



County of Monterey

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

Legislation Details

File #: RES 23-113 **Name:** PLN100338 - SIGNAL HILL LLC
Type: BoS Resolution **Status:** Passed
File created: 6/16/2023 **In control:** Board of Supervisors
On agenda: 6/27/2023 **Final action:** 6/27/2023
Title: PLN100338 - SIGNAL HILL LLC
Public hearing to consider three appeals, one by Raymond Neutra, aka Neutra Institute for Survival Through Design, one by Samuel Reeves represented by Anthony Lombardo, Esquire, and one by Alliance of Monterey Area Preservationists represented by its President, Mimi Sheridan, from the January 25, 2023 Planning Commission decision approving a Combined Development Permit authorizing 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 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; The project, Alternative 9 of the Environmental Impact Report, includes development on a ridgeline, on slopes exceeding 30 percent, within 100 feet of environmentally sensitive habitat area, and within 750 feet of a known archaeological resources, removal of three Monterey Cypress trees, and demolition of a listed historic resource.
Project Location: 1170 Signal Hill Road, Pebble Beach, Del Monte Forest Area Land Use Plan, Coastal Zone
Proposed CEQA Action: Certify an Environmental Impact Report and adopt CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Plan.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A - Draft Resolution certifying the Environmental Impact Report, 3. Attachment B - Draft Resolution granting the appeals and approving the Preservation Alternative, 4. Attachment C - Draft Resolution granting the appeals and approving, in concept, the reduced project alternative, 5. Attachment D - Appeals, 6. Attachment E - Final EIR (linked material on the County HCD website), 7. Attachment F - Historical Resources Review Board recommendation, 8. Attachment G - LUAC minutes for November 17, 2011, 9. Attachment H - Comment Letters to Board received since the May 9, 2023 hearing, 10. Presentation for Item No. 25, 11. Completed Resolution Item No. 25 - EIR, 12. Completed Board Order Item No. 25, 13. Completed Resolution Item No. 25 - Adopt a Statement of Overriding Consideration, 14. REVISED Completed Resolution Item No. 25 - Adopt a Statement of Overriding Consideration, 15. REVISED Completed Resolution Item No. 25 - Signal Hill Alternative 6 Project, 16. REVISED Completed Resolution Item No. 25 - Signal Hill Alternative 6 Project V3

Date	Ver.	Action By	Action	Result
6/27/2023	1	Board of Supervisors		