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| 6. UP 11-21<br>Karl & Charlotte Empey<br>E/s Dolores bt. Ocean & 7 <sup>th</sup><br>Block 76, Lot(s) 12 | Consideration of a request to authorize a list of wineries to be represented in an approved retail space located in the Central Commercial (CC) District.   |
| 7. DS 11-7<br>George & Barbara Pappas<br>Lincoln 3 NW of 10 <sup>th</sup><br>Block 113, Lot(s) 15       | Consideration of a Plan Revision to an approved Design Study for a residence located in the Single Family Residential (R-1) District.   |
| 9. DS 12-12<br>Houston & Melissa Johnson<br>2981 Franciscan Way<br>Block 9M, Lot(s) 14                  | Consideration of a Design Study (Concept & Final) and Coastal Development Permit applications for alterations to an historic residence located in the Single Family Residential (R-1-C-6) and Archaeological Significance Overlay (AS) Districts. |

Commissioner PATERSON moved **to approve items #1, #2, #5, #6, #7 and #9 of the Consent Agenda**, seconded by REIMERS and **carried** by the following roll call vote:

AYES: Paterson, Beach, Dallas, Reimers, Hillyard  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

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

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| 3. DR 12-3<br>Leidig Draper Properties<br>E/s Dolores bt. 5 <sup>th</sup> & 6 <sup>th</sup><br>Block 56, Lot(s) 16 | Consideration of a Design Review application for an exterior paint change on a building located in the Central Commercial (CC) District. |
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Marc Wiener, Associate Planner, presented the staff report. Chair Hillyard opened the public hearing at 4:10 p.m. Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 4:11 p.m. This item was not voted on at this time as the applicant was not present.

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| 4. MP 12-3<br>City of Carmel<br>Mission Trails Nature Preserve | Consideration of Design Study and Coastal Development Permit applications for the construction of a pedestrian footbridge in the Mission Trails Nature Preserve. |
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Sean Conroy, Planning & Building Services Manager, presented the staff report. Chair Hillyard opened the public hearing at 4:14. City Forester Mike Branson appeared before the Commission. There being no other appearances, the public hearing was closed at 4:17 p.m.

Commissioner DALLAS moved **to approve Consent Agenda item #4 – approve the footbridge and ask Forest & Beach Commission to review alternatives to the fencing**, seconded by REIMERS and **carried** by the following roll call vote:

AYES: Paterson, Beach, Dallas, Reimers, Hillyard  
NOES: None  
ABSENT: None  
ABSTAIN: None

10. DS 12-8 Charles & Roseanne Simpson Guadalupe 2 NE 1 <sup>st</sup> Block 3, Lot(s) 4 & 6	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 and Very High Fire Hazard Severity Zone (VHFHSZ).
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Marc Wiener, Associate Planner, presented the staff report. Chair Hillyard opened the public hearing at 4:25 p.m. Claudio Ortiz appeared before the Commission. There being no other appearances, the public hearing was closed at 4:27 p.m.

Commissioner DALLAS moved **to approve the project with staff's Special Conditions #1 and #3 – referencing the following, see attached "Exhibit A" and addition of #4 – applicant shall record a lot merger with Monterey County**, seconded by BEACH and **carried** by the following roll call vote:

AYES: Paterson, Beach, Dallas, Reimers, Hillyard  
NOES: None  
ABSENT: None  
ABSTAIN: None

After further discussion, the public hearing was re-opened at 4:35 p.m. Claudio Ortiz and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 4:36 p.m.

Commissioner BEACH moved **recommend denial of the encroachment permit for hardscape or bricks to the City Administrator/City Council**, seconded by DALLAS and **carried** by the following roll call vote:

AYES: Beach, Dallas, Reimers, Hillyard  
NOES: Paterson  
ABSENT: None  
ABSTAIN: None

**IX. PUBLIC HEARINGS**

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| 1. DR 11-26<br>Leidig Draper Properties<br>NE Dolores & 6 <sup>th</sup><br>Block 56, Lot(s) 20 | Reconsideration of a Design Review<br>application for an exterior paint change on<br>a building located in the Central<br>Commercial (CC) District. |
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Marc Wiener, Associate Planner, presented the staff report. Chair Hillyard opened the public hearing at 4:43 p.m. Donna Shrowder appeared before the Commission. There being no other appearances, the public hearing was closed at 4:44 p.m.

Commissioner BEACH moved **to approve current color proposal**, seconded by PATERSON and **carried** by the following roll call vote:

AYES: Paterson, Beach, Dallas, Reimers, Hillyard  
NOES: None  
ABSENT: None  
ABSTAIN: None

The same applicant was for item #3 DR 12-3 under the Consent Agenda to it was then taken up.

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| 3. DR 12-3<br>Leidig Draper Properties<br>E/s Dolores bt. 5 <sup>th</sup> & 6 <sup>th</sup><br>Block 56, Lot(s) 16 | Consideration of a Design Review<br>application for an exterior paint change on<br>a building located in the Central<br>Commercial (CC) District. |
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Chair Hillyard opened the public hearing at 4:46 p.m. Donna Shroweder appeared before the Commission. There being no other appearances, the public hearing was closed at 4:50 p.m.

Commissioner BEACH moved **to approve the accent color, beige color to be coordinated with awning and should be a little lighter shade**, seconded by PATERSON and **carried** by the following roll call vote:

AYES: Paterson, Beach, Dallas, Reimers, Hillyard  
NOES: None  
ABSENT: None  
ABSTAIN: None

2. DS 12-15  
 Singleton TR  
 San Antonio 4 SE 11<sup>th</sup>  
 Block X, Lot(s) 12
- Consideration of Design Study (Concept), Use Permit, Demolition Permit and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) and Beach and Riparian Overlay (BR) Districts.

Marc Wiener, Associate Planner, presented the staff report. Chair Hillyard opened the public hearing at 4:57 p.m. Craig Holdren, Dennis Singleton, Jim Finnegan, Tony Valance and Cathy Cragan appeared before the Commission. There being no other appearances, the public hearing was closed at 5:21 p.m.

Commissioner DALLAS moved to **continue the project with Commission's recommendations and to have applicant re-do the netting**, seconded by PATERSON and **carried** by the following roll call vote:

AYES: Paterson, Beach, Dallas, Reimers, Hillyard  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

3. DS 12-9  
 Jerome & Janice Siebert  
 W/s Camino Real 2 S 4<sup>th</sup>  
 Block GG, Lot(s) 25
- 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) and Archaeological significance Overlay (AS) Districts.

Commissioner Dallas re-cused himself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Chair Hillyard opened the public hearing at 5:38 p.m. Claudio Ortiz, Roberta Miller and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 5:40 p.m.

Commissioner BEACH moved **to approve the application**, seconded by PATERSON and **carried** by the following roll call vote:

AYES: Paterson, Beach, Reimers, Hillyard  
 NOES: ~~Dallas~~  
 ABSENT: *Dallas*  
 ABSTAIN: None

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| 4. DS 12-13<br>Sue Taylor<br>W/s Mission 2 N 12 <sup>th</sup><br>Block 130, Lot(s) 9 | Consideration of a Preliminary Concept Review for additions to an existing residence located in the Single Family Residential (R-1) District. |
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Sean Conroy, Planning & Building Services Manager, presented the staff report. Chair Hillyard opened the public hearing at 5:43 p.m. Jeanne Byrne and Fred Taylor appeared before the Commission. There being no other appearances, the public hearing was closed at 5:57 p.m.

This was a preliminary concept review, no motion needed.

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| 5. AD 12-1<br>Grapes of Wrath<br>W/s San Carlos bt. 7 <sup>th</sup> & 8 <sup>th</sup><br>Block 91, Lot(s) 11 | Consideration of a request for a zoning interpretation to determine if a catering business is permitted within the Residential and Limited Commercial (RC) District. |
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Commissioner Reimers re-cused herself from the discussion.

Sean Conroy, Planning & Building Services Manager, presented the staff report. Chair Hillyard opened the public hearing at 6:13 p.m. Niels Reimers, Kristi Reimers and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 6:19 p.m.

Commissioner PATERSON moved **determine that a catering business is most closely related to a Specialty Food Store. Since Specialty Food Stores are not permitted in the RC District, the proposed use could not be approved at this location**, seconded by DALLAS and **carried** by the following roll call vote:

AYES: Paterson, Beach, Dallas, Hillyard  
 NOES: Reimers  
 ABSENT: Reimers  
 ABSTAIN: None

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| 6. DS 12-25<br>Joanne Gearheard TR<br>E/s Scenic bt. Ocean & 8 <sup>th</sup><br>Block C1, Lot(s) 2B | 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), Archaeological Significance Overlay (AS) and Beach and Riparian Overlay (BR) District. |
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Sean Conroy, Planning & Building Services Manager, presented the staff report. Chair Hillyard opened the public hearing at 6:30 p.m. Joe Balesteri appeared before the Commission. There being no other appearances, the public hearing was closed at 6:37 p.m.

The Commission directed staff to notify the neighbors of the roof material change. If there were no issues, staff was advised to approve the application.

**X. ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 6:47 p.m.

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Leslie Fenton, Administrative Coordinator

ATTEST:

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Steve Hillyard, Chair

## **“EXHIBIT A”**

### Residential Design Guidelines Introduction and Design Concept Review

- 4.0 Open space, site coverage and setbacks from the street edge to a building in the design of open space to reinforce neighborhood patterns (page 28).

### Residential Design Guidelines Final Details Review

- 10.0 Landscape Guidelines
  - 10.02 Plant selection
  - 10.04 Landscaping in Public Right of Way (page 13)

Trees ~~should~~ *can* be in the Right of Way