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MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, November 17, 2011

1. Meeting called to order by DEWAR at 3:04 pm

2. Roll Call

Members Present: JUNE STOCK, SANDI VERBANEC, KIM CANEER, SANDY GETREV, LORI LIETZKE, JOELLA SZABO, ROD DEWAR

Members Absent: _____

3. Approval of Minutes:

A. October 6, 2011 minutes

Motion: CANEER (LUAC Member's Name)

Second: GETREV (LUAC Member's Name)

Ayes: STOCK, VERBANEC, CANEER, GETREV, LIETZKE, SZABO, DEWAR

Noes: φ

Absent: φ

Abstain: φ

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

NONE

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

B) Announcements

NONE

7. Meeting Adjourned: 4:10 pm

Minutes taken by: LIETZKE

Minutes received via email November 22, 2011

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 17, 2011**

Project Title: SIGNAL HILL LLC

File Number: PLN100338

File Type: PC

Planner: ROBINSON

Location: 1170 SIGNAL HILL RD PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) Coastal Administrative Permit for the demolition of an existing 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 2,040 cubic yards of grading (1,210 cubic yards cut/830cubic yards fill); 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; development includes restoration of native dune habitat in dunes outside the building area; 3) Coastal Development Permit for development on slopes exceeding 30%; 4) Coastal Development Permit for ridgeline development; and 5) Design Approval. Materials and colors to consist of stucco, stone cladding, slate roofing on sloped roof with wood on the underside of eaves and gravel roofing on the flat roof surfaces, and metal door and window frames. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), south of the intersection of 17 Mile Drive and Signal Hill Road, Del Monte Forest Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No

ARCHITECT: BILL BERNSTEIN

Was a County Staff/Representative present at meeting? DELINDA ROBINSON (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
MEHDIPOUR (OWNER)	X		PRESENTED PROJECT
BERNSTEIN (ARCHITECT)		X	"
DAVID GLOCKER (CONTRACTOR)		X	"
LYNN NELSON		X	SPOKE ON BEHALF OF OWNER
MARSHA MONISETT (TENANT)	X		SPOKE ON BEHALF OF OWNER
DALE ELLIS (REP. NEIGHBOR @ 1176 SIGNAL HILL RD.)		X	SUBMITTED PACKET OF NOTES. RECOMMENDS: RESTORATION OF DUNE HABITAT, AN EIR TO ADDRESS HISTORIC SIGNIFICANCE

MERLIN
FELTON - REMOVED TREES WERE HABITAT FOR WILDLIFE

GARY LAUGHLIN - NEIGHBOR - SIZE IS NOT CLEAR, VERY TALL

LIZ REEVES - HOME - NEIGHBOR - REMOVED TREES WERE HEALTHY
AND REMOVED WITHOUT PERMITS. SITE WAS RE-CONTOURED.

TONY RITTER - NEIGHBOR - CONCERNED THAT TREES WERE ONLY
REMOVED TO INCREASE THE SIZE OF THE PROJECT. PROPOSED HOUSE
IS TOO LARGE FOR THE NEIGHBORHOOD. HOUSE IS HISTORIC DUE
TO BEING DESIGNED BY RICHARD NEUTRA.

JUNE STOCK - NEIGHBOR - CONCERNED BY SIZE OF HOME AND IMPACT
ON NEIGHBORHOOD

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
GETREU - SITE HAS NOT BEEN RESTORED ROBINSON - HAVE REQUIRED CYPRESSES BE LOCAL GENETIC STOCK. PROJECT WILL NOT BE SIGNED OFF		
CANEER - DISTURBED AREA (SHOWN IN SUBMITTAL) - IS PROJECT INSIDE? [ROBINSON: YES.]		
- HOUSE IS NOT VERBANEC - WHAT WAS FINDING OF ARC. REVIEW?	RIDGELINE DEVELOPMENT	FROM 17 MILE PR.
[LEIGHTON: RECOMMENDED REMOVAL OF HOUSE TO 30' FRONT YARD		GUEST SUITE AND RELOCATING SETBACK]

ADDITIONAL LUAC COMMENTS

DENAR - HOUSE IS BIG
 SZABO - " " "
 ROBINSON - PLEASE MAKE RECOMMENDATIONS TO NEIGHBORHOOD

RECOMMENDATION :

Motion by CANEER (LUAC Member's Name)

Second by GETREU (LUAC Member's Name)

☒ Support Project as proposed

☐ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: CANEER, GETREU, LIETZKE

NOES: DENAR, VERBANEC, SZABO

ABSENT: φ

ABSTAIN: φ

Signal Hill, LLC

PLN100338

Del Monte Forest Land Use Advisory
Committee

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Project Description

- ❑ Demolition of an existing 4,124 square foot single family residence
- ❑ Construction of a new three level 11,933 square foot single family residence including an attached 3-car garage and 2,600 square feet of covered terraces
- ❑ Approximately 2,040 cubic yards of grading (1,210 cubic yards cut/830cubic yards fill);
- ❑ Development within 100 feet of ESHA;
- ❑ Development on slopes exceeding 30%;
- ❑ Ridgeline development;
- ❑ Removal of five Monterey Cypress trees (after the fact!);
- ❑ Design Approval.

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Ridgeline Development

- **20.66.010 D.** A Coastal Development Permit for ridgeline development may be approved only if the following findings, based on substantial evidence, may be made:
 - 1. The ridgeline development, as conditioned by permit, will not create a substantially adverse visual impact when viewed from a common public viewing area.
 - 2. No alternative location exists on the subject site which would allow a reasonable development without the potential for ridgeline development.

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30% Slopes

- 20.64.230 E. Action of the Appropriate Authority
- In order to approve development on slopes of 30% or more, the Appropriate Authority must find, in addition to other necessary findings, based on substantial evidence, that:
 - a) there is no feasible alternative which would allow development to occur on slopes of less than 30%; or
 - b) that the proposed development better achieves the goals, policies and objectives of the Monterey County Local Coastal Program than other development alternatives.

Restoration

- **20.90.130** No application ... shall be deemed complete if there is a violation ... of a County ordinance which regulates grading, vegetation removal or tree removal until restoration has been implemented on that property and monitoring agreements are in place... "Restoration" of the property shall include, but not be limited to, the **revegetation of native plants and trees and the reconstruction of natural features of the land** ... Alternatives to restoration of the property shall not be considered unless the applicant can show that restoration would endanger the public health or safety, or that restoration is unfeasible due to circumstances beyond the control of the applicant or the property owner.
- Proposed restoration
 - Five Seedlings outside the proposed building area
 - Dune restoration as a condition of the project approval.

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Before and After :2007-2009

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Connell House is Historically Significant

- ❑ The project will result in demolition of an historic resource.
- ❑ Architect: Richard Neutra "...the most distinguished architect to have worked on the west coast from the 1920s to the 1960s..." (Dr. Thomas Hines, UCLA)
- ❑ Report by Dr. Anthony Kirk, historic consultant for the applicant
 - "The Connell House at 1170 Signal Hill Road appears to be significant at the local level ...for its architecture."
 - "...the Connell house is significant as an important and relatively early example of modern architecture in Pebble Beach by a leading American architect."
 - "...the house retains its historic integrity."
- ❑ McElroy letter
- ❑ "The Historic Resources Review Board (HRRB) concurs with Historic Resource Consultant Anthony Kirks' evaluation of the property that the single family dwelling proposed for demolition is eligible for listing under Criteria 3 of the California Register, and therefore an Environmental Impact Report shall be required before any demolition work can proceed." (David Lutes, Monterey County Parks Dept.)

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Neighborhood Compatibility

<u>SIGNAL HILL</u>					
APN	OWNER	LOT SIZE (ACS)	LOT SIZE (SF)	IMPROVED (SF)	IMP/LOT
8-261-004	Cattermoud	1.34	58,370	4,461	7.64%
8-261-005	Abercrombie	1.17	50,965	2,265	4.44%
8-261-006	Kim	1.45	63,162	3,822	6.05%
8-261-007	Mehdipour	2.13	92,783	4,124	4.44%
8-261-010	Reeves	2.35	102,366	4,921	4.81%
AVERAGE		1.69	73,529	3,919	5.33%
8-261-007	Mehdipour	2.13	92,783	11,933	12.86%

Source: FASTWEB 11/23/2010

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Significant Impacts to Public Viewshed

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- ☐ Seventeen Mile Drive
- ☐ Fanshell Beach
- ☐ Fanshell Beach parking lot
- ☐ Signal Hill
- ☐ Riding and Hiking Trails

Public Viewshed - from Signal Hill



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Public Viewshed - from Signal Hill



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Public Viewshed - Seventeen Mile Drive

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ESHA

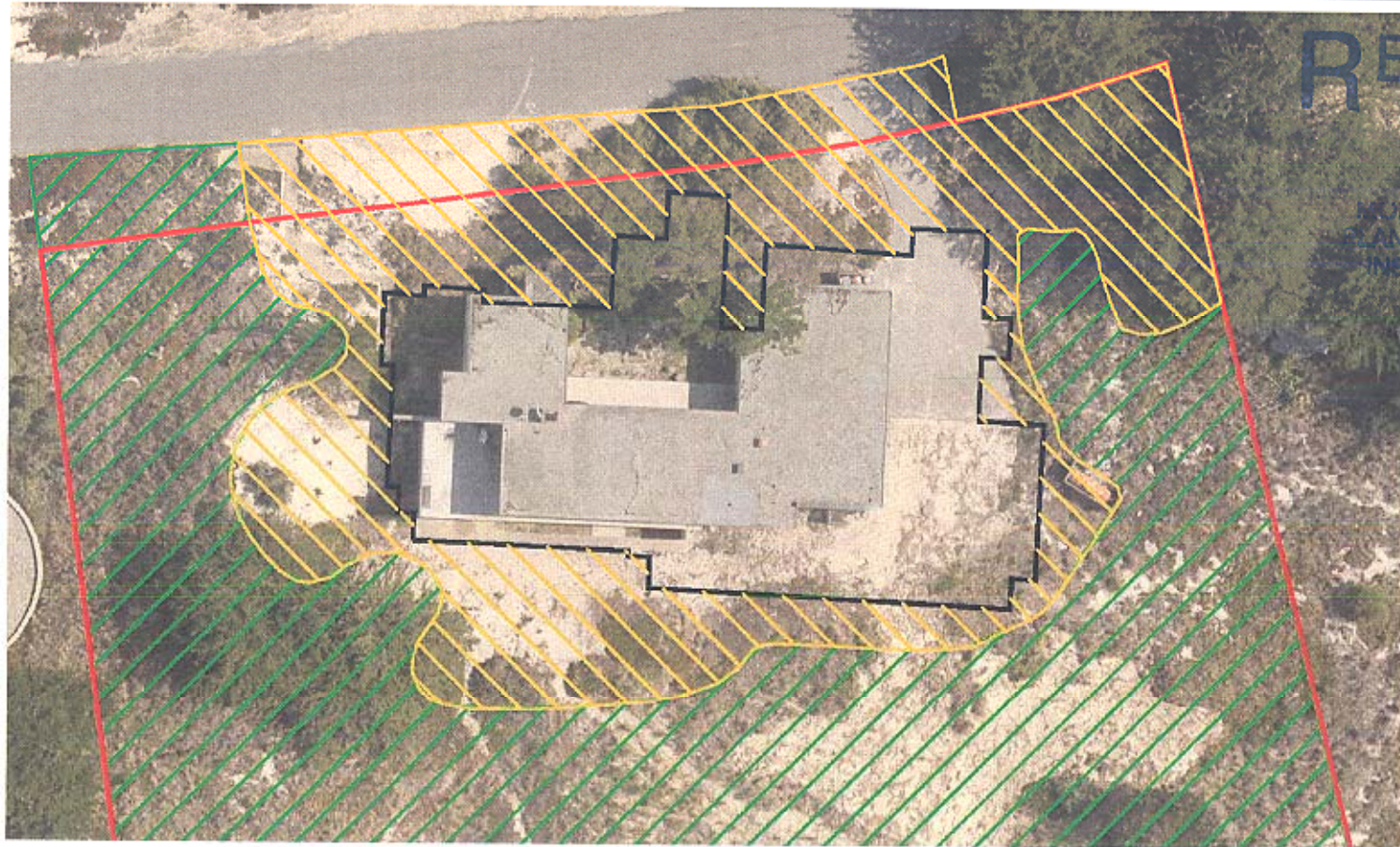
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- Identified as Dune Habitat in the DMF LUP
- Comments from the California Coastal Commission
- Zander (October, 2009) “Any proposed new residence on the subject property would likely be restricted to the area currently occupied by the existing residence, driveway and other residential features. Extending beyond this footprint could result in impacts that could further compromise native dune substrates and may be considered “significant disruption of ESHA” ...”

“Disturbed Area” – 1957 Grading



Before and After :2007-2009

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ESHA - Staking in Dunes



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ESHA-Staking in Dunes



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ESHA- Staking in Dunes



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We ask the LUAC to Recommend that:

- The Project Be Denied
 - The site has not been restored as required by County Ordinance
 - The Illegal Tree Removal and Dune Disturbance should not be rewarded
 - Site should be fully restored to its pre-violation (2007) condition
 - Out of Scale and Incompatible with the neighborhood
 - 12,000 SF is 3 times the size of the average home on Signal Hill
 - Inconsistent with the DMF Land Use Plan
 - Adverse Impact on Public Views
 - Development in ESHA
 - Ridgeline Development
 - 30% Slopes
- The historically significant “Connell House” should not be demolished

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Quick call, quick response help quell P.B. grassfire

By MARY BROWNFIELD

A WINDY afternoon almost drove a grassfire into a Pebble Beach home near Fan Shell Beach Friday, but an aggressive attack by ground and air squelched the flames in about 20 minutes, according to P.B. Fire Capt. Richard Lopez. Investigators have yet to identify the cause.

A member of the Cypress Point Golf Club who was outside the clubhouse May 18 noticed the smoke and fire in the grass off Signal Hill Road near 17 Mile Drive and asked an employee to dial 911.

"He was yelling into the phone," Lopez said of the person who called at 1:44 a.m..

Pebble Beach, Cypress Fire Protection District and Cal Fire sent engines and fire-fighters and an inmate fire crew from the state department of corrections' Gabilan Camp came to help.

Two air tankers and one helicopter also responded.

"About a quarter acre of grass and brush burned right up to the back of a structure," Lopez said. A strong wind blowing off the sea pushed the flames toward the house, "but due to aggressive firefighting tactics, the structure was saved."

Nobody was home at the two-story residence, which Lopez estimated to be about 4,000 square feet. Crews contained the fire in about 20 minutes and spent more than an hour mopping up to ensure it would not reignite. The May 18 incident was the fourth grassfire of the year in Del Monte Forest, with the first occurring in January. Lack of winter rains has resulted in an early start of the fire season, which runs through fall.

This week, investigators returned to the scene to see if they could determine how the fire started.

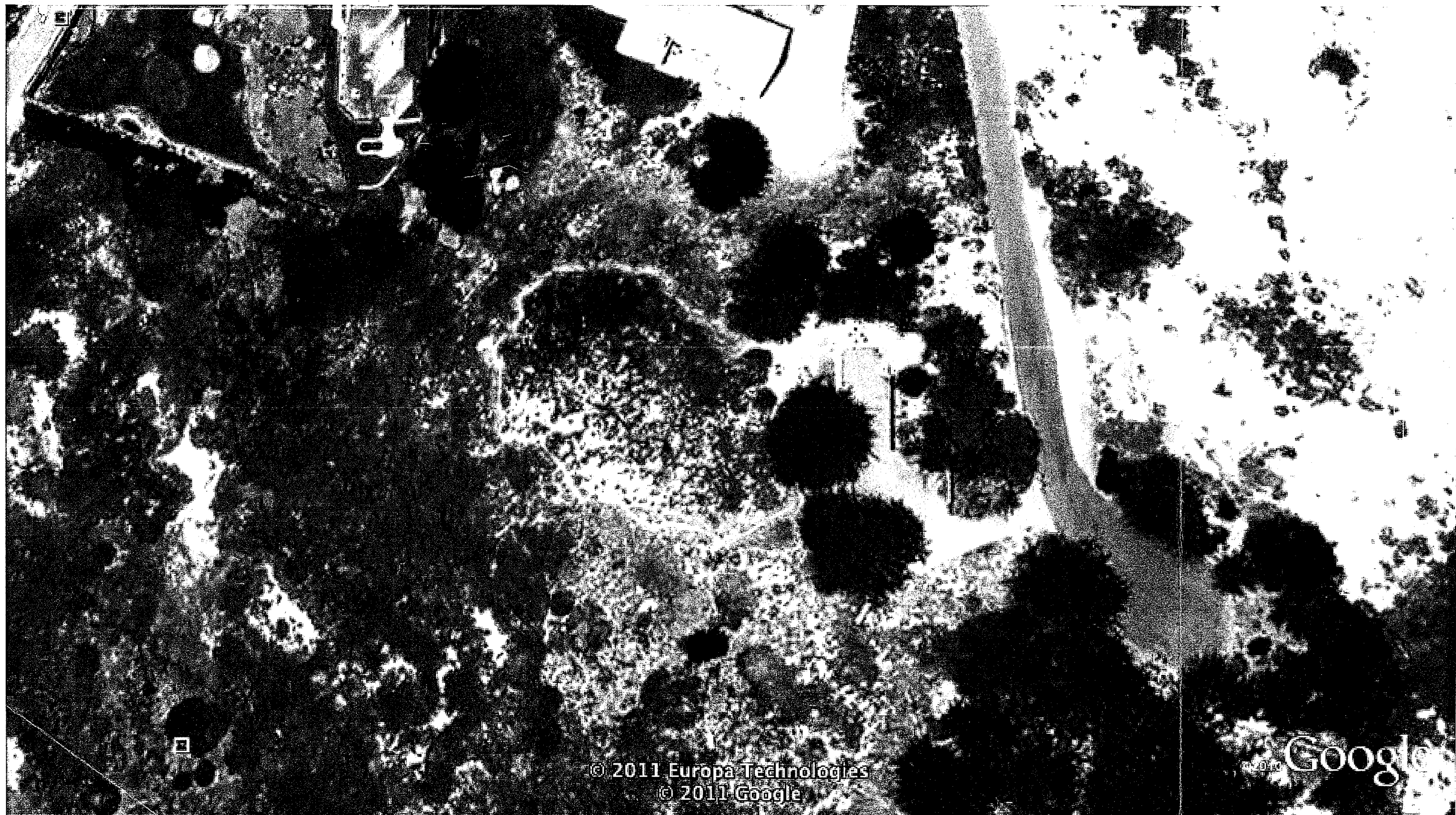
Although the Forest was hit with several incidents of arson last year, Lopez said, "I don't think this is part of that."

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Imagery Date: 5/31/2007



1998

36°34'54.06" N 121°57'57.53" W elev 91 ft

Eye alt 768 ft



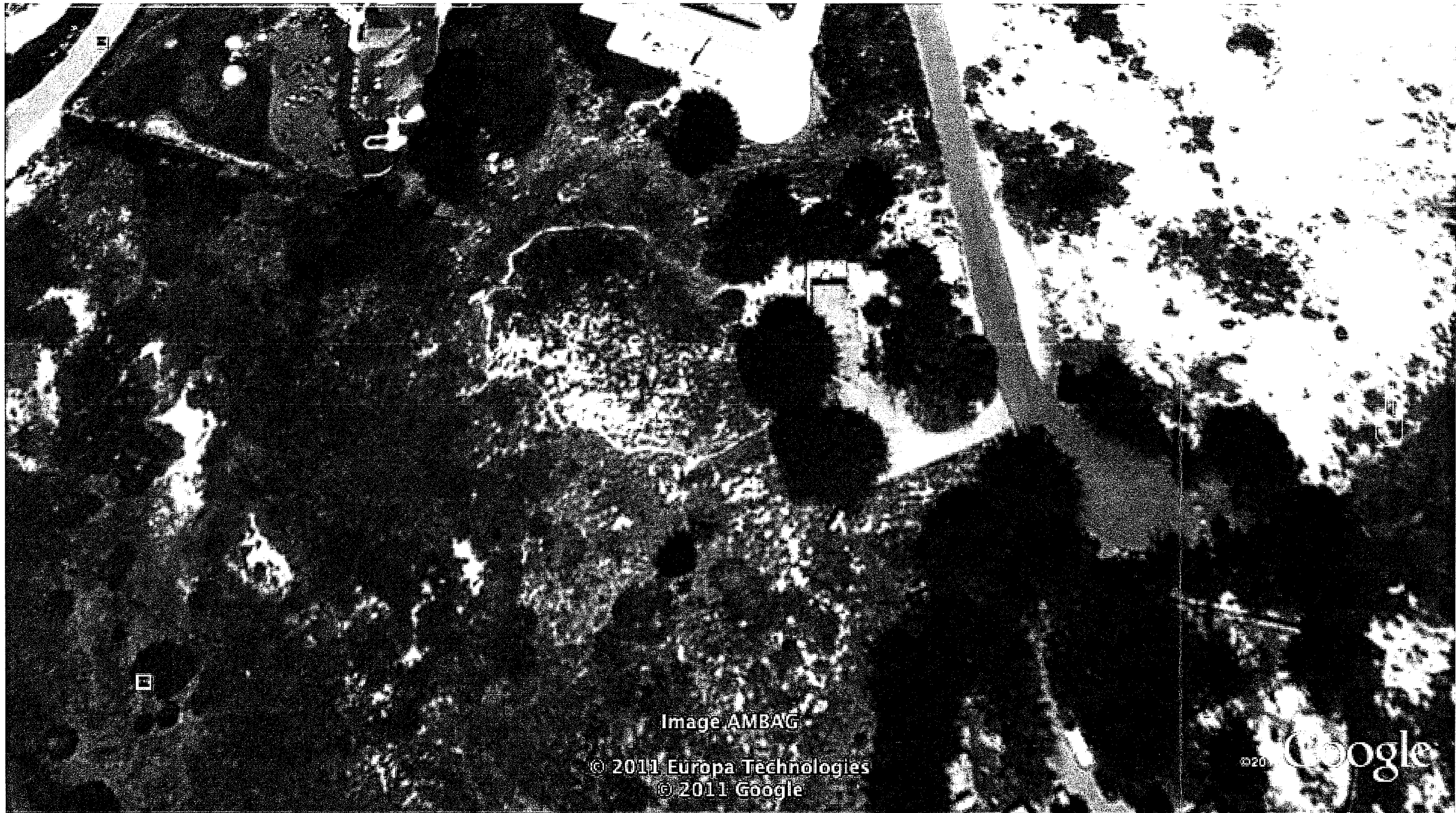
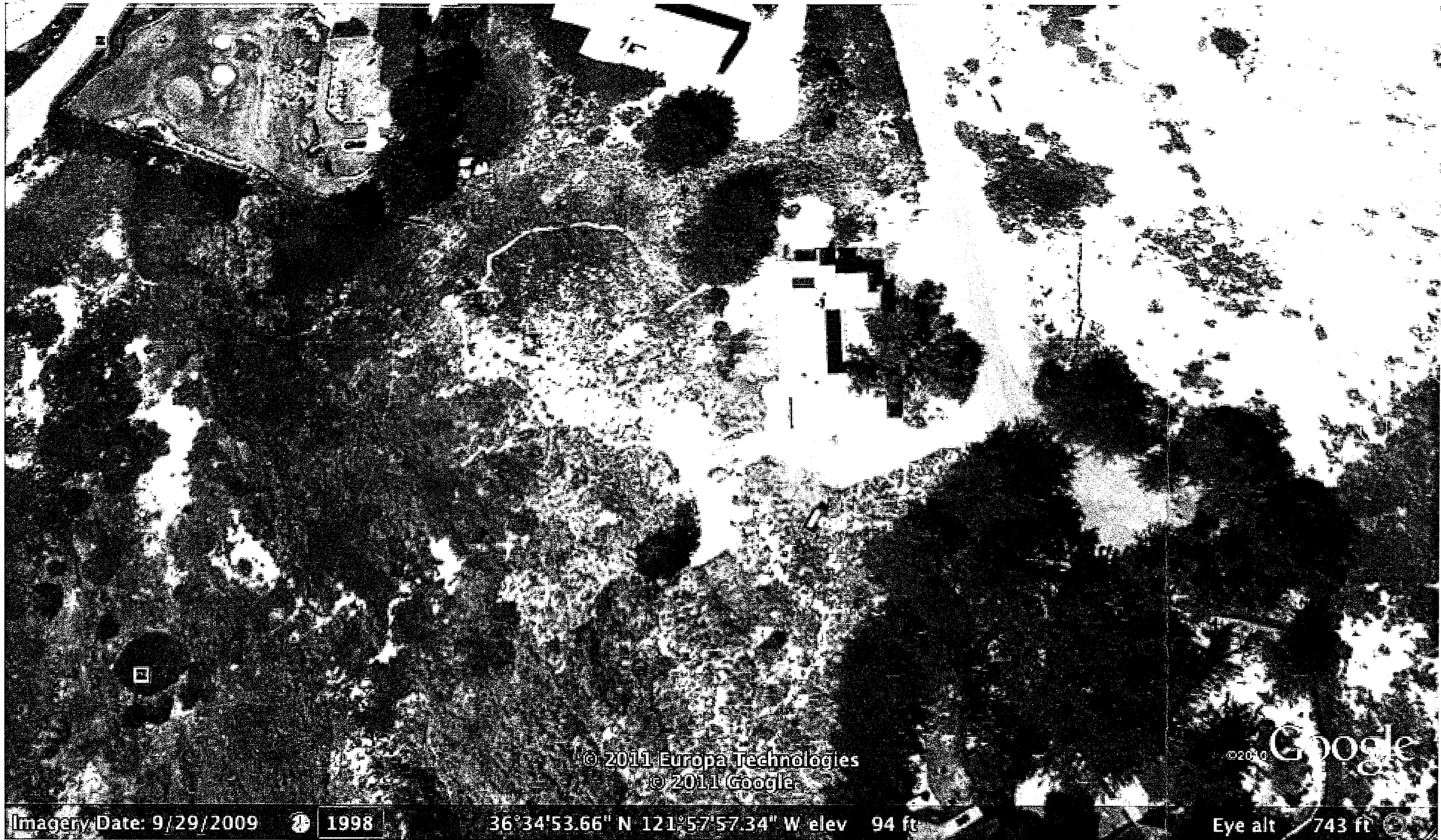


Image AMBAG

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Imagery Date: 9/29/2009



1998

36°34'53.66" N 121°57'57.34" W elev 94 ft

Eye alt 743 ft

Lynn Knoop - 24595 Camino de Monte, Carmel - oppose

Wiz Wilmer 2930 Bird Rock Pk, CA oppose

Charles George 27812 Crown Pt, Salinas - oppose

Tony Ridda 1147 Porgus Lanes, PB

Lyn Nelson 51 Country Club Gate Rd PG

MARIEA Modisette PO Box 1378, Pebble Beach, Ca 93953 - For

Sandra Harlan 205 School Rd San Juan Bautista

Merlyn Felton 205 School Rd SJB 95045 → oppose

LEBA ABERCROMBE 1158 SIOUX Hill Rd PB.

oppose → Vince Lucido 1137 Buena St. Seaside, CA. 93955

Chetan Gillette PO Box 496 Pebble Beach 93953

Marion Cope - 1143 Porgue Lane PB 93953 (mailing address: 1000 mason st

GARY LAUGHLIN 3279 17 mile DR PBLB 93953 SF 94108)

SANDRA LAUGHLIN 3279 17 mile Dr. 93953

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