

REGULAR MEETING
Wednesday, September 14, 2022
Meeting 4:00 PM

CALL TO ORDER AND ROLL CALL

The following Commission members were present: Erin Allen, Christopher Bolton, Robert Delves, Stephanie Locke, and Michael LePage

The following Commission members were absent: None.

PUBLIC APPEARANCES

The following members of the public appeared before the Commission:

- Tasha Witt, member of the “Stop Cell Towers in Carmel Neighborhoods” group, commented on the Wireless Ordinance Update.
- Christy Hollenbeck, member of the “Stop Cell Towers in Carmel Neighborhoods” group, commented on the draft Wireless Ordinance Update.
- Michael McWalters, member of the “Golden Rectangle Citizens Committee” and “Stop Cell Towers in Carmel Neighborhoods” group, commented on the draft Wireless Ordinance Update.

ANNOUNCEMENTS

None.

CONSENT AGENDA

Item 1: Adoption of Minutes: August 10, 2022 Regular Meeting

Item 2: Community Planning and Building Department Activity Report: August 2022

The following members of the public appeared before the Commission: None.

It was moved by Chair LePage and seconded by Commissioner Delves to approve the Consent Agenda. The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Bolton, Delves, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

ORDERS OF BUSINESS

None.

PUBLIC HEARINGS

Item 3: Draft Wireless Ordinance: Review and provide a recommendation to the City Council on the draft Wireless Ordinance. **CONTINUE TO A DATE UNCERTAIN.**

Brandon Swanson, Director of Community Planning and Building, thanked the public for their constructive feedback and explained the decision to continue the item in order to adequately and thoughtfully consider all comments received on the draft.

It was moved by Chair LePage and seconded by Commissioner Bolton to continue Item 3 to a date uncertain.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Bolton, Delves, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

Item 4: DR 21-170 (Carmel Beach Hotel & Spa): Consideration of a Design Review for a detached pergola behind Building E at the historic Colonial Terrace Inn rebranded as the Carmel Beach Hotel and Spa located at the northeast corner of San Antonio Avenue and 13th Avenue in the Single-Family Residential (R-1) District and Beach & Riparian Overlay Districts. APN 010-286-015

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

David Fink, Business Owner/Operator, gave a presentation and addressed questions of the Commission.

David Kettle, Contractor and Project Manager, commented on the architectural structures of the project and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: None.

The public hearing was closed.

It was moved by Commissioner Locke and seconded by Commissioner Bolton to adopt a Resolution approving a Design Review for a detached pergola located behind Building E at the historic Colonial Terrace Inn rebranded as the Carmel Beach Hotel and Spa located at the northeast corner of San Antonio Avenue and 13th Avenue in the Single-Family Residential (R-1) and Beach & Riparian Overlay

Districts. Special conditions of approval to include that staff work with the applicant to discuss including additional architectural detail for the pergola, which could be approved at the staff level.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Bolton, Delves, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

Item 5: DS 21-180 (Janz): Consideration of a combined Concept and Final Design Study for single-story additions totaling 409 square feet to an existing 1,404-square-foot two-story residence, inclusive of an attached garage, located at the northeast corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District. APN 010-014-010

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Jim Janz, property owner, thanked the Planning Commission and the Planning Staff for their efforts and commented on a neighbor's letter of concern.

Kathy Janz, property owner, commented on the roofing material and the property insurance.

Eric Beckstrom, Architect, thanked the Planning Commission and the Planning Staff for their efforts and addressed questions of the Commission. Beckstrom also commented on architectural aspects of the project and Solatube skylights.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Michael (no last name given).

The public hearing was closed.

Commissioner Allen recused herself from this item.

It was moved by Commissioner Bolton and seconded by Commissioner Locke to adopt a Resolution approving a Concept Design Study for single-story additions totaling 409 square feet to an existing 1,404-square-foot, two-story residence located at the northeast corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District. The motion included the following draft conditions: applicant is to discuss the project with their concerned neighbors in order to mitigate view impacts, and applicant is to provide more information on Solatube skylights.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Bolton, Delves, Locke, LePage
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NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): Allen (recused)
ABSENT: Commission Member(s): None

Item 6: DS 22-244 (Rainey): Consideration of a Track 1 Design Study Referral for amendments to a Track 2 Design Study approval, DS 20-205 (Rainey), for changes to the exterior window and door schedules including window additions and omissions, alterations to the exterior building form, and site coverage modifications, including the addition of a new spa located on Lincoln Street 5 southeast of 10th Avenue in the Single-Family (R-1) Zoning District. APN 010-182-004

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

Ada Corral and Kevin Keating, Building Designers, gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Roy Church.

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Delves to adopt a Resolution approving a Design Study for amendments to a previously approved Track 2 Design Study Application, DS 20-205 (Rainey), for changes to the exterior window and door schedule throughout, including window additions and omissions, alterations to the exterior building form, and site coverage modifications, including the addition of a new spa located on Lincoln Street 5 southeast of 10th Avenue in the Single-Family (R-1) Zoning District. The motion included Special Condition Number 17, amended to state that windows 108B & 108C shall be modified to an opaque/obscure finish, or that the windows be relocated to the West elevation as previously approved.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Allen, Bolton, Delves, Locke, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): None

Item 7: DS 22-240 (Salehi): Consideration of a Track 1 Design Study Referral for an amendment to Design Study approval DS 20-320 (Salehi) for after-the-fact approval of a fixed picture window on the front elevation in lieu of the approved three-light fixed and operable window with a three-light fixed arched window above at a single-family residence currently under construction located on San Antonio Avenue 5 southeast of 8th Avenue in the Single-Family Residential (R-1) District. APN 010-269-009

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Craig Holdren from Holdren + Lietzke Architecture gave a presentation and addressed questions of the Commission.

Amir Salehi, property owner, commented on the fixed picture window selection.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: None.

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Locke to adopt a Resolution denying Design Study application DS 22-240 (Salehi) for after-the-fact approval of a fixed picture window on the front elevation in lieu of the approved three-light fixed and operable window with a three-light fixed arched window at a single-family residence currently under construction located on San Antonio Avenue 5 southeast of 8th Avenue in the Single-Family Residential (R-1) District.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Bolton, Delves, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

DIRECTOR'S REPORT

Brandon Swanson, Director of Community Planning and Building, gave the following report and addressed questions of the Commission.

- **Design Traditions Project 1.5 Community Workshop #2:** Scheduled for October 3, 2022 at Carpenter Hall, this workshop will focus on the Strategy Paper, which compiles multiple sources of feedback from the public; there will not be as many hands-on exercises as the previous meeting. Elected and appointed officials are invited to this workshop to hear public feedback.
- **In-Person Meetings:** Based on City Council direction, the Planning Commission will discuss in-person meetings in a future agenda; updates on mask policies will be forthcoming from the City Administrator.
- **Update on Beach Fires:** In the coming months, there will be updated ordinances addressing beach fires, including language approving propane fires only; amendments will include zoning codes and coastal permits; the Planning Commission will hear the item before it is heard by City Council. The Pilot Program ends November 30, 2022.
- **Forthcoming Amendments in Near-future Agendas:** Wireless Ordinance, ADU Ordinance, timeshare language amendments, and beach fires ordinance.

FUTURE AGENDA ITEMS

Item 8: Next Regular Meeting: October 12, 2022

ADJOURNMENT

6:10 p.m.

APPROVED:

ATTEST:

Michael LePage, Chair

Leah Young, Recording Secretary