

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION REGULAR MEETING MINUTES
Wednesday, December 12, 2018

A. CALL TO ORDER AND ROLL CALL FOR TOUR OF INSPECTION

PRESENT: Commissioners: Bolton, Wendt, Locke, Lehman & LePage

ABSENT: N/A

STAFF PRESENT: Marc Wiener, Community Planning & Building Director
Marnie Waffle, Senior Planner
Catherine Tarone, Assistant Planner
Evan Kort, Assistant Planner
Safarina Maluki, Planning Commission Secretary

B. TOUR OF INSPECTION

The Commission convened at 3:05 p.m. and then toured the following sites:

- DS 18-368 (Zirkel), 2922 Santa Lucia Avenue; Blk: 9, Lot (s): 7
- DS 18-380 (Pure Barre), Carmel Plaza, SE Corner Ocean & Mission; Blk: 78, Lot (s): All
- DS 18-272 (Evensen), Lincoln Street, 3 NE of 5th Ave.; Block: 52, Lot (s): 16
- UP 18-390 (The Pocket Restaurant), Lincoln Street, 5 NE of 6th Ave.; Blk: 55, Lot(s): 10 & 12
- UP 18-150 / VA 18-273 (Talbot Vineyards), E/S Lincoln between 5th & 6th Avenues; Blk: 55; Lot (s): 10 & 12

C. ROLL CALL

Chair LePage called the meeting to order at 4:03 p.m.

D. PLEDGE OF ALLEGIANCE

Members of the audience joined Commission Members in the Pledge of Allegiance.

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

N/A

F. APPEARANCES

1. Georgina Armstrong, resident, spoke about contemporary homes in Carmel-by-the-Sea.
2. Jennifer Blevins, business owner, spoke about the guided bicycle tours.

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. Draft minutes from the November 14, 2018 Planning Commission Meeting (**with corrections**).
2. DS 18-304 (Berris) Consideration of a Final Design Study (DS 18-304) and associated Coastal Development Permit for an addition to an existing residence and demolition of an existing guesthouse located at the southeast corner of San Antonio and 7th Avenue in the Single-family Residential (R-1) Zoning District).
Holdren +Lietzke Architecture, Architect
SE Cor. San Antonio & 7th Ave.
Block: T; Lot (s): 2 & 4
APN: 010-268-012

Chair LePage called for a vote on items 1 and 2. Vote passed with the following record: 5 – 0.

AYES: COMMISSIONERS: BOLTON, LOCKE, WENDT, LEHMAN AND LEPAGE
NOES: COMMISSIONERS: NONE

3. DS 18-272 (Evensen) Consideration of a Final Design Study (DS 18-272) and associated Coastal Development Permit for the demolition of an existing residence and construction of a new two-story residence located on Lincoln Street, 3 NE of 5th Avenue in the Single-Family Residential (R-1) Zoning District.
Thomas Hood, Architect
Lincoln Street, 3 NE of 5th Ave.
Block: 52; Lot(s): 16
APN: 010-137-010
Item pulled for discussion.

Evan Kort, Assistant Planner, addressed concern raised by neighbor at the rear, on the tour of inspection, regarding view impact by a tree on the SE Corner of the lot. Commission recommended that the tree be replaced with a lower canopy city approved tree.

Commissioner Bolton motioned to approve the Final Design Study (DS 18-272 Evensen) and associated Coastal Development Permit subject to the attached findings and conditions of approval and special condition to replace the tree on the SE corner of the lot with a lower canopy city approved tree. Commissioner Lehman seconded the motion which carried the following vote: 5-0-0-0.

AYES: COMMISSIONERS: BOLTON, WENDT, LOCKE, LEHMAN & LEPAGE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

H. PUBLIC HEARINGS

4. ZC 17-277 (First Church of Christ Scientist)
Eric Miller Architects, Inc.
Lincoln & Monte Verde btwn 5th & 6th Avenues
Block: 54; Lot(s): 9, 11-13, 14 & 16
APNs: 010-212-004, -018, 011
- Preliminary review of a proposed Rezone (ZC 17-277) of portions of Block 54 from Single-Family Residential (R-1) to Residential & Limited Commercial (RC) Located on the W/S of Lincoln Street and the E/S of Monte Verde Street between 5th and 6th Avenues in the Single-Family Residential (R-1) Zoning District.

*Continued to January 2019
Planning Commission Meeting.*

Marnie Waffle, Senior Planner advised the commission that the applicant had requested a continuance as they refine the application. Chair requested staff provide a brief overview.

Commissioner Locke made a point of order from the Planning Commission Rules and Procedures.

Commissioner Wendt made reference to the land use provision of RLUIPA 2000 and rezoning.

Georgina Armstrong posed question to the commission regarding the lots during public hearing.

Staff responded to question advising that no new lots; potential lot merger or lot line adjustments are being considered.

Commissioner Locke motioned to continue the project application (ZC 17-277 First Church of Christ Scientist) to the Planning Commission Meeting to be held in January 2019. Commissioner Wendt seconded the motion which carried the following vote: 5-0-0-0.

AYES: COMMISSIONERS: BOLTON, WENDT, LOCKE, LEHMAN & LEPAGE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

5. DR 18-368 (Zirkel) Consideration of a Combined Concept and Final
Mark Thompson Design Design Study (DS 18-368) and associated Coastal
2922 Santa Lucia Avenue Development Permit for additions to an existing
Block: 9; Lot (s): 7 residence located at 2922 Santa Lucia Avenue in
APN: 009-382-003 the Single-Family Residential (R-1) Zoning
Commissioner Wendt recused. District.

Marnie Waffle, Senior Planner, presented the staff report and recommended approval of the project based on the removal of COA #26 regarding liability insurance and a determination whether an upper or lower canopy tree should be required or optional.

Speaker #1: Mark Thompson reviewed the project and answered questions from the commission.

Speaker #2: Sue McCloud spoke in support of the project and urged moderation in the tree decision.

Planning Commissioners discussed and offered insight.

Commissioner Lehman motioned to approve the Combined Concept and Final Design Study (DS 18-368 Zirkel) and associated Coastal Development Permit subject to attached findings and conditions and special conditions to change the stone veneer to hand set stone consistent with residential design guidelines; conditionally plant a lower canopy tree from the city's approve tree list and the deletion of special condition #26. Motion seconded by Commissioner Bolton and carried the following roll call vote: 5-0-0-0.

AYES: COMMISSIONERS: BOLTON, LOCKE, WENDT AND LEPAGE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

3. Up 18-380 (Pure Barre) Consideration of a Use Permit (UP 18-380) to
Danielle Wilson, Architect establish a new Personal Improvement
Carmel Plaza; SE Corner of Ocean & Service at a space located in the Carmel Plaza
Mission on the South East corner of Ocean and
Block: 78; Lot(s): All Mission, in the Central Commercial (CC)
APN: 010-086-006 Zoning District.

Evan Kort, Assistant Planner, presented the staff report and recommended approval. Staff answered questions from the commission.

Speaker/Applicant #1: Anthony Lombard, representing the applicant and the landlord, spoke briefly about the project.

There were no speakers from the public.

Planning Commissioners discussed briefly.

Commissioner Locke motioned to approve the Use Permit (UP 18-380 Pure Barre) with the conditions as amended. Commissioner Lehman seconded the motion which carried the following vote: 5-0-0-0.

AYES	COMMISSIONERS: BOLTON, WENDT, LOCKE, LEHMAN & LEPAGE
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

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| 4. UP 18-390 (The Pocket Restaurant)
Kent A. Ipsen, Owner Operator
Lincoln Street, 5 NE of 6 th Avenue
Block: 55; Lot (s): 10 & 12
APN: 010-138-019 | Consideration of a use Permit Amendment (UP 18-390), for the replacement of an existing restaurant with a new full-line restaurant (The Pocket) and a new outdoor seating area for the restaurant located on Lincoln Street, 5 NE of 6 th Avenue in the Service Commercial (SC) Zoning District. |
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Catherine Tarone, Assistant Planner, presented staff report and recommended approval. Staff answered questions from the commission

Speaker #1: Kent Ipsen, Applicant & Property Owner, spoke about the project, ADA compliance, ramping and the gas fireplace.

Speaker #2: Ken Spilfogel, representing Carmel Restaurant Improvement District, requested the commission delay their decision pending feedback from the restaurant community.

Speaker #3: Anthony Lombardo spoke in support of the project.

Speaker #4: Sue McCloud spoke to the eventual impact music and traffic will have on the community.

Planning Commission held discussion.

Commissioner Lehman motioned to approve the Use Permit amendment (US 18-390 The Pocket Restaurant) and special conditions. Motion seconded by Commissioner Bolton and carried the following roll call vote: 5-0-0-0.

AYES: COMMISSIONERS: BOLTON, LOCKE, WENDT AND LEPAGE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

6. UP 18-150/VA 18-273 Talbott Vineyards) Consideration of a Use Permit (UP 18-150) and Variance (VA 18-273) applications to establish a new wine tasting shop (Talbott Vineyards) at a space located on the east side of Lincoln Street between 5th and 6th Avenues, in the Service Commercial (SC) Zoning District.
- Robert Talbott, Business Owner
E/S Lincoln between 5th & 6th Avenues
Block: 55; Lot(s): Lot(s): 10 & 12
APN: 010-138-019

Marc Wiener, Director of Community Planning & Building, updated the commission on the number of wine tasting shops in the community; presented the staff report and recommended approval. Staff answered questions from the commission.

Speaker #1: Adam Jeselnick, Applicant representing Talbott vineyards, reviewed the project.

The following members of the public spoke in support of the project:
Blythe Conway- Talbott Tasting Room Manager
Anthony Lombardo, Attorney for Talbott Vineyards
Paula Hazdovac

Planning Commissioners held discussion and shared concerns and comments.

Commissioner Locke made the motion to approve the Use Permit (UP 18-150) and Variance (VA 18-273 Talbott Vineyards) subject to special conditions and amend condition #6 that applicant shall transfer the associated Duplicate Type 02 license to the subject space and correct condition #7 to replace Carmel Plaza with Lincoln Lane Courtyard. Motion seconded by Commissioner Wendt and carried the following roll call vote: 5-0-0-0.

AYES: COMMISSIONERS: BOLTON, LOCKE, WENDT, LEHMAN & LEPAGE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

I. DIRECTOR'S REPORT

1. Planning Commission Residential Sub-Committee Workshop on Tuesday, December 18, 2018 at 3:00 pm, with Commissioners LePage and Bolton. Will be looking for feedback on the code amendments focusing on residential zoning.
2. Sidewalk vending ordinance is in development. It will be restricted based on the areas with wide sidewalks and may exclude certain areas. The ordinance takes effect January 2019 (State Bill SB 946).
3. Building Department has issued nearly 600 building permits this year.

J. BOARD MEMBER ANNOUNCEMENT

N/A

K. ADJOURNMENT

There being no further business, Chair LePage adjourned the meeting at 6:29 PM.

The next meeting of the Planning Commission is scheduled:

Wednesday, January 9, 2019 at 4:00 p.m. – Regular Meeting

SIGNED:

Michael LePage, Planning Commission Chair

ATTEST:

Safarina Maluki, Planning Commission Secretary