

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION – MINUTES  
MARCH 13, 2013**

**I. CALL TO ORDER AND ROLL CALL**

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

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

**II. TOUR OF INSPECTION**

The Commission toured the following sites: Parton, Casey (2), Heyermann/Siebert, Sangerman & Gilfillan, 4<sup>th</sup> & Santa Rita LLC, Ding, Delph and Compagno (2).

**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, made the following announcements:

1. City Council heard the 1<sup>st</sup> Reading of the Live Music Ordinance and passed an emergency ordinance.
2. The Event Center project will be heard by Council at the April 2, 2013 meeting.

Commissioner Reimers read a section from the General Plan *regarding pedestrian circulation and the importance of the intra block walkways and open courtyards.*

Commissioner Dallas stated that he had reviewed the video and notes from the February meeting which he missed. He also requested that there be a discussion on the scheduling of a 2<sup>nd</sup> meeting in April to move projects along.

Chair Paterson advised that two commissioners will be gone for the May meeting that an alternate date should be discussed.

**VI. APPEARANCES**

None





Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 4:27 p.m. Linda Anderson and Dana Annereau appeared before the Commission. There being no other appearances, the public hearing was closed at 4:37 p.m.

Commissioner GOODHUE moved **to approve the application with staff's Special Condition #1 and addition of Special Condition #2 – staff shall consult with Carmel Police Department on location of driveway**, seconded by LEPAGE and carried by the following roll call vote:

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

## IX. **PUBLIC HEARINGS**

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| 1. SI 13-6<br>Carmel Library Foundation<br>Harrison Memorial Library &<br>Larson Field | Consideration of a request to install temporary banners at Harrison Memorial Library and at the Carmel Mission for the Carmel Public Library Foundation's annual fundraising campaign. |
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Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 4:37 p.m. Amy Donahue appeared before the Commission. There being no other appearances, the public hearing was closed at 4:44 p.m.

Commissioner LEPAGE moved **to recommend to Council staff's recommendations #1, #2, #4, #5 and change to #3- That the text identified in this staff report as non-compliant be removed from the banners. That the graphic be removed or reduced in size. Simplify the text and graphics**, seconded by GOODHUE and **carried** by the following roll call vote:

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

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| 2. UP 13-1<br>Catherine Compagno<br>E/s Mission bt.4 <sup>th</sup> & 5 <sup>th</sup><br>Block 49, Lot(s) 14 | Consideration of a Use Permit amendment application for modifications to exterior seating at a restaurant located in the Service Commercial (SC) District. (Pastries & Petals) |
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Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 4:55 p.m. Catherine Compagno appeared before the Commission. There being no other appearances, the public hearing was closed at 4:56 p.m.



Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 5:23 p.m. Max Dunn appeared before the Commissioner. There being no other appearances, the public hearing was closed at 5:28 p.m.

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

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

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| 5. DS 13-13<br>Brian Parton<br>Lopez 3 SE of 2 <sup>nd</sup><br>Block KK, Lot(s) 22 | Consideration of Design Study (Concept),<br>Demolition Permit and Coastal Development<br>Permit applications for the construction of a<br>new residence located in the Single Family<br>Residential (R-1), Beach and Riparian Overlay<br>(BR) and Very High Fire Hazard Severity<br>(VHFHSZ) Districts. |
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Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 5:44 p.m. Hunter Eldridge and Peter Murray appeared before the Commission. There being no other appearances, the public hearing was closed at 6:06 p.m.

Commissioner LEPAGE moved **to approve the concept design application with staff's Special Conditions #1 and #3; change to Special Condition #2 – The applicant shall eliminate the outdoor shower or work with staff on relocating re-design it to avoid impacting neighboring properties; change to Special Condition #4 – The projection of the front porch entry gable shall be reduced by three feet Applicant shall return with alternate designs for the entry; addition of Special Condition #5 – pitch shall be changed to 5:2**, seconded by GOODHUE and **carried** by the following roll call vote:

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

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| <p>6. DS 13-12<br/>Heyermann/Siebert<br/>Dolores 5 SE 10<sup>th</sup><br/>Block 116, Lot(s) 12</p> | <p>Consideration of Design Study (Concept &amp; Final), 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) and District.</p> |
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Commissioner Dallas re-cused himself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 6:27 p.m. Craig Holdren and Patricia Troxell appeared before the Commission. There being no other appearances, the public hearing was closed at 6:32 p.m.

Commissioner LEPAGE moved **to accept the concept design with staff’s Special Conditions #1 and #2; addition of Special Condition #3 – lower plate height of master bedroom and great room; addition of Special Condition #4 – mitigate east and north neighbors views**, seconded by GOODHUE and **carried** by the following roll call vote:

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

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| <p>7. DS 12-129<br/>Sangerman &amp; Gilfillan<br/>2992 Franciscan Way<br/>Block 10, Lot(s) 34</p> | <p>Consideration of a Plan Revision to an approved Design Study for the alteration of an existing residence located in the Single Family Residential (R-1-C-6) and Archaeological Significance Overlay (AS) Districts.</p> |
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Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 6:55 p.m. Dana Annereau appeared before the Commission. There being no other appearances, the public hearing was closed at 7:01 p.m.

After further discussion the public hearing was re-opened at 7:08 p.m. Lynn Gilfillan appeared before the Commission. There being no other appearances, the public hearing was closed at 7:08 p.m.

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

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

8. MP 13-2  
City-wide

Establishment of a Commercial Awning  
Subcommittee and appointment of  
Commissioners to the committee.

Commissioner DALLAS recommended **Commissioners Goodhue and Reimers for the sub-committee**, seconded by LEPAGE and **carried** by the following roll call vote:

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

**X. ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 7:20 p.m.

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Leslie Fenton, Administrative Coordinator

ATTEST:

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Keith Paterson, Chair