

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION – MINUTES
JULY 11, 2012**

I. CALL TO ORDER AND ROLL CALL

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

STAFF PRESENT: Sean Conroy, Planning & Building Services Manager
Marc Wiener, Associate Planner
Leslie Fenton, Administrative Coordinator

II. TOUR OF INSPECTION

The Planning Commission toured the following sites: Beach restroom location, Byrne and Forge.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

Members of the audience joined Commission members in the pledge of allegiance.

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

Sean Conroy, Planning & Building Services Manager, announced the following:

1. The Coastal Commission has certified the Design Guidelines that the sub-committee worked on and the Planning Commission approved.
2. A Storm Water workshop will be held on August 4th, 2012 at Oldemeyer Center in Seaside.
3. Special Planning Commission tomorrow, Thursday July 12, 2012, at 3:00 p.m.

VI. APPEARANCES

None

VII. CONSENT AGENDA

1. Consideration of minutes from May 9, 2012, Regular Meeting.

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

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

2. Consideration of minutes from June 13, 2012, Regular Meeting.

Commissioner LEPAGE moved **to approve item #2 of the Consent Agenda as amended**, seconded by GOODHUE and **carried** by the following roll call vote:

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

3. UP 12-5
Macerich Carmel Plaza
Junipero/Mission bt. Ocean & 7th
Block 78, Lot(s) All
- Consideration of a Use Permit application to extend the hours of operation for an existing restaurant located in the Central Commercial (CC) District. (Bistro Beaujolais)

Commissioner PATERSON moved **to approve item #3 of the Consent Agenda as submitted**, seconded by GOODHUE and **carried** by the following roll call vote:

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

IX. PUBLIC HEARINGS

1. MP 12-1 (Beach Restrooms)
City of Carmel
SW Scenic & Santa Lucia
- Consideration of a request to reconsider the planning Commission's decision to approve Design Review and Coastal Development Permit applications for the construction of a public restroom located in the Park (P-2), Archaeological Significance Overlay (AS) and Beach and Riparian Overlay (BR) Districts.

Commissioner LEPAGE moved **to reconsider MP 12-1**, seconded by PATERSON and **carried** by the following roll call vote:

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

Chair Reimers opened the public hearing at 4:08 p.m. Robert Carver, Jean Grace, Patricia Van Kirk, Belinda Holliday, Skip Lloyd, Barbara Livingston, Anthony Lombardo, Eric Miller and Joyce Steven appeared before the Commission. There being no other appearances, the public hearing was closed at 4:45 p.m.

After further discussion, the public hearing was re-opened at 5:25 p.m. Skip Lloyd, Eric Miller, Jean Grace, Barbara Livingston, Cindy Lloyd and Angus Jeffers appeared before the Commission. There being no other appearances, the public hearing was closed at 5:31 p.m.

Commissioner LEPAGE moved **to continue the project with design items provided by Commission to architect**, seconded by PATERSON and **carried** by the following roll call vote:

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

2. DR 12-9	Consideration of a Design Review application
Macerich Carmel Plaza	for exterior alterations to the Carmel Plaza
Junipero/Mission bt. Ocean & 7 th	located in the Central Commercial (CC)
Block 78, Lot(s) All	District. (Kate Spade)

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 5:41 p.m. Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 5:43 p.m.

Commissioner LEPAGE moved **to accept color as presented in flat finish**, seconded by DALLAS and **carried** by the following roll call vote:

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

- | | |
|--|--|
| <p>3. DS 12-36
Dale & Margaret Byrne
26040 Ridgewood Drive
Block 2W, Lot(s) 18</p> | <p>Consideration of Design Study and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) and Archaeological Significance Overlay (AS) District.</p> |
|--|--|

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 5:46 p.m. John Mandurrago appeared before the Commission. There being no other appearances, the public hearing was closed at 5:53 p.m.

Commissioner LEPAGE moved **to accept concept application with staff's Special Condition #2; change to Special Condition #1 - The applicant shall plant ~~one~~ two upper-canopy tree of substantial size and caliber and of a species approved by the City Forester. The tree shall be planted onsite located approximately 10 feet from any building and shown on the final landscape plan submitted with the building permit application. Staff and the City Forester will work with the applicant on choosing a tree that will protect neighboring views; change to Special Condition #3 - The applicant shall remove all encroachments from the City's right-of-way. The applicant is permitted to apply for an encroachment permit for the front walkway; and addition of Special Condition #4 – driveway width shall be reduced to 10' wide.**

seconded by PATERSON and **carried** by the following roll call vote:

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

- | | |
|--|---|
| <p>4. DS 12-51
Carol Torrero
W/s Lobos 4 N 2nd Ave.
Block 18, Lot(s) 13</p> | <p>Consideration of Design Study and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District and Very High Fire Hazard Severity Zone (VHFHSZ). CONTINUED</p> |
|--|---|

- | | |
|---|---|
| <p>5. DR 12-16
Borromeo Forge
SE San Carlos & 7th
Block 90, Lot(s) 2 & 4</p> | <p>Consideration of a Design Review application for the placement of an ironwork sculpture in the Bell Tower Courtyard located in the Service Commercial (SC) District.</p> |
|---|---|

Chair Reimers re-cused herself from the discussion.

Sean Conroy, Planning & Building Services Manager, presented the staff report. Vice-chair Dallas opened the public hearing at 6:05 p.m. Lisa Guthrie and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 6:07 p.m.

After further discussion, the public hearing was re-opened at 6:09 p.m. Roberta Miller appeared before the Commission. There being no other appearances, the public hearing was closed at 6:10 p.m.

Commissioner PATERSON moved **to approve the application with a time limit for display of twelve (12) months and applicant shall replace the flower bed if and when the sculpture is removed**, seconded by GOODHUE and **carried** by the following roll call vote:

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

6. Flanders Mansion
City of Carmel
25800 Hatton Road

Public hearing for receiving comments on the re-circulated draft environmental impact report prepared for the sale of the Flanders Mansion Project.

Sean Conroy, Planning & Building Services Manager, presented the staff report. Chair Reimers opened the public hearing at 6:27 p.m. Joyce Steven and Skip Lloyd appeared before the Commission. There being no other appearances, the public hearing was closed at 6:30 p.m.

There was no motion required for this item. Receive public comments only.

X. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 6:31 p.m.

Leslie Fenton, Administrative Coordinator

ATTEST:

Janet Reimers, Chair