

County of Monterey

Pebble Beach Community Services District
3202 Forest Lake Rd.
Pebble Beach, CA 93953



Meeting Agenda - Final

Thursday, May 7, 2026

3:00 PM

3101 Forest Lake Rd, Pebble Beach, CA 93953

Del Monte Forest Land Use Advisory Committee

Submit your comments via email at least a day prior to the meeting to the Liaison at:
evans-polockowj@countyofmonterey.gov.

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

For information on The Ralph M. Brown Act, please click on the link below:
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of the March 19, 2026, meeting minutes.

PUBLIC COMMENT

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. Please submit your public comment to the Liaison at evans-polockowj@countyofmonterey.gov.

SCHEDULED ITEMS

1. Project Name: ANZOATEGUI ALVARO & JESSICA KAY
File Number: PLN260025
Project Location: 2975 CORMORANT RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-262-003-000
Project Planner: Joseph Alameda
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Design Approval to allow demolition of an existing one-story residence and construction of new two-story 3,688 square foot single family dwelling with detached 874 square foot accessory dwelling unit, including associated site improvements. The property is located at 2975 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-262-003-000), Greater Monterey Peninsula Area Plan.
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS_SITE_PLAN_PLN260025_012926](#)

2. Project Name: SIGNAL HILL LLC
File Number: PLN250292
Project Location: 1170 SIGNAL HILL RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-261-007-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow an accessory dwelling unit; and 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit for development within 750 feet of a known archeological resource. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), Del Monte Forest Land Use Plan, Coastal Zone.
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [PLANS SITE PLAN PLN250292 111325](#)

OTHER ITEMS

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- B) Announcements

ADJOURNMENT

Note: To view additional documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx> . Enter the file number in the "Quick Search" box; click on "Record Info" tab; click on "Attachments" in the drop-down menu; finally click on the document you wish to view.