



County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 25-074

Introduced: 12/2/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250228 - YING RICHARD JAY & CHRISTINE TUTTLE TRS

Public hearing to consider demolition of an existing 3,136 square foot single family dwelling with a 600 square foot garage, and construction of a 3,131 square foot single family dwelling with a 2,877 square foot basement and an attached 453 square foot garage, and associated site improvements.

Project Location: 1002 Wranglers Trail, Pebble Beach.

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15302 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 Categorical Exemption pursuant to Section 15302 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 a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,008 square foot single family dwelling with an attached 453 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: Gail Hatter

Property Owner: Richard Yang

APN: 007-244-003-000

Parcel Size: .21 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

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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: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution, including;

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

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Jacquelyn Knickerson, Principal Planner; Richard Yang, Property Owners; Gail Hatter, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis; Planning File PLN250228