

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

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

May 9, 2012
Wednesday
Tour – 2:30
Meeting – 4:00 p.m.

I. CALL TO ORDER AND ROLL CALL

Commissioners: Steve Dallas
Janet Reimers
Keith Paterson, Vice-chair
Steve Hillyard, Chair

II. TOUR OF INSPECTION

Shortly after 2:30 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

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. 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/or 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 April 11, 2012, Regular Meeting.
2. MP 12-7*
City of Carmel
NW Del Mar & Ocean
Consideration of Design Review and Coastal Development Permit applications for the construction of a boardwalk and viewing platform in the North Dunes of Carmel Beach.
3. UP 12-2/O9-9 (Eco Carmel)
Gunnar Reimers/Niels Reimers
W/s San Carlos bt. 7th & 8th
Block 91, Lot(s) 5 & 7
Consideration of a Use Permit Amendment authorizing specialty food items to be sold as part of an existing retail store located in the Service Commercial (SC) District.
4. SI 12-16
Macerich – Carmel Plaza
NE Mission & 7th
Block 78, Lot(s) All
Consideration of a Sign application to allow a second business sign for a restaurant and a decal sign on a glass door of an office in the Central Commercial (CC) District. (David Fink)
5. SI 12-10
Margaret Fairley
W/s San Carlos bt. Ocean & 7th
Block 76, Lot(s) 13 & 15
Consideration of an application for a second business sign on a building located in the Central Commercial (CC) District. (Ambiance Interiors)
6. DS 12-23
Pot D'Or
NW Lincoln & 5th
Block 53, Lot(s) 17 & 19
Consideration of Design Study (Final), Demolition Permit and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) District.

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| <p>7. DS 12-22/UP 12-4
 Brian & Stephanie Boyse
 E/s San Antonio 6 N Ocean
 Block HH, Lot(s) 18</p> | <p>Consideration of Design Study (Final), Use Permit and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1), Beach and Riparian Overlay (BR), Park Overlay (P) and Archaeological Significance Overlay (AS) Districts.</p> |
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VIII. CONSENT AGENDA (PULLED ITEMS)

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.

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| <p>1. MP 12-2
 City of Carmel
 City-wide</p> | <p>Consideration of recommendations to the City Council regarding the adoption of a single-use carry out bag ordinance and a Negative Declaration (ND).</p> |
| <p>2. DS 12-24
 Pot D'Or
 NW Lincoln & 5th
 Block 53, Lot(s) 17 & 19</p> | <p>Consideration of Design Study (Final), Demolition Permit and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) District.</p> |
| <p>3. DS 12-26
 Bette Elliston
 W/s Casanova 9 N Ocean
 Block FF, Lot(s) 25</p> | <p>Consideration of a Design Study application for the alteration of an existing residence located in the Single Family Residential (R-1) District.</p> |
| <p>4. DR 12-9
 Macerich – Carmel Plaza
 Mission/Junipero bt. Ocean &
 7th
 Block 78, Lot(s) All</p> | <p>Consideration of a Design Review application for exterior alterations to the Carmel Plaza located in the Central Commercial (CC) District. (Kate Spade)</p> |

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| <p>5. DS 12-31
Adam & Janet Salmon
W/s Santa Fe 5 S 5th
Block 60, Lot(s) 9</p> | <p>Consideration of Design Study (Concept) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District.
<i>*Continued to 13 June 2012.</i></p> |
| <p>6. DS 12-34
Jeffrey Townsend
W/s San Carlos bt. 2nd & 3rd
Block 29, Lot(s) 13A</p> | <p>Consideration of a Design Study application for the replacement of an existing wood shake roof with composition shingles on a residence located in the Single Family Residential (R-1) and Community Plan (CP) Districts.</p> |
| <p>7. UP 12-3
Jody LeTowt
Dolores 3 NE 7th
Block 76 Lot(s) 18</p> | <p>Consideration of a Preliminary Concept Review of a request to include wine tasting as an ancillary use at a restaurant located Central Commercial (CC) District.</p> |

X. ADJOURNMENT

The next meeting of the Planning Commission will be:

- ▶ Regular Meeting – Wednesday, June 13, 2012 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 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 AS 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.