

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA**

Special Meeting
City Hall
East side of Monte Verde Street
Between Ocean & Seventh Avenues

May 1, 2013
Wednesday
Tour – 2:30
Meeting – 4:00

I. CALL TO ORER AND ROLL CALL

Commissioners: Steve Dallas
Don Goodhue
Michael LePage
Jan Reimers, Vice-chair
Keith Paterson, Chair

II. TOUR OF INSPECTION

Shortly after 2:30 p.m. the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at **4:00 p.m.** or as soon thereafter as possible.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

VI. APPEARANCES

Anyone wishing to address the Commission on matters not on the agenda, but within the jurisdiction of the Commission may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Commission agenda will not receive action at this meeting but may be referred to staff for a future meeting. Presentations will be limited to three minutes, or as otherwise established by the Commission. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them.

VII. CONSENT AGENDA

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and/or removed from the Consent Agenda. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and adopted as recommended.

1. Consideration of minutes from April 10, 2013, Regular Meeting.
2. SI 13-10
OWRF Carmel LLC
Mission/Junipero bt. Ocean & 7th
Block 78, Lot(s) All
Consideration of an application for a metal business sign at a site located in the Central Commercial (CC) District.
3. UP 13-8
Casey Silvey TR
N/s Ocean bt. Mission & San Carlos
Block 70, Lot(s) 3 & 4
Consideration of a time extension for a Use Permit application to allow wine sales and wine tasting as an ancillary use to an existing art gallery in the Central Commercial (CC) District.
4. DR 13-10
Nancy Moresco
W/s Dolores bt. 5th & 6th
Block 55, Lot(s) 13 & 15
Consideration of a Design Review application for exterior alterations to a property located in the Central Commercial (CC) District.

VIII. CONSENT AGENDA (PULLED ITEMS)

IX. PUBLIC HEARINGS

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

1. MP 13-8 (Tree Permit Ordinance)
City of Carmel
Consideration of recommendations to the City Council regarding an ordinance amending Municipal Code Sections 12.28.180, 12.28.350 and 17.48.080 to revise the tree removal permit requirements.

2. DS 13-33
David Goldenson
E/s Dolores 4 S 10th
Block 116, Lot(s) 8
Consideration of a Design Study application for the replacement of an existing wood shake roof with composition shingle on a residence located in the Single Family Residential (R-1) District.
3. DS 13-12
Barbara Siebert/Cheryl Heyermann
E/s Dolores 5 S 10th
Block 116, Lot(s) 12
Consideration of Design Study (Final), Demolition Permit and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) District.
4. DS 13-28
Lizette Fiallo/Maria Martinez
W/s San Antonio 5 S Ocean
Block C1, Lot(s) 5
Consideration of a Design Study application for the addition of a detached garage in the front setback at a site located in the Single Family Residential (R-1) and Archaeological Overlay (AS) Districts.
5. DS 13-34
Paul & Kristin Vais
W/s Camino Real 3 S 11th
Block R, Lot(s) 9 & 11
Consideration of Design Study (Concept & Final) and Coastal Development Permit applications for the alteration of an existing residence located in the Single Family Residential (R-1) District.
6. DS 13-31
Nancy Green
W/s Lincoln 3 N 13th
Block 135, Lot(s) 19
Consideration of a Preliminary Design Concept for the alteration of an existing residence on a property located in the Single Family Residential (R-1) District.
7. UP 13-5
Dolores Street Partners LLC
W/s Dolores bt. Ocean & 7th
Block 75, Lot(s) 13
Consideration of a Use Permit application to extend the hours of operation for an existing restaurant located in the Central Commercial (CC) District. (Cantinetta Luca)
8. UP 13-7
Esme Lazarre
SE Ocean & San Carlos
Block 77, Lot(s) 5,6,7,8
Preliminary Concept Review of a request for a retail wine shop with wine tasting at a site located in the Central Commercial (CC) District. (Wild Vine)

X. ADJOURNMENT

The next meeting of the Planning Commission will be:

- ▶ Regular Meeting – Wednesday, June 12, 2013 at 4:00 p.m.

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. Carmel-by-the-Sea City Hall is an accessible facility. The City of Carmel-by-the-Sea telecommunications device for the Deaf/Speech Impaired (T.D.D.) Number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request of the Administrative Coordinator. If you need assistance, please advise Leslie Fenton what item you would like to comment on and the microphone will be brought to you.

NO AGENDA ITEM WILL BE CONSIDERED AFTER 8:00 P.M. UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE PLANNING COMMISSION. ANY AGENDA ITEMS NOT CONSIDERED AT THE MEETING WILL BE CONTINUED TO A FUTURE DATE AS DETERMINED BY THE COMMISSION.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning & Building Department located in City Hall, E/s Monte Verde between Ocean & 7th Avenues, during normal business hours.