

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: February 26, 2015	Agenda Item No.: 6
Project Description: Consider A Variance to allow an increase to lot coverage from 18% to 21%; a Coastal Administrative Permit and Design Approval for the construction of a 715 square foot master bedroom/bath addition to an existing 3,291 square foot single story single family dwelling.	
Project Location: 87 Yankee Point Drive, Carmel	APN: 243-153-007-000
Planning File Number: PLN140354	Owner: Jordan, William and Susan Applicant: John Bridges, Attorney
Planning Area: Carmel Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: : "LDR/1-D (20) (CZ)" [Low Density Residential/1 unit per acre - Design Control District (20 foot height limit) in the Coastal Zone]	
CEQA Action: Categorically Exempt per Section 15301 (e) of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorically Exempt per Section 15301 (e); and
- 2) Approve PLN140354, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

Applicants are requesting a Variance to allow an increase to existing lot coverage from 18% to 21% in order to allow the construction of a 715 square foot master bedroom/bath addition to an existing single story single family dwelling.

The parcel is zoned Low Density Residential/1 unit per acre-Design Control District, with a 20 foot height limit in the Coastal Zone. The parcel is approximately 18,753 square feet (.43 acres). Allowable maximum lot coverage is 15%. Existing lot coverage is 18%. When the Carmel Area Land Use Plan (CLUP) was adopted in October, 1982, many of the parcels that were less than 1 acre became legal nonconforming as to lot coverage. This parcel is one of the smaller lots on the block between Carmel Riviera and Yankee Point Drive.

The proposed single story addition in the backyard of an existing single family home is consistent with and subordinate to the foremost priority of protecting the area's scenic beauty and natural resource values. The variance does not conflict with this as it will not change the appearance of this home from the public's perspective. In addition, the small lot size is a unique circumstance applying to this application. Therefore, staff recommends the Zoning Administrator approve the Coastal Administrative Permit, Design Approval and Variance to exceed the 15% maximum allowable lot coverage. See Discussion in **Exhibit B**.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- ✓ RMA-Public Works Department
- ✓ RMA-Environmental Services
- Environmental Health Bureau
- Water Resources Agency
- Carmel Highlands Fire Protection District

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by] have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

On December 15, 2014, the Carmel Highlands Land Use Advisory Committee recommended approval (5-0 vote). They agreed with the applicant’s justification letter and wanted clarification that the roof height over the new addition does not exceed 20 feet.

Note: The decision on this project is appealable to the Board of Supervisors and Coastal Commission.


/S/ ELIZABETH GONZALES
Elizabeth Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
February 13, 2015

cc: Front Counter Copy; Zoning Administrator ; Carmel Highlands Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John Ford, RMA Services Manager; Elizabeth Gonzales, Project Planner; William and Susan J Jordan, Owner; John Bridges, Attorney; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140354

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations
Exhibit D Vicinity Map
Exhibit E Advisory Committee Minutes (LUAC)
Exhibit F Justification Letters (variance)
Exhibit G Project Correspondence


This report was reviewed by John Ford, Planning Services Manager 

EXHIBIT A

Project Information for PLN140354

Application Name: Jordan William H & Susan J Trs
Location: 87 Yankee Point Dr, Carmel
Applicable Plan: Carmel LUP
Advisory Committee: Carmel/Carmel Highlands Advisory Committee
Permit Type: Variance
Environmental Status: Categorical Exemption
Zoning: LDR/1-D(20)(CZ)

Primary APN: 243-153-007-000
Coastal Zone: Yes
Final Action Deadline (884): 3/10/2015
Land Use Designation: Residential - Low Density

Project Site Data:

Lot Size: .43
Existing Structures (sf): 3291
Proposed Structures (sf): 4006
Total Sq. Ft.: 7297

Coverage Allowed: 15%
Coverage Proposed: 18%
Height Allowed: 20
Height Proposed: 16
FAR Allowed: n/a
FAR Proposed: n/a

Special Setbacks on Parcel: N

Resource Zones and Reports:

Seismic Hazard Zone: VII|UNDETERMINED
Erosion Hazard Zone: Moderate
Fire Hazard Zone: Very High
Flood Hazard Zone: X (unshaded)
Archaeological Sensitivity: high
Visual Sensitivity: Highly Sensitive

Soils Report #: LIB140425
Biological Report #: n/a
Forest Management Rpt. #: n/a
Geologic Report #: n/a
Archaeological Report #: LIB140424
Traffic Report #:

Other Information:

Water Source: public
Water Purveyor: Carmel Riviera
Fire District: Carmel Highlands FPD
Tree Removal: 0

Grading (cubic yds.): 0
Sewage Disposal (method): septic system
Sewer District Name: private

EXHIBIT B DISCUSSION

Project Description and Background

Applicants are requesting a Variance to allow an increase to existing lot coverage from 18% to 21% in order to allow the construction of a 715 square foot master bedroom/bath addition to an existing single story single family dwelling. The existing 3,291 square foot house is smaller than most of the homes within the neighborhood. The addition would create 4,006 square feet in total coverage.

The parcel is zoned "LDR/1-D (20) (CZ)" Low Density Residential/1 unit per acre-Design Control District, with a 20 foot height limit in the Coastal Zone. The parcel is approximately 18,753 square feet (.43 acres). Allowable maximum lot coverage is 15%. Existing lot coverage is 18%. When the Carmel Area Land Use Plan (CLUP) was adopted in October, 1982, many of the parcels that were less than 1 acre became legal nonconforming as to lot coverage. The parcel is one of the smaller lots on the block between Carmel Riviera and Yankee Point Drive. The other small lots in the area have greater than 15% lot coverage.

Pursuant to Policy 4.5.G (CLUP), "Maximum densities ranging from 1 unit per 2.5 acres to 1 unit per acre would be allowed according to site evaluation of slope and natural resources, septic system and public facility constraints. This land use designation is applied to the Carmel Highlands-Riviera." "Existing parcels less than the minimum parcel size required for new subdivisions are considered legal parcels and are suitable for development of those uses consistent with the land use plan designation, provided that all resource protection policies can be fully satisfied." (CLUP Policy 4.4.3.E.11)

The subject parcel is located within the public viewshed; and all future development within the viewshed must harmonize and be clearly subordinate to the natural scenic character of the area. (CLUP Key Policy 2.2.2) In 1995, CLUP Policy 2.2.5.2 was updated to include "To ensure that new development in the Yankee Point area remains subordinate to the visual resources of the area, and to ensure that visual access from Highway 1, Yankee Point Drive, and Mal Paso Road is protected, the height limit in the Yankee Point area of Carmel Highlands-Riviera, for all properties seaward of Yankee Point Drive, and for properties with frontage along the east right of way line of Yankee Point Drive that face such properties seaward of Yankee Point Drive, shall be 20 feet. In addition to such height limits, new development shall be subject to design guidelines to be adopted by the Planning Commission for the Yankee Point area. Such guidelines shall affect the visibility and design of structures in a manner so as to preserve and protect, to the maximum extent feasible, public visual resources and access described herein."

Project Issues

VARIANCE – *Variances shall only be granted based upon the following Findings:*

1. *That because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, the strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification;*

The development standards in the LDR/1 zoning district requires a minimum one acre lot area. The subject property is less than ½ acre in size, and therefore, is substandard per the zoning district lot area requirement. Applying large parcel zoning standards to smaller parcels such as

the subject parcel is recognized in the LCP (see policies above) and the smaller parcels are confirmed as suitable for development provided all resource protection policies can be fully satisfied. Because of the smaller lot size, the subject parcel cannot build a similar single story design that larger properties in the vicinity under the same zoning classification enjoy. Coverage requirements for higher density districts (MDR) which would have similar lot sizes would typically be 25%. The larger lot zoning (LDR) would not have allowed creation of this lot. This is a unique circumstance applying to this property.

The Yankee Point neighborhood is a visually sensitive area. The applicant's proposal to add a bedroom as a single story addition rather than as a second story element respects this visual sensitivity. The applicants also desire to avoid potential disruption of privacy and views enjoyed by surrounding homes. The neighbors are understandably supportive of this. The subject parcel is also subject to a special 20 foot height limitation which is intended to preserve and protect, to the maximum extent feasible, public visual resources by keeping development subordinate to the natural setting of the neighborhood; thus physically precluding a second story addition to the existing structure. The parcels located on Carmel Riviera Drive, east of Yankee Pt. have a 26 foot height limit, allowing for second story additions. The 20 foot height limit is also a unique circumstance.

2. *That the variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated;*

Granting a variance to allow an increase to existing lot coverage from 18% to 21% in order to construct a 715 square foot master bedroom/bath addition to an existing 3,291 square foot single story single family dwelling will not constitute a grant of special privilege as the existing house is smaller than most of the homes within the neighborhood. The project will add a third bedroom to the home which is consistent with the norm in the Yankee Point area.

The neighboring property owners, also located in the LDR/1-D (CZ) Zoning District, with lot areas typically of 1 acre or more, are able to enjoy the privilege of construction single-family residences with building square footage well in excess of that proposed by the subject property without the necessity of a variance to exceed lot coverage.

The variance will enable the applicants to preserve the privacy and views of their neighbors all of whom have expressed support for the project. The applicants also desire to maintain the architectural design integrity of the existing house (single story) consistent with the neighborhood character and aesthetic. Because the smaller lots in the neighborhood all exceed the 15% lot coverage, similar lot coverage variances have been granted to some of these smaller lots. (Examples include Kamellard – 17.4%, Danielson – 15.9%; Chi-Chang – 16.3%)

3. *A Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.*

The parcel has a zoning designation of "LDR/1-D (20) (CZ)", which allows the construction and use of a single-family dwelling, accessory structures and associated site improvements such as those proposed by the project applicant. Therefore, the project is an allowed land use for this site.

Additional Considerations: The addition will not be visible from the street. Allowance of the variance will preserve the views and privacy of other homes in the surrounding area. Letters of support appreciate the careful and considerate planning of a single story addition so that it will not impact the views or line of sight of anyone in the neighborhood. The Carmel Highlands Land Use Advisory Committee agreed with the applicant's justification letter and unanimously recommended approval. Their only concern was that they wanted clarification that the roof height over the new addition does not exceed 20 feet.

Environmental Review

Pursuant to Section 15301 (e), additions to existing structures provided the addition will not result in an increase of more than 50 percent of the floor area before the addition, or 2,500 square feet, may be categorically exempt. The proposed is an addition of 715 square feet to an existing 3,291 square foot house.

Recommendation

The proposed single story addition in the backyard of an existing single family home is consistent with and subordinate to the foremost priority of protecting the area's scenic beauty and natural resource values. The variance does not conflict with this as it will not change the appearance of this home from the public's perspective. Therefore, staff recommends the Zoning Administrator approve the Coastal Administrative Permit, Design Approval and Variance to exceed the 15% maximum allowable lot coverage.

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

WILLIAM AND SUSAN J JORDAN (PLN140354)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorical Exempt per Section 15301 (e) of the CEQA Guidelines; and
- 2) Approving A Variance to allow an increase to lot coverage from 18% to 21%; a Coastal Administrative Permit and Design Approval for the construction of a 715 square foot master bedroom/bath addition to an existing 3,291 square foot single story single family dwelling.

[PLN140354, William and Susan J Jordan, 87 Yankee Point Drive, Carmel, Carmel Area Land Use Plan (APN: 243-153-007-000)]

The Jordan application (PLN140354) came on for public hearing before the Monterey County Zoning Administrator on February 26, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Variance to allow an increase to lot coverage from 18% to 21%; a Coastal Administrative Permit and Design Approval for the construction of a 715 square foot master bedroom/bath addition to an existing 3,291 square foot single story single family dwelling.
EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140354.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents. A Variance to allow an increase to lot coverage from 18% to 21% is part of the proposed project (*See Findings #7, #8, #9*).

- b) The property is located at 87 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-153-007-000), Carmel Area Land Use Plan. The parcel is zoned "LDR/1-D (20) (CZ)" [Low Density Residential/1 unit per acre - Design Control District (20 foot height limit) in the Coastal Zone], which allows the construction and use of a single-family dwelling, accessory structures and associated site improvements such as those proposed by the project applicant. Therefore, the project is an allowed land use for this site.
- c) Design Approval Pursuant to Chapter 20.44, Design Control Zoning Districts, zoning for the project requires design review of structures to assure protection of the public viewshed, neighborhood character, and to assure visual integrity. Colors and materials will match the existing single family residence that consist of light avocado batt and board siding with light brown shingle roofing materials, which currently blends into the site and surroundings.
- d) The project planner conducted a site inspection on June 27, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project does not propose any tree removal, or development on slopes exceeding 30%. There is no Environmentally Sensitive Habitat onsite, nor any concern for archaeological resources. By applying for the variance, the applicants are consistent with the intended policies for preservation and protection of the public visual resources by keeping development subordinate to the natural setting of the neighborhood.
- f) On December 15, 2014, the Carmel Highlands Land Use Advisory Committee recommended approval (5-0 vote). They agreed with the applicant's justification letter and wanted clarification that the roof height over the new addition does not exceed 20 feet.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140354.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources and Soil/Slope Stability. The following reports have been prepared:
 - "Preliminary Archaeological Assessment" (LIB140424) prepared by Archaeological Consulting, Salinas CA, dated August 5, 2014;

- "Geotechnical Investigation" (LIB140425) prepared by Pacific Crest Engineering, Watsonville, CA, September, 2014.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) An archaeological report, prepared by Archaeological Consulting, concluded that the project area does not contain surface or subsurface evidence of potentially significant cultural resources; therefore, a standard condition for negative reports has been added as a condition of approval (Condition #3).

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available through Carmel Riviera Water and a private septic system. Environmental Health Bureau has inspected the septic system and concludes the system is an appropriate size for the three bedrooms.
 - c) See Preceding Findings #1, #2, and #3 and supporting evidences regarding consistency and suitability of the project.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. .

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on June 27, 2014 and researched County records to assess if any violation exists on the subject property. No violations were discovered.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 (e), categorically exempts additions to existing structures provided the addition will not result in an increase of more than 50

- b) percent of the floor area before the addition, or 2,500 square feet.
- b) The proposed is an addition of 715 square feet to an existing 3,291 square foot house.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 27, 2014.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not contain any historical resources, is not located within a scenic highway, is not located near any hazardous waste sites and will not have any cumulative impacts.
- e) See Preceding Findings #1, #2, #3, #4, and #5 and supporting evidence for CEQA determination.

7. **FINDING:** **VARIANCE (SPECIAL CIRCUMSTANCES)** – The variance can be granted because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings. The strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under and under identical zoning classification.

- EVIDENCE:**
- a) The parcel is zoned “LDR/1-D (20) (CZ)” Low Density Residential/1 unit per acre-Design Control District, with a 20 foot height limit in the Coastal Zone. The parcel is approximately 18,753 square feet (.43 acres). Allowable maximum lot coverage is 15%. Existing lot coverage is 18%. When the Carmel Area Land Use Plan (CLUP) was adopted in October, 1982, most of the parcels that were less than 1 acre became legal nonconforming as to lot coverage. The parcel is one of the smaller lots on the block between Carmel Riviera and Yankee Point Drive. The other small lots in the area have greater than 15% lot coverage.
 - b) The development standards in the LDR/1 zoning district requires a minimum one acre lot area. The subject property is less than ½ acre in size, and therefore, is substandard per the zoning district lot area requirement. Coverage requirements for higher density districts (MDR) which would have similar lot sizes would typically be 25%. The larger lot zoning (LDR) would not have allowed creation of this lot. This is a unique circumstance applying to this property.
 - c) The subject parcel is located within the public viewshed; and all future development within the viewshed must harmonize and be clearly subordinate to the natural scenic character of the area. (CLUP Key Policy 2.2.2) In 1995, CLUP Policy 2.2.5.2 was updated to include “To ensure that new development in the Yankee Point area remains subordinate to the visual resources of the area, and to ensure that visual access from Highway 1, Yankee Point Drive, and Mal Paso Road is protected, the height limit in the Yankee Point area of Carmel Highlands-Riviera, for all properties seaward of Yankee Point Drive, and for properties with frontage along the east right of way line of Yankee Point Drive that face such properties seaward of Yankee Point Drive, shall be 20 feet. In addition to such height limits, new development is subject to design guidelines to be adopted by the Planning Commission for the Yankee Point area. Such guidelines affect the visibility and design of structures in a manner so as to preserve and

protect, to the maximum extent feasible, public visual resources and access described herein.”

- d) The Yankee Point neighborhood is a visually sensitive area. The proposal to add a bedroom as a single story addition rather than as a second story element respects this visual sensitivity. This will also avoid potential disruption of privacy and views enjoyed by surrounding homes. The subject parcel is also subject to a special 20 foot height limitation which is intended to preserve and protect, to the maximum extent feasible, public visual resources by keeping development subordinate to the natural setting of the neighborhood; thus physically precluding a second story addition to the existing structure. The parcels located on Carmel Riviera Drive, east of Yankee Pt. have a 26 foot height limit, allowing for second story additions. The 20 foot height limit is also a unique circumstance.

8. **FINDING:**

VARIANCE (SPECIAL PRIVILEGES) – The variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

EVIDENCE:

- a) The property has a zoning designation of “LDR/1-D (20) (CZ)” [Low Density Residential/1 unit per acre - Design Control District (20 foot height limit) in the Coastal Zone].
- b) The neighboring property owners, also located in the LDR/1-D (CZ) Zoning District, with lot areas typically of 1 acre or more, are able to enjoy the privilege of construction single-family residences with building square footage well in excess of that proposed by the subject property without the necessity of a variance to exceed lot coverage.
- c) Applying large parcel zoning standards to smaller parcels such as the subject parcel is recognized in the LCP and the smaller parcels are confirmed as suitable for development provided all resource protection policies can be fully satisfied. Because of the smaller lot size, the subject parcel cannot enjoy the same privileges of single story design that larger properties in the vicinity under the same zoning classification enjoy.
- d) Granting a variance to allow an increase to existing lot coverage from 18% to 21% in order to construct a 715 square foot master bedroom/bath addition to an existing 3,291 square foot single story single family dwelling will not constitute a grant of special privilege as the existing house is smaller than most of the homes within the neighborhood. The project will add a third bedroom to the home which is consistent with the norm in the Yankee Point area.
- e) The variance will enable the applicants to preserve the privacy and views of their neighbors all of whom have expressed support for the project. The applicants also desire to maintain the architectural design integrity of the existing house (single story) consistent with the neighborhood character and aesthetic. Because the smaller lots in the neighborhood all exceed the 15% lot coverage, similar lot coverage variances have been granted to some of these smaller lots. (Examples include Kamellard – 17.4%, Danielson – 15.9%; Chi-Chang – 16.3%)

9. **FINDING:** **VARIANCE (AUTHORIZED USE)** – The variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.
- EVIDENCE:** a) The parcel has a zoning designation of “LDR/1-D (20) (CZ)” [Low Density Residential/1 unit per acre - Design Control District (20 foot height limit) in the Coastal Zone], which allows the construction and use of a single-family dwelling, accessory structures and associated site improvements such as those proposed by the project applicant. Therefore, the project is an allowed land use for this site.
10. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:** a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3 in the Carmel Area Land Use Plan).
11. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission/Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** c) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- d) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes conditional uses in the underlying zone (Coastal Development Permits). The project proposes a Variance to exceed lot coverage.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project Categorically Exempt per Section 15301 (e) of the CEQA Guidelines; and;
2. Approve a Variance to allow an increase to lot coverage from 18% to 21%; a Coastal Administrative Permit and Design Approval for the construction of a 715 square foot master bedroom/bath addition to an existing 3,291 square foot single story single family dwelling, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 26th day of February, 2015 upon motion of:

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140354

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Variance (PLN140354) allows an increase to lot coverage from 18% to 21%; a Coastal Administrative Permit and Design Approval for the construction of a 715 square foot master bedroom/bath addition to an existing 3,291 square foot single story single family dwelling. The property is located at 87 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-153-007-000), Carmel Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Variance, Coastal Administrative Permit and Design Approval (Resolution Number ***) was approved by Zoning Administrator for Assessor's Parcel Number 243-153-007-000 on February 26, 2015. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

5. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan identifying the proposed methods to control runoff and erosion. The plan shall include the location and details for all selected erosion control measures. The erosion control plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

6. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

7. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND CALIFORNIA ELECTRICAL CODE AS AMENDED, AND THE CITY OF CARMEL HIGLANDS LOCAL ORDINANCES AND RESOLUTIONS. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CODE VIOLATIONS OR UNLAWFUL PRACTICES OF ANY CONTRACTOR OR SUBCONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

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GENERAL FRAMING NOTES

1. ALL GENERAL FRAMING SHALL BE 2" x 4" SPACED @ 16" O.C. UNLESS OTHERWISE NOTED. ALL GENERAL FRAMING SHALL BE 2" x 4" SPACED @ 16" O.C. UNLESS OTHERWISE NOTED. ALL GENERAL FRAMING SHALL BE 2" x 4" SPACED @ 16" O.C. UNLESS OTHERWISE NOTED.

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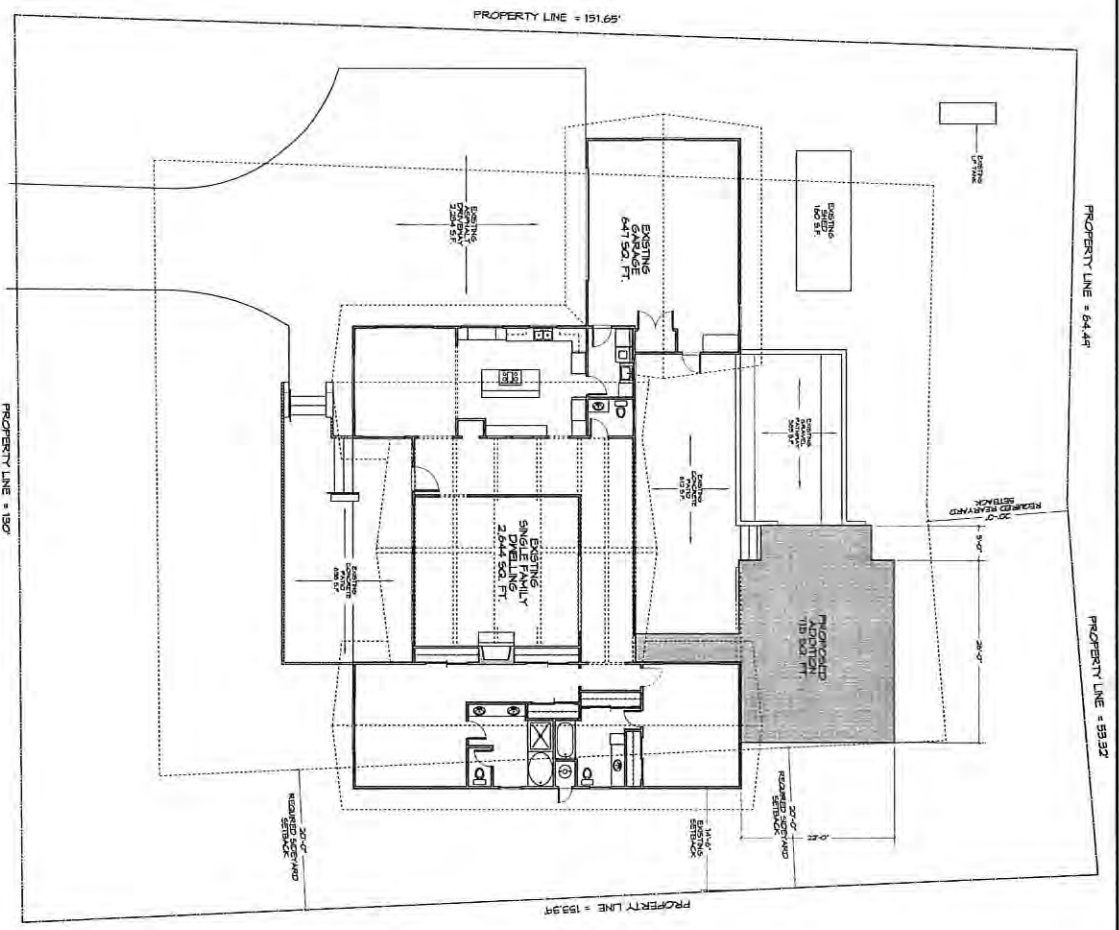
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YANKEE POINT DRIVE



ZONING INFORMATION

ZONE	AREA OF PARCEL	AREA OF EXISTING FIRST LEVEL LIVING SPACE	AREA OF EXISTING ATTACHED GARAGE	AREA OF PROPOSED FIRST LEVEL ADDITION	TOTAL 1 ST FLOOR AREA (EXISTING AND PROPOSED)	TOTAL 1 ST FLOOR AREA (ALLOWED)	TOTAL FLOOR AREA (ALLOWED)	TOTAL IMPERVIOUS SURFACES	TOTAL AREA OF EXISTING DRIVEWAY
RES-1 (R-1) (D)	153.37 SQ. FT.	2,644 SQ. FT.	647 SQ. FT.	715 SQ. FT.	3,391 SQ. FT.	3,391 SQ. FT.	1,250 SQ. FT.	2,294 SQ. FT.	

LEGAL DESCRIPTION

OWNER:
BILL AND SUSAN JORDAN
5 CARMEL CANYON DRIVE
CARMEL, CALIFORNIA 95008
TELEPHONE:
PROPERTY:
81 YANKEE POINT DRIVE
CARMEL, CALIFORNIA 95008
A.P. NO. 249-153-001

APPLICABLE COMPLIING CODES

- ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE FOLLOWING CODES:
 - 2018 CALIFORNIA BUILDING CODE
 - 2018 CALIFORNIA RESIDENTIAL CODE
 - 2018 CALIFORNIA MECHANICAL CODE
 - 2018 CALIFORNIA PLUMBING CODE
 - 2018 CALIFORNIA FIRE CODE
 - 2018 CALIFORNIA ELECTRICAL CODE
 - 2018 CALIFORNIA ENERGY CODE
 - 2018 CALIFORNIA GREEN BUILDING STANDARDS
- BUILDING CODE PROJECT DATA**
- OCCUPANCY GROUP: SFP - R-3
OCCUPANCY GROUP: GARAGE - U
TYPE OF CONSTRUCTION: V-B
SPRINKLERS REQUIRED: NO

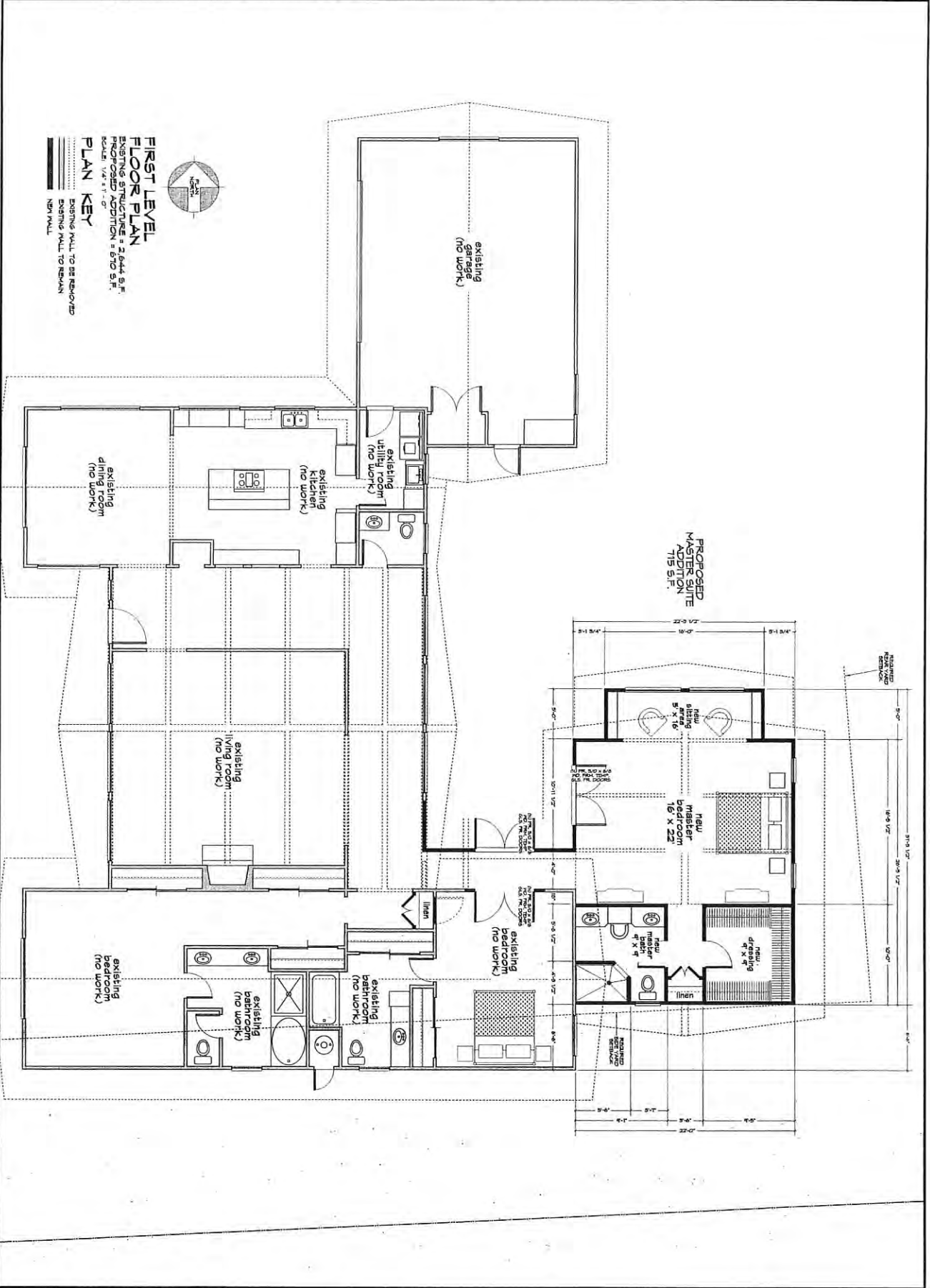
SHEET
A1
OF THREE

ISSUED
NOV. 11, 2014
REVISED

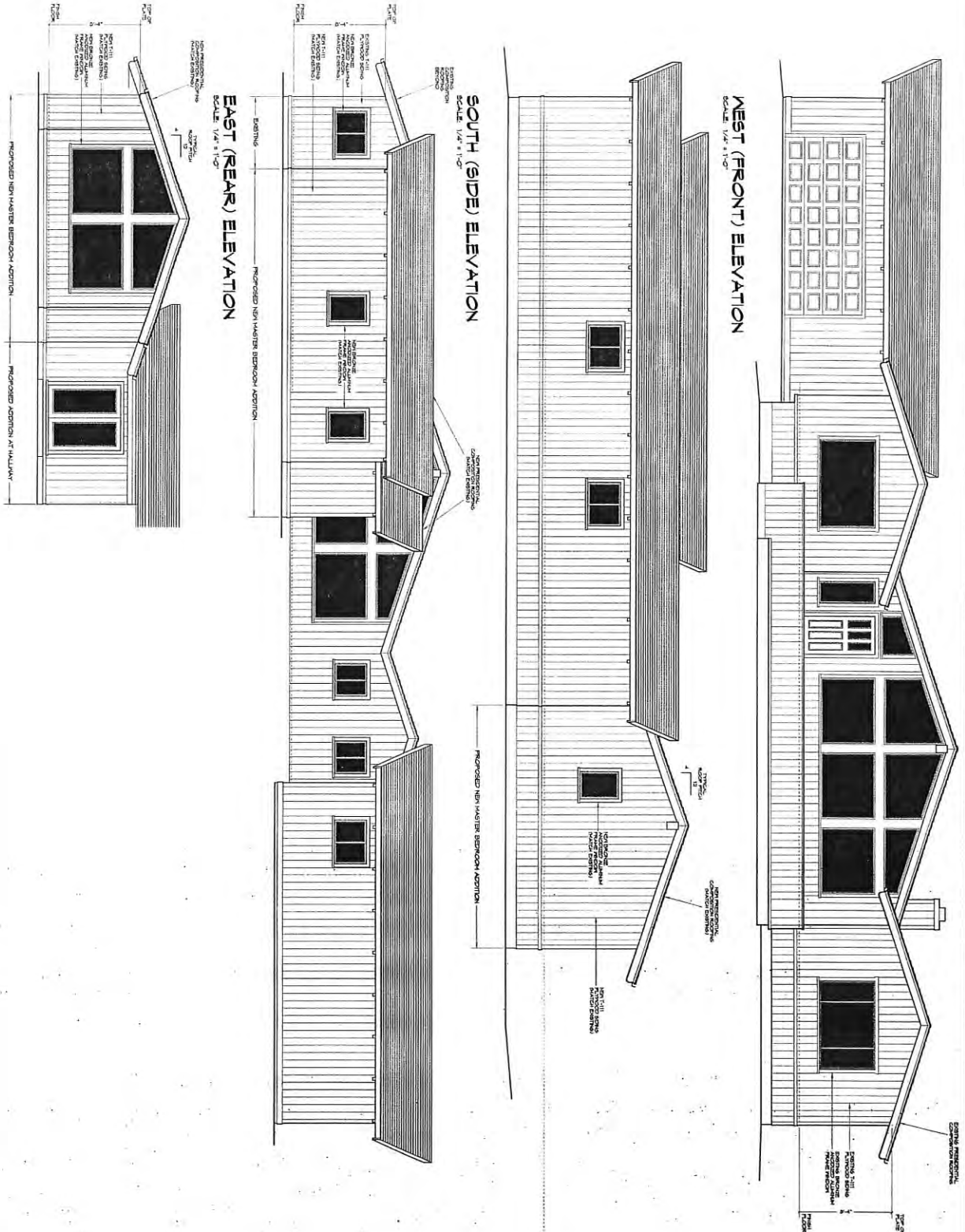
PLOT PLAN

RESIDENTIAL ADDITION AND REMODEL FOR:
BILL AND SUSAN JORDAN
81 YANKEE POINT DRIVE CARMEL HIGHLANDS, CALIFORNIA

ROBERT C. MEIN
ARCHITECT & ASSOCIATES
763 BAYVIEW AVENUE, PACIFIC GROVE, CA
(831) 373-1965 FAX: (831) 373-1068



THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, SPECIAL DAMAGES, CONSEQUENTIAL DAMAGES, OR PUNITIVE DAMAGES, ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.



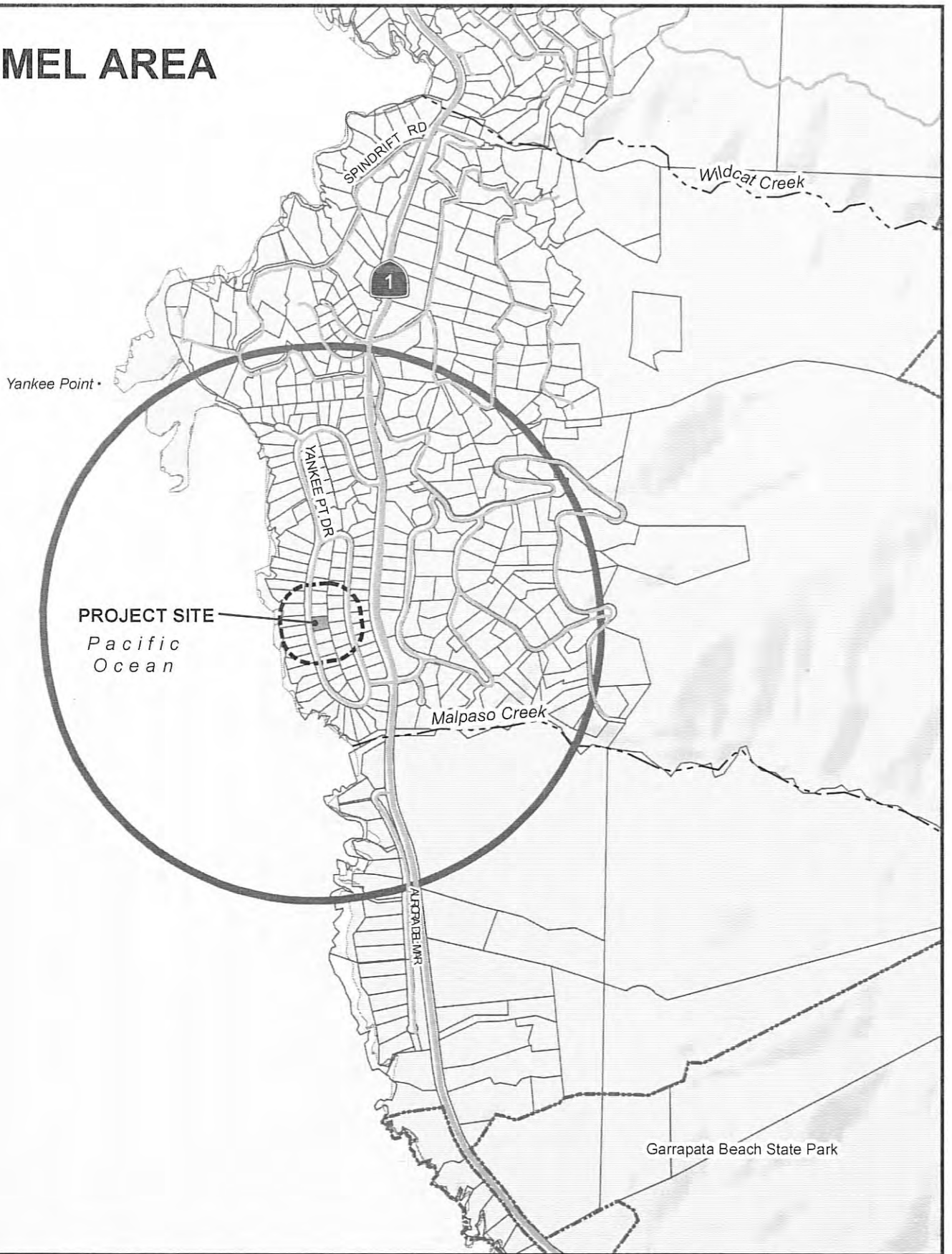
ROBERT C. MEIN
 ARCHITECT & ASSOCIATES
 753 BAYVIEW AVENUE PACIFIC GROVE, CA
 (831) 375-1965 FAX (831) 375-1968

RESIDENTIAL ADDITION AND REMODEL FOR:
BILL AND SUSAN JORDAN
 87 YANKEE POINT DRIVE CARMEL HIGHLANDS, CALIFORNIA

EXTERIOR ELEVATIONS
 ISSUED NOV. 4, 2014
 REVISED

SHEET AS OF THREE

CARMEL AREA

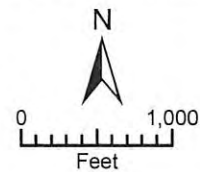


APPLICANT: JORDAN

APN: 243-153-007-000

FILE # PLN140354

2500' Limit 300' Limit ~~~~ Water



PLANNER: GONZALES

FILE COPY
PLN140354

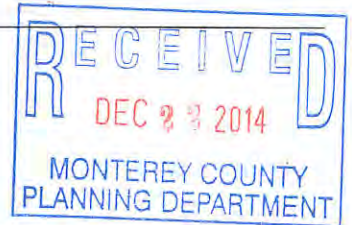
MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, December 15, 2014

1. Meeting called to order by Peter Davis at 4:08 pm

2. Roll Call

Members Present: Davis, Meheen, Wald, Littell, Rainer

Members Absent: Adam Jeselnick



3. Approval of Minutes:

A. December 1, 2014 minutes

Motion: Davis approval (LUAC Member's Name)

Second: Meheen approval (LUAC Member's Name)

Ayes: 5 (Meheen, Davis, Wald, Littell, Rainer)

Noes: None

Absent: None

Abstain: Jeselnick

4. **Public Comments:** 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.

None

5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None



B) Announcements

The first ^{LOAC} meeting in January will be Jan. 5, 2015 at 4:00 pm, Monday.

7. Meeting Adjourned: 4:45 pm

Minutes taken by: B. Ramirez, Acting Secy

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **December 15, 2014**



Project Title: JORDAN WILLIAM H & SUSAN J TRS

File Number: PLN140354

File Type: ZA

Planner: GONZALES

Location: 87 YANKEE POINT DR CARMEL

Project Description:

Variance to allow a 4 foot encroachment into a side yard setback and a Variance to allow an increase to lot coverage from 15% to 17.2% to allow a Coastal Administrative Permit for the construction of a 528 square foot master bedroom/bath addition to an existing single story single family dwelling. The property is located at 87 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-153-007-000), Carmel Area Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes No
*Owners: Mr. & Mrs. William Jordan
John Bridges - attorney*

Was a County Staff/Representative present at meeting? *Craig Spencer* (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Neighbors have submitted letters indicating support. (4 letters attached)</i>			
<i>Bob Winkleback (contractor) clarified set backs and roof height.</i>			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Clarify roof height in side elevation (pg. 13) of new addition over seating alcove.		

ADDITIONAL LUAC COMMENTS

Colors and materials to match existing. Granting variance (on this parcel) of lot coverage will not set a precedence as variances are site specific.

New addition cannot be seen from Yankee Pt. Drive as entire new room is to rear of existing residence.

No special privilege given to applicants requesting variance as indicated in justification letter attached. This lot is less than one acre and development standards were intended for one acre parcels.

RECOMMENDATION :

Motion by: Davis, motion to approve with (LUAC Member's Name)
correction to 715 sq ft master bedroom/bath addition, and
21% lot coverage. Clarify roof height of roof line over seating alcove
 Second by: Mehner (LUAC Member's Name) addition.

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: _____

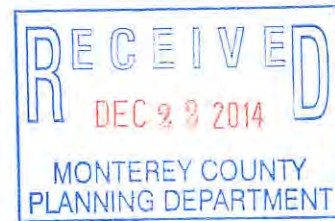
Continued to what date: _____

AYES: 5 (Mehner, Davis, Wald, Little, Rainey)

NOES: None

ABSENT: Jeselnick

ABSTAIN: None



**JORDAN APPLICATION
(PLN140354)
VARIANCE JUSTIFICATIONS**

The Jordans are requesting permission to construct a 715 square foot master bedroom/bath addition to their existing home. The home is currently two bedroom/2.5 bath. One variance is requested: increase of building coverage from 18% to 21%.

Special Circumstances in Support of the Requested Variance

1. Lot size: The development standards applicable to the property were intended for one acre minimum lots. The Jordan parcel is less than ½ acre in size. The unfairness of applying large parcel zoning standards to smaller parcels such as the Jordan's is recognized in the LCP and the smaller parcels are confirmed as suitable for development provided all resource protection policies can be fully satisfied (LUP Policy 4.4.3.E.11; CIP § 20.146.120.B.4.f). Because the proposed project fully satisfies all applicable resource protection policies the requested variance relief from large parcel zoning standards is justified. Because of the smaller lot size, the Jordans cannot enjoy the same privileges of single story design that larger properties in the vicinity under the same zoning classification enjoy. In addition, zoning typically applicable to lots the size of the Jordan's allows 25% building coverage (e.g., MDR2).

2. Location and surroundings: The Yankee Point neighborhood is a view sensitive area and the Jordan's proposal to add a bedroom on the ground floor rather than as a second story element (which is permitted) respects this view sensitivity. The Jordans desire to avoid potential disruption of privacy and views enjoyed by surrounding homes. The Jordan's parcel is also subject to a special 20' height limitation intended to protect views from neighboring parcels with a 26' height limit thus physically precluding a second story addition to the existing structure.

3. No special privilege will result: The Jordans request the variance in order to enjoy equal footing with the owners of larger lots within the zoning designation. The project will merely add a third bedroom to the home which is consistent with the norm in the Yankee Point area. The variance will enable the Jordans to preserve the privacy and views of their neighbors all of whom have expressed support for the project. The Jordans also desire to maintain the architectural design integrity of the existing house (single story) consistent with the neighborhood character and aesthetic.

4. Consistent with other variances granted in the area: Several similar variances have been granted to smaller lots such as the Jordan's lot (ref. as example: ZA7233, ZA7373 and ZA95022).

5. Additional considerations: The addition will not be visible from the street. Allowance of the variance will preserve the views and privacy of other homes in the surrounding area.

Rec'd. 12-15-14
BR

FENTON & KELLER

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

2801 MONTEREY-SALINAS HIGHWAY

POST OFFICE BOX 791

MONTEREY, CALIFORNIA 93942-0791

TELEPHONE (831) 373-1241

FACSIMILE (831) 373-7219

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JOHN S. BRIDGES
DENNIS G. MCCARTHY
CHRISTOPHER E. PANETTA
DAVID C. SWEIGERT
SARA B. BOYNS
BRIAN D. CALL
TROY A. KINGSHAVEN
JOHN E. KESECKER
SHARILYN R. PAYNE
CAROL S. HILBURN
ELIZABETH R. LEITZINGER
CHRISTINA J. BAGGETT
DOMINICK A. SEVERANCE
ELIAS E. SALAMEH
KENNETH S. KLEINKOPF
DERRIC G. OLIVER

KRISTIE M. CAMPBELL

December 10, 2014

KCampbell@FentonKeller.com
ext. 217

VIA EMAIL (gonzalesl@co.monterey.ca.us)

Carmel Area LUAC
c/o Liz Gonzales
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901



Re: Jordan (PLN 140354)
Our File: 34171.32276

Dear LUAC Members:

Please see the attached letters of support from neighbors of the Jordan project.

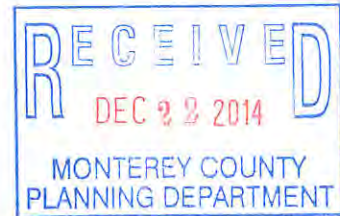
Very truly yours,

FENTON & KELLER
A Professional Corporation

Kristie M. Campbell
Kristie M. Campbell
Assistant to John S. Bridges

:kmc
Enclosures
cc: Liz Gonzales
Bill Jordan

Rec'd 12-15-14
BR. eety.



April 21, 2014

Dear Susan and Bill,

Thank you so much for your good letter concerning your future house plans. It sounds fine to me.

I believe you visited my home at 66 Y.P.D. when my agent had an Open House. He spoke very highly of you both. Welcome to a beautiful area. I am grateful for my 14 years at Y.P.D. (66) and 11 years at 16 Y.P.D. I am wishing you many happy years.

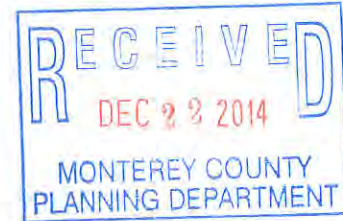
Sincerely,

Eleanor Ernest Greathhead

Rec'd. 12-15-14
B.R.
Acting Secty.

December 5, 2014

Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901



RE: Project Name: JORDAN WILLIAM H 7 SUSAN J TRS

File Number: PLN140354

Project Location: 87 YANKEE POINT DRIVE, CARMEL

Project Planner: LIZ GONZALES

Area Plan: CARMEL LAND USE PLAN

*Please see attached letter from Carmel Unincorporated/Highlands Land Use Advisory Committee for more details.

To Whom It May Concern:

We have discussed with Susan and Bill Jordan the proposed master bedroom and bathroom addition for their home on 87 Yankee Point Drive in Carmel, CA. As described to us, the proposed single story addition will not impact any line of sight or other property concerns and will not be visible from the street.

This letter is to express our support for their proposed construction project. We believe it will enhance the value of their property and the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Howard C. Given".

Howard C. Given
Jane C. Given
137 Carmel Riviera Drive
Carmel, CA 93923

831.277.4684 / 831.277.4683

Email: hgiven@givencap.com / janeygiven@aol.com

Letter of Support

From: williamhjordan <williamhjordan@mindspring.com>
To: williamhjordan
Subject: Letter of Support
Date: Dec 4, 2014 10:53 AM



(Forwarded on Wednesday, 12/3/14)

From: fran leve <franleve@me.com>

Sent: Dec 3, 2014 7:03 AM

To: williamhjordan <williamhjordan@mindspring.com>

Subject: Letter of Support For Home Project

To whom it may concern:

Susan and William Jordan have discussed their plans for an addition to their home at 87 Yankee Point Drive. They have been very careful and considerate in their planning so that it will not impact the views or sight line of anyone. Furthermore the room will not be visible from the street.

We are very much in favor of this construction project which enhances the value of the property as well as the whole neighborhood.

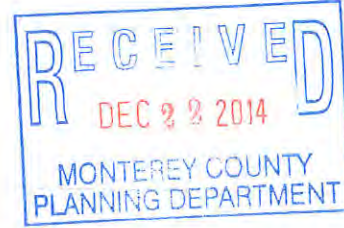
Sincerely,

Norman and Fran Leve
113 Yankee Point Drive
Carmel, CA 93923

Recd. 12-15-14
BR-acting secy.

letter of support

From: Debi and Stan Cassan <scassan@sbcglobal.net>
To: "williamhjordan@mindspring.com"
Subject: letter of support
Date: Nov 30, 2014 3:19 PM



To Whom It May Concern:

We have discussed with Susan and Bill Jordan the proposed master bedroom room addition proposed for [87 Yankee Point Drive in Carmel, CA](#). As described to us, the proposed single story addition will not impact any line of sight or other property concerns, and will not be visible from the street.

This letter is to express our support for their proposed construction project as we believe it will enhance the value of their property and the neighborhood.

Sincerely,

Debi and Stan Cassan
[63 Yankee Point Drive](#)
[Carmel, CA 93923](#)

Sent from my iPad

December 5, 2014



Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

RE: Project Name: JORDAN WILLIAM H 7 SUSAN J TRS
File Number: PLN140354
Project Location: 87 YANKEE POINT DRIVE, CARMEL
Project Planner: LIZ GONZALES
Area Plan: CARMEL LAND USE PLAN

*Please see attached letter from Carmel Unincorporated/Highlands Land Use Advisory Committee for more details.

To Whom It May Concern:

We have discussed with Susan and Bill Jordan the proposed master bedroom and bathroom addition for their home on 87 Yankee Point Drive in Carmel, CA. As described to us, the proposed single story addition will not impact any line of sight or other property concerns and will not be visible from the street.

This letter is to express our support for their proposed construction project. We believe it will enhance the value of their property and the neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read "Howard C. Given".

Howard C. Given
Jane C. Given
137 Carmel Riviera Drive
Carmel, CA 93923

831.277.4684 / 831.277.4683
Email: hgiven@givencap.com / janeygiven@aol.com

Carmel Unincorporated/Highlands Land Use Advisory Committee

Monday, December 15, 2014

4:00 PM at Carmel Highlands Fire Protection District, 73 Fern Canyon Rd, Carmel

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

4. **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.

5. SCHEDULED ITEMS AS BELOW

6. OTHER ITEMS

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

7. ADJOURNMENT

Scheduled Items:

1. **Project Name:** JORDAN WILLIAM H & SUSAN J TRS
4:00 PM **File Number:** PLN140354
Project Location: 87 YANKEE POINT DR CARMEL
Project Planner: LIZ GONZALES
Area Plan: CARMEL LAND USE PLAN
Project Description: Variance to allow a 4 foot encroachment into a side yard setback and a Variance to allow an increase to lot coverage from 15% to 17.2% to allow a Coastal Administrative Permit for the construction of a 528 square foot master bedroom/bath addition to an existing single story single family dwelling. The property is located at 87 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-153-007-000), Carmel Area Land Use Plan, Coastal Zone.
Recommendation to: ZONING ADMINISTRATOR