

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

**SPECIAL MEETING MINUTES**

**Wednesday, February 4, 2026**

**CALL TO ORDER AND ROLL CALL**

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: Frank Perry, Renate Perry

**ANNOUNCEMENTS**

None

**PUBLIC HEARINGS**

- 1) 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 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.

**RECOMMENDED FOR CONTINUANCE**

**Proposed CEQA Action:** Find the project categorically exempt pursuant to CEQA Guidelines section 15302 (Replacement or Reconstruction) and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case; OR, find the project statutorily exempt pursuant to CEQA Guidelines section 15270 (Projects Which Are Disapproved)

**Speakers:**

Anna Ginette, Director of Community Planning and Building

**Public Comment**

Christine Hollenbeck

**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 10, 2026.**

**The motion passed by the following roll call vote:**

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

**NOES Commissioner(s): Karapetkov**

**ABSTAINED: Commissioner(s): None**

**ABSENT: Commissioner(s): None**

**FUTURE AGENDA ITEMS**

2) Next Regular Meeting: February 11, 2026

3) Next Special Meeting: February 18, 2026

**ADJOURNMENT**

**4:10 PM**

APPROVED:

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

ATTEST:

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