

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION – MINUTES
SEPTEMBER 12, 2012**

I. CALL TO ORDER & ROLL CALL

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

STAFF PRESENT: Sean Conroy, Planning & Building Services Manager
Marc Wiener, Associate Planner
Leslie Fenton, Administrative Coordinator

II. TOUR OF INSPECTION

The Planning Commission toured the following sites: Tescher, Realmuto, 4th & Santa Rita LLC, Aaron, Blair Vineyards, B&G Jewelers, Reimers, Byrne and Ghazal.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

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

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

Sean Conroy, Planning & Building Services Manager, announced the following:

1. City Council adopted the 1st Reading of the Zoning amendments.
2. October 10th Regular Meeting has been re-scheduled to Tuesday, October 23, 2012.
3. Commissioner LePage will serve as Vice-chair starting the October meeting.

VI. APPEARANCES

None

VII. CONSENT AGENDA

1. Consideration of minutes from August 8, 2012, Regular Meeting.

5. DS 12-55
Harry & Jane Herbst
E/s Santa Fe 2 E 5th
Block 61, Lot(s) 4

Consideration of Design Study (Final) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family (R-1) District.

Commissioner PATERSON moved **to approve Consent Agenda items #1 and #5**, seconded by GOODHUE and **carried** by the following roll call vote:

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

VIII. CONSENT AGENDA (PULLED ITEMS)

4. DR 12-21
Gunnar Reimers
W/s San Carlos 2 S 7th
Block 91, Lot(s) 3,5,7
Consideration of a Design Review application for the exterior changes to an existing mixed use building located in the Service Commercial (SC) District.

Commissioners Dallas and Reimers re-cused themselves.

Commissioner LEPAGE moved **to approve Consent Agenda item #4**, seconded by Goodhue and **carried** by the following roll call vote:

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

2. UP 12-10
Richard Clark (Blair Vineyards)
W/s San Carlos bt. Ocean & 7th
Block 76, Lot(s) 13 & 15
Consideration of two Use Permits for a combined retail wine/wine tasting store located in the Central Commercial (CC) District. (Blair Vineyards)

Commissioner Reimers re-cused herself from the discussion.

Sean Conroy, Planning & Building Services Manager, presented the staff report. Vice-chair Dallas opened the public hearing at 4:07 p.m. Jeffrey Blair appeared before the Commission. There being no other appearances, the public hearing was closed at 4:08 p.m.

Commissioner PATERSON moved **to approve Consent Agenda item #2**, seconded by GOODHUE and **carried** by the following roll call vote:

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

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| <p>3. UP 12-11
Richard Clark (Shale Canyon)
W/s San Carlos bt. Ocean & 7th
Block 76, Lot(s) 13 & 15</p> | <p>Consideration of two Use Permits for a combined retail wine/wine tasting store located in the Central Commercial (CC) District. (Shale Canyon Winery)</p> |
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Commissioner Reimers re-cused herself from the discussion.

Sean Conroy, Planning & Building Services Manager, presented the staff report. Vice-chair Dallas opened the public hearing at 4:09 p.m. John Troxy appeared before the Commission. There being no other appearances, the public hearing was closed at 4:10 p.m.

Commissioner PATERSON moved **to approve Consent Agenda item #3**, seconded by GOODHUE and **carried** by the following roll call vote:

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

IX. PUBLIC HEARINGS

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| <p>1. DS 12-36
Dale & Margaret Byrne
26040 Ridgewood Drive
Block 2W, Lot(s) 18</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) and Archaeological Significance Overlay (AS) Districts.</p> |
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Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 4:16 p.m. John Mandurrigo appeared before the Commission. There being no other appearances, the public hearing was closed at 4:23 p.m.

Commissioner LEPAGE moved **to accept the design concept with staff's Special Conditions #1 and #4; delete #2 – The applicant shall lower the height of the ridge above the kitchen and dining room by one foot; and change to #3 – The applicant shall remove the stone from the front entry and reduce the front entry its height by one foot and provide an alternate design with a hip roof and 6:23 pitch**, seconded by PATERSON and **carried** by the following roll call vote:

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

2. DS 12-58
4th & Santa Rita LLC
26040 Ridgewood Drive
Block 46, Lot(s) 18

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.

Commissioner Paterson and Dallas re-cused themselves from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 4:35 p.m. Dana Annereau, Linda Anderson and Roberta Miller appeared before the Commission. There being no other appearances, the public hearing was closed at 4:45 p.m.

Commissioner LEPAGE moved **to approve the application with staff's Special Conditions #1-4 and addition of Special Condition #5 – applicant shall work with staff on fence for 4th Street side of residence which shall not exceed 4' and be consistent with other fencing on property**, seconded by GOODHUE and **carried** by the following roll call vote:

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

3. DS 12-68
Malcolm Ghazal
NW San Antonio & 10th
Block V, Lot(s) 1,3,5

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.

Chair Reimers re-cused herself from the discussion.

Sean Conroy, Planning & Building Services Manager, presented the staff report. Vice-chair Dallas opened the public hearing at 4:55 p.m. Jun Siliano, Peter Boutan and Michael McClure appeared before the Commission. There being no other appearances, the public hearing was closed at 5:09 p.m.

Commissioner LEPAGE moved **to continue the project and have applicant work with neighbors on view issues**, seconded by PATERSON and carried by the following roll call votes:

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

4. DS 12-69
 Chris Tescher
 NW San Carlos & 2nd
 Block 10, Lot(s) 17 & 19
- 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 and Very High Fire Hazard Severity Zone (VHFHSZ).

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 5:25 p.m. Chris Tescher appeared before the Commission. There being no other appearances, the public hearing was closed at 5:33 p.m.

Commissioner PATERSON moved **to approve the application with staff's Special Conditions #1 and #4; revise #2 – The applicant shall remove the sliding glass door on the east wall of the living room. The remaining glass doors shall be constructed of unclad wood door and window elevations shall be approved as drawn; delete #3 – The applicant shall use authentic windows on the east kitchen wall,** seconded by LEPAGE and **carried** by the following roll call vote:

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

5. DS 12-64
 Richard & Nancy Aaron
 NW Santa Fe & Ocean
 Block 67, Lot(s) 2,3,4,5
- Consideration of Design Study and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 5:40 p.m. Luke Ingram appeared before the Commission. There being no other appearances, the public hearing was closed at 5:46 p.m.

Commissioner DALLAS moved **to approve the application with staff's Special Conditions #1 and #2; delete #3 – The hedges planted in the right-of-way shall be on the north side of the wall so that the wall can be visible to the public way; and addition of #4 – applicant shall work with staff and City Forester to plant trees in the City's right-of-way maintained by drip line,** seconded by LEPAGE and **carried** by the following roll call vote:

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

6. DS 12-79
Peter Realmuto
NW Torres & 2nd
Block 13, Lot(s) 23
- Consideration of Design Study (Track 1 Referral) application for the installation of new vinyl-clad windows on an existing residence in the Single Family Residential (R-1) District.

Commissioner Paterson re-cused himself from the discussion.

Sean Conroy, Planning & Building Services Manager, presented the staff report. Chair Reimers opened the public hearing at 5:50 p.m. Peter Realmuto appeared before the Commission. There being no other appearances, the public hearing was closed at 5:52 p.m.

Commissioner DALLAS moved **to approve vinyl-clad windows on all sides of the residence except the front east side where they maintain existing windows or replace with wood windows**, seconded by GOODHUE and **carried** by the following roll call vote:

Before the vote, the applicant asked to appear before the Commission. Chair Reimers opened the public hearing at 6:08 p.m. Betty Realmuto appeared before the Commission. There being no other appearances, the public hearing was closed at 6:10 p.m.

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

7. DR 12-18
Casey Silvey TR
E/s Dolores bt. Ocean & 7th
Block 76, Lot(s) 12
- Consideration of a Design Review application for the installation of an awning at a storefront located in the Central Commercial (CC) District.
(B & G Jewelers)

Chair Reimers re-cused herself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Vice-chair Dallas opened the public hearing at 6:14 p.m. There being no other appearances, the public hearing was closed at 6:14 p.m.

Commissioner LEPAGE moved **to deny the application with Special Condition that paint color can remain**, seconded by PATERSON and carried by the following roll call vote:

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

X. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 6:17 p.m.

Leslie Fenton, Administrative Coordinator

ATTEST:

Janet Reimers, Chair