



Monterey County Board of Supervisors

Board Order

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A motion was made by Supervisor Glenn Church, seconded by Supervisor Wendy Root Askew with Supervisor Chris Lopez abstaining to:

Adopt Resolution No.: 25-334

Adopt a Resolution by the County of Monterey Board of Supervisors to:

- 1) Partially uphold the appeals by Samuel Reeves and the Alliance of Monterey Area Preservations, from the April 30, 2025 Planning Commission decision approving the Design Approval;
- 2) Uphold the appeal by Massy Mehdipour, Applicant, from the April 30, 2025 Planning Commission decision approving the Design Approval with Condition No. 10;
- 3) 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;
- 4) Approve a Design Approval for construction of an approximately 7,690 square foot two-story single-family dwelling inclusive of a two-car garage with colors and materials of light brown stucco body and black metal clad wood accents and a gravel roof that fulfills the requirements of the "Reduced Project," Alternative 6 of the Final EIR;
- 5) Approve a Coastal Development Permit to allow the relocation of two Cypress trees;
- 6) Approve a Variance for structural development in front setback; and
- 7) Amend Condition No. 23 of Resolution No. 23-237 to increase the conservation scenic easement for the project to 1.67-acre area.

[1170 Signal Hill Road, Pebble Beach, Del Monte Forest Area Land Use Plan (APN: 008-261-007-000)]

PASSED AND ADOPTED on this 26th day of August 2025, by roll call vote:

AYES: Supervisors Alejo, Church, Askew, and Daniels

NOES: None

ABSENT: None

ABSTAIN: Supervisor Lopez

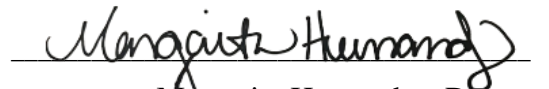
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting August 26, 2025.

Dated: September 5, 2025

File ID: RES 25-132

Agenda Item No.: 13

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California


Margarita Hernandez, Deputy