

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

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

June 12, 2013
Wednesday
Tour – 2:15 p.m.
Meeting – 4:00 p.m.

I. CALL TO ORDER AND ROLL CALL

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

II. TOUR OF INSPECTION

Shortly after 2:15 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 May 1, 2013, Special Meeting.
2. UP 13-11
Kirk & Karen Nelson
SE Santa Rita & 4th
Block 23, Lot(s) 2
Consideration of a Use Permit application for the conversion of a studio to a guesthouse on a property located in the Single Family Residential (R-1) District.
3. UP 13-12
Leidig Draper Properties
E/s Dolores bt. Ocean & 7th
Block 76, Lot(s) 6
Consideration of a time extension for Use Permit Amendment allowing outdoor seating at an existing restaurant located in the Central Commercial (CC) District. (St. Tropez)
4. 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.
5. DS 13-16
Marsha Wulff
E/s Lincoln 3 S 10th
Block 15, Lot(s) 6
Consideration of Design Study (Concept & Final) and Coastal Development Permit applications for the construction of a detached garage at a site containing a designated historic resource located in the Single Family Residential (R-1) District.
6. MP 13-9
City of Carmel
W/s Junipero/E/s Mission bt.
1st & 2nd
Block 12, Lot(s) All
Consideration of a Design Study application for the construction of a fence at Forest Hill Park.
7. MP 13-10
City of Carmel
Consideration for the re-issuance of Design Study and Coastal Development Permit applications for the installation of pavers on the sidewalks at the Del Mar Parking Lot.

VIII. 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.

1. UP 13-9
Garrett Bowlus
NW Mission & 7th
Block 77, Lot(s) 15,17,19,21
Consideration of a Use Permit application for a retail wine store with wine tasting as an ancillary use in an existing commercial space located in the Central Commercial (CC) District. (Albatross Ridge Winery)
2. DS 13-52
John Michiels
E/s Casanova 3 N 13th
Block 134, Lot(s) 20
Consideration of Design Study (Concept), Demolition Permit and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) District.
3. DR 13-4
Bill Mitchell/Rose-Eve Lewis
NE Dolores & 8th
Block 91, Lot(s) 18 & 20
Consideration of a Design Preview application for exterior alterations to a building located in the Residential and Limited Commercial (RC) District.
4. DS 13-33
David Goldenson
E/s Dolores 4 S 10th
Block 116, Lot(s) 8
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.
5. DS 13-17 (Faxon)
Jag Real Estate Holdings
E/s Guadalupe 4 N 6th
Block 63, Lot(s) 14
Consideration of Design Study (Concept), Demolition Permit and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) District.
6. DS 13-36
Bill & Laurie Massa
26095 Ladera Drive
Block MA, Lot(s) 9
Consideration of a Design Study application for the 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>7. DS 13-51
Diane Perry Smith
E/s Carmelo 4 S 13th
Block DD, Lot(s) 8</p> | <p>Consideration of a Preliminary Design Concept for the construction of a new residence on a property located in the Single Family Residential (R-1) District.</p> |
| <p>8. DR 13-15
Old Mill Properties, LLC
W/s Mission 4 S 7th
Block 90, Lot(s) 11</p> | <p>Consideration of a Preliminary Design Concept for the alteration of an existing multi-family residential structure located in the Residential and Limited Commercial (RC) District.
(Continued)</p> |

X. ADJOURNMENT

The next meeting of the Planning Commission will be:

- ▶ Regular Meeting – Wednesday, July 10, 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.