

**SPECIAL MEETING
Wednesday, January 15, 2025**

TOUR 3:00 PM

MEETING 4:00 PM

CALL TO ORDER AND ROLL CALL - TOUR

The following Commission members were present for the tour: Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke.

The following Commission members were absent: None.

TOUR OF INSPECTION

Item A: DS 24273 (Barretta): Southeast corner of 10th and Junipero Avenues

Item B: DS 24326 (Smith): Northeast corner of Torres Street and 1st Avenue

Item C: DS 24321 (Jensen): Santa Lucia 2 northeast of Scenic Road

Item D: DS 24164 & VA 24263 (Brown): Scenic Road 3 southeast of 12th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Commission members were present: Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke.

The following Commission members were absent: None.

PUBLIC APPEARANCES

The following members of the public appeared before the Commission: Neil Kruse.

ANNOUNCEMENTS

Brandon Swanson, Acting Director of Community Planning and Building, informed the Commission that he and the City Administrator met with the Monterey Fire Chief, the Carmel-by-the-Sea Police Chief, and the Carmel-by-the-Sea Police Commander to discuss the implementation of the Community Wildfire Prevention Program. A discussion will be held by the City Council on February 3, 2025, on what can be learned from the ongoing fires in Southern California and about what more the City can do for the public. Mr. Swanson asked the community and Commissioners to attend and be a part of that conversation. The City will also be partnering with the Carmel Residents Association to host a conversation bringing together the community and representatives from the Monterey Fire Department, the Carmel Police Department, as well as representatives from utilities like PG&E and CalAm. The Community Wildfire Prevention Program is available online for those interested.

CONSENT AGENDA

Item 1: December 11, 2024, Regular Meeting Minutes

Item 2: Monthly Activity Report: December 2024

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: None.

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Commissioner Allen to approve the consent agenda.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Allen, Karapetkov, Locke, LePage

NOES: Commission Member(s): None

ABSTAINED: Commission Member(s): None

ABSENT: Commission Member(s): None

PUBLIC HEARINGS

Item 3: Roofing Materials: Discussion and policy direction from the Planning Commission on roofing materials, including but not limited to metal roofs.

Brandon introduced the item asking for direction and discussion from the Commission and the community.

Jacob Olander, Associate Planner, presented the staff report and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Daniela De Sola, Joe Nucci, Don Goodhue, Rob Nicely, Matt Hanner, Justin Hasting, Neil Kruse, Erik Dyar, Victoria Beach, Matt Hanner, Cindy Lloyd, Jill Petker, Pete Scudder, Gretchen Flesher, Maria Rengifo-Ruess, Bahar Iranmanesh, and Robert Carver.

Chair LePage closed the meeting for public comment.

The Commission instructed staff to agendize this item for the next meeting and provide more detailed guidelines on how to develop the roofing materials policy, beginning with the formalization of goals specific to each material, with an emphasis on authenticity.

Item 4: DS 24326 (Smith): Consideration of a Track 1 Design Study Referral, DS 24326 (Smith), for the replacement of an existing wood shake roof with a new metal roof on an existing single-family residence located on the northeast corner of Torres Street and 1st Avenue in the Single-Family Residential (R-1) District. APN: 009-131-006-000

Katherine Wallace, Associate Planner, presented the staff report and addressed questions of the Commission.

Nathan Smith, property owner, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Neil Kruse and Maria Rengifo-Ruess.

Chair LePage closed the meeting for public comment.

It was moved by Commissioner LePage and seconded by Commissioner Karapetkov to adopt a resolution approving a Track 1 Design Study Referral to remove the existing wood shake roof and install a new roof on the pitched gable portion of an existing two-story single-family residence located at the northeast corner of Torres Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District, APN 009-131-006-000 with the added conditions that the applicant work with staff to choose a color that adheres to the design guidelines and that the additional existing tar and gravel roof be replaced for continuity.

The motion passed by the following roll call vote:

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

Item 5: DS 24273 (Barretta): Consideration of a Track One Design Study Referral, DS 24273 (Barretta) for the replacement of the wood shake roof of a two-story single-family residence and detached garage with a vertical standing seam Sheffield dark bronze metal roof on the two-story single-family residence and tar and gravel on the detached garage located on the southeast corner of Junipero Avenue and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-072-018-000.

Jacob Olander, Associate Planner, presented the staff report and addressed questions of the Commission.

Jaiver Heredia, Agent representing the Applicant, and Russell Barretta, property owner, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Neil Kruse.

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Locke and seconded by Commissioner Allen to adopt a resolution approving a Track 1 Design Study Referral to remove the existing wood shake roof and install a new roof on an existing two-story single-family residence and replace the existing wood shake roof of the detached garage with a tar and gravel roof located at the southeast corner of Junipero Avenue and 10th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-072-018-000 with the condition that the applicant work with staff to choose a material other than a vertical standing seam metal roof.

The motion passed by the following roll call vote:

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

Item 6: DS 24321 (Jensen): Consideration of a Track One Design Study Referral, DS 24321 (Jensen) for the replacement of the wood shake roof of a two-story single-

family residence with a vertical standing seam metal roof located on Santa Lucia Avenue 2 NE of Scenic Road in the Single-Family Residential (R-1) District. APN: 010-293-013-000.

Jacob Olander, Associate Planner, presented the staff report and addressed questions of the Commission.

Rob Nicely, Contractor representing the Applicant, and Gretchen Flesher, Architect representing the Applicant, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Micah Hill.

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Commissioner Karapetkov to adopt a resolution approving a Track 1 Design Study Referral to remove the existing wood shake roof and install a new roof on an existing two-story single-family residence located Santa Lucia Avenue 2 northeast of Scenic Road in the Single-Family Residential (R-1) Zoning District, APN 010-293-013-000, eliminating special condition 20 to allow for a standing seam metal roof and adding the condition the applicant choose a material at 25 SRI or below.

The motion failed by the following roll call vote:

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

It was moved by Commissioner Allen and seconded by Commissioner Locke to adopt a resolution approving a Track 1 Design Study Referral to remove the existing wood shake roof and install a new roof on an existing two-story single-family residence located Santa Lucia Avenue 2 northeast of Scenic Road in the Single-Family Residential (R-1) Zoning District, APN 010-293-013-000 with the condition that the applicant work with staff to choose a material other than a vertical standing seam metal roof.

The motion passed by the following roll call vote:

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

Item 7: DS 24164/VA 24263 (Brown): Consideration of a Combined Concept and Final Design Study (DS 24164), and associated Coastal Development Permit for substantial alterations to an existing single-family residence, and Variance (VA 24263) for modifications to maximum site coverage regulations located at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-292-011

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

Eric Miller, Architect representing the Applicant, and Steve Brown, property owner, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Neil Kruse and Rob Nicely.

Chair LePage closed the meeting for public comment.

Eric Miller, Architect representing the Applicant, gave closing comments to clarify the ownership of the retaining wall on the east side of the property.

It was moved by Chair LePage and seconded by Commissioner Locke to adopt a resolution approving the combined Concept and Final Design Study (DS 24164), and associated Coastal Development Permit for substantial alterations to an existing single-family residence, and Variance (VA 24263) for modifications to maximum site coverage regulations located at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay, APN 010-292-011 with the added conditions that window style be uniform throughout the building and the retaining wall on the northwest corner of the property be replaced to include a potential Encroachment Permit.

The motion passed by the following roll call vote:

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

RECESS

The Commission adjourned to a break at 7:37 PM. Returned at 7:45 PM.

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Commission members were present: Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke.

The following Commission members were absent: None.

Item 8: DS 22-057 (Lim): Consideration of a combined Concept and Final Design Study for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,794 square-foot, two-story single-family residence, inclusive of a 286 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000.

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

Justin Hastings, Contractor representing the Applicant, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Mike McColl and Gwen McColl.

Chair LePage closed the meeting for public comment.

Angie Phares, Designer representing the Applicant, gave closing comments.

It was moved by Chair LePage and seconded by Commissioner Locke to adopt a resolution denying a combined Concept and Final Design Study for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,793 square-foot, two-story single-family residence, inclusive of a 288 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay, APN 010-225-003-000 with the addition of finding the project inconsistent with condition 6, specifying that the design concept is not consistent with the goals, objectives, and policies related to residential design in the general plan.

The motion passed by the following roll call vote:

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

DIRECTORS REPORT

Brandon Swanson, Acting Director of Community Planning and Building, gave a report and answered questions of the Commission.

- **Planning Commissioner Interviews:** A recommendation for appointment will be brought to the City Council on February 3, 2025.
- **Historic Context Statement:** The City Council approved Updated Historic Context Statement at the January 14, 2025, meeting.
- **Staffing Update:** The new Director of Community Planning and Building will start on February 3, 2025.

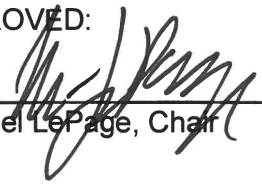
FUTURE AGENDA ITEMS

Item 9: Next Regular Meeting: February 11, 2025

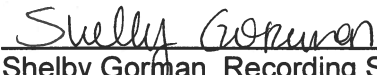
ADJOURNMENT

8:15 PM

APPROVED:


Michael LePage, Chair

ATTEST:


Shelby Gorman, Recording Secretary