

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

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

December 12, 2012
Wednesday
Tour – 2:30
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 November 14, 2012 Regular Meeting.
2. Consideration of minutes from November 15, 2012, Special Meeting.

3. DS 12-114
Jess Torres
E/s Camino Real 5 S of 8th
Block I, Lot(s) 12
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.

4. DS 12-119/VA 12-3
Lee Rosen TR
W/s Dolores 5 N 4th
Block 11, Lot(s) 33
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.

5. DR 12-24/UP 12-15
Thomas C. White III
N/s 5th bt. San Carlos & Dolores
Block 51, Lot(s) 17-19
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)

VII. 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.

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| <p>1. Flanders Mansion
City of Carmel
25800 Hatton Road</p> | <p>Consideration of the recirculated 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> |
| <p>2. DS 12-111
Bill & Adriana Hayward
SE Ocean & Carmelo
Block M, Lot(s) 2 & 4</p> | <p>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.</p> |
| <p>3. DS 12-112
Terril & Kathryn Efir
W/s Vizcaino 9 S of Mt. View
Block 102, Lot(s) 9</p> | <p><i>Continued to 9 January 2013.</i></p> |
| <p>4. UP 12-14/DR 12-30
Sue Ann Kallay TR
E/s San Carlos bt. Ocean & 7th
Block 77, Lot(s) 16 & 18</p> | <p>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)</p> |
| <p>5. DR 12-29
Casey Silvey TR
E/s Dolores bt. Ocean & 7th
Block 76, Lot(s) 12</p> | <p>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)</p> |
| <p>6. DR 12-19
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.
(Le St. Tropez)</p> |
| <p>7. DS 12-113
Bill Massa
26095 Ladera Drive
Block MA, Lot(s) 9</p> | <p>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.</p> |

8. City-wide

Review 2012 goals and key initiatives and discuss of 2013 City goals and initiatives.

X. ADJOURNMENT

The next meeting of the Planning Commission will be:

- ▶ Regular Meeting – Wednesday, January 9, 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.