

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION – MINUTES
NOVEMBER 14, 2012**

I. CALL TO ORDER AND ROLL CALL

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

STAFF PRESENT: Marc Wiener, Associate Planner
Leslie Fenton, Administrative Coordinator

II. TOUR OF INSPECTION

The Planning Commission toured the following sites: Carmel Mission, First Murphy Cottage, Ristorante La Dolce Vita, Levett, Cimbali & Cambell, Momboisse and Hughey.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

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

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

Marc Wiener, Associate Planner announced the following:

1. Special Planning Commission meeting to be held Thursday, November 15, 2012, at 1:30 p.m.
2. The City Council upheld the Planning Commission's denial of DR 12-18, an awning at B & G Jewelers.

VI. APPEARANCES

None

VII. CONSENT AGENDA

1. Consideration of minutes from October 23, 2012.

3. DR 12-27
Claudine Van Vleet
NW Lincoln & 6th
Block 70, Lot(s) 3 & 4
Consideration of a Public Bench and Plaque Donation and Design Review application for the installation of a bench in front of the First Murphy Cottage.

Commissioner PATERSON moved **to approve Consent Agenda items #1 and #3**, seconded by GOODHUE and **carried** by the following roll call vote:

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

VIII. CONSENT AGENDA (PULLED ITEMS)

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| 5. UP 11-9
Constance Dudley
SE Ocean & Lincoln
Block 75, Lot(s) 8 | Consideration of a Use Permit Amendment to allow live music at an existing restaurant located in the Central Commercial (CC) District. (Dametra Café) |
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Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 4:07 p.m. Constance Dudley and John Levy appeared before the Commission. There being no other appearances, the public hearing was closed at 4:13 p.m.

After further discussion, Chair Reimers re-opened the public hearing at 4:16 p.m. Constance Dudley appeared before the Commission. There being no other appearances, the public hearing was closed at 4:18 p.m.

Commissioner DALLAS moved **to continue the project to the February 2013 Regular Meeting and have applicant work with staff on issue of water credits and Live Music Permit**, seconded by LEPAGE and **carried** by the following roll call vote:

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

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| 2. DR 12-10
Carmel Sands Subsidiary, LLC
NE San Carlos & 5 th
Block 50, Lot(s) 13-20 | Consideration of a Time Extension for Design Review, Demolition Permit, Use Permit and Coastal Development Permit applications for the redevelopment of the Carmel Sands hotel located in the Service Commercial (SC) District. |
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Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 4:25 p.m. Zachary Bernstein appeared before the Commission. There being no other appearances, the public hearing was closed at 4:28 p.m.

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

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

4. UP 12-9
John Allen
N/s 7th bt. San Carlos & Dolores
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. (Up, Up & Away)

Chair Reimers re-cused herself.

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

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

IX. **PUBLIC HEARINGS**

1. DR 12-24/UP 12-15
Thomas C. White III
N/s 5th bt. San Carlos & Dolores
Block 51, Lot(s) 17-19
- Consideration of Design Review and Use Permit Amendment applications (Concept) for exterior alterations, including exterior seating, for an existing restaurant located in the Service Commercial (SC) District.
(Ristorante La Dolce Vita)

Chair Reimers re-cused herself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Vice-chair LePage opened the public hearing at 4:37 p.m. Jim Vocelka, Constance Lack and Rich Pepe appeared before the Commission. There being no other appearances, the public hearing was closed at 4:44 p.m.

Commissioner PATERSON moved **to approve the concept review with Planning Commission's guidance – 1 vehicle parking spot on property, landscape area not to be used for seating, seating shall only occupy 360'**, seconded by GOODHUE and **carried** by the following roll call vote:

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

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| 2. UP 12-17
Dennis Levett
SE Mission & 5 th
Block 58, Lot(s) 2 & 4 | Consideration of a Use Permit application to allow wine sales and wine tasting at a site located in the Service Commercial (SC) District. (De Tierra Vineyards) |
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Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 4:58 p.m. Anna Russell, Constance Lack and Alison Gross appeared before the Commission. There being no other appearances, the public hearing was closed at 5:01 p.m.

After further discussion, the public hearing was re-opened at 5:03 p.m. Anna Russell appeared before the Commission. There being no other appearances, the public hearing was closed at 5:04 p.m.

Commissioner LEPAGE moved **to approve the application with staff's Special Conditions #1-3 and #5-14, with a change to #4 – The store is permitted to operate between the hours of 8:00 10:00 a.m. and 10:00 8:00 p.m. daily,** seconded by GOODHUE and **carried** by the following roll call vote:

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

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| 3. DR 12-26
Peter Kimball/Kathy Cambell
W/s Torres 2 N 5 th
Block 48, Lot(s) 19 | Consideration of a Preliminary Concept Review for the construction of a new residence on a property located in the Multi-Family Residential (R-4) District. |
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Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 5:12 p.m. Peter Davis appeared before the Commission. There being no other appearances, the public hearing was closed at 5:15 p.m.

There was no motion required for this item, Commission provided guidance to applicant.

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| 4. DS 12-96
David & Patricia Hughey
E/s San Carlos bt. 2 nd & 3 rd
Block 28, Lot(s) 8 | Consideration of a Design Study application for the application of stonework to 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 6:02 p.m. David Hughey and Patricia Hughey appeared before the Commission. There being no other appearances, the public hearing was closed at 5:45 p.m.

Commissioner LEPAGE moved **to approve the application with the following Special Conditions: #1 – stone shall be run at same height as 1st level deck to SE corner of house; #2 – no stone shall be installed on deck columns; and #3 – applicant shall work with staff on stone sample and layout pattern as stated in Design Guidelines,** seconded by PATERSON and **carried** by the following roll call vote:

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

5. DS 12-106 Consideration of Design Study (Concept) and
Mike & Lynn Momboisse Coastal Development Permit applications for
SW Santa Fe & 6th the substantial alteration of an existing
Block 67, Lot(s) 1 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 6:02 p.m. Al Saroyan, Richard Rubel, Michelle Rubel and Roberta Miller appeared before the Commission. There being no other appearances, the public hearing was closed at 6:27 p.m.

Commissioner PATERSON moved **to continue the application with the Commission's concerns – 2nd story mass, oversized windows, oversized entry and keeping stairs within the property line,** seconded by GOODHUE and **carried** by the following roll call vote:

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

X. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 6:40 p.m.

Leslie Fenton, Administrative Coordinator

ATTEST:

Janet Reimers, Chair