



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

Planning Commissioners Mel Ahlborn, Erin Allen,
Stefan Karapetkov, Michael LePage, Stephanie
Locke

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

Regular Meeting Wednesday, January 21, 2026

**TOUR - 3:00 PM
MEETING - 4:00 PM**

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

<https://ci-carmel-ca-us.zoom.us/j/86287177199?pwd=GwHIW4HciBil6Bd8Sbo5RGSTbhofpD.1>

To attend Zoom webinar via telephone, dial +1 (669) 444-9171, Webinar ID: 862 8717 7199, Passcode: 001916

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, or use the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to sgorman@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

The Board/Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the tour. The tour is intended only to give the Board/Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour

of Inspection. Following completion of the tour, the Board/Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

- A. **DR 25313 & UP 25314 (Verizon Sequoia Deployment):** PG&E utility pole in front of Carmelo 4 southeast of 10th Avenue; Coordinates: 36.549328, -121.926906
- B. **DS 25153 (Van Selow):** Lincoln Street 3 northeast of 4th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker will be muted.

ANNOUNCEMENTS

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Board/Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

- 1) November 18, 2025 Special Meeting Minutes
- 2) December 10, 2025 Regular Meeting Minutes
- 3) Monthly Activity Report: December 2025
- 4) **DS 25153 (Van Selow):** Consideration of a Final Details Design Study, DS 25153 (Van Selow), for a 486 square-foot addition to an existing two-story residence and site improvements for the property located at Lincoln Street 3 northeast of 4th Avenue in the Single-Family Residential (R-1) District and Archeological Overlay Zone.

Proposed CEQA Action: Find the project categorically exempt from

environmental review pursuant to section 15301 (Existing Facilities) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

ORDERS OF BUSINESS

- 5) **Director Referral:** Continued from the October 8, 2025, and December 10, 2025 Planning Commission hearing, receive a Director's Referral to discuss the permit and operation history of A.W. Shucks Cocktail & Oyster Bar and consideration of an amendment to UP 93-45 (Murray/Weaver). The property is located at Ocean Ave 3 southwest of San Carlos Street, in the Central Commercial (CC) Zoning District, APN 010-146-017-000.

Proposed CEQA Action: Find that the Planning Commission's determination is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

PUBLIC HEARINGS

- 6) **DS 25357 (Krugler):** Consideration of a Track 1 Design Study Referral for a request to amend the Conditions of Approval with a previously approved Track 2 Design Study Application, DS 21-250 (Krugler), located on Crespi Avenue 9 southeast of Mountain View Avenue in the Single-Family (R-1) Zoning District. **CONTINUE TO DATE UNCERTAIN**

Proposed CEQ Action: Find the project categorically exempt from environmental review pursuant to sections 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

- 7) **DS 25019 (McWhorter):** Consideration of a Final Details Design Study, DS 25019 (McWhorter), for the demolition of an existing single-family residence and the construction of a 1,750-square-foot two-story residence, inclusive of an attached garage, located at Carmelo Street 2 northeast of Scenic Road in the Single-Family Residential (R-1) District. **CONTINUE TO DATE UNCERTAIN**

Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to section 15302 (Replacement or Reconstruction) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this

case.

- 8) **DR 25313 & UP 25314 (Verizon Sequoia Deployment):** Consideration of a Use Permit, Design Review, and Coastal Development permit for the construction of a Small Wireless Facility on a replacement PG&E utility pole in the public right-of-way in front of Carmelo Street 4 southeast of 10th Avenue in the Single-Family Residential (R-1) District.

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15303 (Class 3) (New Construction or Conversion of Small Structures) and Section 15304 (Class 4) (Minor Alterations to Land) and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 9) Joint Planning Commission & Forest and Beach Commission: January 29, 2026
- 10) Next Regular Meeting: February 11, 2026

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage (<http://www.ci.carmel.ca.us>) in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).