



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION AGENDA

Planning Commissioners Mel Ahlborn, Erin Allen, Stefan
Karapetkov, Michael LePage, Stephanie Locke

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

Regular Meeting
Wednesday, April 8, 2026

TOUR - 2:00 PM
MEETING - 4:00 PM

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

<https://ci-carmel-ca-us.zoom.us/j/85075274055?pwd=xjGuf1VHPManTYPLVc94aalwt24Tld.1>

To attend Zoom webinar via telephone, dial +1 (669) 444-9171, Webinar ID: 850 7527 4055, Passcode: 001916

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, or use the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to sgorman@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL - TOUR

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. **DS 25162 (5855 Junipero LLC):** 5855 Junipero Avenue
- B. **APP 26045 (Polito):** Monte Verde Street 7 southwest of 9th Avenue
- C. **DS 25206 (Diamond):** Scenic Road 5 northwest of 8th Avenue
- D. **DS 25019 (McWhorter):** Carmelo Street 2 northeast of Ocean Avenue

- E. **DS 24046 (Teresi)**: Carmelo Street 5 northeast of Ocean Avenue
- F. **DS 26060 (Las Olas)**: Carmelo Street 5 northwest of Ocean Avenue
- G. **UP 26053 (PRG Carmel LLC) & DR 26002 (PRG Carmel LLC)**: Northwest corner of San Carlos Street and 4th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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. While stating your name is optional, it helps to identify speakers in the meeting minutes. 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. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

ANNOUNCEMENTS

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: March 2026
- 2) March 11, 2026 Regular Meeting Minutes

ORDERS OF BUSINESS

- 3) Receive an update on the Design Traditions 1.5 project, and review the proposed Plan, defined Scope of Work, and Proposed Timeline to finalize the Residential Design Guidelines 1.5.

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

PUBLIC HEARINGS

- 4) **APP 26045 (Polito)**: Consideration of an Appeal, APP 26045 (Polito), of a denial of Design Study, DS 25311 (Polito), for after-the-fact changes in site coverage that exceed what is allowed for a 4,000-square-foot lot located on Monte Verde Street 7 southwest of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-186-005-000

Proposed CEQA Action: Find the project statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

- 5) **DS 25162 (5855 Junipero LLC):** Consideration of a Final Design Study, DS 25162 (5855 Junipero LLC), and Coastal Development Permit for a 148-square-foot addition, a new 264-square-foot garage, and associated site improvements to an existing single-story single-family residence located at 5855 Junipero Avenue in the Single-Family Residential (R-1) District. APN: 010-073-004-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

- 6) **DS 25019 (McWhorter):** Consideration of a Final Design Study, DS 25019 (McWhorter), and Coastal Development Permit for the demolition of an existing single-family residence and the construction of a 1,555-square-foot two-story residence, inclusive of an attached garage, located at Carmelo Street 2 northeast of Ocean Ave in the Single-Family Residential (R-1) District. APN: 010-252-013-000

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.

- 7) **DS 24046 (Teresi):** Consideration of a Final Design Study, DS 24046, (Teresi) and Coastal Development Permit for the demolition of an existing 1,818-square-foot, two-story single-family residence inclusive of an attached garage, 414-square-foot accessory dwelling unit, and 61-square-foot shed, and the construction of a 2,798-square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage located on Carmelo Street 5 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-252-016-000. The project additionally includes an attached 800 square-foot accessory dwelling unit.

STAFF RECOMMENDS THE PLANNING COMMISSION CONTINUE THE ITEM TO A DATE UNCERTAIN.

- 8) **DS 25206 (Diamond):** Consideration of a Track 1 Design Study Referral, DS 25206 (Diamond), and Coastal Development Permit for the construction of a new roof deck associated with the construction of a new 800-square-foot accessory dwelling unit located at Scenic Road 5 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay. APN: 010-312-012-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

- 9) **DS 26060 (Las Olas):** Consideration of a Track 1 Design Study Referral, DS 26060 (Las Olas), for the request to revise existing fence and retaining wall plan on the southern property line, restoration of previously existing trellis, installation of iron handrail in the right-of-way, and landscaping modifications located at Carmelo

Street 5 northwest of Ocean Avenue in the Single-Family Residential (R-1) District.
APN: 010-253-005-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

- 10) UP 26053 (PRG Carmel LLC) & DR 26002 (PRG Carmel LLC):** Consideration of a Use Permit Amendment, UP 26053 (PRG Carmel LLC), and Track 1 Design Review, (DR 26002 (PRG Carmel LLC), for the expansion of the approved mechanical equipment and screening on the roof of the existing hotel, and to amend UP 25192 (Svendsgaard Inn) to maintain the nonconforming parking and amend Special Condition of Approval #27 to remove the requirement for a manager's unit located at the northwest corner of San Carlos Street and 4th Avenue in the Residential and Limited Commercial (RC) Zoning District. APN: 010-124-012-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

- 11) UP 25373 (Gelato-by-the-Sea):** Consideration of a Use Permit Amendment, UP 25373 (Gelato-by-the-Sea), to change business hours from "12 pm to 7 pm daily" to "11am to 11pm daily", located at San Carlos 2 northeast of 7th Avenue, Carmel Square, Unit 6, in the Central Commercial (CC) Zoning District. APN: 010-141-005-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 12) Next Regular Meeting:** May 13, 2026

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage (<http://www.ci.carmel.ca.us>) in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on

Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).