



County of Monterey Planning Commission

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

Agenda Item No. 5

December 07, 2022

Legistar File Number: PC 22-101

Introduced: 11/22/2022

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN100338 - SIGNAL HILL LLC

Public hearing to consider the demolition of a 4,124 square foot single family residence and the construction of a new three level 11,933 square foot single family residence including an attached three-car garage, a 986 square foot entry court, 106 square feet of uncovered terraces, approximately 2,600 square feet of covered terraces, new driveway, and approximately 2,040 cubic yards of grading (1,210 cubic yards cut/830 cubic yards fill) and restoration of approximately 1.67 acre of native dune habitat; The project includes development on a ridgeline, on slopes exceeding 30 percent, within 100 feet of environmentally sensitive habitat area and within 750 feet of a known archeological resources, removal of two Monterey Cypress trees and demolition of a listed historic resource.

Project Location: 1170 Signal Hill Road, Pebble Beach, Del Monte Forest Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Certify an Environmental Impact Report and adopt CEQA Findings and a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan.

RECOMMENDATION

It is recommended that the Planning Commission continue the hearing on this project to January 25, 2023.

PROJECT INFORMATION

Agent: None

Property Owner: Massy Mehdipour

APN: 008-261-007-000

Zoning: LDR/1.5-D (Low Density Residential 1.5 acres per unit with Design Control Overlay)

Plan Area: Del Monte Forest Area Plan

SUMMARY

Staff has received a request for continuance from Anthony Lombardo who represents neighbors to the Mehdipour project, Sam and Betsy Reeves. Mr. Lombardo will not be available for the December 7, 2022 or January 11, 2023. Pursuant to the Planning Commission by-laws, the first request for a continuance may be granted. The next available hearing time would be January 25, 2023. Sateez Kadivar, acting as agent of the applicant, Massy Mehdipour, replied to the request for this set date continuance with a request for January 11, 2023, instead. The bylaws are silent on whether the “matter of right” continuance is to the next regularly scheduled meeting or within the discretion of the Planning Commission. Due to Countywide office closures and upcoming holidays, staff recommends that this project be scheduled for January 25, 2023 Planning Commission hearing.

Prepared by: Mary Israel, Supervising Planner, ext. 5183
Reviewed by: Craig Spencer, Chief of Planning
Approved by: Erik V. Lundquist, AICP, HCD Director

The following attachments are on file with HCD:

- Exhibit A - Anthony Lombardo & Associates letter dated November 16, 2022
- Exhibit B - Sateez Kadivar email dated November 22, 2022
- Exhibit C - Monterey County Planning Commission Rules for Transaction of Business

Copies of the FEIR were distributed separately and are available for review on the County's public website at the following link:

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/library-current-major-projects/signal-hill-llc-mehdipour>

cc: Front Counter Copy; California Coastal Commission; Erik Lundquist, AICP, HCD Director, Craig Spencer, HCD Chief of Planning; Mary Israel, Project Planner; Engineering Services; Environmental Health Bureau; Environmental Services; Cypress Fire Protection District; Massy Mehdipour, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Director); INTERESTED PARTIES; Project File PLN100338