

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

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

February 10, 2010
Wednesday
3:00 p.m.

I. CALL TO ORDER AND ROLL CALL

Commissioners: Victoria Beach
Keith Paterson
Robin Wilson
Steve Hillyard, Vice-Chair
Janet Reimers, Chair

II. TOUR OF INSPECTION

Shortly after 3:00 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. ANNOUNCEMENTS FROM DIRECTOR OR CHAIR

VI. 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.

VII. ADMINISTRATION

1. Fiscal year 2009/10 goal. Discuss and take appropriate action.

VIII. 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 January 13, 2010.
2. DS 10-1
Gilbert Neil
S/s Scenic S of 10th
Consideration of Design Study and Coastal Development Permit applications for the installation of a memorial bench on the beach bluff pathway along Scenic Drive.
3. DS 09-135
Brian Leidig
Scenic & 8th
Consideration of Design Study and Coastal Development Permit applications for the installation of a memorial bench on the beach bluff pathway along Scenic Drive.
4. DR 10-1
Dennis Levett
SE Cor. Ocean & Mt. View
Blk 79, Lots All
Consideration of a time extension for Design Review, Use Permit, Demolition and Coastal Development Permit approvals for the construction of four new condominium units and the creation of two low-income units in an existing historic structure for a site located in the Forest Cottages Specific Plan Area.
5. DS 10-5
Buildwell Construction
26026 Ridgewood Rd.
Block 2W, Lot(s) 16
Consideration of the Re-Issuance of Design Study, Demolition and Coastal Development Permit approvals for the demolition of an existing residence and the construction of a new residence in the R-1 and AS Districts.
6. DS 10-6
Tom Wilson
Santa Fe 3 SW 8th
Block 100, Lot(s) 7
Consideration of a design study application for a fence in excess of six feet in height on a site located in the Single Family Residential (R-1) District.

VIX. CONSENT AGENDA (PULLED ITEMS)

X. 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. UP 08-2
Carmel Sands Lodge Partners
NE corner San Carlos & 5th
Block 50, Lot(s) 13-20
Consideration of Design Review, Demolition, Use and Coastal Development Permit applications and a Mitigated Negative Declaration for the demolition and reconstruction of the Carmel Sands Motel located in the Service Commercial (SC) District.
2. MP 10-1
City of Carmel
City-wide
Consideration of amendments to the Zoning Ordinance/Local Coastal Implementation Program banning Medical Marijuana Dispensaries in the City.
3. DS 09-136
Jernstedt Trust
W/s Monte Verde bet. 2nd & 3rd
Blk II, Lot 31
Consideration of a Design Study application for the installation of a metal roof on an existing residence located in the Single Family Residential (R-1) and Archaeological Significance Overlay (AS) Districts.
4. DS 08-37
Stephen & Patty Mayer
Junipero 3 NW of 12th
Block 129, Lot(s) 13 & 15
Consideration of Design Study (Concept & Final) and Coastal Development Permit applications for the substantial alteration of an historic residence located in the Single Family Residential (R-1) and Archaeological Significance Overlay (AS) Districts, a waiver of certain zoning requirements, and a Mitigated Negative Declaration.

XI. ADJOURNMENT

The next meeting of the Planning Commission will be:

- ▶ Regular Meeting – Wednesday, March 10, 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.