



# County of Monterey

Item No.4

## Administrative Permit

Legistar File Number: AP 25-067

December 03, 2025

Introduced: 11/24/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN250127 - YANG PHILLIP & YANG MARIKO TRS

Administrative hearing to consider action on the demolition of a 2,592 square foot single one-story family residence and construction of a 2,813 square foot two-story single-family dwelling with an attached 595 square foot two-car garage, and associated site improvements.

**Project Location:** 3332 Ondulado Road, Pebble Beach, CA 93953

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 2 Categorical Exemption from CEQA Guidelines section 15302, and that none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve the demolition of a 2,592 square foot single one-story family residence and construction of a 2,813 square foot two-story single-family dwelling with an attached 595 square foot two-car garage, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

### PROJECT INFORMATION

**Agent:** Sonia Madrigal

**Property Owner:** Phillip & Mariko Yang

**APN:** 008-302-025-000

**Parcel Size:** 65,340 square feet

**Zoning:** Low Density Residential, 1.5 acres per unit with a Design Control overlay, and Low Density Residential, with Building Site 6 and Design Control overlays, Coastal Zone, or "LDR/1.5-D(CZ)|LDR/B-6-D(CZ)"

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** Yes

### SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and 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.

On December 3rd, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, December 2th, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

#### 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

Prepared by: Jordan Evans-Pollockow, Assistant Planner, x7065  
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans

Exhibit B - Vicinity Map

Exhibit C - Del Monte Forest LUAC Meeting Minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Planner; Fionna Jensen, Principal Planner; Phillip & Mariko Yang Trs, Property Owners; Sonia Madrigal, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250127