

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

I. CALL TO ORDER AND ROLL CALL

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

ABSENT: Commission Members: Reimers

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

II. TOUR OF INSPECTION

The Planning Commission toured the following sites: Flanders Mansion, Massa, Torres, Hayward, Rosen and Mundaka.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

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

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

None

VI. APPEARANCES

None

VII. CONSENT AGENDA

1. Consideration of minutes from November 14, 2012, Regular Meeting.
2. Consideration of minutes from November 15, 2012, Special Meeting.

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| <p>3. DS 12-114
 Jess Torres
 E/s Camino Real 5 S 8th
 Block 1, Lot(s) 12</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) District.</p> |
| <p>4. DS 12-119/VA 12-3
 Lee Rosen TR
 W/s Dolores 5 N 4th
 Block 11, Lot(s) 12</p> | <p>Consideration of Design Study and Variance applications for a minor addition to an existing residence located in the Single Family Residential (R-1), Park (P) Overlay and Archaeological Significance Overlay (AS) Districts.</p> |
| <p>5. DR 12-24/UP 12-15
 Thomas C. White III
 N/s 5th bt. San Carlos & Dolores
 Block 51, Lot(s) 17-19</p> | <p>Consideration of Design Review and Use Permit Amendment applications for exterior alterations, including exterior seating, for an existing restaurant located in the Service Commercial (SC) District.
 (Ristorante La Dolce Vita)</p> |

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

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

VIII. CONSENT AGENDA (PULLED ITEMS)

IX. PUBLIC HEARINGS

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| <p>1. Flanders Mansion
 City of Carmel
 25800 Hatton Road</p> | <p>Consideration of the re-circulated final environmental impact report for the sale of the Flanders Mansion Project and advise the City Council on its adequacy for decision making and on consistency of project alternatives with the General Plan.</p> |
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Brian Roseth presented the staff report. Vice-chair LePage opened the public hearing at 4:12 p.m. Skip Lloyd, Joyce Stevens, Melanie Billig, Mike Brown, Dick Stiles and Sue McCloud appeared before the Commission. There being no other appearances, the public hearing was closed at 4:37 p.m.

Commissioner PATERSON moved **to recommend to Council that the current document is adequate**, seconded by GOODHUE and **carried** by the following roll call vote:

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

After further discussion, the public hearing was re-opened at 5:07 p.m. Melanie Billig appeared before the Commission. There being no other appearances, the public hearing was closed at 5:07 p.m.

Commissioner PATERSON moved **to recommend to Council property be leased for Single-Family Residential use, alternative 6.4**, seconded by LEPAGE and **carried** by the following roll call vote:

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

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| 2. DS 12-111
Bill & Adriana Hayward
SE Ocean & Carmelo
Block M, Lot(s) 2 & 4 | Consideration of Design Study (Concept), Demolition Permit and Coastal Development Permit applications for the demolition of an existing residence and the construction of a new residence located in the Single Family Residential (R-1) District. |
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Marc Wiener, Associate Planner, presented the staff report. Vice-chair LePage opened the public hearing at 5:30 p.m. David Stoker and Susan Pesavento appeared before the Commission. There being no other appearances, the public hearing was closed at 5:41 p.m.

Commissioner PATERSON moved **to continue the project with changes discussed by Planning Commission**, seconded by DALLAS and **carried** by the following roll call vote:

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

4. UP 12-14/DR 12-30
Sue Ann Kallay TR
E/s San Carlos bt. Ocean & 7th
Block 77, Lot(s) 16 & 18

Consideration of Design Review and Use Permit Amendment applications to expand an existing restaurant, including exterior seating, at a site located in the Central Commercial (CC) District.
(Mundaka)

Mar Wiener, Associate Planner, presented the staff report. Vice-chair LePage opened the public hearing at 5:49 p.m. Gabe Georis appeared before the Commission. There being no other appearances, the public hearing was closed at 5:50 p.m.

Commissioner DALLAS moved **to approve the application with staff's amended Findings and Special Conditions; #2 – Restaurant hours shall be limited to 10:00 a.m. to 11:00 p.m. seven days per week. Outdoor seating hours shall be limited to 10:00 a.m. to 10:00 p.m. seven days per week and #3 – Total restaurant capacity shall be limited to 46 interior seats and 10 exterior seats, as presented on revised seating plan**, seconded by PATERSON and **carried** by the following roll call vote:

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

5. DR 12-29
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 Estate Jewelers)

Marc Wiener, Associate Planner, presented the staff report. Vice-chair LePage opened the public hearing at 6:03 p.m. Johannes Agacanya appeared before the Commission. There being no other appearances, the public hearing was closed at 6:05 p.m.

Commissioner PATERSON moved **to approve the application with staff's Special Conditions**, seconded by GOODHUE and **carried** by the following roll call vote:

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

6. DR 12-19
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.
(Le St. Tropez)

Marc Wiener, Associate Planner, presented the staff report. Vice-chair LePage opened the public hearing at 6:15 p.m. Claudio Ortiz and John Hubert appeared before the Commission. There being no other appearances, the public hearing was closed at 6:43 p.m.

Commissioner PATERSON moved **to approve the application with staff's amended Findings and Special Conditions; #3 – Total restaurant capacity shall be limited to 60 interior seats. Exterior seating shall be determined by the Planning Commission limited to 24 seats; delete #4 – The applicant shall remove the (24' x 24") awning located on the south side of the patio; #5 – The applicant shall provide a greenbelt and maintain potted plants per plan along the north and south perimeter of the seating area for additional landscaping as a condition of the Use Permit; #6 – The applicant shall obtain a deed restriction requiring the use permit to be reviewed by the City if either property is ever sold. The applicant shall work with staff on the deed restriction and parcel numbers for both properties shall be added; #20 – applicant shall provide a letter from the Monterey County Health Department stating that service plan is appropriate; #21 – applicant shall keep walkway open, no gates, and fully accessible to the public; #22 – applicant shall obtain permission from neighboring building owner to mount heater on north wall,** seconded by GOODHUE and **carried** by the following roll call vote:

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

7. DS 12-113
Bill Massa
26095 Ladera Drive
Block MA, Lot(s) 9

Consideration of a Preliminary Design Concept for the substantial alteration of an existing residence on a property located in the Single Family Residential (R-1-C-20), Park Overlay (PO) and Archaeological Significance (AS) Overlay Districts.

Marc Wiener, Associate Planner, presented the staff report. Vice-chair LePage opened the public hearing at 7:15 p.m. Claudio Ortiz appeared before the Commission. There being no other appearances, the public hearing was closed at 7:30 p.m.

No motion needed, discussion only.

8. City-wide

Review 2012 goals and key initiatives and

discuss of 2013 City goals and initiatives.

No motion needed, discussion only.

X. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 8:08 p.m.

Leslie Fenton, Administrative Coordinator

ATTEST:

Michael LePage, Vice-chair