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

In the matter of the application of:

SIGNAL HILL LLC (PLN240077)

RESOLUTION NO. 25-012

Resolution by the Monterey County Planning
Commission to:

- 1) Consider the previously certified Final Environmental Impact Report (FEIR) (SCH#2015021054) for the Signal Hill LLC project, and find that the Proposed Project is consistent with Alternative 6 of the FEIR and does not warrant an addendum pursuant to CEQA Guidelines section 15162; and
- 2) Approve a:
 - a) Design Approval for construction of an approximately 8,290 square foot two-story single family dwelling inclusive of a three car garage with colors and materials of light brown stucco body and black metal clad wood accents and a gravel roof, with an approximately 180 square foot outdoor stair well and 693 square feet of terrace (the “Reduced Project,” Alternative 6 of the Final EIR);
 - b) Coastal Development Permit to allow the relocation of three Cypress trees; and
 - c) Variance for structural development in front setback.

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

The SIGNAL HILL LLC application for a Design Approval and Coastal Development Permit (PLN240077) (the Proposed Project) came on for public hearing before the County of Monterey Planning Commission on April 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION AND CONSISTENCY** – The Proposed Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) Conformance with Plans. Staff reviewed the Proposed Project for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;

- Del Monte Forest Area Land Use Plan (LUP);
 - Monterey County Coastal Implementation Plan Part 5 (CIP, Coastal Zoning Ordinance);
 - Monterey County Zoning Ordinance (Title 20);
- No public comment was provided during project review that indicated the project is inconsistent with the text, policies, and regulations in these documents on various grounds. The Environmental Impact Report (EIR) that was certified for the project with Board of Supervisors Resolution No. 23-237 addressed earlier comments as to alleged and potential inconsistencies with text, policies, and/or and regulations.
- b) Project Description. The Proposed Project is for construction of an approximately 8,290 square foot two-story single family dwelling inclusive of a three car garage with colors and materials of light brown stucco body and black metal clad wood accents and a gravel roof, with an approximately 180 square foot outdoor stair well and 693 square feet of terrace (the “Reduced Project,” Alternative 6 of the Final EIR). The new construction would require removal of three Cypress trees; the Applicant and project Arborist propose to relocate the three Cypress trees to locations near where they currently are growing.
 - c) Allowed Use. The property is located at 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 (Coastal Zone)], which allows residential uses. This Proposed Project consists of construction of a new single-family dwelling with associated site improvements for residential use. Tree removal proposed as part of the project is analyzed for consistency with the LUP, CIP, and Title 20 Zoning Ordinance and a Coastal Development Permit with supporting finding is part of this entitlement. Therefore, the Proposed Project is an allowed land use for this site.
 - d) Project Background. On May 9, 2023 and June 27, 2023, the Board of Supervisors heard appeals from Raymond Neutra, Samuel Reeves, and the Alliance of Monterey Area Preservationists of the Planning Commission’s January 25, 2023 grant of a Combined Development Permit for this property based on the EIR’s “Reduced Height Project” Alternative (Alternative 9 of the EIR). 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 (Resolution No. 23-237). Resolution No. 23-237 included approval of a Coastal Administrative Permit to construct a new single-family residence of similar size as the existing residence. The Board also approved a Coastal Administrative Permit to demolish the Connell House. The

Board's motion adopting its decision included the "stipulation that the construction is in the footprint of the Connell House as it was" (minute 3:41 of June 27, 2023 Board hearing). The building footprint of the Connell House did not conform to the 30-foot front setback of the LDR zoning district. The Board did not specify that the development footprint should be shifted out of the setbacks. On June 27, 2023, the Board of Supervisors also adopted Resolution No. 23-236, which adopted the Final EIR prepared for the Signal Hill LLC project together with a Statement of Overriding Considerations.

- e) In approving the Reduced Project concept (Resolution No. 23-237), the Board of Supervisors also prohibited the replacement single family dwelling from expanding beyond the building footprint of the previous dwelling. The proposed dwelling is constrained to the previous building footprint and hardscaped areas, as illustrated in Exhibit B to the April 30, 2025 staff report to the Planning Commission. As proposed, the replacement residence is within the previous structural footprint, including roof overhangs and upper level deck (4,630 square feet) and the hardscape indoor/outdoor living areas of the Connell House (911 square feet). The total footprint of the Connell House was 5,541 square feet. The proposed replacement single family dwelling has a building site coverage of 4,857 square feet. The proposed structure does not mimic the U-shape of the Connell House and instead proposes to develop the former courtyard. Developing this former courtyard with a new structural footprint is approximately equal to the hardscape area on the northwest corner of the previous development, which will no longer exist with the implementation of this project. This equal exchange is reasonable to allow a different architectural design to be followed and property owner rights to be respected, while respecting the Board of Supervisors' direction. As proposed, the overall developed coverage of sand dune is less, and the development is less spread out than what previously existed.
- f) Design Review. The site is in a Design Control (D) Zoning District. The purpose of the Design Control Zoning District is to provide a district for the regulation of the location, size, configuration, materials, and colors of structures and fences in those areas of the County where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. The Signal Hill LLC project has been reviewed for siting, design, colors, materials, height, character, and viewshed impacts. The Proposed Project includes exterior colors and materials of light brown stucco body and black metal clad wood accents and a gravel roof (see attached plans). The homes in this area have a variety of architectural styles. As proposed, the design and architectural elements are

consistent with the mixed neighborhood character. The proposed colors, materials, bulk, and mass will not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character.

- g) Development Standards. As detailed in the attached plans, the Proposed Project meets all required development standards established in Title 20, except the front setback, which conforms with the Board of Supervisors' direction. Title 20, Chapter 20.14 establishes the development standards for the subject parcel, zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or "LDR/1.5-D(CZ)." Required setbacks for main structures are 30 feet (front) and 20 feet (rear and side). The original Connell House is in the front setback. The direction of the Board of Supervisors on the Proposed Project, when it gave its conceptual approval, was to site the new structure in the same building footprint as the previous single-family dwelling. To comply with this direction, the Proposed Project will continue to be within the front setback. The maximum height of the main dwelling is 25.5 feet above average natural grade (ANG), meeting the 30-foot height maximum for this zoning district. The maximum allowable building site coverage is 15 percent (14,146 square feet/94,307 square feet), and the project will result in building site coverage of approximately 5.2 percent (4,857 square feet/94,307 square feet). The maximum allowable floor area ratio is 17.5 percent (16,504 square feet), and the project will have a floor area ratio of approximately 8.8 percent (8,290 square feet). The Proposed Project meets the required height, building site coverage, and floor area ratio regulations, and may extend into the front setback as directed by the Board of Supervisors. A Variance to setback regulations is part of this decision (Finding No. 9).
- h) Tree Removal. Three Monterey Cypress trees will be transplanted for the development. An Arborist Report prepared for the PLN100338 project concluded that the trees are not within the native habitat identified as a type of ESHA in Figure 2a of the Del Monte Forest Land Use Plan. The proposed replanting locations are near the proposed structure. These three Monterey Cypress trees were identified as part of a previous Coastal Development Permit and Restoration Plan (Resolution No. 13-021 for PLN100418). Therefore, this replanting to be overseen by a qualified arborist and a 5-year monitoring program shall be followed as was required for the trees pursuant to Resolution No. 13-021. These requirements will ensure the health and survival of the Cypress trees and long-term screening of the development. A separate Finding (Finding 4) is included in this Resolution regarding tree removal.
- i) Development on Slopes. Pursuant to Section 20.64.320 of the Monterey County Coastal Implementation Plan Part 1 (Coastal

Zoning Ordinance), a Coastal Development Permit is required for development on slopes of 30% or greater. The Proposed Project involves development on approximately 800 square feet of area containing slopes greater than 30%. The Proposed Project minimizes development on slopes and a geotechnical report recommends that the development on slopes is feasible. A Coastal Development Permit for development on slopes was included in the Board of Supervisors' Resolution No. 23-237. The Proposed Project, as conditioned and mitigated under PLN100338, will have a less than significant impact on slopes.

- j) Development within 100 feet of Environmentally Sensitive Habitat. Pursuant to section 20.14.030.E, of the Coastal Zoning Ordinance, a Coastal Development Permit is required for development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA). The site is in coastal sand dune habitat, which is considered ESHA as defined by the LUP and CIP. With grading and construction, staging areas, up to 0.39 acres will be impacted from construction of the Proposed Project. Restoration of native dune habitat is proposed. A Coastal Development Permit for development within 100 feet of ESHA was included in Board of Supervisors' Resolution No. 23-237. The Proposed Project, as conditioned and mitigated under PLN100338, will have a less than significant impact on ESHA.

The Planning Commission found the Conservation and Scenic Easement Deed requirement of Board Resolution no. 23-237 to be insufficient to protect the sand dune ESHA outside of the structures allowed for development by this permit. Therefore, the Planning Commission added Condition No. 10 to this permit. Conservation and Scenic Easement (CSE) shall cover all areas of the property to the edge of approved hardscaped areas. Prior to issuance of construction permits, the applicant shall submit to the County of Monterey HCD – Planning for review and approval a CSE exhibit (plat and legal description) that illustrates complete sand dune preservation (both restored ESHA and landscaped areas). The Deed shall allow for restoration activities, landscaping with native plants, and tree replanting/relocation and monitoring activities as permitted herein. Applicant/Owner shall record the approved easement reflecting compliance with this measure prior to issuance of construction permits.

- k) Development within 750 feet of known archaeological resources. Pursuant to LUP Policy 58 and CIP section 20.147.080.B, an archaeological survey was prepared for PLN100338. The general surface reconnaissance on the subject parcel had results that were negative for resources, but the report's research found a known prehistoric site within 750 feet of the project site. A Coastal Development Permit is required for development within 750 feet of a known archaeological site was included in the Board of Supervisors'

Resolution No. 23-237. The Proposed Project, as conditioned and mitigated under PLN100338, will have a less than significant impact on ESHA.

- 1) Visual Resources. The property is in the viewshed area of 17 Mile Drive, as mapped in Figure 3 of the Del Monte Forest Land Use Plan. The property is visible from the public viewing area of Fanshell Beach. The proposed single-family dwelling is just below the crest of a hill. As discussed in Evidence “e,” the height, flat roof, and use of natural colors and materials help blend the development into the surrounding environment (existing sand dune and trees around the site). LUP Policy 51 requires buildings developed on residential lots in the Visual Resources area to be “situated to allow the highest potential for screening from view.” LUP Policy 56 urges design and siting of structures in scenic areas should not detract from scenic values and should be subordinate to, and blended into, the environment. Proposed colors and materials consist of light brown stucco, light brown stone cladding, gray gravel roofing, and black metal door and window frames. As shown in the 3D renderings in the attached Plans, the proposed design is consistent with these viewshed policies because of its natural colors and materials and flat roof, all of which reduce its prominence in the public viewshed and complement the natural scenic assets. Although reducing the size of the residence could better comply with applicable visual resource policies and result in a project that may be more subordinate to the environment, the proposed size is not in direct conflict with the DMF LUP. Existing trees near the project site offer screening, and the trees proposed to be relocated will be sited near the structure. To further address viewshed policies, Tree Planting and Protection was applied to PLN100338 (Condition No.16). A 48-inch Cypress tree shall be planted in a location near the house (shown to the north of the proposed house) to increase the quality of screening of existing trees onsite.

As designed, the Proposed Project roofline will remain below the tree line behind and around it from all public vista points. Section 20.66.010 of the Coastal Zoning Ordinance would require A Coastal Development Permit is required for Ridgeline Development, and the Del Monte Forest Area CIP Section 20.147.070(6) outlines the criteria for granting permits for new development that is silhouetted against the sky, or ridgeline development. No permit is required for ridgeline development in this case, based on staff review of the staking and flagging, Del Monte Forest Land Use Advisory Committee review of the project, and the 3D imagery of the project that are part of the attached Plans.

Although the Proposed Project is in a high visual sensitivity area, as sited, designed, and conditioned, will not result in

adverse visual impacts. DMF LUP Policy 48 states that development within visually prominent settings shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views. In section 20.06.1275, Title 20 defines “substantial adverse visual impact” as “a visual impact which, considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded.” The proposed roofline will be 22 feet above Average Natural Grade (ANG) for approximately half of the elevation visible from 17 Mile Drive and Signal Hill Road. The other portion of the roofline will be 25.5 feet above ANG. Staff assessed the visual impacts of the Proposed Project on August 5, 2024. From 17-Mile Drive, the staking and flagging presented a new (replacement) structure that would be on the larger end of the array of structural massing of single family dwellings currently permitted in the surrounding residential area. As shown in the 3D renderings of the attached project plans, the lowered height, flat roof, and use of natural colors and materials help blend the development into the surrounding environment (existing sand dune and trees around the site). Once constructed, and with adherence to mitigation measures for restoration of 1.67 acres of the site to natural sand dune vegetative community, the bulk and massing of the dwelling will not significantly alter the viewshed of the Pebble Beach neighborhood. The roofline will remain below the tree line behind and around it from all public vista points. Although it will be larger in floor area than other Signal Hill area dwellings, the Proposed Project does not present exceptional bulk or height beyond the existing and permitted dwellings within the public viewshed (Fanshell Beach and 17 Mile Drive locations). Staking and flagging was not visible from any other public viewing area due to trees in line of sight and distance. Therefore, the Proposed Project will not create a substantial adverse visual impact. All new exterior lighting shall follow the dark sky regulations required by Mitigation Measure AES/MM-3.1, which was applied as a condition of approval to PLN100338 (Board Resolution No. 23-237).

- m) Site Visit. The project planner conducted a site inspection on August 5, 2024, to assess visual impacts and confirm site conditions for the project on the subject parcel.
- n) Land Use Advisory Committee. Based on the Land Use Advisory Committee guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 08-338), this application warranted referral to the LUAC because the Proposed Project includes a Design Approval that requires a public hearing. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on August 1, 2024, The LUAC voted 8 yeas, 0 noes to support the project as proposed.

- o) 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 No. PLN240077.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) As part of project review under PLN100338, the project was reviewed for site suitability by: HCD-Planning; Cypress Fire Protection Districts; HCD-Engineering Services; HCD-Environmental Services; and the Environmental Health Bureau. None of these departments/agencies has opined that the site is unsuitable for the proposed development. Conditions recommended by these departments and agencies were incorporated in the project EIR resolution (Board Resolution No. 23-236).
 - b) The EIR identified potential impacts to Aesthetics, Archaeological Resources, Air Quality and Greenhouse Gases, Biological Resources, Geology, Seismicity, and Soils, Hazards and Hazardous Materials, Historical Resources, Hydrology and Water Quality, and Noise, which could result from all components of the Project. All impacts other than those associated with the demolition of the Historical Resource can be mitigated to a less-than-significant level. Historical Resource impacts can be mitigated, but not to a less than significant level.
 - c) The technical reports by outside consultants listed in the References of the Final EIR 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.
 - d) The site designated for residential use. A residential structure has existed on the site since the 1950's. As proposed, residential use of the property would continue.
 - e) The project planner conducted a site inspection on August 5, 2024, to verify that the site is suitable for the proposed use.
 - f) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File Nos. PLN240077 and PLN100338.
3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project will not under the circumstances of this 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 nor will it be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) All necessary public facilities are available to the Proposed Project. Water and sewer service will be provided by California American Water and the Carmel Area Wastewater District through the Pebble Beach Community Services District. The Environmental Health Bureau reviewed the project application and did not impose conditions pertaining to water, sewer, or solid waste. A water permit from the Monterey Peninsula Water Management District is required prior to the issuance of a building permit.
 - b) The Proposed Project includes construction of one structure designed for residential use. Emergency services are available. Building permits will be required to ensure the building is designed and built in accordance with California Building Standards. Geotechnical engineers have provided recommendations for the development that will be incorporated. Finally, there are no known hazards that may impact the health and safety of area residents.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240077.

4. **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) Three Monterey Cypress trees will be removed as part of this project. In accordance with the applicable policies of the Del Monte Forest Coastal Implementation Plan, (DMF CIP), a Coastal Development Permit is required; the criteria to grant said permit have been met.
 - b) Pursuant to Section 20.147.050.B.1 of the DMF CIP, an Arborist Report and Forest Management Plan was prepared for the project (PLN100338; Planning Library Doc. No. LIB100394). The arborist report evaluated the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The report noted that two trees would be moved from the proposed building footprint to another location near the house. A qualified Arborist reviewed the currently proposed design and proposed to move these trees to a nearby location on the subject parcel. The two trees are estimated to be 22 and 16 inches in diameter. A third 4-inch diameter Cypress tree will also be relocated. In accordance with the applicable policies of DMF CIP, a Coastal Development Permit is required for the three living trees.
 - c) All three Cypress trees were involved in Coastal Development Permit and Restoration Plan (Planning Commission Resolution No. 13-021 for PLN100418), approved for the subject parcel. One of the trees is a replanted tree required pursuant to the resolution to clear a code violation (CE090788) for tree

removal without benefit of permit, identified herein as T12. Therefore, Condition No. 7 requires the relocation of the previously replanted tree, T12, to be regulated per the conditions of Resolution No. 13-021 (quarterly monitoring of the replacement trees by a qualified arborist for 3 years and annual monitoring for an additional 2 years, replanting as needed). The two other trees proposed for relocation with this project (identified in the Plans attached to this Resolution as T4 and T5) were involved in PLN100418 as trees that were “significantly pruned” and were required to be monitored for canopy decline. The trees had been monitored for canopy decline and showed success in quarterly monitoring reports. Therefore, Cypress trees T4 and T5 may be relocated to accommodate the construction of this project and shall be monitored for 3 years with quarterly reporting and annual monitoring for an additional 2 years, replanting as needed. Arborist shall attend a preconstruction meeting and be present for relocations and any replacement tree planting (Condition 7).

- d) The Proposed Project has been designed and sited to minimize the removal of protected trees to the greatest extent possible under the circumstances. Several native Monterey Cypress trees are to the north of the proposed construction site. Relocating the proposed dwelling and courtyard to the south or west would result in a more substantial amount of development on slopes exceeding 30 percent or on areas of sand dune habitat (ESHA). Relocating the dwelling to any location other than the previous dwelling footprint was not allowed in the entitlement for the Coastal Administrative Permit for the project pursuant to Board of Supervisors Resolution No. 23-237. To that end, the removal of trees within the proposed development area is related to infill of the Connell House courtyard, which allows a different architectural design to be followed and property owner rights to be respected, while still following the Board’s direction. The proposed structure does not mimic the U-shape of the Connell House. Instead, the Proposed Project will fill in the remainder of the former courtyard. This proposed equal exchange is reasonable. It would necessitate moving one Cypress tree from the courtyard area, which would become the garage, and a second from immediately next to it, where a driveway is proposed to approach the garage. Applicant justifies the relocation of the 4-inch diameter Cypress trees outside of the developed area as an accommodation to the construction work area.
- e) Measures for protection of trees during construction are incorporated as Condition No. 5. If transplanting or trimming of the existing trees for construction activities results in a declining or dead condition, Condition No. 7 requires a minimum of one-to-one onsite tree replacement with approval of a Coastal Development Permit.

- f) The Cypress trees will be replanted near the proposed dwelling and/or other existing Cypress trees and not in the sand dune area required to be restored as sand dune habitat pursuant to Mitigation Measures required for the related development entitlements in PLN100338.
- g) Scenic visual resources are not negatively impacted because the two larger trees proposed for replanting are behind the Connell House footprint and their new locations would be behind the proposed house, thereby only slightly altering the viewshed. Condition No. 7 requires a qualified arborist to monitor the canopy to ensure the quality of screening is not reduced by more than 50 percent because of tree decline/trimming. Furthermore, the smallest of the trees proposed for replanting is to the south of the Connell House footprint; the new location would be less than 20 feet farther away from the house footprint, thereby only slightly altering the viewshed.
- h) One of the trees that was replanted in front of the Connell House pursuant to Planning Commission Resolution No. 13-021 failed after several replanting efforts and monitoring. Therefore, the related project PLN100338 brought forward the requirement of replanting of the tree in a similar location. Board Resolution No. 23-237 Condition No. 16 requires the owner/applicant to cause a 48-inch box Cypress tree to be planted in a location that will provide screening of the new development when viewed from Fanshell Beach and 17-Mile Drive. The tree shall replace the large Monterey Cypress tree which was previously removed from the property and was not successfully replanted per the after-the-fact Planning Permit (PLN100418, Reso. No. 13-021) to clear a code violation for tree removal (CE090788). (This tree planting was not illustrated in the attached Tree Relocation and Protection Plan.)
- i) The previous arborist report for PLN100338 found the Cypress trees proposed for relocation were previously planted and were not considered part of the “Cypress Forest” designated as an Environmentally Sensitive Habitat in the Del Monte Forest area. No significant long-term effects on the forest ecosystem are anticipated. The Proposed Project will not significantly reduce the availability of wildlife habitat over the long term as the site has surrounding forested areas that are to remain untouched.
- j) Staff conducted a site inspection on August 5, 2024 to verify that the tree removal is the minimum necessary for the Proposed Project.
- k) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File No. PLN240077. Reference also Project File Nos. PLN100338 and PLN100418.

5. **FINDING:** **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.
- a) Staff reviewed County of Monterey HCD records and is not aware of any violations existing on the subject property. The site is currently clear of debris from the previously removed structure and has erosion controls in place where the residence had been. Natural and disturbed vegetation is also present on the parcel.
 - b) The project planner a conducted a site inspection on August 5, 2024, to verify that no violations exist on the property.
 - c) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development are found in Project File No. PLN240077.

6. **FINDING:** **CEQA (CONSIDER PREVIOUSLY CERTIFIED FINAL EIR, RECIRCULATION NOT WARRANTED)** – Public Resources Code section 21080(d) and California Environmental Quality Act (CEQA) Guidelines section 15064(a)(1) require environmental review if the lead agency finds that, in light of the whole record before it, there is substantial evidence that the project may have a significant effect on the environment. The County prepared a Final EIR dated October 2022 for PLN100338. The Final EIR responds to comments received during the Draft EIR circulation period of August 22, 2018 to October 12, 2018. Through adoption of Resolution No. 23-236, the Board of Supervisors certified the Final EIR. Pursuant to CEQA Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken.

- EVIDENCE:**
- a) The PLN100338 permit was granted subject to 42 conditions of approval that run with the land (condition number 31 was removed by the Board action and is still enumerated without condition requirements, as "reserved"). The applicant has complied with all the measures and conditions of PLN100338 in timely fashion pursuant to the recorded Mitigation Monitoring and Reporting Plan Agreement (Document No. 2023029686).
 - b) The previous single family dwelling was an Historic Resource at the State and Federal level, but not the local level (Monterey County Code Chapter 18.85 requires owner agreement to local listing). Although the EIR found impacts to Historic Resources to be significant with mitigation measures applied, the Board supported demolition in this case and found that there was

sufficient evidence to support a Statement of Overriding Consideration (Resolution No. 23-237). Mitigation Measures for Historic Resources were applied to PLN100338, including HR/MM-1.1 (Historic American Buildings Survey) and HR/MM-1.2 (Connell House Web Page), both of which have been complied with prior to the hearing for PLN240077.

- c) Issues that were analyzed in the EIR include Aesthetics, Agricultural Resources, Archaeological Resources, Air Quality and Greenhouse Gases, Biological Resources, Geology, Seismicity, and Soils, Hazards and Hazardous Materials, Historical Resources, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Paleontological Resources, Population and Housing, Public Services, Utilities, Recreation, and Transportation and Traffic. The EIR identified potential impacts that would be less than significant or could be mitigated to a less than significant level associated with all topics, except impacts to Historical Resources, which cannot be mitigated to less than significant levels if a project that involved demolition is chosen. As described in these findings and in the EIR, mitigation measures that avoid or substantially lessen the impacts to Aesthetics, Archaeological Resources, Air Quality and Greenhouse Gases, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise have been incorporated (see Finding No. 6). For the impact identified as significant and unavoidable, all feasible mitigation measures have been incorporated, but even with such mitigation, the impacts remain significant.
- d) The subject property contains coastal dune habitat and wetland habitat. In accordance with CIP section 20.147.040.B, a Biological Resource Assessment and Supplemental Biological Resources Assessment was prepared (Michael Zander, June 8, 2010 and June 23, 2011, HCD Library File No. LIB100396). Based on those reports, potential impacts were evaluated in the project EIR. The EIR recommended restoration actions for the original project scope, which was a much larger house that was found to have direct and indirect impacts on biological resources. The EIR found that the Reduced Project Alternative would not impact a significant amount of ESHA. Thus, Board Resolution Nos. 23-236 (EIR) and 23-237 (Approval of a conceptual Reduced Project Alternative) found BIO/MM-3.9 (Offsite restoration of sand dune habitat) extraneous, and both it and its monitoring action BIO/MMA-3.9.1 were removed. The Project's site review Coastal Administrative Permit was approved with voluntary restoration of approximately 1.67 acres of sand dune habitat on the project site and monitoring the restoration success for five years. Mitigation measures applied to the Combined Development Permit (PLN100338) accomplish the restoration and avoidance of impacts to biological resources through BIO/MM-2.1 (Restoration

Monitor Funding Agreement), BIO/MM-2.2 (Environmental Awareness Training), BIO/MM-2.3 (Surveys for California Legless Lizard and Other Reptiles), BIO/MM-2.4 (California Legless Lizard Best Management Practices, “BMPs”), BIO/MM-2.5 (Nesting Bird Survey and Buffer Zone), BIO/MM-2.6 (Active Bird Nest Buffer), BIO/MM-3.2 (Dune Restoration Plan Bond), BIO/MM-3.3 (Monitoring Contract), BIO/MM-3.4 (Fencing that Excludes Adjacent ESHA), BIO/MM-3.5 (Stockpiles and Staging Areas BMPs), BIO/MM-3.6 (Control Stormwater or Wastewater Outfall), BIO/MM-3.7 (Plant Species Landscape Plan), BIO/MM-3.8 (Landscape Plan Substrates), BIO/MM-4.1 (100-FT Buffer Zone from Juncus Articus Herbaceous Alliance Vegetation), and BIO/MM-4.2 (Coastal Wetland Perimeter Flagging). Furthermore, a Coastal Development Permit for development within 100 feet of ESHA was approved with the Combined Development Permit for PLN100338.

- e) The subject property is in a high archaeological resource sensitivity area. In accordance with CIP section 20.147.080.B, a Phase 1 Archaeological Report was prepared (Doane and Breschini, February 2, 2012, HCD Library File No. LIB100397). Due to the project’s proximity to known archaeological and tribal cultural resources, the EIR prepared for PLN100338 recommended measures for avoidance of impacts on cultural and tribal cultural resources. The development entitled under PLN100338 included Mitigation Measures that required archaeological resource/artifact training for construction personnel (AR/MM-1.1), an onsite archaeological monitoring plan to be developed (AR-MM-1.2) with active monitoring (AR/MM-1.3) and directed action if human remains are exposed during construction (AR/MM-2.1). These are active conditions of approval for PLN100338.
- f) As described in Finding 1, Evidence “e,” Board of Supervisors Reso. No. 23-037 Condition No. 23 is augmented by Condition No.10 of this permit. Condition No. 23 was for a Conservation and Scenic Easement to be required on the restored area of the parcel in 2:1 ratio to the area impacted by development (including construction impacts). To ensure long term protection of sand dune ESHA, a Conservation and Scenic Easement shall cover all areas of the property to the edge of approved dwelling and hardscaped areas. Mitigation Measure BIO/MM-3.1 is strengthened by this permit decision and therefore recirculation is not required.
- g) Mitigation Measures applied to PLN100338 include those mentioned above for Biological Resources, Aesthetics, Archaeological and Tribal Cultural Resources, as well as for Air Quality (AQ/GHG/MM-1.1 and AQ/GHG/MM-1.2), Geology and Soils (GEO/MM-1.1), Hazards and Hazardous Materials (HAZ/MM-1.1, HAZ/MM-1.2 and HAZ/MM-1.3)

Hydrology and Water Quality (HYD/MM-1.1 and HYD/MM-2.1) and Noise (NOI/MM-1.1).

- h) The Proposed Project is consistent with the FEIR. No new review is needed. None of the conditions described in section 15162 that would trigger preparation of a subsequent EIR have occurred. No new information of significant impacts or exacerbated existing impacts has been presented. Moreover, the EIR analyzed the potential impacts of residential development of the lot including removal of trees and up to 10,008 square feet of structural and hardscape improvements. The Proposed Project includes 7,900 square feet of structural and hardscape improvements and relocation of three trees.
- i) The EIR examined eight alternatives and one “no project” alternative to the original project and evaluated them separately, comparing their potential impacts to those of the originally proposed project. This Design Approval is the Reduced Project alternative, Alternative 6. The Proposed Project design is smaller than the project considered in the EIR prepared for PLN100338 in all ways. The original project was 11,933 square feet and two stories with 1,950 square feet of paved areas for a total impervious lot coverage of 10.6 percent. The PLN240077 design lessens building site coverage from 8,058 square feet (8.5 percent) to approximately 4,857 square feet (5.2 percent, includes 180 square foot outside stairwell), lessens Floor Area Ratio from 11,933 square feet (12.6 percent) to 8,290 square feet (8.8 percent), and decreases the combined pervious and impervious coverage by 21 percent (from 10,008 square feet to approximately 7,900 square feet). The original project’s maximum height was 30 feet from Average Natural Grade (ANG), while the PLN240077 proposed height is a flat roof that reaches 22 and 25.5 feet from ANG, maximum height is 4.5 feet less. Therefore, the Proposed Project meets the EIR’s estimation of a Reduced Project Alternative to the original project.
- j) The applicant proposes to introduce an area outside the west edge of the building footprint as “proposed decking at terrace level”. BIO/MM-3.7 (Plant species landscape plan) and BIO/MM-3.8 (Landscape plan substrates) require native sand dune species to be planted around the replacement house and for the substrates to be sand dune and not introduced soils. Expansion of the development footprint into an area that contains sand dune is not in keeping with these Mitigation Measures. Therefore, this proposed deck and surface level pavers are not supported pursuant to Condition No. 8.

8. FINDING: PUBLIC ACCESS – The Proposed Project conforms 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 applicable Local Coastal Program, and will not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the Proposed Project, as no substantial adverse impact on access, either individually or cumulatively, as described in Del Monte Forest Area CIP 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) The subject property is not identified as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Area LUP).
 - d) The subject project parcel is in an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the Del Monte Forest Area LUP) and CIP 20.147.070.
 - e) Based on the project location among large trees, more planned vegetative screening, planned restoration of sand dune habitat, and its topographical relationship to most visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. The proposed design is consistent with CIP section 20.147.070.B.5 in that the placement is on the least visible portion of the property (in distance from 17 Mile Drive) and utilizes non-invasive native vegetation to help provide visual compatibility. Consistent with Del Monte Forest Area LUP Policies 123 and 137, the proposed development as mitigated and conditioned will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
 - f) In certifying the Final EIR, the Board of Supervisors concluded, in concept, that Alternative 6 (Reduced Project) avoids significant adverse impacts on public views and the scenic character (Board Resolution No. 23-236).
 - g) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File No. PLN240077.

- 9. FINDING:**
- VARIANCE** – The Planning Commission finds that this project is a Design Approval in conformance with the Alternative 6 Reduced Project concept approved with a Combined Development Permit by the Board of Supervisors with Resolution No. 23-137. By adhering to the direction of the Board to remain within the building footprint of the Connell House, the project is constructed within the 30-foot front setback. Therefore, a Variance to Coastal Zone Low Density Residential (LDR) setback regulations (Title 20 section 20.14.060). The variance is supported because of special circumstances applicable to subject

property, while it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district. Furthermore, development within the front setback is not a use which is not otherwise expressly authorized by the zone regulation governing the parcel.

- EVIDENCE:**
- a) Special circumstances apply to the subject parcel, as the parcel is entirely within sand dune in the Signal Hill enclave of the Del Monte Forest planning area. If the project were to be sited entirely out of the front setback, it would convert additional sand dune to development. Sand dune is environmentally sensitive habitat area (ESHA), as discussed in the project EIR and related project Board of Supervisors resolutions 23-236 and 23-237. Requiring the project to adhere to a 30-foot front setback would conflict with this, a special project circumstance satisfies Title 20 section 20.78.050's first criterion required to obtain a variance.
 - b) The granting of this variance does not constitute a special privilege for the property owner inconsistent with the limitations upon other properties in the vicinity and zoning district because the requirement to build within the building footprint of the Connell House was Board of Supervisors direction to the property owner/developer. The property owner was prepared to reconstruct within the required yard regulations. The Board's direction could have been a limitation on any property in the Signal Hill enclave of Del Monte Forest planning area.
 - c) Development within the front setback is not a use which is not otherwise expressly authorized by the zone regulation governing the parcel. LDR zoning district setback regulations specify a 30-foot setback for structural development. Requiring the project to adhere to a less-than-30-foot front setback is not expressly authorized by LDR zoning district, so this satisfies Title 20 section 20.78.050's third criterion required to obtain a variance.

10. FINDING: **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, 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) Coastal Commission. Pursuant to Title 20, Section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

DECISION

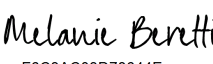
NOW, THEREFORE, based on the above findings and evidence and the administrative record as a whole, the Planning Commission does hereby take the following actions:

- 1) Considering the previously certified Final Environmental Impact Report (FEIR) (SCH#2015021054) for the Signal Hill LLC project, and find that the Proposed Project is consistent with Alternative 6 of the FEIR and does not warrant an addendum pursuant to CEQA Guidelines section 15162; and
- 2) Approving a:
 - a) Design Approval for construction of an approximately 8,290 square foot two-story single family dwelling inclusive of a three-car garage with colors and materials of light brown stucco body and black metal clad wood accents and a gravel roof, with an approximately 180 square foot outdoor stair well and 693 square feet of terrace (the "Reduced Project," Alternative 6 of the Final EIR);
 - b) Coastal Development Permit to allow the relocation of three Cypress trees; and
 - c) Variance for development in front setback.

All work must be in general conformance with the attached plans, and this approval is subject to 10 conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of April 2025, upon motion of Commissioner Diehl seconded by Commissioner Roberts, by the following vote:

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Work, Monsalve, Shaw, Roberts
 NOES: None
 ABSENT: None
 ABSTAIN: None

DocuSigned by:

 F6G3AG03D78644E...

 Melanie Beretti, AICP
 Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON MAY 15, 2025.

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 MAY 27, 2025.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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 County of Monterey HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

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

PLN240077

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Design Approval and Coastal Development Permit (PLN240077) allows construction of a 8,290 square foot two-story single family dwelling inclusive of a three car garage with colors and materials of light brown stucco body and black metal clad wood accents and a gravel roof, with an approximately 180 square foot stair well and 693 square feet of terrace (the "Reduced Project", Alternative 6 of the Final EIR), relocation of three Cypress trees, and Variance for structural development within the front setback. The property is located at 1170 Signal Hill Road (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 Design Approval and Coastal Development Permit (Resolution Number 25-012) was approved by the Planning Commission for Assessor's Parcel Number 008-261-007-000 on April 30, 2025. The permit was granted subject to ten 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. CC01 INDEMNIFICATION AGREEMENT

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 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 County'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.

4. 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.

5. 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.

6. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall relocate each tree approved for relocation as shown in the approved plans for the project. (The applicant shall also plant a 48-inch box Cypress tree of native stock as required by PLN100338/Board Resolution no. 23-137, which is not shown in these approved plans but is still required.)

A qualified Arborist shall be included in a preconstruction meeting and oversee the relocation of trees T4, T5 and T12 as shown in the approved plans and the replanting of the replacement tree (Condition No. 16 of Board Reso. no. 23-137). The arborist shall monitor the health and vigor of T4 and T5 quarterly for a three-year period, then annually for two additional years to ensure survival. If the arborist determines that the relocated trees are in poor vigor or the canopy has reduced by 50 percent or more, the arborist will recommend management actions to remedy the concerns. The arborist may require additional tree planting due to tree failure or to make up for lost canopy to screen the development. The replacement trees shall be Monterey cypress, 36-inch box size or larger. The trees may only be removed with the approval of a Coastal Development Permit.

Cypress tree T12 is a replanted tree pursuant to Planning Commission Resolution No. 13-021. Therefore, monitoring for survival and vigor shall be implemented pursuant to the tree replanting conditions of that permit for T12. 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. The monitoring program shall remain in place for five years or until such time as the tree canopy of the replacement trees approximates the 2007 tree canopy, whichever is longer. If any relocated trees die, the applicant shall replace the tree(s) at a 1:1 ratio. 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 a the 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. The monitoring program shall remain in place for five years or until such time as the tree canopy of the replacement trees approximates the 2007 tree canopy, whichever is longer.

8. PDSP001: NO NEW DECK OR PAVERS ON/ABOVE SAND DUNE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Exhibit B to the April 30, 2025 Staff Report to the Planning Commission introduce an area outside the west edge of the building footprint (shown in green), labeled as "proposed decking at terrace level". BIO/MM-3.7 (Plant species landscape plan) and BIO/MM-3.8 (Landscape plan substrates) require native sand dune species to be planted around the replacement house and for the substrates to be sand dune and not introduced soils. Expansion of the development footprint into an area that contains sand dune is not in keeping with these Mitigation Measures. Therefore, this proposed deck and surface level pervious pavers are not supported and shall be removed from the project. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Construction permit plans shall not include the "proposed decking at terrace level" and pervious pavers on sand dune areas on the west edge of the proposed dwelling that are suggested in Exhibit B toto the April 30, 2025 Staff Report to the Planning Commission. This area shall be landscaped pursuant to BIO/MM-3.7 (Plant species landscape plan) and BIO/MM-3.8 (Landscape plan substrates). A landscape plan shall be included in the construction plan submittal for review and approval by HCD-Planning.

9. PDSP002: CONFORMANCE WITH CONDITIONS OF APPROVAL FOR PLN100338

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Per Condition No. 43 of PLN100338, a Mitigation Monitoring and Reporting Plan (MMRP) Agreement was prepared by staff and County Counsel, signed and notarized by the Applicant and the HCD Director, and recorded by the Applicant as County Document No. 2023029686. PLN240077, as permitted through Resolution No. 25-012, is related to the Combined Development Permit approved by the Board of Supervisors on June 27, 2023, with Board Resolution Nos. 23-036 and 23-037. Work authorized under this Permit must comply with the Conditions of Approval/Mitigation Monitoring and Reporting Plan for PLN100338, as memorialized in the MMRP Agreement prepared for PLN100338, Document No. 2023029686. This condition of approval memorializes that the Conditions of Approval/Mitigation Monitoring and Reporting Plan approved through those resolutions will continue as formalized in the MMRP Agreement, and this project and its conditions of approval are added to and in general conformance with them.

Compliance or Monitoring Action to be Performed: Comply with all COA herein and the Conditions of Approval/Mitigation Monitoring and Reporting Plan as formalized by the MMRP Agreement (County Document No. 2023029686).

10. PD022(B) - EASEMENT-CONSERVATION & SCENIC IN THE DEL MONTE FOREST

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the Del Monte Forest Conservancy over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist in accordance with the procedures in Monterey County Code § 20.64.280.A. The easement conveyance shall include funding adequate to ensure the management and protection of the easement area over time. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Conservancy Inc. A Subordination Agreement shall be required, where necessary. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Conservancy is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to, reviewed, and approved by the Director of HCD - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the to the Del Monte Forest Conservancy for review and approval.

Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

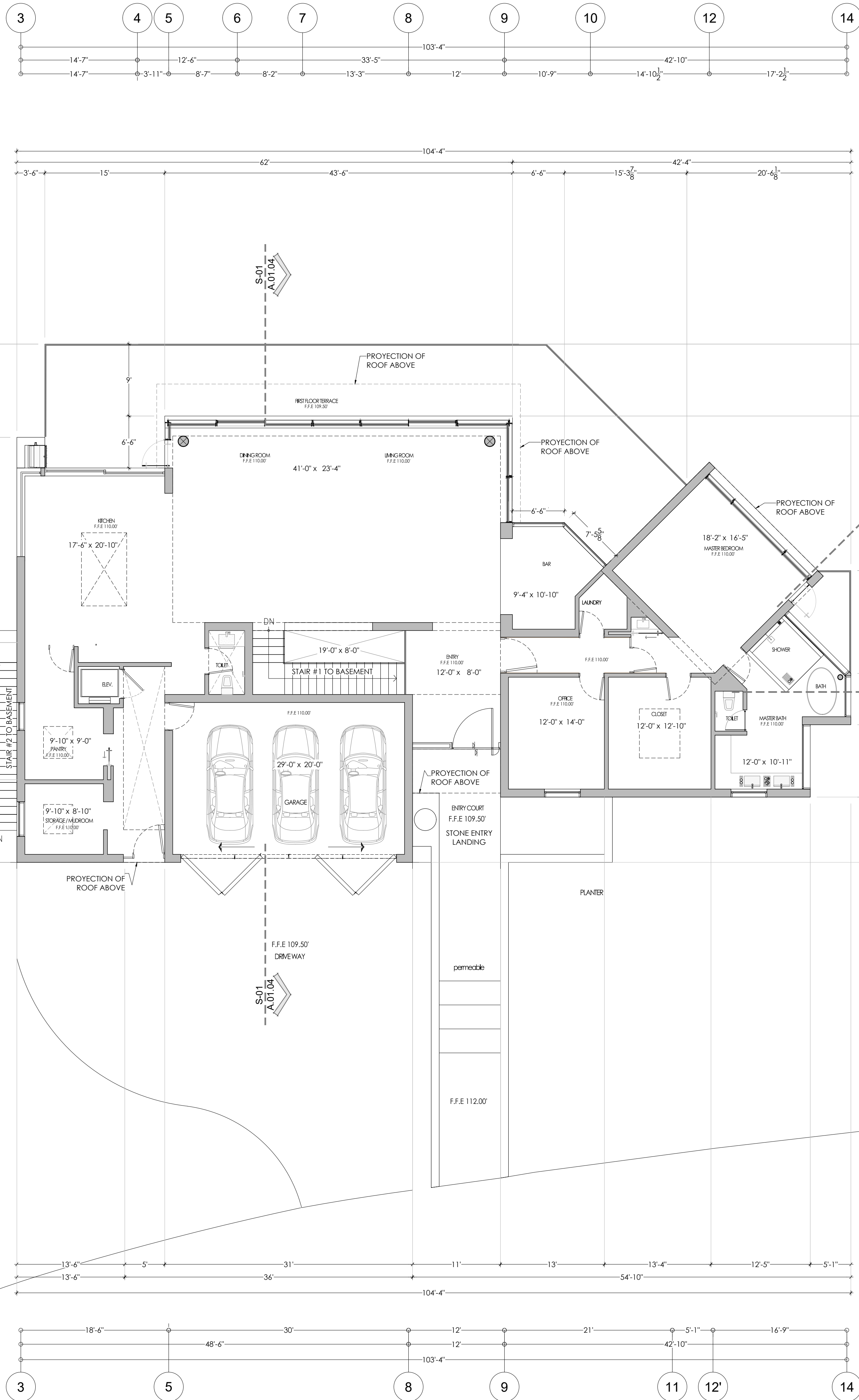
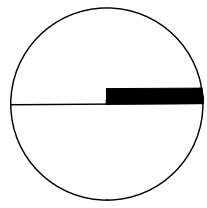
Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant, shall submit a signed and notarized Subordination Agreement, if required, to HCD - Planning for review and approval

Prior to or concurrent with recording the parcel/final map, prior to the issuance of grading and building permits, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD-Planning.



A detailed map of the project area in the San Francisco Bay Area. The map shows the project site location, marked with a red dot and labeled 'PROJECT SITE'. The map includes major roads such as Highway 101, Highway 92, Highway 88, Highway 80, Highway 78, Highway 70, Highway 68, Highway 60, Highway 58, Highway 50, Highway 48, Highway 40, Highway 38, Highway 30, Highway 28, Highway 20, Highway 18, Highway 10, Highway 8, Highway 6, Highway 4, Highway 2, Highway 1, Highway 0, Highway -2, Highway -4, Highway -6, Highway -8, Highway -10, Highway -18, Highway -20, Highway -28, Highway -30, Highway -38, Highway -40, Highway -48, Highway -50, Highway -58, Highway -60, Highway -68, Highway -70, Highway -78, Highway -80, Highway -88, Highway -92, Highway -101. The map also shows the San Francisco Bay, the Golden Gate Bridge, and the San Francisco Peninsula. A compass rose is located in the bottom left corner of the map.

A.00.01 SITE PLAN



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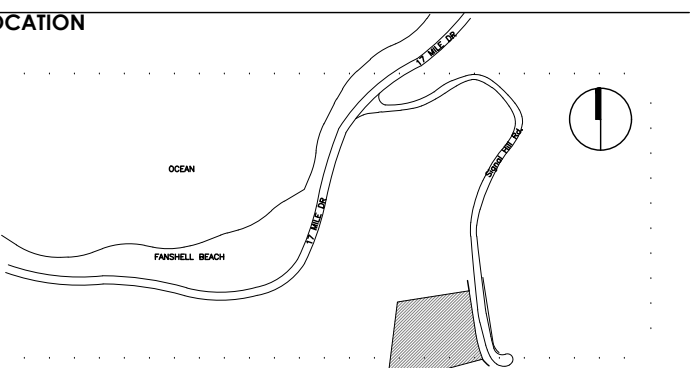
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- DIMENSION IN FEET.
 - LEVELS IN FEET.
 - NO DIMENSIONS WILL BE TAKEN TO THE SCALE OF THIS PLANE.
 - THE DIMENSIONS ARE TO FINISHING CLOTHES.
 - THE DATES AND SUBSEQUENT REVISIONS OF EACH MUST BE CONSULTED PLAT.
 - THIS DRAWING MUST BE VERIFIED WITH 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 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**
- DRAWING NUMBER ON SHEET
 - SHEET NUMBER
 - WALL THICK
 - RECTANGLE
 - WINDOW TAG
 - BLINDING HEIGHT CHANGE
 - COLUMN GRID BUBBLE
 - ROOM NUMBER
 - ROOM NUMBER
 - NEW DOOR & DOOR NUMBER
 - DETAIL SECTION
 - SECTION SECTION
 - FULL SECTION
 - INTERIOR ELEVATION
 - EXTERIOR ELEVATION
 - DRAWING VIEW NUMBER
 - VIEW TITLE
 - INTERMEDIATE LANDING
 - LANDING HEIGHT CHANGE - UP/DN - ELEV.
 - SLOPE DIRECTION (EXTERNAL)
 - DRAWING NUMBER ON SHEET
 - SHEET NUMBER
- PLAN KEY NOTES**

REVISIONS		
NO.	DESCRIPTION	DATE



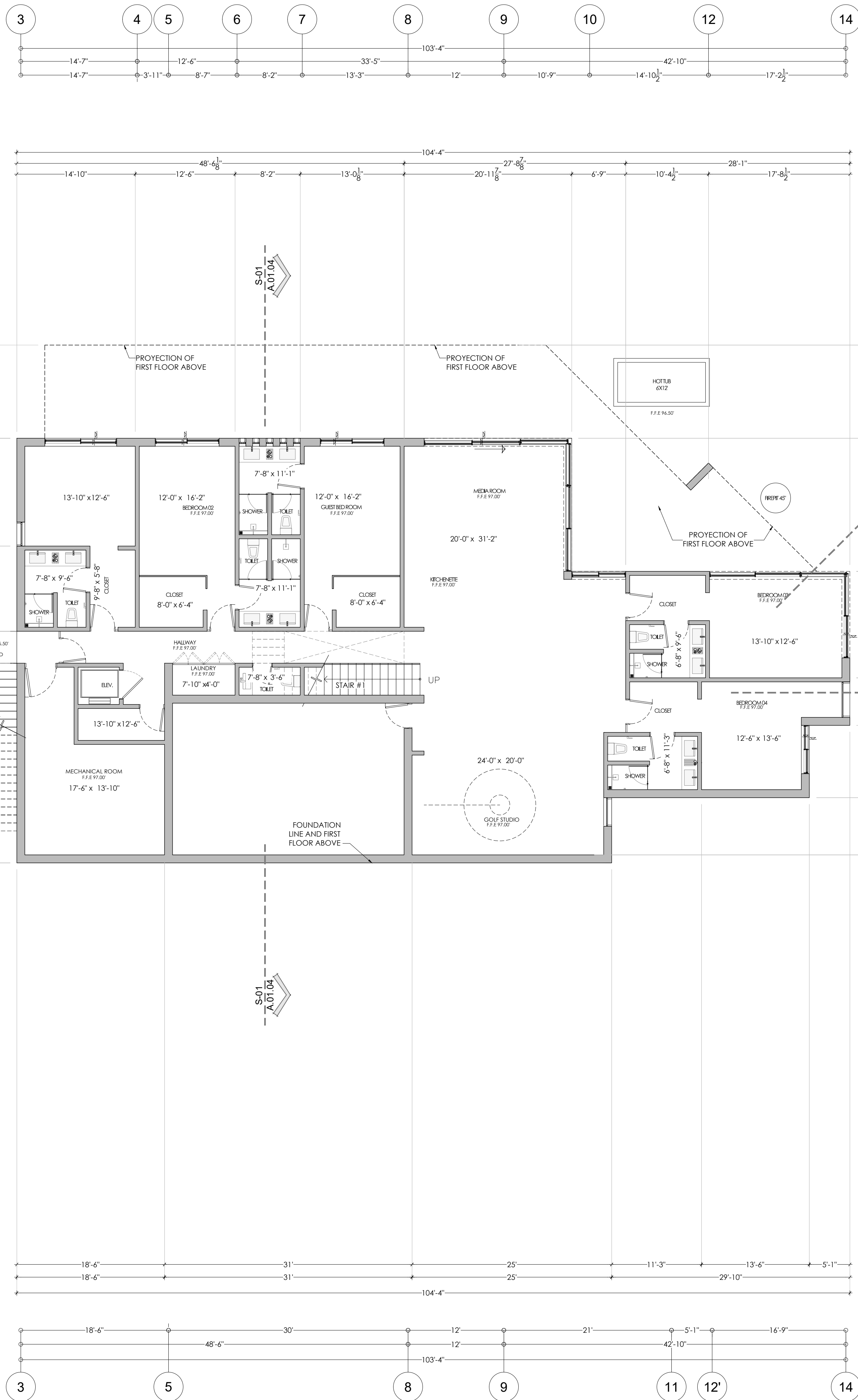
MASSY HOUSE

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

ARCHITECTURAL PLAN FIRST FLOOR

SCALE 1/8"=1'-0" | DATE 3/5/23

A.01.01 FIRST FLOOR



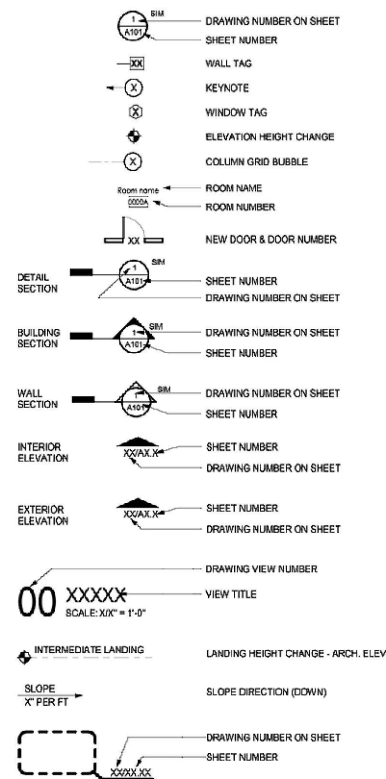
A.01.02 BASEMENT FLOOR



GRADES.

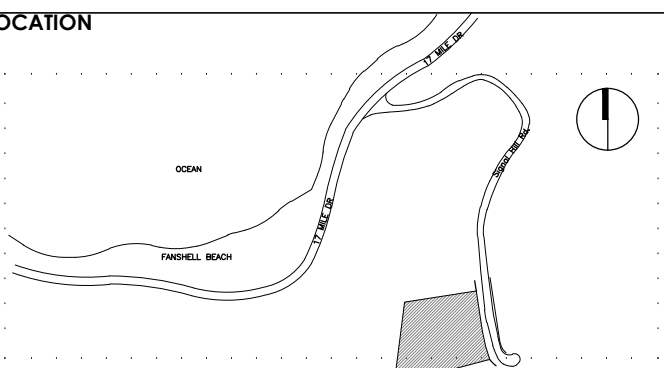
- DIMENSION IN FEET.
- LEVELS IN FEET.
- NO DIMENSIONS WILL BE TAKEN TO THE SCALE OF THIS PLANE.
- THE DIMENSIONS ARE TO FINISHING CLOTHES.
- THE DATES AND SUBSEQUENT REVISIONS OF EACH MUST BE CONSULTED.
- PLAT.
- THIS DRAWING MUST BE VERIFIED WITH THE CORRESPONDING INSTALLATIONS AND STRUCTURAL. ANY 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 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.
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GENERAL/ CONSTRUCTION



PLAN KEY NOTES

REVISIONS		
NO.	DESCRIPTION	DATE

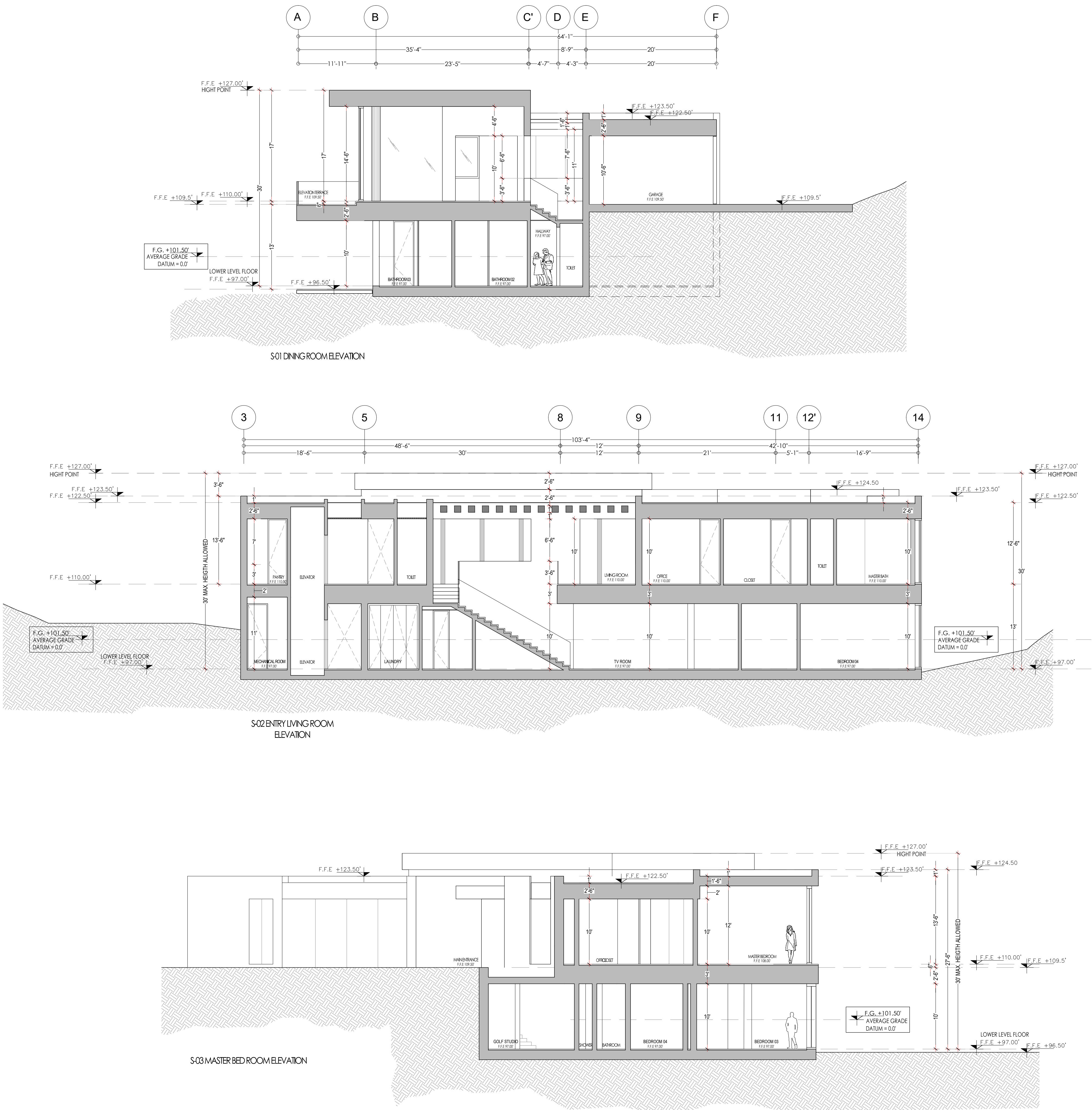


MASSY HOUSE

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

ARCHITECTURAL PLAN
SECTIONS

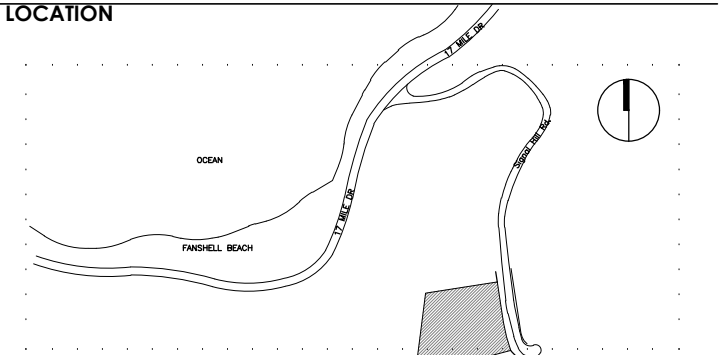
SCALE	DATE
1/8"=1'-0"	3/26/25



DIMENSION IN FEET.
LEVEL IN FEET.
NO DIMENSIONS WILL BE TAKEN TO THE SCALE OF THIS PLANE.
THE DRAWINGS ARE TO BE FINISHING CLOTHES.
THE DED AND SUBSEQUENT DIMENSIONS OF EACH MUST BE CONSULTED
FLAT.
THE DIMENSIONS MUST BE VERIFYING WITH THE CORRESPONDING
INSTALLATIONS AND STRUCTURAL, ANY DISCREPANCIES SHOULD
CONSULT WITH THE CONSTRUCTION MANAGEMENT.
THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WORK, BEFORE EXECUTING
THE DIMENSIONS AND LEVELS INDICATED IN THIS DRAWING, MUST SUBJECT TO
THE DIRECTION OF THE WORK AND 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 WORK INDICATED IN THIS DRAWING MUST BE EXECUTED IN
ACCORDANCE
ACCORDING TO THE CORRESPONDING SPECIFICATIONS.
THIS DRAWING SHOULD BE READ AND INTERPRETED WITH THE SPECIFICATIONS
CORRESPONDING TO EACH SPECIALLY.

[illegible]

REVISIONS		
NO.	DESCRIPTION	DATE



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

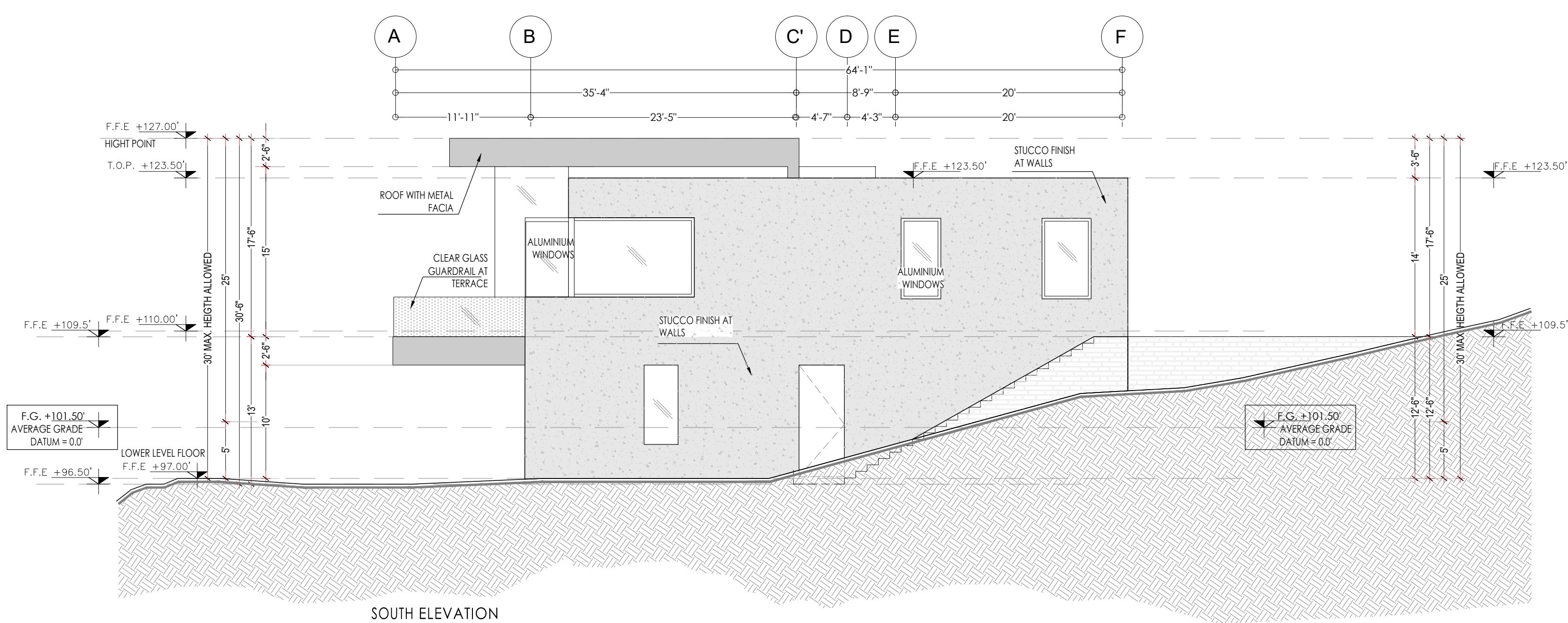
DATE
3/26/25

DIMENSION IN FEET.
IN FEET.
NO DIMENSIONS WILL BE TAKEN TO THE SCALE OF THIS PLANE.
THE DIMENSIONS ARE TO FINISHING CLASSES.
ALL DATES AND SUBSEQUENT REVISIONS OF EACH SHEET SHALL BE
PLAT.
THIS DRAWING MUST BE VERIFIED WITH THE CORRESPONDING
MEASUREMENTS AND CONSTRUCTION OF THE SPACINGS SHOULD
CONSULT WITH THE CONSTRUCTION MANAGEMENT.
THE LOCATION OF THE WORK SHALL BE DETERMINED BEFORE EXECUTING
THE DIMENSIONS AND HEIGHTS INDICATED IN THIS DRAWING, MUST AS WELL AS THE
DIRECTION OF THE WORK AND DIFFERENCE THERE MAY BE, SUBJECT TO THE
INTERPRETATION OF THE CONTRACTOR.
THIS DRAWING Nullifies ANY DRAWING PRIOR TO THIS DATE.
ALL HEIGHTS INDICATED IN THIS DRAWING MUST BE EXECUTED IN
ACCORDANCE
ACCORDING TO THE CORRESPONDING SPECIFICATIONS.
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATIONS
CORRESPONDING TO EACH SPECIALTY.

[illegible]

NO.	DESCRIPTION	DATE

SCALE	DATE
1/8"=1'-0"	3/26/25



Prepared by:
Nigel Belton - Consulting Arborist
November 14, 2024

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TEL. +52 (55)52 51.96.98
www.legorretalegorreta.com

DIMENSIONS 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 CHANGES MUST BE CONSULTED
 FLAT.
 THIS DRAWING MUST BE VERIFIED WITH THE CORRESPONDING
 INSTALLATIONS AND STRUCTURES. THE CONTRACTOR SHOULD
 CONSULT WITH THE CONSTRUCTION MANAGEMENT.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK, BEFORE EXECUTING
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 THIS DRAW SHOULD BE READ ALONG WITH THE SPECIFICATIONS
 CORRESPONDING TO EACH SPECIALTY.

[illegible]

NO.	DESCRIPTION	DATE

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

LANDSCAPE PLAN

11/13/24

A.00.02 LANDSCAPE PLAN

TREES #4, #5 & #12 MUST BE RELOCATED AS SHOWN.
TREES #1, #2, #4, #5, #6, #7, #8, #9, #10 & #12 MUST BE
PROTECTED DURING THE CONSTRUCTION PHASE OF THIS
PROJECT.

THE BLUE LINES REPRESENT THE LOCATIONS OF THE RECOMMENDED TREE PROTECTION ZONE FENCES. THESE FENCES MUST CONSIST OF STEEL CHAIN-LINK MATERIAL AND BE ATTACHED TO STEEL POSTS DRIVEN INTO THE GROUND. THESE FENCES MUST BE INSTALLED BEFORE ANY EQUIPMENT COMES ON SITE & BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

NOTE - THE CRITICAL ROOT ZONES OF THESE TREES ARE DELINEATED BY THEIR CANOPY DRIP LINE PERIMETERS. ALL CONSTRUCTION ACTIVITIES THAT ENCROACH WITHIN THE CANOPY DRIP LINES OF THESE TREES MUST BE SUPERVISED BY THE PROJECT ARBORIST. ROOTS OVER 1.5-INCHES DIAMETER WITHIN THESE AREAS MUST BE PRUNED & NOT BE TORN BY EQUIPMENT.

1- THE TPZ FENCES MUST BE APPROVED OF BY THE PROJECT ARBORIST BEFORE CONSTRUCTION ACTIVITIES CAN PROCEED.

2- THESE FENCES MUST NOT BE DISMANTLED OR MOVED WITHOUT OBTAINING THE CONSENT OF THE PROJECT ARBORIST.

- ALL CONSTRUCTION ACTIVITIES MUST BE EXCLUDED FROM FENCED TREE PROTECTION ZONES. VEHICLES AND EQUIPMENT MUST BE EXCLUDED FROM THESE AREAS AND NO MATERIALS, CHEMICALS OR WASTE PRODUCTS MAY BE STORED OR DISPOSED OF IN THESE LOCATIONS.

- THE PROJECT ARBORIST MUST ATTEND A PRECONSTRUCTION MEETING WITH THE GENERAL CONTRACTOR.Ø- THE PROJECT ARBORIST MUST BE NOTIFIED IF ROOTS 2-INCHES AND LARGER IN DIAMETER ARE EXPOSED DURING UNDERGROUND WORK.
- ALL CONSTRUCTION ACTIVITIES THAT ENCROACH WITHIN THE CANOPY DRIP LINES OF THESE TREES MUST BE SUPERVISED BY THE PROJECT ARBORIST.

NOTE - THE THREE TREES IDENTIFIED FOR RELOCATION MUST BE IRRIGATED, AS SPECIFIED BY THE APPROVED TREE RELOCATION CONTRACTOR FOR THIS PROJECT.

LANDSCAPING IS INTENDED TO BE NATIVE HABITAT PLANTING IN THE (NHA) ZONE AND RECOMMENDED NATIVE PLANTING IN THE (DRA) ZONE. ACTUAL PLAN SPECIES AND PLANTING SPECIFICATIONS ARE ESTABLISHED IN THE DUNE RESTORATION PLAN PREPARED BY ZANDER ASSOCIATES AND AREA A PART OF THIS DOCUMENTS.

TREES: THE TREES SHOW ON THIS PLAN ARE EITHER EXISTING AND WILL REMAIN AS NOTE; EXISTING TO BE REMOVED AS NOTED; or NEW TREES TO BE PLANTED AT THE DIRECTION OF THE PROJECT ARBORIST, FINAL LOCATION AND PLANTING SPECIFICATIONS FOR ALL TREES WILL BE DIRECTED IN THE FIELD BY THE ARBORIST.

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