

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

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

December 10, 2014
Wednesday
Tour – 1:30 p.m.
Meeting – 4:00 p.m.

A. CALL TO ORDER AND ROLL CALL

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

B. TOUR OF INSPECTION

Shortly after 1:30 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.

G. 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 October 8, 2014 Regular Meeting
2. Consideration of draft minutes from November 12, 2014 Regular Meeting

H. 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 14-03 (Carmel-by-the-Sea)
City of Carmel-by-the-Sea
Citywide | Consideration of Municipal Project (MP 14-03):
Design Options and Locations for Cigarette
Receptacles |
| 2. MP 12-01 (Carmel-by-the-Sea)
City of Carmel-by-the-Sea
West side of Scenic Road at the
intersection of Santa Lucia
APN: 010-294-001 | Update on Scenic Road Restroom Project (MP 12-
01) and the associated landscape plan |
| 3. DS 14-90 (Shannon)
Carl and Dianne Shannon
Monte Verde 3 NW of 4 th Ave
Blk: II, Lots: North ½ of Lot 9 & South
½ of 11
APN: 010-223-032 | Consideration of Final Design Study (DS 14-90) and
associated Coastal Development Permit application
for the construction of a new residence located in the
Single-Family Residential (R-1) and Archaeological
Significance Overlay (AS) Zoning Districts |
| 4. DS 14-117 (Pedersen)
Ole M. Pedersen
Torres 4 SE of 8 th Ave
Blk: 100, Lot: 10
APN: 010-053-007 | Consideration of Design Study (DS 14-117) for the
replacement of a wood-shake roof with composition
shingles on a residence located in the Single-Family
Residential (R-1) District |
| 5. DR 14-33 (Levett)
Dennis Levett
SE Corner of Ocean and Mission | Consideration of a Design Study (DR 14-33) for the
replacement of a composition roof with composition
shingles on a commercial building located in the |

Blk: 58, Lots: 2 & 4
APN: 010-098-015

Service Commercial District

6. DS 14-114 (OSBT)
Alan Lehman
NE Corner of Forest and 7th
Block 2, Lot 5;
APN: 009-201-013
Consideration of Concept Design Study (DS 14-114) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District
7. DS 14-115 (Churchward)
Santa Fe Street 5 SW of 5th Ave
Blk: 60, Lot: 9;
APN: 010-092-004
Consideration of Concept Design Study (DS 14-115) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District
8. DS 14-107 (Hoffman)
San Antonio 3 NW of 13th
Blk: A5, Lots: South portion of 4
APN: 010-292-006
Consideration of Concept Design Study (DS 14-107) and associated Coastal Development Permit application for the construction of a new residence located in the Single-Family Residential (R-1), Park Overlay (P), and Beach and Riparian (BR) Overlay Zoning Districts

I. DIRECTOR'S REPORT

1. Update from the Director
2. Goals and Departmental Work-Plan for 2015
3. Review and possible amendment to the Planning Commission Rules of Procedure

J. SUB-COMMITTEE REPORTS

1. Report from Median Lighting Subcommittee (Reminder: on Dec. 8, 2014 Workshop)
2. Report from Other Sub-Committees

K. ADJOURNMENT

The next meeting of the Planning Commission will be:

Wednesday, January 14, 2015, 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, east side of Monte Verde between Ocean & 7th Avenues, during normal business hours.

AFFIDAVIT OF POSTING

I, Robert A. Mullane, AICP, 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 December 4, 2014.

Dated this 4th day of December 2014 at the hour of 4:15 p.m.

Robert A. Mullane, AICP
Community Planning and Building Director

**ITEM G1. MINUTES FROM 10/8/14 PLANNING
COMMISSION MEETING**

THIS ITEM WILL BE PROVIDED SEPARATELY