

**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

October 20, 2015
Tuesday
Tour: 2:15 p.m.
Meeting: 4:00 p.m.

A. CALL TO ORDER AND ROLL CALL

Commissioners: Don Goodhue, Chair
 Michael LePage, Vice-Chair
 Keith Paterson
 Jan Reimers
 Ian Martin

B. 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.

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

F. 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.

3. DS 15-283/RA 15-307 (Burgess)
Robert & Patricia Burgess
2928 Franciscan Way
Blk: 9A; Lot: 28
APN: 009-371-029
Consideration of Design Study (DS 15-283) and Reasonable Accommodation (RA 15-307) applications for alterations to an existing residence located in the Single Family Residential (R-1-C-6) Zoning District
4. DS 15-053 (Blincoe)
Joshua Stewman, Homelife Design
Casanova Ave., 5 SW of 8th Ave.
Block: I, Lot: S 11
APN: 010-263-004
Consideration of Design Study (DS 15-053) for the construction of a new 200 square foot carport in the front setback, a new front fence, and site coverage alterations at a property located in the Single-Family Residential (R-1) Zoning District
5. DS 15-339 (Shannon)
Carl and Dianne Shannon
Monte Verde St. 3 NW of 4th Ave
Blk: II; Lots: North ½ of Lot 9 & South ½ of 11
APN: 010-223-032
Consideration of an application for revisions to an approved Design Study (DS 14-90) for the construction of a new residence located in the Single-Family Residential (R-1) Zoning and Archaeological Significance Overlay Zoning Districts (New planning application case number: DS 15-339).
6. DS 15-327 (Carlson)
Cathryn Carlson
NW Corner of Ocean Avenue and Carpenter Street
Blk: 64; Lots: South ½ of 2, 4 & 5
APN: 010-033-006
Consideration of an application for revisions to an approved Design Study (DS 13-146) for exterior siding changes on an existing residence located in the Single-Family Residential (R-1) District (New planning application case number: DS 15-327).
7. DS 15-269 (Trailer)
Zach Trailer
Camino Real 2 NW of 9th
Blk: O; Lot: 15
APN: 010-264-002
Consideration of Concept Design Study (DS 15-269) for the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.
8. DS 15-349 (O'Day)
Robert Littell
SE Corner of 4th and Casanova
Block: EE, Lot: 42
APN: 010-214-028
Consideration of a Design Study (DS 15-349) application for the construction of a detached garage in the front and side-yard setbacks of a property located in the Single Family Residential (R-1) Zoning District
9. UP 15-317 (Il Tegamino)
Levett Properties
S/s of Ocean Ave., between Lincoln & Monte Verde
Blk: 74, Lot: 5 & 6
APN: 010-201-009
Consideration of a Use Permit (UP 15-317) application to allow live music from an existing restaurant located in the Residential and Limited Commercial (RC) Zoning District

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| <p>10. UP 15-334 (Silver from the Himalayas)
Dennis Joshi
Blk: 76, Lot: 12
APN: 010-146-011</p> | <p>Consideration of Appeal (APP 15-334) of an administrative denial of a Business License (BL 15-326) for a new jewelry store located in the Central Commercial (CC) Zoning District</p> |
| <p>11. City of Carmel-by-the-Sea
Commercial Zoning District</p> | <p>Appointment of a subcommittee to study and consider potential amendments to the City Municipal Code restaurant definitions (<i>Oral staff report to be provided at meeting</i>)</p> |

I. DIRECTOR'S REPORT

1. Update from the Director
2. Discussion of the next few Planning Commission meeting dates

J. SUB-COMMITTEE REPORTS

1. Presentation of Draft Document from Modern Subcommittee

K. ADJOURNMENT

The next meeting of the Planning Commission will be:

November, 2015 (*Date to be determined at meeting*)

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, east side of Monte Verde between Ocean & 7th Avenues, during normal business hours.

AFFIDAVIT OF POSTING

I, Marc Wiener, Acting Community Planning and Building Director, for the City of Carmel-by-the-Sea, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Carmel-by-the-Sea City Hall bulletin board, posted at the Harrison Memorial Library on Ocean and Lincoln Avenues and the Carmel Post Office and distributed to members of the media on October 13, 2015.

Dated this 13th day of October 2015 at the hour of 1:00 p.m.

Marc Wiener
Acting Community Planning and Building Director