

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA
APPROVING A 12-MONTH TIME EXTENSION, EXTENDING THE PERMIT APPROVAL TO DECEMBER
13, 2025, FOR DESIGN STUDY APPLICATION DS 23-180 (NASH), AND ASSOCIATED COASTAL
DEVELOPMENT PERMIT FOR A SUBSTANTIAL ALTERATION TO AN EXISTING TWO-STORY
RESIDENCE LOCATED ON MONTE VERDE STREET 3 SOUTHWEST OF 13TH AVENUE
APN 010-176-018-000

WHEREAS, on December 13, 2023, the Planning Commission adopted Resolution 2023-064-PC approving a combined Concept and Final Design Study and associated Coastal Development Permit for a 24-square-foot single-story addition, demolition of a 188-square-foot detached garage in the front yard setback, construction of a new 224-square-foot detached garage in the front setback, changes in exterior materials, windows, doors, chimneys, skylights, fences, site coverage, and landscaping located on Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District (Block 146, Lot 9); and

WHEREAS, residential design review approvals are valid for 12 months from the date of action;

WHEREAS, the approval of DS 23-180 (Nash) was set to expire on December 13, 2024; and

WHEREAS, on September 12, 2024, Adam Jeselnick, Architect submitted a request on behalf of the owner Jan E Nash TR for a time extension; and

WHEREAS, pursuant to CMC 17.50.170.C, the Planning Commission may administratively grant one extension for approvals originally subject to a public hearing. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval; and

WHEREAS, there have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was approved on December 13, 2023, that would require the project to be reevaluated; and

WHEREAS, this extension also applies to the associated Coastal Development Permit; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the

review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, on December 13, 2023, the Planning Commission found that pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, on September 27, 2024, a notice of the public hearing scheduled for October 9, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 29, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before October 4, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on October 9, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the request for a time extension, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the request; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby grant a 12-month time extension, extending the permit approval to December 13, 2025, for Design Study application DS 23-180 (Nash), and associated Coastal Development Permit for a 24-square-foot single-story addition, demolition of a 188-square-foot detached garage in the front yard setback, construction of a new 224-square-foot detached garage in the front setback, changes in exterior materials, windows, doors, chimneys, skylights, fences, site coverage, and landscaping located on Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District (Block 146, Lot 9).

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of October 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary