

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION –SPECIAL MEETING MINUTES
MAY 1, 2013**

I. CALL TO ORDER AND ROLL CALL

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

ABSENT: Commission Members: Dallas

STAFF PRESENT: Marc Wiener, Acting Senior Planner
Leslie Fenton, Administrative Coordinator
Mike Branson, City Forester

II. TOUR OF INSPECTION

The Commission toured the following sites: Heyermann/Siebert, Goldenson, Green, Vais, Fiallo/Martinez, Moresco and Lazarre.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

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

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

Commissioner Paterson announced that he would like to recommend that the Wine Policy sub-committee reconvene and review the current policy.

VI. APPEARANCES

Barbara Livingston appeared before the Commission.

VII. CONSENT AGENDA

1. Consideration of minutes from April 10, 2013, Regular Meeting.

2. SI 13-10	Consideration of an application for a metal
OWRF Carmel LLC	business sign at a site located in the Central
Mission/Junipero bt. Ocean & 7 th	Commercial (CC) District.
Block 78, Lot(s) All	

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| <p>3. UP 13-8
Casey Silvey TR
N/s Ocean bt. Mission & San
Carlos
Block 70, Lot(s) 3 & 4</p> | <p>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.</p> |
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Commissioner GOODHUE moved **to approve Consent Agenda items #1 as amended, #2 and #3**, seconded by REIMERS and **carried** by the following roll call vote:

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

VIII. CONSENT AGENDA (PULLED ITEMS)

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| <p>4. DR 13-10
Nancy Moresco
W/s Dolores bt. 5th & 6th
Block 55, Lot(s) 13 & 15</p> | <p>Consideration of a Design Review application for exterior alterations to a property located in the Central Commercial (CC) District.
(Su Vecino Court)</p> |
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Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 4:15 p.m. Eric Miller and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 4:23 p.m.

Commissioner LEPAGE moved **to approve the application as submitted with staff's Special Conditions and a request for a color sample of the tables which should be a muted color**, seconded by GOODHUE and **carried** by the following roll call vote:

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

IX. PUBLIC HEARINGS

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| <p>1. MP 13-8
Tree Permit Ordinance
City of Carmel</p> | <p>Consideration of proposed revisions to the tree removal permit ordinances, 12.28.180, 12.28.350 and 17.48.080, to include the requirement for a planting location map, a date for planting, an identification tag, and a date for City inspections.</p> |
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Mike Branson, City Forester, presented the staff report. Chair Paterson opened the public hearing at 4:50. There being no appearances, the public hearing was closed at 4:50 p.m.

Commissioner LEPAGE moved **to recommend that Council adopt the Ordinance**, seconded by REIMERS and **carried** by the following roll call vote:

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

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| 2. DS 13-33
David Goldenson
E/s Dolores 4 S 10 th
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. |
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Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 4:53. There being no appearances, the public hearing was closed at 4:53 p.m.

Commissioner REIMES moved **to continue the application**, seconded by LEPAGE and **carried** by the following roll call vote:

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

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| 3. DS 13-12
Barbara Siebert/Cheryl Heyermann
E/s Dolores 5 S 10 th
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. |
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Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 5:00 p.m. Craig Holdren and Ron Brown appeared before the Commission. There being no other appearances, the public hearing was closed at 5:11 p.m.

Commissioner REIMERS moved **to approve the application with staff's Special Conditions with recognition of protecting the view shed from the east**, seconded by LEPAGE and **carried** by the following roll call vote:

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

4. DS 13-28
Lizette Fiallo/Mario 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.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 5:27 p.m. Alan Lehman, Dieter Bach and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 5:33 p.m.

Commissioner GOODHUE moved **to approve the application with staff's Special Condition #1; the gate shall be reduced to close to the height of wall, lighten structure of arbor and add vegetation**

Motion failed due to lack of a second.

After further discussion, the public hearing was re-opened at 5:50 p.m. Alan Lehman and Dieter Bach appeared before the Commission. There being no other appearances, the public hearing was closed at 5:53 p.m.

Commissioner REIMERS moved **to approve the application with staff's Special Condition #1 and #3; change to Special Condition #2 – ~~The applicant shall eliminate the arbor and work with staff on reducing the height of the gate so that it is consistent with the scale of the wall~~ The applicant may use arbor, shall lighten the structure, gate no more than 4', rock wall no more than 3'; and addition of Special Condition #4 – span approved shall include a privacy hedge**, seconded by GOODHUE and carried by the following roll call vote:

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

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.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 6:02 p.m. Rob Nicely, Bill Vasilovich and Paul Vais appeared before the Commission. There being no other appearances, the public hearing was closed at 6:20 p.m.

Commissioner GOODHUE moved **to approve the application with staff's Special Conditions #1,4,5,6,7 change to Special Condition #2 – The two north elevation kitchen windows shall be awning style with obscure glass. The two north elevation kitchen windows shall be eliminated; change to Special Condition #3 – The garage shall be located nine feet back from the front property line. The garage shall be located seven feet back from the front property line and 4' south of proposed location subject to staff and City Forester review**, seconded by LEPAGE and **carried** by the following roll call vote:

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

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| 6. DS 13-31
Nancy Green
W/s Lincoln 3 N 13 th
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. |
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Commissioner Goodhue re-cused himself from the discussion.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 6:27 p.m. Scott Green appeared before the Commission. There being no other appearances, the public hearing was closed at 6:31 p.m.

There was no motion needed for this item, discussion only.

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| 7. UP 13-5
Dolores Street Partners LLC
W/s Dolores bt. Ocean & 7 th
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) |
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Commissioner Reimers re-cused herself from the discussion.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 6:43 p.m. Lisa Dias, Barbara Livingston and Jody LeTowt appeared before the Commission. There being no other appearances, the public hearing was closed at 6:55 p.m.

No final action could be taken on the use permit because there was not a quorum of our Planning Commissioners.

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)

Commissioner Reimers re-cused herself from the discussion.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 7:10 p.m. Barbara Livingston, Jody LeTowt and Pablo Antinao-Alvarez appeared before the Commission. There being no other appearances, the public hearing was closed at 7:17 p.m.

There was no motion needed for this item, discussion only.

X. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 7:31 p.m.

Leslie Fenton, Administrative Coordinator

ATTEST:

Keith Paterson, Chair