

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

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

January 8, 2014
Wednesday
Tour – 2:45 p.m.
Meeting – 4:00 p.m.

I. CALL TO ORDER AND ROLL CALL

Commissioners: Steve Dallas
Don Goodhue
Jan Reimers
Michael LePage, Vice-Chair
Keith Paterson, 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). 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 the minutes from December 11, 2013 Regular Meeting

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. DR 13-15
Old Mill Properties, LLC
Mission 4 southwest of 7th
Block 90; Lot(s) 11
Consideration of Final Design Review (DR 13-15) and Coastal Development permit applications for the substantial alteration of an existing building located in the Residential and Limited Commercial (RC) Zoning District (*Continued to 1/23/14*)
2. AD 13-01*
Robb & Dale Johnson
San Antonio 3 SW of 4th
Block SS, Lot(s) 4
Consideration of an Administrative Determination (AD 13-01) to determine the allowed floor area of a residence located in the Single Family Residential (R-1), Archaeological Significance Overlay (AS) and Beach and Riparian Overlay (BR) Zoning Districts
3. DS 13-125
Casanova 5 SW, LLC
Casanova 5 SW of 8th
Block I; Lot(s) 11
Consideration of a Design Study (DS 13-125) application for the construction of a carport in the front-yard setback of a property located in the Single-Family Residential (R-1) Zoning District (*Continued to 1/23/14*)
4. DS 13-112
Adoi, LLC
Carmelo 3 SE of 4th
Consideration of Concept Design Study (DS 13-112) and Coastal Development Permit applications for the construction of a new residence located in the Single

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| Block GG; Lot(s) 20 & 22 | Family Residential (R-1) Zoning District |
| 5. DS 13-105
Vance Coffman
2742 Santa Lucia Ave
Block 3M; Lot(s) 7 | Consideration of Design Study (DS 13-105) and Coastal Development Permit applications for the alteration of an existing residence located in the Single Family Residential (R-1) and Archaeological Significance Overlay (AS) Zoning Districts |
| 6. DR 13-37
Tony Salameh
Mission Street 2 northwest of
7 th Ave
Block 77; Lot(s) 15, 17, 19 &
21 | Consideration of a Design Review (DR 13-37) application for alterations to an existing storefront located in the Central Commercial (CC) Zoning District (Anton & Michel Restaurant) |

X. DIRECTOR'S REPORT

XI. ADJOURNMENT

The next meeting of the Planning Commission will be:

Special Meeting – Thursday, January 23, 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.