

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

SPECIAL MEETING MINUTES

Wednesday, February 18, 2026

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

The following Commission members were absent: Stephanie Locke

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: Renate Perry

ANNOUNCEMENTS

None

ORDERS OF BUSINESS

- 1) Receive a presentation of the draft updated Design Guidelines (Design Traditions 1.5 Project version); provide feedback on the usability, function and format of the Steering Committee version versus the Nore Winter draft; and provide a recommendation to the City Council about which version of the draft Design Guidelines is preferred by the Planning Commission.

Speakers:

Brandon Swanson, Acting Assistant City Administrator
Victoria Beach, Design Traditions Steering Committee
Doug Schmitz, Design Traditions Steering Committee
Mary Ann Schicketanz, Design Traditions Steering Committee

Public Comment

Kevin Ruse
Ian Martin
Adam Jeselnick
Erik Dyar

Karyl Hall
Vinz Koller

The Commission formally recommended that the City Council support the Steering Committee's draft of the updated Design Guidelines (Design Traditions 1.5 Project version) as its preferred document.

ADJOURNMENT

5:36 PM

APPROVED:

Signed by:

Michael LePage

Michael LePage, Chair

ATTEST:

Signed by:

Shelby Gorman

Shelby Gorman, Commission Clerk