

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION – MINUTES  
AUGUST 14, 2013**

**I. CALL TO ORDER AND ROLL CALL FOR TOUR OF INSPECTION**

**PRESENT:** Commissioner Members: Dallas, Goodhue, LePage, Reimers, and Paterson

**STAFF PRESENT:** Marc Wiener, Acting Senior Planner  
Leslie Fenton, Administrative Coordinator

**II. TOUR OF INSPECTION**

The Commission toured the following sites: Ybarro, Johnson, McGowan, Old Mill Properties, and Faxon.

**III. ROLL CALL FOR REGULAR MEETING**

**IV. PLEDGE OF ALLEGIANCE**

Members of the audience joined Commission members in the pledge of allegiance.

**V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS**

Mr. Wiener announced the following:

1. The new Planning Director's first day will be August 26, 2013.
2. The Planning Commission will hold a Special Meeting on August 21, 2013, at 3:00 p.m.
3. The City Council approved the Carmel Event Center project.

Commissioner Dallas requested that the Commission schedule a workshop with the new Director sometime in September.

**VI. APPEARANCES**

None

**VII. CONSENT AGENDA**

1. Consideration of minutes from July 10, 2013.

Commissioner LEPAGE moved **to approve the Consent Agenda**, seconded by REIMERS and **carried** by the following roll call vote:

AYES: Reimers, Goodhue, LePage, Dallas, and Paterson  
NOES: None  
ABSENT: None  
ABSTAIN: None

**VIII. CONSENT AGENDA (PULLED ITEMS)**

None

**IX. PUBLIC HEARINGS**

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| 1. DS 13-61<br>Mario Pimentel<br>E/s Dolores 2 S 10 <sup>th</sup><br>Block 116, Lot(s) 4 | Consideration of Design Study (Final),<br>Demolition Permit and Coastal Development<br>Permit applications for the construction of a<br>new residence located in the Single Family<br>Residential (R-1) District. |
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Mr. Wiener presented the staff report. Chair Paterson opened the public hearing at 4:08 p.m. Bill Vasilovich appeared before the Commission. There being no other appearances, the public hearing was closed at 4:10 p.m.

Commissioner LEPAGE moved **to approve the application with staff's Special Conditions #1 and #2; addition of #3 – The applicant shall work with staff to mitigate impacts associated with the southeast corner bathroom windows.; # 4 - The driveway shall consist of permeable materials.; #5 – The applicant shall use wood shakes on the roof.; #6 – The second-story plate height is permitted to be increased by six inches,** seconded by DALLAS and **carried** by the following roll call vote:

AYES: Reimers, Goodhue, LePage, Dallas, and Paterson  
NOES: None  
ABSENT: None  
ABSTAIN: None

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| 2. DS 13-67<br>Anne McGowan<br>E/s Casanova 2 N 13 <sup>th</sup><br>Block 134, Lot(s) 22 | Consideration of Design Study for the<br>construction of a detached carport in the front<br>setback of a property located in the Single<br>Family Residential (R-1) District. |
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Commissioner Goodhue recused himself from the discussion.

Mr. Wiener presented the staff report. Chair Paterson opened the public hearing at 4:21 p.m. Anne McGowan appeared before the Commission. There being no other appearances, the public hearing was closed at 4:25 p.m.

Commissioner LEPAGE moved **to approve the application with staff's Special Conditions #1,2,3; addition of Special Condition #4 – driveway shall be made of permeable material, straight in design and a maximum width of 10'**, seconded by DALLAS and **carried** by the following roll call vote:

AYES: Reimers, LePage, Dallas, and Paterson  
NOES: None  
ABSENT: Goodhue  
ABSTAIN: None

3. DS 12-68  
Malcolm Ghazal  
NE San Antonio & 10<sup>th</sup>  
Block V, Lot(s) 18 & 20
- Consideration of Design Study (Final) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District.

Commissioner Reimers recused herself from the discussion.

Mr. Wiener presented the staff report. Chair Paterson opened the public hearing at 4:35 p.m. Jun Siliano appeared before the Commission. There being no other appearances, the public hearing was closed at 4:40 p.m.

Commissioner DALLAS moved **to approve the application with staff's Special Conditions #1-4; addition of Special Condition #5 – applicant shall work with staff and southern neighbor to determine if it will be necessary to raise 2<sup>nd</sup> story spa deck railing to 48"**, seconded by GOODHUE and **carried** by the following roll call vote:

AYES: Goodhue, LePage, Dallas, and Paterson  
NOES: None  
ABSENT: Reimers  
ABSTAIN: None

4. DR 13-15  
Old Mill Properties, LLC  
W/s Mission 4 S 7<sup>th</sup>  
Block 90, Lot(s) 11
- Consideration of a Preliminary Design Concept for the alteration of an existing multi-family residential structure located in the Residential and Limited Commercial (RC) District.

Commissioners Dallas and Reimers recused themselves from the discussion.

Mr. Wiener presented the staff report. Chair Paterson opened the public hearing at 4:51 p.m. Eric Miller and Rod Goya appeared before the Commission. There being no other appearances, the public hearing was closed at 5:13 p.m.

There was no motion needed for this item. The item was on the agenda for discussion purposes only.

5. DS 13-53  
Edward & Josie Ybarro  
E/s Casanova 5 N Ocean  
Block EE, Lot(s) 10
- Consideration of Design Study (Concept) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Residential and Limited Commercial (RC) District.

Mr. Wiener presented the staff report. Chair Paterson opened the public hearing at 5:28 p.m. Eric Miller appeared before the Commission. There being no other appearances, the public hearing was closed at 5:42 p.m.

Commissioner REIMERS moved **to approve the application with staff's Special Conditions #1-4; addition of Special Condition #5 – installation of an open fence/wall in the front; #6 – decrease the size of the front window and #7 – re-work the entry to reflect single family residence**, seconded by GOODHUE and carried by the following roll call vote:

AYES: Reimers, Goodhue, LePage, Dallas, and Paterson  
NOES: None  
ABSENT: None  
ABSTAIN: None

6. AD 13-1  
Robb & Dale Johnson  
W/s San Antonio bt. Ocean & 4<sup>th</sup>  
Block SS, Lot(s) 4
- Consideration of a Zoning Code Interpretation for a property located in the Single Family Residential (R-1), Archaeological Significance Overlay (AS) and Beach and Riparian Overlay (BR) Districts.

Mr. Wiener presented the staff report. Chair Paterson opened the public hearing at 5:55 p.m. Eric Miller appeared before the Commission. There being no other appearances, the public hearing was closed at 5:56 p.m.

Commissioner LEPAGE moved **to continue the application**, seconded by GOODHUE and **carried** by the following roll call vote:

AYES: Reimers, Goodhue, LePage, Dallas, and Paterson  
NOES: None  
ABSENT: None  
ABSTAIN: None

7. DS 13-36  
Bill & Laurie Massa  
26095 Ladera Drive  
Block MA, Lot(s) 9

Consideration of a Design Study Application for the alteration of an existing residence on a property located in the Single Family Residential (R-1-C-20), Park Overlay (PO) and Archaeological Significance (AS) Overlay Districts.

Mr. Wiener presented the staff report. Chair Paterson opened the public hearing at 6:14 p.m. Claudio Ortiz appeared before the Commission. There being no other appearances, the public hearing was closed at 6:33 p.m.

Commissioner REIMERS moved **to approve the application with staff's Special Condition #1 as amended – applicant shall remove 250 sq. ft. of hardscape, 60% of soft scape plantings be in front of property, driveway shall be made of permeable material; elimination of Special Condition #2 – the applicant shall remove 3,322 square feet of site coverage as indicated on the plan unless the Planning Commission determines that additional coverage needs to be eliminated - combined with #1; addition of Special Condition #3 – front entry option #2 is approved – similar in design to the original proposal but projects nine inches from the font wall and is one foot shorter and one foot narrower than the original proposal. The proposed dimensions are 13 feet tall by 11.5 feet wide; #3 – eliminate extended deck shown on page 128 of the Planning Commission packet; #4 – site coverage in table shall be corrected,** seconded by GOODHUE and **carried** by the following roll call vote:

AYES: Reimers, Goodhue, LePage, Dallas, and Paterson  
NOES: None  
ABSENT: None  
ABSTAIN: None

8. DS 13-17  
Joseph Faxon  
E/s Guadalupe 4 N 6<sup>th</sup>  
Block 63, Lot(s) 14

Consideration of Design Study, Demolition Permit and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) District.

Mr. Wiener presented the staff report. Chair Paterson opened the public hearing at 6:40 p.m. Joseph Faxon, Adrienne Lopez, Jim Wilcox, Lorna Claerbout and Lynette Zimmerman appeared before the Commission. There being no other appearances, the public hearing was closed at 7:01 p.m.



10. DS 12-111  
Bill & Adriana Hayward  
SE Ocean & Carmelo  
Block M, Lot(s) 2 & 4

Consideration of a Plan Revision application  
for an approved Design Study at a property  
located in the Single Family Residential (R-1)  
District.

Marc Wiener, Acting Senior Planner, presented the staff report. Chris Boqua and Roberta Miller appeared before the Commission. There being no other appearances, the public hearing was closed at 8:12 p.m.

Commissioner DALLAS moved **to deny the application for metal roof and wrought iron railing**, seconded by REIMERS and **denied** by the following roll call vote:

AYES: Reimers, Dallas,  
NOES: Goodhue, Paterson  
ABSENT: None  
ABSTAIN: LePage

No subsequent motions were made, and the request was denied for failure to obtain a majority vote approved by the Commission.

**X. ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned by Chair Paterson at 8:29 p.m.

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Leslie Fenton, Administrative Coordinator

ATTEST:

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Keith Paterson, Chair

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION – SPECIAL MEETING MINUTES  
AUGUST 21, 2013**

**I. CALL TO ORDER AND ROLL CALL**

PRESENT: Commission Members: Dallas, Goodhue, LePage, Reimers and Paterson

STAFF: Marc Wiener, Acting Senior Planner  
Leslie Fenton, Administrative Coordinator  
Sharon Friedrichsen, Director of Public Services  
Mike Branson, City Forester

**II. TOUR OF INSPECTION**

The Commission toured the following sites: Del Mar and the Scenic Pathway.

**III. PLEDGE OF ALLEGIANCE**

Members of the audience joined Commission Members in the pledge of allegiance.

**IV. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS**

Commissioner Dallas announced that he would like to schedule a Special Meeting for September 25, 2013, with the new Director.

None

**V. APPEARANCES**

None

**VI. PUBLIC HEARINGS**

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| 1. MP 13-11<br>City-wide | Discussion on the development of a plan for the allocation of water resources. |
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Mr. Wiener presented the staff report. Chair Paterson opened the public hearing at 3:32 p.m. Michael Waxler, Barbara Livingston and Mike Brown appeared before the Commission. There being no other appearances, the public hearing was closed at 4:05 p.m.

After further discussion, Chair Paterson re-opened the public hearing at 4:24 p.m. Michael Waxler appeared before the Commission. There being no other appearances, the public hearing was closed 4:33 p.m.

