

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

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

August 14, 2013
Wednesday
Tour – 2:45
Meeting – 4:00 p.m.

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 July 10, 2013.

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.

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| 1. DS 13-61 Mario Pimentel E/s Dolores 2 S 10 th Block 116, Lot(s) 4 | 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. |
| 2. DS 13-67 Anne McGowan E/s Casanova 2 N 13 th Block 134, Lot(s) 22 | Consideration of Design Study for the construction of a detached carport in the front setback of a property located in the Single Family Residential (R-1) District. |
| 3. DS 12-68 Malcolm Ghazal NE San Antonio & 10 th Block V, Lot(s) 18 & 20 | Consideration of Design Study (Final) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District. |
| 4. DR 13-15 Old Mill Properties, LLC W/s Mission 4 S 7 th Block 90, Lot(s) 11 | 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. |

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| <p>5. DS 13-53 Edward & Josie Ybarro E/s Casanova 5 N Ocean Block EE, Lot(s) 10</p> | <p>Consideration of Design Study (Concept) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Residential and Limited Commercial (RC) District.</p> |
| <p>6. AD 13-1 Robb & Dale Johnson W/s San Antonio bt. Ocean & 4th Block SS, Lot(s) 4</p> | <p>Consideration of a Zoning Code Interpretation for a property located in the Single Family Residential (R-1), Archaeological Significance Overlay (AS) and Beach and Riparian Overlay (BR) Districts.</p> |
| <p>7. DS 13-36 Bill & Laurie Massa 26095 Ladera Drive Block MA, Lot(s) 9</p> | <p>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> |
| <p>8. DS 13-17 Joseph Faxon E/s Guadalupe 4 N 6th Block 63, Lot(s) 14</p> | <p>Consideration of Design Study, Demolition Permit and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) District.</p> |
| <p>9. DR 13-22 Susan Stilwell NE San Carlos & 5th Block 50, Lot(s) 13-20</p> | <p>Consideration of a Design Review application for exterior alterations to a hotel located in the Service Commercial (SC) District. (Carmel Lodge)</p> |
| <p>10. DS 12-111 Bill & Adriana Hayward SE Ocean & Carmelo Block M, Lot(s) 2 & 4</p> | <p>Consideration of a Plan Revision application for an approved Design Study at a property located in the Single Family Residential (R-1) District.</p> |

X. ADJOURNMENT

The next meeting of the Planning Commission will be:

- ▶ Special Meeting – Wednesday, August 21, 2013 at 3:00 p.m.
- ▶ Regular Meeting – Wednesday, September 11, 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.