

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901



Meeting Agenda - Final

Monday, July 27, 2026

8:00 AM

**Government Center
1441 Schilling Place
Salinas, CA 93901**

Administrative Permit

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:

Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on July 27, 2026, the Chief of Planning of the County of Monterey Housing and Community Development is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm July 24, 2026. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

SCHEDULED MATTERS**1. PLN250292 - SIGNAL HILL LLC**

Administrative hearing to consider the construction of an attached 798 square foot Accessory Dwelling Unit, and associated site improvements including 220 square feet of porches and terraces, a lower-level unconditioned crawl space, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource.

Project Location: 1170 Signal Hill Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Biological Report and Supplemental Assessment \(No. LIB100396\)](#)
 [Exhibit E - LUAC Minutes dated May 7, 2026](#)
 [Exhibit F - Arborist Letter](#)
 [Exhibit G - Public Comment](#)



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 26-061

July 27, 2026

Introduced: 7/20/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250292 - SIGNAL HILL LLC

Administrative hearing to consider the construction of an attached 798 square foot Accessory Dwelling Unit, and associated site improvements including 220 square feet of porches and terraces, a lower-level unconditioned crawl space, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource.

Project Location: 1170 Signal Hill Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Chief of Planning adopt a resolution to:

- a) Find that the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made; and
- b) Approve a Combined Development Permit consisting of:
 1. Coastal Administrative Permit and Design Approval to allow construction of a 798 square foot attached Accessory Dwelling Unit and associated site improvements; and
 2. Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and
 3. Coastal Administrative Permit for development within 750 feet of a known archaeological resource; and
 4. Coastal Development Permit to allow development on slopes in excess of 30 percent; and
 5. Coastal Development Permit to remove and relocate one Monterey Cypress tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Massy Medipour

Property Owner: Signal Hill LLC

APN: 008-261-007-000

Parcel Size: 2.19 acres or 95,396 square feet

Zoning: Low Density Residential with 1.5 acres per unit density, Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: McKenna Bowling, Associate Planner

bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY:

Staff are recommending approval of an Combined Development Permit subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of building/grading permits and/or commencement of the approved use.

See the detailed discussion in **Exhibit A**.

On July 27, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Friday, July 24, 2026. All timely received comments will be considered by the Chief of Planning.

Note: The decision on this project is appealable to the Board of Supervisors. The decision on this project is not appealable to the California Coastal Commission.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau

HCD-Engineering Services

HCD-Environmental Services

Pebble Beach Community Services District

Del Monte Forest Land Use Advisory Committee

LUAC:

County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on May 7, 2026. The LUAC voted 5 to 0 in support of the project, with two members abstaining from the vote. The LUAC raised concerns about the design and massing of the exterior being too “blocky” due to the contiguous stucco, and whether the Board of Supervisors’ (BOS) decision to limit the single-family dwelling to the footprint of the original residence applies to the construction of an accessory structure, such as an ADU. The applicant, in response to the design concerns, incorporated an additional window on the backside of the ADU to be more visually cohesive with the residence and the surrounding area. As it relates to the previous decision from BOS, please see *Public Comment* of **Exhibit A (Discussion)**.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project includes the construction of a structurally attached 798-square-foot Accessory Dwelling Unit and

associated site improvements. None of the exceptions to the exemptions apply in this case (Section 15300.2). The project, as proposed, would not result in impacts on an environmental resource, any scenic highways, or historical resources (cultural or structural), and this site is not a hazardous waste site. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

Prepared by: McKenna Bowling, Assistant Planner (831) 755-5298

Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Discussion

Exhibit B - Draft Resolution

- Draft Conditions of Approval
- Site Plan, Elevations & Floor Plans
- Colors and Materials

Exhibit C - Vicinity Map

Exhibit D - Biological Report and Supplemental Assessment (County of Monterey Library No. LIB100396)

Exhibit E - LUAC Minutes dated May 7, 2026

Exhibit F - Arborist Letter

Exhibit G - Public Comment

cc: Front Counter Copy; Del Monte Forest LUAC; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Fionna Jensen, Principal Planner; Signal Hill LLC, Property Owner; Massy Medipour, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Anthony Lombardo and Associates, Interested Party; Planning File PLN250292.



County of Monterey

Item No.1

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Prepared by: McKenna Bowling, Assistant Planner (831) 755-5298

Reviewed by: Fionna Jensen, Principal Planner

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Exhibit A

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EXHIBIT A

DISCUSSION

SUMMARY:

The subject property is located at 1170 Signal Hill Road, within Pebble Beach. The lot is currently undeveloped; however, the subject parcel was approved for construction of a single-family dwelling through PLN240077 and PLN100338 (Board of Supervisors Resolution Nos. 23-237 and 25-334) and is currently in the process of applying for construction permits (25CP04088). The proposed project consists of the construction of an attached 798-square-foot Accessory Dwelling Unit (ADU) and the removal and relocation of one Monterey Cypress tree. This tree was replanted pursuant to HCD-Planning File No. PLN100418, and has been replanted multiple times due to soil conditions and wind exposure hindering the tree's survivability. The project also involves development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA), development within 750 feet of a known archaeological resource, and development on slopes in excess of 30 percent. The project includes 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. The property has an existing active connection with California American Water (Cal-Am), and an active sewer service connection with Pebble Beach Community Services District (PBCSD).

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

This Coastal Development Permit application was originally scheduled for consideration by the County of Monterey Planning Commission on July 8, 2026, as the Planning Commission is typically the appropriate authority for Coastal Development Permits pursuant to Title 20. However, pursuant to CA Government Code section 66329, the action on this Coastal Development Permit application for an ADU does not require a public hearing and therefore was pulled from the Planning Commission's agenda and scheduled for the Chief of Planning. The Chief of Planning's consideration of this project is occurring within 60 days of deeming this application complete (as extended by the Applicant/Owner). The Chief of Planning's decision is appealable to the Board of Supervisors, but not the California Coastal Commission.

DISCUSSION:

Development Standards

Pursuant to Title 20 sections 20.62.030.D and 20.62.040.K, the required setbacks and height for accessory structures that are structurally connected to the main structure shall be subject to the same setback and height requirements as the main structure. Here, the proposed ADU would be connected to the approved (but yet to be constructed) single-family dwelling (PLN100338 and PLN240077) via a pergola/overhang. As delineated on the project plans, the proposed ADU maintains a front setback of 30 feet, is set back 20 feet on either side, over 20 feet from the rear.

The proposed ADU has a height of 16 feet from average natural grade. The property has a maximum allowable building site coverage of 15 percent and an allowable Floor Area Ratio (FAR) of 17.5 percent. The proposed development indicates a building site coverage of 5.076 percent and a floor area ratio of 8.826 percent, both of which comply with the allowable maximum coverages. Therefore, the proposed project complies with the applicable site development standards.

Design and Visual Resources

Pursuant to Title 20 Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed project includes construction of an attached 798-square-foot Accessory Dwelling Unit (ADU). Consistent with Chapter 20.44, the project includes colors and materials that are subordinate and help blend the development with the surrounding environment.

Policy 47 of the Del Monte Forest LUP requires that views from designated public access areas and vista points, from Highway 68 and 17-Mile Drive corridors, and of ridgelines as seen from the public viewing areas identified in Figure 3 shall be protected as resources of public importance. Development within these areas that could adversely impact such views shall only be allowed where it protects, preserves, and, if feasible, enhances such scenic resources. The subject parcel is shown as being within the viewshed points from 17-Mile Drive, as indicated on Figure 3 of the DMF LUP. The project’s staking and flagging can be seen briefly while driving past Fanshell Beach, northeast on 17-Mile Drive, looking towards a bunker on the Cypress Point Club Golf Course. It should be noted that the site is currently vacant but has been approved for a single-family dwelling. The ADU would be sited on the south side of the residence and therefore, the existing visibility of the staking and flagging is more conservative than expected with implementation of this project (should it be approved) and the previously approved residence. Although the staking and flagging can be seen from a public viewshed point, the proposed ADU will have exterior colors and materials that match the previously approved residence (yet to be constructed) (Policy 47). The proposed ADU will have colors and materials consisting of light brown stucco, light brown stone cladding, flat gray gravel roofing, and black metal door and window frames. The exterior finishes are compatible with the surrounding environment, and the proposed flat roof ensures that public views are protected, while the colors are consistent with the residential neighborhood character. These colors and materials will continue to help blend the proposed structure into the surrounding residential neighborhood, dune habitat, and vegetated environment.

Policy 48 of the DMF LUP requires that development within visually prominent settings be sited and designed to avoid blocking or having a significant adverse impact on significant public views. This Policy further requires that construction of buildings and access roads should be sited to minimize tree removal and visually obtrusive grading. As delineated on the project plans, the location of the ADU is partially in a previously graded site within the hardscape footprint of the existing driveway. The proposed grading quantities to construct the ADU include 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. This grading is minimal and will not result in visually obtrusive grading conditions. The prepared

Geotechnical Investigation (County of Monterey Library No. LIB240243) concluded that the property can be adequately developed with the proposed ADU on a structural slab supported on drilled pier foundations to provide a high degree of structural rigidity with minimal risk of settlement. The proposed location of the ADU additionally assures the development conforms with the required setbacks outlined in Title 20 and the DMF LUP, while minimizing tree removal. The majority of the property is restricted by a Conservation and Scenic Easement (CSE), as required by Policy 13 of the DMF LUP and enforced through PLN240077, leaving limited areas suitable for development of an accessory structure. By siting the ADU in its proposed location, it will reduce the likelihood of blocking views by consolidating the property's development footprint to one area, while maintaining the required setbacks for such a structure. The project also utilizes the already developed driveway footprint, to minimize further alterations to the natural landforms/contour of the property entrance.

Policy 54 of the LUP states that structures in a public view in scenic areas shall be required to utilize non-invasive native vegetation and topography to help provide visual compatibility and to provide screening from public viewing areas when such structures cannot be sited outside of public view. Through adoption of Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the applicant shall implement a Restoration and Dune Habitat Restoration Plan. The prepared Restoration Plan includes planting of three replacement Monterey Cypress trees, monitoring the health of three pruned Monterey Cypress trees for a minimum of 5 years, and implementation of a Remnant Dune Restoration Plan for 1.63 acres of the 2.17-acre site. As described above, the entire site is visible from 17-Mile Drive and is heavily constrained by a CSE, thereby limiting the developable areas for an ADU. Nonetheless, the proposed ADU is sited on the less-visible portion of the site (when accounting for the construction of the main residence). Further, the proposed tree relocation would help partially screen the ADU from 17-Mile Drive and make it more visually compatible with the area. As designed and conditioned, the project complies with Policy 54. Therefore, the project as designed and sited assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity of the Del Monte Forest.

Tree Removal

As delineated on the project plans, one existing 10-inch Monterey Cypress tree is within the building footprint of the proposed ADU. The subject tree is proposed for removal and relocation to the rear of the ADU, near a Cypress tree that will be replanted pursuant to PLN240077. The tree proposed for removal was planted on-site in 2011 to mitigate one of two previous tree removals, which were authorized under PLN100418. Therefore, although this tree is planted, it is protected by the DMF LUP as it is a replacement/mitigation tree. DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit.

As described above, this tree was planted to mitigate the previous tree removal on-site. The replanting has yet to be successful, as the tree has been replanted 2-3 times due to wind exposure and soil conditions that led to a fungal pathogen. However, the arborist has confirmed that the soil conditions are no longer a reason for survivability, but wind exposure does continue to limit appropriate relocation sites. The project Arborist has determined that the tree proposed for removal, when considering its size, age, health, and overall condition, is suitable for relocation

(**Exhibit F**). The proposed transplanting location site (in front of the ADU) provides greater protection from prevailing winds than the tree's existing location, which would be beneficial to the tree's long-term health and establishment. Condition No. 5 has been applied to ensure that this tree is successfully relocated and monitored for at least five years.

Archaeological Resources

Monterey County Geographic Informational System (GIS) identifies the subject property as being in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.147.080, an Archaeological Report (County of Monterey Library No. LIB220289) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report stated that the project parcel contains light colored sandy soils, with no marine shell or cobbles detected. The report further concludes that the nearest site with a known archaeological resource is approximately 260 feet from the project parcel. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

Environmentally Sensitive Habitat Area

A Biological report was prepared (County of Monterey Library No. LIB100396), and the project biologist surveyed the entire property on two separate occasions. There are four general overlapping and integrated vegetation types on the property, consisting of: European each grass dominant, iceplant dominant, sparsely vegetated open sand, and mixed coastal dune scrub. The biologist did not find any special status dune plants during spring surveys over two consecutive years, however, the site is known to contain dune habitat. Policy 17 of the DMF LUP states that remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill near the former Spyglass Quarry, and adjacent to 17-Mile Drive in the Spyglass Cypress planning area, shall be preserved through open space conservation and scenic easements conveyed to the Del Monte Forest Foundation, as provided by Policy 13, and as part of the approval of any development in adjacent areas.

As delineated on the project plans, the proposed ADU is currently sited primarily in the existing hardscape driveway. As required by Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the project site already contains a Conservation and Scenic Easement (CSE) over those portions of the property that contain ESHA, including all remnant native sand dune and restored habitat.

The footprint for the proposed ADU would be contained primarily within the footprint of the existing driveway and would extend approximately 20 feet beyond already hardscaped areas. The portions requiring grading extending beyond the driveway footprint are outside both the CSE and the Dune Habitat Restoration Areas, which were required under PLN240077 and PLN110338. Compliance with conditions of approval related to the construction of the main residence would ensure that these areas are protected throughout all construction activities on-site. Therefore, the proposed ADU would not impact any ESHA and is appropriately set back from on-site ESHA to ensure their long-term maintenance.

Additionally, Condition No. 4 requires trees located adjacent to the construction envelope to be protected from inadvertent construction damage with the use of temporary tree protection fencing. Therefore, as sited and designed, and with implementation of the conditions previously described, the

proposed project would be consistent with regulations for the development adjacent to environmentally sensitive habitats (Del Monte Forest LUP Policy 14) and would have no impact on ESHA.

Development on slopes in excess of 30 percent

Pursuant to Title 20 section 20.64.230, development on slopes exceeding 30 percent is allowed subject to the granting of a Coastal Development Permit if there are no feasible alternatives that would allow development to occur on slopes less than 30 percent or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed project involves development on steeper slopes, and the criteria to grant the Coastal Development Permit have been met.

The project involves 260 square feet of development on slopes in excess of 30%. The suitable area for an ADU is limited due to the existing CSE encumbering most of the undisturbed areas of the property. Any other location of an 800-square-foot ADU would either impact forest resources, be more visually prominent from 17 Mile Drive, or require additional development on slopes. Given the site's constraints, staff believes the proposed location balances the requirements of the DMF LUP by minimizing disturbance to natural landforms, minimizing tree removal, avoiding ESHA, and minimizing visual impacts. Therefore, staff believes that the project as sited and designed better achieves the goals, policies, and objectives of the County of Monterey General Plan and Del Monte Forest Land Use Plan.

Public Comment

Staff received a public comment letter on July 6, 2026 raising issue on the square footage of the proposed ADU, the application status of the construction permits related to the residence, the position of the California Coastal Commission (CCC), the previous BOS decision as it pertains to the allowable impervious surface coverage and footprint limit of the replacement residence, the recordation status of the Conservation and Scenic Easement (CSE), and the development taking place on slopes exceeding 30 percent. Additionally, the letter states that further CEQA analysis is required, and that the project is inconsistent with the DMF LUP and Coastal Act.

As delineated on the plans, the proposed ADU has a livable area of 798 square feet, with a lower-level crawl space area that is unconditioned and has no internal circulation to the ADU.

Additionally, the structure maintains a height of 16 feet as measured from average natural grade, is structurally attached to the main residence, and therefore complies with the maximum allowable height outlined in Title 20. The construction permit (25CP04088) related to the main residence is currently in 'applied' status, and will be issued after all necessary reviews are completed and conditions have been met. In regard to the previous decision from BOS, the decision considered only the development of the single-family dwelling and an attached two-car garage, and did not preclude future development of accessory structures, such as an ADU or guesthouse. The decision limited the footprint of the residence to the existing development footprint from the previous residence, the Connell House. Therefore, the BOS's decision does not preclude the construction of an ADU that meets applicable County Code. Further, the proposed ADU is below 800 square feet and is considered a State Exempt ADU and thus cannot be denied unless there is evidence that the development would have an adverse impact on public

health and safety. There is no indication that the California Coastal Commission staff has concerns regarding the current proposal, and any previous concerns have been addressed through project revisions. In response to the status of the CSE, the easement is in draft status and will be recorded prior to final inspection of the main residence, as required by the applicable condition of approval. The project requires 260 square feet of development on slopes to take place. As outlined in Finding 9 and supporting evidence, the project meets the criteria to grant a Coastal Development Permit, and the proposed location of the ADU is the most suitable on the property, as the remaining areas are within protected boundaries such as Dune Habitat Restoration areas or will be encompassed by CSE. As detailed in Finding No. 5 and supporting evidence, the project is consistent with Class 3 Categorical Exemption, and there is no substantial evidence demonstrating that any exceptions pursuant to section 15300.2 can be made in this case. Therefore, all matters raised in the public comment letter have been addressed, and the staff has not received any evidence demonstrating that the project is inconsistent with applicable County Code.

Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

**Before the Chief of Planning in and for the
County of Monterey, State of California**

In the matter of the application of:

SIGNAL HILL LLC (PLN250292)

RESOLUTION NO. 26-061

Resolution by the County of Monterey Chief of
Planning:

- 1) Finding the project qualifies for a
Categorical Exemption pursuant to CEQA
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- 2) Approve a Combined Development Permit
consisting of:
 - 1) Coastal Administrative Permit and Design
Approval to allow construction of a 798
square foot attached Accessory Dwelling
Unit and associated site improvements,
including 220 square feet of porches and
terraces and a lower-level unconditioned
crawl space; and
 - 2) Coastal Development Permit to allow
development within 100 feet of
Environmentally Sensitive Habitat Area; and
 - 3) Coastal Administrative Permit to allow
development within 750 feet of a known
archeological resource; and
 - 4) Coastal Development Permit to allow
development on slopes in excess of 30
percent; and
 - 5) Coastal Development Permit to remove
and relocate one Monterey Cypress tree.

[PLN250292, Signal Hill LLC, 1170 Signal Hill
Road, Pebble Beach, Del Monte Forest Land Use
Plan (APN: 008-261-007-000)]

The Signal Hill LLC application (PLN250292) came on for an administrative hearing before the Monterey County Chief of Planning on July 27, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 5;
 - Monterey County Zoning Ordinance (Title 20);Public comment submitted during the project review alleged that the project was inconsistent with the DMF LUP and the Board’s direction regarding the allowable development footprint as it relates to the single-family dwelling, as well as other objections. These comments have been considered and the analysis of the project and conditions of approval have been conducted. Responses to the comments received can be found in Finding 1 evidence “n”.
 - b) Allowed Use. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor’s Parcel Number: 008-261-007-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, with a 1.5 acres per unit density, Design Control overlay in the Coastal Zone [LDR/1.5-D(CZ)]. Title 20 section 20.14.040.W allows for the construction of an Accessory Dwelling Unit, subject to a Coastal Administrative Permit in each case. Further, Title 20 section 20.44 allows for such development, subject to a Design Approval Permit in each case. The project also includes development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA), which is nonexempt development and requires a Coastal Development Permit pursuant to Title 20 section 20.14.030. Additionally, a Coastal Administrative Permit is needed to allow the project’s development within 750 feet of known archaeological resources. A Coastal Development Permit is required to allow development on slopes in excess of 30 percent, pursuant to Title 20 section 20.14.030. The project also includes relocation of one Monterey Cypress tree, to be relocated to the rear of the ADU and planted among existing healthy Monterey Cypress trees, and requires the granting of a Coastal Development Permit. Therefore, the project proposes allowed uses.
 - c) Lot Legality. The subject parcel is shown in its current configuration as Lot 35 on Block 151A, as seen on Surveyors Map of a portion of El Pescadero Rancho, Page 111 in Volume 3 of Surveys, recorded on October 18, 1926. Therefore, the County recognizes this property as a legal lot of record.
 - d) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood

character. The proposed project includes the construction of an attached 798-square-foot Accessory Dwelling Unit (ADU). Consistent with Chapter 20.44, the project includes colors and materials that are subordinate and help blend the development with the surrounding environment. Policy 47 of the Del Monte Forest LUP requires that views from designated public access areas and vista points, such as Highway 68 and 17-Mile Drive, and of ridgelines as seen from the public viewing areas identified in Figure 3, shall be protected as resources of public importance. Development within these areas that could adversely impact such views shall only be allowed where it protects, preserves, and, if feasible, enhances such scenic resources. The subject parcel is shown as being within the viewshed points from 17-Mile Drive, as indicated on Figure 3 of the DMF LUP. The project's staking and flagging can be seen briefly while driving past Fanshell Beach North-East on 17-Mile Drive, looking towards a bunker on Cypress Point Club Golf Course. Although the staking and flagging can be seen from a public viewshed point, consistent with Policy 47 the proposed ADU will have exterior colors and materials that match the previously approved residence (yet to be constructed) and will blend in with the approved residence, thereby not detracting from the public viewshed. The proposed ADU will have colors and materials consisting of light brown stucco, light brown stone cladding, flat gray gravel roofing, and black metal door and window frames. The exterior finishes are compatible with the surrounding environment and the proposed flat roof ensures that public views are protected, while the colors are consistent with the residential neighborhood character. These colors and materials will continue to help blend the proposed structure into the surrounding residential neighborhood, dune habitat, and vegetated environment.

Policy 48 of the DMF LUP requires that development within visually prominent settings be sited and designed to avoid blocking or having a significant adverse impact on significant public views. This Policy further requires that the construction of buildings and access roads should be sited to minimize tree removal and visually obtrusive grading. As delineated on the project plans, the location of the ADU is partially in a previously graded site within the hardscape footprint of the existing driveway. The proposed grading quantities to construct the ADU include 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. This grading is minimal and will not result in visually obtrusive grading conditions. The prepared Geotechnical Investigation (County of Monterey Library No. LIB240243) concluded that the property can be adequately developed with the proposed ADU on a structural slab supported on drilled pier foundations to provide a high degree of structural rigidity with minimal risk of settlement. The proposed location of the ADU additionally assures the development conforms with the required setbacks outlined in Title 20, while minimizing tree removal. The majority of the property will be restricted by a Conservation and Scenic Easement (CSE), as required by Policy 13 of the DMF LUP, leaving limited areas suitable for development of an

accessory structure. As designed and sited, the ADU will be adjacent to the previously approved residence (yet to be constructed), and structurally connected through a pergola/roof overhang between the residence and ADU. Within the footprint of the ADU is an existing Monterey Cypress tree that is a replacement tree related to the processing of the approved residence. Reconfiguring the footprint of the ADU would likely require further grading to take place, while relocating the ADU to the opposite side of the residence or the rear yard would likely impact visual resources or require further tree removal to take place. By siting the ADU in its proposed location, it will reduce the likelihood of blocking views by consolidating the property's development footprint to one area, while maintaining the required setbacks for such a structure. Further, the proposed location minimizes the need for further grading and limits tree removal/relocation to one Cypress.

Policy 52 of the DMF LUP requires that development within the viewshed of visually prominent settings, including those identified on Figure 3, shall include adequate setbacks from such settings and shall be sited and designed to minimize the need for tree removal and alterations to natural landforms. This Policy further states construction of new structures shall be designed and sited to harmonize with the natural setting and not be visually intrusive. Consistent with this Policy and Policy 53 of the LUP, the use of natural earth tone colors and materials such as light brown stucco and stone cladding helps blend the development into the dune habitat, while the flat roof ensures public views of the shoreline are not impacted. The project also partially utilizes the already developed driveway footprint to minimize further alterations to the natural landforms/contour of the property entrance. The structure is adequately set back from visually prominent settings to ensure visual protection.

Policy 54 of the LUP states that structures in a public view in scenic areas shall be required to utilize non-invasive native vegetation and topography to help provide visual compatibility and to provide screening from public viewing areas when such structures cannot be sited outside of public view. Through adoption of Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the applicant prepared a formal Restoration and Dune Habitat Restoration Plan. The prepared Restoration Plan includes planting of three replacement Monterey Cypress trees, monitoring the health of three pruned Monterey Cypress trees for a minimum of 5 years, and implementation of a Remnant Dune Restoration Plan for 1.63 acres of the 2.17-acre site. The Restoration Plan also includes: the eradication of non-native vegetation on the parcel, planting of appropriate native dune species, erosion control and sand stabilization, success criteria, and quarterly monitoring for a 3-year period. Consistent with Policy 54 of the LUP, all areas outside of the development footprint will have non-invasive species removed from the site and replaced with dune habitat-compatible species, to be approved

by the project Biologist. The entire site is visible from 17-Mile Drive and is heavily constrained by a CSE, thereby limiting the developable areas for an ADU. The proposed ADU is sited on the less-visible portion of the site (when accounting for the construction of the main residence). Further, the proposed tree relocation would help partially screen the ADU from 17-Mile Drive and make it more visually compatible with the area. As designed and conditioned, the project complies with Policy 54. Therefore, the project as designed and sited assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity of the Del Monte Forest.

- e) Development Standards. Pursuant to Title 20 sections 20.62.030.D and 20.62.040.K, the required setbacks and height for accessory structures that are structurally connected to the main structure shall be subject to the same setback and height requirements as the main structure. As delineated on the project plans, the proposed ADU maintains a front setback of 30 feet, is setback 20 feet on either side, over 20 feet from the rear. The proposed ADU has a height of 16 feet from average natural grade. The property has a maximum allowable building site coverage of 15 percent and an allowable Floor Area Ratio (FAR) of 17.5 percent. The proposed development indicates a building site coverage of 5.076 percent and a floor area ratio of 8.826 percent, both of which comply with the allowable maximum coverages. Therefore, the proposed project complies with the applicable site development standards.
- f) Cultural Resources. Monterey County Geographic Informational System (GIS) identifies the subject property as being in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.147.080, an Archaeological Report (County of Monterey Library No. LIB220289) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report stated that the project parcel contains light colored sandy soils, with no marine shell or cobbles detected. The report further concludes that the nearest site with a known archaeological resource is approximately 260 feet from the project parcel. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- g) Tree Removal. As indicated in the plans, the project includes removal and relocation of one Monterey Cypress tree. The tree is sited within the building footprint of the proposed ADU and is to be relocated to the rear of the ADU, in a location approved by the project arborist. Consistent with Section 20.147.050 of the Del Monte Forest Coastal Implementation Plan (CIP), a Coastal Development Permit has been applied for and granted in this case. Condition No. 5 ensures that removal and relocation take place after appropriate construction permits are issued, and Condition No. 4 ensures all existing nearby trees are

protected from inadvertent construction-related impacts. See Finding No. 8 and supporting evidence.

- h) Environmentally Sensitive Habitat Area. Pursuant to Title 20 section 20.147.040, a Coastal Development Permit is required for development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA). In accordance with the DMF CIP, a Biological Resource Assessment and Supplemental Biological Resources Assessment were prepared (County of Monterey Library No. LIB100396). The site contains coastal sand dune habitat, which is protected by the LUP and CIP. Through adoption Board of Supervisors Resolution Nos. 25-334 and 23-237, the project site is required to record a Conservation and Scenic Easement (CSE) over those portions of the property that contain ESHA, as required by DMF LUP Policy 13. As designed and sited, the proposed ADU is primarily within the footprint of the existing driveway and is outside of the CSE boundary. The criteria to grant a Coastal Development Permit have been met in this case. See Finding No.7 and supporting evidence.
- i) Development on Slopes in Excess of 30%. The proposed project involves consideration of a Coastal Development Permit to allow development on slopes in excess of 30%. As demonstrated in Finding No. 9 and supporting evidence, the proposed project complies with General Plan Policy 26.1.10 and Title 20, which prohibits development on slopes in excess of 30%, unless the Appropriate Authority finds that there is no feasible alternative or the development location better meets the resource protection goals and policies of the 1982 General Plan and Del Monte Forest Land Use Plan.
- j) The project planner conducted a site inspection on May 7, 2026 to verify that the project on the subject parcel conforms to the plans listed above.
- k) Public Access. As proposed and conditioned, the development is consistent with the applicable Public Access policies of the DMF CIP. See Finding No. 6 and supporting evidence.
- l) Pescadero Watershed. The subject property is located within the Pescadero Watershed (Area of Drainage of Carmel Area A.S.B.S). DMF LUP Policy 77 states that new residential development within the Pescadero Watershed is limited to a maximum of 9,000 square feet of site coverage, including both structural and other impervious surface coverage. The proposed development increases the impervious coverage by 1,018.26 square feet, with a new total of 7, 356.26 square feet of impervious coverage for the parcel, and thus will be below the maximum allowed impervious coverage listed in DMF LUP Policy 77 and in CIP section 20.147.030. The proposed ADU consists of a 798-square-foot floor area. The proposed project also includes 220.63 square feet of porches, terrace, and stairs. Therefore, the proposed project complies with the maximum impervious coverage for the Pescadero Watershed.
- m) Accessory Dwelling Unit. The proposed project involves consideration of a Coastal Administrative Permit to allow construction of an attached 798 square foot Accessory Dwelling Unit (ADU). This Coastal Development Permit was originally scheduled for consideration by the County of Monterey Planning Commission on July 8, 2026. However,

pursuant to CA Government Code section 66329, the action on this Coastal Development Permit application does not require a public hearing and therefore was pulled from the agenda, and for an ADU is being carried out within 60 days of deeming this application complete (as extended by the Applicant/Owner). This action is not appealable to the California Coastal Commission pursuant to CA Government Code section 66329. As demonstrated in Finding Nos. 1 and 10 and supporting evidence, the proposed project complies with Title 20 and DMF LUP.

- n) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project includes a Design Approval application subject to a public hearing before the Planning Commission. The LUAC reviewed the project at a duly-noticed public meeting on May 7, 2026. The LUAC voted 5 to 0 in support of the project, with two members abstaining from the vote. The LUAC raised concerns about the design and massing of the exterior being too “blocky” due to the contiguous stucco, and whether the Board of Supervisors’ (BOS) decision to limit the single-family dwelling to the footprint of the original residence applies to the construction of an accessory structure, such as an ADU. The applicant, in response to the design concerns, incorporated an additional window on the backside of the ADU to be more visually cohesive with the residence and the surrounding area. In regard to the previous decision from BOS, see subsequent evidence “o”.
- o) Public Comment. Staff received a public comment letter on July 6, 2026 raising issue on the square footage of the proposed ADU, the application status of the construction permits related to the residence, the position of the California Coastal Commission (CCC), the previous BOS decision as it pertains to the allowable impervious surface coverage and footprint limit of the replacement residence, the recordation status of the Conservation and Scenic Easement (CSE), and the development taking place on slopes exceeding 30 percent. Additionally, the letter states that further CEQA analysis is required, and that the project is inconsistent with the DMF LUP and Coastal Act.

As delineated on the plans, the proposed ADU has a livable area of 798 square feet, with a lower-level crawl space area that is unconditioned and has no internal circulation to the ADU. Additionally, the structure maintains a height of 16 feet as measured from average natural grade, is structurally attached to the main residence, and therefore complies with the maximum allowable height outlined in Title 20. The construction permit (25CP04088) related to the main residence is currently in ‘applied’ status, and will be issued after all necessary reviews are completed and conditions have been met. In regard to the previous decision from BOS, the decision considered only the development of the single-family dwelling and an attached two-car garage, and did not preclude future development of accessory structures, such as an ADU or guesthouse. The decision limited the footprint of the residence to the

existing development footprint from the previous residence, the Connell House. Therefore, the BOS's decision does not preclude the construction of an ADU that meets applicable County Code. Further, the proposed ADU is below 800 square feet and is considered a State Exempt ADU and thus cannot be denied unless there is evidence that the development would have an adverse impact on public health and safety. There is no indication that the California Coastal Commission staff has concerns regarding the current proposal, and any previous concerns have been addressed through project revisions. In response to the status of the CSE, the easement is in draft status and will be recorded prior to final inspection of the main residence, as required by the applicable condition of approval. The project requires 260 square feet of development on slopes to take place. As outlined in Finding 9 and supporting evidence, the project meets the criteria to grant a Coastal Development Permit, and the proposed location of the ADU is the most suitable on the property, as the remaining areas are within protected boundaries such as Dune Habitat Restoration areas or will be encompassed by CSE. As detailed in Finding No. 5 and supporting evidence, the project is consistent with Class 3 Categorical Exemption, and there is no substantial evidence demonstrating that any exceptions pursuant to section 15300.2 can be made in this case. Therefore, all matters raised in the public comment letter have been addressed, and the Chief of Planning finds that there is no evidence demonstrating that the project is inconsistent with applicable County Code.

- p) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community Services District, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the California Coastal Commission. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Biological Resources, Forest Resources, Archaeological Resources, and Soil/Slope Stability, etc. The following reports have been prepared:
 - “Preliminary Cultural Resources Reconnaissance of Assessor’s Parcel 008-261-007-000” (County of Monterey Library No. LIB220289) prepared by Susan Morley, Marina, CA, May 1, 2015.
 - “Geotechnical Investigation” (County of Monterey Library No. LIB240243) prepared by Grant Foster, Campbell, CA, September 11, 2024.
 - “Biological Resource Assessment” (County of Monterey Library No. LIB100396) prepared by Michael Zander, San Rafael, CA, June 8, 2010.

- “Signal Hill ADU Arborist Letter” prepared by Andrew Tope, Pacific Grove, June 17, 2026.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on May 7, 2026 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD - Planning, Pebble Beach Community Services District, HCD- Engineering Services, Environmental Health Bureau, HCD - Environmental Services, and California Coastal Commission. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available to the subject parcels. The proposed ADU will be served by public utilities in Pebble Beach. The wastewater will be treated by Carmel Area Wastewater District (CAWD) and the property has an active connection to California American Water (Cal-Am) for domestic water service.
 - c) Staff conducted a site inspection on May 7, 2026 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 7, 2026 and researched County records to assess if any violations exist on the subject property.
 - c) There are no known violations on the subject parcel.

- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project includes construction of a structurally attached 798 square foot Accessory Dwelling Unit.
 - b) No adverse environmental effects were identified during staff review of the development application during a site visit on May 7, 2026.
 - c) The project, as proposed, would not result in impacts on an environmental resource, any scenic highways, or historical resources (cultural or structural), and this site is not a hazardous waste site. The proposed location is outside of the CSE boundary and the dune habitat restoration area. The property is not along a scenic highway; however, it is in an area identified on Figure 3 of DMF LUP as being a public viewshed corridor. The project's staking and flagging can be seen briefly while driving past Fanshell Beach driving North-East on 17-Mile Drive. Although the staking and flagging can be seen from a public viewshed point, the proposed ADU will have exterior colors and materials that match the previously approved residence (yet to be constructed). The exterior finishes are earth-tone colors that are compatible with the surrounding environment, while the proposed flat roof ensures that public views are protected. These colors and materials will continue to help blend the proposed structure into the surrounding residential neighborhood, dune habitat, and vegetated environment. Therefore, the project would damage scenic resources, including but not limited to trees, historic buildings (see below), rock outcroppings, or similar resources, as the property is not visible from a scenic highway.

There will be no impact on historic resources (structural or cultural). While the subject property is within 750 feet of known archaeological resources, the prepared archaeological report (County of Monterey Library No. LIB220289) does not indicate any resources present through the pedestrian surveys and soil testing that have taken place. The report concludes that the proposed project will have no effect on cultural or archaeological resources and does not recommend that further studies be conducted. Condition No. 3 has been added to assure the protection of cultural and archaeological resources and to reduce any potential impacts as a result of construction and ground disturbance activities. The property's "Connell house" was listed on the National Register of Historic Places and was automatically added to the State Historic Landmark Register on June 13, 2014. However, through Board of Supervisors Resolution NO. 23-237, this residence was approved for demolition and the construction of a replacement residence. The proposed ADU will not impact historic

resources (structural) as none will exist with the implementation of Resolution No. 23-237.

There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

Although the project has been sited and conditioned to ensure less than significant impacts on sensitive biological resources occur, the project's location in or near a particularly sensitive environment (CEQA Guidelines section 15300.2(a)) does not bar the project from qualifying for a Class 3 exemption. The proposed location of the ADU primarily utilizes the existing hardscaped area from the existing driveway to minimize grading and remains outside of the CSE boundaries.

Relocation of one Monterey Cypress tree will not result in an adverse environmental impact or significant long-term impacts and will enhance the health of the tree. No evidence of significant adverse environmental effects or cumulative effects was identified during the staff's review of the development application.

- d) Staff conducted a site inspection on May 7, 2026 to verify that the site and proposed project meet the criteria for an exemption.
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and the Local Coastal Program (LCP), and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Del Monte Forest Coastal Implementation Plan section 20.147.130 can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) Although the subject property is shown in Figure 3, Visual Resources, of the Del Monte Forest LUP, the project site does not block ocean views or significantly degrade the public viewshed and therefore does not require visual access. The property is also not located in an area that requires physical public access (Figure 8, Major Public Access and Recreational Facilities, Del Monte Forest Land Use Plan).
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

7. **FINDING:** **ENVIRONMENTALLY SENSITIVE HABITAT:** The subject project avoids all impacts on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan (LUP) and Title 20.
- EVIDENCE:**
- a) The project includes development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Del Monte Forest LUP and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit has been applied to the project.
 - b) Del Monte Forest LUP Policy 12 requires that, where any development is proposed and is located in or near documented locations of environmentally sensitive habitat areas, a biological report and/or field surveys and impact analysis shall be required to determine the habitat locations and mitigation measures to ensure protection of any sensitive species or habitat present. A Biological report was prepared (County of Monterey Library No. LIB100396), and the project biologist surveyed the entire property on two separate occasions. The prepared biological report reviewed the property to determine whether it contained special status plant species and special status animal species. There are four general overlapping and integrated vegetation types on the property, consisting of: European grass dominant, iceplant dominant, sparsely vegetated open sand, and mixed coastal dune scrub. The European beach grass covers large parts of the parcel, primarily on the slopes west of the residence, while the Iceplant-dominated areas are mostly downslope of the residence, towards the westerly borders of the parcel. According to the prepared Biological Report, both surveys yielded no results for either special status plants or animal species on the subject parcel. Although coast buckwheat occurs on the site, there was no evidence of the presence of Smith's Blue Butterfly on the property. The biologist did not find any special status dune plants during spring surveys over two consecutive years; however, the site is known to contain dune habitat. Policy 17 of the DMF LUP states that remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill near the former Spyglass Quarry, and adjacent to 17-Mile Drive in the Spyglass Cypress planning area, shall be preserved through open space conservation and scenic easements conveyed to the Del Monte Forest Foundation, as provided by Policy 13, and as part of the approval of any development in adjacent areas. As delineated on the project plans, the proposed ADU is currently sited primarily in the existing hardscaped driveway. Through adoption of Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the Applicant/Owner is required to convey a Conservation and Scenic Easement (CSE) over those portions of the property that contain ESHA, including all remnant native sand dune and restored habitat, as required by DMF LUP Policies 13 and 17. Although the required CSE has yet to be recorded, the proposed ADU is not in an area that contains remnant native sand dune and restored habitat and therefore is not in an area that is subject to the CSE requirement. Accordingly, carrying out this project will not conflict with Policy 17 or 13. Although there is potential for California legless lizards

and coast horned lizards to occur on the site, as noted in the prepared biological report, significant disruption of habitat for these species is not likely to occur as a result of site grading and construction of the proposed ADU.

- c) Consistent with Policy 8 of the DMF LUP, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and land uses and development adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the habitat area. As delineated on the project plans, the footprint for the proposed ADU is contained primarily within the footprint of the existing driveway and extends approximately 20 feet beyond already hardscaped areas. The portions requiring grading extending beyond the driveway footprint are outside both the CSE and the Dune Habitat Restoration Areas. Through adoption of Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the areas on the property containing ESHA will have enhanced habitat values with implementation of the Restoration Plan.
- d) Pursuant to Policy 13 of the DMF LUP, environmentally sensitive habitat areas shall be protected through deed restrictions or permanent open space conservation and scenic easements granted to the Del Monte Forest Foundation. Consistent with the above-mentioned Policy and Policy 17 of the LUP, Condition of Approval No. 9 associated with the construction of the residence (PLN240077) requires the applicant to permanently protect areas containing ESHA through establishing a Conservation Scenic Easement to be granted to the Del Monte Forest Foundation. The easement (as currently drafted) encompasses a 1.67-acre area on the property as it relates to the dune scrub restoration area. Further, Policy 14 of the LUP requires that native vegetation removal and land disturbance (grading, excavation, paving) shall be restricted to the minimum necessary amount to accommodate reasonable development. Development adjacent to these areas shall be sited and designed to prevent impacts that would significantly degrade those nearby areas and shall be compatible with the continuance of those habitat areas. As delineated on the project plans, the grading quantities include 10 cubic yards of cut and 60 cubic yards of fill. The proposed location of the ADU primarily utilizes the existing hardscaped area from the existing driveway to minimize grading, and remains outside of the CSE boundaries. Additionally, consistent with Policy 15 of the LUP, the applicant prepared a formal Restoration and Dune Habitat Restoration Plan (Board of Supervisors Resolution No. 12-033 and Resolution No. 14-012). The prepared Restoration Plan includes planting of three replacement Monterey Cypress trees, monitoring the health of three pruned Monterey Cypress trees for a minimum of 5 years, and implementation of a Remnant Dune Restoration Plan for 1.63 acres of the 2.17-acre site. The proposed ADU does not require additional restoration of dune habitat or other ESHA, as there will be no impacts. All soils disturbed by this project will be replanted with native plant species.

- e) Additionally, Condition No. 4 requires trees located adjacent to the construction envelope to be protected from inadvertent construction damage with the use of temporary tree protection fencing. Therefore, as sited and designed, and with implementation of the conditions previously described, the proposed project would be consistent with regulations for the development adjacent to environmentally sensitive habitats (Del Monte Forest LUP Policy 14) and would have no impact on ESHA, and would result in enhanced ESHA habitat values.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

8. **FINDING:**

TREE REMOVAL- The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

EVIDENCE:

- a) As delineated on the project plans, one existing Monterey Cypress tree is within the building footprint of the proposed ADU. The subject tree is proposed for removal and relocation to the rear of the ADU, to a location approved by the project arborist. The tree proposed for removal was planted on-site in 2011 to mitigate one of two previous tree removals, which were authorized under PLN100418. Therefore, although this tree is planted, it is protected by the DMF LUP as it is a replacement/mitigation tree.
DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit. Those findings have been met in this case. A 10-inch cypress tree is located adjacent to the previously approved residence's driveway. The ADU is proposed to be directly adjacent to this driveway and, therefore, will impact this tree. As described above, this tree was planted to mitigate the previous tree removal on-site. The replanting has yet to be successful, as the tree has been replanted 2-3 times due to wind exposure and soil conditions that led to a fungal pathogen. However, the arborist has confirmed that the soil conditions are no longer a reason for survivability, but wind exposure does continue to limit appropriate relocation sites. The project Arborist has determined that the tree proposed for removal, when considering its size, age, health, and overall condition, is suitable for relocation. The proposed transplanting location site (rear of the ADU) provides greater protection from prevailing winds than the tree's existing location, which would be beneficial to the tree's long-term health and establishment. If the project were to reconfigure the footprint of the ADU, new trees would be impacted as a result due to the property having an existing mixed woodland on the subject parcel. Additionally, the proposed location of the ADU assures the development conforms with the required setbacks outlined in Title 20, while minimizing tree removal.
- b) Policy 35 of the DMF LUP requires that development, including driveways and parking areas, shall be sited and designed to minimize the removal of trees, especially trees that contribute to the visual character of public view corridors. The majority of the property will

contain a Conservation and Scenic Easement (CSE), as required by Policy 13 of the DMF LUP, leaving limited areas suitable for development of an accessory structure. As designed and sited, the ADU is adjacent to the previously approved residence (yet to be constructed), structurally connected through a pergola between the residence and ADU. Consistent with the above-mentioned Policy, the existing Monterey Cypress within the building footprint of the ADU is to be relocated towards the rear of the ADU, in a location approved by the project arborist. Reconfiguring the footprint of the ADU to avoid this tree would likely require further grading to take place, while relocating the ADU to the opposite side of the residence or the rear yard would likely impact visual resources or require further tree removal to take place. By siting the ADU in its proposed location, it will reduce the likelihood of blocking views by consolidating the property's development footprint to one area. Therefore, the proposed tree removal meets the minimum necessary to construct the ADU.

- c) Policy 33 of the DMF LUP requires that siting and design shall be required to minimize the removal of trees and understory vegetation and damage to soil resources. Additionally, it states that retained trees in close proximity shall be protected in place to reduce impacts from inadvertent damage related to construction through the use of installing protective materials prior to construction. Tree removal has been minimized to one Cypress. Condition No. 4 requires that trees located adjacent to the construction envelope shall be protected from inadvertent construction damage with the use of temporary tree protection fencing.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

9. **FINDING:** **SLOPES IN EXCESS OF 30 PERCENT** – The proposed development on slopes in excess of 30% better achieves the goals, policies, and objectives of the Monterey County General Plan and Del Monte Forest Land Use Plan and the Monterey

- EVIDENCE:**
- a) Pursuant to Title 20 section 20.64.230, development on slopes exceeding 30 percent is allowed subject to the granting of a Coastal Development Permit if there are no feasible alternatives that would allow development to occur on slopes less than 30 percent or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed project involves development on slopes, and the criteria to grant the Coastal Development Permit have been met.
 - b) The project involves 260 square feet of development on slopes in excess of 30%. Any other location of an 800-square-foot ADU would either impact forest resources, be more visually prominent from 17 Mile Drive, or require additional development on slopes. Given the site's constraints, the proposed location balances the requirements of the DMF LUP by minimizing disturbance to natural landforms, minimizing tree removal, avoiding ESHA, and minimizing visual impacts. Therefore, the project as sited and designed better achieves

the goals, policies, and objectives of the County of Monterey General Plan and Del Monte Forest Land Use Plan.

- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

10. **FINDING:** **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

- EVIDENCE:**
- a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of an attached 798 square-foot ADU that includes independent living facilities as shown in the attached plans.
 - b) The ADU complies with the maximum allowed floor area of 1,200 square feet and will be the first ADU on the subject property. The ADU is sited approximately 10 feet north of the proposed single-family dwelling and meets all required setback standards (see Finding 2, Evidence “f”).
 - c) The ADU meets the required site development standards and design criteria as defined in Title 20 section 20.64.030 and Chapter 20.44 (See Finding 2, evidence “d,e”)
 - d) Pursuant to Appendix 15 of the Monterey County Coastal Implementation Plan, no off-street parking is required for ADU’s on the subject property.
 - e) Necessary public facilities are available to the subject parcels. The proposed ADU will be served by public utilities in Pebble Beach. The wastewater is treated by Carmel Area Wastewater District (CAWD) and the property has an active connection to California American Water (Cal-Am) for domestic water service.
 - f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

11. **FINDING:** **APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.

- EVIDENCE:**
- a) Board of Supervisors. Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Government Code section 66329, this Coastal Development Permit application for an ADU is not appealable to the California Coastal Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of:
 - 1) Coastal Administrative Permit and Design Approval to allow construction of a 798 square foot attached Accessory Dwelling Unit and associated site improvements, including 220 square feet of porches and terraces and a lower-level unconditioned crawl space; and
 - 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area; and
 - 3) Coastal Administrative Permit to allow development within 750 feet of a known archeological resource; and
 - 4) Coastal Development Permit to allow development on slopes in excess of 30 percent; and
 - 5) Coastal Development Permit to remove and relocate one Monterey Cypress tree.

PASSED AND ADOPTED this 27th day of July 2026:

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250292

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250292) allows for construction of a detached 798 square foot Accessory Dwelling Unit, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Number 008-261-007-000 on July 27, 2026. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. Fee schedule can be found here: https://www.tamcmonterey.org/files/53eb01ba3/2025-0701-Fee_Implementation_Worksheet.xlsx

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

7. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule. The fee schedule can be found here: <https://www.countyofmonterey.gov/home/showpublisheddocument/138985/638884451861730000>

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

9. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall relocate one Monterey Cypress tree approved for relocation as shown in the rear of the proposed structure in the approved plans for the project. A qualified Arborist shall be included in a preconstruction meeting and oversee the relocation of the tree as shown in the approved plans and the replanting of the replacement tree. The arborist shall require additional tree planting due to tree failure or to make up for lost canopy to screen the development. The replacement tree shall be Monterey cypress, 36-inch box size or larger. The trees may only be removed with the approval of a Coastal Development Permit. Monitoring for survival and vigor shall be implemented for a total of 5 years. This includes quarterly monitoring of the replacement trees by a Certified Arborist for 3 years and annual monitoring for minimum of 5 years, with replanting from Pebble Beach area Cypress stock, as needed. The applicant or applicant's representative shall implement the arborist recommendation(s) within one month of receiving the recommendation. If any relocated trees die, the applicant shall replace the tree(s) at standard County tree replacement ratios. Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: A qualified Arborist shall be included in a preconstruction meeting. Applicant/Owner shall submit to HCD-Planning for review and approval a sign-in sheet from the preconstruction meeting that includes names and company information.

Prior to construction permit issuance, Applicant/Owner shall submit to HCD-Planning for review and approval a contract Scope of Work with a qualified Arborist that includes the requirements of this condition.

Qualified Arborist shall oversee and report on tree relocation activities, including photographs of the relocation of the trees. As evidence that this has been completed, Applicant/Owner shall submit an "as planted" plan prepared by the project arborist showing the location of the replacement trees, protective measures that have been installed, species, size and any irrigation/hand watering plan.

Qualified Arborist shall perform a monitoring program including at a minimum:

- 1) Quarterly monitoring inspections by qualified Arborist of all relocated/planted trees for a minimum of 3 years and annual inspections for a minimum of 2 additional years (total of 5 years monitoring).
- 2) A report by the arborist documenting the findings of each inspection shall be submitted to HCD-Planning for review and approval within one month of each inspection. The first quarterly inspection report for monitoring of trees is due 4 months after the relocation planting of the trees.

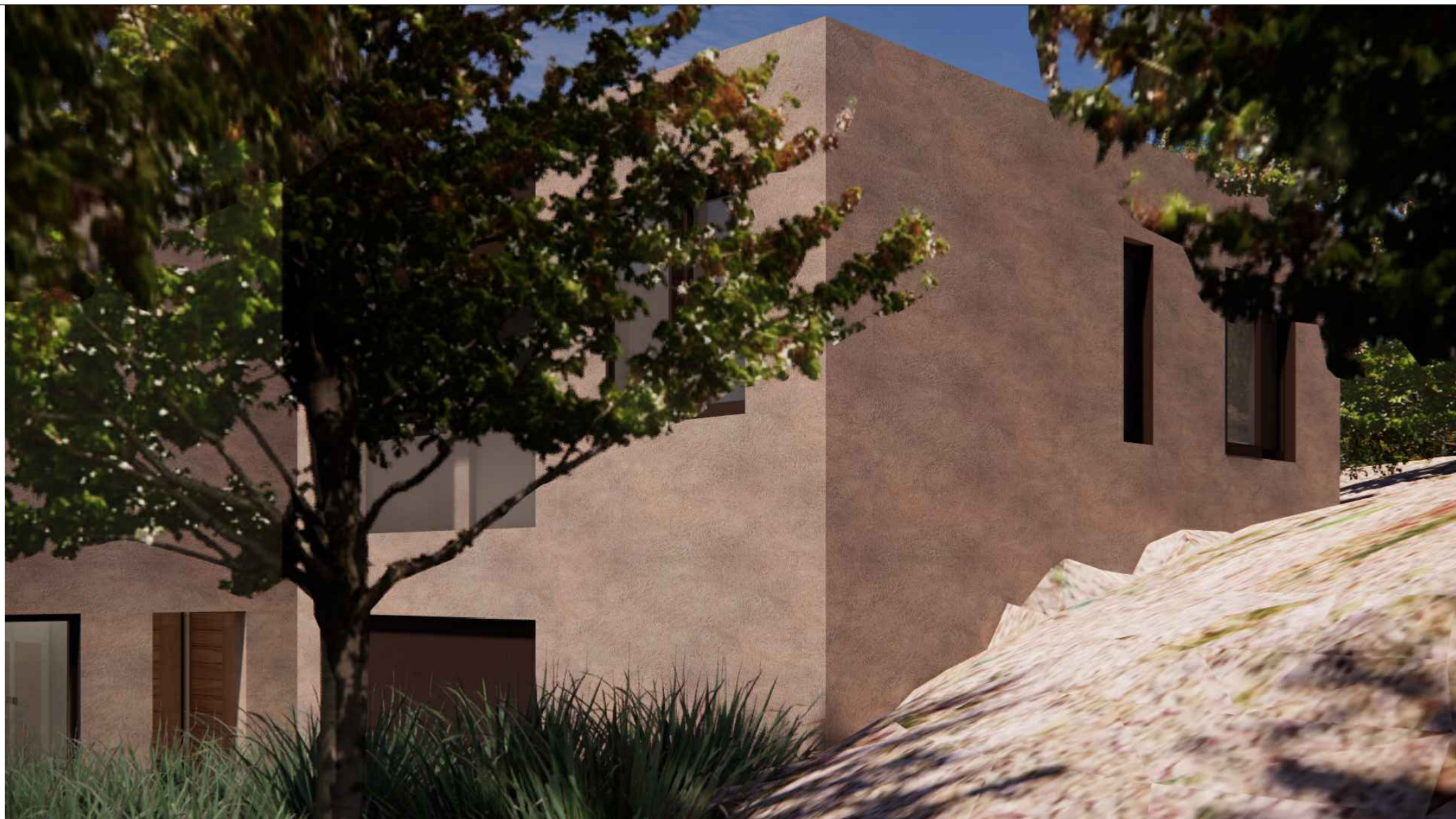
Should the monitoring reports conclude that replanting shall be required, replacement tree(s) from Pebble Beach Cypress tree stock shall be planted within the same general location as the tree(s) that failed. The applicant or applicant's representative shall implement the arborist recommendation(s) within one month of receiving the recommendation.



EAST VIEW



WEST VIEW

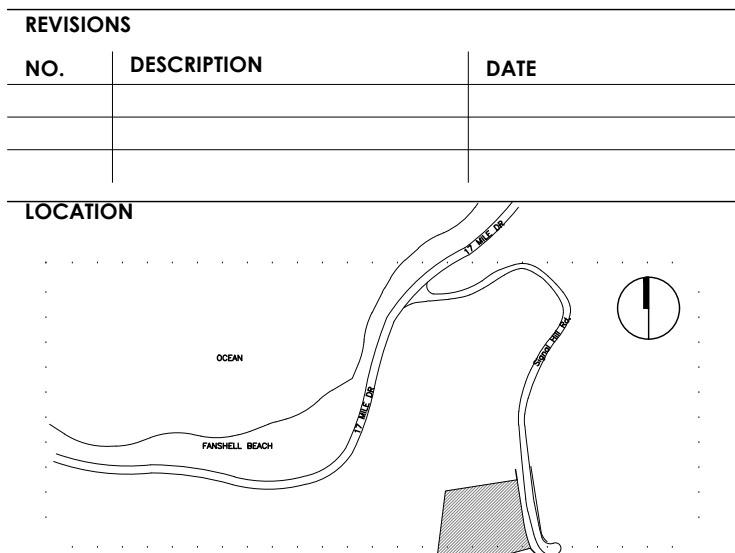
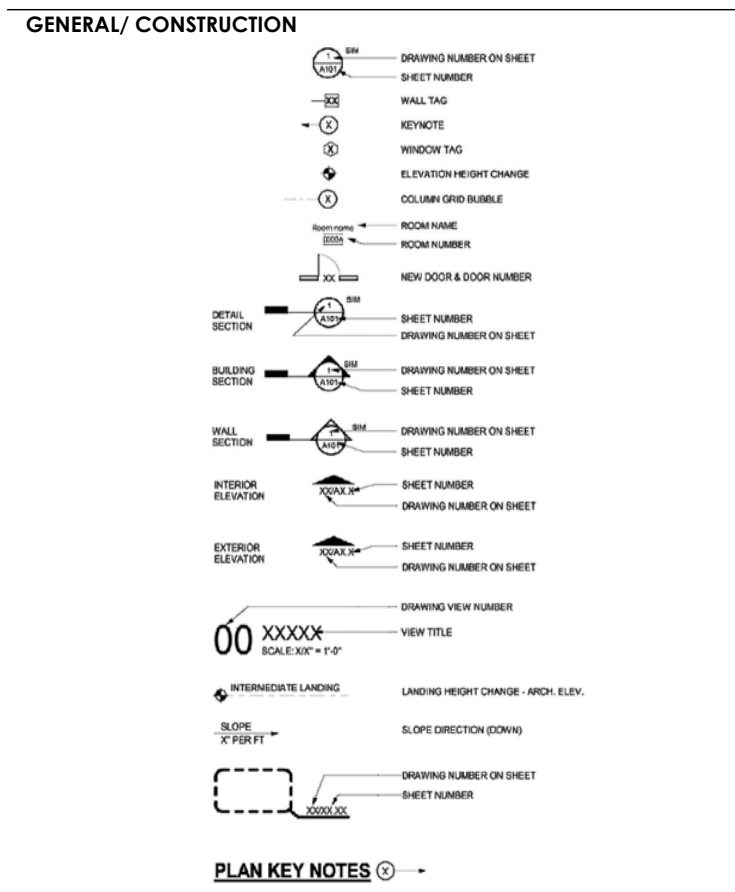


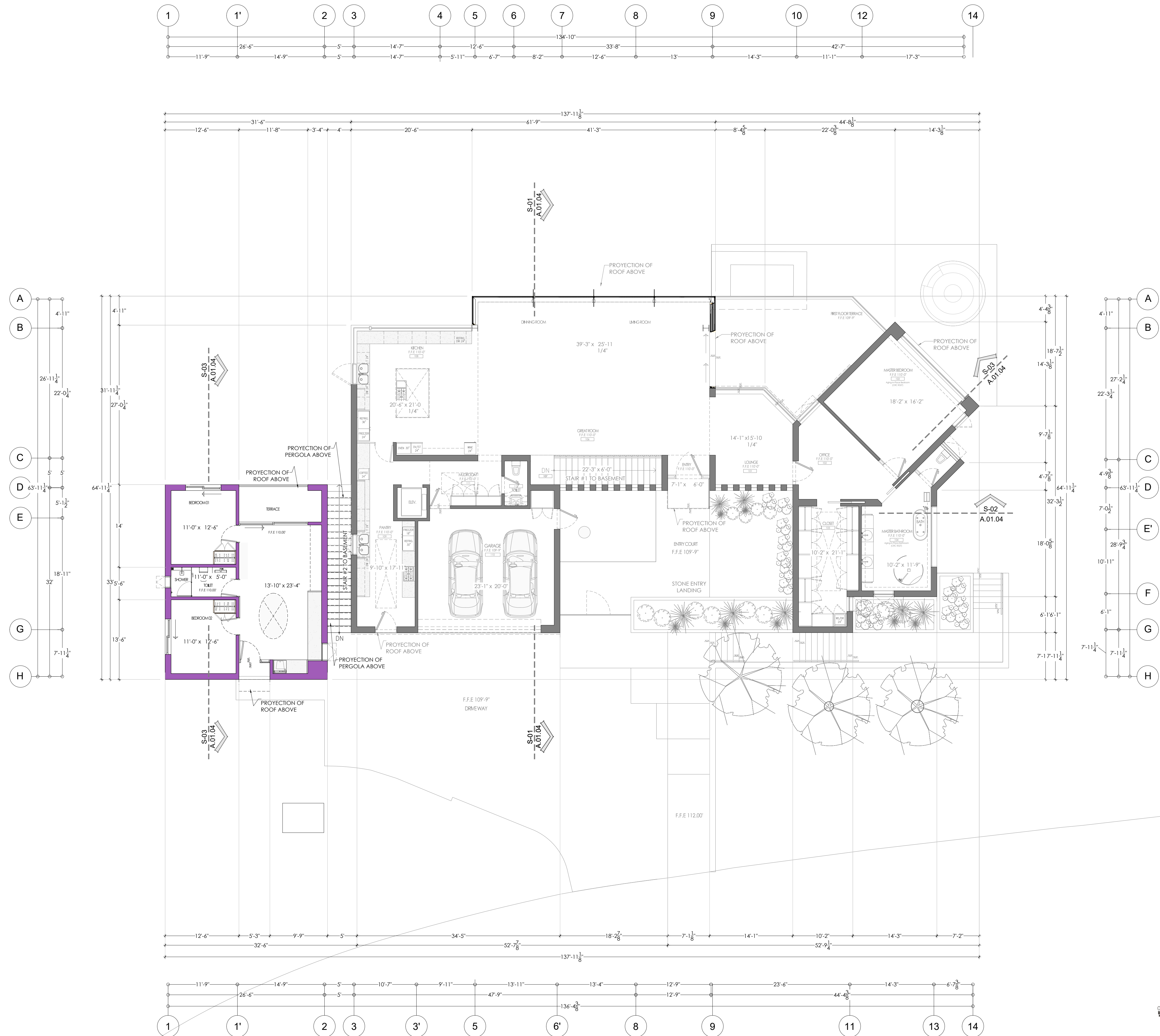
SOUTH VIEW



SIGNAL HILL VIEW

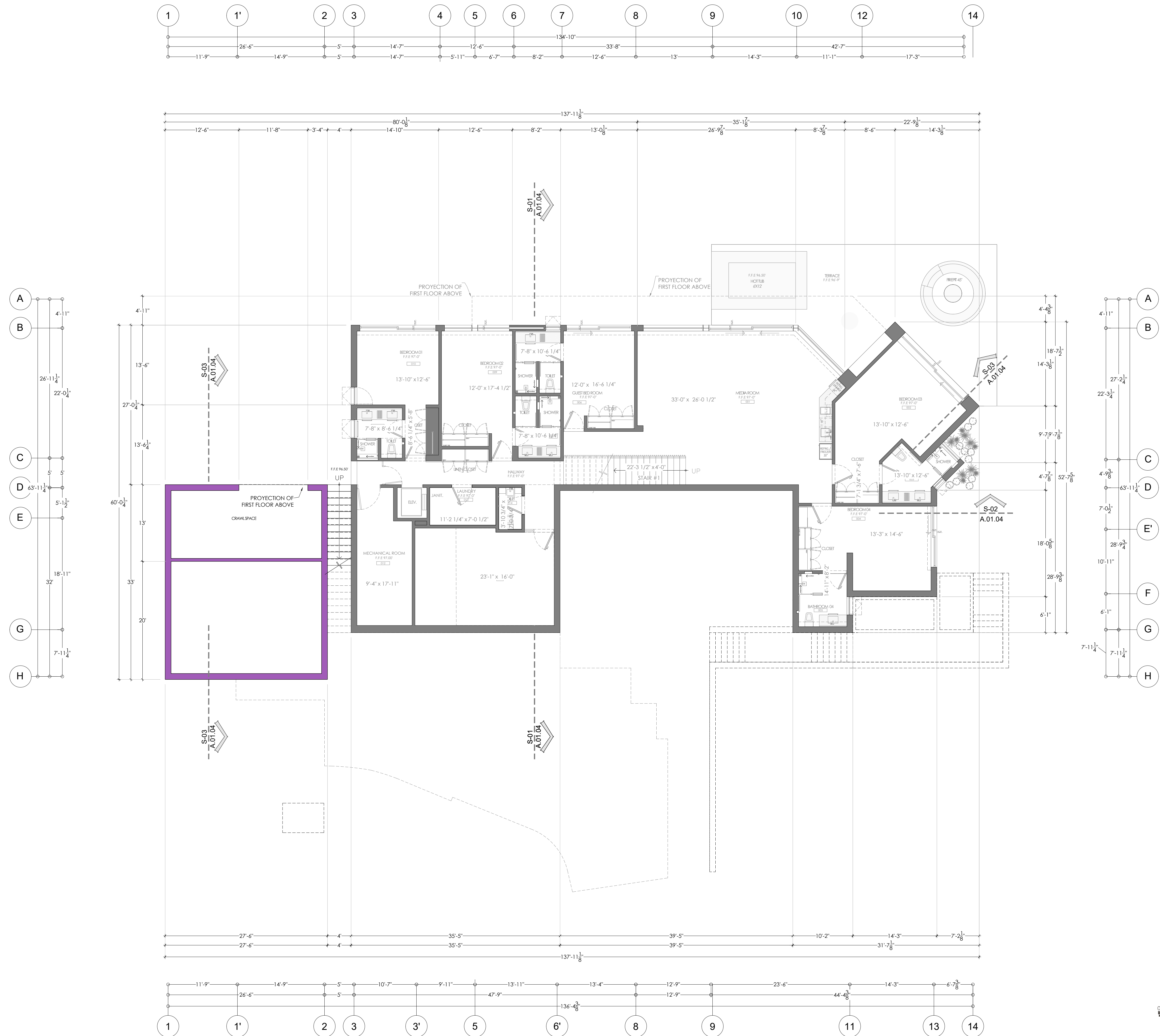
- GRADES.**
- DIMENSION IN FEET.
 - LEVELS IN FEET.
 - NO DIMENSIONS WILL BE TAKEN TO THE SCALE OF THIS PLANE.
 - THE DIMENSIONS ARE TO FINISHING CLONES.
 - THE DATES AND SUBSEQUENT REVISIONS OF EACH MUST BE CONSULTED.
 - PLAT.
 - THIS DRAWING MUST BE VERIFIED WITH THE CORRESPONDING INSTALLATIONS AND STRUCTURAL. ANY DISCREPANCIES SHOULD CONSULT WITH THE CONSTRUCTION MANAGEMENT.
 - THE CONTRACTOR WILL RECTIFY AT THE SITE OF THE WORK, BEFORE EXECUTING, THE DIMENSIONS AND LEVELS INDICATED IN THIS DRAWING, MUST SUBJECT TO THE DIRECTION OF THE WORK ANY DIFFERENCE THERE MAY BE, AS WELL AS THE INTERPRETATION OF THIS DRAWING BY THE CONTRACTOR HIMSELF.
 - THIS DRAWING NULLIFIES ANY DRAWING PRIOR TO THIS DATE.
 - ALL FINISHES INDICATED IN THIS DRAWING MUST BE EXECUTED IN ACCORDANCE.
 - ACCORDING TO THE CORRESPONDING SPECIFICATIONS.
 - THIS DRAW SHOULD BE READ ALONG WITH THE SPECIFICATIONS CORRESPONDING TO EACH SPECIALTY.



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REVISIONS		
NO.	DESCRIPTION	DATE

A.01.01 ADU FIRST FLOOR



	DRAWING NUMBER ON SHEET	SHEET NUMBER
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	FLUORESCENT LIGHT CHANGE	
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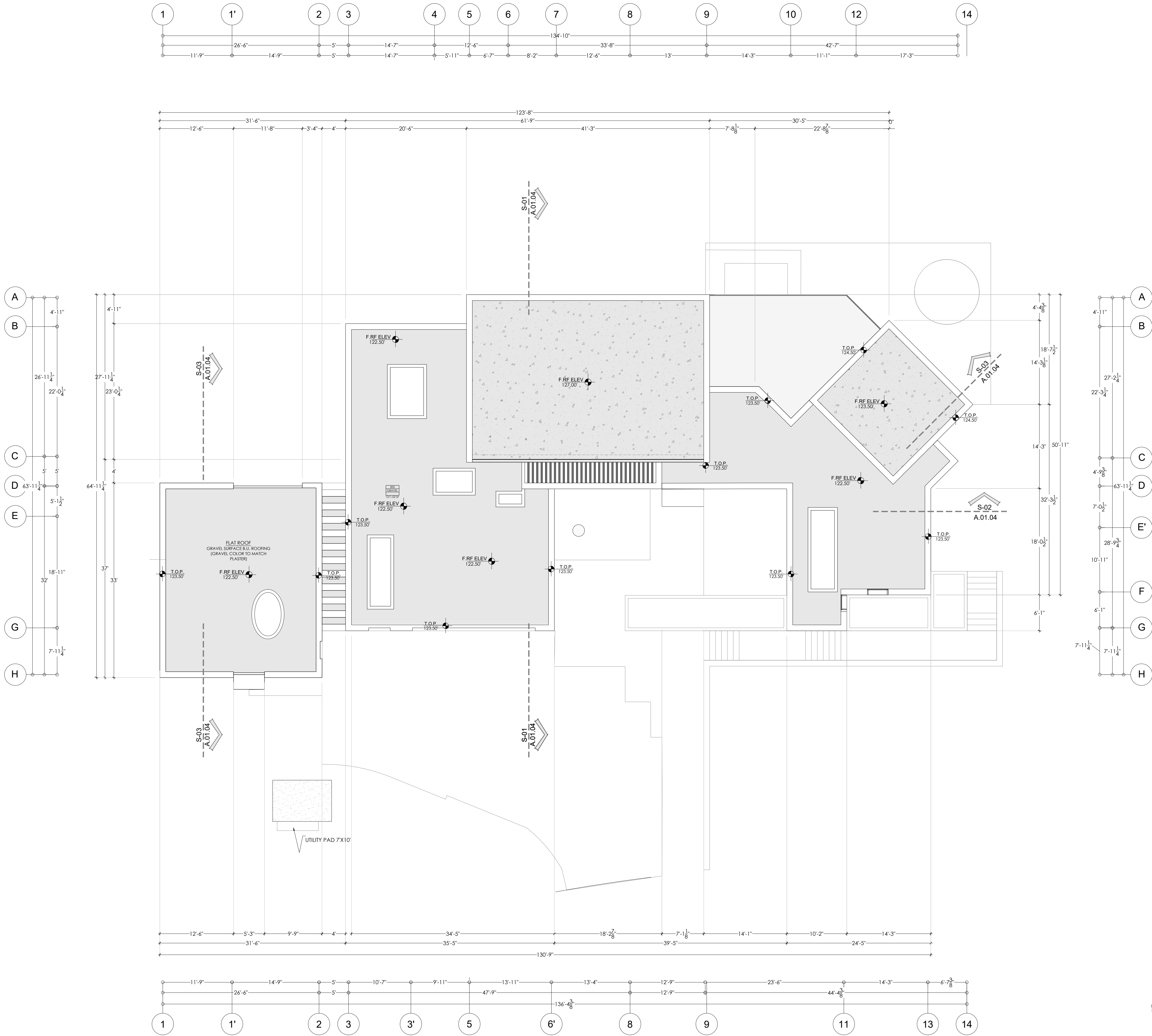
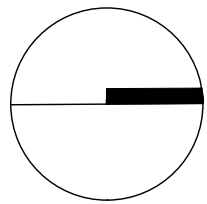
REVISIONS		
NO.	DESCRIPTION	DATE

A map of the study area showing the coastline of the Gulf of Mexico. The coastline is marked with several points. A line labeled 'OSM' (Outer Shelf Margin) runs parallel to the coast. A line labeled 'FISHING BOAT' is shown further inland. A compass rose in the upper right corner indicates North (N) and South (S). A shaded area in the lower right corner represents a specific region of interest.

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

SCALE	DATE
3"=1'-0"	5/13/26

A.01.02 ADU BASEMENT FLOOR



LEGORRETA®

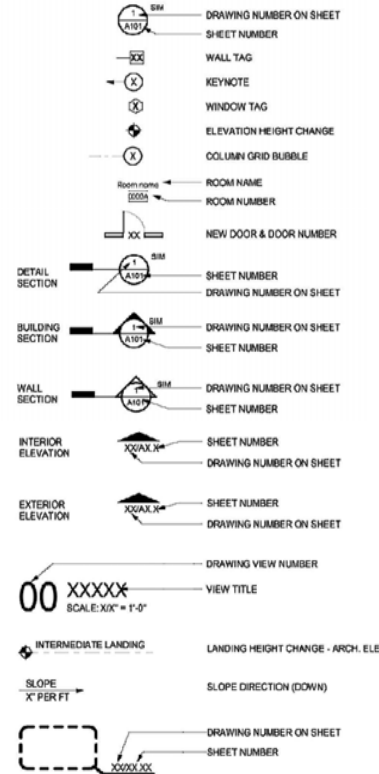
VICTOR LEGORRETA
MIGUEL ALMARAZ
MIGUEL ALARISTE

PALACIO DE VERSALLES 285-A MEXICO D.F.
C.P. 11020
TEL +52 (55)52 51 76 76
www.legorreta.com.mx

GRADES.

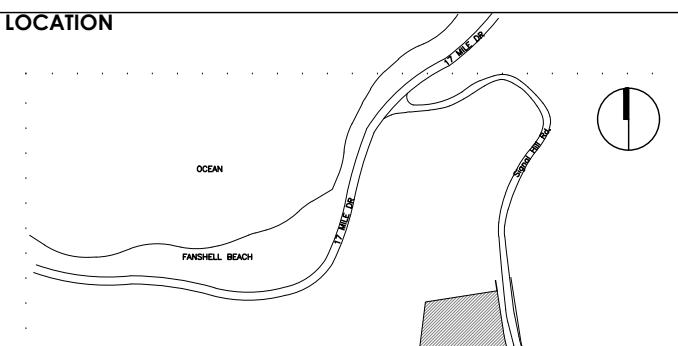
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- LEVELS IN FEET.
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- THE DIMENSIONS ARE TO FINISHING CLOTHES.
- THE DATES AND SUBSEQUENT REVISIONS OF EACH MUST BE CONSULTED PLAT.
- THIS DRAWING MUST BE VERIFIED WITH THE CORRESPONDING INSTALLATIONS AND STRUCTURAL. ANY DISCREPANCIES SHOULD CONSULT WITH THE CONSTRUCTION MANAGEMENT.
- THE CONTRACTOR WILL RECTIFY AT THE SITE OF THE WORK, BEFORE EXECUTING, THE DIMENSIONS AND LEVELS INDICATED IN THIS DRAWING, MUST BE SUBJECT TO THE DIRECTION OF THE WORK ANY DIFFERENCE THERE MAY BE, AS WELL AS THE INTERPRETATION OF THIS DRAWING BY THE CONTRACTOR HIMSELF.
- THIS DRAWING NULLIFIES ANY DRAWING PRIOR TO THIS DATE.
- ALL FINISHES INDICATED IN THIS DRAWING MUST BE EXECUTED IN ACCORDANCE.
- ACCORDING TO THE CORRESPONDING SPECIFICATIONS.
- THIS DRAW SHOULD BE READ ALONG WITH THE SPECIFICATIONS CORRESPONDING TO EACH SPECIALTY.

GENERAL/ CONSTRUCTION



PLAN KEY NOTES

REVISIONS		
NO.	DESCRIPTION	DATE



MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

ARCHITECTURAL PLAN ROOF PLAN

SCALE	DATE
1/8"=1'-0"	5/13/24

A.01.03 ADU ROOF PLAN

- GRADES.
- DIMENSION IN FEET.
 - LEVELS IN FEET.
 - NO DIMENSIONS WILL BE TAKEN TO THE SCALE OF THIS PLANE.
 - THE DIMENSIONS ARE TO FINISHING CLOTHES.
 - THE DATES AND SUBSEQUENT REVISIONS OF EACH MUST BE CONSULTED.
 - PLAT.
 - THIS DRAWING MUST BE VERIFIED WITH THE CORRESPONDING INSTALLATIONS AND STRUCTURAL. ANY DISCREPANCIES SHOULD CONSULT WITH THE CONSTRUCTION MANAGEMENT.
 - THE CONTRACTOR WILL RECTIFY AT THE SITE OF THE WORK, BEFORE EXECUTING, THE DIMENSIONS AND LEVELS INDICATED IN THIS DRAWING. MUST SUBJECT TO THE DIRECTION OF THE WORK ANY DIFFERENCE THERE MAY BE, AS WELL AS THE INTERPRETATION OF THIS DRAWING BY THE CONTRACTOR HIMSELF.
 - THIS DRAWING REPLACES ANY DRAWING PRIOR TO THIS DATE.
 - ALL FINISHES INDICATED IN THIS DRAWING MUST BE EXECUTED IN ACCORDANCE.
 - ACCORDING TO THE CORRESPONDING SPECIFICATIONS.
 - THIS DRAW SHOULD BE READ ALONG WITH THE SPECIFICATIONS CORRESPONDING TO EACH SPECIALTY.

GENERAL/ CONSTRUCTION

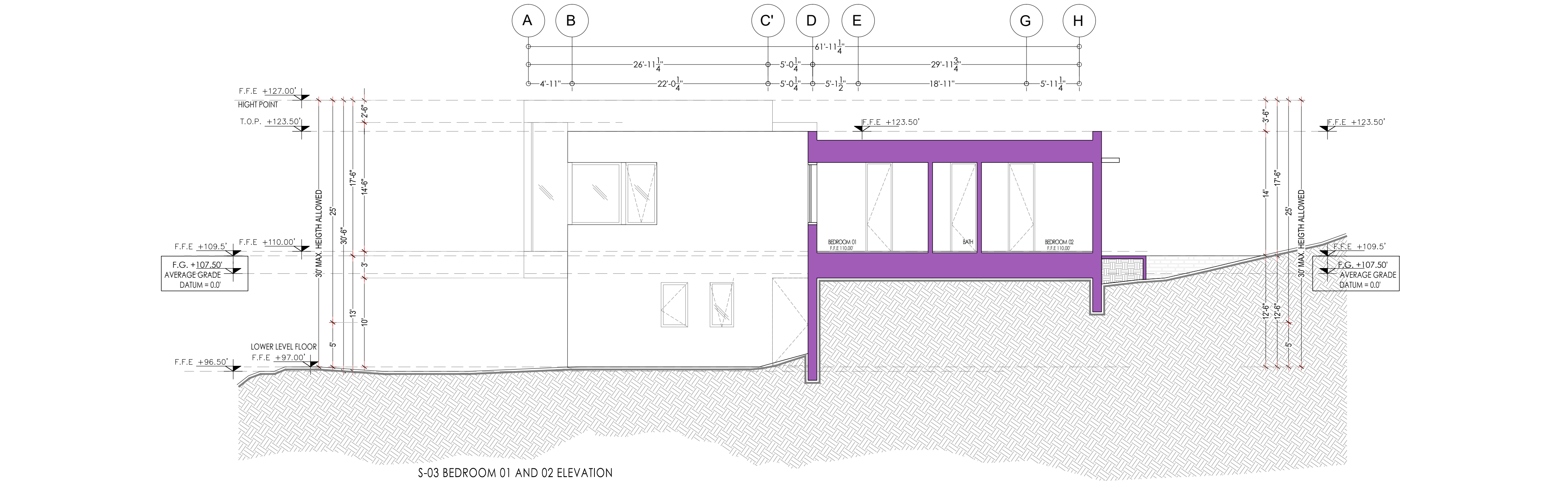
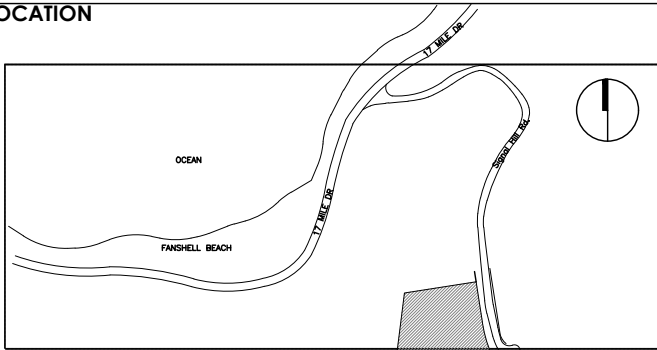
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INTERPRETATION LENDING

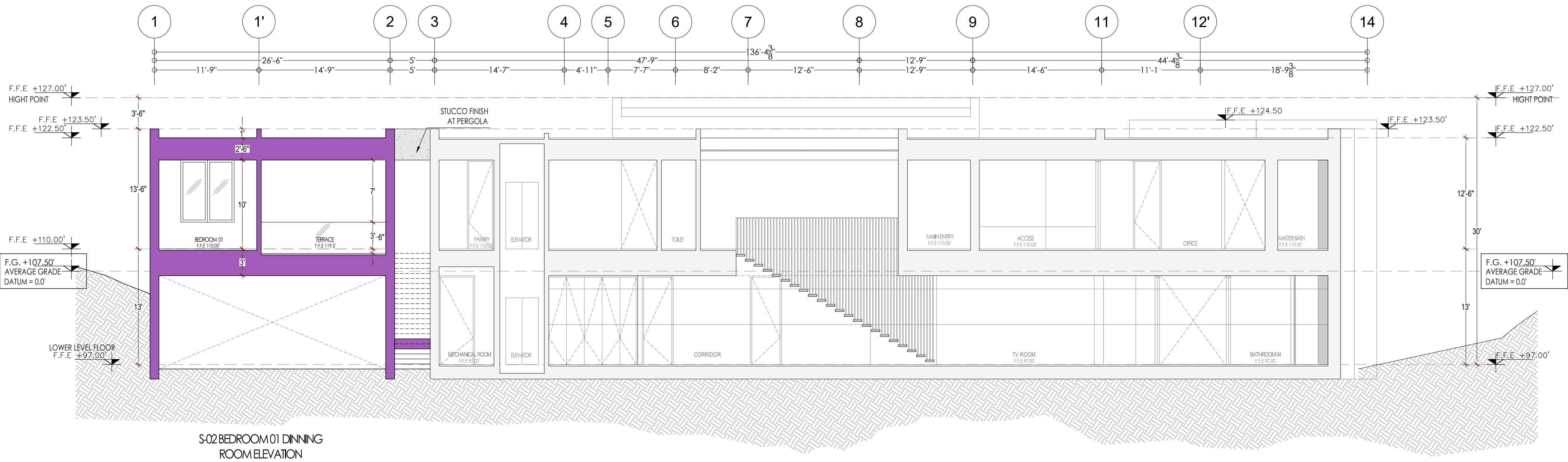
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PLAN KEY NOTES

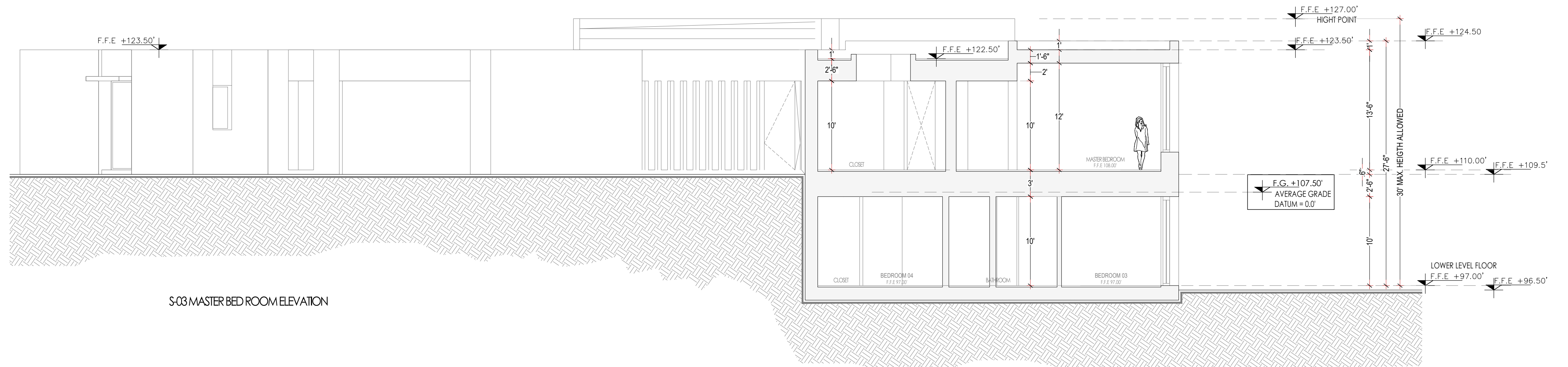
REVISIONS		
NO.	DESCRIPTION	DATE



S-03 BEDROOM 01 AND 02 ELEVATION



S-02 BEDROOM 01 DINNING ROOM ELEVATION



S-03 MASTER BED ROOM ELEVATION

MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

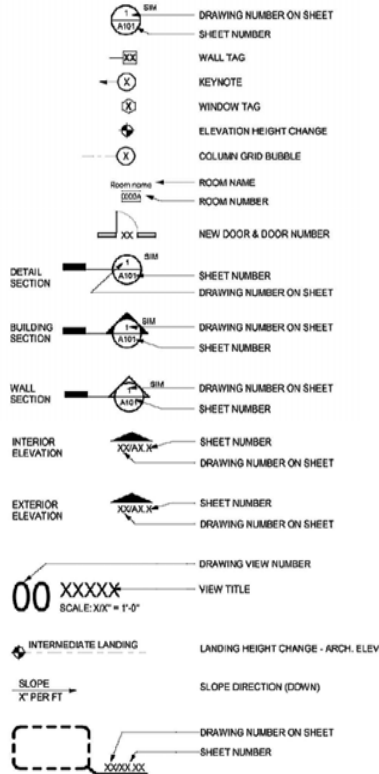
ARCHITECTURAL PLAN SECTIONS

SCALE 1/8"=1'-0" DATE 5/13/26

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THE DIMENSIONS ARE TO FINISHING CLOTHES.
THE DATE AND SURVEYOR'S NAME EACH MUST BE CONSULTED
PLAT.
THIS DRAWING MUST BE VERIFIED WITH THE CORRESPONDING
INSTALLATIONS AND STRUCTURAL, ANY DISCREPANCIES SHOULD
CONSULT WITH THE CONSTRUCTION MANAGEMENT.
THE CONTRACTOR WILL BE RESPONSIBLE FOR THE WORK, BEFORE EXECUTING
THE DIMENSIONS AND LENGTHS INDICATED IN THIS DRAWING, MUST SUBJECT TO
THE DIRECTION OF THE WORK ANY DIFFERENCE THERE MAY BE, AS WELL AS THE
INTERPRETATION OF THE DRAWING BY THE CONTRACTOR BEFORE
THIS DRAWING NULLIFIES ANY DRAWING PRIOR TO THIS DATE.
ALL FINISHES INDICATED IN THIS DRAWING MUST BE EXECUTED IN
ACCORDANCE
ACCORDING TO THE CORRESPONDING SPECIFICATIONS,
THIS DRAWING SHOULD BE READ AND COMPARED WITH THE SPECIFICATIONS
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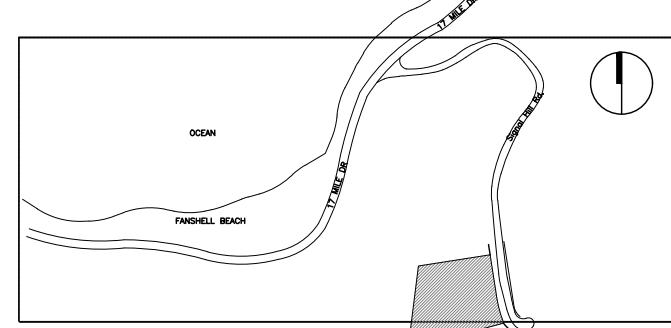
GENERAL/ CONSTRUCTION



PLAN KEY NOTES ⑧ —

REVISIONS

NO.	DESCRIPTION	DATE

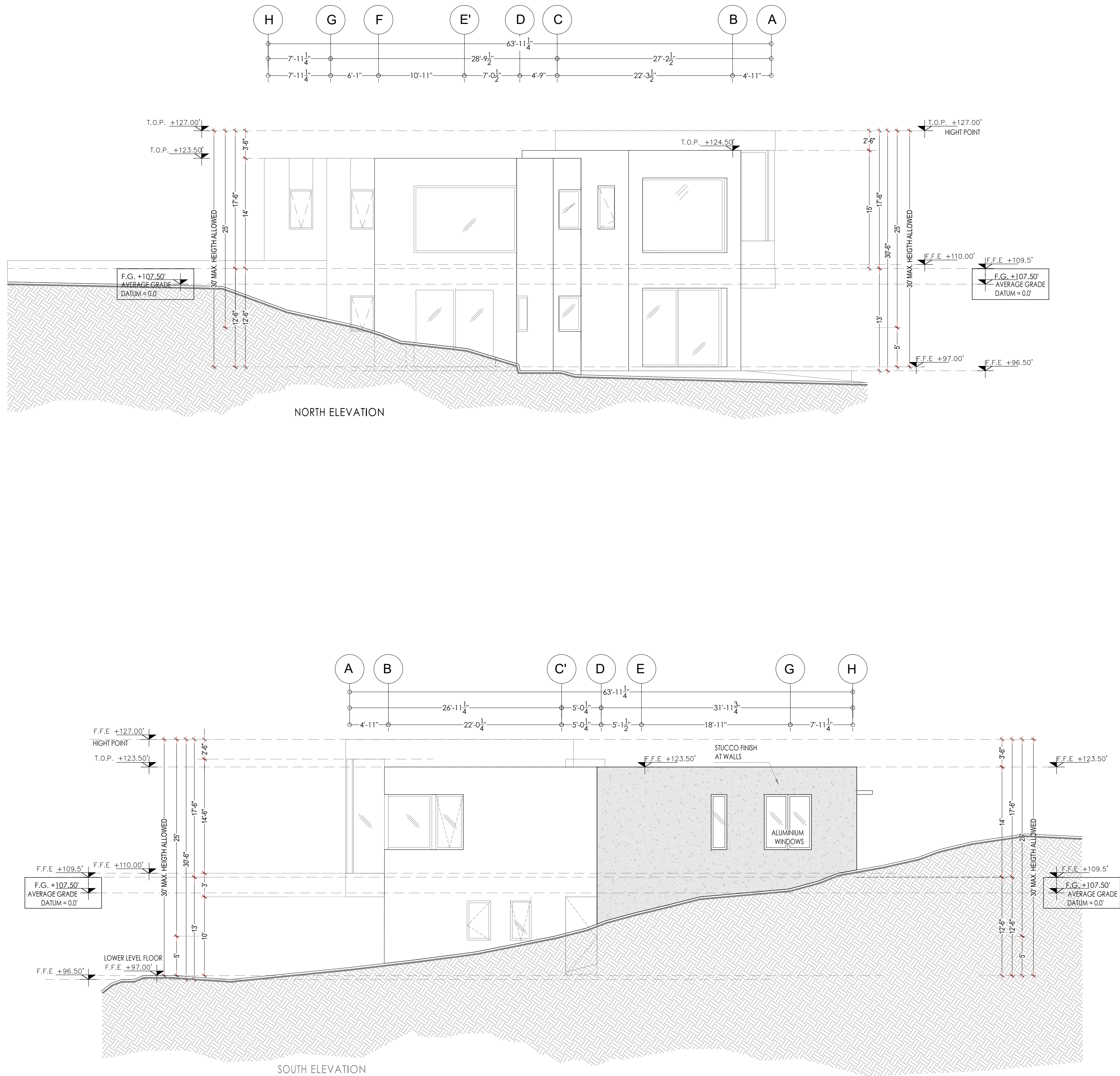
LOCATION

MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

ARCHITECTURAL PLAN
ELEVATIONS

SCALE	DATE
'8" = 1'-0"	5/13/26



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**COLOR AND MATERIAL SAMPLES
FOR A RESIDENCE AT 1170 SIGNAL HILL DRIVE, PEBBLE BEACH, CA 93953
APN: 008-261-007**

Note: all the photographs are for reference only and don't represent actual design

WALLS: STUCCO
COLOR: CAROM

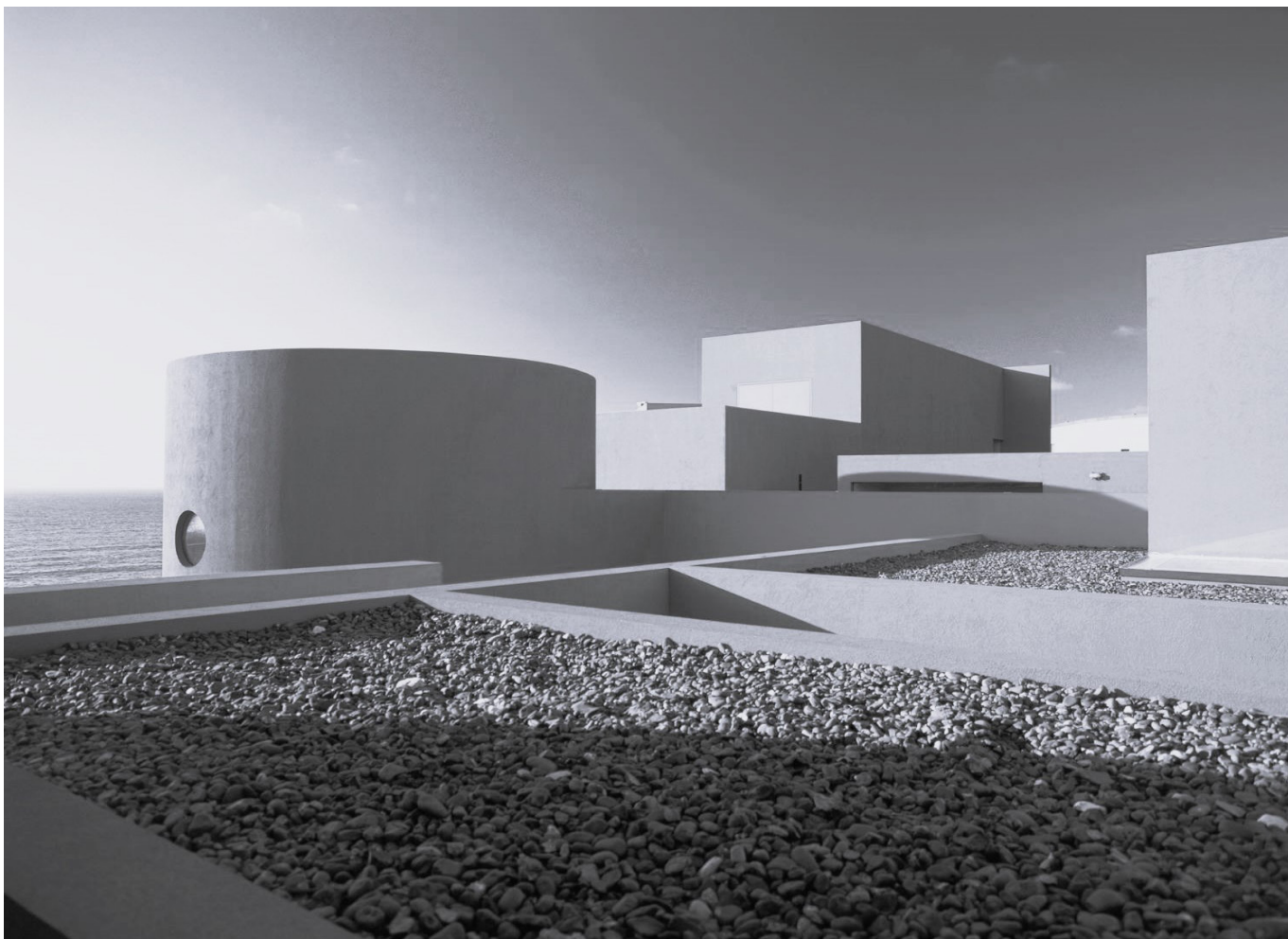


WINDOWS AND DOORS - METAL CLAD WOOD(KOLBE "VISTALUX" OR EQUAL)
COLOR: BLACK

WALL AND FACIO FINISH
COLOR: BLACK TO MATCH WINDOWS



ROOF - GRAVEL



GARAGE DOOR: METAL (INFINITY GARAGE DOOR)
COLOR: MATTE BLACK



RAILING: FRAMELESS GLASS RAIL (MD GLASS UP OR SIMILAR)



TERRACES PAVERS - CONCRETE (STONE) PAVERS
COLOR - GRAY



EXTERIOR STAIRS: STONE SLABS



PATHWAYS: PEA GRAVEL



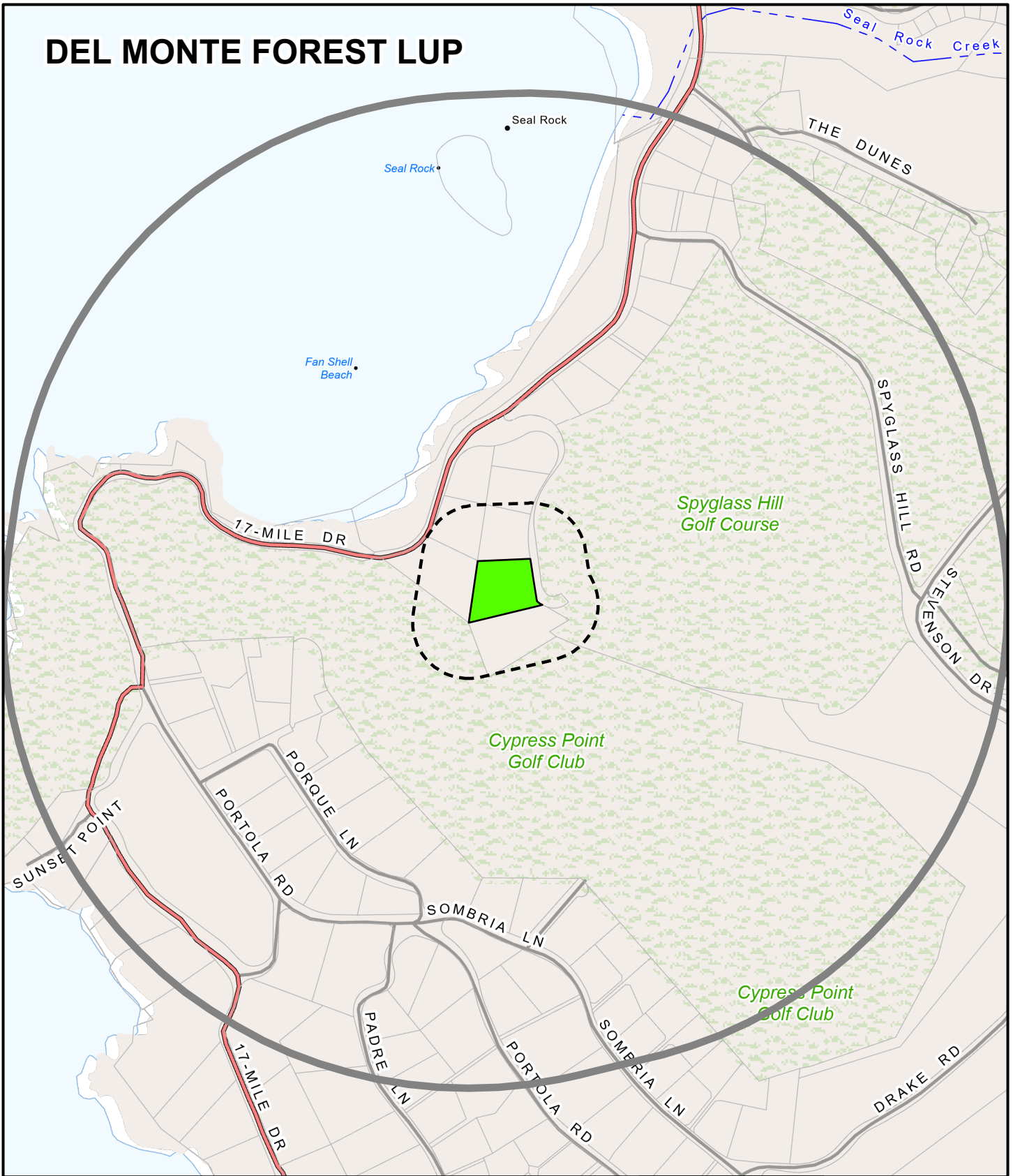
DRIVEWAY PAVERS: PERMEABLE CONCRETE PAVERS
COLOR: GRAY



Exhibit C

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DEL MONTE FOREST LUP



APPLICANT: SIGNAL HILL LLC

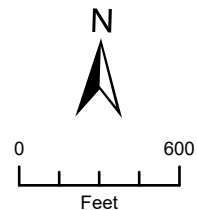
APN: 008261007000

FILE # PLN250292

 Project Site

 300 FT Buffer

 2500 FT Buffer



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Exhibit D

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June 8, 2010

Massy Mehdipour
1425 Dana Ave.
Palo Alto, CA 94301

**Biological Resource Assessment
1170 Signal Hill Road
Pebble Beach, Monterey County, California**

Dear Ms. Mehdipour:

Zander Associates has completed a baseline biological resource assessment of your property located at 1170 Signal Hill Road at Pebble Beach. We reviewed background documents, including current records of special status species in the California Natural Diversity Data Base (CNDDB, 2010), and visited the property on two separate occasions during the spring blooming season to characterize vegetation/habitat types and conduct focused plant surveys. Our findings are presented below.

Property Overview

The property is an approximately 2.13-acre residential lot with an exiting house overlooking 17-Mile Drive and the Pebble Beach shoreline on the Monterey Peninsula (Figure 1). The property is situated in an older (ca 1950's) residential subdivision on sandy dune substrates between two existing golf courses: Spyglass Hill & Cypress Point. The property also sits near the base of Signal Hill Dune, a protected remnant of a once more extensive dune system that historically occurred along the Monterey Peninsula shoreline. The historic dune system has been fragmented by sand mining, the construction of roads, golf courses, houses and other development over the years.

The existing house, driveway, landscaping and other residential amenities occupy approximately 0.40-acre of the site on a graded pad adjacent to Signal Hill Road. Several mature trees and shrubs, including Monterey cypress (*Cupressus macrocarpa*), eucalyptus (*Eucalyptus* sp.) and tea tree (*Leptospermum* sp.) are growing as landscape elements along Signal Hill Road and at the edge of the pad near the house.¹ West of the pad, the site slopes down (southwesterly) toward 17-Mile Drive through sandy dune terraces. Most of the undeveloped areas on the property are heavily colonized by non-native European beach grass

¹Native habitat for Monterey cypress occurs at Cypress Point, just south of the property; however, the trees on the site appear to have been planted as landscape elements.

(*Ammophila arenaria*) and iceplant (*Carpobrotus* spp.) but there are also limited areas of more native dune habitat.

Methods

Zander Associates queried current (2010) CNDDDB online records for listings of special status plant and animal species for the Monterey 7.5' USGS quadrangle. We also consulted the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants and reviewed our own extensive files on the Pebble Beach area to compile a list of special status species known or suspected to occur in the vicinity of the site (Table 1).

Zander Associates biologists visited the site on two separate occasions during 2010 to survey the site and verify existing habitat conditions. On April 8, 2010 and again on May 5, 2010, we systematically traversed the entire site to search for target special status plants. We also visited known ("reference") locations for special status plant species in the Signal Hill area (primarily annual sand dune species with a limited blooming season) to confirm the appropriate timing of our surveys. We paid particular attention to potential habitat for special status wildlife species but did not conduct any focused surveys for animals. Following are descriptions of the general vegetation and wildlife habitat characteristics of the site and the results of our special status species assessment.

Vegetation Types

Four general but overlapping and intergraded vegetation types occur on the property: European beach grass dominant, iceplant dominant, sparsely vegetated open sand, and mixed coastal dune scrub. Figure 2 indicates the general distribution and extent of these vegetation communities and a description of each is provided below.

European beach grass covers large areas of the lot and is especially dominant on the slopes west of the existing house (Photo 1). It often occurs in pure stands at the exclusion of other vegetation, but is also mixed with non-native iceplant and native coastal scrub elements such as mock heather (*Ericameria ericoides*) and coyote brush (*Baccharis pilularis*).² European beach grass was originally introduced to California in the late 1800s for the purpose of stabilizing dunes but is now considered one of the most pervasive exotic plants currently threatening dune environments on the west coast, driving out native species, reducing biodiversity and altering native dune morphology. The species spreads almost exclusively by rhizomes which form extensive underground systems and can rapidly colonize large areas, especially in sandy substrates.

Iceplant-dominated areas also occur on parts of the property, mostly well downslope of the existing house and pad toward the westerly borders of the lot (Photo 2). Dense iceplant mats largely preclude the establishment of other vegetation, but do allow occasional scattered

² A solitary Monterey pine (*Pinus radiata*) sapling is also growing in a matrix of beachgrass and iceplant below the house and pad.

patches of aggressive colonizers like poison oak (*Toxicodendron diversilobum*) and a few isolated individuals of plants such as seacliff buckwheat (*Eriogonum parvifolium*) and mock heather. Iceplant is also interspersed with other vegetation types throughout the property. The species was brought to California in the early 1900s to stabilize soil along railroad tracks and roadways with thousands of acres planted until the 1970s. It has also been promoted as an ornamental plant because of its succulent foliage, bright magenta or yellow flowers and adaptability to harsh (e.g. dry, salty, windy) conditions. Ice plant grows very quickly, producing large, spreading mats. It flowers prolifically and the seeds disperse easily. The plant also reproduces vegetatively; even small pieces of the plant can root and grow easily. Consequently it has invaded foredune, dune scrub, coastal bluff scrub, coastal prairie, and maritime chaparral communities throughout coastal California. It is considered among the most invasive wildland pest plants by the California Exotic Pest Plant Council (CalEPPC), documented as aggressive invaders that displace natives and disrupt natural habitats.

Sparsely vegetated open sand occurs patchily on the property and is comprised of mostly bare white sands that support only scattered dune species, such as beach sagewort (*Artemisia pycnocephala*), mock heather, woolly lotus (*Lotus heermannii* var. *orbicularis*), sand verbena (*Abronia* sp.) and beach evening primrose (*Camissonia cheiranthifolia*). The open sandy areas with sparse native shrubs provide the best potential habitat on the property for plant species, most of which are annual and cannot tolerate much, if any, competition from other plants. The mapped open sand habitat just downslope and westerly of the existing house occurs as a small terrace on deep, loose sands that appears to have been created through sand excavation or movement relatively recently (Photos 3 & 4). Rhizomes of European beach grass are already colonizing the area and other invasives including iceplant and French broom (*Genista monspessulana*) are growing nearby. The open sandy areas to the west are more compacted but are also vulnerable to colonization by non-natives.

Coastal dune scrub vegetation, characterized by native shrubby species such as coyote brush, silver lupine (*Lupinus chamissonis*), coffee berry (*Rhamnus californica*), Pacific blackberry (*Rubus ursinus*), and mock heather, occurs in some areas as the dominant cover in a matrix of iceplant, beach grass and dune sedge (*Carex pansa*). Other prevalent species include seacliff buckwheat, poison oak, Pacific reed grass (*Calamagrostis nutkatensis*) and Mexican rush (*Juncus mexicanus*). Dune sedge is the significant ground cover in large areas dominated by this vegetation type, giving way to iceplant toward the southwesterly parts of the site and beach grass to the south and east (Photo 5). Prominent granitic outcrops, colonized by a mix of non-native and native scrub species and open sand, are found toward the westerly property boundary (Photo 6).

Wildlife Habitat

Animals likely to use the project site include species adapted to sand dune and ruderal plant communities. Burrowing rodents such as the California ground squirrel (*Spermophilus beecheyi*), pocket gopher (*Thomomys umbrinus*), Norway rat (*Rattus norvegicus*) and the house mouse (*Mus musculus*) can live in dense beach grass and ice plant patches. In more

open areas, reptiles such as the coast horned lizard (*Phrynosoma coronatum frontale*), western fence lizard (*Sceloporus occidentalis*) and northern alligator lizard (*Gerrhonotus coeruleus*) may be found. The fossorial (sand burrowing) California legless lizard (*Anniella pulchra*) has been observed in the vicinity. Common mammals in the Del Monte Forest area such as raccoons (*Procyon lotor*), skunks (*Mephitis mephitis*), opossums (*Didelphis virginiana*) and black-tailed deer (*Odocoileus hemionus*) and birds such as Brewer's blackbird (*Euphagus cyanocephalus*), scrub-jay (*Aphelocoma californica*) and white crowned sparrow (*Zonotrichia leucophrys*) would also be expected.

Special Status Species

For this assessment, special status species are defined as: those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS); those listed or proposed for listing as rare, threatened or endangered by the California Department of Fish and Game (CDFG); plants occurring on list 1A, 1B or 2 of the CNPS Inventory of Rare and Endangered Vascular Plants of California (2001); and animals designated as "Species of Special Concern" by CDFG. Nesting migratory birds and raptors, protected by the Migratory Bird Treaty Act (16 USC 703) and the California Fish and Game Code (Section 3503.5), are also afforded special status.

We searched the current CNDDDB listings of special status plant and animal species for the Monterey 7.5' USGS quadrangle and checked other sources to develop a list of potential species for our 2010 surveys (see Table 1). During our field surveys, we were particularly focused on plant species (primarily annual or ephemeral plants) known to occur in dune environments in the area. We also paid attention to potential habitat for special status wildlife associated with dunes, although we did not conduct focused surveys for any animal species. A discussion of the primary plant and animal species we targeted and evaluated is presented below. Notes on a more comprehensive list of potential species are provided in Table 1.

Dune plants

Monterey spineflower (*Chorizanthe pungens* var. *pungens*), Menzies' wallflower (*Erysimum menziesii*), sand gilia (*Gilia tenuiflora* var. *arenaria*), beach layia (*Layia carnosa*) and Tidestrom's lupine (*Lupinus tidestromii*) have all been observed in the dune habitats associated with Signal Hill. Each is listed at either the state or federal level (or both) as rare, threatened or endangered (see Table 1 for regulatory standing of each). These endemic dune species have a limited season of blooming and mostly depend on seed for their reproduction and continued survival. We visited known locations for each of these species and found them in bloom at Signal Hill and at sites along the 17-Mile Drive shoreline during both of our 2010 site visits. We did not find these or any other special status plants, except for Monterey pine and Monterey cypress (see below) on the property at 1170 Signal Hill Road.

Monterey pine and Monterey cypress

Both Monterey pine and Monterey cypress are native to the Del Monte Forest and are included on the CNPS List 1B, species considered rare, threatened or endangered in California and elsewhere. Several mature specimens of Monterey cypress are growing adjacent to (northwesterly of) the pad for the house and one relatively young (just beyond sapling stage) individual Monterey pine is growing downslope and southerly of the house. The cypress appear to have been planted as ornamental landscape elements and the pine is likely a seedling of trees in the landscape of adjacent houses. Nonetheless, because these trees are in their native range, they are afforded special consideration; their removal would be subject to review by the Pebble Beach Company Forester and/or Monterey County.

California black legless lizard (*Anniella pulchra nigra*)

The black legless lizard is a CDFG Species of Special Concern.³ This species lives in a number of habitats in dunes and sandy areas, from immediately above high tide, the crest of sand dunes, and the edge of the hind dunes to inland sandy areas associated with oak woodlands, grasslands, maritime chaparral and other habitats. They are fossorial animals that burrow in sand and leaf litter beneath plants growing in these habitats and feed on insects and other invertebrates. Some plant cover is required to support insects that, in turn, serve as food for the lizards.

Legless lizards are most abundant in dune habitats where native vegetation is present. While they have also been found along the edges of ice plant mats within dune ecosystems, ice plant mats are not considered suitable habitat for the species. The dense root structure of ice plant and lack of leaf litter and duff produced by the plant appear to provide poor burrowing conditions. The species was found as a result of directed surveys on a nearby lot along Signal Hill Road in 2006 and anecdotal sightings have been reported from the area. The sandy substrates on the property provide potential habitat for this species.

Coast horned lizard (*Phrynosoma coronatum frontale*)

This lizard is also a CDFG Species of Special Concern. Coast horned lizards inhabit open country, especially sandy areas, washes, flood plains, and wind-blown deposits in a wide variety of habitats, including coastal dunes, shrublands, woodlands, riparian habitats and annual grassland. Warm, sunny, open areas are a main habitat requirement, along with patches of loose soil where the lizard can bury itself. The California horned lizard is known to occur in many habitat types, and it could possibly occur in the sandy soils of the site, especially where there are open sandy areas with sparse native vegetation.

³ Some herpetologists and authorities consider the black legless lizard a melanistic (darker colored) adult form of the California legless lizard (*A. pulchra*) that occurs in the Monterey area; both are CSC species.

Smith's Blue Butterfly (*Euphilotes enoptes smithi*)

Smith's blue butterfly is a federally endangered species that occurs within sand dune habitats. It is completely dependent upon coast and/or seacliff buckwheat during all life stages. During its one-year lifespan, mate location, copulation, oviposition and pupae emergence all occur on the flowerheads of the buckwheat species during peak flowering season, June through September. The dormant pupal form takes place during non-flowering periods. During our floristic surveys we found seacliff buckwheat (*Eriogonum parvifolium*) plants, primarily within dune scrub habitat.

Smith's blue butterfly has not been recorded in the Pebble Beach area and there are historic gaps in its distribution between the City of Monterey shoreline and the Carmel Valley area. Although apparently suitable habitat and host plants for this species occur along the 17-Mile Drive shoreline and in the vicinity of Signal Hill Dune, no butterflies have ever been recorded and none were observed in these areas or anywhere along the entire 17-Mile Drive during several regular, seasonally-timed summer surveys of the area conducted between 2000 and 2008 by Dr. Richard Arnold, a noted expert on Smith's blue butterfly. It is reasonable to assume that, given the species' history of absence from the area, Smith's blue butterfly is unlikely to occur on the property at 1170 Signal Hill Road.

Migratory birds

The Migratory Bird Treaty Act (16 USC 703) prohibits the taking, hunting, killing, selling, purchasing, etc. of migratory birds, parts of migratory birds, and their eggs and nests. As used in the act, the term "take" is defined as meaning, "to pursue, hunt, capture, collect, kill or attempt to pursue, hunt, shoot, capture, collect or kill, unless the context otherwise requires." Section 3503.5 of the California Fish and Game Code also protects the nests and eggs of birds-of-prey and essentially overlaps with the Migratory Bird Treaty Act. No bird nests were observed on the project site during our surveys but the few trees, shrubs and open sandy areas could provide marginally suitable nesting habitat for some species.

Conclusion

We did not find any of the dune plant species on the target list or any other special status plants during our spring 2010 focused site surveys.⁴ We assume the potential presence of black legless lizards and coast horned lizards based on habitat characteristics on the site. Although coast buckwheat, the host plant for the federally-listed Smith's blue butterfly (*smithi*) occurs on the site, we do not expect the butterfly to occur in the vicinity based on previous years of surveys and assessment in the area.

⁴ Not including Monterey pine and Monterey cypress as discussed above

We trust that this assessment will assist you in your application process with Monterey County. Please call or email (mzander@zanderassociates.com) me if you have any questions.

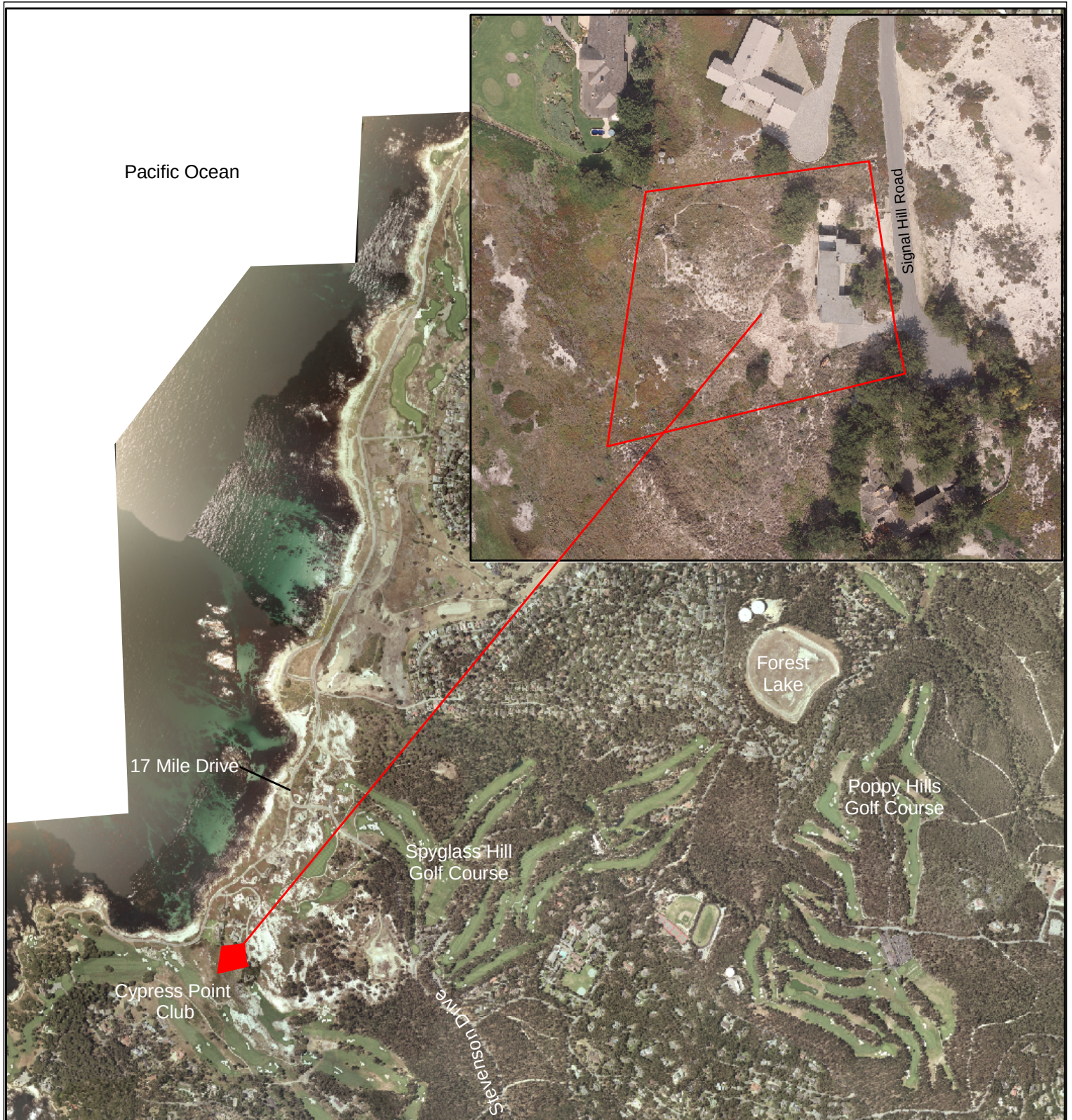
Sincerely,



Michael Zander
Principal

Attachments: Figure 1, Site Location
 Figure 2, Vegetation Types
 Table 1, Special Status Species
 Table 2, Plants Observed on the Site
 Site Photographs

Copies (via email) Bill Bernstein,
 Maureen Wruck



Legend

■ Property Boundary

1 inch equals 1,667 feet



Zander Associates
Environmental Consultants
4460 Redwood Hwy, Suite 16-240
San Rafael, CA 94903

Site Location
Mehdi-pour Property
Pebble Beach, California

Date: 6/10

Figure
1



Scale: 1" = 50'

LEGEND:

- Open Sand
- Beach Grass Dominant
- Iceplant Dominant
- Coastal Scrub
- Existing Residence and Landscaping
- Property Boundary

Zander Associates
Environmental Consultants
4460 Redwood Hwy, Suite 16-240
San Rafael, CA 94903

Vegetation Types
Mehdi pour Property
Pebble Beach, California

Date: 6/10

Figure
2

Table 1: Special Status Species Evaluated for Potential to Occur on the Mehdipour Property*

PLANTS	Status ¹ Fed/CA/CNPS	Habitat and Blooming Period	Findings ²
<i>Allium hickmanii</i> (Hickman's onion)	--/--/1B.2	Sandy loam soils and vernal swales in a variety of habitats including, closed-cone coniferous forest, chaparral, coastal scrub, valley and foothill grassland, and coastal prairies; blooming period April through May	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i> (Hooker's manzanita)	--/--/1B.2	Sandy soils, sandstone outcrops in coastal scrub, chaparral, cismontane woodland, and closed-cone coniferous forest habitats in Monterey and Santa Cruz counties; blooms February through May (evergreen)	Marginal habitat present for species on site. Not observed and not expected to occur.
<i>Arctostaphylos pumila</i> (Sandmat manzanita)	--/--/1B.2	Closed-cone coniferous forest, chaparral, coastal dunes, and cismontane woodland habitats; sandy soil with other chaparral associates; blooms February through May (evergreen)	Potential to occur on sandy substrates, usually more inland/less exposed than those on site. Species not present during directed surveys.
<i>Astragalus tener</i> var. <i>titi</i> (coastal dunes milk-vetch)	E/E/1B.1	Low ground, alkali flats, and flooded lands in coastal bluff scrub or coastal dunes along the coast; blooms March through June	Marginal habitat present for species on site. Not observed and not expected to occur.
<i>Callitropsis goveniana</i> (Gowan cypress)	T/--/1B.2	Closed-cone coniferous forest on coastal terraces, usually on sandy soils at 30-300 meters.	Not within local native range of species. Not observed and not expected to occur on site.
<i>Callitropsis macrocarpa</i> (Monterey cypress)	--/--1B.2	Closed-cone coniferous forest usually on granitic soils at 10-30 meters.	Present on site. Several mature Monterey cypress trees that appear to have been planted as landscape elements on site.
<i>Chorizanthe pungens</i> var. <i>pungens</i> (Monterey spineflower)	T/--/1B.2	Coastal dunes, chaparral, cismontane woodland, and coastal scrub habitats in Monterey and Santa Cruz counties; blooming period April through June	Not present. Species not present during directed surveys.
<i>Chorizanthe robusta</i> var. <i>robusta</i> (Robust spineflower)	E/--/1B.1	Sandy soils in cismontane woodland openings and coastal dune and scrub habitats; blooms May through September	Not present. Species not present during directed surveys.
<i>Clarkia jolonensis</i> (Jolon clarkia)	--/--1B.2	Chaparral, cismontane woodland, and coastal scrub habitats; blooms April through June (evergreen)	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Collinsia multicolor</i> (San Francisco collinsia)	--/--1B.2	Closed-cone coniferous forest and coastal scrub, usually on decomposed shale (mudstone) mixed with humous; blooms March through May	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i> (Seaside bird's-beak)	--/E/1B.1	Often found on disturbed closed-cone coniferous, chaparral, cismontane woodland, coastal scrub or dune sites; blooming period May through September	Marginal habitat present for species on site. Not observed and not expected to occur.
<i>Delphinium hutchinsoniae</i> (Hutchinson's larkspur)	--/--/1B.2	Semi-shaded, slightly moist slopes in broad leaf upland forest, chaparral, coastal prairie or coastal scrub habitats in Monterey County; blooms March through June	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Ericameria fasciculatum</i> (Eastwood's goldenbush)	--/--/1B	Sandy openings of closed-cone coniferous forest, maritime chaparral, coastal scrub or coastal dune habitats in Monterey County; blooming period July through October	Not present. Species not present during directed surveys.

Table 1: Special Status Species Evaluated for Potential to Occur on the Mehdipour Property*

PLANTS	Status ¹ Fed/CA/CNPS	Habitat and Blooming Period	Findings ²
<i>Eriogonum nortonii</i> (Pinnacles buckwheat)	--/--/1B.3	Sandy soils, often on recent burns in chaparral, and valley and foothill grassland; blooms May through August	Only marginal habitat present for species on site and outside of species range. Not observed and not expected to occur.
<i>Erysimum ammophilum</i> (Coast wallflower)	--/--/1B.2	Sandy openings in maritime chaparral, coastal dunes and coastal scrub; blooms February through June	Not present. Species not present during directed surveys.
<i>Erysimum menziesii</i> ssp. <i>menziesii</i> (Menzies's wallflower)	E/E/1B.1	Localized on coastal dunes; blooms March through June	Not present. Species not present during directed surveys.
<i>Fritillaria liliacea</i> (Fragrant fritillary)	--/--/1B.2	Coastal scrub, coastal prairie, valley and foothill grasslands, often on serpentine soils; generally blooms from February-April	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Gilia tenuiflora</i> ssp. <i>arenaria</i> (Sand gilia)	E/T/1B.2	Cismontane woodland, maritime chaparral, coastal scrub and dune habitats in Monterey County, in particular bare, wind-sheltered areas near dune summits or in hind dunes; blooming period April through May	Not present. Species not present during directed surveys.
<i>Grindelia hirsutula</i> var. <i>maritima</i> (San Fransico gumplant)	--/--/1B.2	Sandy or serpentine soils on sea bluffs in coastal bluff scrub, coastal scrub, valley and foothill grassland; blooms June through September	Only marginal habitat present for species on site and outside of species range. Not observed and not expected to occur..
<i>Horkelia cuneata</i> ssp. <i>sericea</i> (Kellogg's horkelia)	--/--/1B.1	Closed-cone coniferous forest, chaparral, and coastal scrub habitats, old dunes and coastal sand hills; blooms April through September	Only marginal habitat present for species on site and outside of species range. Not observed and not expected to occur.
<i>Layia carnosa</i> (Beach layia)	E/E/1B.1	On sparsely vegetated semi-stabilized dunes; blooms March through July	Not present. Species not present during directed surveys.
<i>Lupinus tidestromii</i> (Tidestrom's lupine)	E/E/1B.1	Adjacent to ocean on partially stabilized dunes; blooms April through June	Not present. Species not present during directed surveys.
<i>Malacothamnus palmeri</i> var. <i>involucratus</i> (Carmel Valley bush mallow)	--/--/1B.2	Burn follower on tallus hilltops and slopes in chaparral, cismontane woodland and coastal scrub; blooms May through August	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Malacothamnus palmeri</i> var. <i>palmeri</i> (Santa lucia bush mallow)	--/--/1B.2	Dry rocky slopes within chaparral at 60 to 360 meters, blooms May through July	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Malacothrix saxatilis</i> var. <i>arachnoidea</i> (Carmel Valley malacothrix)	--/--/1B.2	Rock outcrops within chaparral; blooms June through December	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Microseris paludosa</i> (Marsh malacothrix)	--/--/1B.2	Moist habitat within closed-cone coniferous forest, cismontane woodland, coastal scrub and valley and foothill grassland; blooms April through June	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Pinus radiata</i> (Monterey pine)	--/--/1B.1	Closed-cone coniferous forest and cismontane woodland.	Present. Single individual of this species occurs on slope below existing house.

Table 1: Special Status Species Evaluated for Potential to Occur on the Mehdipour Property*

PLANTS	Status¹ Fed/CA/CNPS	Habitat and Blooming Period	Findings²
<i>Piperia yadonii</i> (Yadon's rein orchid)	E/--/1B.1	Poorly drained sandy soils of closed-cone coniferous forest, chaparral and coastal scrub habitats; blooms May through August	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Plagiobothrys uncinatus</i> (Hooked popcorn-flower)	--/--/1B.2	Sandstone outcrops and canyon sides often in burned or disturbed areas at 300 to 820 meters, within chaparral, cismontane woodland, valley and foothill grassland and coastal bluff scrub; blooms April through May	Habitat conditions not appropriate and outside of species range. Not observed and not expected to occur..
<i>Potentilla hickmanii</i> (Hickman's cinquefoil)	E/E/1B.1	Freshwater marshes, seeps and small streams in open or forested areas along the coast; blooms April through August	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Rosa pinetorum</i> (Pine rose)	--/--/1B.2	Perennial shrub found in closed-cone coniferous forest; blooms May through July	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Trifolium polyodon</i> (Pacific Grove clover)	--/R/1B.1	Along small springs and seeps in grassy openings in closed-cone coniferous forest, meadows and coastal prairie; blooms April through June	No suitable habitat for species on site. Not observed and not expected to occur.
<i>Trifolium trichocalyx</i> (Monterey clover)	E/E/1B.1	Poorly drained low nutrient soil underlain with hardpan or burn areas within closed-cone coniferous forest; blooms April through June	No suitable habitat for species on site. Not observed and not expected to occur.
ANIMALS	Status¹ Fed/CA	Habitat	Findings²
INVERTEBRATES			
<i>Euphilotes enoptes smithi</i> (Smith's blue butterfly)	E/--	Most commonly found in coastal dunes and coastal sage scrub plant communities in Monterey and Santa Cruz counties. Found in association with host plant, <i>Eriogonum latifolium</i> and <i>Eriogonum parvifolium</i> , which are utilized as both larval and adult foodplants.	Very limited potential to occur. Host plants occur on site, but species has not been found along the 17-Mile Drive shoreline during directed surveys over the last ten years.
AMPHIBIANS / REPTILES			
<i>Ambystoma californiense</i> (California tiger salamander)	T/CE	Grasslands and open oak woodlands with ground squirrel or gopher burrows for underground retreats, and breeding ponds such as seasonal wetlands, vernal pools or slow-moving streams that do not support predatory fish or frog populations	No suitable habitat. No suitable breeding or aestivation habitat available on site. Nearest recorded location is approximately 6.4 miles south of site at Palo Corona Ranch.
<i>Rana draytonii</i> (California red-legged frog)	T/CSC	Lowlands and foothills in or near permanent sources of deep water within streams, marshes, and occasionally ponds with dense, shrubby, or emergent riparian vegetation.	No suitable habitat. Ponds, streams and moist forest understory not present. Nearest recorded location is approximately 0.49 mile north of site at Seal Rock Creek.
<i>Actinemys marmorata pallida</i> (Southwestern pond turtle)	--/CSC	Requires aquatic habitats with permanent or persistent water and protected areas for basking such as partially submerged rocks or logs, floating vegetation mats or open mud banks	No suitable habitat. Deep waters, ponds and streams not present.
<i>Phrynosoma coronatum</i> (Coast horned lizard)	--/CSC	Occurs in areas with loose sandy soils and moderate cover of chaparral, scrub and/or grasslands.	Potential to occur on site. Species could occur in open sands associated with mixed coastal scrub vegetation.

Table 1: Special Status Species Evaluated for Potential to Occur on the Mehdipour Property*

ANIMALS	Status¹ Fed/CA	Habitat	Findings²
<i>Anniella pulchra nigra</i> (Black legless lizard)	--/CSC	Monterey and Morro Bay areas in moist dunes or sandy soils with mock heather & bush lupine	Potential to occur on site. Species could occur in open sands associated with mixed coastal scrub vegetation.
BIRDS			
<i>Pelicanus occidentalis californicus</i> (California brown pelican)	D/E	Is a colonial nester on coastal islands just outside the surf line. Islands are of small to moderate size and afford immunity from attack by ground-dwelling predators.	No suitable nesting habitat on site.
<i>Charadrius alexandrinus nivosus</i> (Western snowy plover)	T/CSC	Federal listing applies to nesting sites of pacific coastal populations only. For nesting, require sandy, gravelly or friable soils that are found on sandy beaches, salt pond levees and shores of large alkali lakes.	No suitable nesting habitat. Property too far removed from coastline to provide suitable nesting habitat.
<i>Athene cunicularia</i> (Burrowing owl)	--/CSC	Ground nester in open dry annual or perennial grasslands, deserts and scrublands with low-growing vegetation, dependent upon burrowing mammals (i.e. California ground squirrel)	Only marginal habitat present for species on site and no evidence of ground squirrel or other burrows. Species (or sign) not observed and not expected to occur on site.
<i>Cypseloides niger</i> (Black swift)	--/CSC	Breed in small colonies on cliffs behind or adjacent to waterfalls in deep canyons and sea-bluffs above surf. Forage widely.	No suitable nesting habitat on site
MAMMALS			
<i>Antrozous pallidus</i> (Pallid bat)	--/CSC	Variety of habitats, most common in open, dry communities with rocky and/or forested areas for roosting.	No suitable roosting habitat on site. The cypress trees that occur on site are not of adequate density to provide suitable roosting habitat.

1. Status Explanations

Federal (Fed)

E = listed as endangered under the federal Endangered Species Act

T = listed as threatened under the federal Endangered Species Act

D = delisted

-- = no designation

California Native Plant Society (CNPS)

1B = plants considered rare, threatened or endangered in California and elsewhere.

1B.1 = seriously endangered in CA

1B.2 = fairly endangered in CA

1B.3 – not very endangered in CA

California State (CA)

R = listed as rare under the California Endangered Species Act

E = listed as endangered under the California Endangered Species Act

T = listed as threatened under the California Endangered Species Act

CE – candidate for endangered under the California Endangered Species Act

CSC = California Department of Fish and Game Species of Special Concern

-- = no designation

2. Findings based on literature review, field surveys and assessment of habitat types present, and knowledge of species habitat requirements.

*Source: Search of the California Department of Fish and Game's Natural Diversity Database (CDFG 2010) occurrences and the California Native Plant Society's On-line Inventory (CNPS 2010) for the Monterey 7.5-minute USGS quadrangle.

Table 2
Plants Observed on the Site

SCIENTIFIC NAME	COMMON NAME
<i>Abronia latifolia</i>	yellow sand verbena
<i>Abronia umbellata</i>	pink sand verbena
<i>Aira caryophyllea</i>	*hair grass
<i>Ammophila arenaria</i>	*European beachgrass
<i>Artemisia pycnocephala</i>	beach sagewort
<i>Baccharis pilularis</i>	coyote brush
<i>Briza maxima</i>	*rattlesnake grass
<i>Bromus diandrus</i>	*ripgut grass
<i>Bromus madritensis</i> ssp. <i>madritensis</i>	*Spanish brome
<i>Calamagrostis nutkaensis</i>	Pacific reed-grass
<i>Calystegia soldanella</i>	beach morning-glory
<i>Camissonia cheiranthifolia</i>	beach evening primrose
<i>Cardionema ramosissimum</i>	sand mat
<i>Carex pansa</i>	sand dune sedge
<i>Carpobrotus chilense</i>	*sea fig
<i>Carpobrotus edulis</i>	*Hottentot fig
<i>Cryptantha leiocarpa</i>	coast popcorn flower
<i>Cupressus macrocarpa</i>	Monterey cypress
<i>Dudleya caespitosa</i>	sea lettuce
<i>Ericameria ericoides</i>	mock-heather
<i>Erigeron glaucus</i>	seaside daisy
<i>Eriogonum parvifolium</i>	seacliff buckwheat
<i>Eschscholzia californica</i> var. <i>maritima</i>	California poppy
<i>Euphorbia peplus</i>	*petty spurge
<i>Eucalyptus</i> sp.	*eucalyptus
<i>Filago gallica</i>	*narrow-leaved filago
<i>Galium aparine</i>	*goose-grass
<i>Genista monspessulana</i>	*French broom
<i>Juncus mexicanus</i>	Mexican rush
<i>Leptospermum</i> sp.	*tea tree
<i>Lessingia californica</i> var. <i>californica</i>	California beach-aster
<i>Lotus heermannii</i> var. <i>orbicularis</i>	woolly lotus
<i>Lotus scoparius</i> var. <i>perplexans</i>	Hoover's lotus
<i>Lupinus chamissonis</i>	silver bush lupine
<i>Madia sativa</i>	coast tarweed
<i>Marah fabaceus</i>	man-root
<i>Medicago polymorpha</i>	*bur-clover
<i>Oxalis pes-caprae</i>	*Bermuda buttercup
<i>Phalaris californica</i>	California canary-grass
<i>Pinus radiata</i>	Monterey pine
<i>Plantago coronopus</i>	*cut-leaf plantain
<i>Poa unilateralis</i>	San Francisco blue grass
<i>Rhamnus californica</i> ssp. <i>californica</i>	California coffee-berry
<i>Rubus ursinus</i>	Pacific blackberry
<i>Senecio vulgaris</i>	*common groundsel
<i>Sonchus asper</i>	*prickly sow-thistle
<i>Sonchus oleraceus</i>	*common sow thistle
<i>Toxicodendron diversilobum</i>	poison-oak
<i>Vulpia octoflora</i> var. <i>octoflora</i>	slender fescue

Site Photographs
1170 Signal Hill Road



Photo 1: European beachgrass on slopes below existing house



Photo 2: Iceplant dominated slopes along westerly site border

Site Photographs
1170 Signal Hill Road



Photo 3: Looking northerly toward recent open sandy terrace below residence



Photo 4: Looking southerly toward recent open sandy terrace surrounded by beachgrass below residence

Site Photographs
1170 Signal Hill Road



Photo 5: Coastal scrub with dune sedge understory merging to beachgrass



Photo 6: Coastal scrub with granitic outcrop in middle distance

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Exhibit E

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MINUTES
Del Monte Land Use Advisory Committee
May 7, 2026

1. Meeting called to order by Lori Lietzke at 3:03 pm

2. Roll Call

Members Present:

Lori Lietzke, Maureen Lyon, Carol Church, Kamlesh Parikh, Bart Bruno, Rick Verbanec, Ned Van Roekel

Members Absent:

3. Approval of Minutes:

A. March 19, 2026 minutes

Motion: Ned Van Roekel (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Kamlesh Parikh, Bart Bruno, Rick Verbanec, Ned Van Roekel

Noes: _____

Absent: _____

Abstain: _____

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Items

PLN260025 - ANZOATEGUI ALVARO & JESSICA KAY
PLN250292 – SIGNAL HILL LLC

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:03 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1. **Project Name:** ANZOATEGUI ALVARO & JESSICA KAY
File Number: PLN260025
Project Location: 2975 CORMORANT RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-262-003-000
Project Planner: Joseph Alameda
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Design Approval to allow demolition of an existing one-story residence and construction of new two-story 3,688 square foot single family dwelling with detached 874 square foot accessory dwelling unit, including associated site improvements. The property is located at 2975 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-262-003-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

James Smith (Architect)

Was a County Staff/Representative present at meeting? Joseph Alameda (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Kamlesh Parikh, Bart Bruno, Rick Verbanec, Ned Van Roekel

Noes: _____

Absent: _____

Abstain: _____

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2. **Project Name:** SIGNAL HILL LLC
 File Number: PLN250292
 Project Location: 1170 SIGNAL HILL RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-261-007-000
 Project Planner: McKenna Bowling
 Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow an accessory dwelling unit; and 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit for development within 750 feet of a known archeological resource. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), Del Monte Forest Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Sateez Kadivar (Rep, property); Tony Lombardi (Rep, neighbors)

Was a County Staff/Representative present at meeting? McKenna Bowling (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Tony Lombardi	Representing neighbors		Proposed ADU increases site development. Proposed build of ADU ignores Board's approval which stated the new residence must remain within the original footprint of the previous residence.
			Removal of a tree in location of proposed ADU. Approval to build new residence required that said tree was not to be removed and applicant agreed to this at the time of approval

--	--	--	--

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
LUAC committee finding it difficult to comment on project and its design without knowing if the proposed ADU is in compliance with all parties concerned in the approval process		Request verification of compliance
The design seems to be very monolithic and out of place for the neighborhood. Looks like a “big block” house. Back side of the house presents as a solid wall.		Suggest softening the look, especially the back side of the house which is visible from the street. Maybe redesign with windows.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by:

Maureen Lyon
 (LUAC Member's Name)

Second by:

Rick Verbanec
 (LUAC Member's Name)

☐
 Support Project as proposed

☒
 Support Project with changes. Approval with contingencies consistent w/ Board of Supervisors conditions and verification of compliance with those conditions,

☐
 Continue the Item

Reason for Continuance:

Continue to what date:

Ayes:

Lori Lietzke, Maureen Lyon, Kamlesh Parikh, Rick Verbanec, Ned Van Roekel

Noes: _____

Absent: _____

Abstain: Carol Church, Bart Bruno

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Exhibit F

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TOPE'S TREE SERVICE

P.O. Box 51964, Pacific Grove, CA 93950
831-373-7765 • Fax 831-625-9318
LIC. # 669057



*You call...
We come runnin'!*



Just great old fashioned service since 1979!!

Certified Arborist WE-7621A

June 17, 2026

To Whom It May Concern,

I am a certified arborist and have recently conducted a site visit at 1170 Signal Hill Road in Pebble Beach to assess the proposed relocation of the Cypress tree as part of the Signal Hill LLC ADU permit process. Based on my inspection of the subject Cypress tree and considering its size, age, health, and overall condition, it is my professional opinion that the tree is suitable for transplantation.

With proper relocation procedures, installation, and post-transplant care, the tree has a very high likelihood of successful establishment and long-term survival at its proposed new location. The proposed relocation site provides greater protection from prevailing winds than the tree's existing location, which should be beneficial to the tree's long-term health and establishment following transplantation. I am also qualified and licensed to perform such transplantation.

Sincerely,

Andrew Tope

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Exhibit G

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ANTHONY LOMBARDO & ASSOCIATES

A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
JOSEPH M. FENECH
CODY J. PHILLIPS
SHERYL A. FOX

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

July 6, 2026

Our File No: 1599.001

Paul Getzelman, Chair
Monterey County Planning Commission
1441 Schilling Place
South 2nd Floor
Salinas, CA 93901

RE: Mehdipour/PLN250292

Dear Chair Getzelman and Members of the Planning Commission:

We represent Mr. and Mrs. Reeves, the homeowners immediately to the south and nearest Ms. Mehdipour's project which includes an accessory dwelling unit (ADU). They have reviewed the plans for the project and the Board's prior approval for the Mehdipour house (Board Resolution 25-132). There are numerous issues with the staff report and staff recommendation including that the project violates two conditions from the previous County approvals. One is a condition of a previous permit to replace illegally removed landmark cypress trees and, the second, is a condition of approval on the permit for the replacement of the demolished historic Connell House regarding coverage. As a result, the Reeves request that you do not approve the project.

The Reeves want to be clear. They would not object to a project such as is proposed, including an ADU or junior ADU as provided in state law, as long as it is consistent with the Board of Supervisors' prior approvals and conditions. The project, as proposed, does not.

There are numerous errors and omissions in the staff report, as are discussed herein:

THE PUBLIC NOTICE AND STAFF REPORT DO NOT DESCRIBE THE WHOLE PROJECT

The staff report and public notice are written as if the 798 SF ADU is the whole of the project. It is not.

Neither the staff report nor the public notice discloses that the whole of the project is a two-story structure, thirty feet in height. The building footprint measures, per the project plans, 33' x 27'6". Each level is 907.5 SF for a total of 1,815 SF. The ADU, which is 907.5 SF, not 798 SF as stated in the public notice and the staff report, is the upper story. The lower story appears to be for storage. The "structural connection" between the proposed project and the previously approved house is a pergola. Given the omissions, the notice did not provide adequate information to the public.

The staff report has these same omissions making the report inadequate to fully inform the Commission on the project as a whole.

The July 8th hearing should be reset for a later date so an adequate public notice describing the whole of the project can be given and a staff report addressing the whole of the project can be prepared.

THE STAFF REPORT INCORRECTLY DESCRIBES THE STATUS OF THE BUILDING PERMIT FOR THE MAIN HOUSE

The report states the applicant is “*currently in the process of applying for construction permits (25CP04088)*.” The applicant is not “in the process of applying” for the building permit for the house approved by the Board. The application was filed in December 2025. There have been four sets of corrections and revisions. The County’s review of the application is complete. All County departments and the fire department have approved the permit to be issued. Final approval by the Monterey Peninsula Water Management District is pending. Given that there is an existing meter and water is secured through the Pebble Beach Company, District approval largely a given.

The building permit could be issued and construction started within the next few days.

THE STAFF REPORT DOES NOT PRESENT THE POSITION OF THE COASTAL COMMISSION

Finding 2, Evidence (a) of the draft resolution prepared and recommended by the staff states “The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community Services District, HCD- Engineering Services, HCD- Environmental Services, Environmental Health Bureau, and *the California Coastal Commission. There has been no indication from these departments/agencies that the site is not suitable for the proposed development.*”

In a letter from the HCD to the applicant dated December 13, 2025, staff wrote advising her the application was incomplete. That letter included the following language from the California Coastal Commission staff: “*Ensure that any development at the site (including any new ADU, driveway area, or paths) does not increase site development coverage beyond the area already approved by the County.*”

In an email dated July 6, 2026, Coastal Commission District Supervisor Katie Butler confirmed that the statement from December is still the Coastal Commission staff’s position.

THE LIMIT ON IMPERVIOUS COVERAGE IS APPLICABLE TO ANY AND ALL DEVELOPMENT ON THE PROPERTY

The staff report (page 7) states: “In regard to the previous decision from BOS, staff’s understanding of this decision considered only the development of the single-family dwelling

and an attached two-car garage, and did not contemplate or preclude future development of accessory structures, such as an ADU or guesthouse. The Board's decision limited the footprint of the replacement residence (PLN100338 and PLN240077) to the existing development footprint from the previous residence, the Connell House." We disagree. There is no evidence in the record to support the staff conclusion.

The demolition of the Connell House was approved by the Board of Supervisors (PLN 100338), following preparation of an EIR, subject to the 43 conditions affecting the entire property. While the necessity of an EIR was triggered by the proposed demolition of a significant historic resource, the EIR assessed development of the entire property in light of not only the historic resource but also the ESHA, archaeological resources and visual resources of the property. The Board decision was based on that analysis.

The entirety of the property, as is most of the Signal Hill area, is environmentally sensitive habitat (ESHA). Policy 14 of the Del Monte Forest LCP states: "Near environmentally sensitive habitat areas, native vegetation removal and land disturbance (grading, excavation, paving, etc.) shall be restricted to the minimum amount necessary to accommodate reasonable development

In approving the replacement house (PLN240077), which was an extension of the approval of the demolition of the Connell House, the Board of Supervisors incorporated all of the previous conditions of PLN100338 and added 11 additional conditions in PLN240077. The Board added specific language to Condition 11 of PLN240077 that: "Other than the proposed driveway, *any impervious surfaces extending beyond the footprint of the former Connell House are not permitted*" thereby allowing reasonable development consistent with policy 14. The Board Resolution is clear that the condition applies to *any* impervious surface without limitation. There is no exception, written or implied, to conclude otherwise.

The plans were reviewed by Eric Miller (Exhibit A). The analysis clearly shows the inconsistency of the proposed project with the Board's approval.

- The area outlined by red dashes is the footprint of the Connell House as agreed to and approved by the Board of Supervisors.
- The area highlighted in yellow is additional impervious surface proposed in the building permit application submitted in December 2025.
- The area in blue cross hatch is the proposed ADU.



EXHIBIT A

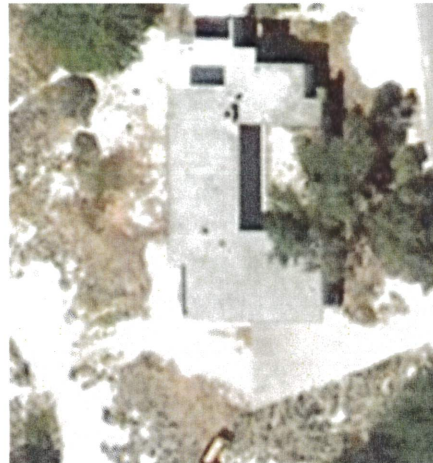
The staff report (page 4-5) states: “The replanting [of the trees to replace trees illegally removed] has yet to be successful as the tree has been replanted 2-3 times due to wind exposure and soil conditions that led to a fungal pathogen. However, the arborist has confirmed that the soil conditions are no longer a reason for survivability, but wind exposure does continue to limit appropriate relocation sites.”

The Board also reviewed as part of PLN240077 the proposed removal of a cypress tree which was one of three planted, and is the only remaining one of the three, as restoration for the cypress trees illegally removed in 2010 (PLN100418; February 5, 2013). The other two trees were to be

planted to the rear of the Connell House to replicate the screening prior to the illegal removal are the trees which reportedly were damaged by fungus. The following pictures show the before and after of the tree removal. The tree in question is the only surviving tree.

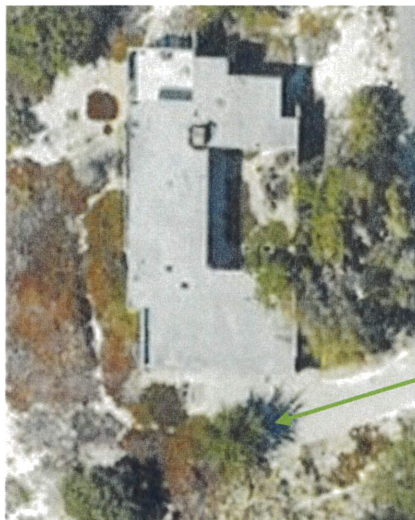


Google Earth April, 9, 2009



Google Earth September 30, 2009

This picture (September 30, 2022) shows the same tree just prior to the final demolition of the Connell House. Exhibit B (following) shows the current condition of the tree in question. Clearly, the tree is thriving. The Bolden 2024 report describes the trees condition as “good.”



Subject Tree

The Board found (PLN 240077, Finding 1, Evidence i)

The proposed project that was appealed to the Board of Supervisors requested removal of a third Monterey Cypress tree, but it was identified as part of a previous Coastal Development Permit and Restoration Plan (Resolution No. 13-021 for PLN100418). The Board does not find evidence to require that the Cypress tree near the existing driveway

that was required to be replanted under prior permits must now be relocated. Therefore, the **Applicant has agreed** that this tree shall be protected...

The plans for the project however tell a different story. The staking photo and plans clearly shows the tree that the applicant promised to protect is in the footprint of the project and to be relocated (Exhibits B and C).



Exhibit B

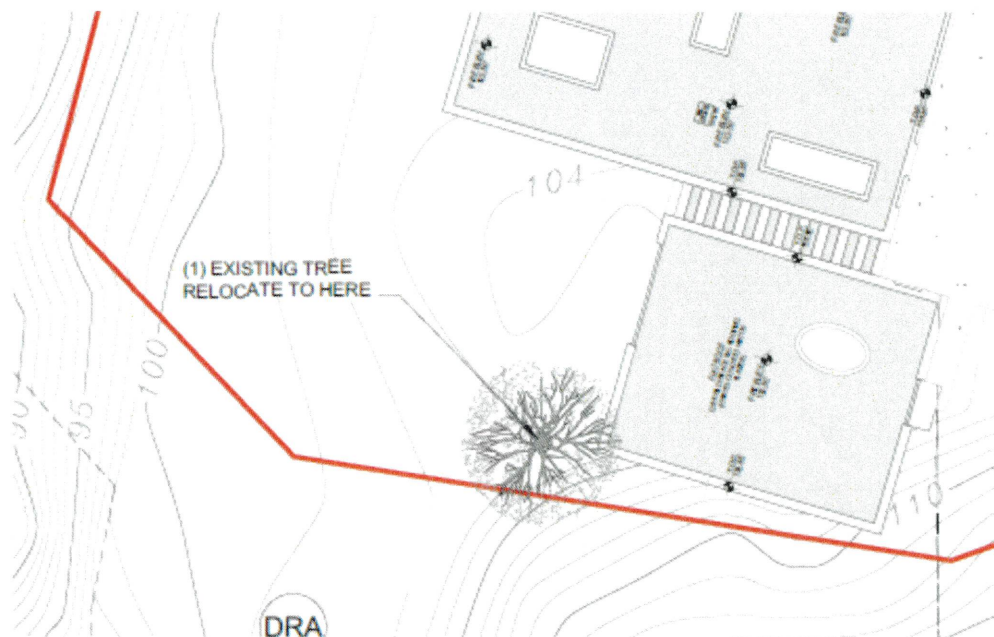


Exhibit C

THERE IS NO CONSERVATION AND SCENIC EASEMENT ON THE PROPERTY

The staff report states (page 5): “As required by Board of Supervisors Resolutions No. 23-237 and 25- 334 (HCD-Planning File Nos. PLN100338 and PLN240077), the project site already contains a Conservation and Scenic Easement (CSE) over those portions of the property that contain ESHA, including all remnant native sand dune and restored habitat.”

That is incorrect.

The applicant has submitted a CSE which has been approved by staff and County Counsel. As of July 1, the staff is awaiting a signature from the applicant accepting additional changes to the CSE. Once that occurs, the CSE must then be accepted by the Board of Supervisors as an agenda item in a public session. The Board could either accept the CSE or may request further changes. Until the Board accepts the CSE and the CSE is recorded, it is not final and does not exist.

DEVELOPMENT ON 30% SLOPES IS NOT JUSTIFIED.

The staff report (Page 6) states: “The project involves 260 square feet of development on slopes in excess of 30%. The suitable area for an ADU is limited due to the existing CSE encumbering most of the undisturbed areas of the property. Any other location of an 800-square-foot ADU would either impact forest resources, be more visually prominent from 17 Mile Drive, or require additional development on slopes. Given the site’s constraints, staff believes the proposed location balances the requirements of the DMF LUP by minimizing disturbance to natural landforms, minimizing tree removal, avoiding ESHA, and minimizing visual impacts.”

As discussed above, there is no CSE on the property and there is no surety that the configuration currently proposed (See Exhibit A) will be approved. Should additional impervious coverage be allowed, there would be ample room in the area already cleared of resources for the demolition of the remainder of the Connell House to accommodate an ADU, but not necessarily the project at hand. It would seem to be preferable to design a project within this area than to go further into the remaining dune habitat as currently proposed.



ADDITIONAL CEQA REVIEW IS REQUIRED

Neither the staff report nor the proposed resolution are adequate to support a conclusion that the project as a whole is categorically exempt because neither the staff report nor proposed resolution describe the project as a whole. The project, as previously described in this letter, is much larger than a 798 SF ADU. Any environmental assessment which does not address the potential impacts of the project, as a whole as required by CEQA, is inadequate.

The Board of Supervisors approved demolition of the Connell House (PLN100338), a significant historic resource listed on both the State and Federal registers, subject to a subsequent design approval (PLN240077). That approval (PLN100338) is very specific in its choice and implementation of FEIR Alternative 6. The approval limits development to the Connell House's "historic footprint." That limitation is specifically shown in the plans approved by the Board and in the Board's very findings regarding the size and location of the development to be allowed. The proposed project is inconsistent with the Board's direction (Resolution 23-237 and Resolution 25-132) for the location and size of the allowable development on the site.

At the Del Monte Forest LUAC meeting HCD staff, when questioned by the LUAC members about the inconsistency of the proposed project and the prior Board of Supervisors conditions of approval, stated they could not advise the LUAC on what the intention of the Board of Supervisors was. According to the staff report, they now believe they know the Board's intent.

The LUAC was confused by the staff opinion that the LUAC could not deny the application. Their only option was to approve the project but could recommend conditions to improve the project. As a result, the LUAC recommendation was to “Support Project with changes. Approval with contingencies consistent w/ Board of Supervisors conditions and verification of compliance with those conditions.” As discussed, the project does not comply with the Board’s decision and therefore does not have LUAC approval.

The Board’s intent is clearly reflected in numerous findings in Board Resolution 25-132 (PLN240077). For example:

On June 27, 2023, the Board approved a Combined Development Permit for the “Reduced Project” (Alternative 6 of the Final EIR), in concept, as there were no plans prepared for it to be reviewed at the hearing...The Board’s motion adopting its decision included the “stipulation that the construction is in the footprint of the Connell House as it was” (Board of Supervisors Resolution 25-132, Finding 1, Evidence d).

The Final EIR describes its Reduced Project Alternative 6 as subject to these constraints: 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 (EIR Chapter 5, page 5-9). In approving the Coastal Administrative Permit to construct a residence, the Board directed “that the construction is in the footprint of the Connell House as it was” (Board of Supervisors Resolution 25-132, Finding 1, Evidence m).

In approving the Reduced Project concept (Resolution No. 23-237), the Board of Supervisors prohibited the replacement single-family dwelling from expanding beyond the building footprint of the previous dwelling. The plans attached to this Resolution, inclusive of roofs, decks, and hardscapes, do not expand beyond the Connell House’s historic footprint and it is designed at a height that does not constitute ridgeline development (Board of Supervisors Resolution 25-132, Finding 1, Evidence f).

The specific size and siting of the allowable development on the Mehdipour property was thoroughly discussed. As stated in multiple findings of the Board of Supervisors’ Resolutions 23-236 and 25-132, the approval of PLN100338 and PLN240077 carries out and implements FEIR Alternative 6 and allows reasonable development of the property.

The two-story house approved by the Board was 7,690 SF. The project at hand (Exhibit D) totals 1,815 SF which would increase the total square footage to 9,505 SF, a 24% increase over that approved by the Board.

The Planning Commission earlier approved (PLN24007/Resolution 25-012) an 8,290 SF house which the Board subsequently reduced to 7,690 SF. The proposed project would be 9,505 SF, 1,215 SF, 15% larger than that approved by the Planning Commission.

These are changes which significantly expand the development area beyond the Board's approval and must be evaluated in light of FEIR Alternative 6 and CEQA in general. The County would then have to amend or augment the FEIR by an addendum, supplement to the FEIR or a subsequent EIR based on the County's assessment of the potential significant environmental impacts of the overall project changes.

EXHIBIT D



ADU: 33'x32'6" ...1,072.5 SF
Two Story, 30' high, 2,145 SF, total

DEL MONTE FOREST LCP AND THE COASTAL ACT

The State law and County ordinance are clear the Coastal Act takes precedent over other State and local regulations, including regulations for ADUs. The staff of the Coastal Commission wrote: "the Coastal Commission or the local government will need to analyze the consistency of a proposed ADU project with policies that require new development to minimize risks from coastal hazards [and] protect sensitive habitat... (Summary of State ADU Law and the Coastal Act, California Coastal Commission, 2025)."

LUP Policy 17 requires that the remnant native sand dune habitat ...on Signal Hill near the former Spyglass Quarry...be preserved through open space CSE [conservation and scenic easement deed] conveyed to the Del Monte Forest Foundation. (Board of Supervisors Resolution 25-132, Finding 1, Evidence k). The Board of Supervisors did allow a large area to be omitted from the CSED. It is unlikely that much of the area proposed to be exempted from the CSED is

also where the applicant now proposes to build a 24% addition to the total square footage of the plan approved by the Board is a coincidence.

The final configuration of that omitted area has not yet been approved by the Board. That area should be required to be consistent with the limitations placed on neighboring homes requiring everything outside the footprint to be placed in a scenic easement (Exhibit E).

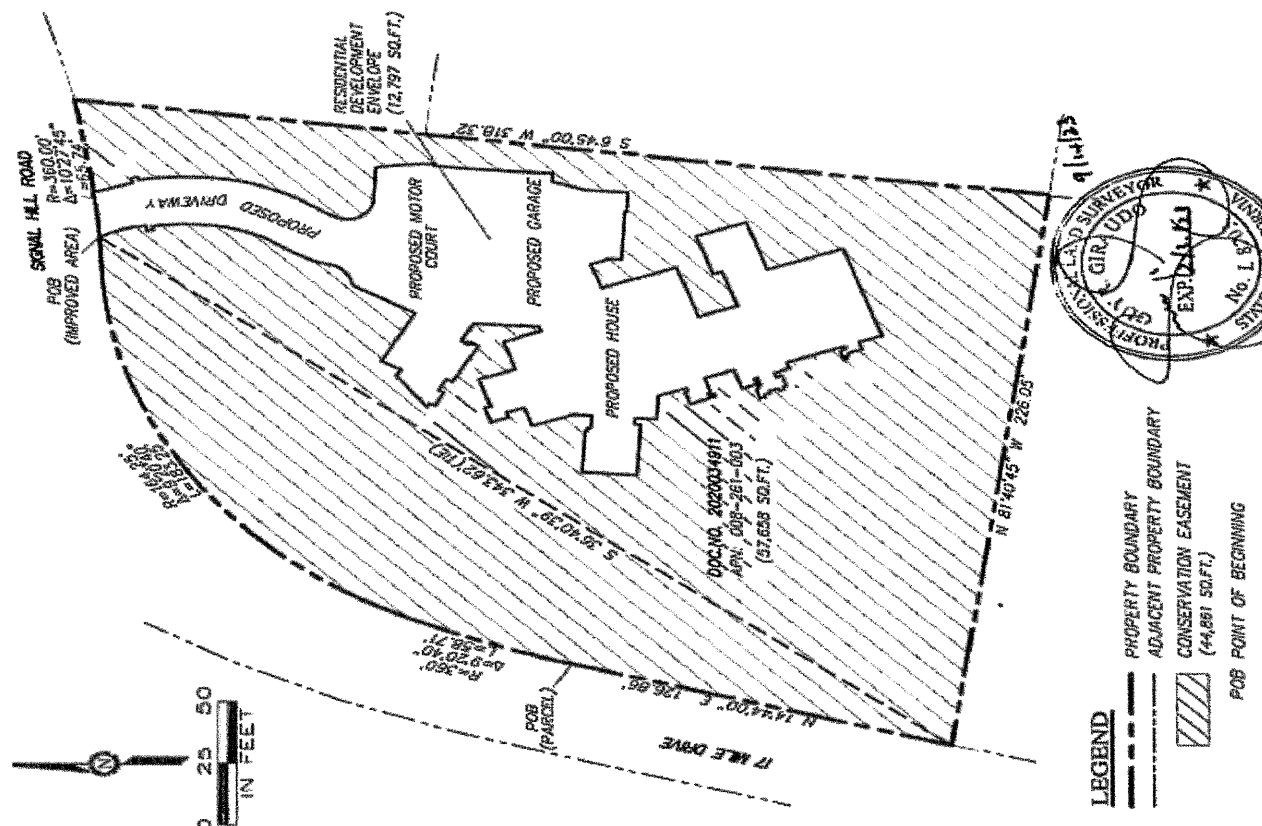


EXHIBIT E

The Coastal Commission staff wrote to HCD staff that “the County must ensure that any development at the site (including any new ADU, driveway area, or paths) does not increase site development coverage beyond the area already approved by the County.” It is clear based on the ADU plan set and even more so in the building permit plan the goal is to increase the site development beyond that which was approved by the Board.

SUMMARY

It is clear the applicant continues to attempt to increase the size of the project by any conceivable means. The total project is now 24% larger than the project approved by the Board. It is inconsistent with the conditions and findings adopted by the Board, with the applicant’s agreement, for the after the fact house. It is inconsistent with the Del Monte Forest Land Use Plan and the Coastal Act. It is even larger than the original replacement house denied by the

Board of Supervisors. Any project not in keeping with FEIR Alternative 6 and the Board of Supervisors prior approval must be denied.

Given the facts of this matter, including inadequate public notice, it appears the Planning Commission has two options:

1. Set a public hearing for a future date with direction to staff to provide new notice adequately describing the project as a whole and to provide the Commission with a new staff report and associated documents addressing the project as a whole; or,
2. Refer the entire application to the Board for a decision on the project as a whole since the project depends on developing beyond the limits previously approved by the Board.

Sincerely,



Dale Ellis
Director of Planning and Permit Services

cc: Client
Katie Butler, California Coastal Commission
Craig Spencer, HCD Director
Melanie Beretti, Chief of Planning
Jacquelyn Nickerson, Principal Planner
McKenna Bowling, Associate Planner
Members of the Board of Supervisors