

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

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

January 23, 2014
Thursday
Tour – 2:30 p.m.
Meeting – 4:00 p.m.

I. CALL TO ORDER AND ROLL CALL

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

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 AND REORGANIZATION OF COMMISSION OFFICERS

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 Chair. 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 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.

No items.

VIII. CONSENT AGENDA (PULLED ITEMS)

(This is a placeholder to be used only in the event that one or more items are pulled from the consent agenda.)

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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| 1. DR 13-15
Old Mill Properties, LLC
Mission 4 southwest of 7th
Block 90; Lot(s) 11 | Consideration of Final Design Review (DR 13-15) and Coastal Development permit applications for the substantial alteration of an existing building located in the Residential and Limited Commercial (RC) Zoning District |
| 2. DS 13-53/UP 13-16
Edward & Josie Ybarro
Casanova 5 northeast of
Ocean Ave
Block EE; Lot(s) 10 | Consideration of Design Study (DS 13-53), Use Permit (UP 13-16) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Residential and Limited Commercial (RC) Zoning District. |
| 3. UP 13-22
Jennifer Smith
SS of Ocean Ave between
Monte Verde and Lincoln
Blk 74; Lot 6 | Consideration of a Use Permit (UP 13-22) to establish a retail wine shop with wine tasting as an ancillary use in an existing commercial space located in the Central Commercial (CC) Zoning District (Paraiso Winery) |
| 4. DR 13-37
Tony Salameh
Mission 2 northwest of 7th
Block 77; Lots 15,17,19,&21 | Consideration of a Design Review (DR 13-37) application for alterations to an existing storefront located in the Central Commercial (CC) Zoning District (Anton & Michel Restaurant) |

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| 5. DS 12-111 RV-02
Bill & Adriana Hayward
SE Cor. Ocean & Carmelo
Block M, Lot(s) 2 & 4 | Consideration of a Design Study (DS 12-111 RV-02) for revisions to an approved for a new residence on a property located in the Single-Family Residential (R-1) Zoning District |
| 6. DS 13-125
Janet Blincoe
Casanova 5 SW of 8th
Block I; Lot(s) 11 | Consideration of a Design Study (DS 13-125) application for the construction of a carport in the front-yard setback of a property located in the Single-Family Residential (R-1) Zoning District |
| 7. DS 13-132
Mark Conger
San Carlos 3 SW of 11 th
Block 131; Lots 5 & ½ 7 | Consideration of Design Study (DS 13-132) and Coastal Development Permit applications for the alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District |
| 8. DS 13-75
Jon & Jen Lambert
San Antonio Ave 4 NE
of Ocean Avenue
Block HH, Lot(s) 10 | Consideration of Design Study (DS 13-75) and the associated Coastal Development Permit for alterations to an existing single-family residence located in the Single-Family Residential (R-1), Beach and Riparian, and Archaeological Significance (AS) Overlay Zoning Districts |
| 9. UP 13-20
ND Fusion LLC
SW cor. of San Carlos & 6 th
Block 71; Lot 1 | Consideration of a Use Permit (UP 13-20) for the establishment of a new restaurant located in the Central Commercial (CC) Zoning District (Affina Bistro) |
| 10. UP 13-7
Esme Lazarre
San Carlos 2 SE of Ocean
Block 77, Lot(s) 5,6,7,8 | Consideration of a Use Permit (UP 13-7) to establish a retail wine shop with wine tasting as an ancillary use in an existing commercial space located in the Central Commercial (CC) Zoning District (Wild Vine) (<i>Continued to 2/13/14</i>) |

X. DIRECTOR'S REPORT

XI. ADJOURNMENT

The next meeting of the Planning Commission will be:

Special Meeting – Tuesday, February 11, 2014, 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 the Planning Commission Secretary 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 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.