

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

PLANNING COMMISSION RESOLUTION NO. 2020-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA) ACCEPTING
THE CONCEPT DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE
DEMOLITION OF AN EXISTING GARAGE ON AN OTHERWISE VACANT LOT, AND CONSTRUCTION OF A
NEW 1,789 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH 364 SQUARE FEET OF SITE COVERAGE
IMPROVEMENTS FOR A SITE LOCATED AT THE SOUTHWEST CORNER OF 5TH & LINCOLN IN THE SINGLE
FAMILY RESIDENTIAL (R-1) ZONING DISTRICT., APN: 010-212-022**

WHEREAS, Adam Jeselnick ("Applicant") submitted an application requesting the approval of a Design Study "DS 20-125" described herein ("Application"); and

WHEREAS, project site is a comprised of a 4,000 square-foot lot of record located on the southwest corner of 5th and Lincoln; and

WHEREAS, the site is currently vacant with the exception of an existing garage; and

WHEREAS, the applicant is seeking approval of a Design Study application for the demolition of the existing garage and construction of a 1,789 square foot two story single family residence; and,

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090; 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 that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (New Construction or Conversion of Small Units); and

WHEREAS, notice of the public hearing was published in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of all public hearings for the Application; and

WHEREAS, on November 10, 2020, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony on the conceptual design of the project in accordance with CMC 17.58.040.B; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its November 10, 2020 hearing including, without limitation, the staff report submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations and testimony herein above set forth and used their independent judgement 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 make the following findings and determinations regarding the Design Study:

<u>FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE</u>		
For each of the required design study findings listed below, staff has indicated whether the concept plans submitted support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.A – Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	
CMC Section 17.64.010.B - Coastal Development Permit Findings	YES	NO

1. Local Coastal Program Consistency: The project, as described in the application and accompanying materials, as modified by the conditions of approval, conforms to the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-by-the-Sea does hereby accept a concept Design Study (DS 20-125, Russey-Hazdovac), and associated Coastal Development Permit for the construction of a new two story residence at the Southwest corner of 5th & Lincoln (APN: 010-212-022) subject to the draft conditions/recommendations listed below:

Recommendations/Draft Conditions		
No.		
1.	Materials. The applicant shall clarify and identify all site coverage materials on the "proposed finishes" sheet in the project plans as the project data table and site plan states only impermeable materials will be used whereas Sheet A11 states permeable materials will be used. All proposed building materials shall be clearly identified in the project plans.	✓
2.	Retaining Wall. The portions of the stone retaining wall located in the street side setback shall not exceed three feet.	✓
3.	Exterior Lighting. The manufactures specifications for all exterior lighting shall be submitted to staff or printed in the plan set for review prior to scheduling the final details hearing.	✓

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Once signed, please return to the Community Planning & Building Department.

**PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA
this 10th day of November, 2020, by the following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Margi Perotti
Planning Commission Secretary