

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

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

July 10, 2013  
Wednesday  
Tour – 2:45  
Meeting – 4:00

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

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

**II. TOUR OF INSPECTION**

Shortly after 2:45 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 June 12, 2013.
2. DS 13-59  
Nancy Green  
W/s Lincoln 3 N 13<sup>th</sup>  
Block 135, Lot(s) 19  
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.
3. DS 13-52  
John Michiels  
E/s Casanova 3 N 13<sup>th</sup>  
Block 134, Lot(s) 20  
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.

## **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. MP 13-7  
City of Carmel  
Consideration of recommendations to the City Council to adopt by reference a Monterey County ordinance relating to the licensing of tobacco retailers.
2. MP 13-11  
City of Carmel  
Consideration of recommendations to the City Council for an amendment to the Water Allocation Resolution.
3. SI 13-20  
West Coast Farmers Market  
Sunset Center  
Consideration of a sign application for the establishment of signs for the farmers market located at Sunset Center.

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| 4. DR 13-22<br>Susan Stilwell (Carmel Lodge)<br>NE Cor. San Carlos & 5 <sup>th</sup><br>Block 50, Lot(s) 13-20 | Consideration of a Design Review application for exterior alterations to a hotel located in the Service Commercial (SC) District.  |
| 5. DS 12-68<br>Malcolm Ghazal<br>NE San Antonio & 10 <sup>th</sup><br>Block V, Lot(s) 18 & 20                  | Consideration of Design Study (Concept) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District.       |
| 6. DS 12-111<br>Bill & Adriana Hayward<br>SE Ocean & Carmelo<br>Block M, Lot(s) 2 & 4                          | Consideration of a Plan Revision application for an approved Design Study at a property located in the Single Family Residential (R-1) District.   |
| 7. DS 13-63<br>Chris & Barbara Hardy<br>W/s Monte Verde 3 S 2 <sup>nd</sup><br>Block II, Lot(s) 37             | Consideration of Design Study (Concept & Final), Variance and Coastal Development Permit applications for the alteration of an existing residence located in the Single Family Residential (R-1) District. |
| 8. DS 13-61<br>Mario Pimentel<br>E/s Dolores 2 S 10 <sup>th</sup><br>Block 116, Lot(s)                         | 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.    |
| 9. DS 13-69<br>Peter & Susan Loewy<br>SW Mission & 1 <sup>st</sup><br>Block 11, Lot(s) 1,3,5,7                 | Consideration of a zoning determination for a property located in the Single Family Residential (R-1) District.  |
| 10. DR 13-21<br>Richard Pepe<br>NW Junipero & 6 <sup>th</sup><br>Block 58, Lot(s) 25                           | Consideration of a Design Review application for exterior alterations to a building located in the Service Commercial (SC) District.   |

**X. ADJOURNMENT**

The next meeting of the Planning Commission will be:

- ▶ Regular Meeting – Wednesday, August 14, 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 & 7<sup>th</sup> Avenues, during normal business hours.