

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

REGULAR MEETING MINUTES

Wednesday, February 11, 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.

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

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: Nancy Twomey

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) Monthly Activity Report: January 2026
- 2) January 21, 2026 Regular Meeting Minutes
- 3) February 4, 2026 Special Meeting Minutes

It was moved by Chair LePage and seconded by Commissioner Locke 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

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.

Speakers:

Marnie Waffle, Principal Planner

Public Comment

Anonymous

It was moved by Commissioner Ahlborn and seconded by Commissioner

Locke approving a resolution recommending City Council acceptance of the General Plan and Housing Element Annual Progress Reports for the calendar year 2025.

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

- 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).

Speakers:

Anna Ginette, Director of Community Planning and Building

Brian Pierik, City Attorney

Christina Goebelsmann, Hudson Martin PC, Attorney representing the Property Owner

John Plastini, TSD Carmel Properties, Property Owner

Derric G. Oliver, Fenton & Keller, Attorney representing A.W. Shucks

Public Comment

Bob Rosenthal, JRG Attorneys

Anonymous

Lindi Doud

Patrick McGibney

Larson Holt

Neal Kruse
Anonymous
Anonymous

It was moved by Chair LePage and seconded by Commissioner Locke to approve a resolution determining that the drinking establishment at A.W. Shucks Cocktail & Oyster Bar (UP 93-45 Murray/Weaver) located at Ocean Avenue 3 southwest of San Carlos Street, in the Central Commercial (CC) Zoning District, APN 010-146-017-000 has been abandoned and finding that the Planning Commission's action is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378, and assuming it is a project, it is exempt under CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities), 15305 (Minor Alterations in Land Use Limitations) and none of the exceptions to the exemptions apply in this case. The Commission amended the resolution to remove amendment language, remove sections 4 and 5, and add language allowing the current use to continue for a period of up to six months.

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

RECESS 6:05PM - 6:22PM

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

The following Commission members were absent: None

- 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.

Speakers:

Jacob Olander, Associate Planner
Anthony Carnazzo, Business Owner

Public Comment

Carrie Theis
Adam Jeselnick
Monique Black

It was moved by Chair LePage and seconded by Commissioner Locke approving a resolution finding the project exempt from environmental review pursuant to CEQA Guidelines Section 15301 and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; and approving a Use Permit for the establishment of a new Specialty Food store , “Mama’s Boy”, a Use Permit for the establishment of a new Full-Line Restaurant, “Mammone’, and a Design Review for exterior modifications to the fenestration of the east and west building, and open space improvements to the shared courtyard between the two buildings. The property is located on Dolores 2 northeast of 5th Avenue in the Service Commercial (SC) District. APN: 010-136-011-000. The Commission amended the resolution to increase interior seats to 44 and exterior seats to 22.

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 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 that 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.

Speakers:

Evan Kort, Senior Planner
Eric Miller, Architect

Public Comment

None

It was moved by Chair LePage and seconded by Commissioner Karapetkov to adopt a resolution of intent to accept the Concept Design Study.

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) 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

Speakers:

Evan Kort, Senior Planner
Harlan Bradley, Designer
Scott Gartner & Diane Felmlee, Property Owners

Public Comment

None

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve a resolution finding the Concept Design Study is “Not a Project” as defined in Public Resources Code Section 21065 and Section 15378 of the CEQA Guidelines and accepting 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. The Commission gave direction to the applicant to explore simplifying the roof forms and adding a condition for the applicant to apply for a pruning permit.

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

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.

Speakers:

Evan Kort, Senior Planner

Claudio Ortiz, Designer representing the Property Owners

Public Comment

Michael Kovac

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to deny the request and uphold Resolution 2021-54-PC.

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

DIRECTOR'S REPORT

None

FUTURE AGENDA ITEMS

10) Next Special Meeting: February 18, 2026

11) Next Regular Meeting: March 11, 2026

ADJOURNMENT

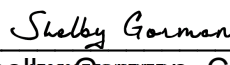
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APPROVED:

Signed by:


Michael LePage, Chair

ATTEST:

Signed by:


Shelby Gorman, Commission Clerk