

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION – MINUTES
JULY 10, 2013**

I. CALL TO ORDER & 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: Hardy, Carmel Lodge, Pepe, Pimentel, Green, Ghazal, Hayward.

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 there will be a Special Planning Commission meeting in August. One of the topics to be discussed will be water.

VI. APPEARANCES

Rudolph Schroeder, Dory Petit, Fred Skittina and Anthony Lombardo appeared before the Commission.

VII. CONSENT AGENDA

1. Consideration of minutes from June 12, 2013.

Commissioner LEPAGE moved **to approve Consent Agenda item # 1**, seconded by GOODHUE and **carried** by the following roll call vote:

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

VIII. CONSENT AGENDA (PULLED ITEMS)

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| 2. DS 13-59
Nancy Green
W/s Lincoln 3 N 13 th
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. |
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Commissioner Goodhue re-cused himself from the discussion.

Chair Paterson opened the public hearing at 4:30 p.m. Scott Green and Nancy Green appeared before the Commission. There being no other appearances, the public hearing was closed at 4:36 p.m.

Commissioner LEPAGE moved **to approve the application with staff's Special Condition #1; addition of Special Condition #2 – applicant shall remove wood siding on lower elevation and retain the stucco; addition of Special Condition #3 – fence in front set-back shall be lowered to 4' and comply with design guidelines; and addition of Special Condition #4 – applicant shall work with staff on demo plan as presented**, seconded by DALLAS and **carried** by the following roll call vote:

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

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| 3. DS 13-52
John Michiels
E/s Casanova 3 N 13 th
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. |
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Chair Paterson opened the public hearing at 4:40 p.m. Gerry Case and Rudolph Schroeder appeared before the Commission. There being no other appearances, the public hearing was closed at 4:45 p.m.

Commissioner DALLAS moved **to approve the application with staff's Special Conditions**, seconded by LEPAGE and **carried** by the following roll call vote:

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

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| 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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Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 5:09 p.m. Jan Taylor, Roberta Miller, Jerry Lomey, Barbara Livingston and Richard Kreitman appeared before the Commission. There being no other appearances, the public hearing was closed at 5:25 p.m.

Commissioner LEPAGE moved **to approve the application with deletion of Special Condition #1 – The applicant shall withdraw proposal for the sign in the median at the intersection of Ocean Avenue and Junipero Street unless authorized by the Planning Commission; addition of Special Condition #2 – signs shall be reduced in size to 18”x 24” and addition of Special Condition #3 – permit shall expire in three (3) months**, seconded by DALLAS and **carried** by the following roll call vote:

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

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| 4. DR 13-22
Susan Stilwell
NE San Carlos & 5 th
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.
(Carmel Lodge) |
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Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 5:35 p.m. Darryl Hawkins and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 5:50 p.m.

Commissioner DALLAS moved **to continue project with changes and applicant shall return with a landscape plan**, seconded by LEPAGE and **carried** by the following roll call vote:

Before the vote was taken the public hearing was re-opened at 6:10 p.m. so that the applicant could speak. There being no other appearances, the public hearing was closed at 6:15 p.m.

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

5. DS 12-68
Malcolm Ghazal
NE San Antonio & 10th
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.

Commissioner Reimers re-cused herself from the discussion.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 6:20 p.m. Anthony Lombardo, Jun Siliano, Michael McClure, Peter Boutin and Malcolm Ghazal appeared before the Commission. There being no other appearances, the public hearing was closed at 6:46 p.m.

Commissioner GOODHUE moved **to approve the application with staff's Special Conditions**, seconded by LEPAGE and **carried** by the following roll call vote:

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

6. DS 12-111
Bill & Adriana Hayward
SE Ocean & Carmelo
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.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 7:06 p.m. Bill Hayward and Chris Boqua appeared before the Commission. There being no other appearances, the public hearing was closed at 7:20 p.m.

Commissioner REIMERS moved **to continue the project and request applicant to provide samples of the roofing material and decorative railing be eliminated**, 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 13-63
Chris & Barbara Hardy
W/s Monte Verde 3 S 2nd
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.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 7:36 p.m. Terry Latassa and Chris Hardy appeared before the Commission. There being no other public appearances, the public hearing was closed at 8:02 p.m.

Commissioner REIMERS moved **to continue the project and have applicant review parking in front and re-design font element**, seconded by DALLAS and **carried** by the following roll call vote:

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

8. DS 13-61
Mario Pimentel
E/s Dolores 2 S 10th
Block 116, Lot(s) 4
- 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 8:12 p.m. Bill Vasilovich, Roberta Miller and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 8:31 p.m.

Commissioner REIMERS moved **to continue the project with revised drawings as submitted at July Planning Commission meeting**, seconded by LEPAGE and **carried** by the following roll call vote:

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

9. DS 13-69
Peter & Susan Loewy
SW Mission & 1st
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.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 8:42 p.m. Steve Beals and Brian Congleton appeared before the Commission. There being no other appearances, the public hearing was closed at 9:00 p.m.

Commissioner DALLAS moved **to treat the property as one 16,000 square foot building site when determining the allowed floor area. Allowing the southern lot to be treated separately would set a precedent for other properties that have a similar scenario**, seconded by REIMERS and carried by the following roll call vote:

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

10. DR 13-21
Richard Pepe
NW Junipero & 6th
Block 58, Lot(s) 25
- Consideration of a Design Review application for exterior alterations to a building located in the Service Commercial (SC) District.

Commissioner Reimers re-cused herself from the discussion.

Marc Wiener, Acting Senior Planner, presented the staff report. Chair Paterson opened the public hearing at 9:08 p.m. Braden Sterling, Barbara Livingston, Jonathan Sapp, Roberta Miller appeared before the Commission. There being no other appearances, the public hearing was closed at 9:22 p.m.

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

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

X. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 9:30 p.m.

Leslie Fenton, Administrative Coordinator

ATTEST:

Keith Paterson, Chair