

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

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

April 17, 2014
Thursday
Tour – 2:15 p.m.
Meeting – 4:00 p.m.

I. CALL TO ORDER AND ROLL CALL

Commissioners: Steve Dallas, Chair
Jan Reimers, Vice-Chair
Don Goodhue
Michael LePage
Keith Paterson

II. TOUR OF INSPECTION

Shortly after 2:15 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). The Tour may also include projects previously approved by the City and not on this 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 AND REORGANIZATION OF COMMISSION OFFICERS

IV. PLEDGE OF ALLEGIANCE

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

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 Chair. 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. 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 removed from the Consent Agenda. 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 draft minutes from March 11, 2014 Regular Meeting
2. Consideration of draft minutes from March 25, 2014 Special Meeting – Workshop
3. AD 14-02
Bench Dedication
Randell Bishop
Mission Trails field adjacent
to Flander’s Mansion
Administrative Determination (AD 14-02) for
the proposed site of a new bench in Mission
Trail Nature Preserve
4. DS 14-13 (Assemi)
Cheryl Assemi
Casanova Street, 4 SE of 12th
Block 134; Lot 8
APN: 010-175-017
Consideration of a Final Design Study (DS 14-
13) application for alterations to an existing
residence located in the Single-Family
Residential (R-1) Zoning District

VIII. CONSENT AGENDA (PULLED ITEMS)

(This is a placeholder to be used only in the event that one or more items are pulled from the consent agenda.)

IX. 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. DS 13-120 (Tope)
Andrew & Lara Tope
Forest Road 2 NW of 7th Ave.
Block 83; Lot 7
APN: 010-041-007
Consideration of a Final Design Study (DS 13-
120) application for alterations to an existing
residence located in the Single-Family
Residential (R-1) Zoning District

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| <p>2. DS 14-14 (Hawley)
 Charles Hawley
 Santa Fe St. 5 SW of 8th Ave.
 Block 100; Lots 9 & 11
 APN: 010-053-003</p> | <p>Consideration of Concept Design Study (DS 14-14) and Coastal Development Permit applications for the demolition of an existing structure and construction of a new residence located in the Single-Family Residential (R-1) Zoning District</p> |
| <p>3. DS 13-149 (Sturdivant)
 Nicki & Don Sturdivant
 Camino Real 7 NE of Ocean
 Block FF; Lots 20 & 22
 APN: 010-251-027</p> | <p>Consideration of a Design Study (DS 13-149) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District</p> |
| <p>4. DR 14-08 (Bell)
 James & Catherine Bell
 Mission 3 NE of 8th Ave.
 Block 89; Lots 14 & N ¼
 of 16
 APN: 010-087-016</p> | <p>Consideration of a Preliminary Design Concept for the construction of a new single-family residence located in the Residential and Limited Commercial (RC) District</p> |
| <p>5. UP 14-03 (The Tea House)
 James Bull
 NE Corner of Mission & 7th
 (Carmel Plaza)
 Block 78; Lots All
 APN: 010-086-006</p> | <p>Consideration of a Use Permit (UP 14-03) to establish a specialty restaurant in an existing commercial space located in the Central Commercial (CC) Zoning District</p> |
| <p>6. UP 14-09 (Windy Oaks Winery)
 Jim Schultze
 Lincoln 4 NE of 6th Ave.
 Block 55; Lots 10 & 12
 APN: 010-138-019</p> | <p>Consideration of a Use Permit (UP 14-09) to establish a retail wine shop with wine tasting as an ancillary use in an existing commercial space located in the Central Commercial (CC) Zoning District</p> |
| <p>7. UP 14-04 (Mundaka's High Tide)
 Gabriel Georis
 San Carlos 2 NE of 7th Ave.
 Block 77; Lot 16
 APN: 010-141-005</p> | <p>Consideration of a Use Permit (UP 14-04) to allow live music at an existing restaurant/bar located in the Central Commercial (CC) Zoning District</p> |
| <p>8. Resolution 14-01
 Capital Improvement Plan
 Review</p> | <p>Review of the FY 2014/15 Capital Improvement Plan (CIP) for consistency with the General Plan</p> |

X. DIRECTOR'S REPORT

XI. ADJOURNMENT

The next two meetings of the Planning Commission will be:

Special Meeting – Thursday, May 15, 2014, at 4:00 p.m.

Regular Meeting – Wednesday, June 11, 2014, at 4:00 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 the Planning Commission Secretary 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 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.