

MEHDIPOUR/SIGNAL HILL, LLC

PLN240077 BOARD OF SUPERVISORS AUGUST 26, 2025



Applicant Rendering

LUP Policy 51 requires buildings developed on residential lots in the Visual Resources area to be “situated to allow the highest potential for screening from view” and LUP Policy 56 urges design and siting of structures in scenic areas should not detract from scenic values and should be subordinate to, and blended into, the environment. (Attachment A, Page 6)

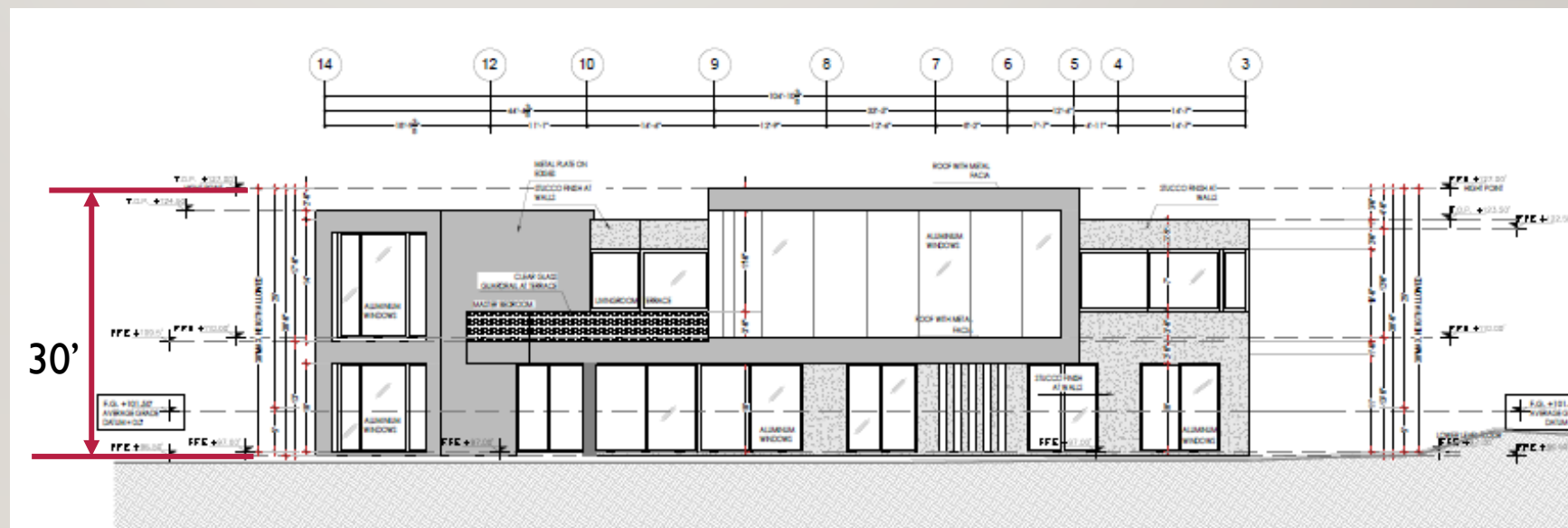
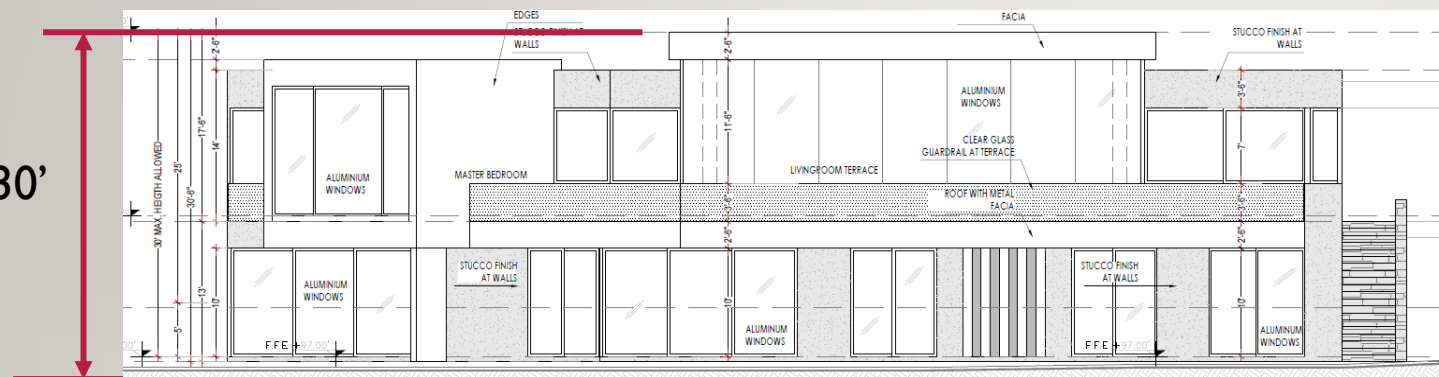
HCD PHOTO JULY 2010



PLAN COMPARISON

	<u>Board Decision</u>	<u>July 8 Plan</u>	<u>August 26 Plan</u>
Square Footage	Maximum 4,124	8290 (+101%)	7,689 (+86%)
Height	Maximum 22 feet	30 feet (+36%)	30 feet (+36%)
Within Connell House Foundation Line (Footprint)	Yes	No	No
Comply with 2013 Required Replacement Planting to Screening Home	Yes	No	No

30'



ELEVATION FROM SEVENTEEN MILE DRIVE AUGUST 26

Architectural floor plan of the first floor of a building. The plan shows a large central hall (17'-0" x 5'-0") with a staircase. To the left is a large bedroom (41'-0" x 23'-0") with a fireplace and a bay window. Below the bedroom is a living area (26'-0" x 20'-0") with a fireplace and a bay window. To the right of the hall is a kitchen (12'-0" x 8'-0") with a fireplace and a bay window. Below the kitchen is a dining area (12'-0" x 12'-0") with a fireplace and a bay window. To the right of the dining area is a bathroom (12'-0" x 11'-0") with a fireplace and a bay window. Below the bathroom is a bedroom (12'-0" x 14'-0") with a fireplace and a bay window. The plan also shows a large central hall (17'-0" x 5'-0") with a staircase. Dimensions are provided for most rooms and overall building measurements. The plan is labeled '104' and '57'.

[illegible]AUGUST 26

LOCATION

August 26 plan appears to be moved 20+ feet to the right and be 3-5' lower than July 8 plan



July 8 Plan



August 26 Plan