

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION – MINUTES
AUGUST 8, 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: 9/11 Memorial, Pepe, 4th & Santa Rita LLC, Salmon, Herbst, Momboisse, Carmel Presbyterian Church and Schicketanz.

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. Brown Act Training will be held Tuesday, August 21, 2012, 1:30-3:00. Session scheduled for Thursday August, 23, has been canceled.
2. The joint Planning Commission/Forest & Beach Commission meeting will be held Wednesday, August 29, 2012, time to be determined.

Commissioner Dallas announced that a second meeting in September could be an option to handle the extra applications and Planning Commission business.

VI. APPEARANCES

Glen Mozinga appeared before the Commission.

VII. CONSENT AGENDA

1. Consideration of minutes from July 11, 2012, Regular Meeting.
2. Consideration of minutes from July 12, 2012, Special Meeting.

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| 3. UP 12-6
Nancy Moresco
W/s Dolores bt. 5 th & 6 th
Block 55, Lot(s) 16 | Consideration of the reissuance of a Use Permit to allow live music in an existing restaurant located in the Central Commercial (CC) District.
(Jack London's) |
| 4. UP 12-7
OWRF – Carmel Plaza
Junipero/Mission bt. Ocean & 7 th
Block 78, Lot(s) All | Consideration of the reissuance of a Use Permit to allow live music at the Carmel Plaza located in the Central Commercial (CC) District. |
| 6. SI 12-31
Carmel Presbyterian Church
SE Junipero & Mt. View
Block 88, Lot(s) 1-5,7 | Consideration of a Sign Application to allow temporary signage for three temporary events per year at a site located in the Single Family Residential (R-1) District. |

Commissioner PATERSON moved **to approve the Consent Agenda**, seconded by GOODHUE and **carried** by the following roll call vote:

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

VIII. CONSENT AGENDA (PULLED ITEMS)

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| 5. DS 12-54
Mike & Lynn Momboisse
SW Santa Fe & 6 th
Block 67, Lot(s) 2-5 | Consideration of a Design Study (Track 1 Referral) application for a new fence for a residence located in the Single Family Residential (R-1) District. |
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Sean Conroy, Planning & Building Services Manager, presented the staff report. Chair Reimers opened the public hearing at 4:10 p.m. Al Saroyan appeared before the Commission. There being no other appearances, the public hearing was closed at 4:14 p.m.

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

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

IX. PUBLIC HEARINGS

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| 1. DR 12-14
9/11 Memorial
NW Ocean & Junipero | Consideration of recommendations to the City Council regarding the placement of a 9/11 memorial at Devendorf Park. |
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Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 4:20 p.m. CarrieAnn, Monte Miller, John Mandurrago and Robin Faulkenberg appeared before the Commission. There being no other appearances, the public hearing was closed at 4:30 p.m.

Commissioner LEPAGE moved **to approve the application as submitted with the following recommendations to the City Council:**

1. Authenticity letter to be provided prior to Council approval.
2. Submit engraving font to staff for approval.
3. Use smaller stone.
4. Use location #3 – near fish pond.
5. Engrave back of plaque with information stating where the steel piece is originally from.

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

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

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| 2. DS 12-55
Harry & Jane Herbst
E/s Santa Fe 2 S 5 th
Block 61, Lot(s) 4 | Consideration of Design Study (Concept) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family (R-1) District. |
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Marc Wiener, Associate Planner, presented the staff report. Chair Reimer opened the public hearing at 4:52 p.m. Darren Davis, Don McBride and Philip Sosna appeared before the Commission. There being no other appearances, the public hearing was closed at 5:02 p.m.

Commissioner DALLAS moved **to continue the application to the September meeting with staff's Special Conditions and directions from Commission – review encroachment area, lower plate height of garage, landscape plan, move garage so as not to interfere with stairway entrance, seconded by LEPAGE and carried by the following roll call vote:**

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

3. DS 12-61 Consideration of a Design Study application (Track 1 Referral) for exterior alterations to an existing residence located in the Single Family Residential (R-1) District.
Mary Ann Schicketanz
Torres 2 NE 10th
Block 107, Lot(s) 9 & 10

Sean Conroy, Planning & Building Services Manager, presented the staff report. Chair Reimers opened the public hearing at 5:24 p.m. Mary Ann Schicketanz appeared before the Commission. There being no other appearances, the public hearing was closed at 5:35 p.m.

No motion needed, provided guidance to applicant.

4. DS 12-58 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.
4th & Santa Rita LLC
SW Santa Rita & 4th
Block 46, Lot(s) 1,2,5

Commissioners Dallas and Paterson re-cused themselves from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 5:55 p.m. Dana Annereau, Frankie Laney and Linda Anderson appeared before the Commission. There being no other appearances, the public hearing was closed at 6:10 p.m.

After further discussion, Chair Reimers re-opened the public hearing at 6:11 p.m. Nick Batridus appeared before the Commission. There being no other appearances, the public hearing was closed at 6:13 p.m.

Commissioner LEPAGE moved **to continue the application with the following guidelines – mass needs to be lowered, plate height 1st floor; simple roof, eliminate flat elements; authentic fireplace; traditional window style on the south side; simplify east elevation**, seconded by GOODHUE and **carried** by the following roll call vote:

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

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| <p>5. DS 12-31
 Adam & Janet Salmon
 W/s Santa Fe 5 S 5th
 Block 60, Lot(s) 9</p> | <p>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.</p> |
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Commissioner Paterson re-cused himself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 6:26 p.m. Darren Davis, Shelly Frisbee, Adam Salmon, Helen West and Philip Sosna appeared before the Commission. There being no other appearances, the public hearing was closed at 6:47 p.m.

Commissioner LEPAGE moved **to continue the application with directions/guidance from Planning Commission, recommend a one-story design,** seconded by DALLAS and **carried** by the following roll call vote:

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

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| <p>6. DR 12-17
 Richard Pepe (Vesuvio)
 NW Junipero & 6th
 Block 58, Lot(s) 25</p> | <p>Consideration of a preliminary concept review for alterations to an existing outdoor area associated with a restaurant in the Service Commercial (SC) District.</p> |
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Sean Conroy, Planning & Building Services Manager, presented the staff report. Chair Reimers opened the public hearing at 7:03 p.m. Richard Pepe and Bradon Sterling appeared before the Commission. There being no other appearances, the public hearing was closed at 7:20 p.m.

No motion needed. Commission provided direction to the applicant.

X. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 7:40 p.m.

Leslie Fenton, Administrative Coordinator

ATTEST:

Janet Reimers, Chair