



County of Monterey

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

Board Report

File #: 15-0736, **Version:** 1

Consider request from appellant to continue the public hearing on the following matter to July 14, 2015: 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. (Appeal of the Variance Denial - PLN140354/Jordan, 87 Yankee Point Drive, Carmel, Carmel Area Land Use Plan)

PROJECT INFORMATION:

Planning File Number: PLN140354
Owners: William and Susan Jordan
Project Location: 87 Yankee Point Drive, Carmel
APNs: 243-153-007-000
Agent: John S. Bridges
Plan Area: Carmel Area Land Use Plan

RECOMMENDATION:

Staff recommends that the Board of Supervisors continue the public hearing to July 14, 2015, for:

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.

SUMMARY:

Staff received a request from John Bridges, attorney for the appellant William and Susan Jordan to continue the hearing on the appeal to the July 14, 2015 Board of Supervisors' meeting, as Mr. Bridges is not available on July 7, 2015.

Staff is requesting the Board of Supervisors continue the hearing to July 14, 2015. The appeal of the Zoning Administrator's decision for the project was received on May 18, 2015. The County is required to bring appeals to hearing before the Board of Supervisors within 60 days of the received appeal, unless waived. The requested continuance to July 14, 2015 meets this requirement, and since appellant is also the applicant, there is no prejudice to the applicant in continuing the hearing.

OTHER AGENCY INVOLVMENT:

County Counsel concurs with the recommendation.

FINANCING:

Funding for staff time associated with this project is included in the FY14-15 and FY 15-16 Adopted Budgets

for RMA-Planning.

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

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

Carl Holm, Acting Director, Resource Management Agency

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