

# MEHDIPOUR/SIGNAL HILL, LLC

PLN240077



Applicant Rendering

LUP Policy 51 requires buildings developed on residential lots in the Visual Resources area to be “situated to allow the highest potential for screening from view” and LUP Policy 56 urges design and siting of structures in scenic areas should not detract from scenic values and should be subordinate to, and blended into, the environment. (Attachment A, Page 6)

HCD PHOTO JULY 2010



# BOARD MOTION JUNE 2023

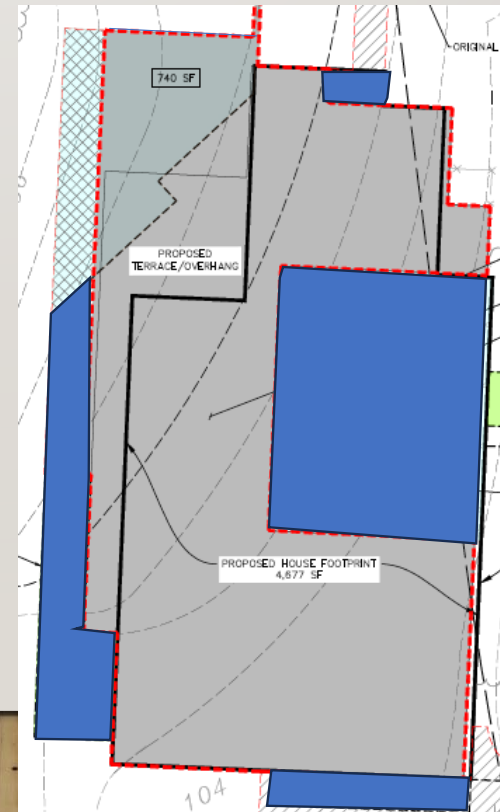
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- Supervisor Church: “I would move to adopt number six...within the same footprint... clearly understood we’re talking about the footprint of this of the Connell House as it is... Motion Passed 4-1 (Supervisor Adams dissenting in favor of full restoration)
- Board Resolution 23-237, approved:
  - a) existing 4,124 square foot single family residence (Resolution page 1).
  - b) construction of a new single-family residence of similar size, in concept, as the existing residence (Resolution page 1).
  - anticipated to be no taller or larger than the existing dwelling. (Resolution page 5).
  - the Reduced Project maximum height is anticipated to be approximately 22 feet (Resolution page 6).

# PLANNING COMMISSION APPROVED

- construction of an approximately 8,290 square foot two story single family dwelling inclusive of a three-car garage
- b) Relocation of three Cypress trees; and
- c) Variance for structural development in front setback.

BOARD 2023		STAFF RECOMMENDATION
4124 SF	<u>Size</u>	8,290 SF (110% Increase)
22 feet	<u>Height (Front Wall)</u>	30 feet (36% Increase)
0 -- "as it is"	<u>Area Outside Footprint</u>	1,300 SF, +/- Outside Footprint
3 Replacement Cypress	<u>Screening</u>	None



Red Line --- Connell House

Black Line --- Proposed House

Area Outside Footprint  
1,300 SF +/-

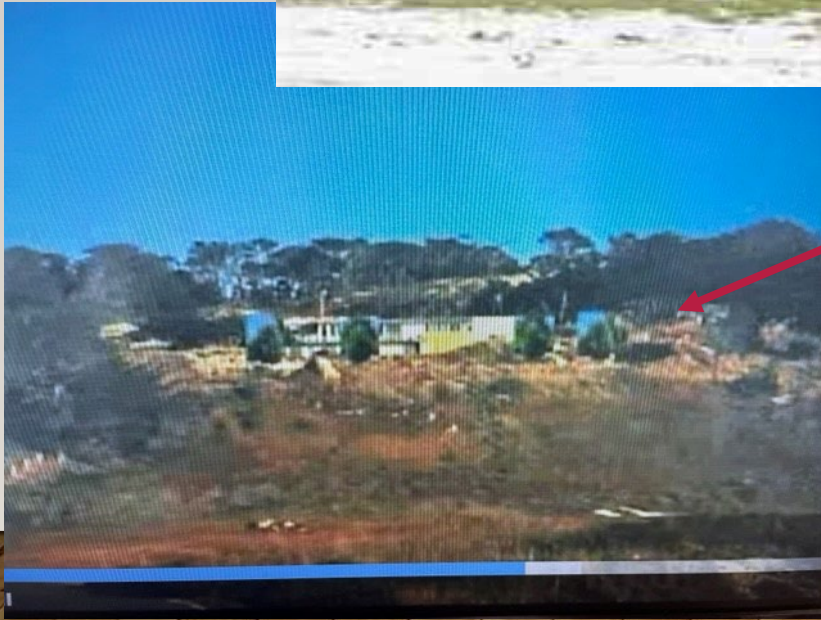
# STAFF QUOTES

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- stay within the footprint of the Connell House and reduce the height of the dwelling from the original proposal (Staff report, page 2)
  - stipulation that the new home construction remain in the footprint of the Connell House as it was. (Attachment A, page 3)
  - The Board directed the applicant to return with a design that is within the footprint of the Connell House. The proposed structure does not (Attachment A, page 5)
  - reducing the size of the residence could better comply with applicable visual resource policies and result in a project that may be more subordinate to the environment (Attachment A, page 6)
  - The proposed two-story 8,290 square foot single family dwelling is larger than any other residence in the area and 2,165 square feet larger than the average (Attachment A, page 6)
  - this development will change the character of the neighborhood (Attachment A, page 7)



### Applicant Proposal

- 30' tall
- No Screening
- Not in footprint of the Connell House



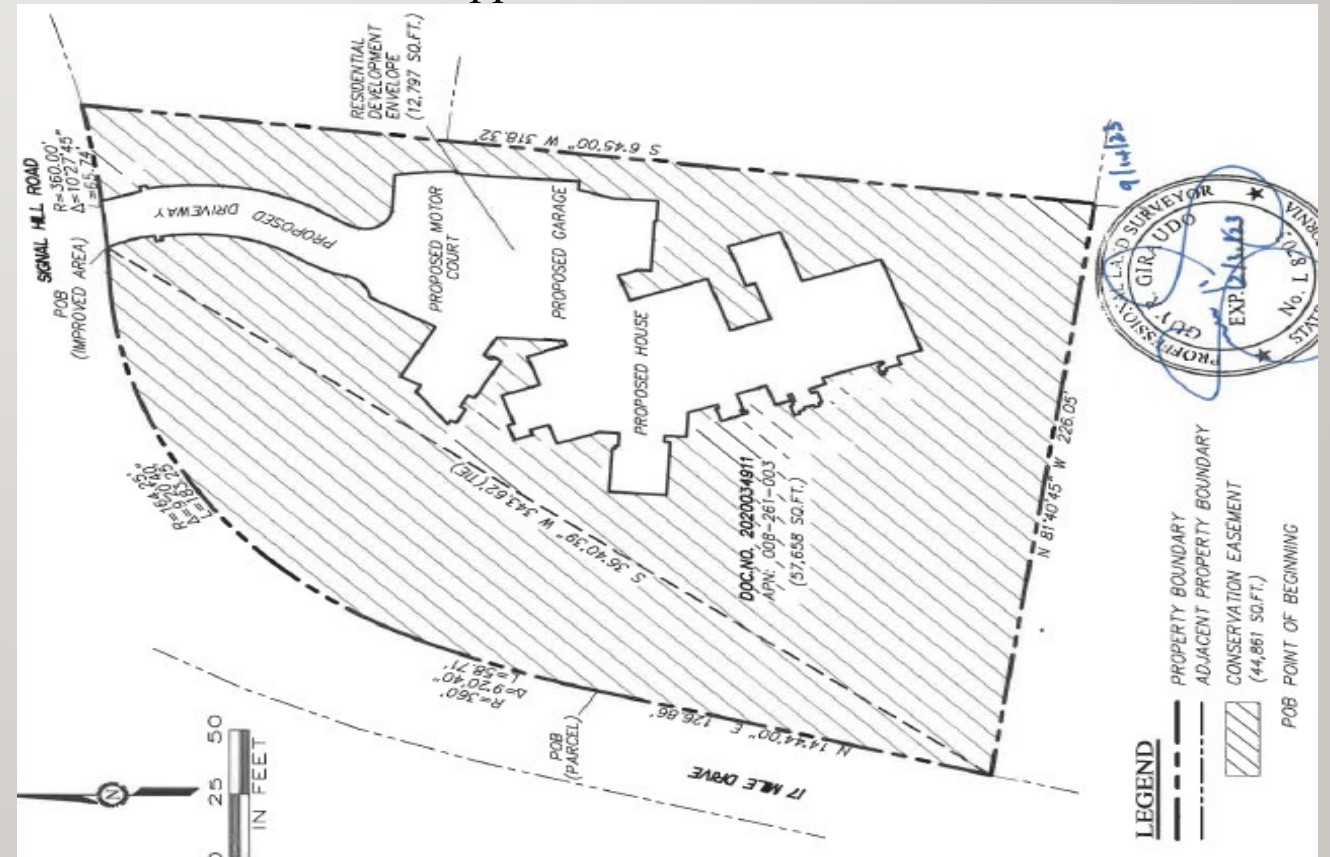
Connell House After Trees Illegally Cut

Connell House with required screening, never installed



# CONDITION 10- STAFF RECOMMENDATION TO MINIMIZE CONSERVATION EASEMENT

- A Reduced Conservation and Scenic Easement and restoration area is inconsistent with LCP and Coastal Act
- Coastal Staff found the previous Mehdipour proposal inconsistent (January 2023) “The expansion of residential development, a non-resource dependent use, such as is proposed here, is not permissible under the LCP at this time”
- Similar decision on the 5B project appealed by the Coastal Commission; 5B application amended to be consistent with LCP and Coastal Act; appeal withdrawn
- Final 5B Easement encompasses entire shaded area (accepted by Board July 2024)



# RELOCATION OF CYPRESS TREE

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- Only surviving Cypress required by the Board to replace trees illegally removed by the applicant in 2009, coincidentally not screening the project.
- Whether or not this tree is relocated will have no effect on the significant, adverse visual impact of the project from Seventeen Mile Drive or Fanshell Beach.
- Applicant has not complied with the previous restoration requirements and should not be able to proceed until that restoration is accomplished



Cypress tree in question

# REDUCE REAR DECK

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- Reducing the Rear Deck does not change the 30' of glass as seen from public views from Seventeen Mile Drive, Fanshell Beach or the Fanshell Beach Parking Lot



# OTHER LEGORETTA DESIGNS



# CONCLUSION

- THE PROPOSED HOUSE VIOLATES THE 2023 BOARD APPROVAL OF THE DEMOLITION OF THE CONNELL HOUSE BECAUSE:
  - THE HOUSE IS TOO LARGE: 8,290 SF vs 4,124 SF
  - EXPANDS 1,300 +/- SF OUTSIDE THE FOOTPRINT OF THE CONNELL HOUSE
  - IS NOT SCREENED FROM PUBLIC VIEWS FROM SEVENTEEN MILE DRIVE AND FANSHELL BEACH
  - FAILED TO OBTAIN A VARIANCE

## WE THEREFORE REQUEST THE BOARD:

### ADOPT A RESOLUTION OF INTENT TO:

- GRANT THE REEVES APPEAL THEREBY OVERTURNING THE PLANNING COMMISSION APPROVAL ;
- DIRECT STAFF THAT ANY DESIGN MUST COMPLY FULLY WITH YOUR 2023 DECISION TO BE A MAXIMUM OF 4,124 SF AND A MAXIMUM OF 22 FEET HIGH;
- THAT THE FOOTPRINT MUST NOT EXPAND BEYOND THE FOUNDATION OF THE CONNELL HOUSE
- THAT THE HOUSE BE CONSIDERED ONLY AFTER THE SCREENING REQUIRED IN 2014 HAS BEEN REPLACED AND IS IN A HEALTHY GROWING CONDITION