

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION – MINUTES
JUNE 12, 2013**

I. CALL TO ORDER AND ROLL CALL

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

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

II. TOUR OF INSPECTION

The Commission toured the following sites: Faxon, Nelson, Forest Hill Park, Goldenson, Mitchell/Lewis, Wulff, Michiels, Smith, Massa.

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 Council granted the appeal for DR 12-26 (Kimball/Campbell) and that the wine sub-committee had met.

Commissioner Reimers announced that she would like to agendaize for a future meeting a discussion on what is closing time.

VI. APPEARANCES

Barbara Livingston appeared before the Commissioner.

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.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 4:18 p.m. Kimberly DiBenedetto appeared before the Commission. The Commission required some clarification, so the matter was continued to later in the meeting.

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)

Commissioner Reimers re-cused herself from the discussion.

Commissioner DALLAS move **to approve the application**, seconded by LEPAGE and **carried** by the following roll call vote:

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

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.

Mike Branson, City Forester, presented the staff report. Chair Paterson opened the public hearing at 4:35 p.m. Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 4:37 p.m.

Commissioner DALLAS moved **to approve the application with staff's Special Condition #1 and addition of Special Condition #2 – Southside of Ocean Avenue between San Antonio and Scenic be completed at the same time**, seconded by GOODHUE and **carried** by the following roll call vote:

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

Commissioner LEPAGE moved **to approve the application with staff's Special Conditions #1-3 and #5-14, change to Special Condition #4 – The store is permitted to operate between the hours of 10 a.m. and 10 p.m. 9 p.m. daily,** seconded by

DALLAS and **carried** by the following roll call vote:

AYES: Dallas, Goodhue, LePage, Paterson

NOES: None

ABSENT: Reimers

ABSTAIN: None

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.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 5:16 p.m. Gerry Case, Pat Corrigan and Claudio Ortiz appeared before the Commission. There being no other appearances, the public hearing was closed at 5:29 p.m.

Commissioner LEPAGE moved **to approve the application with staff's Special Condition #1 and change to #2 – The applicant shall reduce the height of the residence to an extent determined by the Planning Commission – the plate height shall be reduced by 6”**, seconded by GOODHUE and **carried** by the following roll call vote:

AYES: Dallas, Goodhue, LePage, Reimers, Paterson

NOES: None

ABSENT: None

ABSTAIN: None

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.

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 5:42 p.m. Michelle Comeau, Craig Holdren, Barbara Livingston and Peter Butler appeared before the Commission. There being no other appearances, the public hearing was closed at 6:02 p.m.

After further discussion the public hearing was re-opened at 6:16 p.m. Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 6:19 p.m.

Commissioner LEPAGE moved **to continue the application and have applicant return with a revised parking plan.**

Motion withdrawn.

Commissioner LEPAGE moved **to approve the application and have applicant work with staff on revised parking plan to incorporate more open landscaping areas,** seconded by GOODHUE and **carried** by the following roll call vote:

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

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| 4. DS 13-33
David Goldenson
E/s Dolores 4 S 10 th
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. |
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Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 6:33 p.m. Don Cox and Roberta Miller appeared before the Commission. There being no other appearances, the public hearing was closed at 6:40 p.m.

Commissioner LEPAGE moved **to deny the application,** seconded by GOODHUE and **carried** by the following roll call vote:

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

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| 5. DS 13-17 (Faxon)
Jag Real Estate Holdings
E/s Guadalupe 4 N 6 th
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. |
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Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 6:54 p.m. Adrienne Lopez, Joe Faxon, Lorna Clairbond, Jim Wilcox, Barbara Brooks, Lynette Zimmerman and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 7:30 p.m.

Commissioner DALLAS moved **to continue the application with staff, Commission and neighbors input. Applicant shall return with a line drawing showing street elevation of neighboring two houses,** seconded by LEPAGE and **carried** by the following roll call vote:

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

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.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 7:59 p.m. Claudio Ortiz and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 8:16 p.m.

Commissioner REIMERS moved **to accept the concept design with the following staff's Special Conditions #1-3 and addition of Special Condition #4 – reduce entry; #5 – remove deck to projected area; #6 – submit full landscape plan showing a** reduction in site coverage, seconded by DALLAS and **carried** by the following roll call vote:

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

7. DS 13-51
Diane Perry Smith
E/s Carmelo 4 S 13th
Block DD, Lot(s) 8
- 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.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 8:33 p.m. Diane Perry Smith and Peter Smith appeared before the Commission. There being no other appearances, the public hearing was closed at 8:45 p.m.

There was no motion. The Commission provided direction to the applicant.

X. ADJOURNMENT

There being no further business to come before the Commission the meeting was adjourned at 9:05 p.m.

Leslie Fenton, Administrative Coordinator

ATTEST:

Keith Paterson, Chair