

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION – SPECIAL MEETING MINUTES
DECEMBER 12, 2011**

I. CALL TO ORDER AND ROLL CALL

PRESENT: Commission Members: Beach, Dallas, Paterson, Reimers
ABSENT: Commission Members: Hillyard

STAFF PRESENT: Sean Conroy, Planning & Building Services Manager
Marc Wiener, Associate Planner
Leslie Fenton, Administrative Coordinator
Don Freeman, City Attorney (portion of the meeting only)

II. TOUR OF INSPECTION

The Planning Commission toured the following sites: Collins, Plum Holdings, Fairbanks, Momsen, Carmel Building Design Lincoln Street project, and McCraine.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

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

V. ELECTION OF CHAIR AND VICE-CHAIR

Commissioner DALLAS moved to continue the elections to the January 2012 meeting, seconded by PATERSON and carried by the following roll call vote:

AYES: Beach, Dallas, Paterson, Reimers
NOES: None
ABSENT: Hillyard
ABSTAIN: None

VI. 2012 PROPOSED PLANNING COMMISSION MEETING DATES

The Commissioners agreed on the proposed 2012 meeting dates.

VII. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

None

Motion withdrawn.

Commissioner BEACH moved **to continue the project, appellant and owner to work with staff on color options which will resolve glare issue**, seconded by DALLAS and **carried** by the following roll call vote:

AYES: Beach, Dallas, Reimers
NOES: Paterson
ABSENT: Hillyard
ABSTAIN: None

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| 2. DS 11-100
Plum Holdings, LLC
E/s Monte Verde 2 N 3 rd
Block 31, Lot(s) 14 | Consideration of Design Study, Demolition Permit and Coastal Development Permit applications for a new residence located in the Single Family Residential (R-1), Beach and Riparian (BR), Archaeological Significance (AS) and Park (P) Overlay Districts. |
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Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 5:04 p.m. Claudio Ortiz, Fred Kern, Barbara Livingston, Carol Delecker, Maria Sorrow, Craig Ataide, Christie Downing, Loreli Kalinowski and Mary Liskin appeared before the Commission. There being no other appearances, the public hearing was closed at 5:31 p.m.

Commissioner Reimers moved **to continue the project requesting the following items:**

1. **Alternate for moving garage if desired by the applicant to preserve natural slope.**
2. **Reduce front deck size.**
3. **Reduce square footage from upper level.**
4. **Remove 4.9' space in front of garage, more landscaping.**
5. **Door to guest room from lower deck.**
6. **Consider reducing or removing retaining walls and provide drawings.**
7. **Wood continued on all windows.**
8. **Reduce ridge-line to eliminate mass.**
9. **Large upper-canopy trees and smaller trees added.**

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

AYES: Paterson, Beach, Dallas, Reimers
NOES: None
ABSENT: Hillyard
ABSTAIN: None

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| <p>3. DS 11-108
Bruce & Christina Fairbanks
4th Ave. 2 SE Monte Verde
Block 53, Lot(s) 1 & 3</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) Districts.</p> |
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Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 6:52 p.m. Ron Brown appeared before the Commission. There being no other appearances, the public hearing was closed at 7:00 p.m.

Commissioner PATERSON moved **to Continue the application with staff's Special Conditions #3 and #6; deletion of Special Conditions #1 and #2; change to Special Condition #4 – The applicant shall provide more fenestration on the east half of the residence, including a dining room window and garage sliding door; change to Special Condition #5 – All new sections of fence shall meet the four foot height limit and be open in design; addition of Special Condition #7 – Straighten out the driveway to provide better access to the garage,** seconded by DALLAS and **carried** by the following roll call vote:

AYES: Paterson, Beach, Dallas, Reimers
 NOES: None
 ABSENT: Hillyard
 ABSTAIN: None

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| <p>4. DS 11-90
Jeffrey & Linda Momsen
SE Casanova & 10th
Block E, Lot(s) 2</p> | <p>Consideration of Design Study, Demolition Permit and Coastal Development Permit applications for the demolition of an existing residence and the construction of a new residence located in the Single Family Residential (R-1) District.</p> |
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Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 7:13 p.m. Jeff Momsen, Ken Hertel, Chris Momson, Barbara Livingston and Roberta Miller appeared before the Commission. There being no other appearances, the public hearing was closed at 7:44 p.m.

XIII. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 8:26 p.m.

Leslie Fenton, Administrative Coordinator

ATTEST:

Janet Reimers, Chair