

PLN240077 Signal Hill LLC

Board of Supervisors
July 8, 2025



Signal Hill LLC

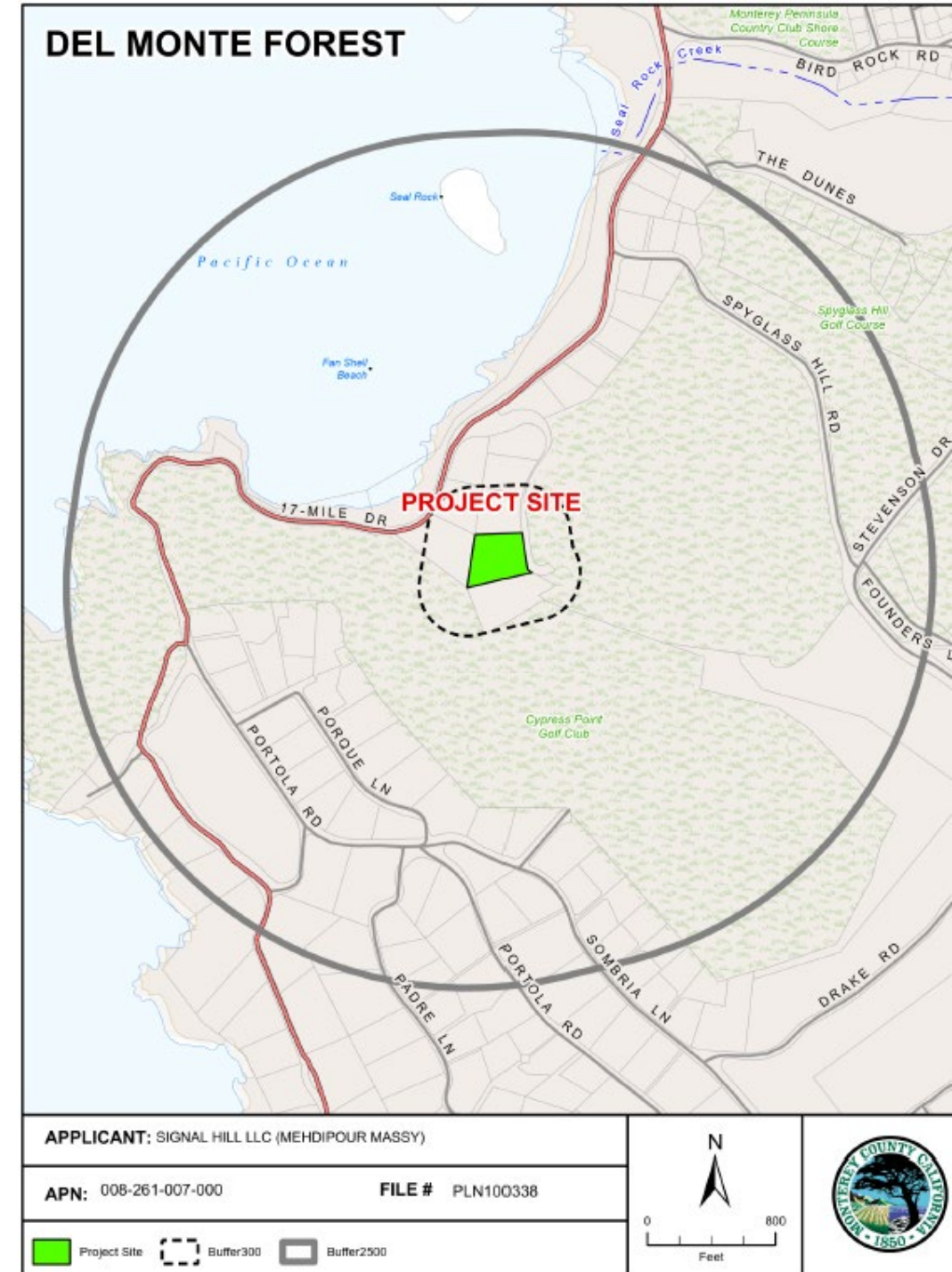
1170 Signal Hill Road, Pebble Beach

(Assessor's Parcel Number 008-261-007-000)

Del Monte Forest Area Land Use Plan (LUP)

The parcel is zoned "LDR/1.5-D (CZ)"
(Low Density Residential, 1.5 acres per unit
with Design Control Overlay in Coastal Zone)

Signal Hill LLC (PLN240077)



Process

In 2023, the Board of Supervisors

upheld the appeals of the Alternative 9 project,

certified Final Environmental Impact Report (FEIR) (SCH#2015021054) for the Signal Hill LLC project, and

approved the FEIR's Alternative 6 "Reduced Project," with Statement of Overriding Considerations for the impact to Historical Resources.

In April 2025, the Planning Commission

Approved a Design Approval with relocation of 3 Cypress trees and a Variance to setback

The decision was appealed by 3 parties:

- Samuel Reeves, neighbor
- Alliance of Monterey Area Preservationists (AMAP), and
- Massy Mehdipour, the applicant

Appeals 1 & 2 – Samuel Reeves & Alliance of Monterey Area Preservationists

- Size of the new house
- Consistency with Alternative 6
- Consistency with Board Resolution/direction
 - use of including roof overhangs and upper-level decks was not considered in the FEIR or approved by the Board, and
 - Proposed design shows new structural footprint
- Potential inconsistency with LUP Visual Resources policies
- Issues of tree removal on prior permits and new tree relocations
- Variance imposed by Planning Commission without noticing

Appeal 3 – Massy Mehdipour

Appeal Planning Commission adding Condition No. 10 because they:

- expanded the CSE beyond that of the full-sized project's CSE, although the proposed project reduces the impacts on habitat that were previously analyzed;
- did not reopen the hearing and provide an opportunity for the applicant to comment on its final motion, including the expanded CSED requirement.



SIZE OF THE NEW HOUSE

Final EIR Alternative 6

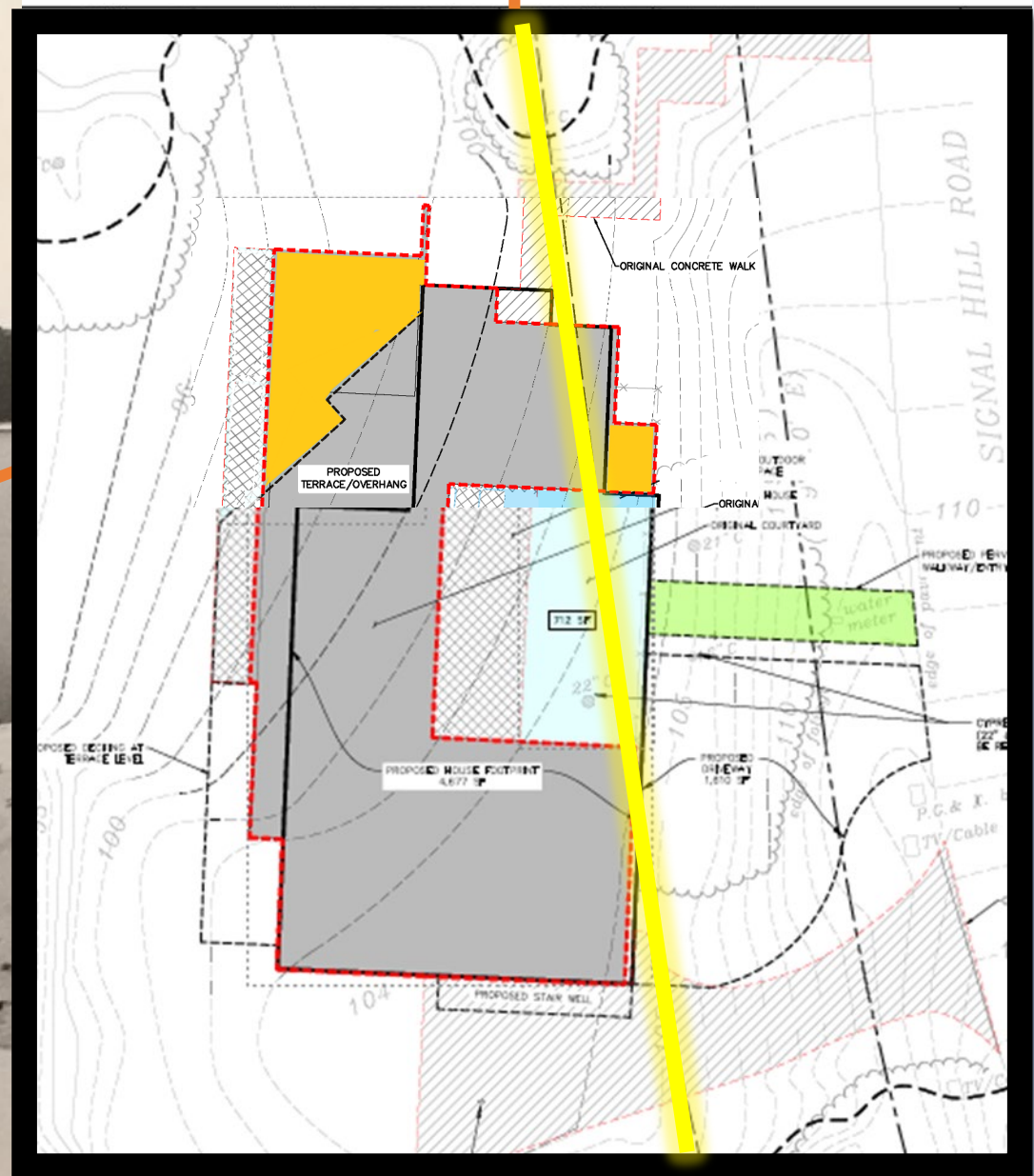
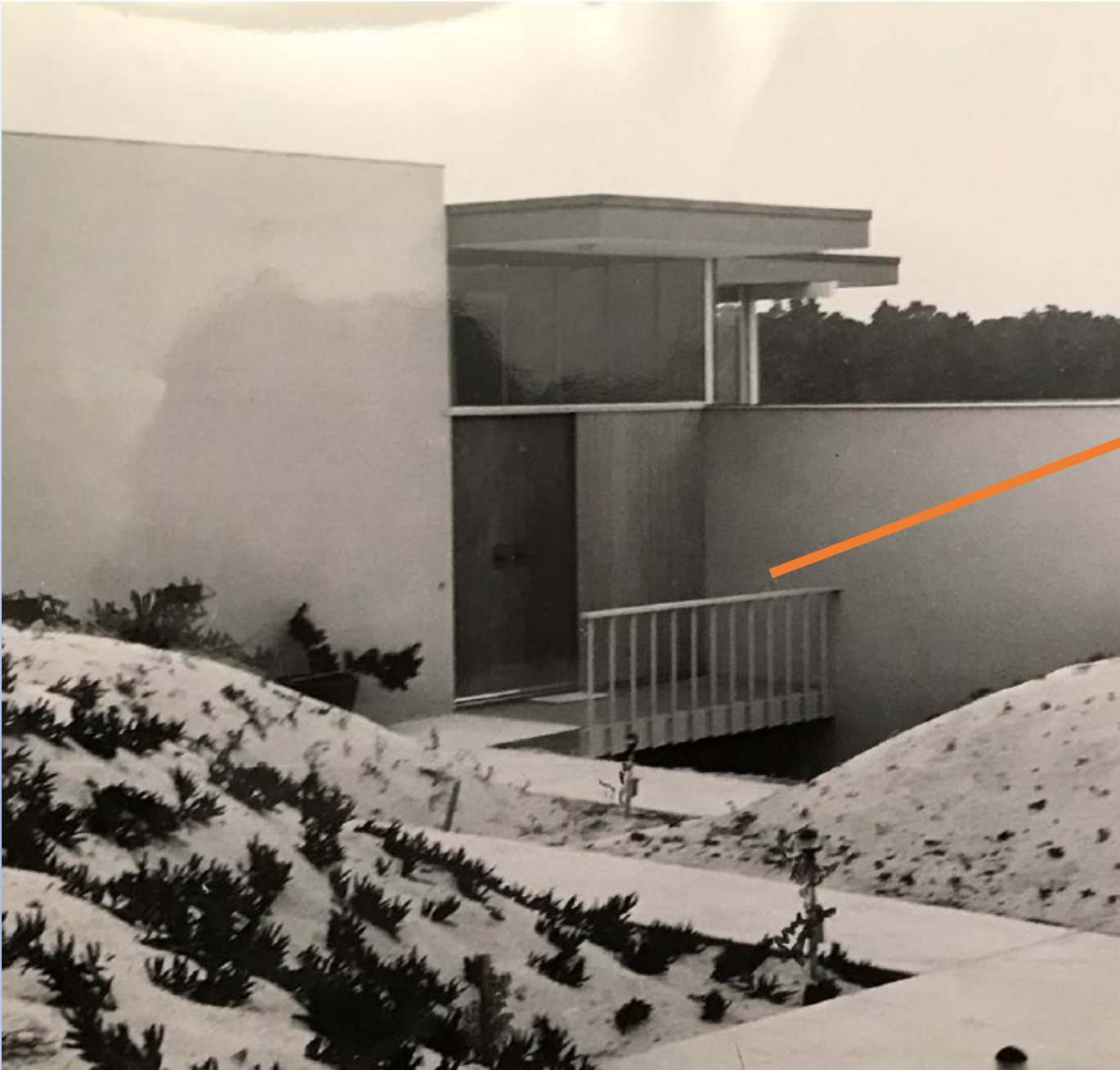
“This alternative would include completely demolishing the Connell House but would reduce the size of the proposed single-family residence to stay within the existing developed footprint and to avoid building heights that extend above the ridgeline. The remainder of the parcel would be restored to native dune habitat.”

PLN240077 Design Approval

- Reduces the proposed single family dwelling to stay within the existing developed footprint
- Does not cause ridgeline effect
- Remainder of the parcel to be restored to native dune habitat (per BIO Mitigation Measures active on the site from the related Combined Development Permit)

Building Footprint Comparison





Neighborhood Character



Staking and Flagging from west edge of property, photo by staff (April, 2025); inserted rectangle to show massing



Dwellings on Signal Hill Road seen from east side of 17 Mile Drive in Fanshell Beach area

Height, Massing and Visual Resources



3D rendering from application shows approx. visual mass as seen from 17 Mile Drive

Tree Relocations and Protection

Coastal Development Permit to allow the relocation of two Cypress trees (22, 16

and leave this 4 inches dbh) Cypress as is

- arborist finds they can be effectively relocated onsite without significant harm to the trees
- replanting very close to current locations
- Viewshed and sand dune ESHA relatively unchanged



Comment Letters to the Board of Supervisors

- *Additional concerns from Massy Mehdipour about perceived lack of fair treatment and urging the Reeves and AMAP appeals be denied*
- *Additional concerns from Tony Lombardo about Planning Commission decision*
- *Nancy Runyon in support of Reeves and AMAP appeals*
- *Chris Stephens in support of Reeves and AMAP appeals*



Staff Recommendation

- 1) Consider the previously certified Final Environmental Impact Report (FEIR)(SCH#2015021054) for the Signal Hill LLC project, and find that the Proposed Project is consistent with Alternative 6 of the FEIR and does not warrant an addendum pursuant to CEQA Guidelines section 15162; and
- 2) Approve:
 - a) Design Approval for construction of an approximately 8,290 square foot two-story single family dwelling inclusive of a three car garage with colors and materials of light brown stucco body and black metal clad wood accents and a gravel roof, with an approximately 180 square foot outdoor stair well and a modification to the design that eliminates or reduces the size of the rear deck such that it will not extend beyond the hardscape of the former Connell house (the “Reduced Project,” Alternative 6 of the Final EIR);
 - b) Coastal Development Permit to allow the relocation of two Cypress trees;
 - c) Variance for structural development in the front setback;
 - d) Amend Cond. No. 32 of Reso. No 23-237 to increase CSE to 1.67 acres.

Extra Slides

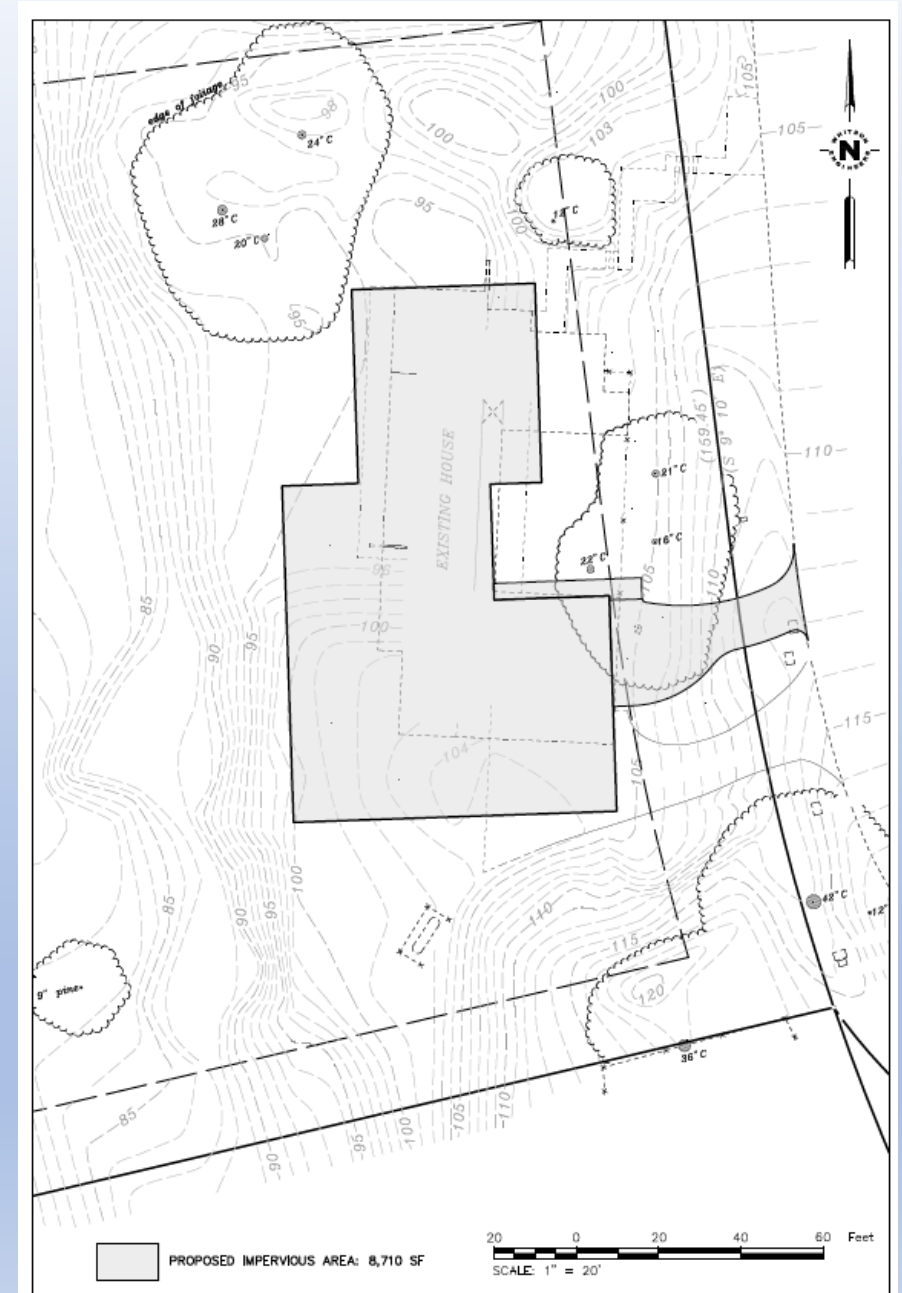




Applicant Proposed Alternative

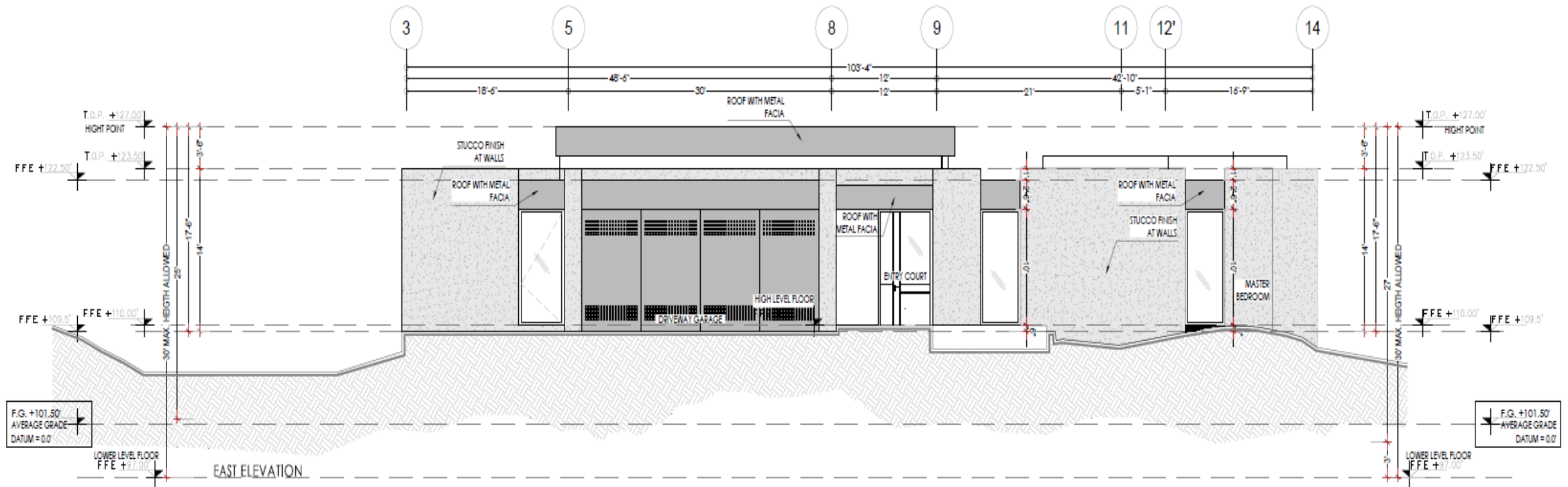
Applicant proposes a new site plan that would be reduced from the full project

- 15% less impervious surface (with 1.67-acre habitat restoration)
- 15% less Floor Area



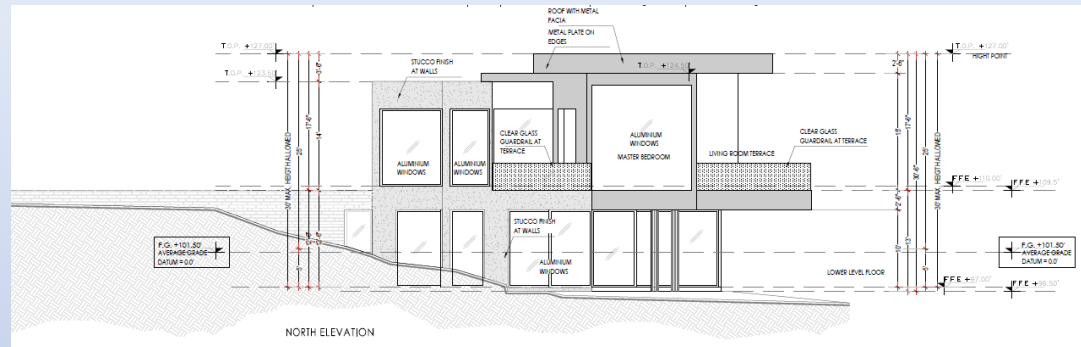


Elevations, pt 2

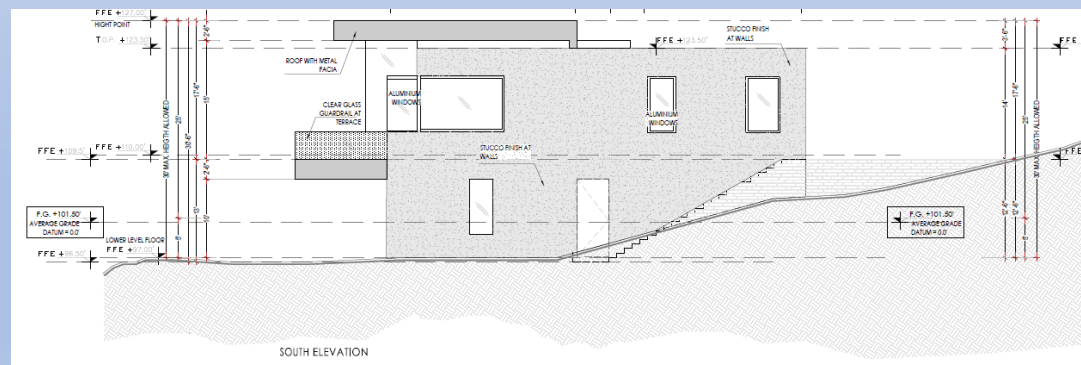


East Elevation

Elevations, pt 3



North Elevation



South Elevation



Colors and materials as shown in application submittal:

- Light brown stucco body
- Black metal clad wood accents
- Gravel roof