

# Attachment F

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November 17, 2015

*Stephen W. Pearson*

*Lloyd W. Lowrey, Jr.*

*Anne K. Secker*

*Randy Meyenberg*

*Michael Masuda*

*Christine G. Kemp*

*\* Jo Marie Ometer*

*Terrence R. O'Connor*

*Timothy J. Baldwin*

*\* Charles Des Roches*

*\* Leslie E. Finnegan*

*Ana C. Toledo*

*Robert D. Simpson*

*Retired*

*Myron E. Etienne, Jr.*

*Peter T. Hoss*

*James D. Schwefel, Jr.*

*Harry L. Noland  
(1904-1991)*

*Paul M. Hamerly  
(1920-2000)*

*\* CERTIFIED SPECIALIST IN  
PROBATE, ESTATE PLANNING,  
AND TRUST LAW BY  
THE CALIFORNIA BOARD OF  
LEGAL SPECIALIZATION  
STATE BAR OF CALIFORNIA*

**VIA E-MAIL AND HAND DELIVERY**  
**listerdm@co.monterey.ca.us**

Daniel Lister, Associate Planner  
Monterey County Resource Management Agency-Planning  
168 W. Alisal 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: PLN 141011 – Freidman/Cordan Lot-Line Adjustment

Dear Mr. Lister:

I am writing on behalf of Sandra J. Kahn, owner of the property at 24970 Outlook Drive, Carmel (APN 015-522-009), immediately south of the above referenced Lot-Line Adjustment (LLA) (See attached Assessor Parcel Map). Ms. Kahn objects to Administrative approval of the LLA and requests that the matter be set for public hearing for further review, for the following reasons. The recent notice of the proposed LLA, as presented, is the first time that Ms. Kahn and her family have had the opportunity to review the proposed LLA and commercial transaction agreed to by the Cordans and Friedmans, and the potential impact that the LLA may have on their property.

All three of these parcels (Cordan, Freidman, and Kahn) are small parcels, just over a half (1/2) acre in size, in a residential subdivision. A lot-line adjustment on one of these properties can have a direct impact on an adjacent property. Moreover, the Friedman site is vacant, so useable building area is of concern.

In this particular case, there are specific site restraints on the Friedman property which are not reflected on the lot-line adjustment map, including site topography, an existing well on the Friedman property, and identification of buildable areas on the Friedman property. Ms. Kahn is concerned that moving the Cordan/Friedman lot-line south, closer to the Kahn property, will limit the options for buildable sites on the Friedman property, with a resulting impact on the Kahn property. At a minimum the LLA map should contain the topography with a slope analysis regarding buildable areas on the Friedman property, as well as show the location of the existing well on the Friedman property.

Daniel Lister, Associate Planner

November 17, 2015

Page 2

While we understand the setback on the south side of the Friedman property, will not change, in reality, on a parcel such as this, setbacks rarely govern the ultimate placement of a structure. Although a structure must be within setbacks, placement of a home is more often governed by slope, trees, septic/well constraints and impact on neighbors. If this lot line adjustment removes buildable area on the Friedman property, then the flexibility of having a home placed in the area with less impact to the Kahn property will be lost.

Given the close proximity of these three parcels and the lack of adequate information on the lot line adjustment map to assess building constraints on the Friedman property, we respectfully request that the LLA be set for hearing before the Planning Commission so these issues can be addressed. Only then can Ms. Kahn make an informed decision as to the impact of the proposed LLA on her property.

Thank you in advance for your attention to this matter. Please confirm that the LLA will not be approved Administratively on Wednesday, November 18<sup>th</sup>, but will be set for public hearing before the Monterey County Planning Commission so the impact on the adjacent Kahn property may be further understood.

I look forward to hearing from you.

Sincerely,

NOLAND, HAMERLY, ETIENNE & HOSS  
A Professional Corporation

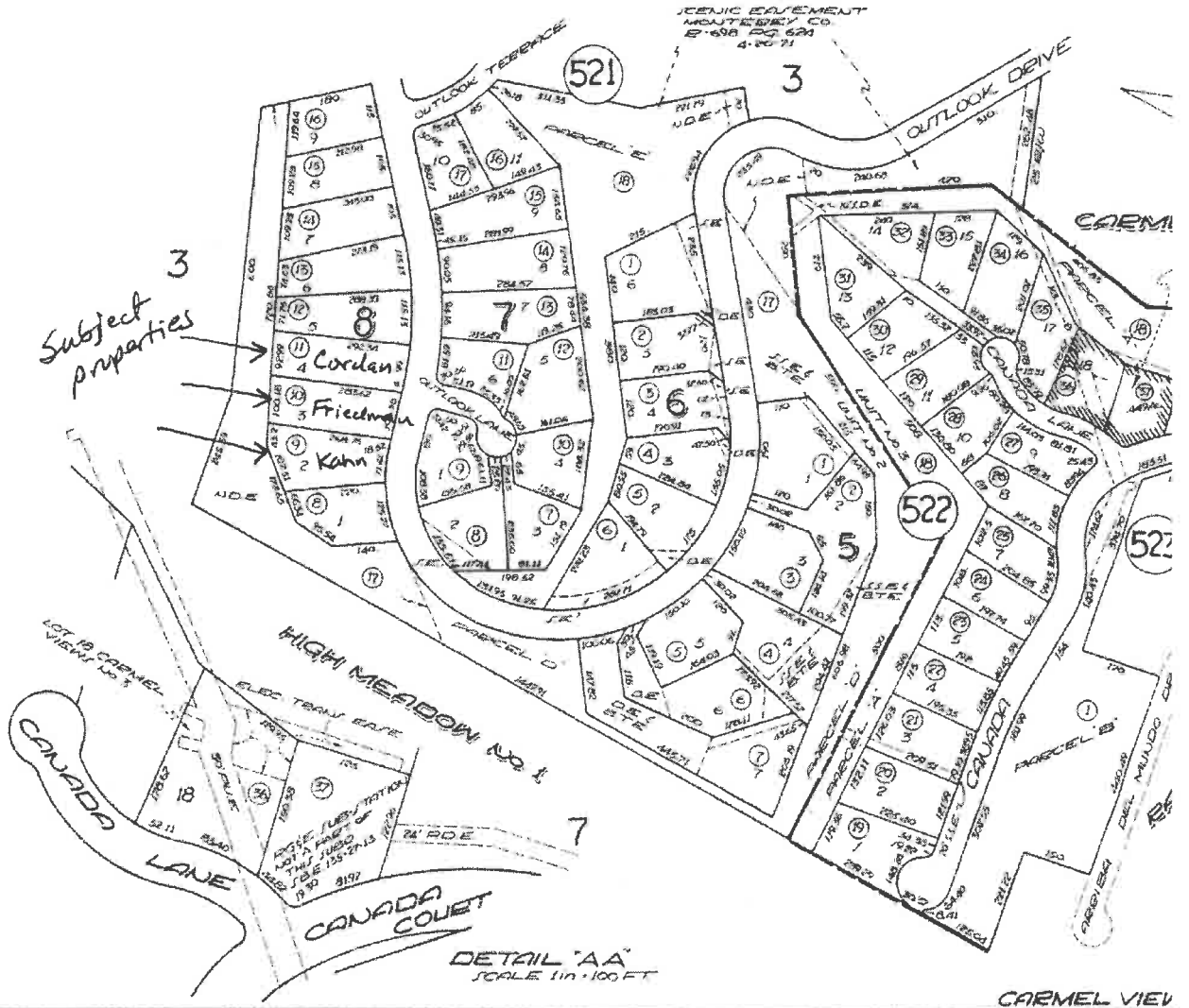
  
Christine G. Kemp

CGK:acc

Encl.

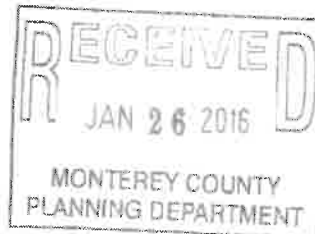
cc: Client

TAX CODE AREA



NOLAND  
HAMERLY  
ETIENNE  
HOSS

Attorneys at Law A PROFESSIONAL CORPORATION



WWW.NHEH.COM  
E-MAIL CKEMP@NHEH.COM  
831-424-1414 EXT. 271  
OUR FILE NO. 20948.001

January 26, 2016

*Stephen W. Pearson*

*Lloyd W. Lowrey, Jr.*

*Anne K. Secker*

*Randy Meyenberg*

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### E-MAIL DELIVERY

Monterey County Planning Commission  
c/o Dan Lister, County Planner  
Monterey County Planning Department  
168 West Alisal Street, 2nd Floor  
Salinas, CA 93901

Re: PLN141011- Freidman/Cordan Lot Line Adjustment  
Planning Commission Hearing January 27, 2016 at 9:00 am

Dear Members of the Commission:

I am writing to provide additional support for denial of the Friedman/Cordan lot-line adjustment (LLA).

Attached, please find two (2) slope diagrams<sup>1</sup> prepared by Rasmussen Land Surveyors, showing the limited areas on the Friedman property that are under 25% slope, including the area under 25% slope that will be lost if this lot-line adjustment LLA is approved.

Also, attached please find three (3) photos of the Friedman property which show the property constraints, including the existing well, slopes and trees on the site.

As stated in your staff report and Resolution, losing this less than 25% buildable area on the Friedman parcel further constrains an already constrained parcel.

In addition to the findings and evidence stated in your staff report and proposed Resolution for denial, the following zoning regulations and General Plan policies also support denial of the lot line adjustment.

1. The property is zoned not only Low Density Residential (LDR), but is also zoned with two overlay districts, the "D" (Design Control) district (Title 21.44) and the "S" (Site Plan Review) district (Title 21.45), both of which indicate that the

<sup>1</sup> One diagram with just the color, and the other with the slope notations.

PHONE 831-424-1414

FROM MONTEREY 831-372-7525

FAX 831-424-1975

333 SALINAS STREET POST OFFICE BOX 2510 SALINAS, CA 93902-2510

209480001\621110.1:12616

Friedman property is in an area of the County “where development, by reason of its location has the potential to adversely affect or to be adversely affected by natural resources or site constraints”(S District) and “where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments”.

These overlay districts were placed on the properties in this area because of the sensitive nature of these lots. In this case, the Friedman parcel is already constrained with trees, slopes and an existing well. The LLA would create even more constraints on this site which has been designated as having existing site constraints.

2. Under General Plan policy LU-1.15, “Lot line adjustments that may compromise the location of wells, on-site wastewater systems or envelopes should not be approved”. This site contains an existing well. The proposed LLA would compromise an existing building envelope that would be farther away from the well.

3. The property is zoned LDR with a one (1) acre minimum parcel size. Here, both parcels are under one (1) acre, so they are both non-confirming as to size. Under General Plan policy LU-1.16, lot line adjustments on “lots that do not conform to minimum parcel standards may be allowed if the resultant lots are consistent with all other General Plan policies, zoning, and building ordinances **and** the lot line adjustment would:

- (a) accommodate legally constructed improvements which extend over a property line - (No, these are illegally constructed encroachments).
- (b) facilitate utility relocation - (No)
- (c) resolve a boundary issue between or among affected owners - (No, this is not a boundary issue, this is an encroachment issue)
- (d) produce a superior parcel configuration - (No, this LLA creates an inferior parcel configuration)
- (e) reduce a non-conformity - (No)
- (f) promote resource conservation, including open space... - (No)
- (g) better achieve the goals, policies and objectives of the General Plan - (No)
- (h) facilitate agricultural uses - (No)

None of the factors allowing LLA’s on non-confirming lots applies in this case.

4. This is not a normal lot-line adjustment. This lot-line adjustment is being proposed in middle of an open County code enforcement case regarding illegal construction. Mr. Cordan did not obtained building permits for the work he did, nor any other County permits. (See list of work attached). I understand there is also unpermitted electrical work, stone work, as well as, building involved with these encroachments. Rather than approve a LLA, the County, can require Cordan to remove his illegal and unpermitted encroachments from the Friedman property, thereby

Monterey County Planning Commission  
January 26, 2016  
Page 3

removing the code violation from the Friedman property. Denial of the LLA and removal of the Cordan encroachments from the Friedman property is also an alternative under the settlement agreement between the parties.

For the reasons stated above, as well as those set forth in your staff report and Resolution for denial, we urge your Commission to deny the proposed LLA.

Thank you in advance for your attention this matter.

Sincerely,

NOLAND, HAMERLY, ETIENNE & HOSS  
A Professional Corporation



Christine G. Kemp

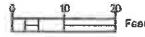
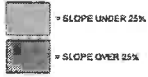
CGK:acc

Encls. Photos and diagrams

cc: Sandra Kahn





PLEASE NOTE:  
RELATIONSHIP BETWEEN IMAGE AND LINESWORK IS  
ONLY APPROXIMATE.



PROJECT NO. 15125	PLANIMETRIC SKETCH	SHOWING LOT 3, BLOCK 6, TRACT 184878, CARMEL VIEWS NO. 2 IN THE COUNTY OF MONTEREY, CALIFORNIA, ALONG WITH GOOGLE IMAGE AND SLOPE ANALYSIS APN 015-022-010-000 PREPARED FOR: ROBERT & SANDRA KAHN		<b>RASMUSSEN LAND SURVEYING, INC.</b> P.O. BOX 3135 MONTEREY, CALIFORNIA 93942 (831)375-7240 (831)375-2545 FAX	DATE OF SURVEY: DRAWING SCALE: 1"=10' DRAWN BY: RP REVISED:
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PLEASE NOTE:  
RELATIONSHIP BETWEEN IMAGE AND LINEWORK IS  
ONLY APPROXIMATE.

 = SLOPE UNDER 25%  
 = SLOPE OVER 25%

0 10 20  
Feet



PROJECT NO.  
18123

**PLANIMETRIC  
SKETCH**

SHOWING LOT 3, BLOCK G, TRACT NO. 678, CAVED VIEWS NO. 2 IN THE COUNTY  
OF MONTEREY, CALIFORNIA ALONG WITH EXISTING IMAGE AND SLOPE ANALYSIS  
APN 015-622-010-000

**RLS**

**RASMUSSEN LAND SURVEYING, INC.**

P.O. BOX 3135  
MONTEREY, CALIFORNIA 93942  
(831)378-7240 (831)376-2545 FAX

DATE OF SURVEY:  
DRAWING SCALE: 1"=10'  
DRAWN BY: RP  
REVISED:

PREPARED FOR: ROBERT & SANDRA HANE







## Cordon infractions from Friedman Complaint

The information provided shows multiple zoning, building, and grading violations; including but not limited to:

- 1.) A building permit was obtained in 2004 for the "rebuild of an existing deck at the side of the residence". Permit records reviewed, but a copy of plans could not be obtained. It was not clear if the deck was built with the same footprint as the original deck, and setbacks were not met in at least one area for that deck. Following the final inspection for that permit several areas of the deck were expanded including to the side and the rear of the residence, and by the addition of stairs (with no setbacks to the side and with the stairs crossing the property line). These changes required a design approval and building permits. Certain elements of the changes would have required a variance due to setbacks not met, and the stairs would not be allowed encroaching on the adjacent property. No permits were obtained.
- 2.) Later raised patios and related stairs were constructed. These improvements would require a design approval, building, and grading permits. No permits were obtained.
- 3.) Grading & tree removal in slopes greater than 30% began (see Google timeline attached) that at completion allowed for construction of a bocce ball court. This activity would have required a Use Permit approval with Site Plan review, a grading permit, and a tree removal permit. No permits were obtained.
- 4.) Grading and construction of a retaining wall without permits at the front of the residence. This activity would have required a design approval, a grading permit, and a building permit. No permits were obtained.
- 5.) Development with grading activity of paths, landscaping, fencing, and tree removal on an adjacent parcel adjoining the deck stairs. This activity was subject to a design approval for the fence, and/or Site Plan review (Administrative Permit) for the grading and tree removal. These improvements were constructed on the adjacent parcel without the knowledge or the consent of the absentee owner of that parcel. No permits were obtained.
- 6.) Construction of a patio cover or house addition at the rear of the residence. This activity would have required a design approval and a building permit. No permits were obtained.
- 7.) Construction of a shed at the rear of the residence. A design approval was obtained in 2008 for a 9 x 13 foot shed. Records with the County were reviewed for this permit. The actual location and size of the "shed" appears to conflict with the issued design approval. If this building is over 240 square feet or has electricity or plumbing, a building permit and water permit would be required.

- 8.) The numerous changes to the site from each of the additions or development activities listed above may as a whole require an Administrative Permit or Use Permit, noting however that improvements not entirely located on the subject parcel and/or that do not meet the required setbacks must be modified.

My name is Sandra Kahn I live

I watched Mr and Mrs Cordan tear down their former deck and build another of a much greater size. We understand that this new deck exceeds all county ordinances and the Carmel Views CC&Rs. This happening was not an accident for a seasoned realtor.

The Cordan deck appears to be much higher than the previous one because of the greater sloping land beneath it and its forward movement towards my home. It now runs the full length of their home and the sounds of his two very loud barking dogs are enhanced.

With the sloping topography of the land the deck is higher than Mrs. Freidman's lot, and will necessitate that any structure built on that lot, with the new suggested LLA changes, be built much closer to my front door, my home.. It negates the building of a home on the most desirable upper part of the land which provides for the better protects the privacy of my front patio at my front door.

My lot narrows significantly to half its width as it goes from the back of the lot towards the street making it much more vulnerable to any structure built on the adjacent lot if it cannot be placed 20 feet further up the hill... A natural thing that should happen for all the best reasons.

And in order to avoid prying eyes, noisy barking dogs, as well as, possible feelings of claustrophobia from being in the shadow of Mr. and Mrs Cordan's new front deck, which protrudes not only into the unpermitted set back building zones of Cordan's lot but even over the lot line onto the Friedman's property a new structure now will be forced significantly closer to my home.

When my husband and I purchased our place we certainly had the expectation that the lot lines on the adjacent lot, the Friedman lot, would not be changed. Nor could we imagine that a future home built to code about 4 years later, by the previous neighbor above the Friedman lot ultimately would have all of its patios, its steps its fences very significantly begin to creep closer and closer to our home. The amount of land Mr. Cordan has tried to steal appears to be about the size of the lot that my parents home in Chicago was built on. They were narrow 30 ft lots with 5 foot set backs.

**The Cordan forward moving fence began taking over a significant portion of the Friedman property** The Powers, who live next to Mr. Coran on the other side of the their home one day said to me, "I hope you are noticing how the Cordan's fence is slowly moving closer and closer in your direction. They also informed me that they had to build an iron fence enclosing their property in order to keep the Cordan's from planting on their land as if it were theirs.

If you support of LLA changes, instead of asking Mr. Cordan to remove his illegal structures Mr. Cordan is possibly now, in spite of his outright bad behavior, also getting his lot line changed in a way that protects his now declared by all, illegal building projects, He is protected legally from any of his past attempts to steal his neighbors land and I believe, his not paid for earlier permits and other necessary paper work that he has been cited for, etc. That is my undersanding.

His over all pattern of behavior is to change the rules where he can (OK) and if he can't change them legally then do what he wants with his neighbors property, ignore permit and code ordinances and work out what to others is unacceptable, ignoring or bending rules in support of himself. (Not OK).

Mr. Friedman who is trying to take care of his elderly mother's property acquiesced not because he felt this was something right with the decision but because he felt the need to make a business/financial decision. I understand that even as I try to understand all of this, as our governing board you get to decide what to do with the agreed upon wrong behavior of the Cordans.

I believe by all almost all



We are all responsible to uphold the codes and permit processes of Monterey County and its Planning Commission. Mr. Cordan has neither respected the rules of all of our governing boards nor even paid for the necessary permits to build his many illegal structures. I also understand, he has possibly made other improvements of over 500,000 dollars to his home.

Mr. Cordan is a California licensed realtor and was or currently is still the owner of his own Real-Estate business. He knows the rules of our lands!. I am still a working professional who has both developed and run the Cancer Wellness program at CHOMP for about 20 years. As licensed professionals we are accountable and responsible for how we use our professional knowledge.

Mr. Cordan is not a responsible neighbor. Nor does he do honor to his profession. If you grant him this lot line adjustment you encourage and support his strong arm intentional grab for power and land over all his neighbors..

Mr. Cordan has a continuing difficult pattern of bad behavior regarding his immediate neighbors. Rewarding his behavior now by granting this lot line change instead of telling him to tear down his violations which is provided for in his agreement with Mr. Friedman, feels like an affront to those of us who follow the rules. And thus encourages others like him to follow in his foot steps.

By your position in our community, all of you are guardians for all of us. ....To reward this man, and lesson and harm our property and the brighter potential for the Friedman land is beyond my comprehension.

*the value* *like Friedman*  
Mr. Cordan Sued - me  
My Son after taking down 11/12 trees to the ground  
I was going into open heart surgery  
to give of these years -



Friedman - Cordan Settlement  
Oct 20, 2014

4. **Plaintiffs' Property Construction.** Cordans hereby agrees that they shall not object to the construction of a residence or any other structure reasonably related to a residence (the "Structure") on Plaintiffs' Property so long as the Structure complies with all Monterey County setback requirements, the CC&Rs, the CVCA Architectural Guidelines, and all other state, federal, or local laws and regulations. Cordans agrees that they shall not object to the height of the Structure so long as the Structure does not exceed 543 feet above sea level. Cordans hereby waives any objection to the well already constructed on Plaintiffs' Property.

5. **Zoning Violations.** Cordans shall be solely responsible for, and hereby agrees to pay, any and all expenses related to curing any zoning violations which exist because of the Encroaching Improvements, or any other improvement made or caused to be made by Cordans, that are on Plaintiffs' Property (the "Zoning Expenses"). If Cordans does not cause the Zoning Expenses to be paid within sixty (60) days of Cordans receipt of any notice or bill from Monterey County, Plaintiffs are hereby authorized to pay the Zoning Expenses. Cordans shall reimburse Plaintiffs for all of the costs they incur in removing the Zoning Expenses. If Cordans does not reimburse Plaintiffs within thirty (30) days of the Cordans receipt of a bill for costs submitted by the Plaintiffs, Plaintiffs may file a lien against the Cordans' Property for the balance owed.

6. **Lot Line Adjustment.** Plaintiffs and Cordans, at Cordans sole expense, shall take all reasonable actions necessary to cause the County of Monterey to approve a Lot Line Adjustment, as herein defined. The Lot Line Adjustment shall be 1) in accordance with the lot line adjustments, highlighted in blue on Exhibit A, and 2) as minimally necessary to accommodate all decks and structures on Cordans' Property that currently encroach upon Plaintiffs' Property and/or set back, highlighted in pink on Exhibit A (the "Structure Adjustments") (collectively, the "Lot Line Adjustments"). Plaintiffs shall be entitled to obtain a portion of Cordans' Property equivalent to the Structure Adjustments. Plaintiffs and Cordans further agree that, upon Monterey County approval of the Lot Line Adjustments, each party shall execute all quitclaim deeds, title insurance commitments, lienholder releases, and all other documents reasonably necessary, to convey the adjusted parcels without any liens, encumbrances, or encroachments.

7. **Diligent Prosecution of Lot Line Adjustment.** Cordans shall diligently prosecute and take all actions reasonably necessary to obtain the Lot Line Adjustments. Within sixty (60) days of the execution of this Agreement, Cordans shall submit a preliminary application to the County of Monterey for approval of the Lot Line Adjustments. Upon receipt of the County of Monterey's response to the preliminary application, Cordans shall have sixty (60) days to provide the County of Monterey with an adjusted application. Compliance with such timelines shall constitute evidence of Cordans good faith attempt to comply with this Agreement. The Lot Line Adjustments shall be completed within eighteen (18) months of the execution of this Agreement, unless extended by mutual agreement of the Parties hereto; such agreement shall not be unreasonably withheld. If Cordans fails to diligently prosecute and take all actions reasonably necessary to obtain the Lot Line Adjustments, Cordans shall not be entitled to any lot line adjustment. In such event, Cordans shall remove all encroachments on Plaintiffs' Property in accordance with Sections 2 and 8 hereof.

\* 8. **Remaining Encroachments.** If the County does not approve the Lot Line Adjustments, or if Cordans fails to convey the adjusted parcel to Plaintiffs, Cordans shall remove all

remaining encroachments on Plaintiffs' Property (the "Remaining Encroachments"). The Remaining Encroachments shall be removed within thirty (30) days of the County's decision. If Cordans does not cause the Remaining Encroachments to be removed within the thirty (30) day time period, Cordans agree and hereby authorize Plaintiffs to remove the Remaining Encroachments. Cordans shall reimburse Plaintiffs for all of the costs they incur in removing the Remaining Encroachments. If Cordans does not reimburse Plaintiffs within thirty (30) days of the Cordans receipt of a bill for costs submitted by the Plaintiffs, Plaintiffs may file a lien against the Cordans' Property for the balance owed.

9. **Release by Cordans.** Cordans, for themselves, their representatives, heirs, executors, administrators, trustees, successors, predecessors, transferees, partners, agents, and assigns, fully and forever releases and discharges Plaintiffs, and their respective heirs, executors, administrators, trustees, partners, representatives, agents, successors, predecessors, transferees and assigns, of and from any and all matters, claims, liabilities, demands, obligations, causes of action of every nature, kind and description whatsoever, whether based in law, equity or otherwise, whether now or heretofore known, unknown, suspected, or unsuspected, arising out of or in any manner relating to the Case, and the matters that otherwise relate to or are connected in any way with the facts and circumstances that give rise to this Agreement. With respect to this release the Cordans hereby expressly waive and relinquish any right or benefit conferred upon them by the provisions of Section 1542 of the California Civil Code or any comparable federal or state statute or rule of law. Civil Code section 1542 provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

10. **Release by Plaintiffs.** Plaintiffs, for themselves, their representatives, heirs, executors, administrators, trustees, successors, predecessors, transferees, partners, agents, and assigns, fully and forever releases and discharges Cordans, and their respective heirs, executors, administrators, trustees, partners, representatives, agents, successors, predecessors, transferees and assigns, of and from any and all matters, claims, liabilities, demands, obligations, causes of action of every nature, kind and description whatsoever, whether based in law, equity or otherwise, whether now or heretofore known, unknown, suspected, or unsuspected, arising out of or in any manner relating to the Case, and the matters that otherwise relate to or are connected in any way with the facts and circumstances that give rise to this Agreement. With respect to this release Plaintiffs hereby expressly waive and relinquish any right or benefit conferred upon them by the provisions of Section 1542 of the California Civil Code or any comparable federal or state statute or rule of law. Civil Code section 1542 provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY BUILDING SERVICES DEPARTMENT



PLEASE RETURN  
COMPLETED FORM TO:

SALINAS OFFICE  
168 W. ALISAL ST., 1<sup>ST</sup> FLOOR  
SALINAS, CA 93901  
(831) 755-5025 Fax (831) 757-9516

*2013  
code  
violations*

## BUILDING / GRADING / ZONING COMPLAINT FORM

**(\* AREAS - REQUIRED INFORMATION TO PROCESS COMPLAINT)**

ASSESSOR'S PARCEL # OF COMPLAINT: 015-522-011-000 DISTRICT: \_\_\_\_\_

\*ADDRESS OF COMPLAINT: 24950 Outlook Drive, Carmel

PROPERTY OWNER(S) NAME: Alan and Sandra Cordan

PROPERTY OWNER(S) ADDRESS: Same as above

**\*DETAILS OF COMPLAINT: (USE ADDITIONAL SHEETS OF PAPER IF NEEDED)**

Zoning is LDR/B-6-D-S-RAZ. References: Permit records with the Planning and Building Departments of Monterey County, and attached Google Earth historical imagery of activities and construction on the property. See attached summary of violations noted.

STAFF NOTES:

PREVIOUS CASES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_ TIME: \_\_\_\_\_ COMPLAINT TAKEN BY: \_\_\_\_\_ PHONE #: \_\_\_\_\_

REFERRED TO:  ENVIRONMENTAL HEALTH  PUBLIC WORKS  SHERIFF  WATER RESOURCES AGENCY

OTHER (SPECIFY): \_\_\_\_\_

CHANNEL REPORTED: \_\_\_\_\_ DATE REFERRED: \_\_\_\_\_ REFERRED BY: \_\_\_\_\_

**\*CONFIDENTIAL: THIS INFORMATION WILL NOT BE RELEASED PER EVIDENCE CODE 1040 B (2)**

\*COMPLAINANT'S NAME: Anthony Lombardo & Associates

\*COMPLAINANT'S ADDRESS: 450 Lincoln Avenue, Ste. 101, Salinas, CA 93901

\*HM #: \_\_\_\_\_ \*WK #: 831-751-2330 \*OTHER: just@alombardotac.com

TYPE OF COMPLAINT:  ZONING  BUILDING  GRADING  COMBINED All types  
(CHECK ONE) (LIST ALL TYPES)

PLANNING AREA: \_\_\_\_\_ ZONING DISTRICT: LDR/B-6-D-S-RAZ

DATE OPENED: \_\_\_\_\_ OPENED BY: \_\_\_\_\_ ASSIGNED TO: \_\_\_\_\_ CASE #: \_\_\_\_\_

# Friedman Complaint

The information provided shows multiple zoning, building, and grading violations; including but not limited to:

- 1.) A building permit was obtained in 2004 for the "rebuild of an existing deck at the side of the residence". Permit records reviewed, but a copy of plans could not be obtained. It was not clear if the deck was built with the same footprint as the original deck, and setbacks were not met in at least one area for that deck. Following the final inspection for that permit several areas of the deck were expanded including to the side and the rear of the residence, and by the addition of stairs (with no setbacks to the side and with the stairs crossing the property line). These changes required a design approval and building permits. Certain elements of the changes would have required a variance due to setbacks not met, and the stairs would not be allowed encroaching on the adjacent property. No permits were obtained.
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- 7.) Construction of a shed at the rear of the residence. A design approval was obtained in 2008 for a 9 x 13 foot shed. Records with the County were reviewed for this permit. The actual location and size of the "shed" appears to conflict with the issued design approval. If this building is over 240 square feet or has electricity or plumbing, a building permit and water permit would be required.

enlarged  
Deck

built  
patio  
stairs

grading  
in 30%  
Tree  
removal  
Retaining  
wall

fence  
landscaping  
tree  
removal  
on Friedman  
prop

patio  
cover  
shed

*Resolution*

- 8.) The numerous changes to the site from each of the additions or development activities listed above may as a whole require an Administrative Permit or Use Permit, noting however that improvements not entirely located on the subject parcel and/or that do not meet the required setbacks must be modified.

5/5/2012 (property lines by Google Earth pro are not exact – see attached survey)

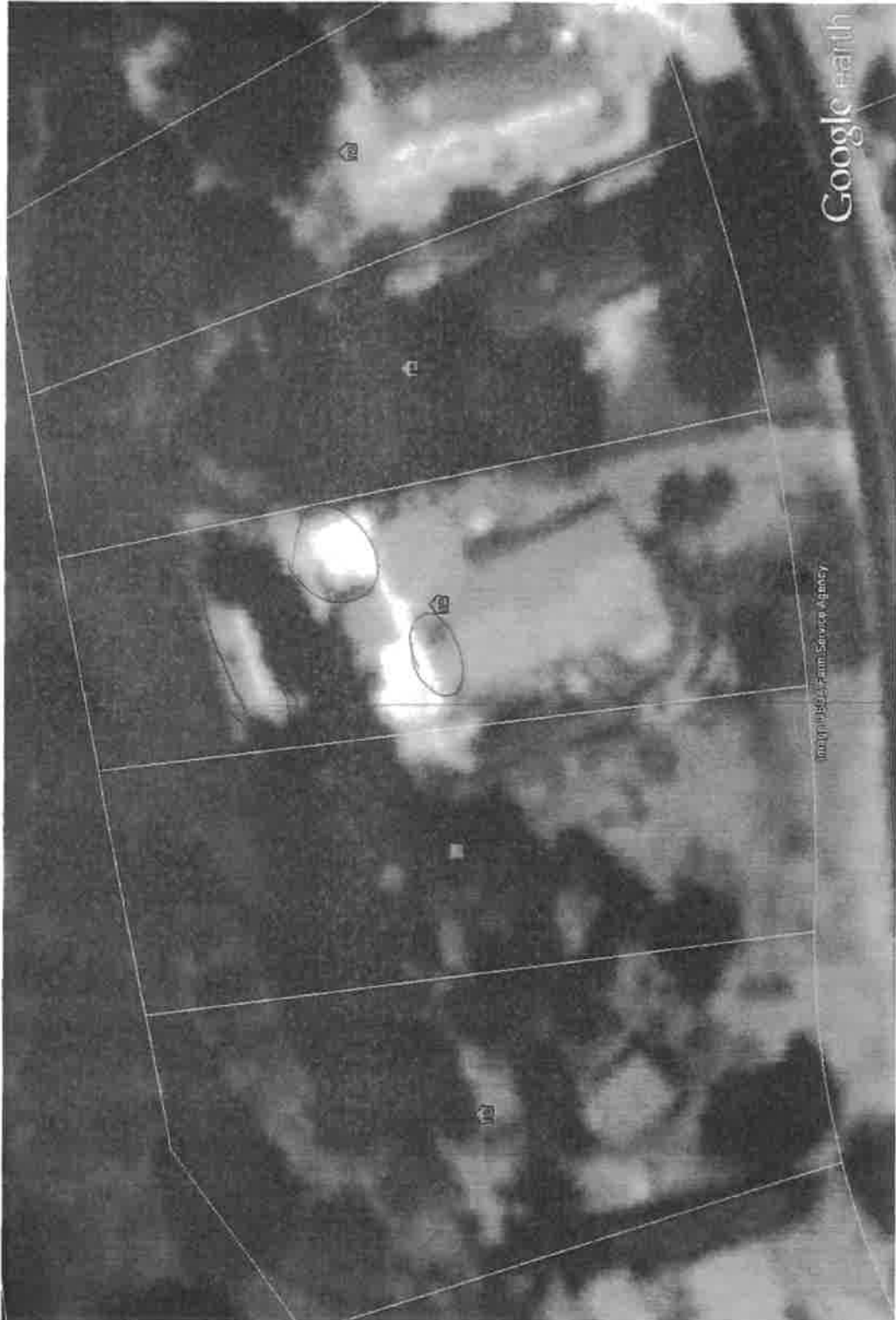




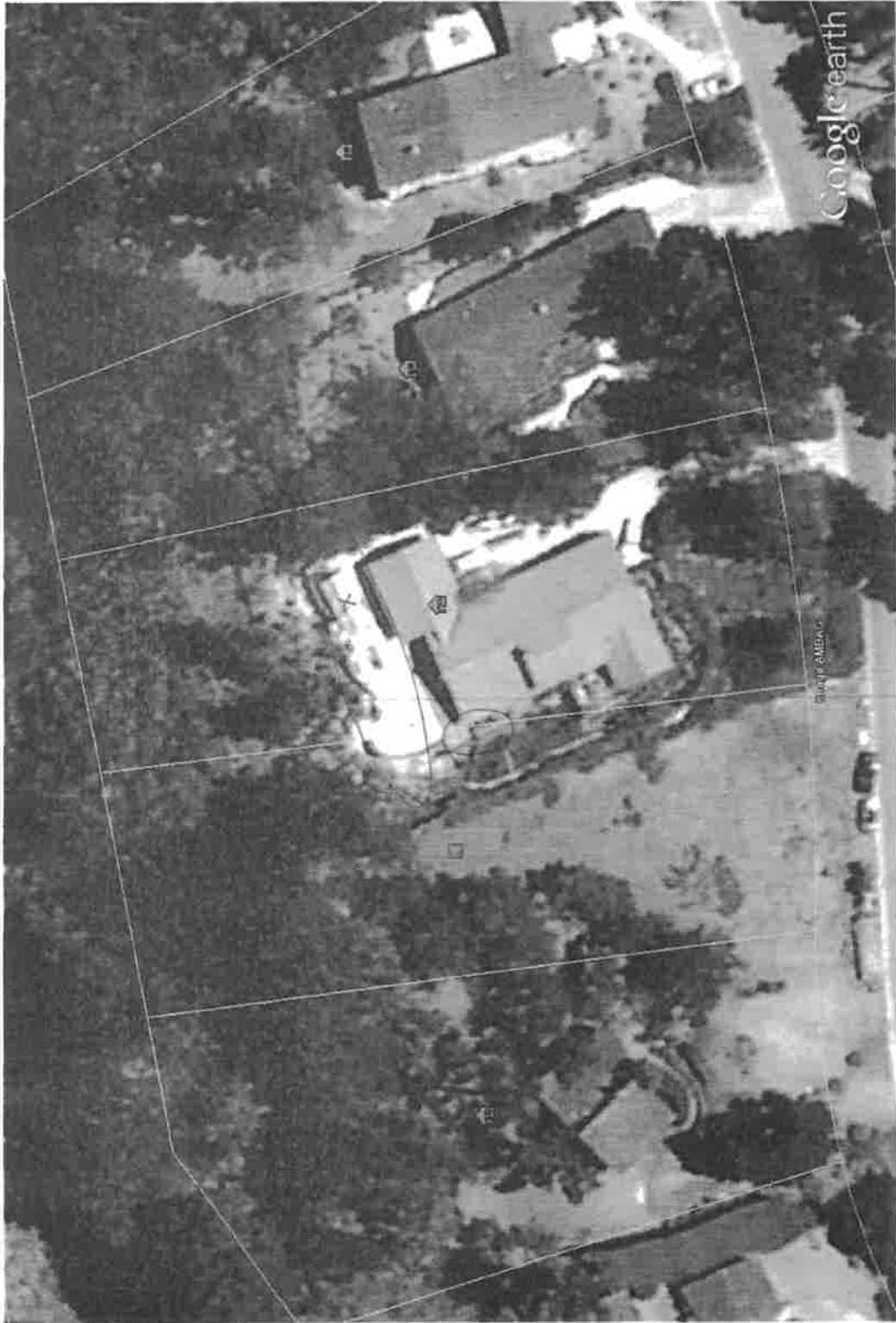
9/29/2009



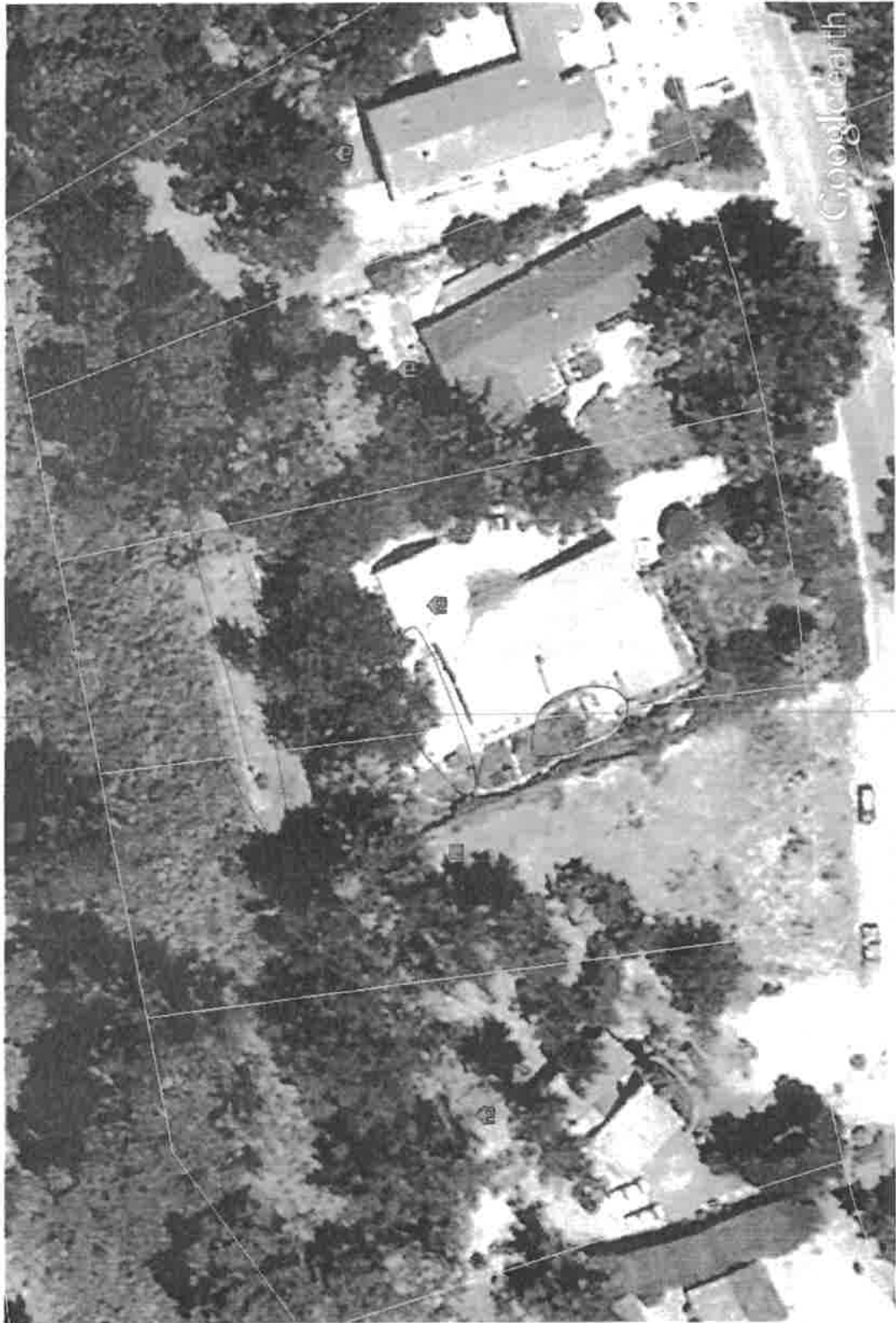
6/5/2009



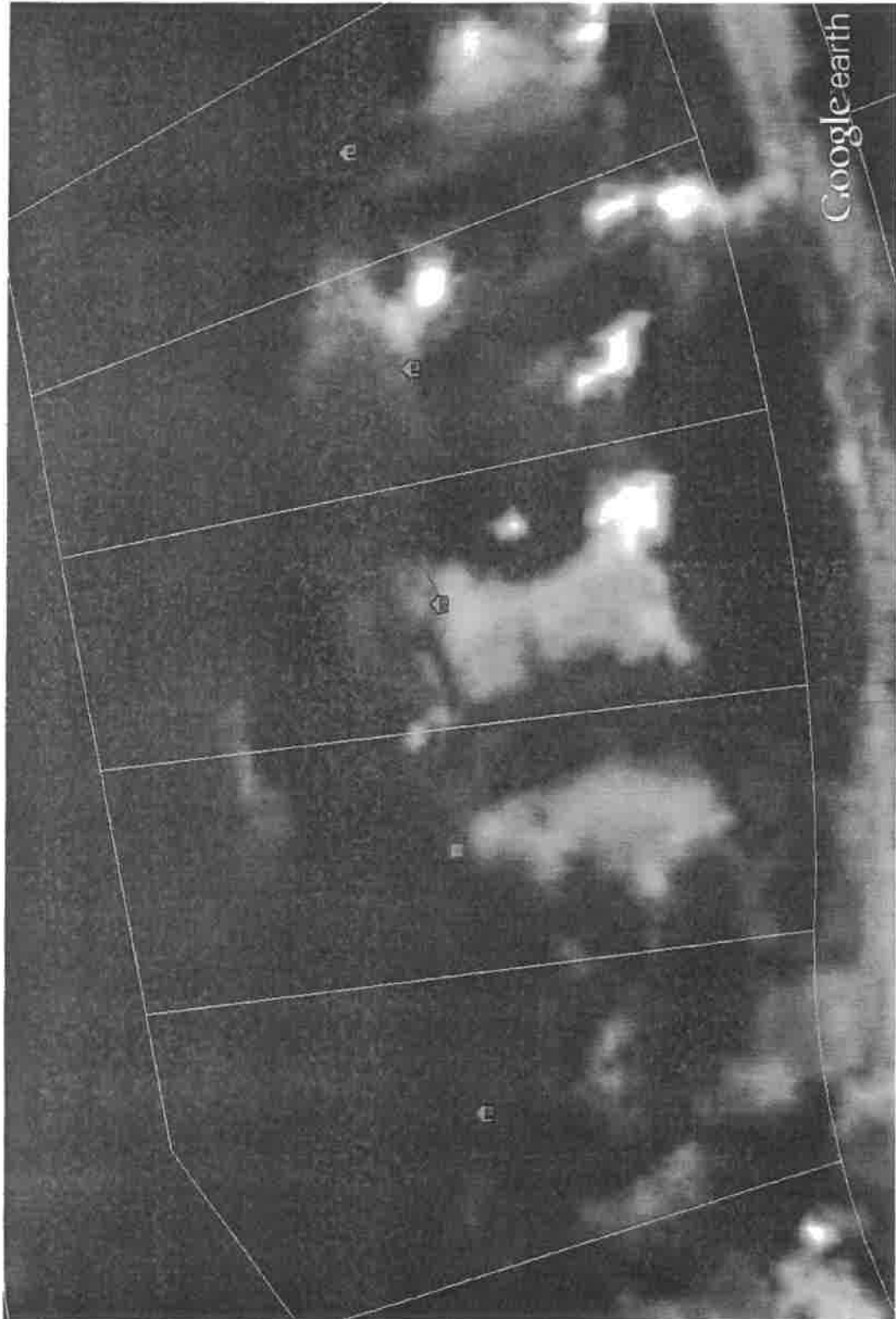
10/6/2007



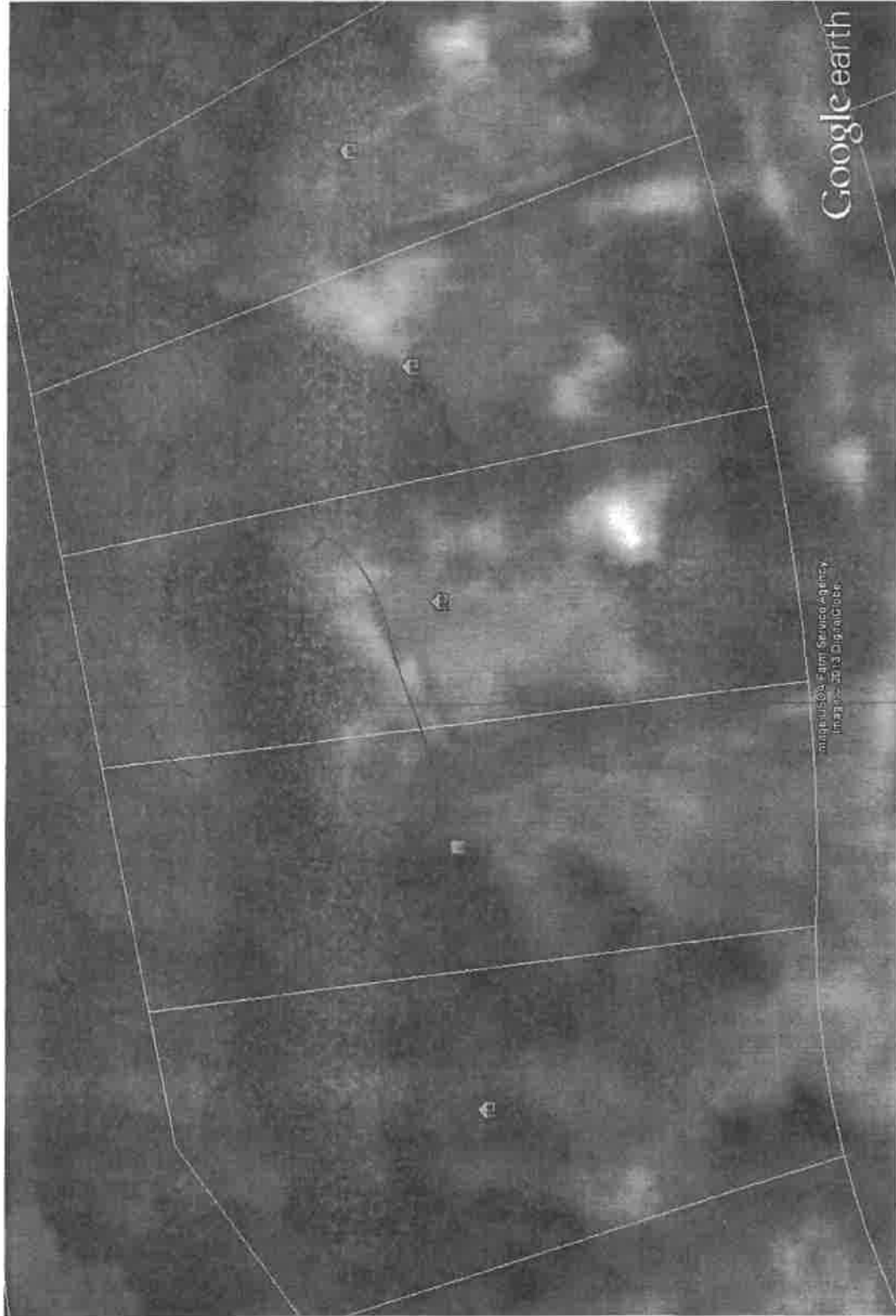
6/29/2007



12/30/2005



7/30/2004



10/1/2002



9/6/1998





Account Home | Register for Account | Login

Search for Public Works Items

- Home
- Building
- Planning
- Records Requests

Search Applications

Record BP040018:  
Building

Work Location

24950 OUTFLOOR DR  
CARMEL

Record Details

Licensed Professional:

JLSTON -ALE HASTINGS  
791539  
63942  
Phone: 311-91-57498  
Cell: 791539

Project Description:

REPAIR UNCOVERED DECK FLOOR

More Details

Fees

Inspections

Upcoming

Schedule or Request an Inspection

You have not added any inspections.  
Click the link above to schedule or request one.

Completed (5)

Approved 3 Disapproved 2

- Approval 117 Piers (184701) [View Details](#)  
Result by WCLDM on 03/19/2004 at 01:00 AM
- Disapproved 160 Rough Framing (193072) [View Details](#)  
Result by WCLDM on 04/27/2004 at 12:00 AM
- Disapproved 160 Rough Framing (204241) [View Details](#)  
Result by WCLDM on 06/16/2004 at 12:00 AM
- Approval 160 Rough Framing (204579) [View Details](#)  
Result by ADAMSR on 06/17/2004 at 12:00 AM
- Approval 280 Building Final (204580) [View Details](#)  
Result by ADAMSR on 06/17/2004 at 12:00 AM

Processing Status

Valuation

- Home
- Building
- Planning
- Records Requests

[Search Application](#)

Record DA080056:  
Minor

**Project Location**

0 NA

**Record Details**

**Project Description:**

CORIN ALAN SANDRA L TRS  
 DESIGN APPROVAL TO ALLOW THE CONSTRUCTION  
 OF A NEW 13 FOOT BY 8 FOOT DETACHED STORAGE  
 SHED. COLORS AND MATERIALS TO MATCH THE  
 EXISTING RESIDENCE. THE PROPERTY IS LOCATED  
 AT 24950 OUTLOOK OF CARMEL, ASSASSONS  
 PARCEL NUMBER: 033 000 01 000 CARMEL  
 VALLEY MASTER PLAN AREA

▶ **More Details**

- Condition Compliance Status
- Conditions of Approval

▶ **Fees**

▶ **Processing Status**

▶ **Attachments**

▶ **Related Records**

24950 Outlook Dr  
Carmel CA 93923



**Property Information**

<b>Owner(s)</b>	Cordan Alan H (te) / Cordan Sandra J (te)	<b>Parcel #</b>	015-522-011-000
<b>Property</b>	24950 Outlook Dr Carmel, CA 93923	<b>Map Coord</b>	; 80-G9
<b>Mailing Addr</b>	24950 Outlook Dr Carmel, CA 93923	<b>Census Tract</b>	0116.02
		<b>County</b>	Monterey
		<b>Owner Phone</b>	
<b>Legal</b>	CARMEL VIEWS NO 2 TRACT 628 LOT 4 BLK 8.		
<b>Lot Number</b>	4	<b>Tract Number</b>	628
<b>Block</b>	8	<b>Subdivision</b>	Carmel View 02

**Characteristics**

<b>Use</b>	Sfr	<b>Year Built</b>	1976	<b>Sq. Feet</b>	3193
<b>Zoning</b>		<b>Lot Size</b>	.6616 / 28819	<b># of units</b>	
<b>Bedrooms</b>		<b>Bathrooms</b>		<b>Fireplace</b>	1
<b>#Rooms</b>	6	<b>Quality</b>	Good	<b>Heating</b>	Central
<b>Pool/Spa</b>	Y	<b>Air</b>		<b>Style</b>	
<b>Stories</b>	1	<b>Improvements</b>	Open Deck	<b>Parking</b>	Attached Garage
<b>Flood</b>		<b>Gross Area</b>	3913	<b>Garage Area</b>	720
<b>Basement Area</b>					

**Attributes** Wood Shake ; Gable ; Concrete  
**Other**

**Property Sale Information**

<b>Sale Date</b>		<b>\$/Sq. Ft.</b>	\$133.10	<b>2nd Mtg.</b>	
<b>Sale Price</b>	\$425,000.00	<b>1st Loan</b>		<b>Prior Sale Amt.</b>	
<b>Doc No.</b>	2241-642	<b>Loan Type</b>		<b>Prior Sale Dt.</b>	
<b>Doc Type</b>	Grant Deed	<b>Xfer Date</b>	06/20/1988	<b>Prior Doc No.</b>	
<b>Seller</b>	Cordan Alan H	<b>Lender</b>		<b>Prior Doc Type</b>	
*\$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet					

**Tax Information**

<b>Imp Value</b>	\$434,307.00	<b>Exemption</b>	Homeowner
<b>Land Value</b>	\$213,340.00	<b>Tax Year/Area</b>	2011/060047
<b>Total Value</b>	\$647,647.00	<b>Tax Value</b>	\$640,647.00
<b>Tax Amount</b>	\$6,996.84	<b>Improved</b>	67%

Information compiled from various sources and is deemed reliable but not guaranteed.

**RecordBP040018:**

**Building**

**Work Location**

24950 OUTLOOK DR  
CARMEL

**Record Details**

**Licensed Professional:**

JUSTIN HALE HASTINGS  
791539  
93942  
Phone: 831- 91-5 8498  
Contractor 791539

**Project Description:**

REBUILD UNCOVERED DECK (1223)

**More Details**

**Inspections**

Loading...

**Upcoming**

**Schedule or Request an Inspection**

*You have not added any inspections.  
Click the link above to schedule or request one.*

**Completed (5)**

Approval - 3; Disapproved - 2

**Approval 117 Piers (184701)**

Result by: WOLDM on 03/19/2004 at 01:00 AM

[View Details](#)

**Disapproved 160 Rough Framing (193072)**

Result by: WOLDM on 04/27/2004 at 12:00 AM

[View Details](#)

**Disapproved 160 Rough Framing (204241)**

Result by: WOLDM on 06/16/2004 at 12:00 AM

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Result by: ADAMSR on 06/17/2004 at 12:00 AM

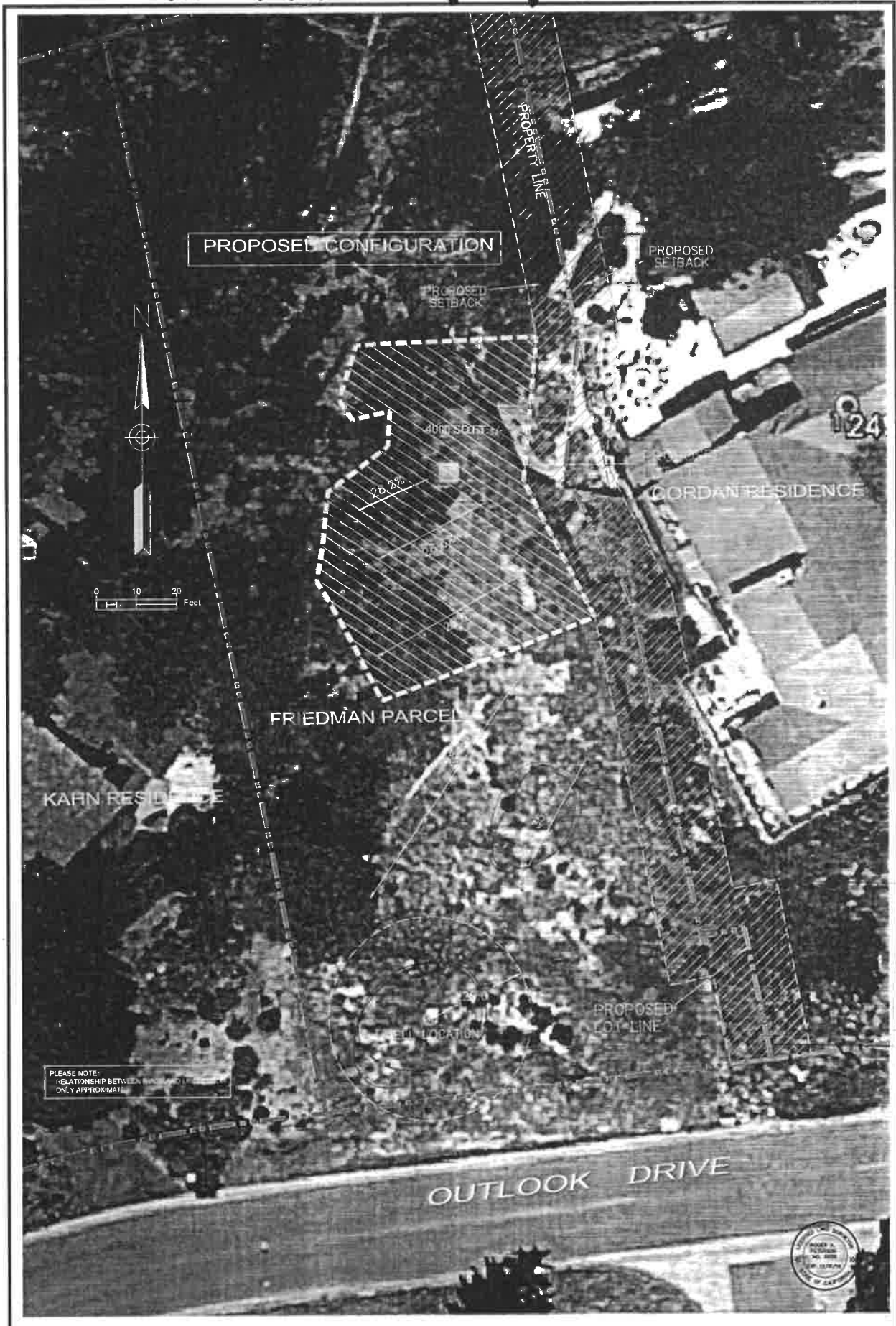
[View Details](#)

Submit



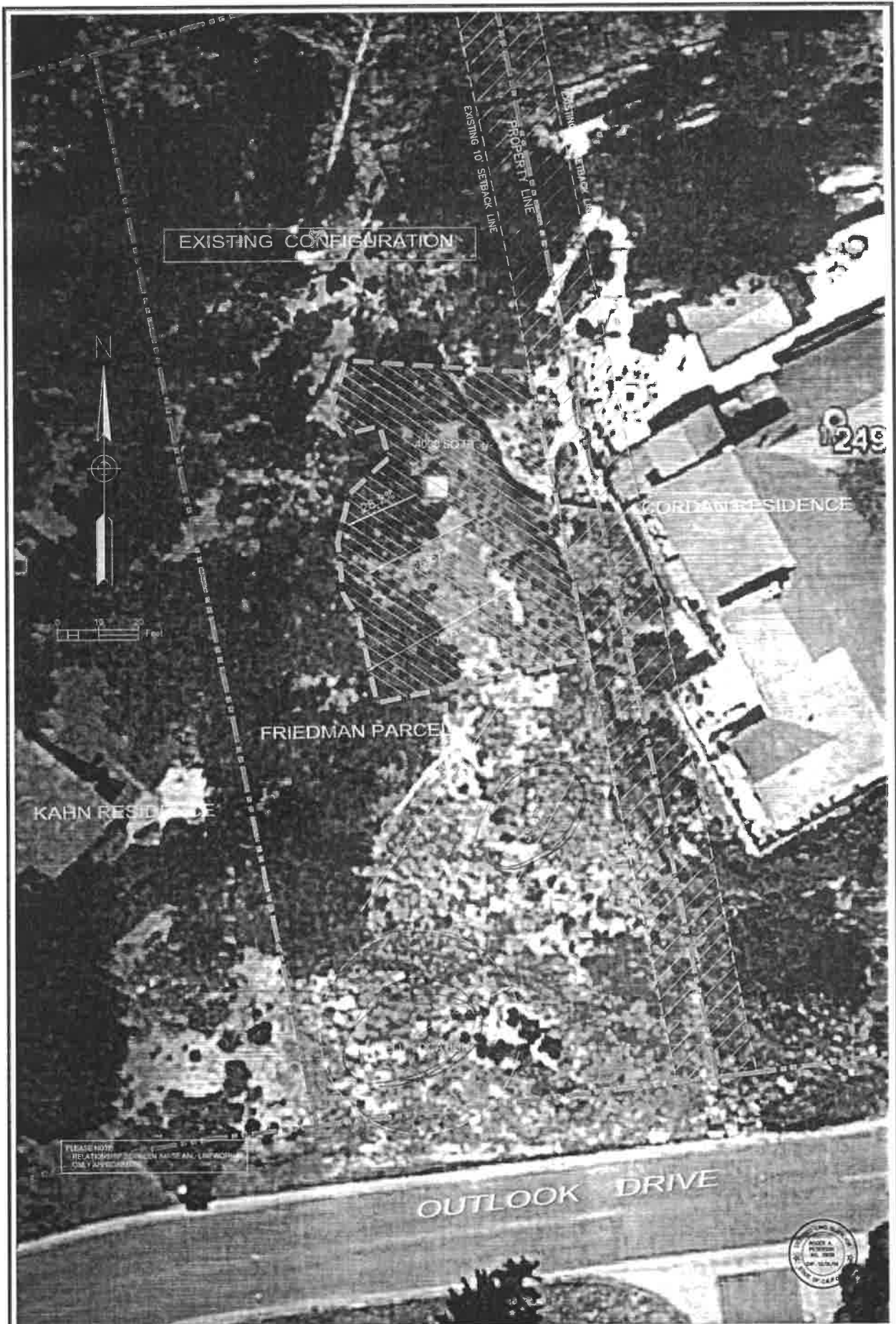
*see extensive deck, patio, stairs + grading work that follows the final ~~inspect~~ inspection this date*

Fr: Christine Kemp 1/19/16 - #4 @ 10:05 AM



Handwritten notes in a box on the right side of the map, including the word 'TRUE' and other illegible markings.

PROJECT NO. 15125	PLANIMETRIC SKETCH	SHOWING LOT 3 BLOCK 8 TRACT NO 628 CARME VIEWS NO 2 IN THE COUNTY OF MONTEREY, CALIFORNIA ALONG WITH GOOGLE IMAGE APN 015-522-010-006  PREPARED FOR: ROBERT & SANDRA KAHN	RLS RASMUSSEN LAND SURVEYING, INC. P.O. BOX 3135 MONTEREY, CALIFORNIA 93942 (831) 371-7246 (831) 371-2945 FAX	DATE OF SURVEY DRAWING SCALE: 1"=10' DRAWN BY: RF REVISED:
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PROJECT NO. 15125	PLANIMETRIC SKETCH	SHOWING LOT 3, BLOCK 8, TRACT NO. 628, CARMEL VIEWS NO. 2 IN THE COUNTY OF MONTEREY, CALIFORNIA ALONG WITH GOOGLE IMAGE APN 015-522-010-000  PREPARED FOR: ROBERT & SANDRA KAHN	RLS RASMUSSEN LAND SURVEYING, INC. P.O. BOX 3135 MONTEREY, CALIFORNIA 93942 (831)375-7240 (831)375-2545 FAX	DATE OF SURVEY DRAWING SCALE 1"=10' DRAWN BY: RF REVISED:
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