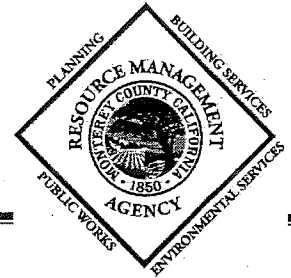


# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Acting Director



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Michael A. Rodriguez, C.B.O., Director of Building Services  
Michael Novo, AICP, Director of Planning  
Robert K. Murdoch, P.E., Director of Public Works

168 W. Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
[www.co.monterey.ca.us/rma](http://www.co.monterey.ca.us/rma)

## MEMORANDUM

**Date:** March 25, 2015

**To:** Zoning Administrator Onciano

**From:** Elizabeth Gonzales *lag*

**Subject:** Jordan Variance PLN140140354

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On February 26, 2015, this Variance request was heard by the Zoning Administrator, Jacqueline Onciano. Requesting more information as stated below, the Zoning Administrator continued the project to March 26, 2015.

- Present the particulars of the other variances used in the staff report, i.e., size of lots, size of houses, and number of bedrooms.
- Run numbers on the immediate neighborhood, size of lots, number of bedrooms, sizes of houses.
- Discuss with the applicant, other alternatives to the variance.



**JORDAN WILLIAM & SUSAN**  
**PLN140354**

ZONING ADMINISTRATOR HEARING

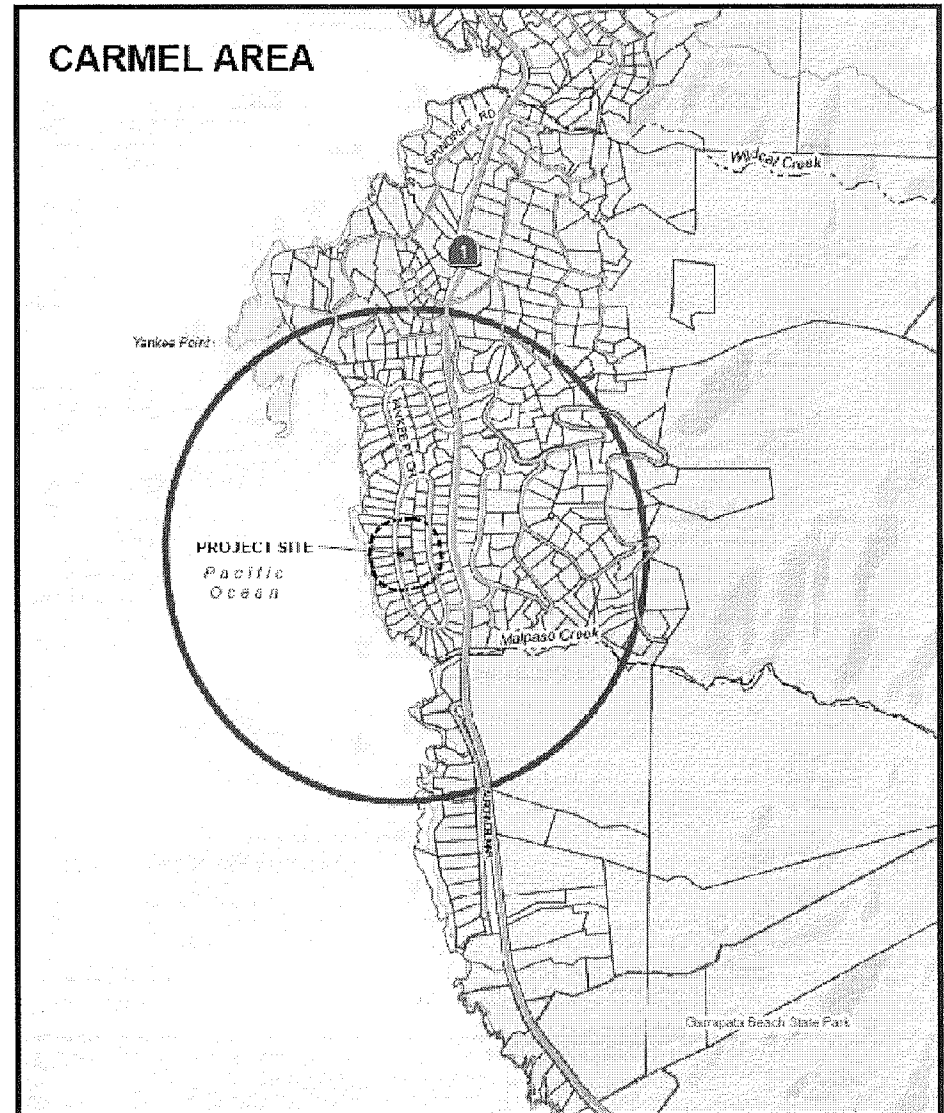
March 26, 2015

PROPERTY

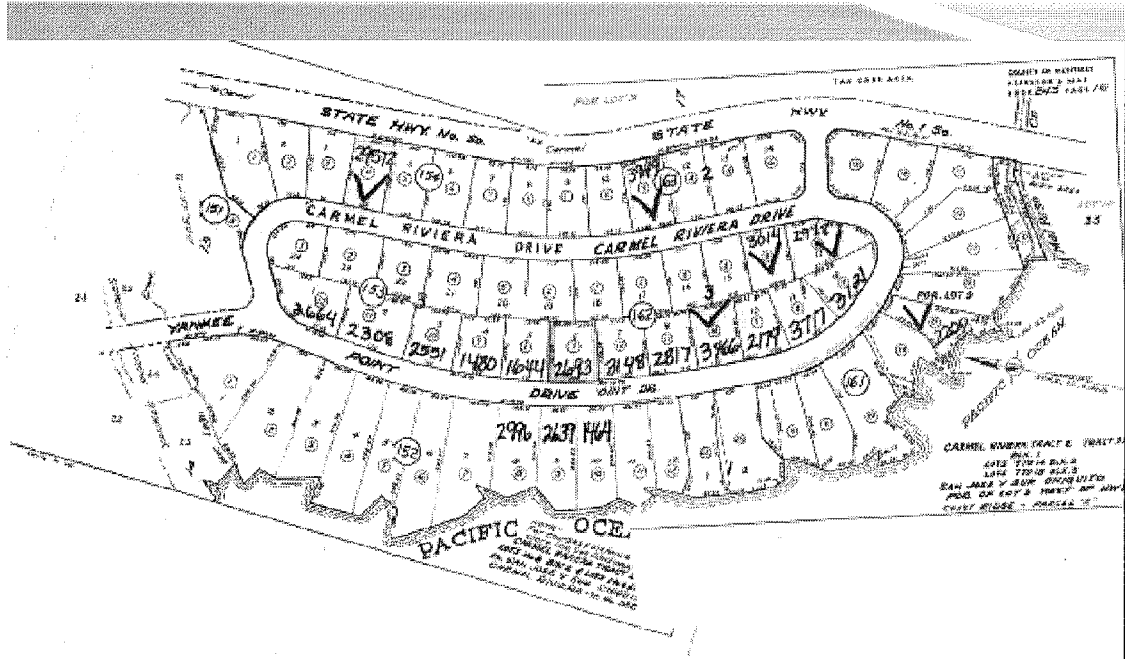
LOCATION: 87 Yankee  
Point, Carmel  
Highlands

Variance to exceed 15%  
lot coverage;  
CAP/DA for 440 square  
foot addition

LDR/1-D (20) (CZ)  
CLUP created legal  
nonconforming 18% lot  
coverage

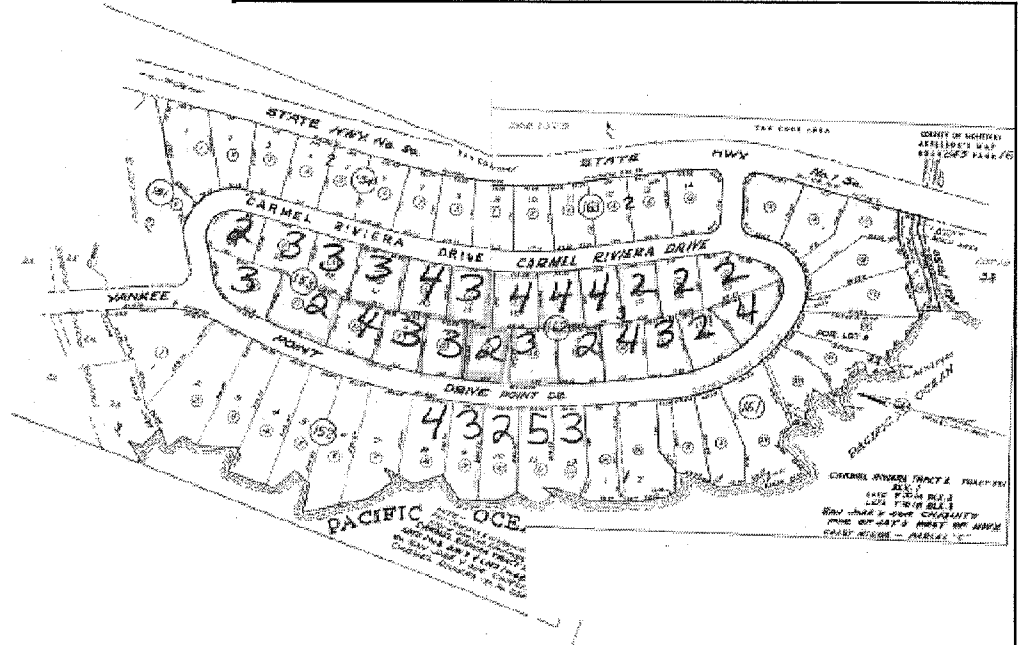






Sizes of houses  
 Variances

# of bedrooms  
 2<sup>nd</sup> stories





03/20/2015 10:32

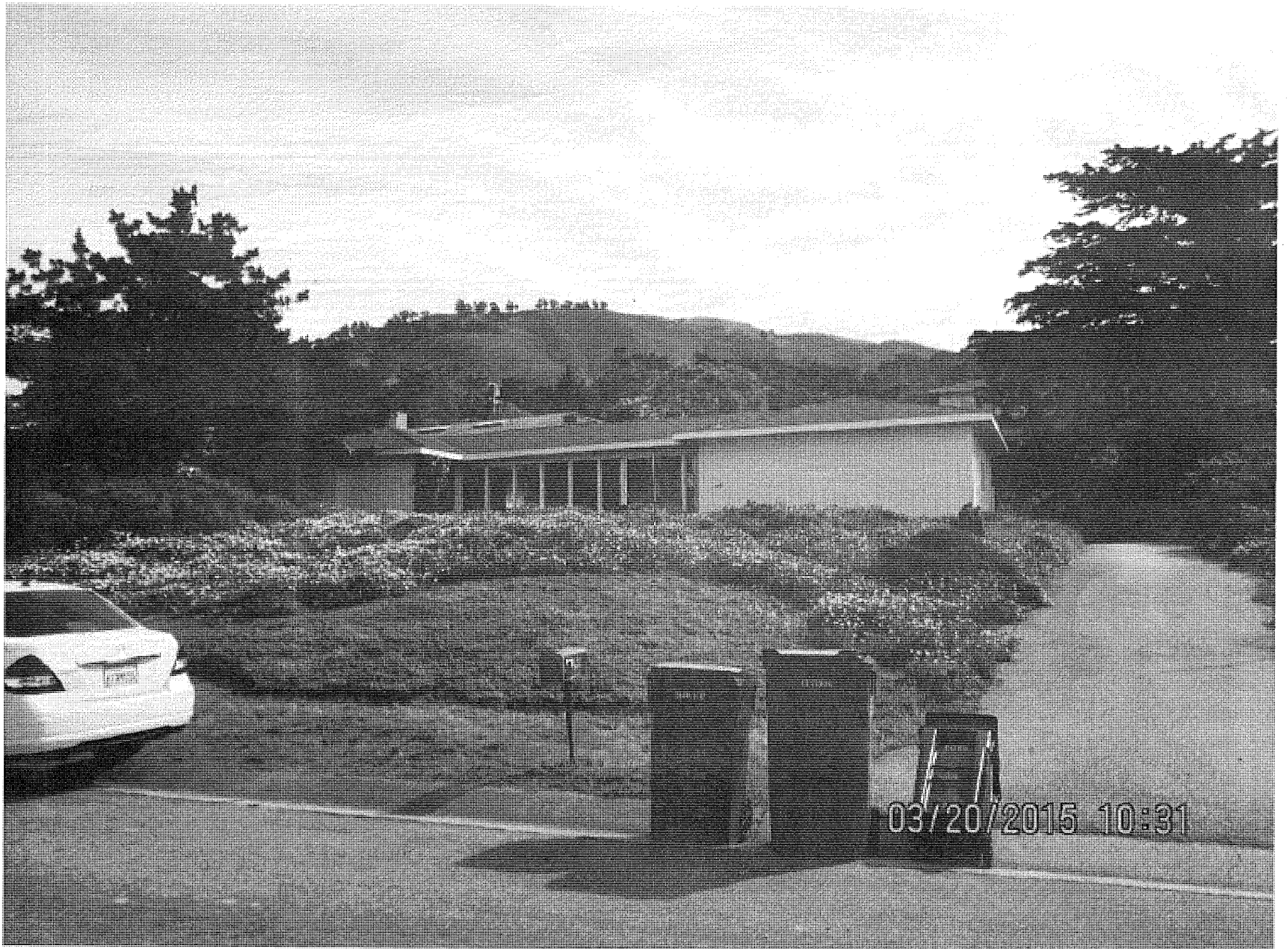


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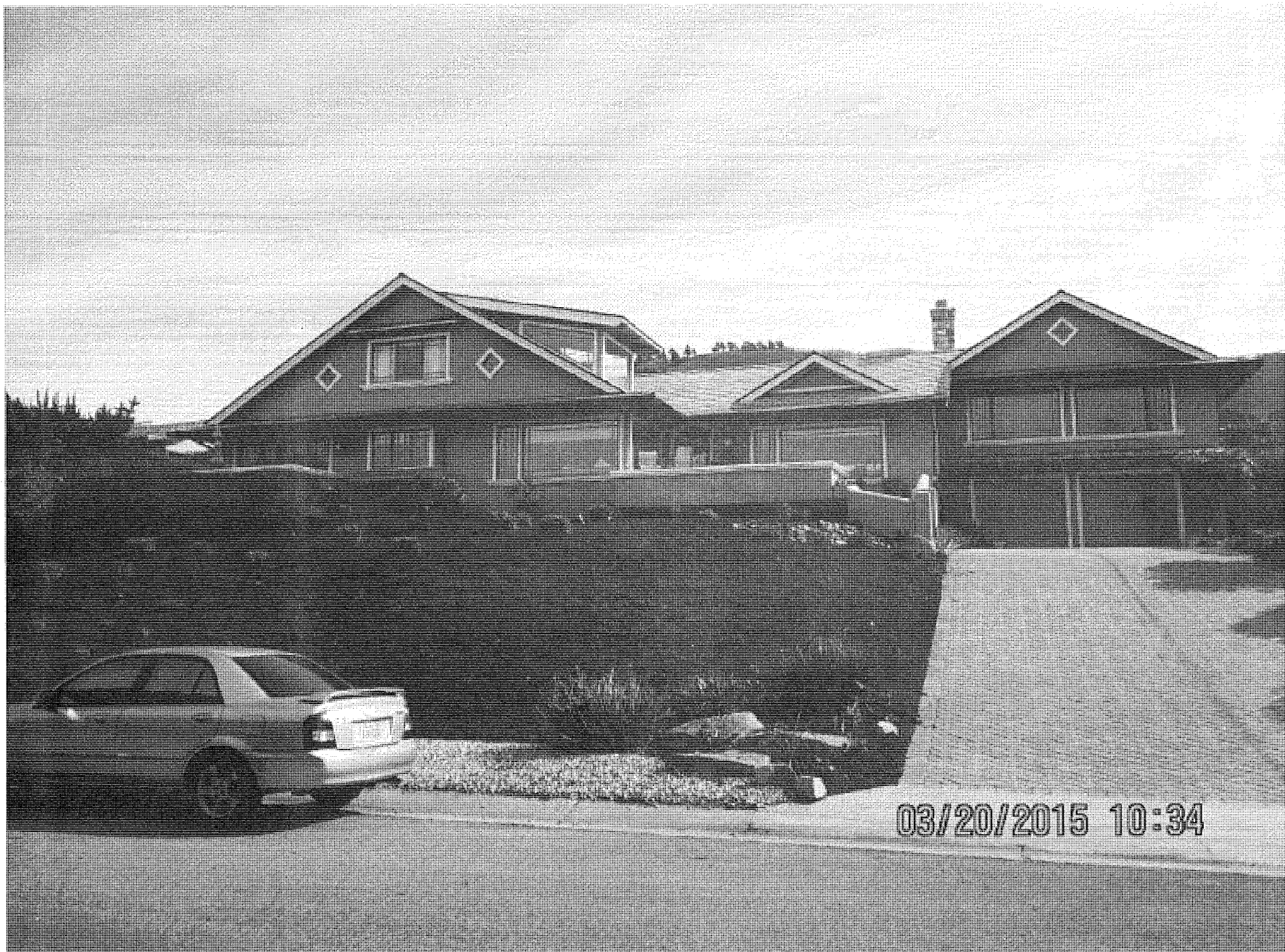
03/20/2015 10:32







03/20/2015 10:34



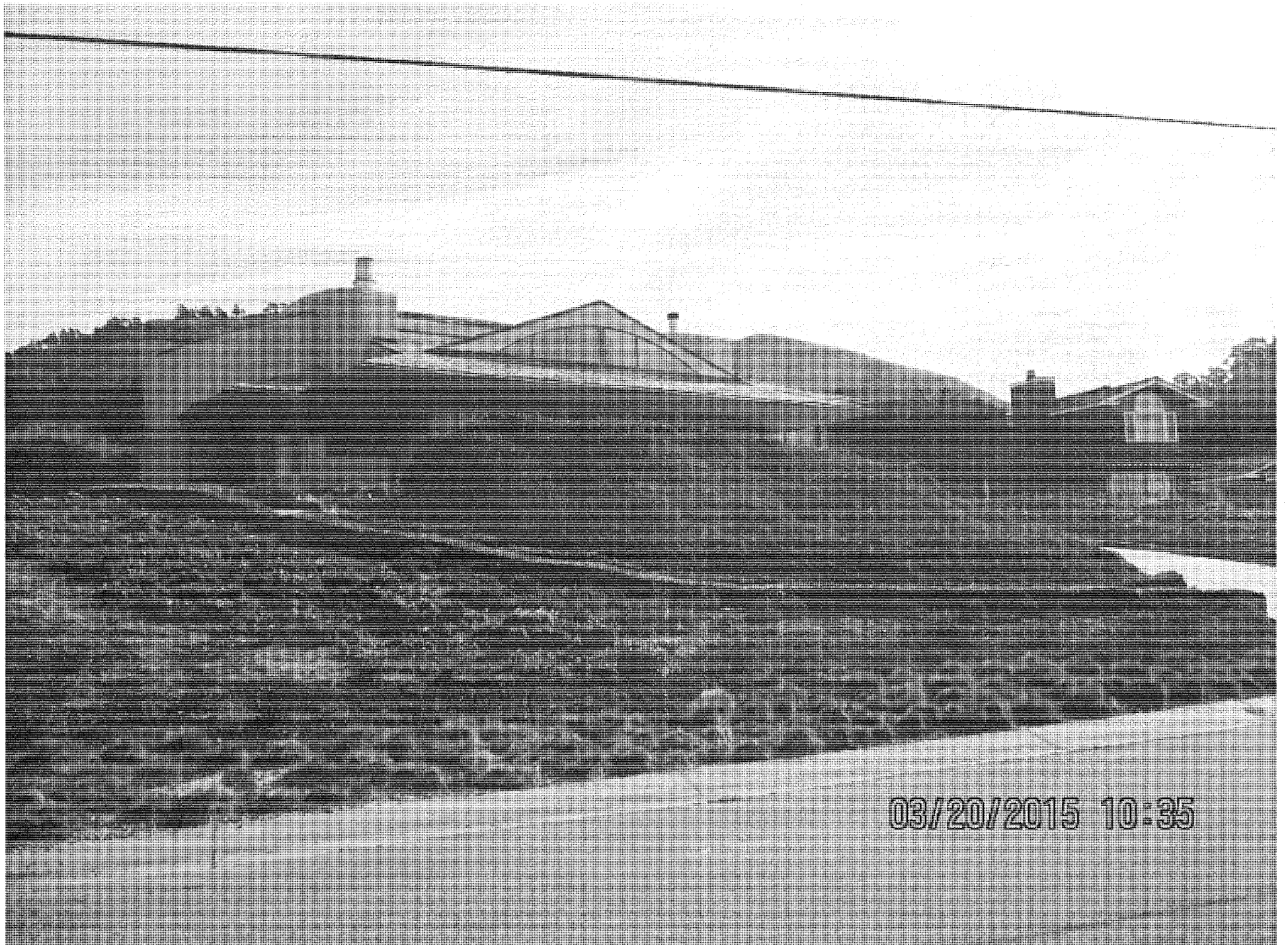
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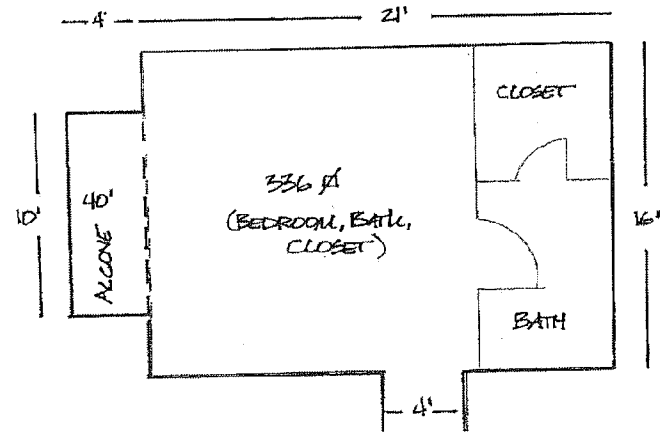
03/20/2015 11:25



**Design Alternative for 87 Yankee Point Add-on Project**

The following design alternative highlights a different approach for building a bedroom and bathroom add-on to the existing home, based on our recent conversations.

This is a summary of key ideas for design alternative discussion, rather than a formal architectural specification. Also, this should not to be considered a formal amendment to the pending variance application which remains our referred project.



**Existing Specifications:**

Parcel size: 18,753 sq ft  
 Total existing coverage: 3291 sq ft  
 (or 18% of the parcel)

**Design alternative proposal:**

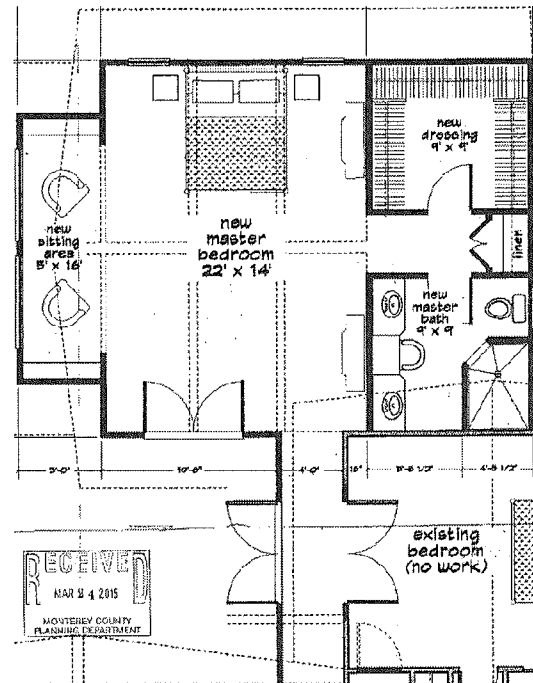
New hallway: 64 sq ft (4' x 16')  
 New bedroom alcove: 40 sq ft (4' x 10')  
 New proposed room size: 336 sq ft  
 (Including bathroom and closet)  
 Total: 440 sq ft  
 (including hallway, alcove, bedroom bathroom and closet)

**Total proposed:** 440 sq ft

**Total existing:** 3291 sq ft

**Total new and existing:** 3731 sq ft

**Total new coverage percentage:** 19.9 %





## RECOMMENDATION

Find the project Categorical Exempt per CEQA Section 15301 (e) of the CEQA Guidelines; and

Approve a Variance to allow an increase to lot coverage from 18% to 19.9% for the construction of a 440 square foot master bedroom/bath addition to an existing single story single family dwelling, subject to Findings and Evidence and Conditions of Approval