



# 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, February 11, 2026**

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

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### **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/85075274055?pwd=xjGuf1VHPManTYPLVc94aalwt24Tld.1>

To attend Zoom webinar via telephone, dial +1 (669) 444-9171, Webinar ID: 850 7527 4055, 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](mailto: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.

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## **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.

1. **DS 25272 (Gartner):** Dolores Street 2 northwest of 10th Avenue
2. **DS 25357 (Krugler):** Crespi Avenue 9 southeast of Mountain View Avenue
3. **UP 25178, UP 25303, & DR 25184 (Great Valley Holdings, LLC & Mama's Boy):** Dolores 2 northeast of 5th Avenue
4. **DS 25139 (Kshire Property Investments LLC):** Monte Verde Street 4 southwest of 3rd 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) Monthly Activity Report: January 2026
- 2) January 21, 2026 Regular Meeting Minutes
- 3) February 4, 2026 Special Meeting Minutes

### **PUBLIC HEARINGS**

- 4) Annual General Plan and Housing Element Progress Reports for 2025

**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.

- 5) **Director Referral:** Continued from the October 8, 2025, December 10, 2025 and January 21, 2026 Planning Commission hearings, consideration and adoption of a resolution regarding A.W. Shucks Cocktail & Oyster Bar (located on Ocean Avenue 3 Southwest of San Carlos Street, in the Central Commercial (CC) Zoning District) including: (1) a resolution determining and finding that the use as a drinking establishment has been abandoned and the resolution would also amend Use Permit No. UP 93-45 to convert the allowed use from a drinking place to a full line restaurant which amendment would be subject to the written consent of AW Shucks or, in the alternative (2) a resolution directing staff to communicate with AW Shucks regarding an amendment to Use Permit No. UP 93-45 to omit limited food service and add a full line restaurant as an ancillary use that is greater than 10% of the primary use.

**Proposed CEQA Action:** Find that the Planning Commission's determination is not a project subject to CEQA and assuming it is a project it is exempt under CEQA Guidelines sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

- 6) **UP 25178, UP 25303, & DR 25184 (Great Valley Holdings, LLC & Mama's Boy):** Consideration of a Use Permit to allow the change of use to the front building from an office to a deli with no on-site cooking and retail shop ("Mama's Boy"), a Use Permit to allow the change of use of the rear building from an office to a full-line restaurant focused on lunch and dinner ("Mammone"), and a Track 2 Design Review to allow exterior building modifications and updating the courtyard to allow outdoor seating and access between the two buildings. The property is located on Dolores Street 2 northeast of 5th Avenue in the Service Commercial (SC) Zoning District.

**Proposed CEQA Action:** Find the project categorically exempt from environmental review pursuant to section 15303 and 15304 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 25139 (Kshire Property Investments LLC):** Consideration of a Concept Design Study, DS 25139 (Kshire Property Investments LLC), for the demolition of an existing 1,248-square-foot, one-story single-

family residence and 192-square-foot shed, and the construction of a 3,292-square-foot, one-story single-family residence inclusive of a 449-square-foot attached garage located on Monte Verde Street 4 southwest of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-223-009-000. The project additionally includes a detached 800-square-foot accessory dwelling unit.

**Proposed CEQA Action:** Find the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

- 8) **DS 25272 (Gartner):** Consideration of a Concept Design Study, DS 25272 (Gartner), for the demolition of an existing 1,718-square-foot, one-story single-family residence, and the construction of a 1,800-square-foot, two-story single-family residence inclusive of a 200-square-foot detached garage within the front setback located on Dolores Street 2 northwest of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-157-005-000. The project additionally includes an attached 800-square-foot accessory dwelling unit.

**Proposed CEQA Action:** Find the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

- 9) **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.

**Proposed CEQA Action:** Find the project categorically exempt from environmental review pursuant to section 15303 and 15304 of the CEQA Guidelines 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**

- 10) Next Special Meeting: February 18, 2026
- 11) Next Regular Meeting: March 11, 2026

## **ADJOURNMENT**

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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).