

Agenda Item #25

PLN100338
Signal Hill LLC
Appeal
Continued Hearing

Board of Supervisors

June 27, 2023



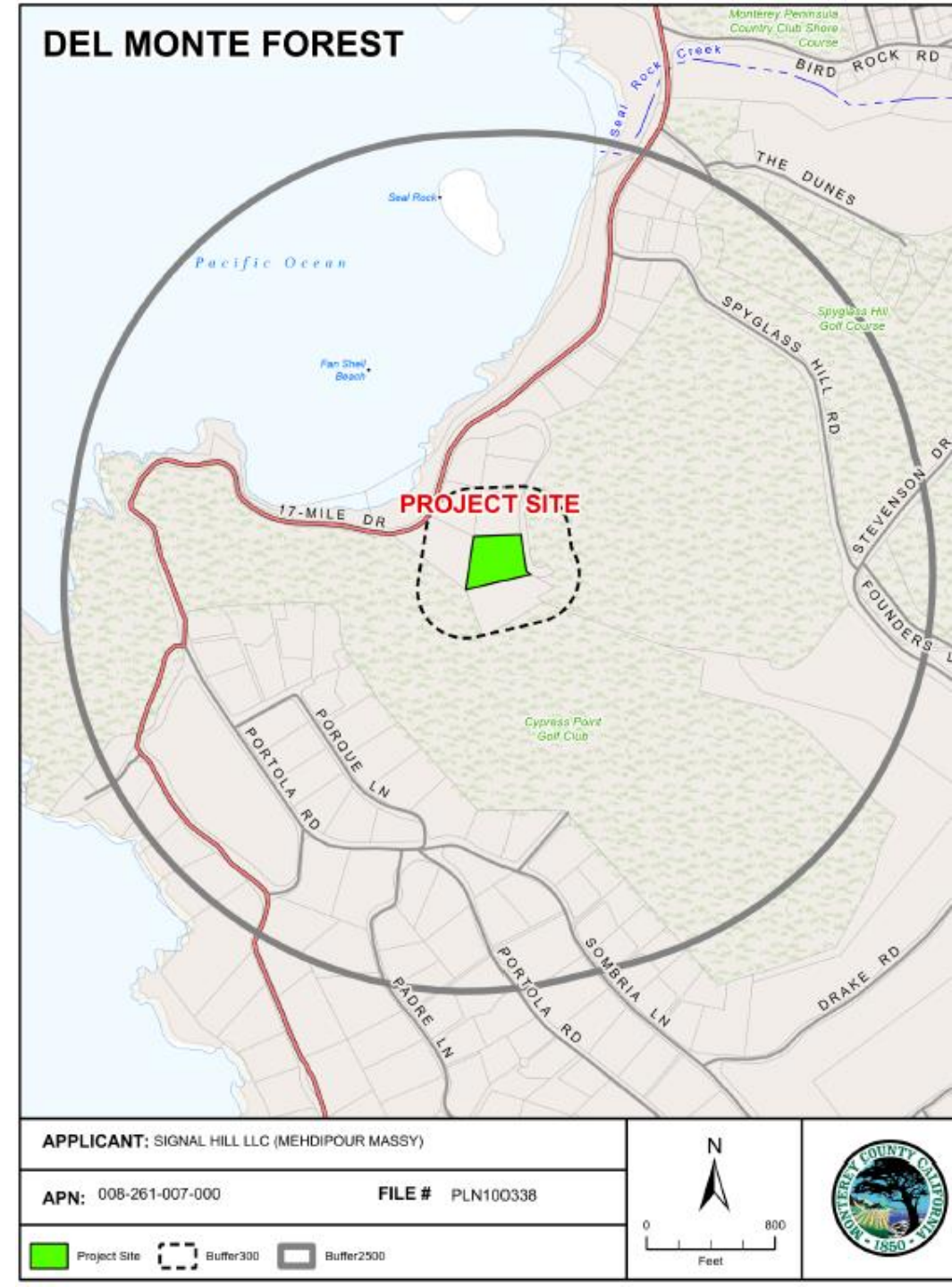
PLN100338 Signal Hill LLC

1170 Signal Hill Road, Pebble Beach

(Assessor's Parcel Number 008-261-007-000)

Del Monte Forest Area Land Use Plan (LUP)

The parcel is zoned "LDR/1.5-D (CZ)"
(Low Density Residential, 1.5 acres per unit
with Design Control Overlay in Coastal Zone)



Process

May 9th Hearing

Motion of intent to uphold the 3 appeals and deny the Alternative 9 (Reduced Height) Project

- Work with applicant on preservation and reduced project alternatives

Today

3 Resolutions before the Board:

- Certifying the EIR
- Alternative 1 (Preservation)
- Alternative 6 (Reduced Project)

Project Alternatives for Discussion

Alternative 1 – Preservation Project

Coastal Administrative Permit and Design Approval to allow the reconstruction of an existing 4,124 square foot single family residence.

Project requires Coastal Development Permits for

- development within 100 feet of environmentally sensitive habitat (ESHA),
- development on slopes exceeding 30 percent,
- development within 750 feet of a known archeological resources.

Project preserves the historic resource integrity for continued historic listing. Project does not include restoration of 1.67 acres of coastal sand dune habitat.

Alternative 6 – Reduced Project

Coastal Administrative Permit to allow the demolition of a 4,124 square foot single family residence and the construction of a new residence that is, in concept, Reduced Project.

Project requires same Coastal Development Permits for ESHA, slopes, archaeological resources.

Project involves the demolition of an historic resource. Project also includes restoration of 1.67 acres of coastal sand dune habitat, to be preserved in perpetuity.

Applicant Input on Alternatives 1 and 6

Alternative 1

Applicant refuses to pursue the Preservation Alternative for the following reasons:

- Property rights
- “Reconstruction is infeasible”
- Historic Resources Review Board did not support it and called it “a replica”

Alternative 6

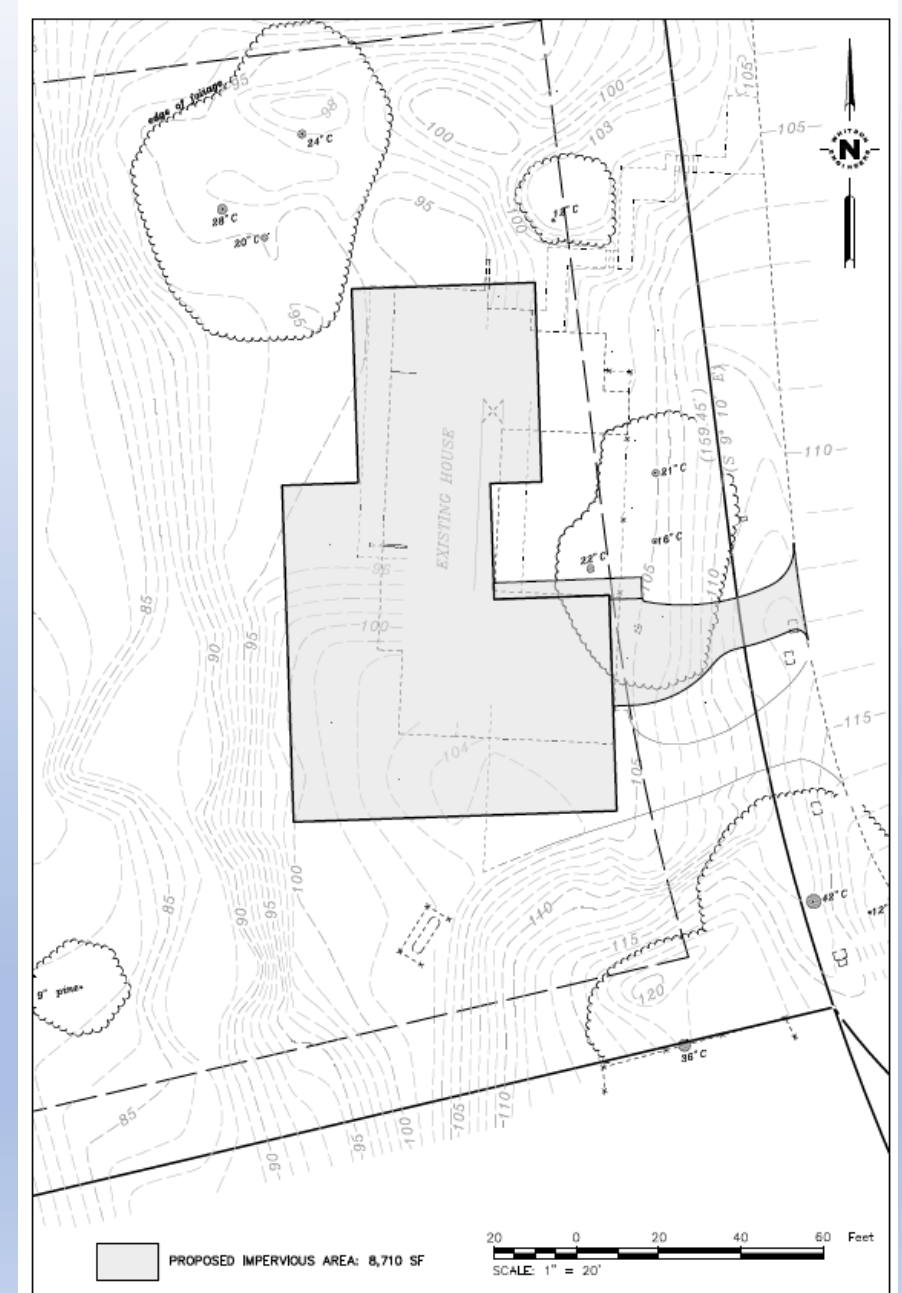
Applicant supports the Reduced Project Alternative, in principle but is most interested in a compromise with

- larger building coverage and floor area

Applicant Proposed Alternative

Applicant proposes a new site plan that would be reduced from the full project

- 15% less impervious surface (with 1.67-acre habitat restoration)
- 15% less Floor Area



Alternatives and CEQA Findings

Alt 1 - Preservation,
Alt 4 - Project Integration,
Alt 6 - Reduced Project,
Alt. 9 - Reduced Height,
Alt. 10 - No Project
Alternative.

Given applicant's objectives, there are specific economic, legal, social, and technological considerations that make the Preservation related alternatives infeasible.

- Continuation of hazardous structure in state of disrepair similar to "No Project" Alternative; possibly until it no longer has integrity as historic resource
- Building would cost as much as demolition and new construction but results in a smaller house that is undesirable to the property owner (Simpson, Gumpertz & Heger 2016 structural eval.)

Preservation is the environmentally superior alternative in the EIR

Overriding Considerations

- Reduced Project is custom-built new home within a setting that is known to support this type of development and represents consistent application of development policies
- permanently preserve approximately 1.67 acres of sand dune habitat and open space on the project site w/ long-term care
- economic benefits to the County
- by granting the demolition permit, hazardous and unsafe conditions of the existing structure could be corrected



Comment Letters to the Board

- Lombardo & Associates – *did not appeal certification of the EIR; discussion of Alternative 9 and CEQA findings, re-telling of project history from appellant's perspective*
- Raymond Neutra – *shared State Historic Preservation Office perspective on when they would support demolition (when historic integrity is nearly nonexistent), reconstruction regulations, and idea of sale of the property*
- Anthony Kirk – *nominated the Connell house to the National Register and would have in 2004, when the applicant purchased the property*
- Kathryn Smith – *preservationist and author of Frank Lloyd Wright book shared that she finds it still has character-defining traits and is opposed to demolition*

Staff Recommendation

- 1) Certify the Environmental Impact Report (EIR) prepared for the Signal Hill LLC project (SCH No. 2015021054) ***in separate resolution***;
- 2) Adopt a Statement of Overriding Considerations;
Approve a Combined Development Permit for EIR Alternative 6 (Reduced Project), consisting of: demolition of a 4,124 square foot single family residence; construction of a new single-family residence of similar size, in concept, as the existing residence and restoration of approximately 1.67 acre of native dune habitat;
Coastal Development Permits to allow development within 100 feet of environmentally sensitive habitat, development on slopes exceeding 30 percent, and development within 750 feet of known archeological resources; *
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

* With clarifying edits to the Resolution following the Staff Errata Memo