

PLN100338
Signal Hill LLC
Appeal Hearing

Board of Supervisors
May 9, 2023



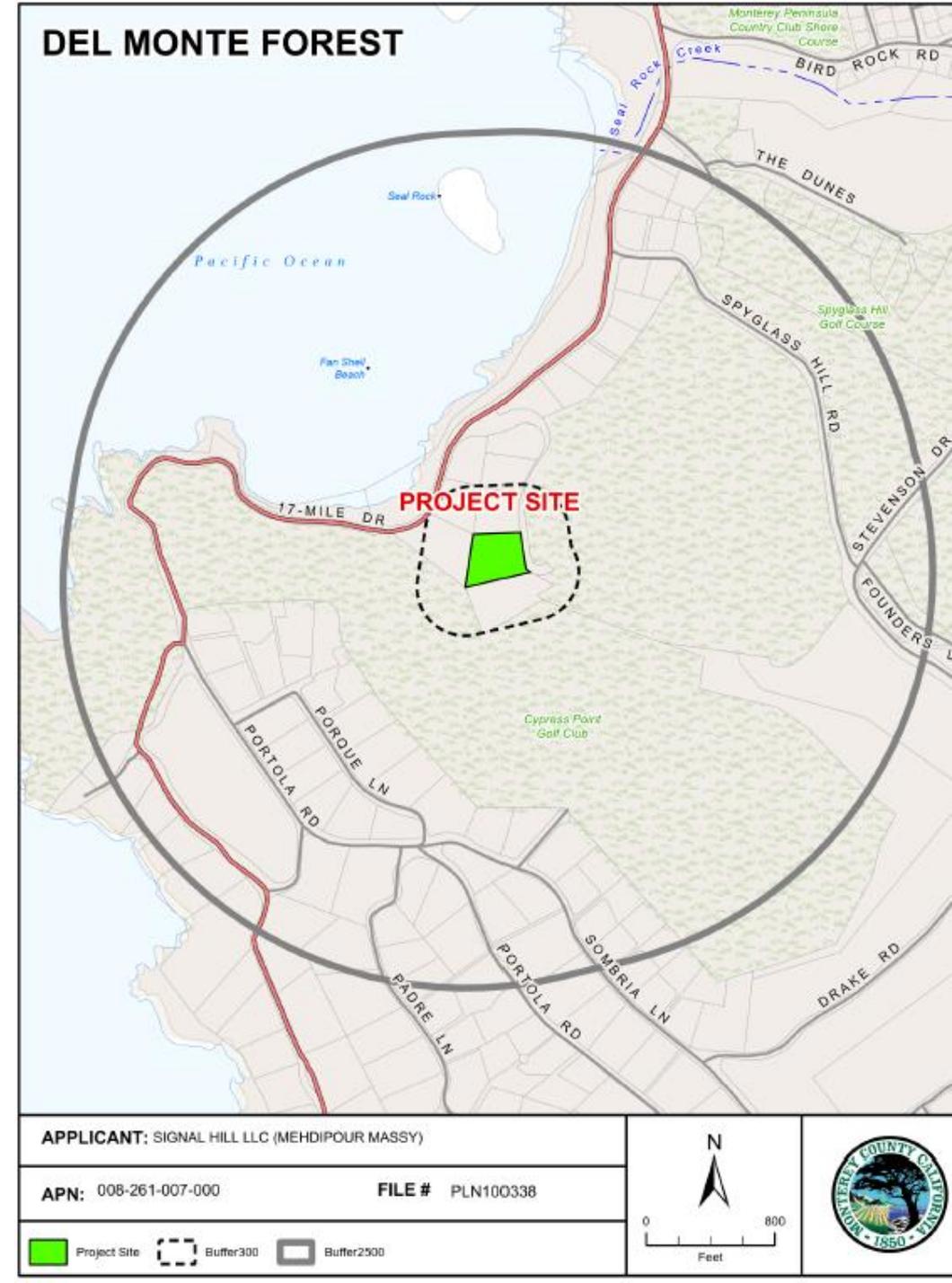
PLN100338 Signal Hill LLC

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)



Project

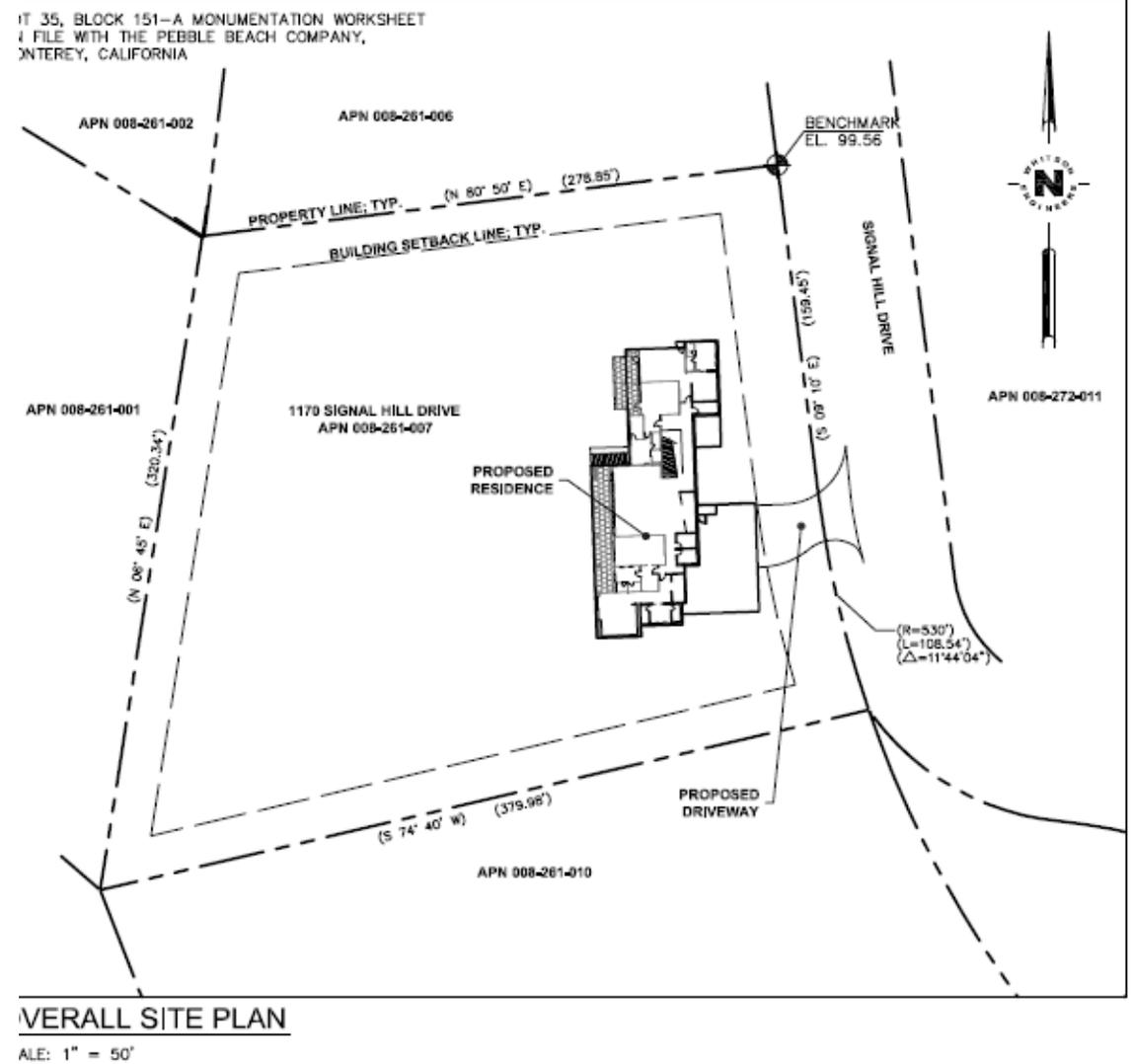
Combined Development Permit (PLN100338)

CAP and DA to allow the demolition of a 4,124 square foot single family residence and the construction of a new three level 11,933 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,
- Ridgeline Development,
- removal of three Monterey Cypress trees.

Project involves the demolition of an historic resource. Project also includes restoration of 1.67 acres of coastal sand dune habitat.



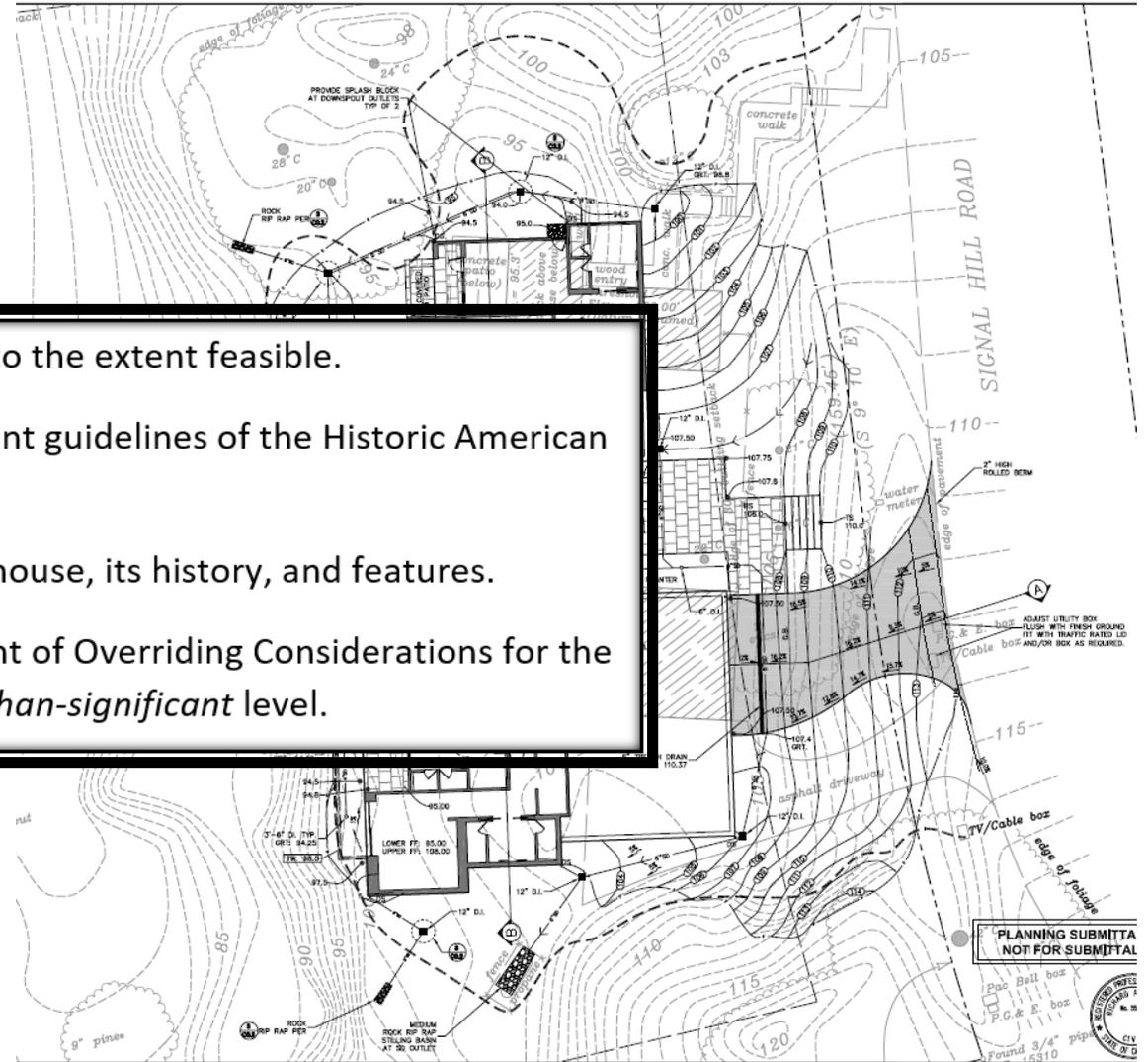
1. Historic Structure

Mitigation Measures have been identified to provide mitigation, to the extent feasible.

HR/mm-1.1 - Recordation of the Connell House per the most recent guidelines of the Historic American Buildings Survey (HABS); and

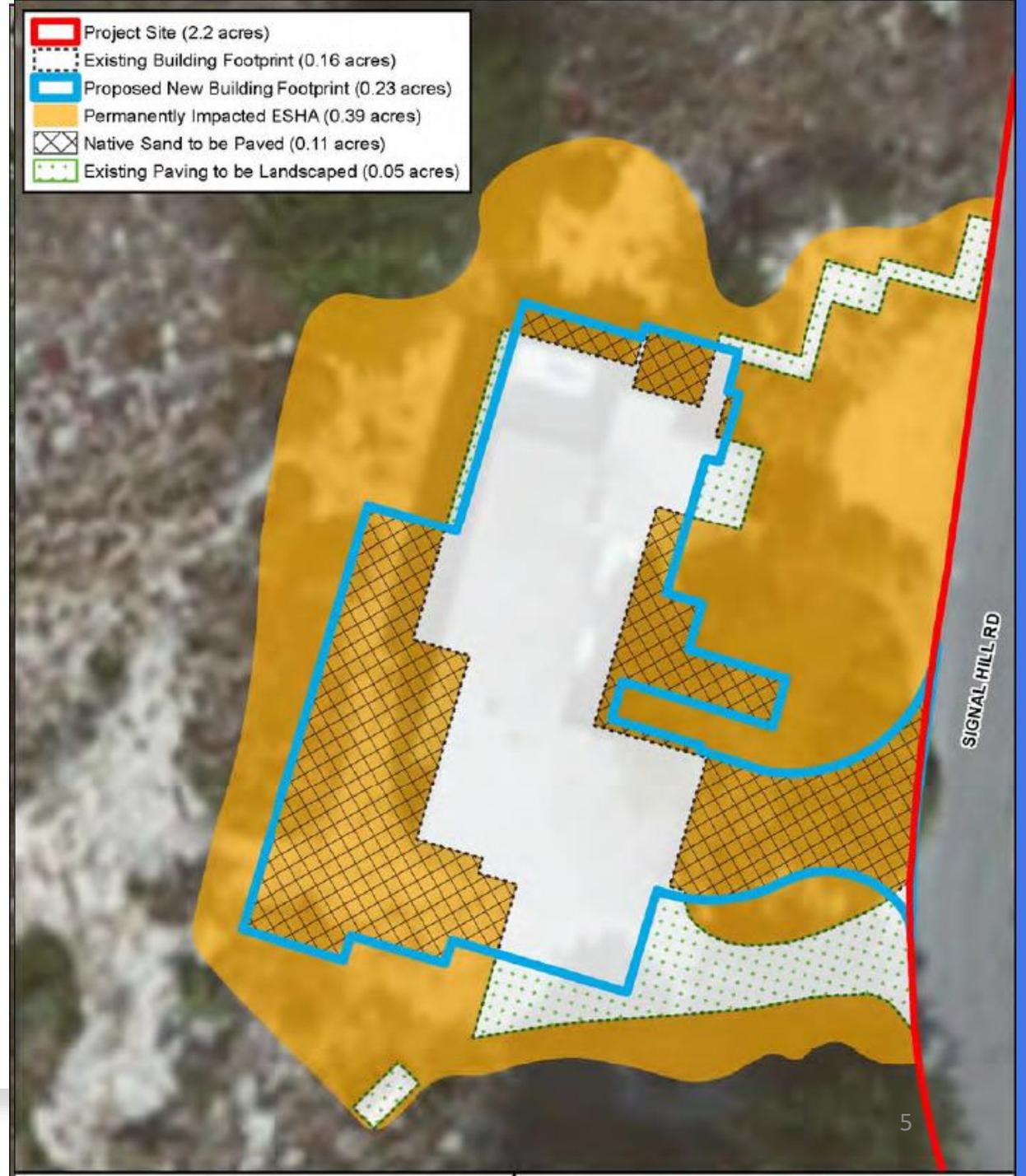
HR/mm-1.2. – Electronic memorial (web page) documenting the house, its history, and features.

Staff is recommending the Board of Supervisors adopt a Statement of Overriding Considerations for the impacts to Historic Resources that cannot be mitigated to a *less-than-significant* level.



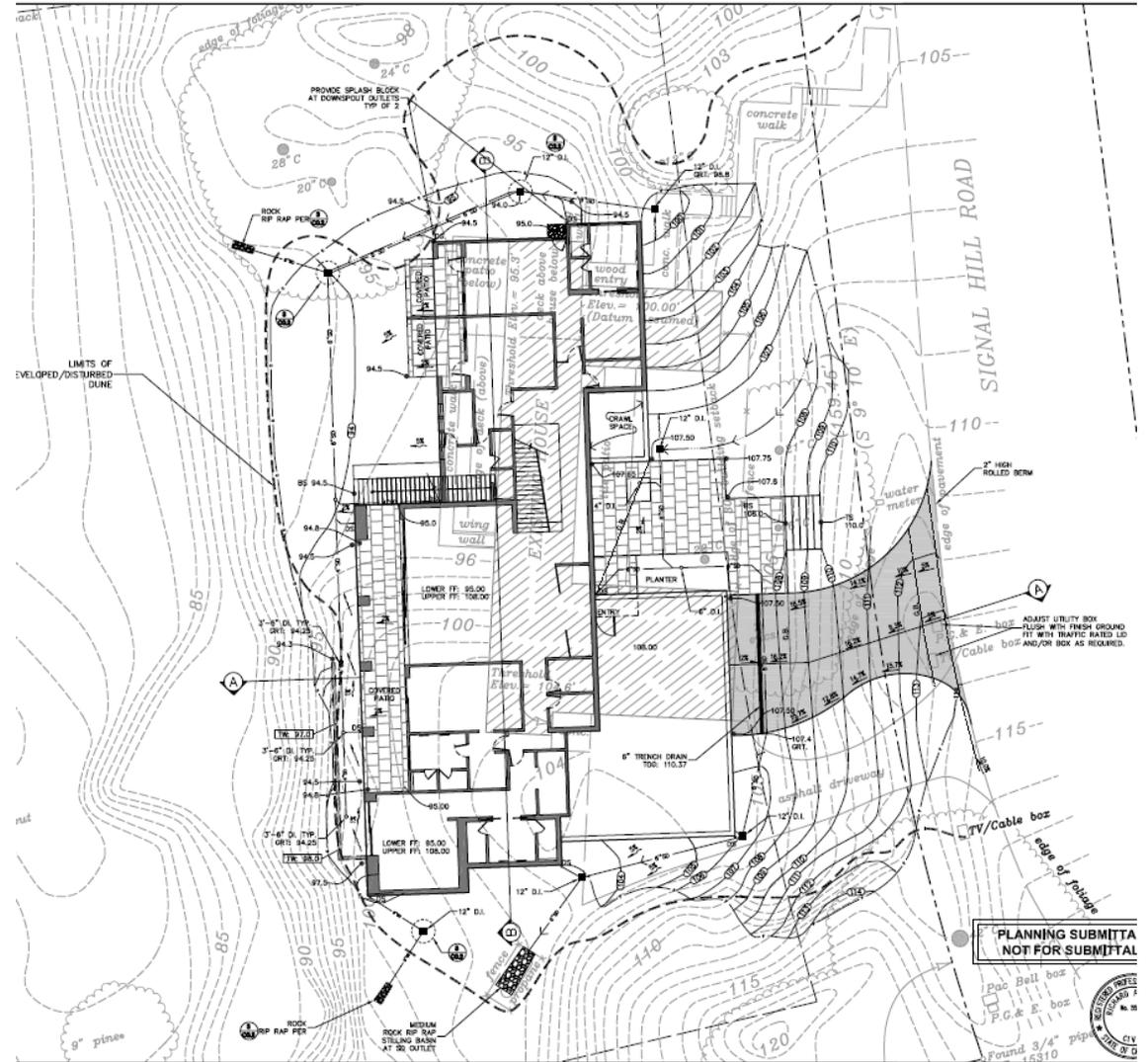
2. ESHA

- LUP Policies. Environmentally sensitive habitat areas shall be protected from both direct and indirect adverse impacts of development; avoid long-term adverse effects on ESHA.
- EIR found construction of the proposed residence and adjacent landscaping would result in the permanent loss of 0.39 acre of disturbed sand dune habitat, temporary disturbance of 1.67 acres, and potential to impact a 0.13-acre coastal wetland.

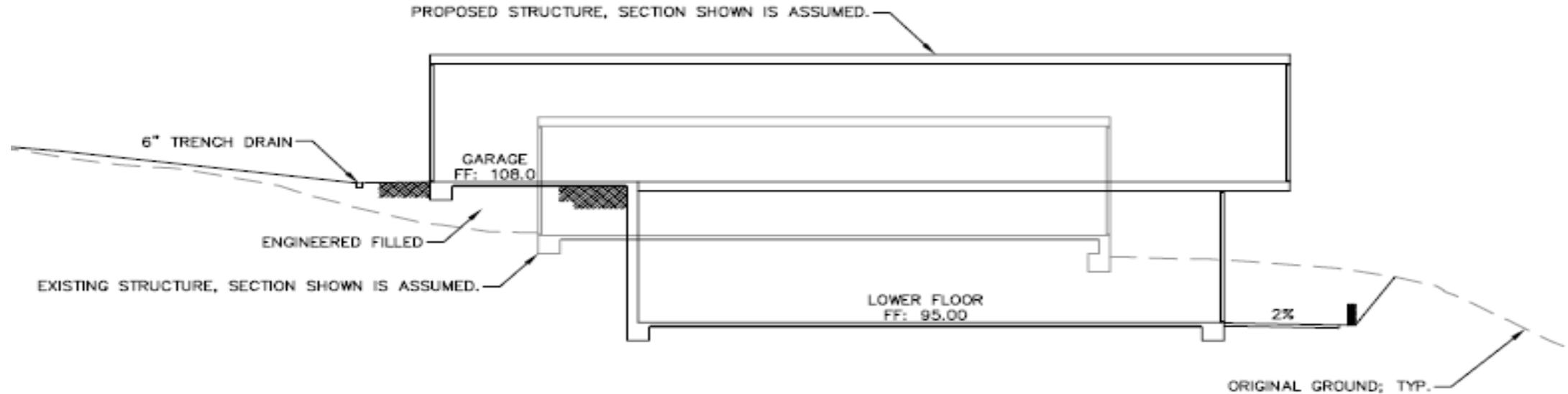


3. Development on Slopes

- Area of development on slopes of 30% or more is small (~870 sf) and between house and road
- EIR found development on slopes to be potentially significant but mitigatable



4. Dev within 750 ft of Archaeological Resources



- Archaeological Report was negative for resources onsite, but there are known resources within 750 feet and there is excavation
- EIR found development impacts to archaeological resources potentially significant but mitigatable

5. Viewshed/ Ridgeline

- EIR found Full Height project to be Ridgeline Development – Reduced Height Alternative (recommended by staff) is much less so
- Even Reduced Height project will increase bulk as viewed from public viewing areas (Fanshell Beach, 17-Mile Drive)



te smaller surface area between upper floor windows and roofline.

5. (continued) Viewshed

- Colors and materials natural (as shown)
- EIR found viewshed issues potentially significant but mitigatable



6. Tree Removal

Three Monterey Cypress trees to be removed.

EIR found development impacts to Monterey Cypress trees potentially significant but mitigatable with a Monterey Cypress Tree Protection, Replacement, Maintenance, and Monitoring Plan.

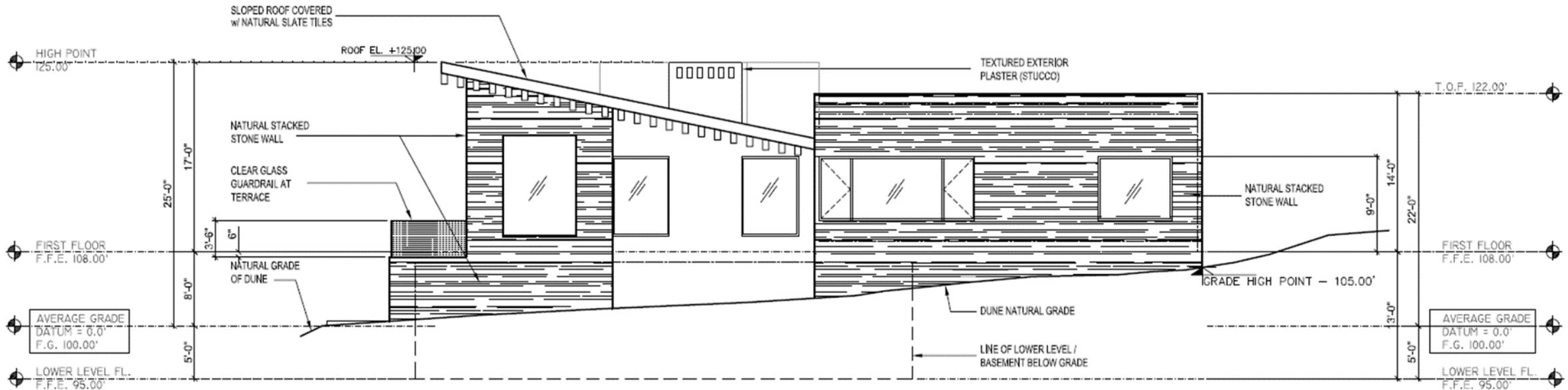
The Planning Commission added a requirement for one of the replacement trees to be planted in front of the Project; this is carried forward in this resolution.



EIR

- February 7, 2015 – Notice of Preparation
- August 24 – October 12, 2018 – Draft EIR Public Review
- November 21, 2022 – Final EIR publicly circulated
- 33 Mitigation Measures
- Impact to Historical Resources (HR-1 and HR-2) significant after mitigations of
 - Documentation of the Connell House using the most recent guidelines of the Historic American Buildings Survey (HABS)
 - Development of web-based information documenting the history and features of the Connell House

Reduced Height Alternative



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

Reduced Height is the Project that is the subject of staff recommendation for entitlement, rather than the full height project (the project described and analyzed in the EIR).

HRRRB and LUAC

- HRRRB reviewed the project on January 12, 2023
- Voted to support staff's recommended Reduced Height Project
- Del Monte Forest LUAC reviewed the project on November 17, 2011
- Vote was split on the Full Height Project

Appeals to the Planning Commission Decision

- A neighbor, Reeves, represented by Lombardo and Associates,
 - The Alliance of Monterey Area Preservationists (AMAP)
 - Raymond Neutra, son of the architect of the Connell House
- not supporting Preservation
 - perceived lack of fairness at the PC Hearing
 - findings were not adequately supported
 - decision “in conflict with the Coastal Act” for size, potential ridgeline effect, and impact to ESHA
 - history of violations on the property

Appeal Responses

- not supporting Preservation – although the EIR preferred Preservation – HRRB found that this would be reconstruction of a replica & realistically a permit involving preservation would be equivalent to no project for the foreseeable future; the Planning Commission considered the Alternatives and adopted a Statement of Overriding Considerations.
- perceived lack of fairness at the PC Hearing – Chair allowed the applicant sufficient time to present the project and her experiences fully; there is no rule of order that limits applicant presentation time but public is usually allowed three minutes.
- findings were not adequately supported – Findings were supported; other questions addressed in Attachment B.
- decision “in conflict with the Coastal Act” for size, potential ridgeline effect, and impact to ESHA – the size, potential ridgeline effect, and mitigation for ESHA are comparable to Pebble Beach development, such as Abercrombie (RES 12-047, PLN100612). Consistent with LUP.
- history of violations on the property – Code Enforcement with help of HRRB drafted Mothball Plan, Stipulated Agreement in place; resolve through action on this permit.



Recommendation

- 1) Deny the appeals of Reeves, Neutra and AMAP;
- 2) Certify the Environmental Impact Report (EIR) prepared for the Signal Hill LLC project (SCH No. 2015021054);
- 3) Adopt a Statement of Overriding Considerations;
- 4) Approve a Combined Development Permit, consisting of EIR Alternative 9 (Reduced Height Project): Coastal Administrative Permit and Design Approval for demolition of a 4,124 square foot single family residence; construction of a new three level 11,933 square foot single family residence including an attached three-car garage, a 986 square foot entry court, 106 square feet of uncovered terraces, approximately 2,600 square feet of covered terraces, new driveway, and approximately 1,700 cubic yards of grading (1,200 cubic yards cut/500 cubic yards fill) 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, development within 750 feet of known archeological resources, Ridgeline Development and removal of three Monterey Cypress trees;
- 5) Adopt a Mitigation Monitoring and Reporting Plan.