

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION – MINUTES
JANUARY 9, 2013**

I. CALL TO ORDER AND ROLL CALL

PRESENT: Commissioners: Dallas, LePage, Goodhue, Paterson

ABSENT: Commissioners: Reimers

STAFF PRESENT: Marc Wiener, Associate Planner
Leslie Fenton, Administrative Coordinator

II. TOUR OF INSPECTION

The Planning Commission toured the following sites: LeVett, Watson, Kimball/Cambell, Efird, CPINES 7 LLC, McGowan, Domicile Capital, Cronin.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

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

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

None

VI. APPEARANCES

Barbara Livingston and Joan Buchanan appeared before the Commission.

VII. CONSENT AGENDA

1. Consideration of minutes from December 12, 2012, Regular Meeting.

2. DS 12-130 Frances Watson W/s Dolores 2 N 3 rd Block 30, Lot(s) 15	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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Commissioner LEPAGE moved **to approve the Consent Agenda**, seconded by GOODHUE and **carried** by the following roll call vote:

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

VIII. CONSENT AGENDA (PULLED ITEMS)

None

IX. PUBLIC HEARINGS

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| 1. UP 12-20
CPINES 7 LLC
SE Dolores & 7 th
Block 91, Lot(s) 2,4,6,8 | Consideration of a Preliminary Concept Review for the establishment of an event center at a site located in the Service Commercial (SC) District. |
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Commissioner Dallas re-cused himself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 4:19 p.m. Fred Kern, Jim Griffith, Denny LeVett, Amanda LeVett, Jude Calise, Judy Profetta, Rich Pepe, Barbara Livingston, Roberta Miller, Brian Congleton, Bobby Richards, Lisa Bennett, tony Lombardo and Vick O’Dello appeared before the Commission. There being no other appearances, the public hearing was closed at 4:52 p.m.

Commissioner LEPAGE moved **to recommend to Council that they support this proposal and the Planning Commission’s designation as a Community Center, condition #4 regarding parking is correct and that the community supports the proposal for off-site parking**, seconded by GOODHUE and **carried** by the following roll call vote:

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

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| 2. DS 12-132
Anne McGowan
E/s Casanova 2 N 13 th
Block 134, Lot(s) 22 | Consideration of a Design Study Application for the installation of vinyl windows on a residence located in the Single Family Residential (R-1) District. |
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Commissioner Goodhue re-cused himself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 5:07 p.m. Anne McGowan, Ed Robbins and Roberta Miller appeared before the Commission. There being no other appearances, the public hearing was closed at 5:16 p.m.

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

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

3. DS 12-122
Dennis LeVett
W/s Lincoln 2 N 5th
Block 53, Lot(s) 19
- Consideration of Design Study (Concept & Final) and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) District.

Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 5:27 p.m. Chris Tescher, Barbara Livingston, Antonio Simonelli, Jacquelyn Simonelli and Heather O'Connell appeared before the Commission. There being no other appearances, the public hearing was closed at 6:10 p.m.

Commissioner LEPAGE moved **to approve the application with staff's Special Condition #1 and addition of Special Condition #2 – submit landscape plan which shows west view privacy; #3 – 2nd deck shall be built with a solid railing at least 36" high and #4 – submit plan with fence height at a minimum of 8' from LeVett side,** seconded by DALLAS and **carried** by the following roll call vote:

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

4. DS 12-112
Terril & Kathryn Efird
W/s Vizcaino 9 S Mt. View
Block 112, Lot(s) 9
- Consideration of Design Study (Concept) and Coastal Development Permit applications for the addition of a second-story to an existing residence located in the Single Family Residential (R-1) District.

Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 6:37 p.m. Terril Efird, Terry LaTassa, Brian Congleton, Robert Herrick, Billie Herrick, Karen Sharp, Roger Bulgard and Susan Bulgard appeared before the Commission. There being no other appearances, the public hearing was closed at 7:13 p.m.

Commissioner GOODHUE moved **to approve the concept review**, seconded by DALLAS and **carried** by the following roll call vote:

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

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| 5. DR 12-26
Peter Kimball/Kathy Cambell
W/s Torres 2 N 5 th
Block 48, Lot(s) 19 | Consideration of a Preliminary Concept Review for the construction of a new residence on a property located in the Multi-Family Residential (R-1) District. |
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Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 7:25 p.m. Peter Davis appeared before the Commission. There being no other appearances, the public hearing was closed at 7:27 p.m.

Commissioner GOODHUE moved **to approve the design concept**, seconded by LEPAGE and **carried** by the following roll call vote:

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

X. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 7:45 p.m.

Leslie Fenton, Administrative Coordinator

ATTEST:

Keith Paterson, Chair