

1170 Signal Hill Road, Pebble Beach

Compliance with Board of Supervisors
June 27, 2023 Direction

Monterey County Board of Supervisors Meeting August 26, 2025

PLN240077

Alternative 6 Project (Resolution B)

- Revised Plans since July 8, 2025 Hearing
- Fully Complies with EIR Alternative # 6 and 2023 Board Direction reiterated July 2025
- Within Footprint & Below Ridgeline
- Mimics U-Shape and Nuetra Design
- Fully consistent with the DMFLCP, the Coastal Act, meets existing development standards and is compatible with the Signal Hill and Pebble Beach neighborhoods
- Please Approve Resolution B

Alternative 6 Project is a Win-Win-Win (Resolution B)

- **County Wins:** Honors 2023 direction and supports a modernized, energy-efficient, code compliant house which honors the Neutra historical design.
- **Applicant Wins:** New beautiful, modern, energy-efficient, seismically sound, well-constructed, code compliant house which celebrates two legendary architects – Neutra and Legorreta.
- **Neighbor Wins:** I will not have the largest house on the block by any measure.

Revisions Made Since July 2025 Hearing

Listening to Supervisor comments, we made the following changes to stay within the footprint as rigidly defined. We eliminated all of the following:

- 1) Use of "Area A"— No “Swapping”
- 2) Primary bathroom corner
- 3) Southwestern deck area
- 4) Exterior Stairs
- 5) 3-Car Garage (2-Car Garage Now)

How We Got Here

EIR Considered 10 Alternatives to Original Project

- Alternative 1: Preservation
- Alternative 2: Preservation / Adaptive Reuse
- Alternative 3: Preservation and Separate Onsite Development
- Alternative 4: Project Integration
- Alternative 5: Relocation and Preservation
- Alternative 6: Reduced Project
- Alternative 7: Neutra-Inspired Redesign
- Alternative 8: Salvaged Reuse Integration
- Alternative 9: Reduced Height
- Alternative 10: No Project Alternative
- **Compared Against Project (Not Nuetra House) - 8,164 SF Footprint and 30' Height**

How We Got Here (Con't)

- Planning Commission Unanimously Approved Alternative # 9
- Reeves/LombardoAppealed and **Introduced Alternative 6 as His Request**

Letter from Reeves/Lombardo Monterey County Board of Supervisors dated May 5,2023 before the June 27, 2023 Board of Supervisors Hearing in which the Board directed Applicant to follow EIR Alternative 6.

infeasible the mitigation measures or project alternatives identified in the final EIR." There is nothing in the resolution or findings before the Board which meets this standard.

Based on the foregoing, we respectfully request that the Board of Supervisors:

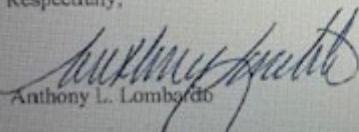
1. Grant the Reeves' appeal thereby setting aside the Planning Commission's decision.
2. Approve Alternative 1, Preservation, thereby preserving the Connell House; or, should the Board of Supervisors find that the Connell House cannot be preserved,
3. Approve Alternative 6 which would reduce the size of the proposed single-family residence to fit within the existing developed footprint consistent with the DMFLCP and

Luis Alejo, Chair
Monterey County Board of Supervisors
May 5, 2023
Page | 18

Coastal Act and reduce building heights to avoid any extension above the ridgeline. This alternative would meet most of the project objectives by providing a house of a size compatible with the surrounding community and be consistent with the policies of the DMF LCP and the Coastal Act.

Either alternative would be fully consistent with the DMFLCP, the Coastal Act, meet existing development standards, and be compatible with the Signal Hill neighborhood.

Respectfully,



Anthony L. Lombardo

ALL/de
Enclosures

cc: Client
Supervisor Glenn Church
Supervisor Mary Adams
Supervisor Wendy Root Askew
Supervisor Chris Lopez
Craig Sponzer, Chief of Planning Services
Mary Israel, Supervising Planner
Kelly Donlon, Assistant County Counsel

Reeves/Lombardo Requesting Alternative 6 – May 2023

“Based on the foregoing, we respectfully request that the Board of Supervisors:

1. Grant the Reeves' appeal thereby setting aside the Planning Commission's decision.
2. Approve Alternative 1, Preservation, thereby preserving the Connell House; **or, should the Board of Supervisors find that the Connell House cannot be preserved,**
3. **Approve Alternative 6 which would reduce the size of the proposed single-family residence to fit within the existing developed footprint consistent with the DMFLCP and Coastal Act and reduce building heights to avoid any extension above the ridgeline. This alternative would meet most of the project objectives by providing a house of a size compatible with the surrounding community and be consistent with the policies of the DMF LCP and the Coastal Act.**

Either alternative would be fully consistent with the DMFLCP, the Coastal Act, meet existing development standards and be compatible with the Signal Hill neighborhood.”

June 27, 2023 Board of Supervisors Direction

- June 2023 Board of Supervisors approved a formal motion directing me to follow **Alternative 6 of the EIR** to keep my new house within the footprint of the prior house and to work with staff on a new design to stay within the prior footprint.

Alternative # 6 has Two Requirements:

- 1) Stay Within Existing Developed Footprint (**HORIZONTAL – LAND**)
- 2) Avoid Ridgeline Development (**VERTICAL – HEIGHT**)

June 27, 2023 Board of Supervisors (Con't)

- Supervisor Church: “I would move to adopt number 6 stipulating, I know it stipulates on there, would be within the same **footprint**, but just want to make sure it’s clearly understood we’re talking about the footprint of the Connel house.” (3:41:14)
- County Attorney: “Correct me if I’m wrong Mr. Spencer the motion would be to grant the appeals and approve Option # 6 with the requirement that it be within the same **footprint** of the existing building.” (3:42:30)
- Craig Spencer: “Adopt resolution certifying the EIR, adopt the resolution approving **Alternative 6** including the statement of overriding considerations and adoption of the mitigation monitoring and reporting programs, with the clarity that it is within the same **footprint**.” (3:43:10)
- Anthony Lombardo’s request was the same: “Direct the applicant to go back and apply for a new house, the house **has to be within the developed area as described in the local Coastal Plan.**” (3:18:14)

July 8, 2025 Reiterated 2023 Hearing

- The July 8, 2025 hearing concluded with an intent to return with a motion to reiterate the 2023 motion.
- Supervisor Church: “That would be along the line of what we made the motion on last time with Option 6. The direction the Board gave is not being fulfilled is the way I am seeing it – I would go back to that language of the original motion and intent of that original motion – and restate that it needs to be within the footprint of the Connel House.” (4:05:34)
- Supervisor Alejo: “I would second that.” (4:06:05).

Alternative 6 of Board-Certified EIR

[Alternatives Analysis](#)

5.4.6 Alternative 6: Reduced Project

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.

** Final EIR Section 5.4.6 (Page 5-9)*

Alternative 6 of Board-Certified EIR

6 Reduced Project

This alternative would include completely demolishing the Connell House, but would reduce the size of the proposed single-family residence to fit within the existing developed footprint and would reduce building heights to avoid any extension above the ridgeline.

* Final EIR Section 5.4.6 (Page 5-19)

Current Proposed House Meets Alternative 6

1) Within Footprint (HORIZONTAL – LAND)

The building footprint of the old house was 4,910 SF. The building footprint of the current proposed house is 4,122 SF. This meets all of the requirements of the board motion 100%. It's in full compliance with the discussion at the hearing and the motion.

- Footprint is a well understood concept in the industry, and equally understood by Planning staff, the Planning Commission, and the Coastal Commission. Existing footprint is also defined in the local Coastal Plan. Monterey County Code also defines footprint and imposes site coverage restrictions of 15%. My current design is 4.8% site coverage.

2) No Ridgeline Development (VERTICAL – HEIGHT)

The design of my current proposed house does not have ridgeline development as confirmed by staking and staff's onsite visit.

Within the Footprint

Below the Ridgeline



Below the Ridgeline Confirmed by Staking & Staff

Confirmed via
Staking and
Flagging –
June 2024.

Confirmed with
Staff Visit.



Simple Definition of Footprint (Google Search)

- In real estate, "footprint" typically refers to the area of land that a building occupies, as defined by the exterior walls at ground level. It's essentially the outline of the building's base on the property. This is different from the total floor area, which includes all interior spaces on all floors.
- Here's a more detailed breakdown:
- **Ground Coverage:** The footprint represents the horizontal space the building takes up on the lot.
- **Not Floor Area:** The footprint is not the same as the total square footage of the building. The total floor area includes all interior spaces on all levels.
- **Examples:** A skyscraper's footprint might be small relative to its total height, as it primarily takes up a small area at ground level. Conversely, a sprawling ranch-style house could have a large footprint.
- **Significance:** Footprint can be important for zoning regulations, building codes, and understanding a property's overall impact on the land.

Staff Clarification Regarding Ambiguity

“Staff did just want to make sure that it is clear for the record that while the resolution reads with a bit ambiguity, Staff did go back, listen to the recording, and the recording and the Board’s action and directions stated very clearly footprint. So, we recognize the ambiguity in the resolution and the question but did just want to be clear on the record that from the recording of the Board direction it was footprint.”

*Melanie Beretti, Acting Chief of Planning, Planning Commission April 30, 2025
(1:50:21)*

Staff Clarification Regarding Ambiguity (Con't)

- “Similar footprint size, I guess if we went back and fixed it, it would say similar footprint size.” Sup Planner, Mary Israel April 30, 2025 Planning Commission (1:44:32)
- “2020 hindsight Staff would’ve gone to update the resolution and how it was described to describe it as building footprint rather than similar size.” Sup Planner, Mary Israel April 30, 2025 Planning Commission (1:50:50)
- Monterey County Counsel Robert Brayer also reconfirmed to me after watching the video of the hearing that the design needed to stay within the prior house’s footprint.

Footprint and Height Determine Floor Area

- “The maximum floor area ratio of the LDR/1.5 zoning district in the Del Monte Forest area is 17.5 percent, or 16,504 square feet. The Reduced Project plans have yet to be developed, but **the development shall be limited to floor area that is possible within the existing developed area.** The project floor area ratio shall adhere to this FAR.”

(Resolution Page 6)

- Floor area of the Alternative 6 design is 7,689 SF (8%).

Alternative 6 Project

- Building Footprint: 4.4% (4,122 SF)
- Height: 25.5'
- Lot Size: 2.17 AC (94,307 SF)
- Floor Area: 8% (7,689 SF)
- No Ridgeline



PROPOSED RESIDENCE



SIGNAL HILL RD VIEW



SIGNAL HILL RD VIEW

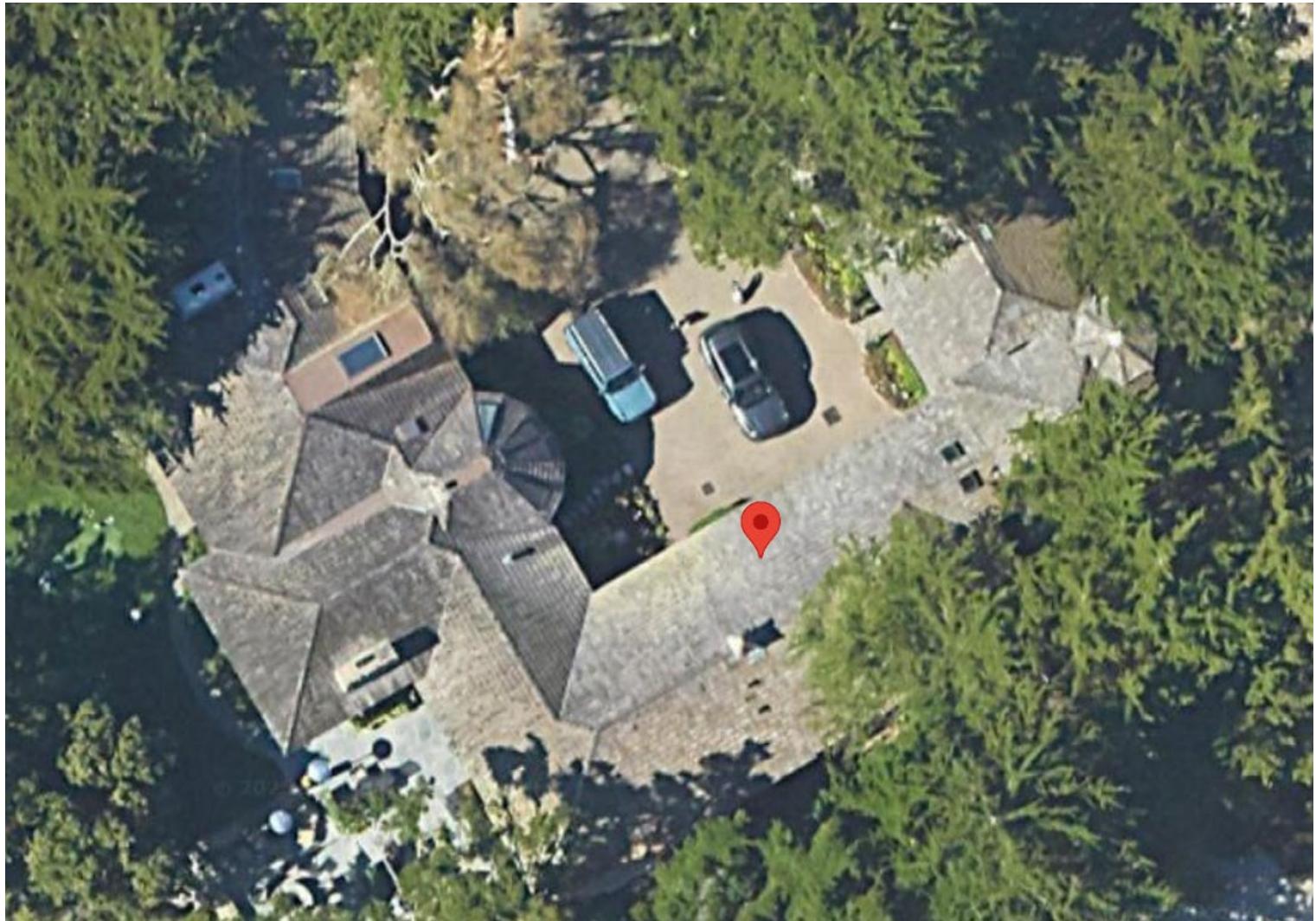
3141 17-Mile Drive & Signal Hill Road

- Building Footprint: 13.5% (7,795 SF)
- Height: 27.5'
- Lot Size: 1.32 AC (57,658 SF)
- Floor Area: 14% (7,990 SF)
- Massive Ridgeline



Reeves/Appellant House

- Building Footprint: 6,437 SF (6.8 %)
- Floor Area 6,564 SF
- Lot Size: 2.2 AC, 94,308 SF



Reeves House County Record

Comparing Alternative 6 Project to Neighbor

Alternative 6 Project

- Building Footprint: 4.4% (4,122 SF)
- Height: 25.5'
- Lot Size: 2.17 AC (94,307 SF)
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Alternative 6 House is NOT Largest on Signal Hill Rd

- The appellant/neighbor asked for my new house not to be larger than other houses on the street. It not by any measure.
- 3141 17-Mile Drive is the largest by all measures – developed area, floor area and height. He has developed 12,797 SF on land of 44,861 SF.
- The Reeves house is 6,564 SF per his recent project under PLN220274
 - Old County records County record shows 3,872 SF.
 - Old County Records are often wrong as the Neutra House has been described by some as 4,125 SF, when in fact it was actually ~6,100 SF.

Implementation of Alternative 6 – 80% Complete

- Included 43 Conditions of Approval and Hiring Many Consultants
- We diligently implemented all required conditions – Archaeological, Biological, Fencing, Geotechnical, Erosion Control, etc.
- Historic American Building Survey / Connell House Web Page
- Have implemented 80% of Alternative 6. Design Approval is the last item.

Demolition Complete & HABS Historical Complete

Demolition legally completed on
Feb 27, 2024



This US Modernist Website provides an excellent write-up with photographs.

<https://www.usmodernist.org/neutra-connell>

Sup Planner Mary Israel Response to Appellant Comments

- The description of the Coastal Administrative Permit for the new house being of a similar size to the existing house was “in concept” and the driving factors were avoidance and minimization of impacts on the resources as described in the Reduced Project alternative.
- The new design is within the footprint of the former Connell House and is consistent with the description of Alternative 6 of the EIR.

Sup Planner Mary Israel Response to Appellant Comments

- This finding “anticipated” a height because no plans then existed. That language was **not a constraint** on Applicant. Rather, the new design has been reviewed for consistency with the adopted Local Coastal Plan regulations, the description of the reduced project alternative (Alternative 6) in the EIR, and the Board’s direction to stay within the footprint of the Connell House. Alternative 6 was compared to the original house design which included a 11,993 square foot single-family dwelling. As a 7,690 square foot two-story single-family dwelling inclusive of a two-car garage, the new design is reduced in size from the original project. The proposed design is also approximately 4.5 feet shorter (25.5 feet tall) than the original design (30 feet tall). The proposed height will avoid “ridgeline development” which is the standard for measuring height in the “reduced project” Alternative, not a comparison with the height of the now demolished Connell House.

Sup Planner Mary Israel Response to Appellant Comments

- Ridgeline Development was discussed in the EIR in relation to the full height project and the alternatives. As discussed in the EIR, the ridgeline effect that would potentially occur under the reduced alternative project is minimized by a reduced roofline. The EIR did not specify by how much the roofline would be reduced for Alternative 6 but stated that the height would need to avoid ridgeline effects. The Reduced Height Alternative (9) entailed a maximum height of 25 feet from ANG to avoid ridgeline effects. The PLN240077 project design is approximately the same height as the Reduced Height Alternative. At 4.5 feet less than the original project's maximum height from ANG, any aesthetic impacts due to project height are mitigated by design, consistent with the EIR.

Sup Planner Mary Israel Response to Appellant Comments

- PLN240077 draft plans demonstrate most roof heights in the new design at approximately 22 feet ANG, with a great room reaching approximately 25.5 ANG. The view from Signal Hill Road is shown in the east elevation of the plans attached to the Board Resolution. From Signal Hill Road, the structure will appear to be 17.5 feet in height (a single-story development).
- The view from 17 Mile Drive is shown in the west elevation; the appellant is correct that the façade at its highest point would appear to be 30 feet high. However, County zoning codes measure from ANG and, in this case, the project design is approximately 4.5 feet less than the maximum allowable height from ANG.

Conclusion – Please Approve Resolution B

- We listened to your comments from the July 8, 2025 Hearing and Eliminated:
 - 1) Use of "Area A" – No "Swapping"
 - 2) Primary bathroom corner
 - 3) Southwestern deck area
 - 4) Exterior Stairs
 - 5) 3-Car Garage (2-Car Garage Now)
- Plan Fully Complies with EIR Alternative # 6 and the 2023 Board Direction which was reiterated July 2025
- Within Footprint & Below Ridgeline
- Mimics U-Shape and Neutra Design
- Fully consistent with the DMFLCP, the Coastal Act, meets existing development standards and is compatible with the Signal Hill and Pebble Beach neighborhoods
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Thank You

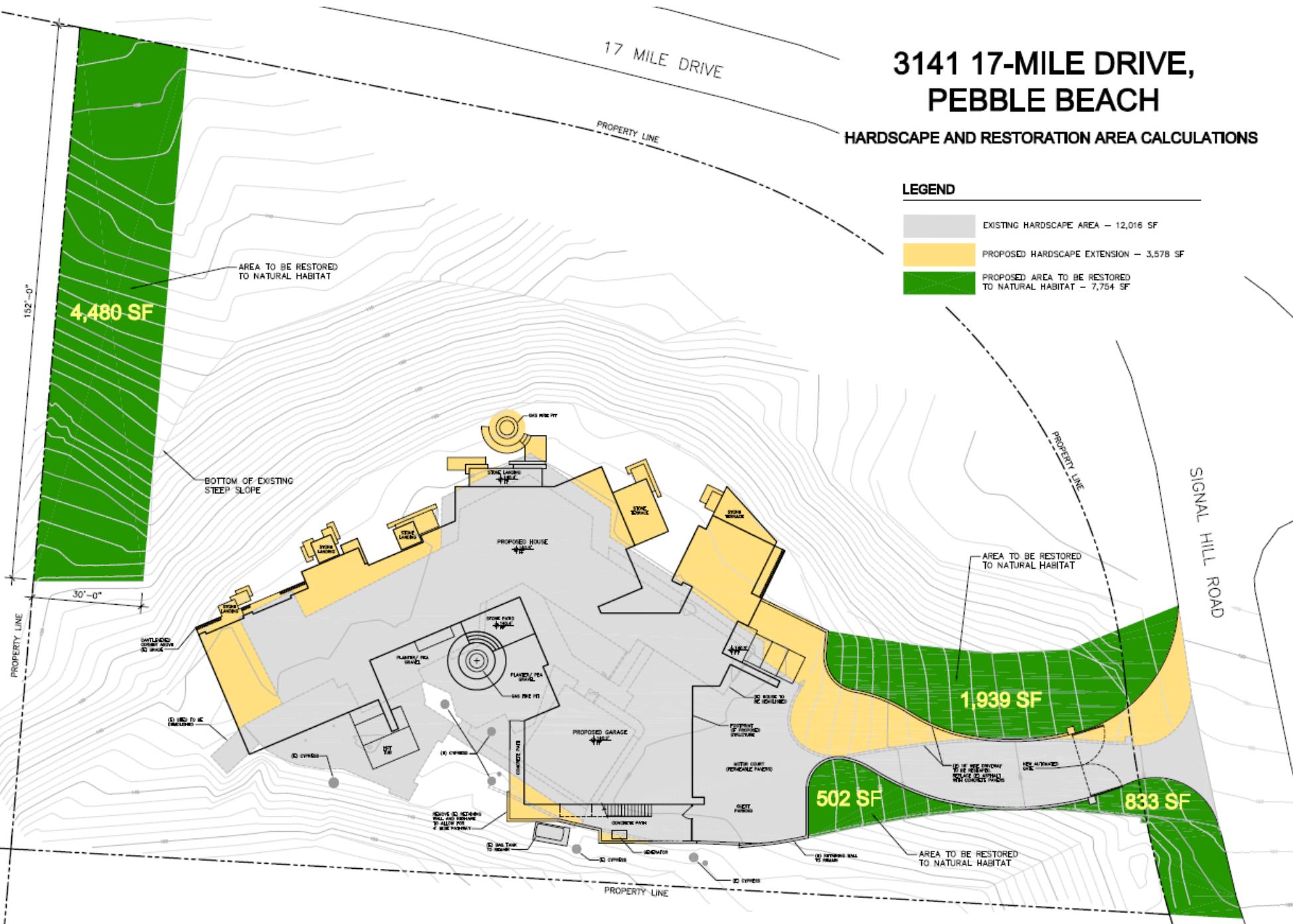
EXTRA SLIDES

**3141 17-MILE DRIVE,
PEBBLE BEACH**

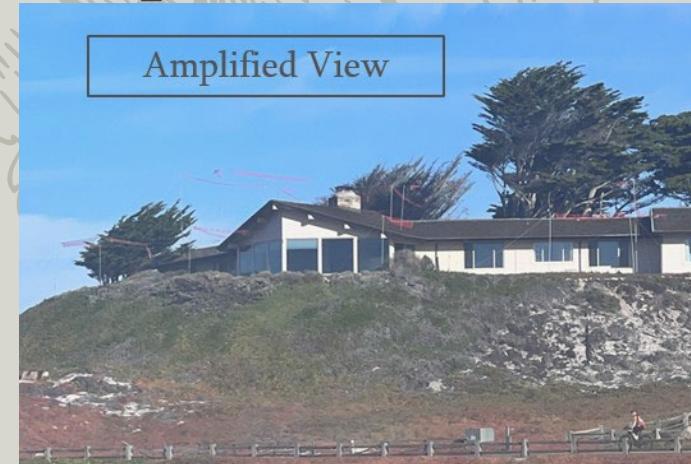
Hardscape and Restoration Area Calculations

LEGEND

	EXISTING HARDSCAPE AREA — 12,016 SF
	PROPOSED HARDSCAPE EXTENSION — 3,578 SF
	PROPOSED AREA TO BE RESTORED TO NATURAL HABITAT — 7,754 SF



Visual/Scenic Resources – Ridgeline Development



Findings

- Within Existing Footprint
- Design, Color & Materials Subdue Existing Ridgeline Development
- Relocation to West Further Impacts Slopes, ESHA & Visual Impacts

Proposed Elevation, Colors & Materials

