

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

**SPECIAL MEETING MINUTES**

**Tuesday, November 18, 2025**

**CALL TO ORDER AND ROLL CALL**

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

The following Commission members were absent: None

**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.

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

**ANNOUNCEMENTS**

None

**PUBLIC HEARINGS**

- 1) **Design Traditions 1.5:** Receive a presentation on the current draft of the revised Design Guidelines (Design Traditions 1.5) and provide feedback on both the form and function of the document. The Planning Commission's feedback will be shared with the City Council at an upcoming meeting where the Council will also be receiving a presentation on the draft and providing feedback and direction on the draft Design Guidelines.

**Speakers:**

Brandon Swanson, Assistant City Administrator

Michael LePage, Planning Commission Chair and representative on the Wildfire Committee

**Public Comment:**

Karyl Hall

Ian Martin  
Anatoly Ostretsov  
Laurel Pavesi  
Charle Thomas  
Victoria Beach  
Nancy Twomey

**Speakers:**

Brandon Swanson, Assistant City Administrator

**Public Comment:**

Ian Martin

**RECESS 5:26 - 5:31PM**

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

The following Commission members were absent: None

**Public Comment:**

Jeff Baron  
Ian Martin  
Mary Ann  
Nancy Twomey  
Cindy Lloyd  
Victoria Beach

**DIRECTOR'S REPORT**

None

**FUTURE AGENDA ITEMS**

- 2) Next Regular Meeting: December 10, 2025

**ADJOURNMENT**

**5:50 PM**

**APPROVED:**

Signed by:  
  
\_\_\_\_\_  
Michael LePage, Chair

**ATTEST:**

Signed by:  
  
\_\_\_\_\_  
Shelby Gorman, Commission Clerk