

# Attachment B

This page intentionally left blank.

**ATTACHMENT B  
DRAFT RESOLUTION**

**Before the Board of Supervisors 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. 15 -**

Resolution by the Monterey County Board of Supervisors:

- a. Denying an appeal by William and Susan Jordan from a Decision of the Monterey County Zoning Administrator denying an application (Jordan/PLN14034) for a Variance to increase lot coverage from 15% to 21%; and 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;
- b. Finding the project Statutorily Exempt per Section 15270 (a) of the CEQA Guidelines; and
- c. Denying the Variance to increase lot coverage from 15% to 21%; and 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 Appeal by William and Susan Jordan, from the Monterey County Zoning Administrator denial of the application (Jordan/PLN14034) for a Variance to increase lot coverage from 15% to 21%; and 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 came on for public hearing before the Monterey County Board of Supervisors on July 7 and July 14, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project requests a Variance to allow an increase to lot coverage from 15% 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:** a) 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.

b) The project applicants are William and Susan Jordan.

2. **FINDING:**

**PROCESS** – The subject Variance, Coastal Administrative Permit and Design Approval (PLN140354/Jordan) (“project”) has been processed consistent with all applicable procedural requirements.

- EVIDENCE:**
- a) On November 24, 2014, William Jordan (Applicant) filed an application for two Variance requests;
    - 1. To allow a side yard setback reduction from 20 feet to 16 feet (consistent with the existing house) and
    - 2. To allow an increase in lot coverage from 15% to 17.2% to allow for the construction of a 715 square foot master bedroom/bath addition to an existing 3,291 square foot single story, single family dwelling. This request was to allow the applicant to install a third bedroom in the house.
  - b) The side yard setback Variance could not be supported, and the applicant withdrew this portion of the request. The Variance to increase coverage from 15% to 17.2% was evaluated as an alternative to adding an additional story in a location where there is a 20’ height limitation and the coverage being similar to other Variances granted in the neighborhood (16% to 17.4%). At the Carmel Highlands Land Use Advisory Committee in December 2014, the applicant identified that the actual existing lot coverage was 18% and thus the variance was to allow lot coverage of 21%.
  - c) Pursuant to MCC Section 20.84, on February 14, 2015, public hearing notices were mailed to residents within 300 feet of the subject properties and to all parties that had reason to know and were interested in the application. On February 12, 2015, the County placed a public hearing notice in the Monterey County Weekly. On February 15, 2015, public hearing notices were posted at and near the subject property.
  - d) At the duly noticed public hearing on February 26, 2015, the Zoning Administrator considered the request for a Variance to exceed lot coverage, Coastal Administrative Permit and Design Approval in order to construct a third bedroom. The staff recommendation was to approve based upon the facts that the site has a 20’ foot height limit, there had been other variances in the area, and the addition is in the rear yard. The subject parcel is located within the public viewshed, and Carmel Area Land Use Plan Key Policy 2.2.2, states that “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)
  - e) This information was presented to the Zoning Administrator who also listened to the testimony of the applicant. It was argued by the applicant that the variance was necessary to allow the applicant to have a third bedroom consistent with other homes in the area and the variance was needed to allow the home to be of similar size to other homes in the area. The Zoning Administrator wanted to better understand the nature of the neighborhood and directed staff to research the lot sizes, size of houses, number of bedrooms, number of second stories and any granted

variances that exceeded the requested 21% lot coverage. The Zoning Administrator continued the hearing on the project to March 26, 2015 to give staff time to do the research.

- f) For the March 26 hearing staff presented information showing that:
  1. There are other two story houses in the area which maintain the 20' height limit;
  2. Some homes have two bedrooms;
  3. The subject house was remodeled from three bedrooms to two bedrooms;
  4. The coverage of other similar sized lots for which a variance has been granted is less than 18% which is the size of this existing homes; and
  5. The other homes in the area are of a similar size to this home.

After reviewing the additional information presented on March 26, 2015, the Zoning Administrator directed staff to prepare a Resolution to Deny the project on the basis that there were no special circumstances to allow a variance and that a variance would create a special privilege for the applicant. The hearing was continued to April 9, 2015 to prepare a Resolution to Deny the Variance.

- g) At the April 9, 2015 hearing, the Zoning Administrator informed staff she had not received the staff report as of that day and, therefore, was not able to make a decision. The project was continued to April 30, 2015, at which time the Zoning Administrator denied the Variance, and the remainder of the application (Zoning Administrator Resolution No. 15-028 at **Attachment D of the July 14, 2015 staff report**).
- h) The Jordan's, (Appellant), represented by attorney John Bridges, pursuant to MCC Section 20.86.030, filed an appeal (Notice of Appeal at **Attachment C of the July 14, 2015 staff report**) from the April 30, 2015, decision of the Zoning Administrator. The appeal challenged the Zoning Administrator's denial of the Variance request, and contended that the findings or decision are not supported by the evidence, and the decision was contrary to law. Said appeal was filed with the Clerk of the Board of Supervisors on May 18, 2015, within the 10-day time prescribed by Monterey County Code Section 20.86.030.C. The hearing on the appeal at the Board of Supervisors is de novo. The hearing before the Board of Supervisors was duly noticed for July 7, 2015. Appellant requested a continuance because their attorney was not available for the July 7, 2015 hearing, and the Board continued the hearing to July 14, 2015.
- i) A complete copy of the appeal is on file with the Clerk of the Board, and is attached to the July 14, 2015, staff report to the Board of Supervisors as Attachment C.
- j) Said appeal was timely brought to a duly-noticed public hearing before the Monterey County Board of Supervisors on July 7 and July 14, 2015. Notice of the July 7, 2015 hearing was published on June 25, 2015, in the Monterey County Weekly; notices were mailed on June 26, 2015, to all property owners and tenants within 300 feet of the project site; and three notices were posted at and near the project site on June 25, 2015, and the Board duly continued the hearing to July 14, 2015.

- k) 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.
- l) The project applicants are William and Susan Jordan.

3. **FINDING:** **INCONSISTENCY** – The Project, as designed, is inconsistent 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 (CLUP);
    - Monterey County Coastal Implementation Plan Part 4;
    - Monterey County Zoning Ordinance (Title 20);
 Conflicts were found to exist with the Monterey County Zoning Ordinance (Title 20) site development standards (lot coverage).
  - 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]; designating this area as Low Density Residential (LDR) with a 1 acre parcel minimum and 15% lot coverage maximum.
  - c) The Carmel Area Land Use Plan (CLUP) was adopted in October, 1982. Most of the parcels in the area are less than one acre and became legal nonconforming as to lot size. The Jordan parcel is .43 acres (18, 753 square feet) which is average size among all the legal nonconforming lots in the area.
  - d) The subject site is legal nonconforming with respect to coverage in that there is an existing 3,291 square foot house on the property resulting in 18% coverage, which has one of the highest lot coverage in the area. This already exceeds the LDR coverage limitation of 15%.
  - e) Variances are intended to give relief to Zoning Ordinance requirements when the strict application of the provisions of the code would preclude development of the property or produce a unique hardship due to a peculiarity of the particular parcel. Therefore, State law and Monterey County Code require specific findings for granting a variance. The findings cannot be made for this variance request to allow an increase in lot coverage from allowable 15% to 21% (*See Findings #5 and #6*).
  - f) Key Policy 2.2.2, states that "*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) It is inconsistent with the intent of this policy to grant variances to allow progressively larger homes. The subject residence already exceeds the allowable coverage for the zoning district and exceeds the coverage of other homes for which variances have been granted. Approval of this variance would not produce a home which is subordinate to the natural environment.
  - g) The project planner conducted a site inspection on June 27, 2014.
  - h) 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.

4. 1 **FINDING:** **CEQA (Exempt):** - The project is statutorily exempt from environmental review.
- EVIDENCE:** a) California Environmental Quality Act (CEQA), Public Resources Code Section 21080 (b) (5) and CEQA Guidelines Section 15207 (a), statutorily exempts projects which a public agency rejects or disapproves.
5. **FINDING:** **VARIANCE (SPECIAL CIRCUMSTANCES)** – The variance cannot be granted because there are no special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, that would, as a result of strict application of Title 20, deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone 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 one acre became legal nonconforming as to lot coverage. The subject parcel is average size among all the legal nonconforming lots in the vicinity; and therefore, has no special circumstance that would deprive it from any privileges enjoyed by others. The subject parcel not only has one of the larger homes on it, but has the highest lot coverage ratio.
- b) Six variances have been granted in the immediate area to exceed allowable lot coverage. The highest lot coverage granted with these variances is 17.4%. The existing Jordan home has a coverage of 18% and the request is for 21%. Of the six variances, four of them are to allow second stories on legal nonconforming structures. The subject property already enjoys a larger coverage than other properties in the neighborhood. The existing 18% coverage already exceeds what others enjoy, so the variance is not needed to allow the subject property something that other properties in the immediate vicinity enjoy. The property does not have any unique characteristics which preclude development as reflected by an existing 3,291 square foot house located on the property.
- c) The applicant’s variance justification stated that this a two bedroom home and the applicants are being deprived of a third bedroom and that other houses in the vicinity have more bedrooms. However, research showed that out of 24 homes within the immediate vicinity, 8 of them are two bedroom homes, 9 of these are three bedroom homes and 7 of them have 4 bedrooms. There is sufficient area within the 3,291 square foot structure to remodel with additional bedrooms.
- e) In 2013, prior to the Jordan’s owning the property, the previous owner obtained a building permit to remodel the interior to include enlarging the kitchen and enlarging two bathrooms by removing the third bedroom. The Jordan home was once a three bedroom home. There is sufficient area in the existing structure to add a third bedroom.
- f) There are other two story homes in the immediate vicinity which

comply with the 20' height requirement. Other variances have been granted to allow second story additions to legal nonconforming structures.

6. **FINDING:** **VARIANCE (SPECIAL PRIVILEGES)** – The variance cannot be granted because it would constitute a grant of special 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 existing home has a coverage of 18% which already exceeds the size allowed by other variances. The zoning ordinance allows coverage of 15%. Past variances have been granted to allow building coverage up to 17.4%. The existing coverage for this house is already more than allowed in other variances in the immediate vicinity.
  - c) No other variance has been granted for a home above 18%, the applicant is requesting 21%. This is far above any coverage allowed for other homes in the area which would constitute a special privilege.
  - d) Evidence has shown that the applicants can build a second story and maintain the existing legal nonconforming 18% lot coverage. There are currently 11 second story structures within the immediate vicinity. These second story structures are modest additions that do not hinder private views.
  - e) Allowing a Variance to exceed the allowable lot coverage to 21%, much greater than any other granted variance within the neighborhood, would create a special privilege and would ignore the intent of a Variance in the Zoning Ordinance which is to allow a variance when a property owner is being deprived of something others enjoy. This variance would grant a privilege nobody else enjoys.
7. **FINDING:** **VARIANCE (AUTHORIZED USE)** – The variance would not be granted for a use or activity which is not otherwise expressly authorized by the LDR Zoning District.
- EVIDENCE:**
- a) The property currently is and will continue to be used for residential purposes. The variance is strictly related to the size of the footprint allowed on the parcel, use is not the issue.
8. **FINDING:** **APPEAL** – Upon consideration of the documentary evidence, the staff report, the oral and written testimony, and all other evidence in the record as a whole, the Board find as follows, to the Appellant’s contentions:
- EVIDENCE:**
- a) Appellants’ Contention No. 2– The findings or decision or conditions are not supported by the evidence and the decision was contrary to the law:
- Appellants’ Contention to ZA Finding #6:**  
**ZA Finding #6: The Variance requested by the Jordan’s should be granted because of special circumstances applicable to their property including size.**



*“As noted in the staff recommendation for approval and as similarly found for others, special circumstances do exist in this case (namely the small size of the parcel) to justify the granting of a variance. Small lots like the Jordan’s are normally subject to MDR zoning which typically allows 25% - 35% lot coverage. The variance request is only for 21% coverage. In denying the project, the Zoning Administrator applied the wrong legal standard in Finding 6c and d by looking only to the “immediate” area and vicinity. In reviewing a variance application the correct legal standard is comparison to “other properties in the vicinity and under identical zone classification”. The Zoning Administrator’s consideration was overly narrow (looking only to the “immediate” area/vicinity). When this broader “vicinity under identical zone classification” is considered, it is obvious that the Jordan’s house is far from being “one of the larger lots and larger homes” in the neighborhood as suggested by the Zoning Administrator. Of the 63 lots in the neighborhood, at least 25 of them are larger than the Jordan’s (placing the Jordan’s in about the mid-range of lot sizes). Also, the vast majority of homes in the neighborhood have 3 or more bedrooms. Therefore, the ZA’s Finding 6 is both contrary to law and is not supported by the applicable evidence.”*

**Response to Appellants’ Contention to ZA Finding #6:**

The subject parcel and all the parcels on Yankee Point Road are 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 parcels on Carmel Riviera Road are zoned LDR/1-D (26) (CZ)”, Low Density Residential/1 unit per acre-Design Control District, with a 26 foot height limit in the Coastal Zone. These are not identical zone classifications. The zoning overlay on Carmel Riviera Road has a higher height limit, thus allowing the homes on Carmel Riviera road to have greater bulk and mass.

The Appellant contends that a different zoning standard should be applied to this location to allow greater lot coverage than that allowed in the LDR. The lower coverage requirement of the LDR is consistent with Key Policy 2.2.2, cited above that *“all future development within the viewshed must harmonize and be clearly subordinate to the natural scenic character of the area.”* The lower coverage maintains a limit on the size of the home in the visually sensitive location where homes are required to be subordinate to the natural scenic beauty of the area.

The Zoning Administrator did not apply the wrong standard, as the finding requires a comparison of the privileges enjoyed by others in the vicinity. All of the parcels on Yankee Point Road that are less than one acre became legal nonconforming when the Carmel Area Land Use Plan was adopted. The Jordan home has the highest lot coverage (18%) compared to the other nonconforming lots; meaning, the house is bigger than most, and therefore, there is no special circumstance. The information presented to the Zoning Administrator showed that in terms of variances which had been granted, the coverage of this house is

already larger than the coverage for any other variance which had been granted. There are alternatives to allow the installation of a third bedroom within this 3,200 square foot home without approval of a variance.

Research of the immediate area (approximately 20 homes) shows an average sized home of 2,500 square feet with six of them being over 3,000 square feet, one of them being the Jordan home. As stated above, the Jordan home had three bedrooms at one time. The appellant would like to introduce areas with larger lots to justify the size of this home that is not the standard. The standard is “identical circumstances” which is what the Zoning Administrator considered, and found that this home already exceeds the coverage of any other variance which has been granted, so the property owner is not being deprived of privileges enjoyed by others.

It should also be noted that the six granted variances are located on both Yankee Point Road and Carmel Riviera Road, not just the immediate area.

b) **Appellants’ Contention to ZA Finding #7: The coverage variance requested by the Jordan’s would not constitute a grant of special privilege.**

*“Once again, the Zoning Administrator applied an incorrect legal standard by focusing on whether the variance was “necessary to allow development of the property” rather than whether it would actually grant a special privilege. The Zoning Administrator points to the amount of coverage variance granted for other applicants and argues that the maximum of those others was only 17.4%. There are, however, two flaws in this analysis. One project the Zoning Administrator pointed to actually permitted a 2.2 increase over existing coverage. Similarly, another of the variances in the neighborhood permitted a 2% increase over existing coverage. The Jordan’s original project (a 3% coverage increase over existing) is similar to these other granted variances and the reduced project (a 1.9% coverage increase over existing) is actually less than both of these others. Second, to be fair and truly compare “apples to apples”, because all of the Jordan’s development would be on the ground floor, the second story elements of the other variance properties should be accounted for as if they were ground floor additions as well. When this single-story vs. two-story differential is accounted for, total coverage for the other variance properties in the neighborhood approach up to 24% (as contrasted to the Jordan’s request for 21% or 19.9% total coverage).*

*In addition, it is also legally appropriate to account for this single-story vs. two-story differential because of the view sensitivities in the neighborhood. It is also a legitimate legal consideration in that section 20.78.050.c requires conditions be attached to variances in order to “preserve the integrity and character of the zoning district.” Neighborhood character and integrity are legitimate legal considerations, and the Jordan’s good deed toward their neighbors and the neighborhood character should not be punished with a denial. When fairly comparing*

*the Jordan's circumstance and their variance request in the context of the legally appropriate vicinity, it is apparent that the Jordan's modest request for a ground floor third bedroom would not grant any special privilege."*

**Response to Appellants' Contention to ZA Finding #7:**

For perspective, it is important to remember that the maximum building coverage at this location is 15%. Other variances have been approved which allowed variances up to 17.4% (most of them to allow second stories to legal non conforming structures.) The applicant argues that a 3% addition (18% to 21%) is similar to the 2.4% increase granted to another property. The fact that this argument ignores is that the actual increase is 6%. The request is actually an increase from 15% to 21%.

As stated above, evidence has shown that the applicants can build a second story and maintain the existing legal nonconforming 18% lot coverage within the 20' height limitation. There are currently 11 second story structures within the immediate vicinity. Of the six previously granted Variances within the neighborhood, four of them were also for 2<sup>nd</sup> story additions, thus keeping the existing legal nonconforming lot coverage to a minimum. Also, of the six, the highest lot coverage is 17.4%, with a granted variance for a second story only, thus not increasing lot coverage. Allowing a lot coverage increase to 21% would be granting a special privilege.

c) **Appellants' Contention to ZA Finding #8: The variance requested by the Jordan's would not grant a use not otherwise expressly authorized in the in the zone.**

*"As noted in the staff recommendation for approval, the LDR zone allows construction and use of a single family dwelling and accessory structures and associated site improvements. A third bedroom on the ground floor of the Jordan's house is therefore a use authorized under the zoning regulations. The Zoning Administrator suggests there is evidence in the record that the applicants can build a second story on their home. First, there is no such evidence in the record other than anecdotal references in the staff report to the fact that there are other two story homes in the area (several of which preceded the 20' height restriction). Second, such evidence is, in any event, not relevant to the nature of the use (a bedroom). Finally, as noted above, the Jordan's have opted to preserve the integrity and character of their neighborhood by sacrificing their own private view opportunities in favor of their neighbors' views."*

**Response to Appellants' Contention to ZA Finding #8:**

As stated above, of the 20 homes located on Yankee Point Road, 11 of them are modest two story homes. There may be one structure that is over the 20 foot height limit. Of the six Variances granted, four of them were requests for two stories. Opting to protect their neighbors' views is not a legal reason to grant a variance. Private views are not protected in the Carmel Area Land Use Plan. In addition a recent permit has been granted to construct a two story addition to the home immediately adjacent

to the proposed project.

d) **III. Appellants' Conclusion:**

*“The practical effect of the Zoning Administrator’s ruling would be to force the Jordan’s to attempt to build a second story on their house which would certainly create ill will and conflict in the neighborhood. In light of the above, the law, facts, and equities in this case support the granting of a variance instead. We therefore, respectfully request the Board uphold the appeal and grant the Jordan’s variance request in accordance with the findings and evidence recommended by staff in Attachment 4 [of the appeal] augmented as appropriate with the additional evidence presented herein.”*

**Response to Conclusion:**

The applicant is not being deprived of privileges enjoyed by other properties. When the Carmel Area Land Use Plan was adopted in 1982, many of the parcels less than one acre became legal nonconforming as to lot coverage. This lot is average size among all the nonconforming lots in the area. This lot not only has one of the larger homes on it, but has the highest lot coverage ratio. The property already exceeds allowable lot coverage by 3% which is one of the highest lot coverage percentages in the area and the request for a variance would result in a total of 6% increase. This would be more than double the percentage of any other variance. There are 11 houses on Yankee Point that are second story homes that do not infringe on the neighboring properties behind them. Carmel Riviera Road is at least 10 feet above Yankee Point Road and has a 26 foot height limit, in order to maintain private views.

A variance would constitute a grant of special privilege inconsistent with the limitations upon other properties within vicinity and same zone. A variance is for a property that has a special circumstance depriving the property owner the same benefit as others. The Jordan’s property already has more lot coverage than most properties out on Yankee Point. The request for 21% lot coverage far exceeds any of the variances granted within the neighborhood. This could become the precedent.

7. **FINDING:**

**EVIDENCE:**

**APPEALABILITY** - The decision on this project is final.

- a) Section 20.86.070.D of the Monterey County Zoning Ordinance (Title 20) states that the decision of the appeal authority (Board of Supervisors) shall be final, unless appealable pursuant to Section 20.86.080.
- b) Appeal to California Coastal Commission: Pursuant to Section 20.86.080.A of Title 20, the project is not subject to appeal by/to the California Coastal Commission (CCC) because the required entitlement (i.e. Variance and Coastal Administrative Permit) is not a coastal development permit. Furthermore, the project does not involve any of the criteria for appeal of a coastal development permit to the CCC (e.g., development between the sea and the first through public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is

the greater distance; or development within 300 feet of the top of the seaward face of any coastal bluff; or development involving a conditional use).

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Board of Supervisors does hereby:

- a. Deny an appeal by William and Susan Jordan from a decision of the Monterey County Zoning Administrator denying the application (Jordan/PLN14034) for a Variance to increase lot coverage from 15% to 21%; and 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;
- b. Find the project Statutorily Exempt per Public Resources Code Section 21080 (b) (5) and Section 15270 (a) of the CEQA Guidelines; and
- c. Deny the Variance to increase lot coverage from 15% to 21% and deny 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.

**PASSED AND ADOPTED** upon motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, and carried this 14<sup>th</sup> day of July, 2015, by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof Minute Book \_\_\_\_\_ for the meeting on July 14, 2015.

Date:  
File Number:

Gail T. Borkowski, Clerk of the Board of Supervisors  
County of Monterey, State of California

By \_\_\_\_\_  
Deputy

This page intentionally left blank

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA MECHANICAL CODE, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA MECHANICAL CODE, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA MECHANICAL CODE, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED.

**MATERIALS OF CONSTRUCTION**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA MECHANICAL CODE, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA MECHANICAL CODE, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA MECHANICAL CODE, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED.

**GENERAL FRAMING NOTES**

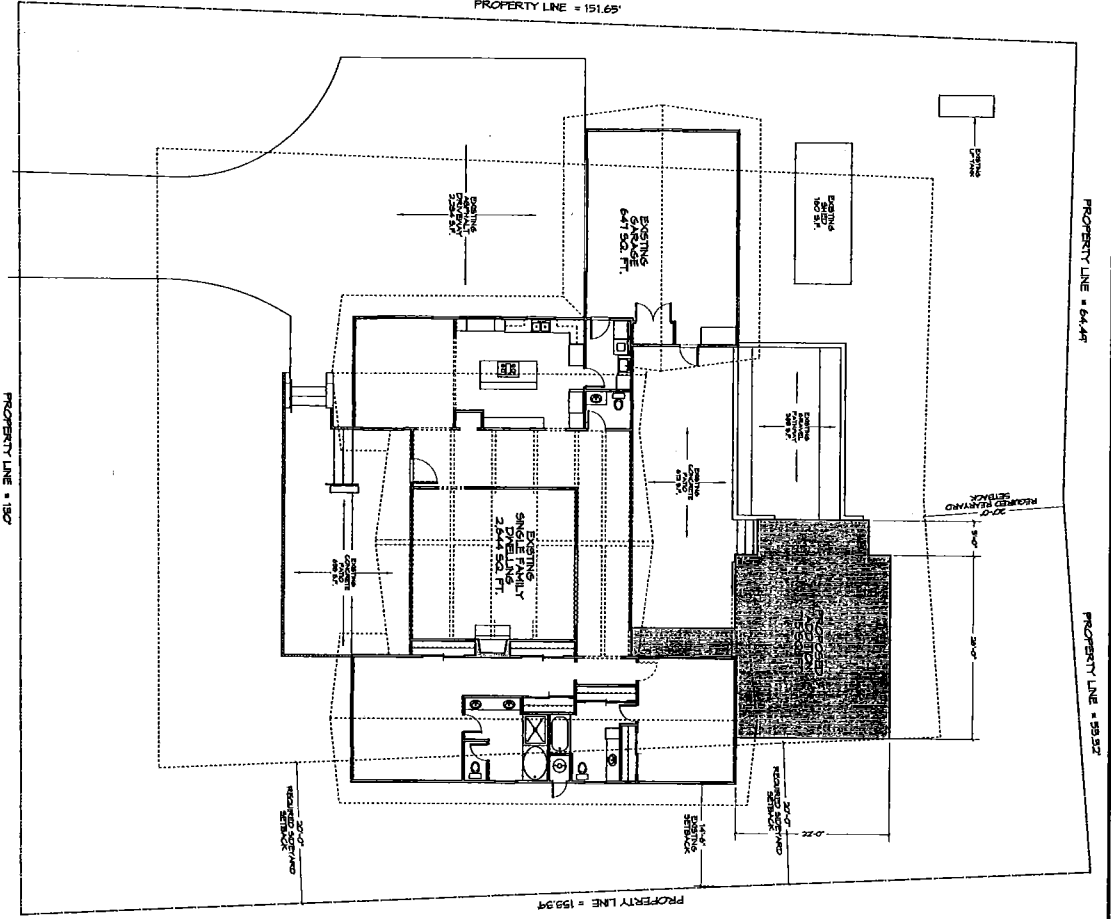
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA MECHANICAL CODE, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA MECHANICAL CODE, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA MECHANICAL CODE, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BUILDING, MECHANICAL AND ELECTRICAL, AS AMENDED.



YANKEE POINT DRIVE



**ZONING INFORMATION**

ZONE	LAND - (D) (U)	AREA OF PARCEL	AREA OF EXISTING FIRST LEVEL LIVING SPACE	AREA OF EXISTING ATTACHED GARAGE	AREA OF PROPOSED FIRST LEVEL ADDITION	TOTAL 1 <sup>ST</sup> FLOOR COVERABLE (EXISTING AND PROPOSED)	TOTAL 1 <sup>ST</sup> FLOOR COVERABLE (ALLOWED)	TOTAL FLOOR AREA (EXISTING AND PROPOSED)	TOTAL FLOOR AREA (ALLOWED)	TOTAL FLOOR AREA (ALLOWED) / TOTAL FLOOR AREA (EXISTING AND PROPOSED)	TOTAL AREA OF EXISTING DRIVEWAY
16,788 SQ. FT.		16,788 SQ. FT.	2,644 SQ. FT.	647 SQ. FT.	715 SQ. FT.	3,986 SQ. FT.	3,986 SQ. FT.	3,986 SQ. FT.	3,986 SQ. FT.	100%	1,200 SQ. FT.
2,644 SQ. FT.		2,644 SQ. FT.	2,644 SQ. FT.	647 SQ. FT.	715 SQ. FT.	3,986 SQ. FT.	3,986 SQ. FT.	3,986 SQ. FT.	3,986 SQ. FT.	100%	1,200 SQ. FT.

**LEGAL DESCRIPTION**

OWNER:  
BILL AND SUSAN LORDAN  
81 YANKEE POINT DRIVE  
CARMEL, CALIFORNIA 95008  
TELEPHONE:  
PROPERTY:  
81 YANKEE POINT DRIVE  
CARMEL, MONTEREY COUNTY, CALIFORNIA  
A. P. NO. 249 - 159 - 007

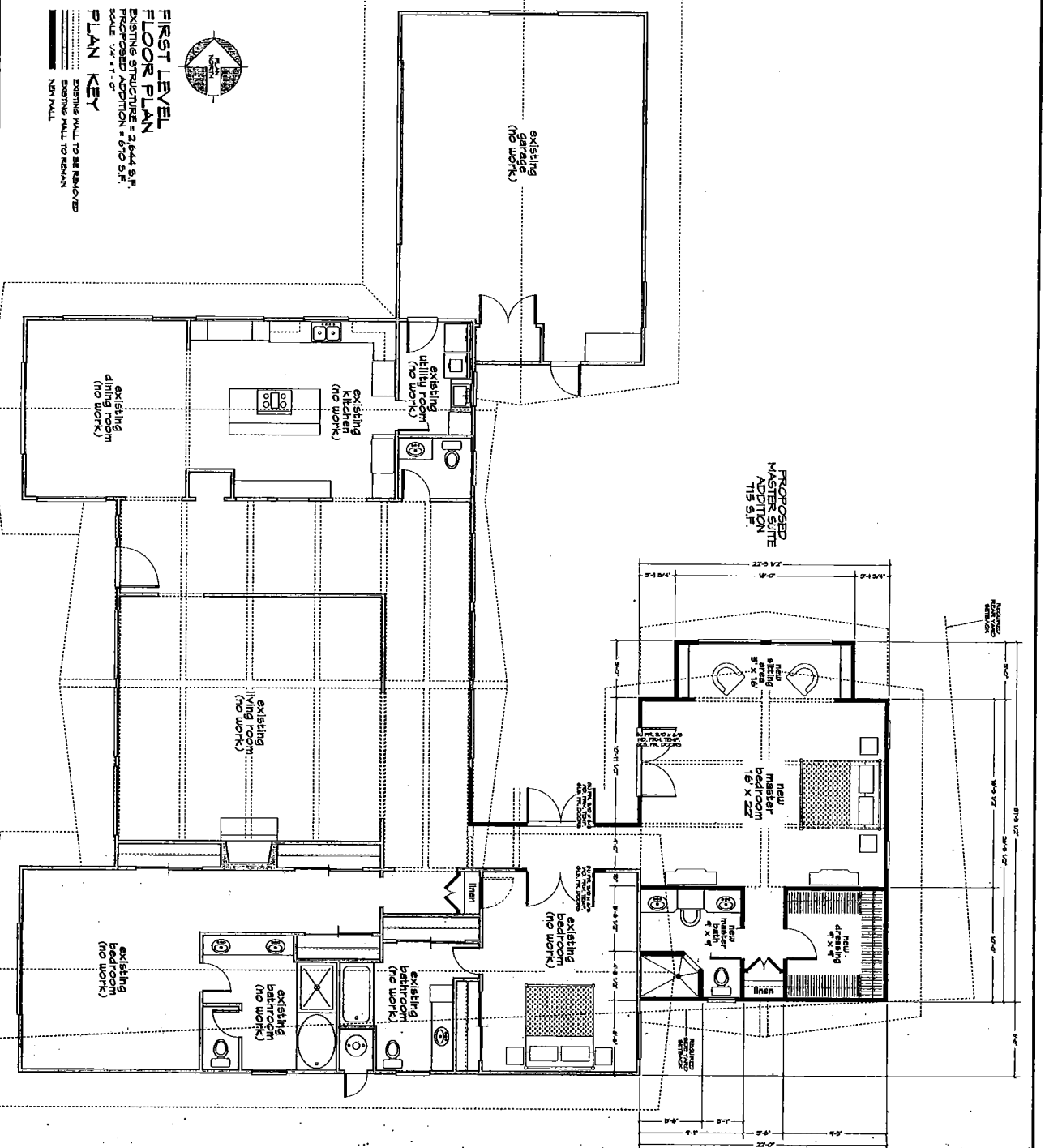
**APPLICABLE COMPLIANCE CODES**

- 2018 CALIFORNIA BUILDING CODE
- 2018 CALIFORNIA ELECTRICAL CODE
- 2018 CALIFORNIA MECHANICAL CODE
- 2018 CALIFORNIA PLUMBING CODE
- 2018 CALIFORNIA FIRE CODE
- 2018 CALIFORNIA GREEN BUILDING STANDARDS
- 2018 CALIFORNIA GREEN BUILDING STANDARDS
- 2018 CALIFORNIA GREEN BUILDING STANDARDS
- 2018 CALIFORNIA GREEN BUILDING STANDARDS

**BUILDING CODE PROJECT DATA**

OCCUPANCY GROUP: SFD - 1F-2  
OCCUPANCY GROUP: GARAGE - U  
DISCREPANCY OF USE: SINGLE FAMILY DWELLING WITH ATTACHED TWO CAR GARAGE  
TYPE OF CONSTRUCTION: V-8  
SPRINKLERS REQUIRED: NO

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PERMITS AND ORDINANCES OF THE CITY OF GARDEN GROVE, CALIFORNIA. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARDEN GROVE, CALIFORNIA. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS AND APPROVALS FROM THE CITY OF GARDEN GROVE, CALIFORNIA. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS AND APPROVALS FROM THE CITY OF GARDEN GROVE, CALIFORNIA.



**FIRST LEVEL  
FLOOR PLAN**  
EXISTING FLOOR PLAN: 2,644 S.F.  
PROPOSED ADDITION: 870 S.F.  
SCALE: 1/4" = 1'-0"

**PLAN KEY**  
DASHING WALL TO BE REMOVED  
DOTTING WALL TO REMAIN  
NEW WALL



SHEET  
**A2**  
OF THREE

ISSUED  
NOV. 4, 2014  
REVISED

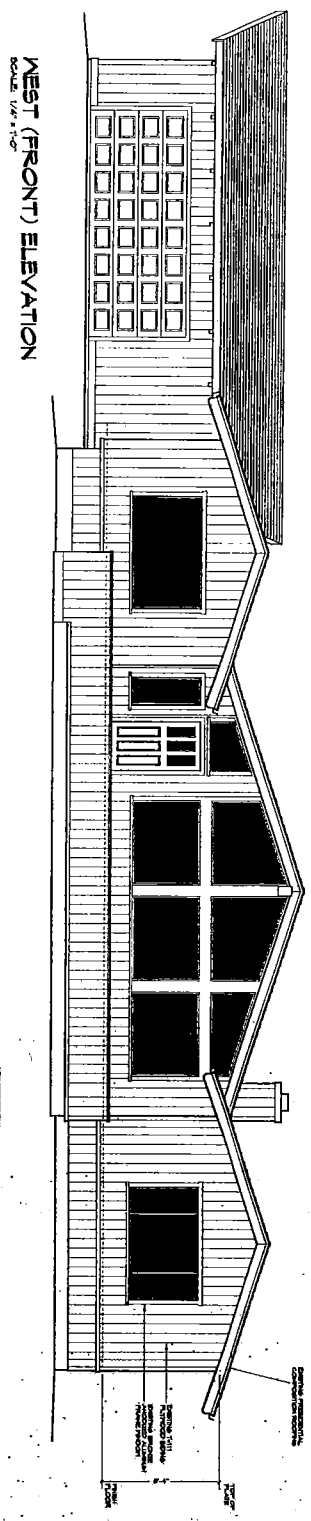
FLOOR PLAN

RESIDENTIAL ADDITION AND REMODEL FOR:  
**BILL AND SUSAN JORDAN**  
87 YANKEE POINT DRIVE GARDEN GROVE, CALIFORNIA

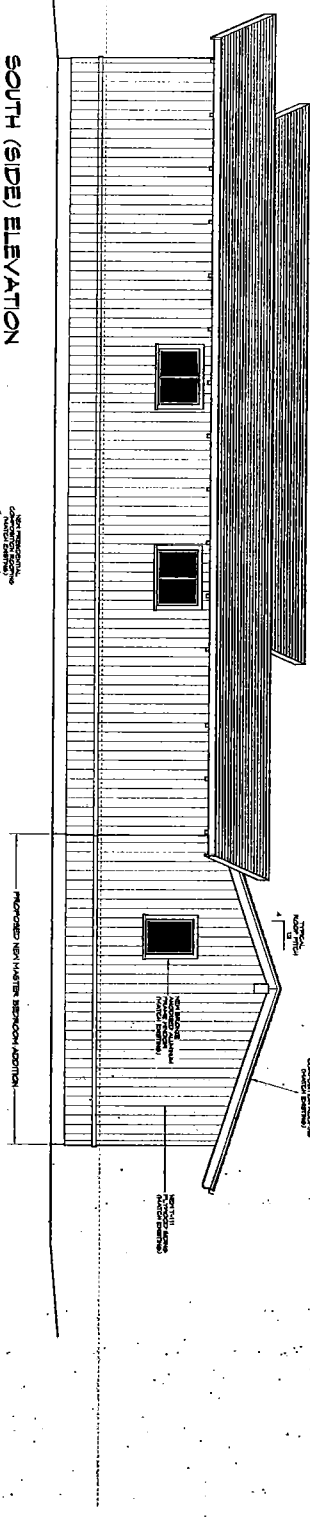
**ROBERT C. MEIN**  
ARCHITECT & ASSOCIATES  
780 BAYVIEW AVENUE GARDEN GROVE, CA  
(951) 373-1966 FAX: (951) 373-1968



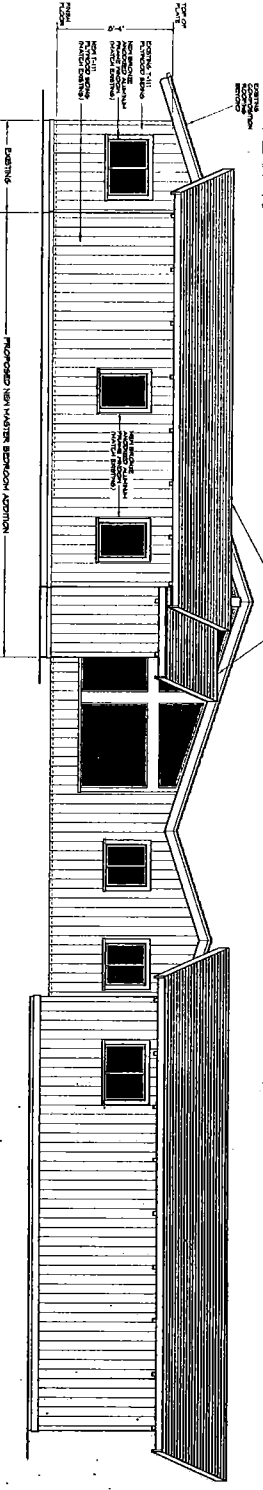
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE PROJECT AND FOR WHICH THEY WERE PREPARED. REPRODUCTION THROUGH ANY MEANS IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, IS PROHIBITED. ALL RIGHTS RESERVED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



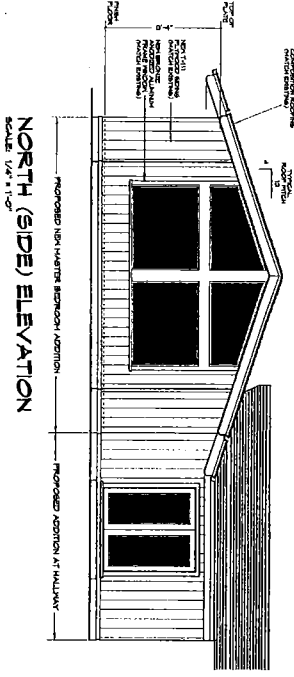
**WEST (FRONT) ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH (SIDE) ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST (REAR) ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH (SIDE) ELEVATION**  
SCALE: 1/4" = 1'-0"

SHEET  
**AS**  
OF THREE

ISSUED  
NOV. 4, 2014  
REVISED

EXTERIOR  
ELEVATIONS

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

**ROBERT C. MEIN**  
ARCHITECT & ASSOCIATES  
753 BAYVIEW AVENUE PACIFIC GROVE, CA  
(831) 375-1565 FAX: (831) 375-1566

This page intentionally left blank.