



# County of Monterey

Item No.1

## Zoning Administrator

Legistar File Number: ZA 26-059

May 28, 2026

**Introduced:** 5/19/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

### **PLN260025 - ANZOATEGUI ALVARO & JESSICA KAY**

Public hearing to consider demolition of an existing 2,590 square foot one-story residence and construction of a 3,833 square foot two-story single family dwelling inclusive of an attached 650 square foot garage and associated site improvements.

**Project Location:** 2975 Cormorant Road, Pebble Beach, CA 93953

**Proposed CEQA action:** Find the project categorically exempt pursuant to Section 15302 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find that the project qualifies as a Class 2 and Class 3 Categorical Exemption pursuant to Section 15302 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Design Approval to allow the demolition of an existing 2,590 square foot one-story residence and construction of a 3,833 square foot two-story single family dwelling inclusive of an attached 650 square foot garage and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

### PROJECT INFORMATION

**Agent:** Brittney Schloss

**Property Owner:** Alvaro Anzoategui

**APN:** 007-262-003-000

**Parcel Size:** .26 acres

**Zoning:** Medium Density Residential, with Building Site - 6, Design Control, and Recreational Equipment Storage zoning overlays (“MDR/B-6-D-RES”)

**Plan Area:** Greater Monterey Peninsula Area Plan

**Flagged and Staked:** Yes

**Planner:** Joseph Alameda, Associate Planner

alamedaj@countyofmonterey.gov, (831)783-7079,

### SUMMARY/DISCUSSION

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), 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 a building/grading permits and/or commencement of the approved use. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

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

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Pebble Beach Community Services District (Fire)

Prepared by: Joseph Alameda, Associate Planner, x7079  
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution, including;

- Conditions of Approval
- Plans

Exhibit B - Vicinity Map

Exhibit C - LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District (Fire);  
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau;  
Joseph Alameda, Project Planner; Jacquelyn M. Nickerson, Principal Planner; Alvaro  
Anzoategui, Property Owners; Brittney Schloss, Agent; The Open Monterey Project;  
LandWatch (Executive Director); Christina McGinnis; Planning File PLN260025.