

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA**

Regular Meeting
City Hall
East side of Monte Verde Street
Between Ocean & Seventh Avenues

December 9, 2009
Wednesday
2:45 p.m.

I. CALL TO ORDER AND ROLL CALL

Commissioners: Victoria Beach
Steve Hillyard
Janet Reimers, Vice-chair
Robin Wilson
Alan Hower, Chair

II. TOUR OF INSPECTION

Shortly after 2:45 p.m. the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at **4:00 p.m.** or as soon thereafter as possible.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

V. ELECTION OF CHAIRMAN AND VICE-CHAIR

VI. 2010 PROPOSED PLANNING COMMISSION REGULAR MEETING DATES

VII. ANNOUNCEMENTS FROM DIRECTOR OR CHAIR

VIII. APPEARANCES

Anyone wishing to address the Commission on matters not on the agenda, but within the jurisdiction of the Commission may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Commission agenda will not receive action at this meeting but may be referred to staff for a future meeting. Presentations will be limited to three minutes, or as otherwise established by the Commission. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them.

IX. CONSENT AGENDA

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and/or removed from the Consent Agenda. Items on the Consent Agenda marked with * have been noticed as public hearings. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and adopted as recommended.

1. Consideration of Planning Commission minutes from November 4, 2009.
2. MP 09-8
City of Carmel
City Wide
Consideration of Design Study and Coastal Development Permit application for site improvements to the Del Mar Parking area located at the foot of Ocean Ave.
3. VA 08-2
H & N Enterprises
E/s Monte Verde 4 N 3rd
Block 31, Lot(s) 8
Consideration of Design Study and Variance applications to install an elevator in a nonconforming residence located in the Single Family Residential (R-1) and Beach & Riparian Overlay (BR) Districts.
4. DS 09-115
Trisha Wilson
Del Mar 3 SE of Ocean
Block C2, Lot(s) 2
Consideration of a Design Study application for exterior alterations of an existing residence located in the Single Family Residential (R-1) and Beach and Riparian Overlay District.
5. DS 09-121
San Carlos LLP
N/s 12th bt. San Carlos & Dolores
Block 131, Lot(s) 11 & 13
Consideration of a request for a Time Extension for Design Study and Coastal Development Permit approvals for the construction of a new residence in the Single Family Residential (R-1) District.

X. CONSENT AGENDA (PULLED ITEMS)

XI. PUBLIC HEARINGS

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

1. MP 09-9
City of Carmel
City Wide
Consideration of a Design Study application for the construction of a pedestrian pathway from the Pebble Beach Gate to 4th Avenue and the construction of a beach access staircase at the north end of Carmel Beach.
2. UP 08-2
Carmel Sands Lodge Partners
NE corner San Carlos & 5th
Block 50, Lot(s) 13-20
Consideration of Design Review, Demolition Permit and Use Permit applications and a Mitigated Negative Declaration for the demolition and reconstruction of the Carmel Sands Motel located in the Service Commercial (SC) District.
3. DS 09-91
GJ Properties
E/s Guadalupe 4 N 5th
Block 44, Lot(s) 14
Consideration of revisions to a previously approved Design Study and Coastal Development Permit application for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District.
4. DS 09-82
Michael & Mary Ann Pietro
N/s 11th 2 W of Carmelo
Block W, Lot(s) 17 & 19
Consideration of Design Study (Concept & Final), 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.
5. UP 09-13
Warren Carmel Properties (Pogni)
SW corner Ocean & Mission
Block 77, Lot(s) 1 & 2
Consideration of a Use Permit application authorizing more than one ancillary use at a retail store located in the Central Commercial (CC) District.
6. DS 09-120
Sam Fonte
N/s 2nd bt. Monte Verde & N.
Casanova
Block 2nd Street, Lot(s) Parcel 1
Consideration of a Design Study application for a request to install aluminum clad wood windows in a residence located in the Single Family Residential (R-1) and Beach & Riparian (BR) Overlay District.
7. DS 09-122
Robertson Family Trust
2824 Santa Lucia
Block 8, Lot(s) 5
Consideration of a Design Study application for exterior alterations of an existing residence located in the Single Family Residential (R-1) and the AS Overlay Districts.

XII. ADJOURNMENT

The next meeting of the Planning Commission will be:

- ▶ Regular Meeting – Wednesday, January 13, 2010 at 3:30 p.m.

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. Carmel-by-the-Sea City Hall is an accessible facility. The City of Carmel-by-the-Sea telecommunications device for the Deaf/Speech Impaired (T.D.D.) Number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request of the Administrative Coordinator. If you need assistance, please advise Leslie Fenton what item you would like to comment on and the microphone will be brought to you.

NO AGENDA ITEM WILL BE CONSIDERED AFTER 8:00 P.M. UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE PLANNING COMMISSION. ANY AGENDA ITEMS NOT CONSIDERED AT THE MEETING WILL BE CONTINUED TO A FUTURE DATE AS DETERMINED BY THE COMMISSION.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning & Building Department located in City Hall, E/s Monte Verde between Ocean & 7th Avenues, during normal business hours.