



County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 26-061

July 27, 2026

Introduced: 7/20/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250292 - SIGNAL HILL LLC

Administrative hearing to consider the construction of an attached 798 square foot Accessory Dwelling Unit, and associated site improvements including 220 square feet of porches and terraces, a lower-level unconditioned crawl space, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource.

Project Location: 1170 Signal Hill Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Chief of Planning adopt a resolution to:

- a) Find that the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made; and
- b) Approve a Combined Development Permit consisting of:
 1. Coastal Administrative Permit and Design Approval to allow construction of a 798 square foot attached Accessory Dwelling Unit and associated site improvements; and
 2. Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and
 3. Coastal Administrative Permit for development within 750 feet of a known archaeological resource; and
 4. Coastal Development Permit to allow development on slopes in excess of 30 percent; and
 5. Coastal Development Permit to remove and relocate one Monterey Cypress tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Massy Medipour

Property Owner: Signal Hill LLC

APN: 008-261-007-000

Parcel Size: 2.19 acres or 95,396 square feet

Zoning: Low Density Residential with 1.5 acres per unit density, Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: McKenna Bowling, Associate Planner

bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY:

Staff are recommending approval of an Combined Development Permit subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of building/grading permits and/or commencement of the approved use.

See the detailed discussion in **Exhibit A**.

On July 27, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Friday, July 24, 2026. All timely received comments will be considered by the Chief of Planning.

Note: The decision on this project is appealable to the Board of Supervisors. The decision on this project is not appealable to the California Coastal Commission.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau

HCD-Engineering Services

HCD-Environmental Services

Pebble Beach Community Services District

Del Monte Forest Land Use Advisory Committee

LUAC:

County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on May 7, 2026. The LUAC voted 5 to 0 in support of the project, with two members abstaining from the vote. The LUAC raised concerns about the design and massing of the exterior being too “blocky” due to the contiguous stucco, and whether the Board of Supervisors’ (BOS) decision to limit the single-family dwelling to the footprint of the original residence applies to the construction of an accessory structure, such as an ADU. The applicant, in response to the design concerns, incorporated an additional window on the backside of the ADU to be more visually cohesive with the residence and the surrounding area. As it relates to the previous decision from BOS, please see *Public Comment* of **Exhibit A (Discussion)**.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project includes the construction of a structurally attached 798-square-foot Accessory Dwelling Unit and

associated site improvements. None of the exceptions to the exemptions apply in this case (Section 15300.2). The project, as proposed, would not result in impacts on an environmental resource, any scenic highways, or historical resources (cultural or structural), and this site is not a hazardous waste site. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

Prepared by: McKenna Bowling, Assistant Planner (831) 755-5298

Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Discussion

Exhibit B - Draft Resolution

- Draft Conditions of Approval
- Site Plan, Elevations & Floor Plans
- Colors and Materials

Exhibit C - Vicinity Map

Exhibit D - Biological Report and Supplemental Assessment (County of Monterey Library No. LIB100396)

Exhibit E - LUAC Minutes dated May 7, 2026

Exhibit F - Arborist Letter

Exhibit G - Public Comment

cc: Front Counter Copy; Del Monte Forest LUAC; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Fionna Jensen, Principal Planner; Signal Hill LLC, Property Owner; Massy Medipour, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Anthony Lombardo and Associates, Interested Party; Planning File PLN250292.