



# Monterey County Board of Supervisors

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## Board Order

A motion was made by Supervisor Glenn Church, seconded by Supervisor Wendy Root Askew, and approved on a 4-1 vote, with Supervisor Mary L. Adams voting nay, to certify the Environmental Impact Report, approve the EIR’s Alternative 6, Reduced Project, with the requirement that the project remain within the footprint of the existing building, approve a Combined Development Permit, and adopt a Mitigation Monitoring and Reporting Plan:

<b>Adopt Resolution No.: 23-236</b>	<b>Certify the Environmental Impact Report</b>
<b>Adopt Resolution No.: 23-237</b>	<b>Grant the 3 appeals on the previous project Alternative (Alt. 9), Adopt a Statement of Overriding Considerations, and Approve the Reduced Project Alternative of the EIR (Alt. 6)</b>

Adopt two separate resolutions (Attachments A and B) to:

- a. Certify the Signal Hill LLC Environmental Impact Report (SCH#: 2015021054) (Attachment A); and
- b. Grant the appeals by Raymond Neutra, of the Neutra Institute for Survival Through Design; Anthony Lombardo on behalf of Samuel Reeves; and Mimi Sheridan on behalf of the Alliance of Monterey Area Preservationists, from the January 25, 2023 Planning Commission decision approving the Combined Development Permit (PLN100338/Signal Hill LLC);
- c. Adopt a Statement of Overriding Consideration;
- d. Approve the “Reduced Project” alternative (EIR Alternative 6), subject to review of the final design;
- e. Approve a Combined Development Permit consisting of:
  - (1) A Coastal Administrative Permit to allow the demolition of an existing 4,124 square foot single family residence and the construction of a new residence in substantially the same location and restoration of approximately 1.67 acre of native dune habitat;
  - (2) A Coastal Administrative Permit for the construction of a new single-family residence of similar size, in concept, as the existing residence;
  - (3) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat;
  - (4) A Coastal Development Permit for development on slopes exceeding 30 percent;
  - (5) A Coastal Development Permit for development within 750 feet of a known archeological resources; and
- f. Adopt a Mitigation Monitoring and Reporting Plan (MMRP).

The attached resolutions include findings and evidence for Board consideration. Staff recommends approval of the Reduced Project, which is Alternative 6 in the FEIR. A draft resolution for consideration of the “Preservation” alternative (Alternative 1) was also included for the Board’s consideration per its

direction provided at the Board's May 9, 2023 hearing on this Project, which was not part of the Board's approvals (Attachment B).

PROJECT INFORMATION:

Property Owner: Massy Mehdipour

Agent: None

APN: 008-261-007-000

Zoning: Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)

Flagged and Staked: Photographic simulations in EIR.

Motion passed 4 to 1

PASSED AND ADOPTED on this 27<sup>th</sup> day of June 2023, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, and Askew

NOES: Supervisor Adams

ABSENT: None

Motion Passed 4 to 1

A motion was made Supervisor Glenn Church, seconded by Supervisor Mary L. Adams:

Directing staff to come back to the Board with options amending the historic resources ordinance regarding protection of historic resources from deliberate neglect, such as penalties with respect to the issuance of building permits if the historic structure is damaged.

PASSED AND ADOPTED on this 27<sup>th</sup> day of June 2023, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Adams

NOES: None

ABSENT: None

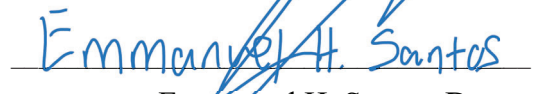
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting June 27, 2023.

Dated: July 18, 2023

File ID: RES 23-113

Agenda Item No.: 25

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

  
Emmanuel H. Santos, Deputy