vegetation including rare and endangered species native to the Asilomar dunes. Landscaping shall be done in accordance with these plans.

4. Deed Restriction. Prior to commencement of construction, deed restriction, for the protection of the scenic and natural values over that portion of the site not covered by impervious surfaces, shall be recorded. The deed restriction shall include provisions prohibiting further development including, but not limited to land-divisions or subdivisions of the project site; to prevent disturbance of natural ground cover and wildlife; to provide for maintenance needs in accordance with the landscaping plans and to restrict removal of vegetation except in accordance with the landscaping plans. (*deed restriction*)

All provisions of the deed restriction, including designation of precise boundaries, shall be submitted to the Executive Director of the Commission for his review and approval. The request for such approval shall be accompanied by a parcel map showing location of restriction boundaries. The approved restriction shall be recorded prior to all other encumbrances except tax liens, with the County Recorder and evidence thereof submitted to the Executive Director prior to commencing construction.

### III. Findings and Declarations:

The Commission finds and declares as follows:

1. Project Description. The applicant proposes to construct a two-story, single family residence of approximately 2,224 sq. ft. with a total site coverage of 3300 sq. ft. on a one acre parcel (42,728 sq. ft.); this is consistent with County zoning which allows 1 d.u./20,000 sq. ft. (Exhibits 3,4). The applicant's parcel is located on the western shore of the Monterey Peninsula in a subdivided and partially developed area of the Asilomar Dunes (Exhibit 2). The Asilomar Dunes are composed of white silica sand; unlike the dunes fronting on Monterey Bay, there is no apparent source of replenishment of the sand other than the slow accumulation of mineral fragments eroded from the highly resistant granitic shoreline. On this dune complex, a unique indigenous flora has evolved which, prior to the intervention of man, provided stability for the dune environment.

The dunes have been substantially altered by various types of development. The southern portion of the dunes has been mined extensively for the commercially valuable white silica sand and the north portion of the dunes has been developed into a golf course known as Point Pinos Lighthouse Reservé. The central portion of the dunes contains the Asilomar Conference Center, the Asilomar State Beach, and the subdivided area within which the applicant's parcel is located. The applicant's lot fronts on Sunset Drive, the major coastal access road which parallels the coast and delineates the eastern boundary of Asilomar State Beach.

CCC Exhibit J  
(page 2 of 8 pages)  
*A-94-78-A1 Staff Report*

2. Environmentally Sensitive Habitat. Section 30240 of the Coastal Act provides that:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

The proposed project site is located within the Asilomar Dune complex. The dunes, comprised of white silica sand, provide the native habitat for several endangered plant species, including the Seaside painted cup, Tedestrom's lupine, and the Menezies wallflower. Because of the large amount of development taking place on the dunes, the continued existence of these species is being threatened.

A staff inspection of the site in December of 1977 revealed that there were no endangered plant species on the subject lot. The majority of the site has been over-taken by the aggressive "hottentot iceplant". Because of the aggressive nature of this iceplant, it is unlikely that any of the rare and endangered plant species native to the dunes could successfully compete with the iceplant for available habitat on the project site at its present state. There are numerous sites which because of being sited adjacent to other undeveloped parcels and because of their having some rare and endangered species existing on the sites at the present time could become part of a dune restoration and botanical reserve project. This possibility is presently under consideration by the Coastal Conservancy as a potential restoration project. However, since the subject site is surrounded by developed parcels, has no endangered species presently on the site and is currently over run by iceplant, it unlikely that this parcel would be considered in a dune restoration project.

As conditioned, the applicant will remove the iceplant and attempt to revegetate the site using some of the rare and endangered species native to the dune environment. In addition, site disturbance and coverage will be minimized and that portion of the site not covered by the development (approximately 90%) will be maintained in open space for the preservation of the dune environment. The Commission finds that, as conditioned, the project would be sited and designed to prevent impacts which would significantly degrade adjacent environmentally sensitive habitat areas and would, in fact, act to restore a partially degraded habitat site. The project is, therefore, consistent with the provisions of Section 30240 of the Coastal Act.

3. Scenic Resources. Section 30251 of the Coastal Act provides, in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas...

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(page 3 of 8 pages)  
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The proposed project site is at the intersection of Ocean View Boulevard and Sunset Drive; the primary scenic Drives in the Pt. Pinos -- Asilomar area, commonly known as the "poor man's 17-mile Drive." The proposed development will be visible from both roads. The proposed project site is, however, surrounded by developed parcels; the structures on each of the adjacent lots are also visible from the roads. As conditioned, requiring a reduction in the height of the structure to one-story, not exceeding 15 ft. in height, the visual impacts of a structure on the lot at the intersection of the scenic roads will be minimized. In addition, by requiring the residence to be set back 100 ft. from Sunset Drive as proposed by the applicant and behind existing dune formations on the site, the intrusion of this structure on the scenic resources of the area will be significantly reduced. The Commission finds, that as conditioned, the impacts of the development on scenic resources in the area will be minimized and that the project is, therefore, consistent with the provisions of Section 30251 of the Act.

4. Cumulative Impacts. The subject parcel is located within the subdivided and partially developed area in the central portion of the Asilomar Dune area. There are approximately 100 acres which have been subdivided into approximately 111 lots with 83 existing residences on 76 of these parcels. County zoning allows development at a density of one d.u./20,000 sq. ft. (2 d.u./acre). Because of the potential impacts full buildout at the County approved density could have on the biotic resources of the Asilomar dune area, possible dune restoration projects encompassing the vacant parcels of biotic significance have been addressed by both the County and the Coastal Conservancy.

Section 30250(A) of the Coastal Act provides, in part:

New development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

As conditioned, the development, a single family residence, would be allowed on a one acre parcel having no rare and endangered species currently on the site. Because of the lack of rare flora on the site and the surrounding development patterns, this site would not be appropriate for a restoration project. In addition, due to the site location adjacent to a highly scenic drive, the site would not be appropriate for increased density as part of a density transfer program to effectuate a restoration project.

Since the project would, in fact, restore some of the botanical significance to the dune site through revegetation and retention in open space, the development would not have an adverse impact individually on the dune environment. Since this site would not be an appropriate site for incorporation into a dune restoration project due to the lack of botanic resources on the site and the siting of the parcel on a highly scenic drive surrounded by developed parcels and because the site is twice the size required under existing County zoning, the Commission finds that the project, as conditioned, would not have an adverse cumulative impact on coastal resources. Also this approval would not prejudice the ability of the local government having jurisdiction over the area from addressing the possibility of a dune restoration project through the Local Coastal Program planning process.

CCC Exhibit J  
(page 4 of 8 pages)  
A-94-78-A1 Staff Report

**MERREY PENINSULA  
AND VICINITY STREET MAP**

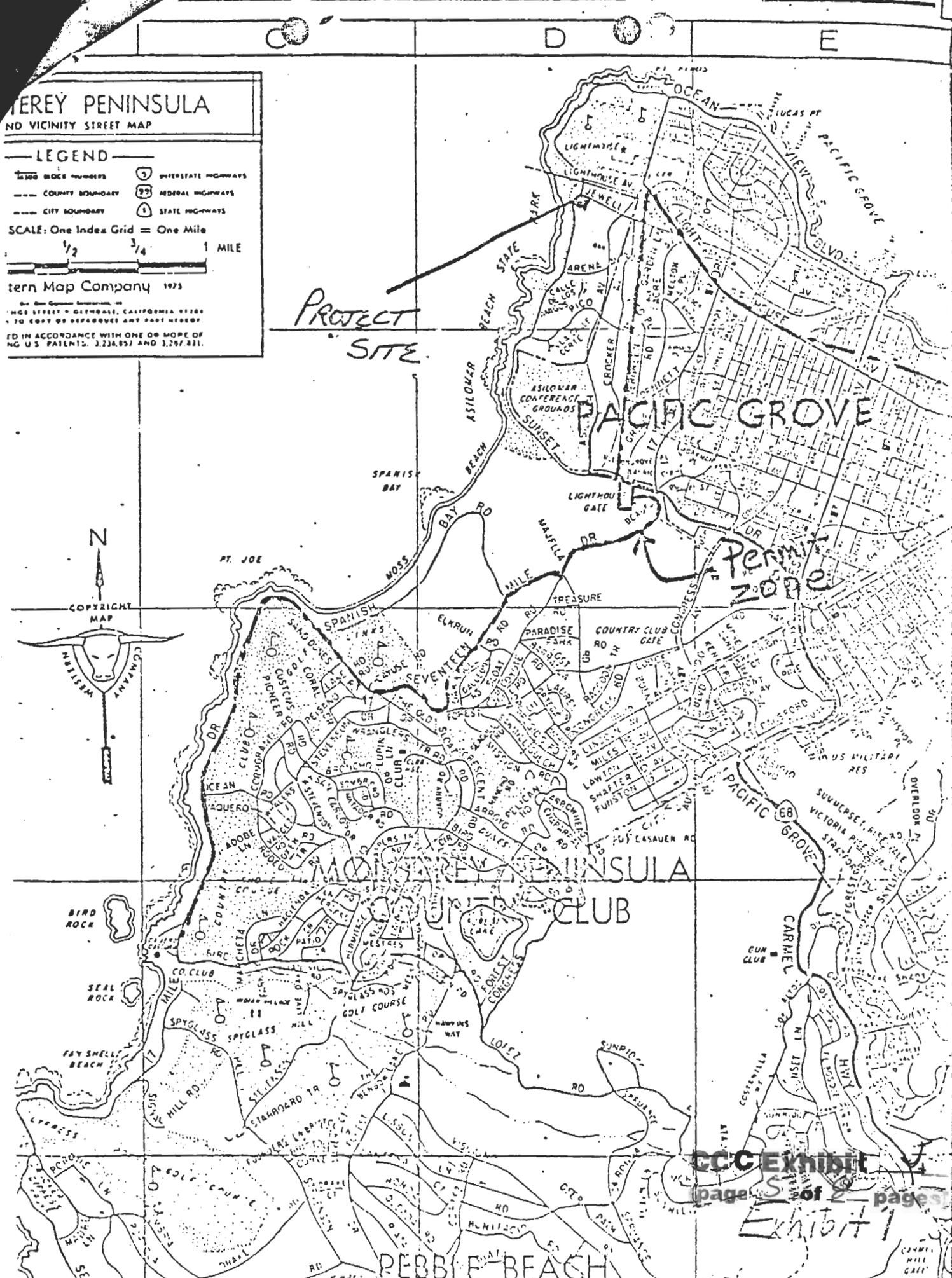
**LEGEND**

- INTERSTATE HIGHWAYS
- FEDERAL HIGHWAYS
- STATE HIGHWAYS
- COUNTY BOUNDARY
- CITY BOUNDARY

SCALE: One Index Grid = One Mile

Western Map Company 1973

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*PROJECT SITE*

*Permit Zone*

CCC Exhibit 1  
page 5 of 2 pages

*Exhibit 1*

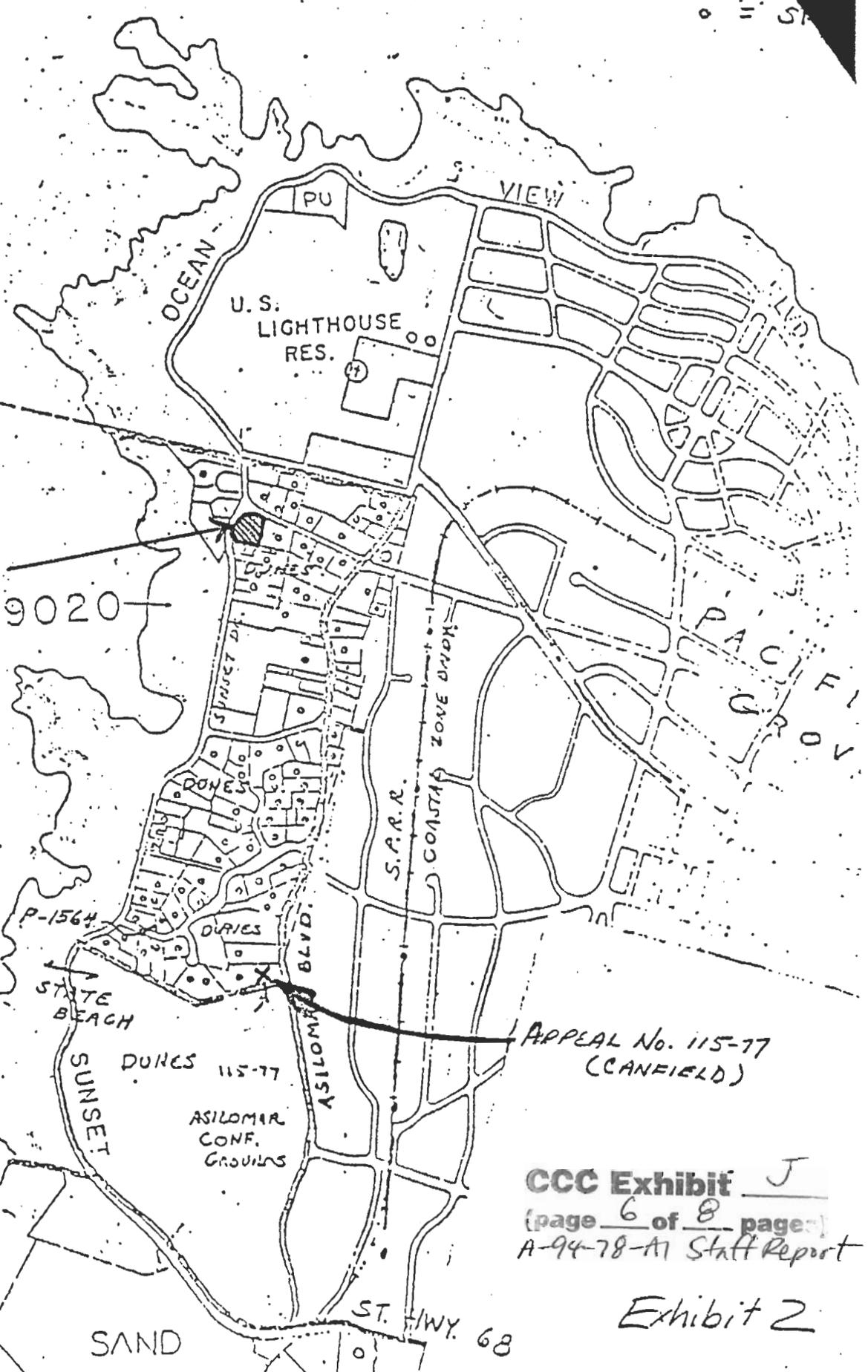
LAND USE

POINT PIÑOS

LEGEND: 1" = 100'  
○ = SP



THE GREAT TIDEPOL



PROJECT SITE  
249020

ASILOMAR STATE BEACH  
249030

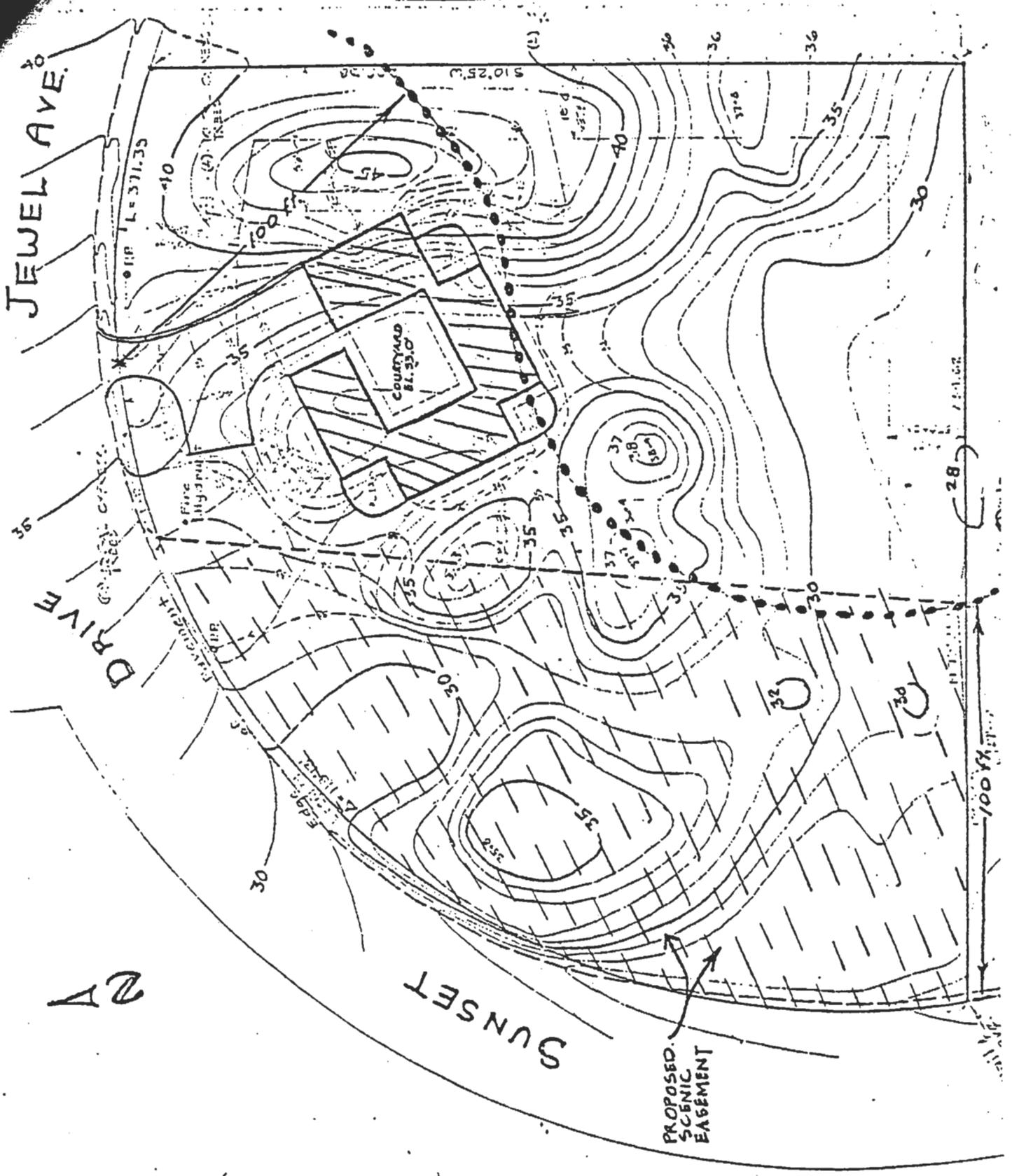
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(CANFIELD)

CCC Exhibit J  
(page 6 of 8 pages)  
A-94-78-A1 Staff Report

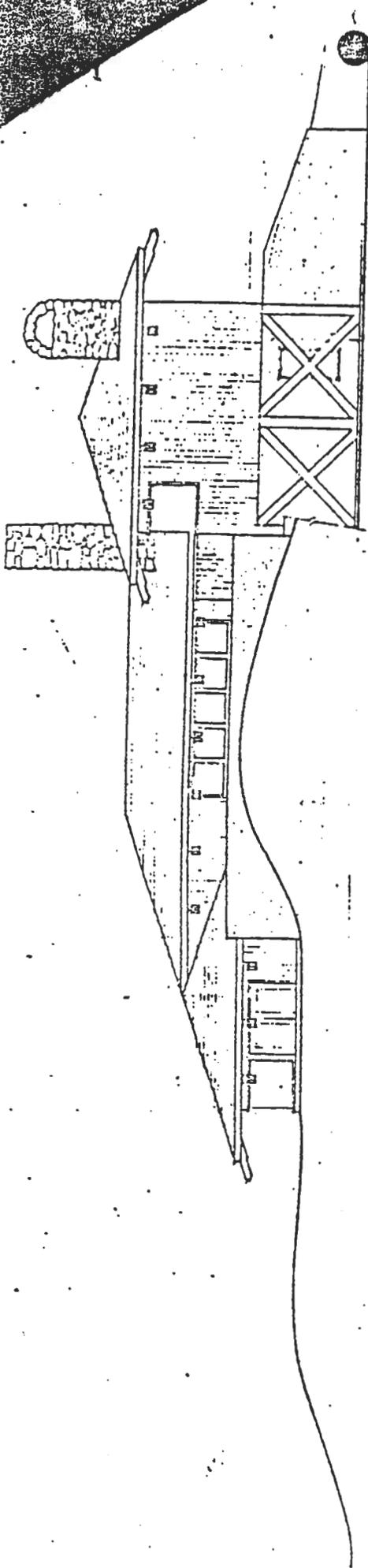
Exhibit 2

SAND

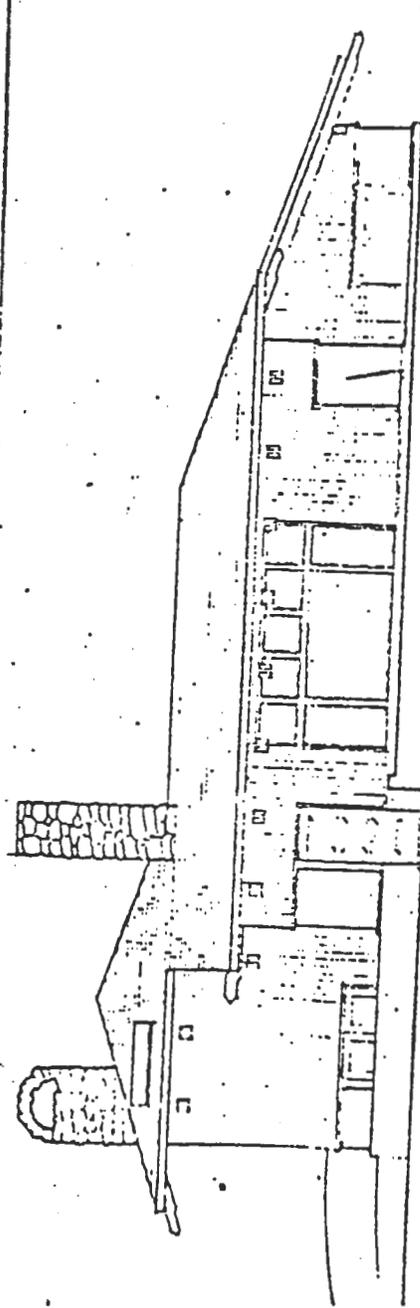
ST. HWY. 68



CCC Exhibit J  
 (page 7 of 8 page)  
 A-94-78-A1 Staff Report  
 Exhibit 3



EAST ELEVATION



WEST ELEVATION

CCC Exhibit J  
(page 8 of 8 page)

A-94-78-A1 Staff Report

Exhibit 4

WHEN RECORDED MAIL TO: JUDITH MIDDLEY  
c/o P.O. Box 1471  
Monterey, CA 93940

RECEIVED

RECORDED AT REQUEST OF

*Judith Midgley*

SEP 21 2005

AUG 7 8 20 AM '79

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

OFFICE OF RECORDER  
COUNTY OF MONTEREY  
SALINAS, CALIFORNIA

6

DECLARATION OF PROTECTIVE RESTRICTIONS

REEL 1350 PAGE 725

THIS DECLARATION is made on the date hereinafter set forth by JUDITH MIDDLEY, an unmarried woman, hereinafter referred to as "Declarant".

RECITALS:

A. Declarant is the owner of certain real property located in Monterey County, California, described as follows:

Lot 15, Block 317, Pacific Grove Acres, as shown on Exhibit "B" attached hereto and made a part hereof

G. 32626

and hereinafter referred to as "the subject property".

B. The subject property is within the Coastal zone as defined in Public Resources Code section 30103.

C. On June 7, 1978, the California Coastal Commission granted Declarant's appeal No. 94-78, and authorized issuance of a coastal development permit to Declarant for the construction on the subject property of a single family residence ("the permit").

D. Condition Number Two of the permit requires Declarant to record a deed restriction over portions of the subject property for the protection of the scenic and natural values over that portion of the subject property not covered by impervious surfaces. The reasons for the restriction include the prevention of impacts which could substantially degrade adjacent environmentally sensitive habitat areas and the restoration of partially degraded habitat site (see Public Resources Code Section 30240); the avoidance of cumulative impacts on coastal resources (see Public Resources Code, Section 0250[a]); and the protection of Monterey County's ability to prepare a local coastal program that is in conformity with the provisions of the Coastal Act of 1976.

E. Declarant intends the recordation of this Declaration to fulfill the requirements of said condition.

CCC Exhibit K

(page 1 of 4 page)

A-94-78-A1

DECLARATION

NOW, THEREFORE, Declarant hereby declares that the portions of the subject property hereinafter described are held and shall be owned, held, conveyed, hypothecated, encumbered, occupied, and improved subject to the following limitations, restrictions and conditions:

1. FURTHER DEVELOPMENT PROHIBITED. No further development, as the term is defined in Public Resources Code Section 30106, including land divisions or subdivisions, other than that authorized by the permit, shall be permitted on the subject property except as authorized by duly approved amendment to the permit.

2. NATURAL GROUND COVER AND WILDLIFE. Except as authorized by the permit, and the landscaping plan approved in accordance with the permit, no natural ground cover, vegetation or wildlife located on the subject property shall be removed or disturbed.

3. MAINTENANCE OF LANDSCAPING. All plants and vegetation placed on the subject property pursuant to the permit and the landscaping plan approved in accordance with the permit, shall be maintained continuously in a healthy growing condition.

4. RESTRICTION BOUNDARIES. The restrictions contained herein shall be applicable to those portions of the subject property not covered by impervious surfaces, as said areas are generally depicted on the site plan attached hereto as Exhibit "A" and incorporated herein by reference.

5. BINDING EFFECT. The terms of this Declaration shall run with the land, and be binding upon all heirs, assigns and successors in interest to the subject property.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of August, 1979.

Melvin C. Midgley  
Melvin C. Midgley

Judith Midgley  
Judith Midgley

Lois June Midgley  
Lois June Midgley

Lois June Midgley  
Lois June Midgley  
attorney in fact

CCC Exhibit K  
(page 2 of 4 pages)  
A-94-78-A1

DESCRIPTION

EXHIBIT "B"

FEEL 1350 PAGE 728

All that real property situate in the County of Monterey, State of California, described as follows:

Beginning at a point distant 40.00 feet South 28° 56' 30" West from Corner 7 in Block 314, as said corner and block are shown and so designated on that certain map entitled, "Map of Pacific Grove Acres", etc., filed for record at page 13 in Volume 3 of Cities and Towns, Records of Monterey County, and running thence

- (1) South 10° 25' West 200.98 feet; thence
- (2) North 29° 35' West 234.62 feet; thence
- (3) Northeasterly and curving to the right 371.39 feet along the arc of a circle of 180 feet radius (Long Chord bears North 59° 58' East 308.93 feet) to the point of beginning of said Pacific Grove Acres.

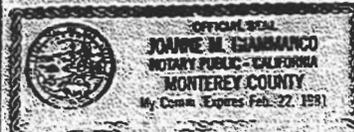
STATE OF CALIFORNIA }  
COUNTY OF Monterey } ss.

On August 6, 1979 before me, the undersigned, a Notary Public in and for said State, personally appeared Judith Midgley

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature *Joanne M. Giammarco*



TO 444 C  
(Attorney in Fact)

STATE OF CALIFORNIA }  
COUNTY OF Monterey } ss.

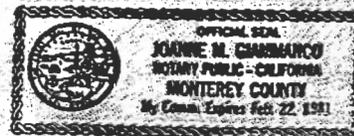
On August 6, 1979 before me, the undersigned, a Notary Public in and for said State, personally appeared Judith I. Midgley

known to me to be the person whose name is subscribed to the within instrument, as the Attorney in fact of Melvin C. Midgley and Lois June Midgley

and acknowledged to me that she subscribed the name of Melvin C. Midgley thereto as principal and her own name as Attorney in fact.

WITNESS my hand and official seal.

Signature *Joanne M. Giammarco*  
Name (Typed or Printed) Joanne M. Giammarco



END OF DOCUMENT

(This area for official notarial seal)

CCC Exhibit K

(page 3 of 4 page)

A-94-78-A1

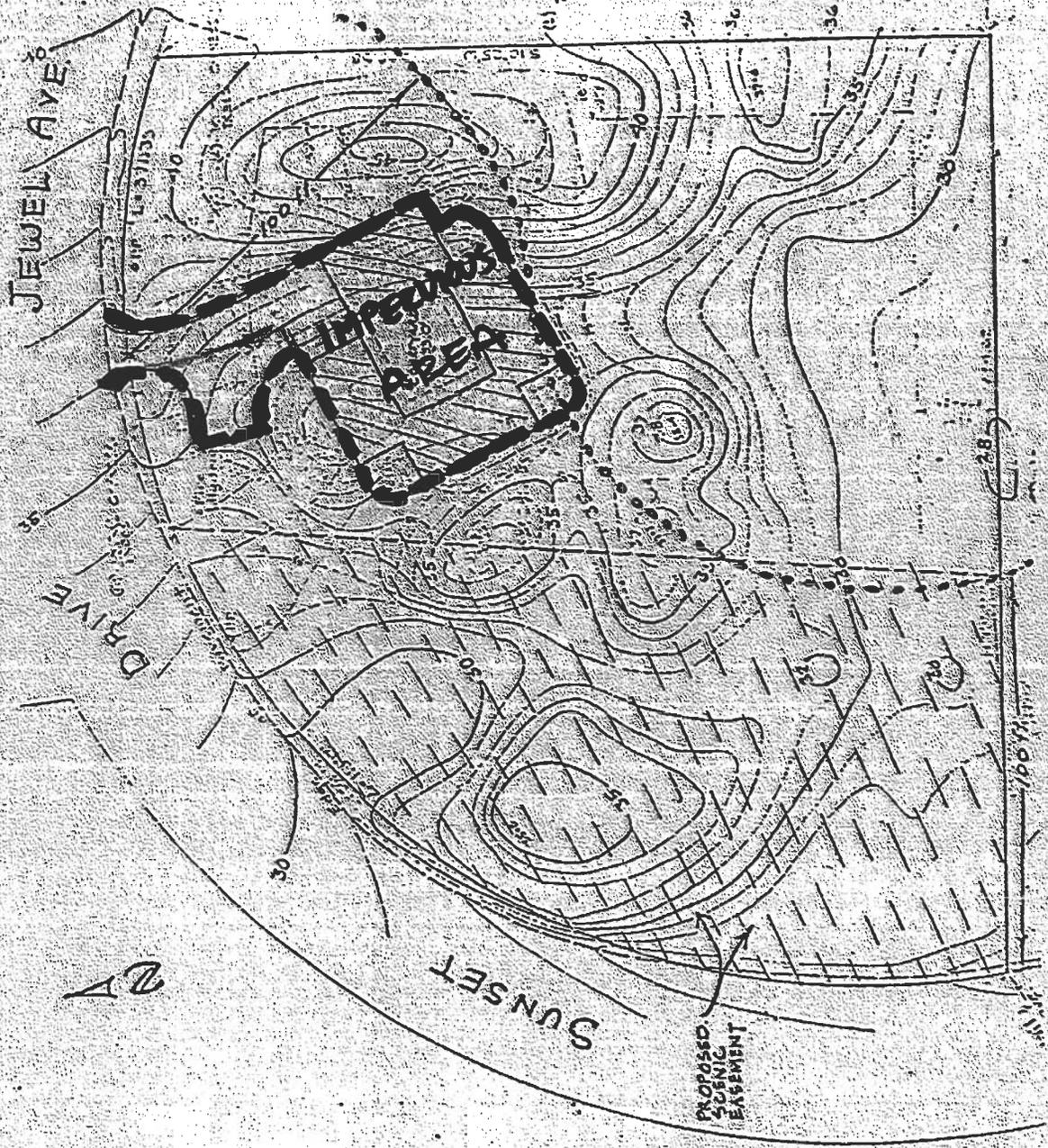


Exhibit A

CCC Exhibit K

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A-94-78-A1

SUGGESTED FINDINGS AND CONDITIONS (For Use in Event of Project Approval)

P-77-1097 JUDITH MIDGLEY: Two-story single-family dwelling and ±400 foot extension of sewer main along Sunset Drive; southwest corner of Sunset and Jewell, Asilomar Dunes area of Monterey County.  
APN 7-041-15

FINDINGS:

CKGROUND

1. Applicant's parcel lies within the Asilomar dune complex on the western shore of the Monterey Peninsula. Located between a rocky shoreline and the native Monterey pine forest, this area is a unique environment of great scenic and habitat value.

The rocky intertidal region is famous for its classic tidepool habitat and unusual concentration of marine algae species. The adjacent dunes of white silica sand are said to be relics of past geologic events; unlike the dunes fronting on Monterey Bay, there is no apparent source of replenishment other than the slow accumulation of mineral fragments eroded from the highly resistant granitic shoreline. On this dune complex a unique indigenous flora has evolved, and prior to the intervention of man, provided stability for the dune environment.

The ecosystem has been considerably altered by diversified uses and developments. The white silica sand is of a purity and uniformity that makes it commercially valuable for the manufacture of higher quality glass products. Exploitation of the mineral resource has often been at the expense of the natural form of the landscape. The southern portion of the dune complex is nearly gone due to mining. Recently, the last remaining sand plant ceased operation.

A large section of the northern dunes (shown as Point Pinos Lighthouse Reservation) has been developed as a golf course. The central portion of the dune complex, an unincorporated area of the county, is partially subdivided and partially developed with residential units. The applicant's parcel lies in this central dune area on the corner of Jewell and Sunset Drive. Sunset Drive delineates the eastern boundary of Asilomar State Beach.

ND RESOURCE

2. The Asilomar dune complex is stabilized by low dune vegetation, including both native and introduced iceplants, the attractive beach sagewort, sand verbenas, beach primrose, and an unusual concentration of rare and endangered species. This last category includes the Seaside painted cup, Tidestrom's lupine, and the Menzies' (or Beach) wallflower. There is particular concern

240b

for the survival of the last two species because much of their native habitat has already been lost to sand mining, golf course development, and residential construction. Those areas which remain are, for the most part, threatened by the spread of the aggressive "hottentot iceplant", pampas grass, and by trampling incident to recreational use. As a result, on a brief reconnaissance in the Spring of 1974, less than 50 Beach wallflower plants were found by staff in the entire Asilomar Dune complex.

Although the dunes of the applicant's site undoubtedly could be restored as natural habitat for all of the above native vegetation including the rare and endangered species, during inspection in December 1977 and January 1978 only iceplant and beach sagewort were identifiable on the parcel. Applicant has resited the house to a position that permits reduction of length of the driveway. Substantial excavation and coverage of the dunes will still be necessary at the new location, however. Additional and substantial modification in design and siting of the house to reduce disturbance of the dunes and their flora, in combination with a careful landscaping program to re-establish native dune plant cover, and in particular endangered species, would provide partial mitigation of the displacement and alteration of the dune habitat area; and would be essential to insure consistency with Section 30240(b) of the Coastal Act of 1976 which requires that "development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas"

ENIC  
SOURCES  
251

3. The proposed residence is located at the intersection of Ocean View Blvd./Sunset Drive and Jewell Avenue. Ocean View and Sunset are the primary scenic drives in the Point Pinos and Asilomar State Beach area. The proposed house has been resited to a dune trough location nearer Jewell, although still less than 100 feet from Sunset Drive. Travelling north on Sunset, the resiting provides a substantial visual improvement for the viewer, as compared to the original location astride the dune on the western section of the parcel. Southbound travelers will still be confronted with a significant visual impact. Additionally, the house in its presently designed scale and configuration does not lend itself to arrangement between the dunes, and therefore cannot be said to be "subordinate to the character of its setting" nor to "minimize the alteration of natural landforms," as required by Section 30251 of the Coastal Act.

Because alternative siting more than 100 feet from Sunset Drive appears feasible, and because of the importance of protecting the 100-foot scenic setback concept as an LCP alternative, resiting of the proposed residence appears essential in order to insure Coastal Act conformity.

BLIC  
RECREATION  
221 &  
223

4. The nearby, adjacent Asilomar State Beach is a highly popular recreational destination of statewide significance. However, the area in public ownership (99 acres) is apparently insufficient in size to accommodate the park's annual visitation (in excess of 200,000) without perceptible signs of "human erosion" on fragile botanic resources. While various park expansion proposals have been put forth to resolve this problem (including a 148-acre expansion proposed by the Department of Parks and Recreation in 1971 as part of the California Coastline Preservation and Recreation Plan), applicant's parcel is not included in any current acquisition proposal. Furthermore, applicant's parcel by itself has limited value for general on-site recreation, since it comprises a sensitive dune habitat area.

CCC Exhibit       
(page 2 of 5 pages)

A-94-78-A1

Therefore, no presently feasible options for general on-site recreation are expected to be compromised by this development. No finding is made relative to the value of the site for deliberately limited forms of recreational use where managed to minimize the adverse impacts of visitor use.

DEVELOPMENT  
ALTERNES  
1250

5. Applicant's parcel meets the P.U.C. requirements for water service in the Cal-Am service district; and the City of Pacific Grove and the County of Monterey have agreed to permit the extension of the sewer main some 400 feet north along Sunset Drive to the parcel, thereby eliminating the potential impact of a septic system on the nearby marine environment. Since the extension of the sewer main permits potential hookup to only one vacant site, no substantial growth inducing impact is expected, especially if measured against the urban context of the adjoining City of Pacific Grove.

SERVICES

The unincorporated Asilomar Dunes area, an approximate 100 acre tract of land bounded by the City of Pacific Grove and Asilomar State Beach, has been partially subdivided (111 lots) and partially developed (83 homes on 76 lots). Few parcel sizes are less than the current 20,000 sq. ft. county minimum. The largest parcel size is 6.4 acres. The current density is less than one unit per acre. However, a theoretical full buildout of the area would result in more than twice as many homes as currently exist. Even if only one home per vacant building site is constructed, forty new residences would result - a 48% increase over existing density.

DEVELOPMENT

However, because the proposed residence will follow the general development trend of very slow infilling, at the present rate of growth Local Coastal Program options for overall limits to growth will not be seriously compromised.

P  
CTIONS

6. A number of potential Local Coastal Program (LCP) alternatives have been mentioned for the Asilomar Dune area. Given the need to attain Coastal Act conformity in terms of preserving scenic coastal landscapes, protecting environmentally sensitive habitat areas, and avoiding densities in excess of the area's ability to accommodate growth, the following alternatives represent some (but by no means all) of the techniques which should be evaluated by Monterey County as part of the LCP process: larger minimum parcel size (subdivision criteria); reduced overall densities to reflect limited capacities of water supply, sewage disposal, and highway transportation systems; restrictions on alteration of dune landforms and native vegetation; tightened restrictions on height and site coverage; visually significant setback requirements along Sunset Drive; public acquisition of certain vacant parcels for view preservation, recreational, restoration, or nature preserve purposes; undergrounding of utility lines; and better control of parking and recreational impacts.

This project, as conditioned to require a setback behind the dune crests, dedication of scenic easement, undergrounding of utility lines, restoration of native vegetation, resiting to preserve dune land forms, and to provide for restrictions on height and site coverage, would preserve the majority of the above-mentioned LCP alternatives. While some of the planning options would be partially compromised by the development, no local or state programs which would make these alternatives workable presently exist.

CCC Exhibit L  
(page 3 of 5 pages)

A-94-78-A1

JA, COASTAL  
 F CONFORMANCE  
 504

7. Therefore, as conditioned below, the permitted development:

a. Appears to have no presently feasible alternatives, and no additional feasible mitigation measures, as provided in the California Environmental Quality Act, available which would substantially lessen any significant adverse impact that the development as finally proposed may have on the environment;

b. In accordance with application and plans on file with the Regional Commission, will conform with Chapter 3 of the California Coastal Act of 1976 (commencing with Public Resources Code Section 30200); and

c. Will not prejudice the ability of any affected local government to prepare a local coastal program that conforms to Chapter 3 of the California Coastal Act of 1976.

SUGGESTED CONDITIONS:

1. Prior to the commencement of construction, applicant shall submit, for verification by the Executive Director, confirmation by the Cal-Am Water Company that the conditions for service pursuant to Public Utilities Commissions Decisions 86807 and 87715 have been met.

2. Prior to commencement of construction permittee shall submit to the Executive Director for review and approval final site plan and elevations showing minimal site coverage (including driveway and patios) and a roof height not greater than the crest of the highest dune on the parcel, beyond the publicly visible dunes. Both house and driveway shall be site and designed to minimize alteration of significant dune landforms. Improved driveway surface shall generally not exceed 8 feet in width.

3. Prior to commencement of excavation, applicant shall submit for review and approval by the Executive Director a detailed grading plan. All excavated sand shall be retained on site; or, if necessary and with prior consent of Executive Director, placed elsewhere within the Asilomar dune complex.

4. Applicant shall retain a landscape contractor experienced in the propagation of endangered local dune flora for purposes of re-establishing native dune plant cover on the parcel, with particular attention to disturbed surfaces and fill areas. A brief outline of the proposed landscape restoration and maintenance program shall be submitted for staff approval prior to any grading or other site disturbance.

5. All utility connections shall be installed underground.

6. The residence shall be connected to a municipal sewer system; no septic system is authorized. When installing the necessary sewer connection, care shall be taken to minimize surface disturbance of the scenic easement area described below. Plans for the extension of the sewer main shall be submitted for staff review prior to commencement of construction. Any dune area disturbed will also be subject to revegetation in accordance with condition no. 4 above.

CCC Exhibit L  
 (page 4 of 5 pages)

A-94-78-A1

7. Prior to commencement of construction an easement for the protection of the scenic and natural values of the site shall be recorded, covering all of subject parcel except that portion of the property containing the permitted development as approved pursuant to condition no. 2 above.

Such easement shall be granted to an appropriate public agency or conservation foundation, and shall include provisions to prohibit further development, including but not limited to land divisions or subdivisions of the property; to prevent disturbance if native groundcover and wildlife; to provide for maintenance needs; and to specify conditions under which non-native species may be planted or removed. Provisions for a driveway and for necessary utility corridors may be included in the terms of the easement.

The grantee for such easement and all provisions thereof, including designation of precise boundaries, shall be subject to advance written approval by the Executive Director in consultation with the Office of the Attorney General. The request for such approval shall be accompanied by parcel map showing location of easement boundary.

The easement document may provide provision that if on completion of the Local Coastal Program the conditions of the easement are found more stringent than the requirements of the LCP, the applicant may submit to the Commission for consideration a request to amend the permit.

8. Unless waived by the Executive Director, a separate permit shall be required for any addition to this development.

# RECEIVED

MAY 07 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Agenda Item No. W11A  
Application No. A-94-78-A1  
Barbara White & John Frederiksen  
In Opposition to the Project

May 4, 2007

Mr. Mike Watson, Coastal Program Analyst  
Central Coast District Office  
California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Dear Mr. Watson and members of the Coastal Commission,

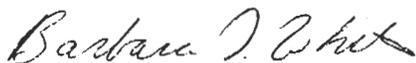
We are the owner and residents of 1387 Jewell Avenue, Pacific Grove, California. Our property abuts the Cornell property at 1601 Sunset Drive, in the Asilomar Dunes area of Pacific Grove, Monterey County (APN 007-041-015). Our property includes open swale and dune areas that connect with the Cornell property. We have lived in this home for almost 9 years.

Over these years, we have observed the significant wildlife in this area, including a herd of deer, hawks, foxes, bats, and many different types of birds. There has also been a mountain lion sighting on the property and a deer kill. The deer are nearly always present outside our window, and we have often observed fawns being nursed, deer grooming each other, and males "practicing" battles with their antlers. Birds, foxes, and bats are often seen in the meadow and dune areas.

The area at this northwest end of Sunset Drive still has an open, wild feel compared with that of the more developed area further down Sunset to the southeast. We feel that significantly extending the house at 1602 Sunset Drive in the southwesterly direction will create a feeling of continuous, side by side houses when viewed from the Asilomar beach trail, a feeling that does not currently exist. We talked with the architect for the proposed project last summer to clarify the actual size of the addition that was planned, and he helped us take some photographs so that we could get a more accurate picture of the outline of the addition than was possible from the poles that had been placed on the property to show the impact of the project. We have enclosed a copy of a photo, taken from our home, looking over the dune behind the Cornell property. In the photo, the architect is standing and marking with his hand where the roof line will end, and we have drawn in lines estimating where the roof lines would be. Our conclusion is that the visual impact of the proposed structure is much greater than the positions of the poles indicate.

It is for these reasons that we agree with the recommendation of the Coastal Commission staff that the project be denied in its current form, and oppose the approval of the project by the Coastal Commission.

Respectfully,



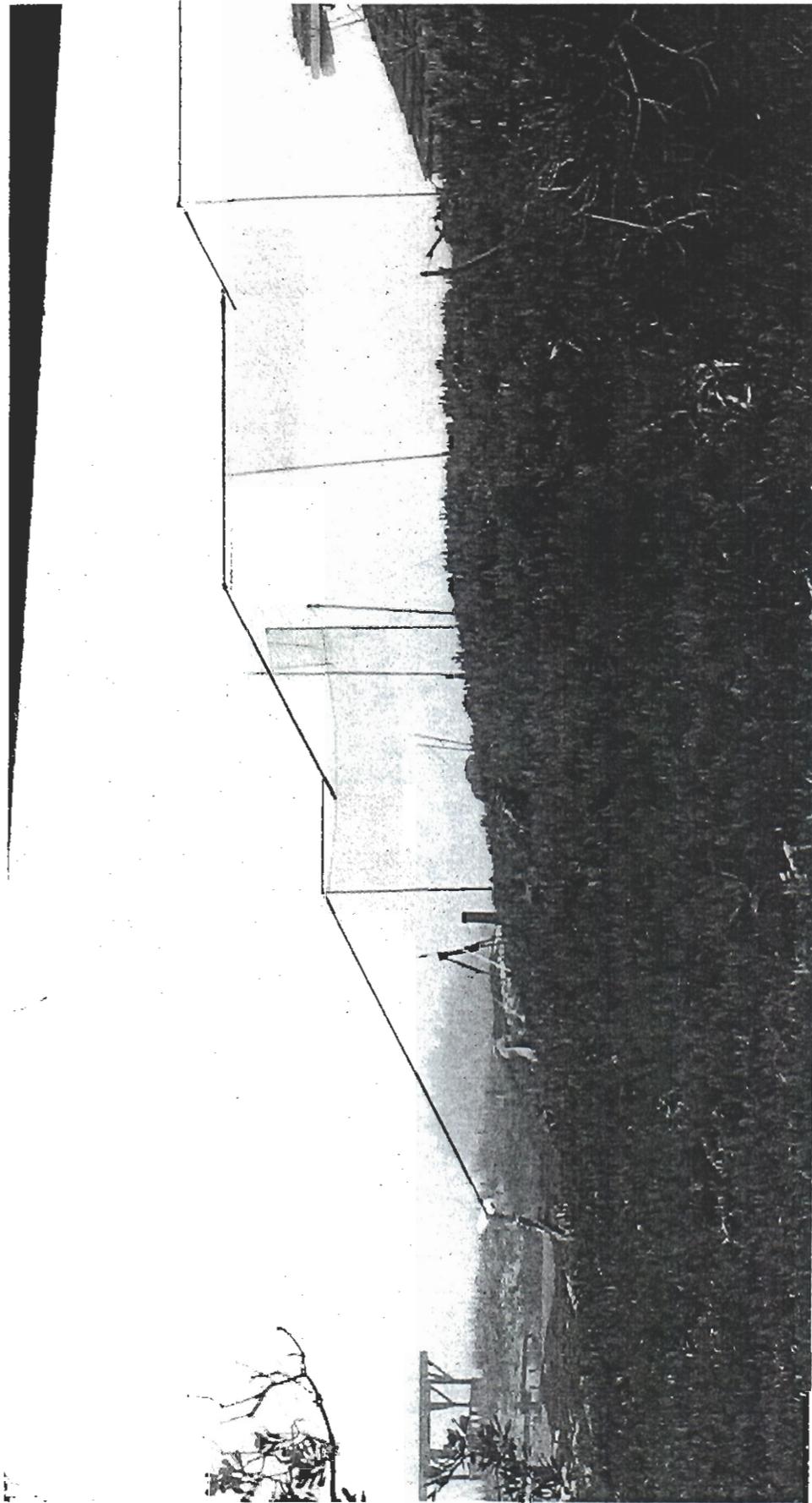
Barbara Y. White



John R. Frederiksen

**CCC Exhibit** M  
**(page** 1 **of** 10 **pages)**

A-94-78-A1



Disrupt

Ms. Judy Midgley  
2870 Congress Road  
Pebble Beach, California 93953

June 30, 2007

California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, Ca. 95060

**RECEIVED**

JUL 03 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

RE: Cornell (A-94-78-A1)

Dear Coastal Commission:

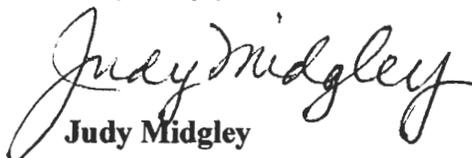
I owned the Cornell property at 1601 Sunset Dr. in Pacific Grove at the time the original home was built there and I was the applicant for the original coastal permit. At that time the Land Use Plan had not yet been adopted in Pacific Grove. Because of that, there was uncertainty as to what kind of restrictions should apply to my lot. In light of that uncertainty, I agreed to build a small house (with only about 10% lot coverage) based on assurances I received that if the later adopted LUP allowed for a larger home I could come back and apply to add on. That agreement was actually written into my permit.

I built the small house but then ended up having to sell it shortly thereafter due to changes in personal circumstances.

Lola and Trent Cornell now own the home and are seeking to add a bedroom to it. Since the adopted LUP now allows for 15% building coverage and 5% landscaping, per the agreement in my permit they should be allowed to add on. I know when they bought the house that was their intention due to their need to make room for their growing family.

I have always been told that permits run with the land. The Cornells should be able to rely on the same right to apply to add on as I was promised. It is only fair to treat them equally under the adopted LUP

Very truly yours,

  
Judy Midgley

CCC Exhibit M  
(page 3 of 10 pages)  
A-94-78-A1

ITEM NO.: TH 11A  
DUKE AND LAURA FISHER

JUNE 25, 2007

CALIFORNIA COASTAL COMMISSION  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060

RE: CORNELL (A-94-78-A1)

DEAR COASTAL COMMISSION:

DR. DUKE FISHER AND I, LAURA FISHER, ARE NEIGHBORS OF THE CORNELLS, HERE ON SUNSET DRIVE IN PACIFIC GROVE.

WE WERE INVITED TO THEIR HOME ON JEWEL AND SUNSET DRIVE TO A NEIGHBORHOOD MEETING TO DISCUSS AND VIEW THE PLANS THAT WILL ENHANCE THE VALUE AND SAFETY OF ALL OF US WHO LIVE ALONG SUNSET DRIVE.

MY HUSBAND AND I WERE BOTH EXTREMELY PLEASED WITH THE ARCHITECTURAL PLANS THAT THE CORNELL FAMILY HAS IN MIND.

FIRST AND FOREMOST, THE MODERATE ADDITION WILL ENHANCE THE APPEARANCE OF THE PROPERTY AND IS COMBINED WITH THE REMOVAL OF THE ICE PLANT AND AN EXTENSIVE RESTORATION OF THE DUNES. I UNDERSTAND THAT THE RESTORATION WILL INCLUDE ALL NATIVE PLANTS AND SOME ENDANGERED SPECIES AS WELL.

SECONDLY, WE LEARNED THAT THE CORNELL FAMILY HAS OFFERED TO CONTRIBUTE FUNDS TO RESTORE 5% OF AN ACRE ON THE PACIFIC GROVE LINKS COURSE, TO YET FURTHER ENHANCE THE COMMUNITIE'S NEEDS. THIS IS TO REPLACE THE 5% OF AN ACRE INCREASED LAND USAGE THEY ARE REQUESTING FOR THEIR REMODEL.

MOST IMPRESSIVELY TO US AS THEIR NEIGHBORS HERE ON SUNSET DRIVE, IS THAT THIS SLIGHT ADDITION TO THEIR CURRENT FLOOR PLAN POSES ABSOLUTELY NO IMPEDIMENT FROM ANY ANGLE TO THE VIEW OF THE OCEAN AND THE SAND DUNES.

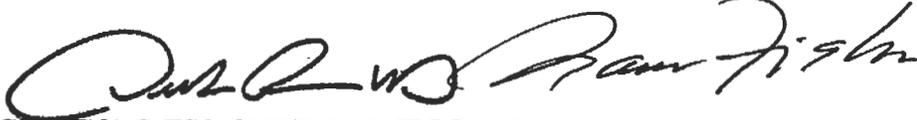
**CCC Exhibit** M  
**(page** 4 **of** 10 **pages)**  
A-94-78-A1

THIS PLANNED DUNE RESTORATION WILL ENHANCE THE BEAUTY OF THIS CORNER OF JEWELL AND SUNSET DRIVE, BOTH FOR ALL OF THE NEIGHBORS AS WELL AS ALL THE VISITORS TO THE AREA. IT WILL ALSO MAKE THIS CORNER SAFER BY INCREASING VISIBILITY OF PEDESTRIANS AND DRIVERS WHEN APPROACHING THIS AREA AS CURRENTLY IT IS A BLIND SPOT CAUSED BY A DUNE BEING TOO HIGH. THIS PLAN ALSO BETTER SHIELDS THE HOUSE FROM VIEW.

IN CLOSING, I WANT TO ENCOURAGE THE COASTAL COMMISSION TO ALLOW THIS PROJECT TO GO FORWARD FOR THE BENEFIT OF ALL OF US WHO ENJOY WALKING OUR DOGS, RIDING OUR BICYCLES, JOGGING, ETC IN A SAFER AND MORE SCENIC ENVIRONMENT. THE CORNELL PROPOSAL, AS SUBMITTED, WILL ONLY ADD TO THE BENEFIT OF ALL WHO SAVOR THE NATURAL BEAUTY HERE ON THE COAST OF PACIFIC GROVE.

VERY TRULY YOURS,

DUKE FISHER AND LAURA FISHER



CC: COMMISSIONER STEVE BLANK  
COMMISSIONER SARA WAN  
COMMISSIONER DR. WILLIAM A. BURKE  
COMMISSIONER STEVEN KRAM  
COMMISSIONER MARY K. SHALLENBERGER  
COMMISSIONER PATRICK KRUEER, CHAIR  
COMMISSIONER BONNIE NEELY  
COMMISSIONER MIKE REILLY  
COMMISSIONER DAVE POTTER  
COMMISSIONER KHATCHIK ACHADJIAN  
COMMISSIONER LARRY CLARK  
COMMISSIONER BEN HUESO

Fisher  
1631 Sunset Dr  
P.O. 93950

**CCC Exhibit** M  
**(page** 5 **of** 10 **pages)**  
A-94-78-A1

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JUL 05 2007

Agenda Item No.: 11a (Central Coast District)  
John S. Bridges, Representative

MW  
Syl  
DD's rpt

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

CHARLES R. KELLER  
RONALD F. SCHOLL  
THOMAS H. JAMISON  
MARK A. CAMERON  
JOHN S. BRIDGES  
DENNIS G. MCCARTHY  
JACQUELINE P. MCMANUS  
CHRISTOPHER E. PANETTA  
DAVID C. SWEIGERT  
SARA B. BOYNS  
SHARILYN R. PAYNE  
BRIAN E. TURLINGTON  
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JAY P. MENCHACA  
KOREN R. MCWILLIAMS  
SHERYL L. AINSWORTH

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LEWIS L. FENTON  
1925-2005

OF COUNSEL  
GARY W. SAWYERS

July 3, 2007

JOHN S. BRIDGES

JBridges@FentonKeller.com  
ext. 238

California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Re: Cornell Application (A-94-78-A1); 1601 Sunset Drive, Pacific Grove  
Our File: 32920.30187

Dear Commissioners:

We represent Dr. & Dr. Cornell, the applicants for the above referenced permit amendment. The Cornells purchased their property with the intention of adding on to the existing house to accommodate their growing family. Along with their architect and coastal biologist, Tom Moss, the Cornells have worked hard to design an addition that would fit with the neighborhood and its coastal environs. The result is a modest addition that is less than what is permissible under the LUP and zoning requirements. The project has been approved by the City of Pacific Grove and to our knowledge, no one is opposing this application.

When the Cornells purchased their property they learned of a recorded Declaration of Protective Restrictions ("Declaration") which limited further development on the property "except as authorized by duly approved amendment to the permit." Upon reviewing the referenced permit, they learned that this language in the Declaration related to condition 7 of the permit which provided:

The easement document may provide provision that if on completion of the Local Coastal Program the conditions of the easement are found more stringent than the requirements of the LCP, the applicant may submit to the Commission for consideration a request to amend the permit.

Knowing that the certified LUP for Pacific Grove allowed for 15% building coverage plus 5% landscaping, the Cornells purchased the house based on their reasonable expectation that because the permit conditions were more stringent than the certified LUP they could submit

CCC Exhibit M  
(page 6 of 10 pages)  
A-94-78-A1

application to add on to their home. The Cornell's expectation was also consistent with what they saw in the neighborhood; namely, several new homes and remodels with additions approved and constructed along Sunset Drive which had been allowed 15% or more structural coverage and 5% landscaping (Barker, Evans, Fisher, Kapp, Langlois, Lavorini, Leffler, and others). The Cornell's amendment application is precisely what the Coastal Commission anticipated in condition 7 and made provision for in the Declaration.

In September 2005, prior to developing detailed plans and initiating the process for obtaining permits from the City of Pacific Grove and the Coastal Commission, the Cornell's requested that their architect, Al Saroyan, and biologist, Tom Moss, meet with Coastal Commission staff in Santa Cruz to review a preliminary site plan for the proposed project and to identify any concerns or constraints that might result in a denial of the project, including staff's interpretations of coverage restrictions stated in the original 1978 coastal development permit. At the meeting, staff indicated that because the project appeared to be consistent with the standards of the LUP (approved in 1991), they did not see any problem with amending the original development permit to allow coverage to exceed the 1978 Coastal Commission imposed limits up to the maximum now allowed under the current LUP of 15% for this nearly one-acre property. Based on this information, the Cornells decided to pursue remodeling their residence.

In light of the above, the Cornells were surprised to learn of staff's negative recommendation even though the application requested less coverage than allowed under the LUP and staff input nearly two years before had been encouraging. Not only is the project less than what the LUP allows in terms of coverage, the Cornells have also offered several design amenities and mitigations to enhance the local area. First, the on-site dune restoration plan prepared by Tom Moss would replace previously approved plantings of ice plant and monoculture patches of individual dune species on the property with an appropriate, balanced mix of native coastal dune species, including several rare and endangered species. The Cornells have also proposed a unique restoration monitoring program that would require inspection upon any future sale of the property. The Cornells have also proposed to relocate one dune landform on the property back away from the Sunset Drive curve to improve sight distance and safety for pedestrians and bicyclists utilizing the bike lane along Sunset and to also better screen the home from the public view. The Cornells have also offered to contribute financially toward restoration of the Pacific Grove Golf Course dune environment proportional to the additional structural coverage they are requesting (i.e., approximately .05 acres). All of these proposals were presented to staff but, unfortunately, were not mentioned in the staff report (Attachment 1).

In addition to not discussing these additional benefits of the project, the staff report falls short in several other respects. First, we believe the staff report incorrectly implies that other homes in the area are similarly limited to 11% coverage. In fact, the certified LUP allows 15% structural coverage and 5% landscaping coverage and most of the recently approved homes in the area have been allowed to take full advantage of these coverage percentages. The only reason the Cornell's existing home is less than 15% is because it was originally approved before the LUP was certified and the appropriate coverage rules were not yet decided. To ensure fair treatment of the Cornells and as discussed above, the Coastal Commission anticipated this exact circumstance and addressed it by expressly allowing for a subsequent permit amendment. The

Cornell's plans request 14.47% structural coverage and 2.61% landscape coverage for a total of 17.08%. This is 2.92% less than is permissible under the LUP.

The restoration plan approved by the Coastal Commission originally called for the planting of 18,500 square feet of ice plant, which is approximately 47% of the originally approved undeveloped portion of the property. It is now understood that this plant is not native to the area and coastal biologist Tom Moss has recommended that it be replaced, in a new restoration plan, by truly native species including rare and threatened varieties. This modification to the approved restoration plan would represent a significant enhancement of the dune environment both on the property and in the area. The site is currently degraded and there are no threatened or endangered plants on the property. As noted by Mr. Moss, on balance the project will greatly enhance the property's biological and aesthetic resource values. While the project will encroach into the degraded dune area by 2,521 square feet, the project will offset this encroachment more than seven fold by replacing the previously approved ice plant planting on 18,500 square feet of the property. In addition, the Cornells have offered to further the habitat mitigation/offset by contributing toward the restoration of the Pacific Grove Golf Course dunes in an amount proportional to their project (Attachment 1). Taken as a whole, the project as designed and mitigated will significantly enhance the dune environment rather than disrupt it.

Because the project is consistent with the certified LUP, and because the LUP has been certified as consistent with the Coastal Act we believe there is no conflict with Coastal Act section 30240. The Land Use Plan is the adopted and certified "general plan" for the area and consistency with the LUP should be the applicable standard.<sup>1</sup> As discussed above, the project is consistent with the LUP in that it falls below the maximum coverage allowance of Policy 3.4.5.2<sup>2</sup> and will result in a net overall enhancement of the habitat (not disruption). Accordingly, there should be no need in this case to rely upon constitutional takings findings. Nevertheless, the Cornell application would be protected under the U.S. Constitution based upon the facts and circumstances of this case. Namely, the Cornells' reasonable investment backed expectation that they could add onto their home is fully supported by the permit history of the property, the LUP, and the pattern of development allowed by the Coastal Commission in the area.

The alternative design staff suggests (e.g., enclosing the existing courtyard) does not work for two reasons. First, because of the roof lines of the existing structure most of the house would have to be demolished in order to tie in a courtyard addition and that would make the project cost prohibitive. Secondly, the small courtyard space is currently the only outdoor living area that is safe for the Cornell's small children to play in. The traffic on Sunset Drive creates safety concerns for children on the property.

With regard to visual resources the proposed addition is lower than the 18-foot height limit allowed by the zoning and it will be further screened by the relocation of the dune landform (which relocation, as noted above, will also enhance public access safety along Sunset Drive).

<sup>1</sup> The yet to be adopted Coastal Implementation Plan/Zoning for the Pacific Grove coastal zone area must necessarily be subordinate to and consistent with the LUP. The LUP is therefore more than merely advisory in this context.

<sup>2</sup> The Coastal Commission has routinely characterized remodels and additions as new development for purposes of applying LUP Policy 3.4.5.2 (ref. e.g., Kwiatkowski; 3-03-029).

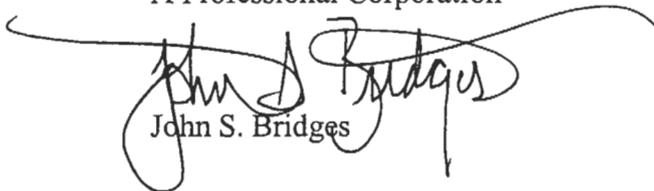
The design does not obstruct any ocean views, public or private. The proposed addition is tucked in and down to match the existing low profile of the home. When completed, the addition will be an all but imperceptible change to the current circumstance.

With regard to the alleged violations, the Cornells intend by this application to bring the driveway into conformity and to better restore the dune environment in accordance with the new habitat plan proposed by coastal biologist Tom Moss.

In conclusion, the Cornells are asking to be treated equally under the LUP and to be allowed to add on to their home in a modest way consistent with the prior Commission's contemplation (as reflected in the original permit). The City has approved this project, there is no opposition to this project, and, as coastal biologist Tom Moss has stated, the project will greatly enhance the property's biologic and aesthetic resource values. We respectfully request your approval. Thank you.

Very truly yours,

FENTON & KELLER  
A Professional Corporation



John S. Bridges

JSB:kmc  
Enclosure

cc: Commissioner Steve Blank  
Commissioner Sara Wan  
Commissioner Dr. William A. Burke  
Commissioner Steven Kram  
Commissioner Mary K. Shallenberger  
Commissioner Patrick Kruer, Chair  
Commissioner Bonnie Neely  
Commissioner Mike Reilly  
Commissioner Dave Potter  
Commissioner Khatchik Achadjian  
Commissioner Larry Clark  
Commissioner Ben Hueso  
Mr. & Mrs. Cornell  
Tom Moss

**CCC Exhibit** M  
**(page** 9 **of** 10 **pages)**

A-94-78-A1

# ATTACHMENT 1

**John Bridges**

---

**From:** John Bridges  
**Sent:** Friday, June 01, 2007 11:47 AM  
**To:** 'Steve Monowitz'  
**Cc:** Dr. Steinbaum-Cornell; Tom Moss (Coastal Biologist); Tom Moss - bio2  
**Subject:** RE: Cornell - (A-94-78-A1)

Also, the extra mitigation off-site contribution Dr. Cornell is prepared to offer (toward restoration of the PG Golf Course) is .05 acre (the amount of new structural coverage the application would involve) which we understand would equate to approx. \$2,050.

Thanks...JOHN

John S. Bridges, Esq.  
Fenton & Keller  
2801 Monterey-Salinas Hwy  
Monterey, CA 93940  
831-373-1241 (ext. 238)  
831-373-7219 (fax)  
[www.fentonkeller.com](http://www.fentonkeller.com)

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---

**From:** John Bridges  
**Sent:** Friday, June 01, 2007 10:18 AM  
**To:** 'Steve Monowitz'  
**Cc:** Dr. Steinbaum-Cornell; Tom Moss (Coastal Biologist); Tom Moss - bio2  
**Subject:** RE: Cornell - (A-94-78-A1)

Hi Steve: Tried reaching you by phone earlier. Any update on status? Do you need any further information?

Thanks...JOHN

John S. Bridges, Esq.  
Fenton & Keller  
2801 Monterey-Salinas Hwy  
Monterey, CA 93940  
831-373-1241 (ext. 238)  
831-373-7219 (fax)  
[www.fentonkeller.com](http://www.fentonkeller.com)

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---

**From:** John Bridges  
**Sent:** Monday, May 21, 2007 4:11 PM  
**To:** 'Steve Monowitz'

**CCC Exhibit** M  
**(page 10 of 10 pages)**

A-94-78-A1