

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION – MINUTES  
APRIL 10, 2013**

**I. CALL TO ORDER AND ROLL CALL**

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

STAFF PRESENT: Marc Wiener, Acting Senior Planner  
Leslie Fenton, Administrative Coordinator

**II. TOUR OF INSPECTION**

The Commission toured the following sites: Barnhurst/Cushman, Carmel Plaza, Steuck, Fink, Mitchell/Lewis and Heyermann/Siebert.

**III. ROLL CALL**

**IV. PLEDGE OF ALLEGIANCE**

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

**V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS**

Marc Wiener, Acting Senior Planner, announced that the meeting scheduled for Wednesday, May 8, 2013 has been re-scheduled to Wednesday, May 1, 2013.

Commissioner Reimers announced that one the new Community Planning & Building Department Director has been hired that we should invite Brian Roseth down to discuss the City's guidelines and other areas of interest to the Planning Commission.

**VI. APPEARANCES**

None

**VII. CONSENT AGENDA**

All items were pulled for discussion.

**VIII. CONSENT AGENDA (PULLED ITEMS)**

1. Consideration of minutes from March 13, 2013, Regular Meeting.

Commissioners Paterson and Reimers had corrections to the minutes.



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

**IX. PUBLIC HEARINGS**

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|---|---|
| 1. DR 12-26/UP 13-6/VA 13-1<br>Peter Kimball/Kathy Cambell<br>W/s Torres 2 N 5 <sup>th</sup><br>Block 48, Lot(s) 19 | Consideration of Design Review, Demolition Use Permit and Variance applications for the construction of a new residence on a property located in the Multi-Family Residential (R-4) District. |
|---|---|

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 4:27 p.m. Peter Davis appeared before the Commission. There being no other appearances, the public hearing was closed at 4:29 p.m.

Commissioner LEPAGE moved **to approve the application with staff's Special Conditions**, seconded by GOODHUE and **failed** by the following roll call vote:

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

- |  |  |
|--|--|
| 2. DR 13-4<br>Bill Mitchell/Rose-Eve Lewis<br>NE Dolores & 8 <sup>th</sup><br>Block 91, Lot(s) 18 & 20 | Consideration of a Design Review application for exterior alterations to a building located in the Residential and Limited Commercial (RC) District. |
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Commissioner Dallas and Reimers re-cused themselves from the discussion.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 4:47 p.m. Craig Holdren and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 4:52 p.m.

Commissioner LEPAGE moved **to approve the application with staff's Special Condition #1 and addition of Special Condition #2 – reduce paving along 8<sup>th</sup> Avenue, applicant shall return with a full landscape plan showing more plantings**, seconded by GOODHUE and **carried** by the following roll call vote:

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

3. DS 13-12  
Barbara Siebert/Cheryl Heyermann  
E/s Dolores 5 S 10<sup>th</sup>  
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.

Commissioner Dallas re-cused himself from the discussion.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 5:06 p.m. Craig Holdren and Patricia Troxell appeared before the Commission. There being no other appearances, the public hearing was closed at 5:14 p.m.

Commissioner LEPAGE moved **to continue the application with directions from Planning Commission and adjust netting to show new heights**, seconded by GOODHUE and **carried** by the following roll call vote:

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

4. DS 13-13  
Brian Parton  
E/s Lopez 3 S 2<sup>nd</sup>  
Block KK, Lot(s) 22
- 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

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 5:30 p.m. Hunter Eldridge and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 5:44 p.m.

Commissioner LEPAGE moved **to approve the application with staff's Special Conditions**, seconded by DALLAS and **carried** by the following roll call vote:

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

5. DS 13-6  
Noel Barnhurst/Suzanne Cushman  
W/s Lobos 2 S Valley Way  
Block 2, Lot(s) 1
- Consideration of a Design Study for alterations to 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 5:55 p.m. Eric Zavas appeared before the Commission. There being no other appearances, the public hearing was closed at 6:07 p.m.

Commissioner REIMERS moved **to approve the application with staff's Special Conditions**, seconded by DALLAS and **carried** by the following roll call vote:

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

6. DR 13-6  
OWRF Carmel LLC  
Mission/Junipero bt. Ocean & 7<sup>th</sup>  
Block 78, Lot(s) All
- Consideration of the re-issuance of Design Review and Sign applications for the minor alteration of a commercial building located in the Central Commercial (CC) District.  
(Tiffany's)

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 6:39 p.m. Jim Griffith and Barbara Livingston (Marc read a letter from Barbara) appeared before the Commission. There being no other appearances, the public hearing was closed at 6:45 p.m.

Commissioner REIMERS moved **to deny the application for the awnings, approve the signage as designed and applicant shall submit a sample of the sign material**, seconded by DALLAS and **carried** by the following roll call vote:

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

7. MP 13-5  
City Wide
- Consideration of recommendations to the City Council regarding an ordinance amending Municipal Code Sections 17.42 Storm Water Quality and Utility and 17.43 water quality protection ordinance.

Marc Wiener, Acting Senior Planner, presented the staff report.

Commissioner DALLAS moved **to recommend that the City Council adopt the attached ordinance**, seconded by LEPAGE and **carried** by the following roll call vote:

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

8. CIP
- Consideration of a review of the 2013/14 Capital Improvement Plan (CIP) for consistency with the General Plan.

Commissioner LEPAGE moved **to recommend to Council that they adopt a Resolution determining that the CIP is consistent with the General Plan**, seconded by DALLAS and **carried** by the following roll call vote:

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

## **X. ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 7:35 p.m.

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Leslie Fenton, Administrative Coordinator

ATTEST:

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Keith Paterson, Chair