

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

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

October 23, 2012
Tuesday
Tour – 2:30 p.m.
Meeting – 4:00 p.m.

I. CALL TO ORDER AND ROLL CALL

Commissioners: Steve Dallas
 Don Goodhue
 Keith Paterson
 Michael LePage, Vice-chair
 Janet Reimers, 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 September 12, 2012, Regular Meeting.
2. Receive a report on Track 1 design review approvals for January – September 2012.
3. DR 12-33
Keith Antes
Mission Trails Park
Block 105, Lot(s) All
Consideration of a Design Review application for the approval of a memorial bench to be located in the Mission Trails Nature Preserve.
4. UP 12-13
Casey Silvey TR
N/s Ocean bt. San Carlos & Mission
Block 70, Lot(s) 3 & 4
Consideration of 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. (Wyland Galleries)
5. 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.
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.

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. DR 12-17
Richard Pepe
NW Junipero & 6th
Block 58, Lot(s) 25 & 26
Consideration of Design Review and Use Permit Amendment applications for alterations to an existing eating outdoor area associated with a restaurant in the Service Commercial (SC) District.

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| <p>2. DS 12-36
Dale & Margaret Byrne
26040 Ridgewood Dr.
Block 2W, Lot(s) 18</p> | <p>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.</p> |
| <p>3. DS 12-77
David & Jan Graham
SE Carmelo & 4th
Block GG, Lot(s) 26 & 28</p> | <p>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.</p> |
| <p>4. DR 12-19/UP 12-12
Leidig/Draper Properties
E/s Dolores bt. Ocean & 7th
Block 76, Lot(s) 6,7,8</p> | <p>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.</p> |
| <p>5. DS 12-87
Sally & Stephen Harper
W/s Lopez 2 S 2nd
Block LL, Lot(s) 33</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>6. DS 12-88
Lane & Sheryl Nonnenberg
W/s Lincoln bt. 9th & 10th
Block 113, Lot(s) 11</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>7. SI 12-33
Carmel Plaza – OWRF LLC
SW Ocean & Junipero
Block 78, Lot(s) All</p> | <p>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.</p> |

X. ADJOURNMENT

The next meeting of the Planning Commission will be:

- ▶ Regular Meeting – Wednesday, November 14, 2012 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.