

Coastal Permit Administrator:

Thank you for the opportunity to comment on the Standard Coastal Development Permit application for proposed renovations and improvements to the Pine Beach Inn (CDP\_2022-0008) at APNs 017-360-04 and 017-360-46. My comments regarding the proposed issuance of this permit are outlined below.

1. I support project conditions which require Dark Sky Association recommended lighting for *all* exterior lighting. Use of such lighting should not be limited to “buildings within ESHA buffers” but should be required for all exterior lighting on the property.
2. I strongly oppose construction of the lap pool, hot tubs, and spa as part of this application. These are not existing features to the Pine Beach property and are inappropriate amenities for a County-designated Marginal Water Resource area. I am aware that some residences on Ocean Drive have insufficient groundwater capacity and must have water trucked in. Approval of this permit with the aforementioned amenities places unnecessary strain on the local groundwater supply. Furthermore, these recreational features undermine the recommended water conservation measures (Measures 26-29) of the Staff Report.
3. I am concerned about the proposed enlargement of the terraces of Building 2 adjacent to the Curtiss property (APN 017-360-40). I have spent significant time at the Curtiss property and am aware of the noise issues that can arise from Building 2 guests. Enlargement of the terraces of Building 2 would encroach on the Curtiss property line and potentially increase noise concerns. I respectfully request that the design forgo construction of the proposed decks at Building 2, as depicted on the Remodeled Site Plan attached to the Staff Report.

With the exception of the concerns noted above, I do not oppose the proposed permit in principal. However, I would like for the Coastal Permit Administrator to address these concerns and include appropriate additional or revised project conditions prior to permit approval.

Thank you for your attention. I have no further comments at this time.

Sincerely,

E. Timothy Jones  
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