

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

SPECIAL MEETING MINUTES

Tuesday, February 10, 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: None

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.

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:

Jacob Olander, Associate Planner
Richard Conroy, President of PierCon Solutions, LLC
David Witkowski, CEO of Oku Solutions LLC
Pete Shubin, Sequoia Deployment Services, Inc
Paul Albritton, Mackenzie & Albritton LLP

Public Comment

Christine Hollenbeck
Andrew Campanelli
Ariel Strauss
Andi Carr
Tasha Witt
Anonymous
Anonymous
Joe Dinucci
David Nasaw
Doug Hollenbeck
Jeannie Ferrara
Anonymous
Karyl Hall
Michael McWalters
Kristi Reimers
Christine Hollenbeck
Ariel Strauss

It was moved by Chair LePage and seconded by Commissioner Ahlborn approving a resolution, as modified, finding that the denial of the project statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15270(a); and denying a Use Permit, Design Review, and Coastal Development Permit for the construction of a new small wireless facility on a replacement PG&E utility pole. The property is located in the public right-of-way in front of Carmelo Street 4 southeast of 10th Avenue in the Single-family Residential (R-1) District.

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

FUTURE AGENDA ITEMS

- 2) Next Regular Meeting: February 11, 2025
- 3) Next Special Meeting: February 18, 2026

ADJOURNMENT

7:05 PM

APPROVED:

Signed by:

Michael LePage

Michael LePage, Chair

ATTEST:

Signed by:

Shelby Gorman

Shelby Gorman, Commission Clerk