

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA - AMENDED**

Regular Meeting
City Hall
East side of Monte Verde Street
Between Ocean & Seventh Avenues

September 11, 2013
Wednesday
Tour – 2:45 p.m.
Meeting – 4:00 p.m.

I. CALL TO ORDER AND ROLL CALL

Commissioners: Don Goodhue
Michael LePage
Jan Reimers
Steve Dallas, Vice-Chair
Keith Paterson, Chair

II. TOUR OF INSPECTION

Shortly after 2:45 p.m., the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at **4:00 p.m.** or as soon thereafter as possible.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

1. Swearing in of new/re-appointed Commissioners.

VI. APPEARANCES

Anyone wishing to address the Commission on matters not on the agenda, but within the jurisdiction of the Commission, may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Commission agenda will not receive action at this meeting but may be referred to staff for a future meeting. Presentations will be limited to three minutes, or as otherwise established by the Commission Chair. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them.

VII. CONSENT AGENDA

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and removed from the Consent Agenda. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and adopted as recommended.

1. Consideration of minutes from August 14, 2013 Regular Meeting.
2. Consideration of minutes from August 21, 2013 Special Meeting.

3. UP 13-10
Pace Properties (Tamara G)
N/s Ocean between Dolores &
Lincoln
Block 72m Lot(s) 1
Consideration of a Use Permit application (UP 13-10) authorizing an ancillary use in excess of 10 percent of the business space at a jewelry store located in the Central Commercial (CC) Zoning District

4. DS 13-73
Darrell Scherbarth
Casanova 2 southwest of 10th
Block K, Lot(s) 5
Consideration of a Design Study application (DS 13-77) for the construction of a detached carport in the front-yard setback of a property containing a historic resource located in the Single-Family Residential (R-1) Zoning District

5. DS 13-53
Edward & Josie Ybarro
Casanova 5 northeast of Ocean
Block EE, Lot(s) 10
Consideration of Final Design Study (DS 13-53), Use Permit and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Residential and Limited Commercial (RC) Zoning District
Continued to 10/9/13 PC hearing

6. DS 13-69
Peter & Susan Loewy
SW corner of Mission & 1st
Block 11, Lot(s) 1,3,5,7
Consideration of Final Design Study (DS 13-69) application for the construction of a guesthouse on a property containing a historic resource located in the Single-Family Residential (R-1) Zoning District
Continued to 10/9/13 PC hearing

VIII. CONSENT AGENDA (PULLED ITEMS)

(This is a placeholder to be used only in the event that one or more items are pulled from the consent agenda.)

IX. PUBLIC HEARINGS

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

1. DS 13-63
Chris & Barbara Hardy
Monte Verde 3 Southwest of 2nd
Block II, Lot(s) 37
Consideration of Final Design Study (DS 13-63), Coastal Development Permit and Variance (VA 13-2) applications for the alteration of an existing residence located in the Single-Family Residential (R-1) and Archaeological Significance (AS) Zoning Districts
2. DS 13-89
Peter & Diane Smith
Carmelo 4 SE of 13th
Block DD, Lot(s) 8
Consideration of Concept Design Study (DS 13-89), Demolition Permit and Coastal Development Permit applications for the construction of a new residence located in the Single-Family Residential (R-1) Zoning District
3. UP 13-13
TSD Carmel Properties (Carmel Belle)
W/s San Carlos bt. Ocean & 7th
Block 76, Lot(s) 9-11
Consideration of a Use Permit amendment request (UP 13-13) to expand an existing restaurant at a site located in the Central Commercial Zoning (CC) District
4. DS 13-77
2011 Carmel Prop. TR
San Antonio 2 northwest of 4th
Block SD, Lot(s) 10
Consideration of Design Study and Coastal Development Permit applications for an addition to a historic resource located in the Single-Family Residential (R-1) and Beach and Riparian Overlay (BR) Districts.
5. DS 13-82
Joseph Pasqua/Mary Kenney
Santa Rita 2 southeast of 4th
Block 45, Lot(s) 4
Consideration of a Design Study (DS 13-82) application for the construction of a carport at a property located in the Single-Family Residential (R-1) and Community Plan (CP) Overlay Zoning Districts
6. DR 13-27
Richard Gunner (Il Fornaio)
NE Corner Ocean & Monte Verde
Block 73, Lot(s) 1-10
Consideration of a Preliminary Design Review Concept (DR 13-27) for the installation of a roof-top trellis on a building located in the Central Commercial (CC) Zoning District

X. ADJOURNMENT

The next meeting of the Planning Commission will be:

- ▶ Special Meeting – Wednesday, September 25, 2013, at 4:00 p.m.

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. Carmel-by-the-Sea City Hall is an accessible facility. The City of Carmel-by-the-Sea telecommunications device for the Deaf/Speech Impaired (T.D.D.) Number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request of the Administrative Coordinator. If you need assistance, please advise Ms. Leslie Fenton what item you would like to comment on and the microphone will be brought to you.

NO AGENDA ITEM WILL BE CONSIDERED AFTER 8:00 P.M. UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE PLANNING COMMISSION. ANY AGENDA ITEMS NOT CONSIDERED AT THE MEETING WILL BE CONTINUED TO A FUTURE DATE DETERMINED BY THE COMMISSION.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning & Building Department located in City Hall, E/s Monte Verde between Ocean & 7th Avenues, during normal business hours.