

Agenda Item No. 13

PLN240077 Signal Hill LLC Appeal

Board of Supervisors

August 26, 2025

(continued from July 8, 2025)



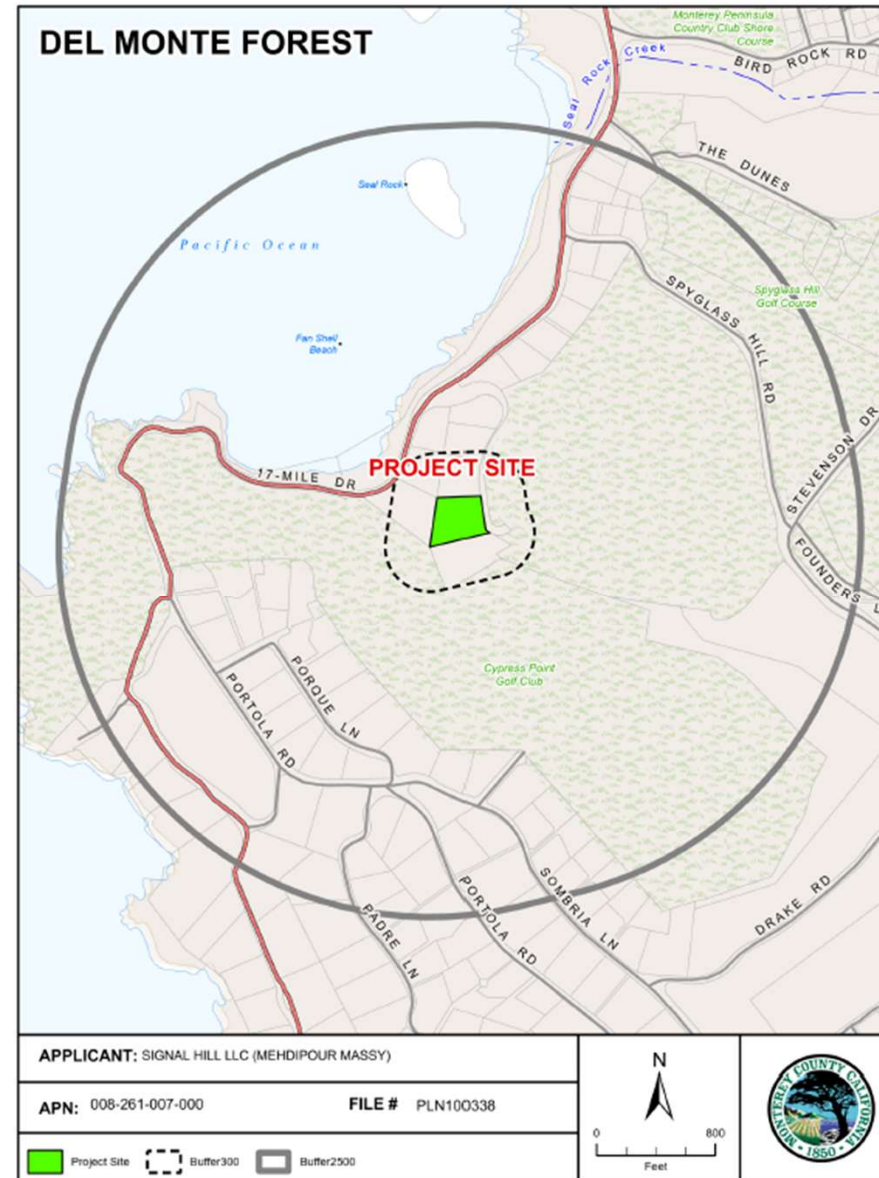
PLN240077 Signal Hill LLC

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 (Coastal Zone))



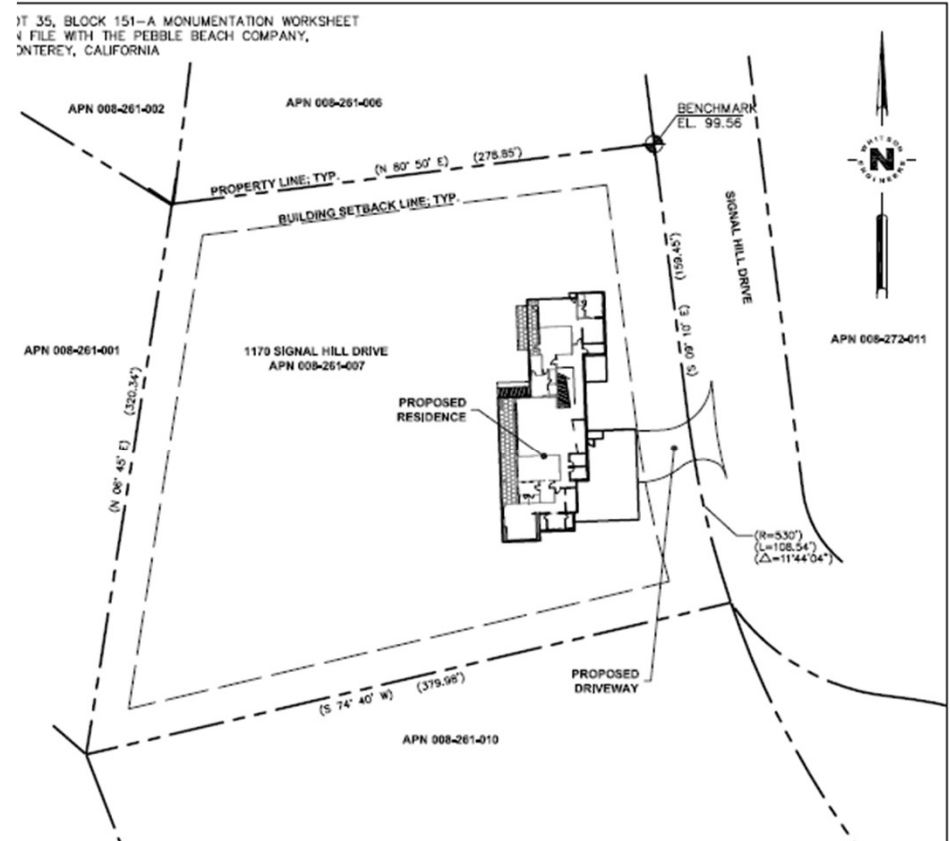
Project Background

Combined Development Permit (PLN100338)

Approve a Combined Development Permit for the “Reduced Project” (Alternative 6 of the Final EIR) consisting of:

- a) Coastal Administrative Permit to allow the demolition of an existing 4,124 square foot single family residence;
- b) Coastal Administrative Permit for the construction of a new single-family residence of similar size, in concept, as the existing residence;
- c-e) development within 100 feet of environmentally sensitive habitat, development on slopes exceeding 30 percent, development within 750 feet of a known archeological resources

Entitled with Board Reso. No. 23-237



The only plans before decision makers in 2023 were 1) original project, shown above, and 2) Reduced Height project (Alt. 9 of the EIR)

July 8th Direction

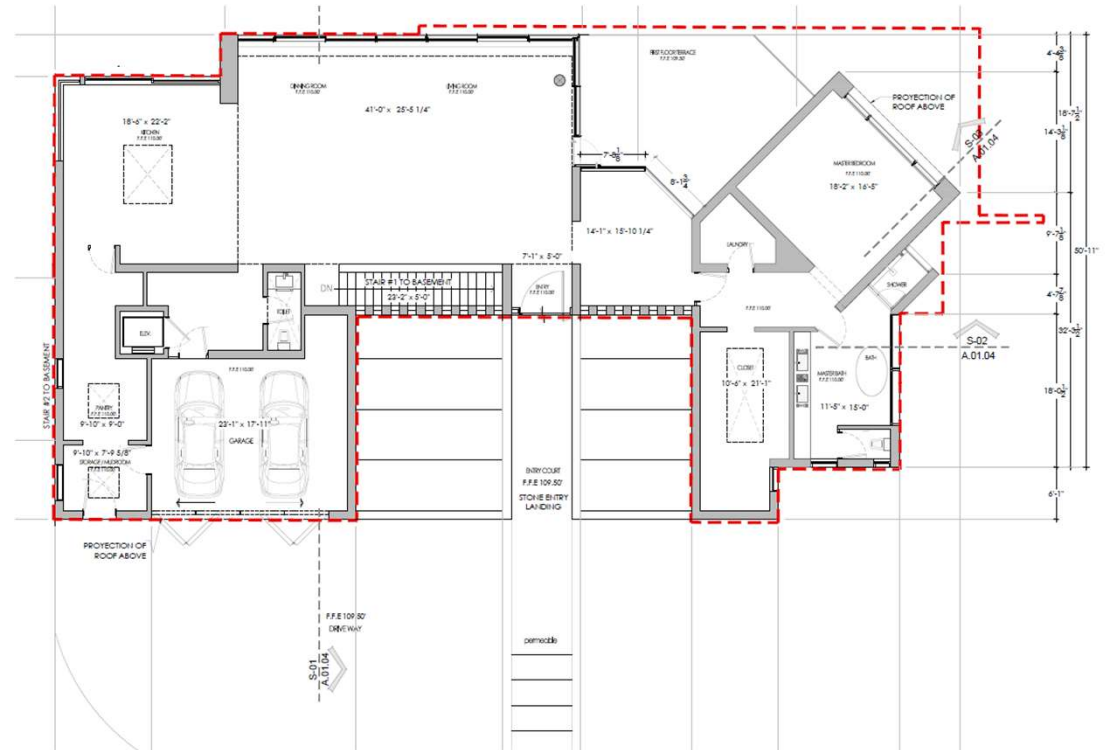
Prepare a Resolution to:

- 1) Partially uphold the appeals by Samuel Reeves and the Alliance of Monterey Area Preservations (AMAP) 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 an addendum pursuant to CEQA Guidelines section 15162 is not warranted; and
- 4) Disapprove the proposed Design Approval (PLN240077) & reiterate the Reduced Project shall be a new residence of similar size, in concept, as the Connell House.

Proposed Redesign (Attachment B)

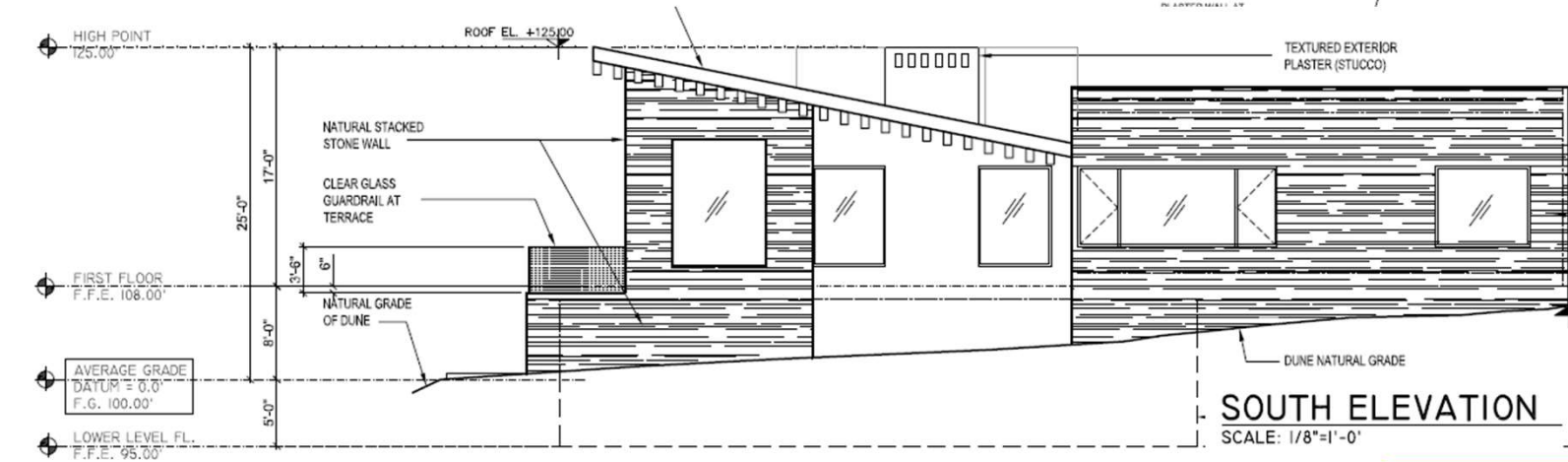
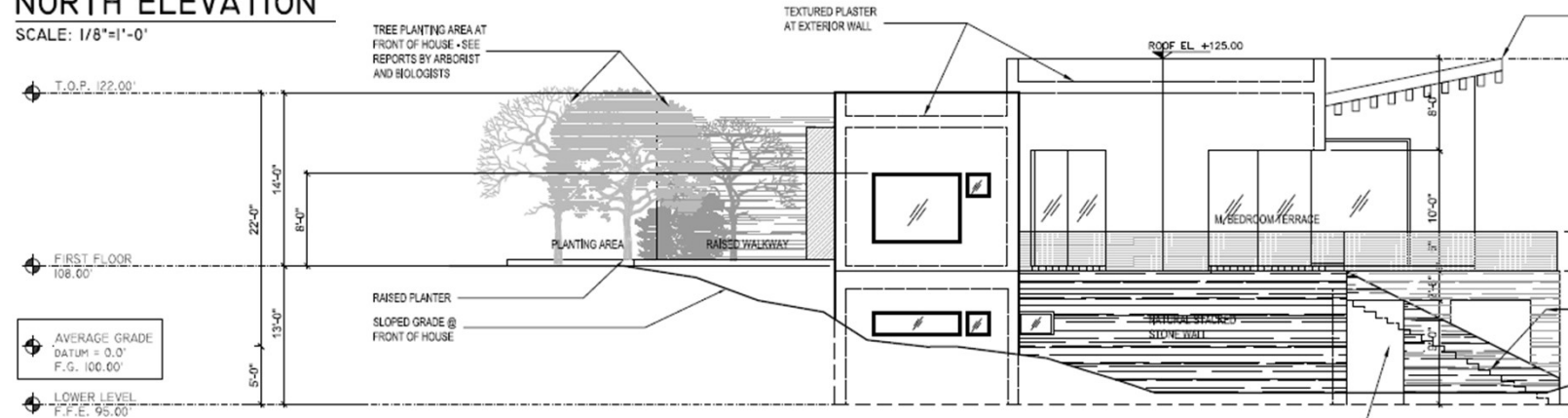
Applicant's redesigned Reduced Project:

- entirely within the Connell House footprint
- 780 square feet less coverage
- 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
- removing 2 trees
- amending Cond. No. 23 to increase Conservation Scenic Easement area



NORTH ELEVATION

SCALE: 1/8"=1'-0"





Comment Letters to the Board

- Massy Mehdipour, the Applicant/Appellant, sent an email objecting to the staff report with several attachments offering strike-through and underline edits to the cover report and both draft Resolutions, as well as new information updating the Connell House floor area as measured by her consultant, Whitson Engineers.
- Tony Lombardo, of Reeves (Appellant), sent a letter requesting the applicant's appeal be considered moot, and supporting the disapproval.
- Denise Estrada, of AMAP (Appellant), sent a letter supporting the disapproval.



Staff Recommendation

Adopt a resolution (Attachment B) to:

- a) Partially uphold the appeals by Samuel Reeves and AMAP, from the April 30, 2025 Planning Commission decision approving the Design Approval;
- b) Uphold the appeal by Massy Mehdipour, Applicant, from the April 30, 2025 Planning Commission decision approving the Design Approval with Condition No. 10;
- c) Consider the previously certified Final Environmental Impact Report (FEIR) (SCH#2015021054) for the Signal Hill LLC project, and find that the Proposed Project does not warrant an addendum pursuant to CEQA Guidelines section 15162; and
- d) Approve the Project as revised:
 - 1) Granting 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 FEIR;
 - 2) Approving a Coastal Development Permit to allow the relocation of two Cypress trees;
 - 3) Approving a variance for structural development in the front setback; and
 - 4) Amending Condition No. 23 of Resolution No. 23-237 to increase the conservation and scenic easement for the project to a 1.67-acre area.

Clarifying Edits to

- Consistency finding, (Finding 6, ad
- CEQA finding, (Finding 6, ad
- *If Board wishes, also to the original project.*

h) New information was provided by the 2025 that provides an engineer's meas

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House floor area. The measurement in that was estimated in the EIR as 4,125 approximately 5,630 square feet. Pursuant to CEQA Guidelines section 15162, this information does not alter the conclusion of the FEIR or mitigations that are required.

- warranted, and
- 4) Disapprove the proposed Design Approval (PLN240077) for a 7,690 square foot single family dwelling with a height of 25.5 feet at the highest points and Reiterate the June 27, 2023 decision (Resolution No. 23-237) Approving a Combined Development Permit for the “Reduced Project” (Alternative 6 of the Final EIR) consisting of a Coastal Administrative Permit for the construction of a new single-family residence of similar size, in concept, as the Connell House (4,124 square feet in size and 22 feet in height).

which is the same as the prior design but is approximately 3.5 feet taller than the Connell house.