

REGULAR MEETING
Wednesday, October 14, 2020

TOUR TIME 2:30 PM

MEETING 4:00 PM

ROLL CALL: The following Commissioners were present: Bolton, Lehman, Locke and LePage

EXTRAORDINARY BUSINESS: None

PUBLIC APPEARANCES: None

ANNOUNCEMENTS: Chair LePage announced that Commissioner Wendt did not re-up for the Planning Commission. He expressed his appreciation for her service, her knowledge and attention to detail and stated she will be missed. Commissioners Bolton, Lehman and Locke all wished her the best and admired her for her thoughtfulness and extraordinary knowledge and attention to detail. All Commissioners sent her well wishes.

CONSENT AGENDA

Item 1: September 23, 2020 Special Meeting Minutes

This item was pulled for corrections.

Item 2: DS 19-280 (Pasqua-Kenney, Santa Rita 2 SE 4th): Consideration of a Time Extension for a Concept and Final Design Study (DS 19-280, Pasqua-Kenney) and associated Coastal Development Permit for additions to an existing residence located on Santa Rita, 2 SE of 4th Avenue in the Single-Family Residential (R-1) Zoning District.

CEQA Action: Staff recommends the project be found Categorical Exempt from the California Environmental Quality Act (CEQA) requirements, pursuant to Section 15301 (Class 1) – Existing Facilities.

On a motion by Commissioner Lehman and seconded by Commissioner Locke to approve the minutes as corrected and adopt a Resolution approving DS 19-280 (Pasqua-Kenney, Santa Rita 2 SE 4th) for a Time Extension for a Concept and Final Design Study and associated Coastal Development Permit for additions to an existing residence located on Santa Rita, 2 SE of 4th Avenue in the Single-Family Residential (R-1) Zoning District. The Motion passed by the following roll call vote:

AYES:	COMMISSION MEMBER:	Bolton, Lehman, Locke, LePage
NOES:	COMMISSION MEMBER:	None
ABSENT:	COMMISSION MEMBER:	None
ABSTAINED:	COMMISSION MEMBER:	None

ORDERS OF BUSINESS

PUBLIC HEARINGS

Item 3: **DS 20-100 (Monte Verde Street, 2 NE of Santa Lucia):** Consideration of a Final Design Study (DS 20-100, Azimi) and associated Coastal Development Permit for the demolition of an existing two-story residence and the construction of a new two-story residence located in the Single-Family Residential (R-1) Zoning District. (APN: 010-173-020)

CEQA Action: Staff recommends that the proposed project be found categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures

Assistant Planner, Catherine Tarone presented her staff report and addressed questions of the Commission.

No members of the public spoke.

On a motion by Commissioner Locke and seconded by Commissioner Bolton to adopt a Resolution approving the Final Design Study (DS 20-100, Azimi) and associated Coastal Development Permit for the demolition of an existing two-story residence and the construction of a new two-story residence located in the Single-Family Residential (R-1) Zoning District (APN: 010-173-020) with staffs recommended conditions and special condition #29 that the light bulbs, not fixtures, be 375 lumens or less. The motion passed by the following roll call vote:

AYES: Commission Members: Bolton, Lehman, Locke, LePage

NOES: Commission Members: None

ABSENT: Commission Members: None

ABSTAINED: Commission Members: None

Item 4: Consideration of a New Public Bench and Plaque Donation (BD 20-116) for the Installation of one new cypress half log bench on public land, along the Scenic Road walking path, dedicated in honor of Kiara Hinze. Two additional potential future bench locations (Scenic Road between 8th and 9th Avenue and Scenic Road north of Martin Way) will also be considered.

Assistant Planner, Catherine Tarone presented her staff report and addressed questions of the Commission.

No members of the public spoke.

On a motion by Commissioner Lehman and seconded by Commissioner Locke to adopt a Resolution approving a new Public Bench and Plaque Donation (BD 20-116) for the installation of one new cypress half log bench on public land along the Scenic Road walking path near 12th

Avenue, dedicated in honor of Kiara Hinze, and approve two additional future bench locations (Scenic Road between 8th and 9th Avenue and Scenic Road north of Martin Way). The motion passed by the following roll call vote:

- AYES: Commission Members: Bolton, Lehman, Locke, LePage
- NOES: Commission Members: None
- ABSENT: Commission Members: None
- ABSTAINED: Commission Members: None

Item 5: DS 20-259 (Jackson, Dolores 3 NE 11th): Consideration of a Track 1 Design Study Referral (DS 20-259, Jackson) for the installation of a new copper roof on an existing residence located on Dolores Street, 3 NE of 11th Avenue in the Single-Family Residential (R-1) Zoning District.

CEQA Action: Staff recommends the project be found Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities).

Associate Planner, Evan Kort presented the staff report and addressed questions of the Commission.

The following members of the public spoke: Jennifer Scudder and Kelly Scudder.

On a motion by Commissioner Bolton and seconded by Commissioner Lehmann to continue this application and have the applicant resubmit an application with a different metal roofing material or they may resubmit and obtain staff approval if the roofing material is fiberglass composition or tile shingles. The motion passed by the following roll call vote:

- AYES: COMMISSION MEMBER: Bolton, Lehmann, Locke, LePage
- NOES: COMMISSION MEMBER: None
- ABSENT: COMMISSION MEMBER: None
- ABSTAINED: COMMISSION MEMBER: None

Item 6: DS 20-191 (Carmelo 2 NW of 12th): Consideration of a Concept Design Study (DS 20-191, Brookes) and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a new residence located on Carmelo Street, 2 NW of 12th Avenue in the Single-Family Residential (R-1) Zoning District, Beach & Riparian Overlay and Coastal Commission Appeal Jurisdiction Overlay. (APN: 010-279-019)

CEQA Action: Staff recommends that the proposed project be found categorically exempt from CEQA pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures.

Acting Planning and Building Director, Marnie Waffle presented the staff report and addressed questions of the Commission.

The following members of the public spoke: Erik Dyar, Blake Jopling, and Maria Gregoris.

On a motion by Commissioner Lehman and seconded by Commissioner Locke to approve the Concept Design Study (DS 20-191, Brookes) and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a new residence located on Carmelo Street, 2 NW of 12th Avenue in the Single-Family Residential (R-1) Zoning District, Beach & Riparian Overlay and Coastal Commission Appeal Jurisdiction Overlay (APN: 010-279-019) with the staffs special conditions and a special condition that the applicant work with the neighbors to address solutions to privacy issues. The motion carried by the following roll call vote:

AYES: Commission Members: Bolton, Lehman, Locke, LePage
NOES: Commission Members: None
ABSENT: Commission Members: None
ABSTAINED: Commission Members: None

Item 7: DR 20-258 (NWC Junipero & 6th Ave): Consideration of a Design Review (DR 20-258, Vesuvio) for a temporary structure on the roof deck of the Vesuvio restaurant located in the Service Commercial (SC) Zoning District. APN: 010-098-008

CEQA Action: Staff recommends that the proposed project be found categorically exempt from CEQA pursuant to Section 15311 (Accessory Structures).

Acting Planning and Building Director Marnie Waffle presented the staff report and addressed questions of the Commission.

The following members of the public spoke: Rich Pepe

On a motion by Commissioner Locke and seconded by Commissioner Lehman to adopt a Resolution approving Design Review (DR 20-258, Vesuvio) for a temporary structure on the roof deck of the Vesuvio restaurant located in the Service Commercial (SC) Zoning District (APN: 010-098-008) until May 31, 2021. The motion carried by the following roll call vote:

AYES: Commission Members: Bolton, Lehman, Locke, LePage
NOES: Commission Members: None
ABSENT: Commission Members: None
ABSTAINED: Commission Members: None

Item 8: DR 20-266 (Seventh & Dolores) - *CONTINUED TO THE TUESDAY, NOVEMBER 10, 2020 SPECIAL MEETING*

DIRECTORS REPORT: Acting Community Planning and Building Director Marnie Waffle reminded the Commissioners that the next meeting is on Tuesday, November 10th, 2020 due to Veterans Day falling on November 11, 2020. In a future meeting she will bring forward information regarding the status of the outdoor seating program.

SUB-COMMITTEE REPORTS: None

FUTURE AGENDA ITEMS:

Item 9: Special Meeting Tuesday, November 10, 2020

ADJOURNMENT

Respectfully submitted,

Margi Perotti, Recording Secretary