

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION - MINUTES
OCTOBER 23, 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: Graham, Harper, Williams, Casey Silvey TR, Leidig/Draper Properties, Allen, Byrne and Nonnenberg.

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, made the following announcements:

1. Application DR 12-18, installation of an awning at B & G Jewelers, which was denied by the Planning Commission has been appealed to the City Council.
2. Public Hearing item #1 DR 12-17 has been continued. Item #4 DR 12-19/UP 12-12 has been moved to #1.

Commissioner Paterson announced that the article in the Pine Cone regarding the wine event was incorrect. The Planning Commission did not hear the proposal so they did not approve the proposal.

Mayor Burnett and City Administrator Stilwell presented a Certificate of Appreciation to Sean Conroy for his work with the City and the Planning Commission.

VI. APPEARANCES

Kathryn Gualtieri and Barbara Livingston appeared before the Commission.

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

6. DS 12-83
Jerry Williams
SW Camino Del Monte & 2nd
Block 27, Lot(s) 1,3,4
- Consideration of a Design Study application for the construction of retaining walls located in the Single Family Residential (R-1) and Park (P) Overlay Districts.

Commissioner Paterson re-cused himself.

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

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

5. UP 12-9
John Allen
N/s 7th bt. San Carlos & Mission
Block 76, Lot(s) 20 & 22
- Consideration of the re-issuance of a Use Permit to allow a retail art gallery and wine shop with wine tasting at a commercial space located in the Central Commercial (CC) District.

Commissioner Reimers re-cused herself.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 4:23 p.m. Lori Curtis appeared before the Commission. There being no other appearances, the public hearing was closed at 4:30 p.m.

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

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

IX. PUBLIC HEARINGS

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| 1. DR 12-19/UP 12-12
Leidig/Draper Properties
E/s Dolores bt. Ocean & 7th
Block 76, Lot(s) 6,7,8 | Consideration of Design Review and Use Permit Amendment applications for exterior alterations, including exterior seating, for an existing restaurant located in the Central Commercial (CC) District. |
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Commissioner Reimers re-cused herself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Vice-chair LePage opened the public hearing at 4:43 p.m. Claudio Ortiz, Roberta Miller, Barbara Livingston and John Hubert appeared before the Commission. There being no other appearances, the public hearing was closed at 5:06 p.m.

Commissioner DALLAS moved **to continue the project with the following recommendations; alternative ideas to awnings, access to kitchen and south wall design change to gradual decline**, seconded by GOODHUE and **carried** by the following roll call vote:

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

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| 2. DS 12-36
Dale & Margaret Byrne
26040 Ridgewood Dr.
Block 2W, Lot(s) 18 | 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) and Archaeological Significance Overlay (AS) Districts. |
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Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 5:26 p.m. John Mandurrigo appeared before the Commission. There being no other appearances, the public hearing was closed at 5:31 p.m.

Commissioner LEPAGE moved **to approve the application with staff's Special Conditions #1 and #2; change to #3 – The applicant shall apply for an encroachment permit for the walkway prior to obtaining a building permit. The walkway must be shown on the plan and the encroachment shall serve as access to a walkway on the site; addition of #4 – applicant shall work with staff on final site coverage; addition of #5 the roof above the front entrance shall be one preferred by applicant**, seconded by PATERSON and **carried** by the following roll call vote:

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

3. DS 12-77
David & Jan Graham
SE Carmelo & 4th
Block GG, Lot(s) 26 & 28
- Consideration of Design Study (Concept & Final), Variance and Coastal Development Permit applications for the alteration of an existing residence located in the Single Family Residential (R-1) and Archaeological Significance Overlay (AS) Districts.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 5:44 p.m. Rob Nicely and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 5:46 p.m.

Commissioner DALLAS moved **to approve application with staff's Special Conditions #1-3 and addition of #4 – The applicant shall work with staff on bringing the composite setback into compliance**, seconded by PATERSON and **carried** by the following roll call vote:

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

4. DS 12-87
Sally & Stephen Harper
W/s Lopez 2 S 2nd
Block LL, Lot(s) 33
- 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) District.

Sean Conroy, Planning & Services Building Services Manager, presented the staff report. Chair Reimers opened the public hearing at 5:55 p.m. Sally Harper and Roberta Miller appeared before the Commission. There being no other appearances, the public hearing was closed at 6:04 p.m.

The Commission decided to go to item #6 so that the applicant could get an example of the roofing material.

6. SI 12-33
Carmel Plaza – OWRF LLC
SW Ocean & Junipero
Block 78, Lot(s) All
- Consideration of a Sign Application for the installation of temporary banners in the interior courtyard of the Carmel Plaza located in the Central Commercial (CC) District.

Commissioner Reimers re-cused herself from the discussion.

Sean Conroy, Planning & Building Services Manager, presented the staff report. Vice-chair LePage opened the public hearing at 6:05 p.m. Jim Griffith and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 6:10 p.m.

Commissioner PATERSON moved **to approve the application with staff's amended Special Condition #1 – The Carmel Plaza is authorized to install up to four temporary signs at no more than four events per calendar year. The signage shall comply with Carmel Municipal Code Section 17.40.070 (Temporary Signs). Banners shall not exceed 12 sq. ft in size and comply with City Banner Policy in regards to material to be used,** seconded by GOODHUE and **carried** by the following roll call vote:

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

The Commission returned to item #4.

Chair Reimers re-opened the public hearing at 6:17 p.m. A representative from the roofing company showed a sample. There being no other appearances, the public hearing was closed at 6:19 p.m.

Commissioner PATERSON moved **to approve the application,** seconded by Reimers and **carried** by the following roll call vote:

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

5. DS 12-88
Lane & Sheryl Nonnenberg
W/s Lincoln bt. 9th & 10th
Block 113, Lot(s) 11

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) District.

Sean Conroy, Planning & Building Service Manager, presented the staff report. Chair Reimers opened the public hearing at 6:22 p.m. Mike Lang appeared before the Commission. There being no other appearances, the public hearing was closed at 6:26 p.m.

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

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

X. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 6:30 p.m.

Leslie Fenton, Administrative Coordinator

ATTEST:

Janet Reimers, Chair