

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

REGULAR MEETING MINUTES

Wednesday, January 21, 2026

CALL TO ORDER AND ROLL CALL - TOUR

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

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

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 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

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.

Item 4: DS 25153 (Van Selow) was pulled for discussion.

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

The motion passed by the following roll call vote:

AYES: Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage

NOES Commissioner(s): None

ABSTAINED: Commissioner(s): None

ABSENT: Commissioner(s): None

Commissioner Ahlborn recused and left the dais.

It was moved by Chair LePage and seconded by Commissioner Allen to approve Item 4: DS 25153 (Van Selow).

The motion passed by the following roll call vote:

AYES: Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage

NOES Commissioner(s): None

ABSTAINED: Commissioner(s): None

ABSENT: Commissioner(s): None

Commissioner Ahlborn returned to the dais.

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

Speakers:

Anna Ginette, Director of Community Planning and Building

Brian Pierik, City Attorney

Public Comment

Parker Logan

It was moved by Chair LePage and seconded by Commissioner Locke to continue to a date uncertain.

The motion passed by the following roll call vote:

AYES: Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage

NOES Commissioner(s): None

ABSTAINED: Commissioner(s): None

ABSENT: Commissioner(s): None

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.

Speakers:

Anna Ginette, Director of Community Planning and Building

Public Comment

None

It was moved by Chair LePage and seconded by Commissioner Ahlborn to continue Item 6: DS 25357 (Krugler) to a date uncertain.

The motion passed by the following roll call vote:

AYES: Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage

NOES Commissioner(s): None

ABSTAINED: Commissioner(s): None

ABSENT: Commissioner(s): None

- 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.

Speakers:

Jacob Olander, Associate Planner

Public Comment

Scott McWhorter, Property Owner

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 7: DS 25019 (McWhorter) to a date uncertain.

The motion passed by the following roll call vote:

AYES: Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage

NOES Commissioner(s): None

ABSTAINED: Commissioner(s): None

ABSENT: Commissioner(s): None

- 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.

Speakers:

Anna Ginette, Director of Community Planning and Building
Jacob Olander, Associate Planner
Gail Karish, Special Council to the City
Lee Afflerbach, Principal Engineer, CTC Technology & Energy
Pete Shubin, Sequoia Deployment Services, Inc, Applicant
Paul Albritton, Mackenzie & Albritton LLP
Bill Hammett, President, Hammett & Edison
Ron Lukach, Senior RF Engineer, PierCon Solutions LLC

Public Comment

Christine Hollenbeck

RECESS 5:39PM - 5:48PM

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

Andrew Campanelli
Ariel Strauss
Ned Spieker
Jeannie Ferrara
Tasha Witt
Rebecca Lee

David Nasaw
Doug Hollenbeck
Susan Sigkin
Bob Kavner
Ariel Strauss
Tasha Witt

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 8: DR 25313 & UP 25314 (Verizon Sequoia Deployment) to a Special Meeting on February 4, 2026.

The motion passed by the following roll call vote:

AYES: Commissioner(s): Ahlborn, Karapetkov, Locke, LePage

NOES Commissioner(s): Allen

ABSTAINED: Commissioner(s): None

ABSENT: Commissioner(s): None

DIRECTOR'S REPORT

Anna Ginette, Director of Community Planning and Building, gave a report to and answered questions of the Commission:

- **Housing Element Amendment Update:** Staff received a comment letter from the Department of Housing and Community Development (HCD) on January 13, requesting minor clarifications regarding the status of the JB Pastor project, the reuse of housing sites from previous cycles, and adjustments to the timing of program actions. Staff reported that there are no major issues with these comments and they are working on a response. Director Ginette noted that 22 above-moderate units were created by the end of 2024 and agreed to work with the Commission to provide monthly updates on Regional Housing Needs Allocation (RHNA) numbers.
- **Building Code Board of Appeals:** The Director reported on two recent hearings, noting it had been over eight years since the last one. The Board denied the appeal to install exterior fire sprinklers on a single-family dwelling, upholding the building official's determination due to insufficient technical information from the State Fire Marshall and concerns regarding water supply drawdown during a fire. The appeal regarding requirements for a public ADA bathroom and fire sprinklers at Mad Dogs and Englishmen was continued.
- **Object Design and Development Standards (ODDS):** A community workshop was held to explain these standards, with a current focus on Accessory Dwelling Units (ADUs) and multi-family housing to follow.
- **Roofing Policy and Design Traditions:** The City Council continued these items, stating they want the Planning Commission's expert opinion and "buy-in" before proceeding. The Council sought clarification on whether the roofing policy was procedural or defined approvable materials, ultimately directing that the policy should outline a procedure that still relies on the independent judgment of

staff and the Planning Commission rather than a color palette for automatic approval.

FUTURE AGENDA ITEMS

9) Joint Planning Commission & Forest and Beach Commission: January 29, 2026

10) Next Regular Meeting: February 11, 2026

ADJOURNMENT

7:54 PM

APPROVED:

Signed by:


Michael LePage, Chair

ATTEST:

Signed by:


Shelby Gorman, Commission Clerk