



County of Monterey Planning Commission

Agenda Item No.5

Legistar File Number: PC 26-071

Item No.5

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

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PLN250292 - SIGNAL HILL LLC

Public hearing to consider the construction of an attached 798 square foot Accessory Dwelling Unit, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource.

Project Location: 1170 Signal Hill Road, Pebble Beach

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- a. Find that the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made; and
- b. Approve a Combined Development Permit consisting of:
 - 1) Coastal Administrative Permit and Design Approval to allow construction of a 798 square foot attached Accessory Dwelling Unit; and
 - 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and
 - 3) Coastal Administrative Permit for development within 750 feet of a known archaeological resource; and
 - 4) Coastal Development Permit to allow development on slopes in excess of 30 percent; and
 - 5) Coastal Development Permit to remove and relocate one Monterey Cypress tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Massy Medipour

Property Owner: Signal Hill LLC

APN: 008-261-007-000

Parcel Size: 2.19 acres or 95,396 square feet

Zoning: Low Density Residential with 1.5 acres per unit density, Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: McKenna Bowling, Associate Planner

bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY:

The subject property is located at 1170 Signal Hill Road, within Pebble Beach. The lot is currently undeveloped, however, the subject parcel was approved for construction of a single-family dwelling through PLN240077 and PLN100338 (Board of Supervisor Resolution Nos. 23-237 and 25-334) and is currently in the process of applying for construction permits (25CP04088). The proposed project consists of the construction of an attached 798 square foot Accessory Dwelling Unit (ADU) and the removal and relocation of one Monterey Cypress tree. This tree was replanted pursuant to HCD-Planning File No. PLN100418, and has been replanted multiple times due to soil conditions and wind exposure hindering the tree's survivability. . The project also involves development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA), development within 750 feet of a known archaeological resource, and development on slopes in excess of 30 percent. The project includes 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. The property has an existing active connection with California American Water (Cal-Am), an active sewer service connection with Pebble Beach Community Services District (PBCSD)).

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

DISCUSSION:

Land Use and Development Standards

The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number: 008-261-007-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, with a 1.5 acres per unit density, Design Control overlay in the Coastal Zone [LDR/1.5-D(CZ)]. Title 20 section 20.14.040.W allows for the construction of an Accessory Dwelling Unit, subject to a Coastal Administrative Permit. Further, Title 20 section 20.44 allows for such development, subject to a Design Approval Permit in each case. The project also includes development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA) which is nonexempt development and requires a Coastal Development Permit. Additionally, a Coastal Administrative Permit is needed to allow the project's development within 750 feet of known archaeological resources, and a Coastal Development Permit to allow development on slopes in excess of 30 percent, pursuant to Title 20 section 20.14.030. The project also includes relocation of one Monterey Cypress tree, to be moved to the front of the proposed ADU and planted next to a tree that is being replanted pursuant to PLN240077 (Design Approval for the main dwelling unit). This requires the granting of a Coastal Development Permit. Therefore, the project proposes an allowed use.

Pursuant to Title 20 sections 20.62.030.D and 20.62.040.K, the required setbacks and height for accessory structures that are structurally connected to the main structure shall be subject to the same setback and height requirements as the main structure. Here, the proposed ADU would be connected

to the approved (but yet to be constructed) single family dwelling (PLN100338 and PLN240077) via an pergola/overhang. As delineated on the project plans, the proposed ADU maintains a front setback of 30 feet, is setback 20 feet on either side, over 20 feet from the rear. The proposed ADU has a height of 16 feet from average natural grade. The property has a maximum allowable building site coverage of 15 percent and an allowable Floor Area Ratio (FAR) of 17.5 percent. The proposed development indicates a building site coverage of 5.076 percent and a floor area ratio of 8.826 percent, both of which comply with the allowable maximum coverages. Therefore, the proposed project complies with the applicable site development standards.

Design and Visual Resources

Pursuant to Title 20 Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed project includes construction of an attached 798-square-foot Accessory Dwelling Unit (ADU). Consistent with Chapter 20.44, the project includes colors and materials that are subordinate and help blend the development with the surrounding environment.

Policy 47 of the Del Monte Forest LUP requires that views from designated public access areas and vista points, from Highway 68 and 17-Mile Drive corridors, and of ridgelines as seen from the public viewing areas identified in Figure 3 shall be protected as resources of public importance. Development within these areas that could adversely impact such views shall only be allowed where it protects, preserves, and, if feasible, enhances such scenic resources. The subject parcel is shown as being within the viewshed points from 17-Mile Drive, as indicated on Figure 3 of the DMF LUP. The project’s staking and flagging can be seen briefly while driving past Fanshell Beach, northeast on 17-Mile Drive, looking towards a bunker on the Cypress Point Club Golf Course. It should be noted that the site is currently vacant but has been approved for a single-family dwelling. The ADU would be sited on the south side of the residence and therefore, the existing visibility of the staking and flagging is more conservative than expected with implementation of this project (should it be approved) and the previously approved residence.

Although the staking and flagging can be seen from a public viewshed point, consistent with Policy 47, the proposed ADU will have exterior colors and materials that match the previously approved residence (yet to be constructed). The proposed ADU will have colors and materials consisting of light brown stucco, light brown stone cladding, a flat gray gravel roofing, and black metal door and window frames. The exterior finishes are compatible with the surrounding environment, and the proposed flat roof ensures that public views are protected, while the colors are consistent with the residential neighborhood character. These colors and materials will continue to help blend the proposed structure into the surrounding residential neighborhood, dune habitat, and vegetated environment.

Policy 48 of the DMF LUP requires that development within visually prominent settings be sited and designed to avoid blocking or having a significant adverse impact on significant public views. This Policy further requires that construction of buildings and access roads should be sited to minimize tree removal and visually obtrusive grading. As delineated on the project plans, the location of the ADU is partially in a previously graded site within the hardscape footprint of the existing driveway. The

proposed grading quantities to construct the ADU include 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. This grading is minimal and will not result in visually obtrusive grading conditions. The prepared Geotechnical Investigation (County of Monterey Library No. LIB240243) concluded that the property can be adequately developed with the proposed ADU on a structural slab supported on drilled pier foundations to provide a high degree of structural rigidity with minimal risk of settlement. The proposed location of the ADU additionally assures the development conforms with the required setbacks outlined in Title 20 and the DMF LUP, while minimizing tree removal. The majority of the property is restricted by a Conservation and Scenic Easement (CSE), as required by Policy 13 of the DMF LUP and enforced through PLN240077, leaving limited areas suitable for development of an accessory structure. By siting the ADU in its proposed location, it will reduce the likelihood of blocking views by consolidating the property's development footprint to one area, while maintaining the required setbacks for such a structure. The project also utilizes the already developed driveway footprint, to minimize further alterations to the natural landforms/contour of the property entrance.

Policy 54 of the LUP states that structures in a public view in scenic areas shall be required to utilize non-invasive native vegetation and topography to help provide visual compatibility and to provide screening from public viewing areas when such structures cannot be sited outside of public view. Through adoption of Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the applicant shall implement a Restoration and Dune Habitat Restoration Plan. The prepared Restoration Plan includes planting of three replacement Monterey Cypress trees, monitoring the health of three pruned Monterey Cypress trees for a minimum of 5 years, and implementation of a Remnant Dune Restoration Plan for 1.63 acres of the 2.17-acre site. As described above, the entire site is visible from 17-Mile Drive and is heavily constrained by a CSE, thereby limiting the developable areas for an ADU. Nonetheless, the proposed ADU is sited on the less-visible portion of the site (when accounting for the construction of the main residence). Further, the proposed tree relocation would help partially screen the ADU from 17-Mile Drive and make it more visually compatible with the area. As designed and conditioned, the project complies with Policy 54. Therefore, the project as designed and sited assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity of the Del Monte Forest.

Tree Removal

As delineated on the project plans, one existing 10-inch Monterey Cypress tree is within the building footprint of the proposed ADU. The subject tree is proposed for removal and relocation to the front of the ADU, near a Cypress tree that will be replanted pursuant to PLN240077. The tree proposed for removal was planted on-site in 2011 to mitigate one of two previous tree removals, which were authorized under PLN100418. Therefore, although this tree is planted, it is protected by the DMF LUP as it is a replacement/mitigation tree. DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit.

As described above, this tree was planted to mitigate the previous tree removal on-site. The replanting has yet to be successful as the tree has been replanted 2-3 times due to wind exposure and soil conditions that led to a fungal pathogen. However, the arborist has confirmed that the soil conditions are no longer a reason for survivability, but wind exposure does continue to limit appropriate relocation sites. The project Arborist has determined that the tree proposed for removal, when

considering its size, age, health, and overall condition, is suitable for relocation (**Exhibit F**). The proposed transplanting location site (in front of the ADU) provides greater protection from prevailing winds than the tree's existing location, which would be beneficial to the tree's long-term health and establishment. Condition No. 5 has been applied to ensure that this tree is successfully relocated and monitored for at least five years.

Archaeological Resources

Monterey County Geographic Informational System (GIS) identifies the subject property as being in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.147.080, an Archaeological Report (County of Monterey Library No. LIB220289) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report stated that the project parcel contains light colored sandy soils, with no marine shell or cobbles detected. The report further concludes that the nearest site with a known archaeological resource is approximately 260 feet from the project parcel. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

Environmentally Sensitive Habitat Area

A Biological report was prepared (County of Monterey Library No. LIB100396), and the project biologist surveyed the entire property on two separate occasions. There are four general overlapping and integrated vegetation types on the property, consisting of: European each grass dominant, iceplant dominant, sparsely vegetated open sand, and mixed coastal dune scrub. The biologist did not find any special status dune plants during spring surveys over two consecutive years, however, the site is known to contain dune habitat. Policy 17 of the DMF LUP states that remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill near the former Spyglass Quarry, and adjacent to 17-Mile Drive in the Spyglass Cypress planning area, shall be preserved through open space conservation and scenic easements conveyed to the Del Monte Forest Foundation, as provided by Policy 13, and as part of the approval of any development in adjacent areas. As delineated on the project plans, the proposed ADU is currently sited primarily in the existing hardscape driveway. As required by Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the project site already contains a Conservation and Scenic Easement (CSE) over those portions of the property that contain ESHA, including all remnant native sand dune and restored habitat. The footprint for the proposed ADU would be contained primarily within the footprint of the existing driveway, and would extend approximately 20 feet beyond already hardscaped areas. The portions requiring grading extending beyond the driveway footprint are outside both the CSE and the Dune Habitat Restoration Areas, which were required under PLN240077 and PLN110338. Compliance with conditions of approval related to the construction of the main residence would ensure that these areas are protected throughout all construction activities on-site. Therefore, the proposed ADU would not impact any ESHA and is appropriately setback from on-site ESHA to ensure their long-term maintenance.

Additionally, Condition No. 4 requires trees located adjacent to the construction envelope be protected from inadvertent construction damage with the use of temporary tree protection fencing.

Therefore, as sited and designed, and with implementation of the conditions previously described, the proposed project would be consistent with regulations for the development adjacent to environmentally sensitive habitats (Del Monte Forest LUP Policy 14) and would have no impact on ESHA.

Development on slopes in excess of 30 percent

Pursuant to Title 20 section 20.64.230, development on slopes exceeding 30 percent is allowed subject to the granting of a Coastal Development Permit if there are no feasible alternatives that would allow development to occur on slopes less than 30 percent or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed project involves development on steeper slopes, and the criteria to grant the Coastal Development Permit have been met.

The project involves 260 square feet of development on slopes in excess of 30%. The suitable area for an ADU is limited due to the existing CSE encumbering most of the undisturbed areas of the property. Any other location of an 800-square-foot ADU would either impact forest resources, be more visually prominent from 17 Mile Drive, or require additional development on slopes. Given the site's constraints, staff believes the proposed location balances the requirements of the DMF LUP by minimizing disturbance to natural landforms, minimizing tree removal, avoiding ESHA, and minimizing visual impacts. Therefore, staff believes that the project as sited and designed better achieves the goals, policies, and objectives of the County of Monterey General Plan and Del Monte Forest Land Use Plan.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project includes the construction of a structurally attached 798 square foot Accessory Dwelling Unit. None of the exceptions to the exemptions apply in this case (Section 15300.2). The project, as proposed, would not result in impacts on an environmental resource, any scenic highways, or historical resources (cultural or structural), and this site is not a hazardous waste site. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

Detailed discussion in **Exhibit B**.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Environmental Health Bureau
- HCD-Engineering Services
- HCD-Environmental Services
- Pebble Beach Community Services District
- Del Monte Forest Land Use Advisory Committee

LUAC:

County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly-noticed public meeting on May 7, 2026. The LUAC voted 5 to 0 in support of the project, with two members abstaining from the vote. The LUAC raised concerns about the design and massing of the exterior being too “blocky” due to the contiguous stucco, and whether the Board of Supervisors’ (BOS) decision to limit the single-family dwelling to the footprint of the original residence applies to the construction of an accessory structure, such as an ADU. The applicant, in response to the design concerns, incorporated an additional window on the backside of the ADU to be more visually cohesive with the residence and the surrounding area. In regard to the previous decision from BOS, staff’s understanding of this decision considered only the development of the single-family dwelling and an attached two-car garage, and did not contemplate or preclude future development of accessory structures, such as an ADU or guesthouse. The Board’s decision limited the footprint of the replacement residence (PLN100338 and PLN240077) to the existing development footprint from the previous residence, the Connell House. Therefore, staff does not believe that the BOS’s decision precludes the construction of an ADU that meets the applicable County Code. Further, the proposed ADU is below 800 square feet and is considered a State Exempt ADU.

Prepared by: McKenna Bowling, Assistant Planner (831) 755-5298

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution

- Draft Conditions of Approval
- Site Plan, Elevations & Floor Plans
- Colors and Materials

Exhibit C - Vicinity Map

Exhibit D - Biological Report and Supplemental Assessment (County of Monterey Library No. LIB100396)

Exhibit E - LUAC Minutes dated May 7, 2026

Exhibit F - Arborist Letter

cc: Front Counter Copy; Del Monte Forest LUAC; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Fionna Jensen, Principal Planner; Signal Hill LLC, Property Owner; Massy Medipour, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Anthony Lombardo and Associates, Interested Party; Planning File PLN250292.