



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: RES 15-080, **Version:** 1

Public Hearing (continued from July 14, 2015) to consider:

- a. Granting the appeal by William and Susan Jordan from a decision of the Monterey County Zoning Administrator denying an application (Jordan/PLN14034) for a Variance, Coastal Administrative Permit and Design Approval;
- b. Finding the project categorically exempt from CEQA per CEQA Guidelines Section 15301 (e); and
- c. Approving the Variance to increase lot coverage from 15% to 19.9% and approving a Coastal Administrative Permit and Design Approval for the construction of a 440 square foot master bedroom/bath addition to an existing 3,291 square foot single story single family dwelling, subject to Conditions of Approval.
(Appeal of the Variance Denial - PLN140354/Jordan, 87 Yankee Point Drive, Carmel, Carmel Area Land Use Plan)

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution (**Attachment B**) to:

- a. Grant the appeal by William and Susan Jordan from a decision of the Monterey County Zoning Administrator denying an application (Jordan/PLN14034) for a Variance, Coastal Administrative Permit and Design Approval;
- b. Find the project categorically exempt from CEQA per CEQA Guidelines Section 15301 (e); and
- c. Approve the Variance to increase lot coverage from 15% to 19.9% and approve a Coastal Administrative Permit and Design Approval for the construction of a 440 square foot master bedroom/bath addition to an existing 3,291 square foot single story single family dwelling, subject to Conditions of Approval.

SUMMARY/DISCUSSION:

On July 14, 2015, the Board of Supervisors held a Public Hearing on the appeal and adopted a motion of intent to grant the Appeal and approve the Variance, Coastal Administrative Permit and Design Approval. The Board of Supervisors continued the hearing to July 28, 2015 to allow a resolution reflecting this intent to be prepared for action by the Board of Supervisors. The attached resolution has been prepared based upon staff's original recommendation to the Zoning Administrator and the comments made by the Board of Supervisors at the July 14, 2015 hearing.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel concurs with the recommendation.

FINANCING:

Funding for staff time associated with this project is included in the FY2015-16 Adopted Budget for RMA-Planning.

Prepared by: Elizabeth Gonzales, Associate Planner, ext. 5102

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192
Carl P. Holm, AICP, Acting Resource Management Agency Director

This report was reviewed by John Ford, RMA Planning Services Manager

cc: Front Counter Copy; John Ford, RMA - Planning Services Manager; California Coastal Commission; Applicant/Owners; William and Susan Jordan; John S. Bridges, Attorney; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Project File PLN140143

The following attachments are on file with the Clerk of the Board:

Attachment A - Draft Board Resolution

Exhibit 1 - Conditions of Approval

Exhibit 2 - Project sketch and specifications